



**Proposal:** Rezone from RA to RF to subdivide into approximately 12 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 16104 - 90 Avenue

**Zoning:** RA

**OCP Designation:** Urban

**Owner:** Judith Schlichenmayer

### PROJECT TIMELINE

Completed Application Submission Date:	June 29, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 12 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 approval:

- (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; and
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

## 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: No concerns (Appendix IV).

School District: **School Impacts:**

### **Projected number of students from this development:**

Elementary students =	4 students
Secondary students =	2 students
Total new students =	6 students

### **School Catchment Area/Current Enrollment/School Capacity:**

Serpentine Heights Elementary School = 42K + 326 = 368 enrolled/  
80 K + 425 capacity  
North Surrey Secondary School = 1,221 enrolled/ 1,175 capacity

### **Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:**

Elementary students =	25 students
Secondary students =	44 students
Total new students =	69 students

### **Approved Capacity Projects and Future Space Considerations**

*There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. It is anticipated that there would be an enrolment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).*

*The proposed development will not have an impact on these projections.*

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling and accessory buildings that will be removed.
- **Significant Site Attributes** Subject property is relatively flat.
- **East:** Single family lots, zoned RF, designated Urban.
- **South:** Single family residential lots, zoned RF, designated Urban.
- **West:** Single family lots, zoned RF, designated Urban.
- **North:** Across 90 Avenue, single family residential lots along 161 Street cul-de-sac, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The 2-acre (0.8 hectare) subject site is located on the south side of 90 Avenue between 160A and 161A Streets in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The property is currently zoned One-Acre Residential (RA). The applicant proposes to rezone the site to Single Family Residential Zone (RF) to allow subdivision into 12 single family lots. The existing dwelling and accessory buildings are proposed to be demolished.
- All of the proposed lots meet the minimum requirements of the RF-zone in terms of lot width, depth, and area. The proposed lot widths range from 15 m. (50 ft.) to 18 m. (60 ft.). The depth for the proposed lots range from 29.3 m. (95 ft.) to 37.4 m. (123 ft.). The area for the proposed lots ranges from 560 sq. m. (6000 sq. ft.) to 802 sq. m. (8633 sq. ft.).
- Proposed Lots 1 to 5 will have access and frontage on 90 Avenue. The applicant proposes to extend 161 Street north and construct a cul-de-sac. Lots 6 to 12 will have access from 161 and front onto this proposed cul-de-sac.
- The applicant's Engineering Consultant has prepared a preliminary lot grading plan which indicates that in-ground basements will be possible for 8 of the 12 proposed new lots. Proposed Lots 1, 5, 6, and 12 will not be able to accommodate in-ground basements. All other proposed lots will be able to accommodate in-ground basements. The information presented in the preliminary lot grading plan has been reviewed by Staff and found to be acceptable.
- The applicant has retained Alycia Hayes of Davenport Design Group Ltd. as the Design Consultant for the proposed development. Based on the findings of the character study, the Design Consultant proposed a set of Building Design Guidelines (Appendix VI)
- There will be no basement-entry homes or secondary suites permitted in the proposed 12 lots.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates that the subject site is relatively flat with no environmental issues or raptor nests. The site appears to be used as a small hobby farm in the past.

- The Arborist has identified 27 protected trees on the lot. The report proposes the removal of 16 trees because they either conflict within the building envelope, proposed driveways, roadways or underground services, or because they are determined hazardous. The Arborist proposes to retain one tree on proposed Lot 2.
- There will be a total of 35 replacement trees. Overall, there will be 3 trees per lot.

## PRE-NOTIFICATION

Pre-notification letters were sent out on July 16, 2004 and staff received four responses.

- One caller expressed concern about the availability of park space in the neighbourhood. This caller also was concerned about the addition of 12 new lots and the potential impact on the availability of amenity space and parking, and the negative impact of this proposal on the character of the existing neighbourhood.

*(Staff informed the caller that the application had been referred to all the necessary City Departments for comments. The caller was informed that the need for amenity space in the neighbourhood will be reviewed by City Staff. The caller was also informed that there will be a Public Hearing for local residents to voice concerns regarding the proposed rezoning.)*

- Another Caller phoned to express concerns in regards to the potential increase in traffic in the neighbourhood that may result with the proposed 12 new lots. The caller wanted to ensure the completion of the sideway on the south side of 90 Avenue will be done. In general, the caller was concerned about the impact this proposal may have on the character of the neighbourhood. The caller was also concerned about the construction of secondary suites in the subject application.

*(Staff informed the caller that the application has been forwarded to all the necessary City Departments for comments and review. The Engineering comments state that 161 Street and 90 Avenue will be constructed to the existing local road standard, which includes lighting, curb, and sidewalk. The caller was also informed that this proposal does not permit the construction of secondary suites. This caller was informed that the proposed Building Scheme was based on a Character Study of the existing local neighbourhood in order to limit the potential impact on the character of the neighbourhood.)*

- A caller phoned with general questions regarding the proposed layout for this application and expressed concern with increasing traffic in the neighbourhood.

*(Staff described the proposed layout of the subdivision and informed the caller that specific traffic related problems that may arise due to this proposed application will be dealt with by the Engineering Department when the application is reviewed.)*

- A caller phoned to express concern regarding the proposed layout of the subdivision. This caller was also concerned with the possibility of secondary suites being constructed, the potential size of new dwellings on the proposed lots, and the possibility of increased traffic volumes on local neighbourhood streets.

*(Staff described the proposed layout to the caller, stating that not all proposed lots would have access from 161 Street. The caller was told that 5 of the 12 lots would front and have access from 90 Avenue. Staff told the caller that this proposal did not allow for secondary suites and that the proposed dwellings could not be larger than 330 sq. m (3550 sq. ft.) in size. This caller was also informed that there will be a Public Hearing where they can voice their concerns to the proposed application.)*

## 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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- 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 August 16, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates Inc. and dated September 13, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Davenport Design Group Ltd. and dated September 24, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Michael Helle and dated June 28, 2004.

Murray Dinwoodie  
General Manager  
Planning and Development

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APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Michael Helle, Coastland Engineering & Surveying Ltd.  
Address: 101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2  
Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 16104 - 90 Avenue
- (b) Civic Address: 16104 - 90 Avenue  
Owner: Judith Schlichenmayer

PID: 009-439-668  
 Lot 5 Section 36 Township 2 New Westminster District Plan 10949

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	2.019
Hectares	0.817
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	12
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	86. - 21.5 m.
Range of lot areas (square metres)	560 - 800 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.9/14.7
Lots/Hectare & Lots/Acre (Net)	6.5/16.0
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35.3
Estimated Road, Lane & Driveway Coverage	15.5
Total Site Coverage	50.8
<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

BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO