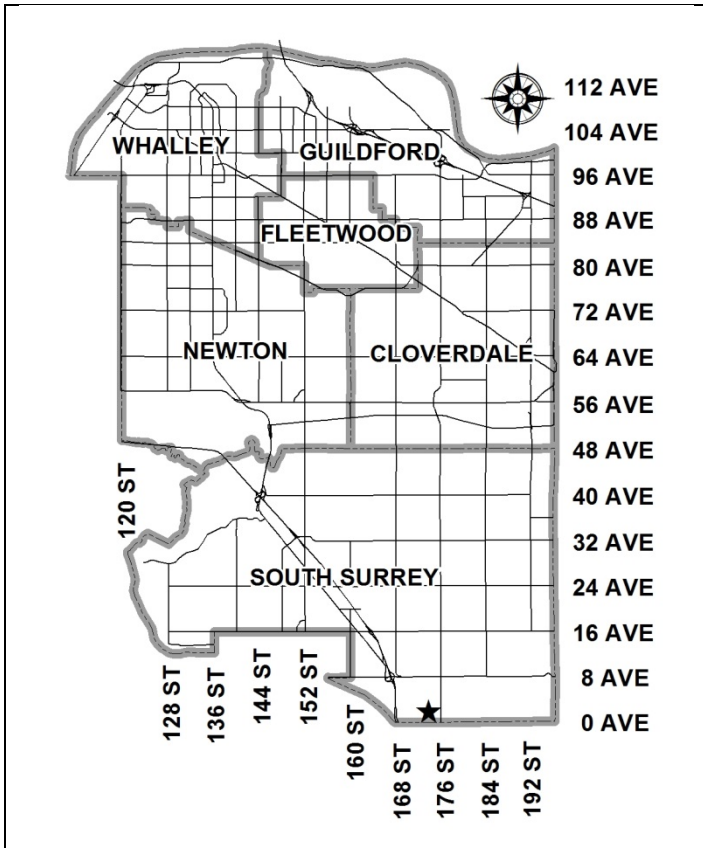


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0051-00

Planning Report Date: September 12, 2016



**PROPOSAL:**

- **Rezoning** from RF to RF-10 to allow subdivision into 2 single family lots.

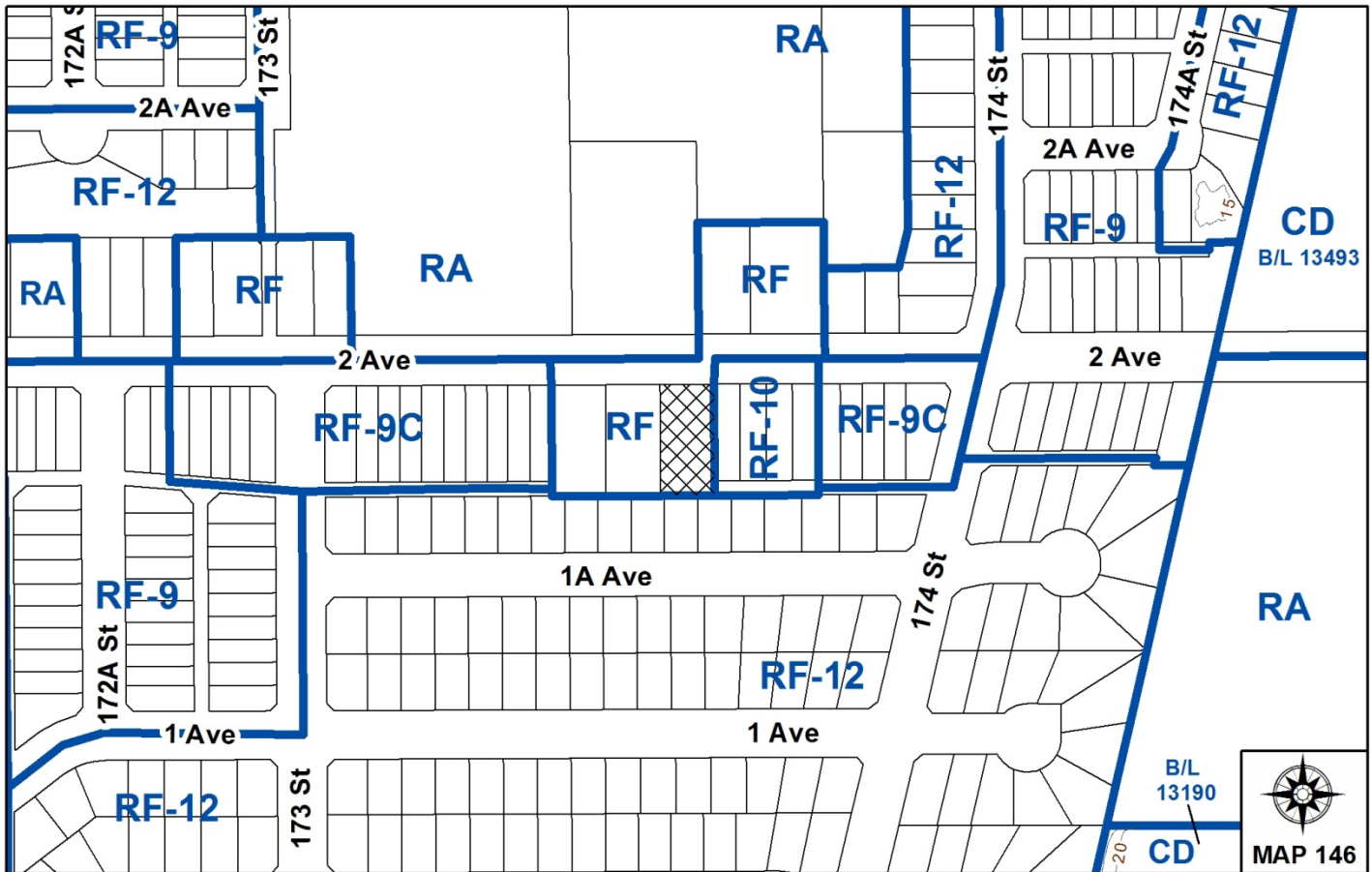
**LOCATION:** 17366 - 2 Avenue

**OWNER:** Jianghao Wang

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Flex (6 - 14.5 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the “Urban” designation in the Official Community Plan (OCP).
- Complies with the “Single Family Flex (6 - 14.5 upa)” designation in the Douglas Neighbourhood Concept Plan (NCP).
- The subject property is one of three contiguous Single Family Residential Zone (RF) lots remaining on the block. The neighbouring properties to the east of the subject site were rezoned from RF to Single Family Residential (10) Zone (RF-10) and Single Family Residential (12) Zone (RF-12), and subdivided into seven (7) lots under Development Application No. 7914-0142-00. The lot sizes proposed in the current application are complementary to the neighbouring lots and will provide continuity in the streetscape.
- The proposed density and building form are appropriate for this part of the Douglas Neighbourhood.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: No concerns from the School District.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 2 Avenue):	Dufferin Park and single family dwelling.	Urban / Urban Single Family (6 upa)	RA and RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwelling.	Urban / Single Family Flex (6 - 14.5 upa)	RF-10
South:	Single family dwellings.	Urban / Single Family Flex (6 - 14.5 upa)	RF-12
West:	Single family dwelling.	Urban / Single Family Flex (6 - 14.5 upa)	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located mid-block on the south side of 2 Avenue between 173 Street and 174 Street.
- The subject property is designated “Urban” in the Official Community Plan (OCP), “Single Family Flex (6-14.5 upa)” in the Douglas Neighbourhood Concept Plan (NCP), and zoned “Single Family Residential Zone” (RF).

### Current Proposal

- The applicant is proposing to rezone the subject property from “Single Family Residential Zone” (RF) to “Single Family Residential (10) Zone” (RF-10) in order to allow subdivision into two (2) single family lots.
- The proposed RF-10 Zone is consistent with the “Urban” designation in the Official Community Plan (OCP) and the “Single Family Flex (6-14.5 upa)” designation in the Douglas Neighbourhood Concept Plan (NCP).
- The proposed lots meet the minimum lot width, depth, and area requirements of the RF-10 Zone for a Type I Interior Lot (Appendix II). The lots are 11.2 metres (37 ft.) wide and have an area of approximately 442 square metres (4,758 sq. ft.).
- Both proposed lots will take vehicular access from a proposed rear lane.

### Building Design Guidelines and Lot Grading

- A Building Scheme completed by Tynan Consulting Ltd. was registered on Title of the subject lot on November 14, 2007 as part of Development Application No. 7904-0411-00. Tynan Consulting Ltd. has confirmed that the existing Building Scheme would be suitable for this site.
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on all lots.

PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on May 10, 2016 and Development Proposal Sign was installed on May 11, 2016. To date staff have received no correspondence in response to the proposal.

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Japanese Cherry	1	1	-
<b>Coniferous Trees</b>			
Douglas Fir	1	1	-
Eastern White Cedar	1	1	-
Western Red Cedar	1	1	-
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Fund</b>		<b>\$800.00</b>	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site, excluding Alder and Cottonwood trees. It was determined that none of these trees can be retained as part of the development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 8 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$800.00 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/dk



## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.25 acres
Hectares	0.1 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	11.2 metres
Range of lot areas (square metres)	426 metres square
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.6 uph / 8 upa
Lots/Hectare & Lots/Acre (Net)	23 uph / 9.5 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	45%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	65%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	<b>NO</b>
<b>TREE SURVEY/ASSESSMENT</b>	
	<b>YES</b>
<b>MODEL BUILDING SCHEME</b>	
	<b>NO</b>
<b>HERITAGE SITE Retention</b>	
	<b>NO</b>
<b>FRASER HEALTH Approval</b>	
	<b>NO</b>
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	<b>NO</b>
Works and Services	<b>NO</b>
Building Retention	<b>NO</b>
Others	<b>NO</b>

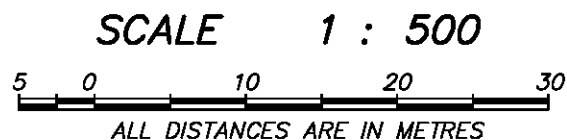


# SKETCH PLAN OF PROPOSED SUBDIVISION LOT 118 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP33476

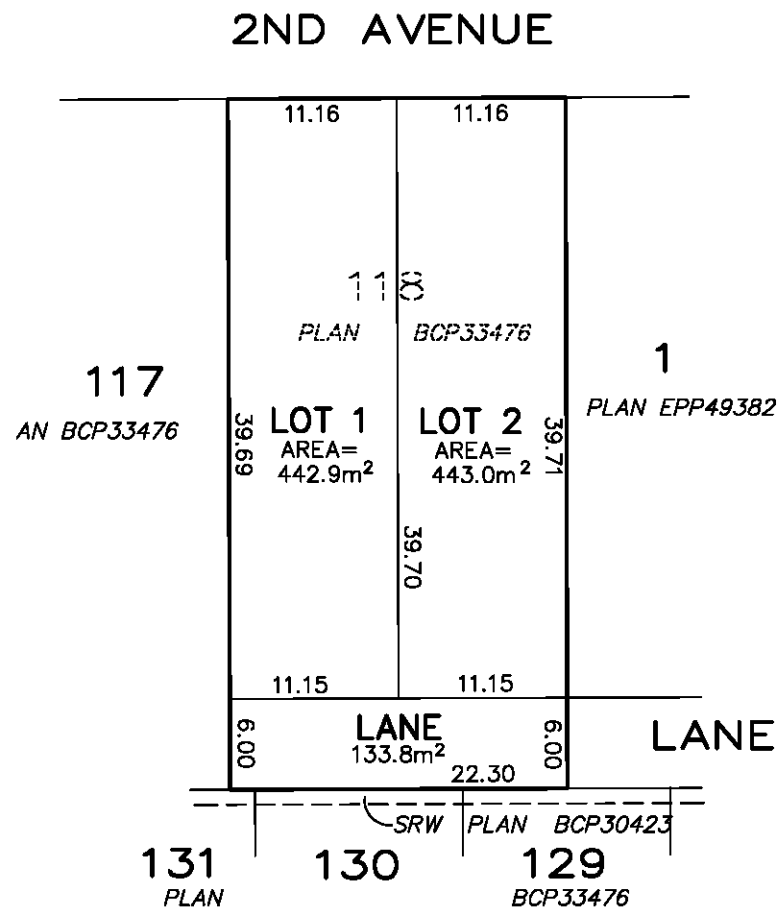
**DRAFT –  
FEB-24-2016**

CIVIC ADDRESS:

17366 2nd Avenue, Surrey, BC  
P.I.D. 027-361-519



The intended plot size of this plan is 280mm in width and 216mm in height (A size) when plotted at a scale of 1:500.



Perimeter dimensions are derived from FIELD SURVEY.

- Subject to review and approval by the City of Surrey
- Not to be used for legal transaction purposes

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. Target Land Surveying (SURLANG) Ltd accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.





## INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development - South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 19, 2016** PROJECT FILE: **7816-0051-00**

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RE: **Engineering Requirements  
Location: 17366 2 Ave**

**REZONING & SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate 6.0 m for the 6.0 m Residential Lane allowance.

***Works and Services***

- construct lane to Residential Lane standard;
- construct access to lots as per Zoning Bylaw; and
- construct storm, sanitary, and water service connections, complete with inspection chambers/water meters, to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

Robert Cooke, Eng.L.  
Development Project Engineer

MS

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	17366 2 <sup>nd</sup> Avenue, Surrey, BC
Registered Arborist:	Andrew Connell, B.Sc. ISA Certified Arborist (PN6991A) ISA Certified Tree Risk Assessor (797) BC Parks Wildlife and Danger Tree Assessor Certified Landscape Technician
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
<b>Protected Trees to be Removed</b>	4
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	8
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	2
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

Summary prepared and  
submitted by:

Arborist



June 1, 2016

Date