



**Proposal:** Rezone from RA to RF to permit subdivision into approximately ten (10) single family lots.

**Recommendation:** Approval to Proceed

**Location:** 15412 - 84 Avenue

**Zoning:** RA

**OCP Designation:** Urban

**Owner:** 408535 B.C. Ltd.

### PROJECT TIMELINE

Completed Application Submission Date:	October 16, 2003
Planning Report Date:	February 9, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately ten (10) single family lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to

"Single Family Residential Zone (RF)" (By-law No. 12000) 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, 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; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
Parks, Recreation & Culture:	Parks, Recreation & Culture requires the installation of temporary hard fencing at the property line bordering the existing park at land clearing stage (Appendix IV).
School District:	There is limited overcrowding in both the Coyote Creek Elementary and Fleetwood Park Secondary Schools. The status will not change significantly with this application. Possible long term overcrowding of the elementary school could be avoided through future catchment area boundary changes. (Appendix V).

## SITE CHARACTERISTICS

- **Existing Land Use** There is one single family home, detached garage and shed on the property, all of which will be demolished.
- **East:** Lot owned by the City of Surrey and intended for park development, zoned RA, designated Urban.
- **South:** Lot owned by the City of Surrey and intended for park development, zoned RA, designated Urban.
- **West:** Large residential-acreage, zoned RA, designated Urban.
- **North:** Across 84 Avenue, existing single family homes, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject property is located on the south side of 84 Avenue between 154 Street and 155 Street in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).

- The subject property is currently zoned "One Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into approximately ten (10) single-family lots.
- The subject property is one of the few remaining lots with subdivision potential in the built-up urban area west of Fleetwood Town Centre. Residential subdivisions directly north of 84 Avenue were built out in the mid 1980s, while surrounding residential subdivisions south of 84 Avenue were developed into single-family lots in the early to mid-1990s.
- The current application is consistent with the Area Concept Plan and the neighbourhood character of the Fleetwood area. There is one single-family home, detached garage and shed on the property, which will all be removed prior to the commencement of development.
- All of the proposed lots meet the minimum size requirements of the RF Zone. The proposed lots range in size from 652 square metres (7,018 sq. ft.) to 700 square metres (7,535 sq. ft.). The lot widths range from 16.7 metres (54.8 ft) to 19.3 metres (63.3 ft.). This lot width range meets the minimum requirements of the Infill Policy which requires lot widths to be consistent with surrounding lots.
- All lanes and roads proposed for construction on the subject property complete the road pattern established by the previous subdivision of lands to the west. A remainder residential acreage separates the subject property from these subdivisions. 83A Avenue is to connect the subject property at such a time as the acreage directly west of the subject property is developed.
- A park is located adjacent to the east of the subject property. Temporary hard fencing is to be erected along the park boundary at land clearing stage. Any hazardous trees in the park are to be removed in consultation with the Parks and Recreation Department.
- The dedication and construction of proposed 154A Street is to provide vehicle access to the subdivision. 154A Street is to be built in part by the applicant and in part by Parks. Parks intends to construct its portion of 154A Street at the same time as the western portion is constructed.
- The applicant is proposing to remove five (5) trees from the subject property and replace them with three trees per lot for a total of thirty (30) replacement trees. Parks has requested that two (2) young firs located within the road right-of-way requirement for the widening of 84 Avenue be retained as street trees as they are in good condition and set back enough to survive the road upgrading.
- The developer has been requested to seek an agreement with the property owner to the west in terms of the pruning, removal and replacement of any trees on the neighbouring property that are made hazardous as a direct result of the proposed land development.
- The Building Division has reviewed the submitted lot grading information and finds it satisfactory. The applicant is proposing in-ground basements on all proposed lots.
- The applicant retained Douglas R. Johnson, Architect Ltd. as the Design Consultant. The Design Consultant has proposed a set of Building Design Guidelines based on a character study of the area (see Appendix VI).
- Basement-entry homes are permitted on proposed Lots 1 and 2 which complies to the maximum 20% established by Council. Secondary suites are not permitted.

PRE-NOTIFICATION

Pre-notification letters were sent on October 20, 2003. The Planning & Development Department received two responses as a result of the pre-notification.

- A caller, representing a property on the north side of 84 Avenue directly across from the subject property, is concerned about increased traffic resulting from this development and that pressure will be increased to expand 84 Avenue to four lanes in the short term.

*(Staff explained that 84 Avenue is an arterial road at this location, and will be expanded to four lanes when warranted.)*

- A letter, received from a resident on a cul-de-sac directly south and west of the subject property, expressed concern about the potential loss of peace, trees, and wildlife that will come with development of the subject property. There is an additional concern that the proposed development will devalue the resident's property.

*(The subject property does not extend to the unfinished portion of the resident's cul-de-sac, which is a dedicated park. Efforts to contact the resident have been unsuccessful).*

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.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 8, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates Inc. and dated January 6, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Douglas R. Johnson, Architect Ltd. and dated January 18, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Hing Wong and dated September 4, 2003.
- Site Profile prepared by Roger Jawanda and dated October 1, 2003.

Murray Dinwoodie  
General Manager  
Planning and Development

AB/kms/rdd

v:\wp-docs\planning\plncom04\01161150.ab.doc  
KMS 2/9/04 11:26 AMAPPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Roger Jawanda/Bill Kruger  
                  Address:            #101 - 9030 King George Highway  
   Surrey, B.C. V3V 7Y3  
                  Tel:                    604-591-2213

(b) Agent:      Name:                Jaswant Mann  
                  Address:            15230 - 84 Avenue  
   Surrey, B.C. V3S 2N1  
                  Tel:                    604-590-7020

## 2. Properties involved in the Application

(a) Civic Address:            15412 - 84 Avenue

(b) Civic Address:            15412 - 84 Avenue  
Owner:                        408535 B.C. Ltd.  
PID:                            012-133-418  
Lot 9 Section 26 Township 2 Plan 1362

## 3.

(a) Introduce a By-law to rezone the property.

**SUBDIVISION DATA SHEET****Proposed Zoning: RF**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.3697
Hectares	0.9590
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	10

<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.67 m - 19.3 m
Range of lot areas (square metres)	652 m <sup>2</sup> - 700 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.42 lots/ha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	28% - 33%
Estimated Road, Lane & Driveway Coverage	27% - 35%
Total Site Coverage	55% - 68%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO