

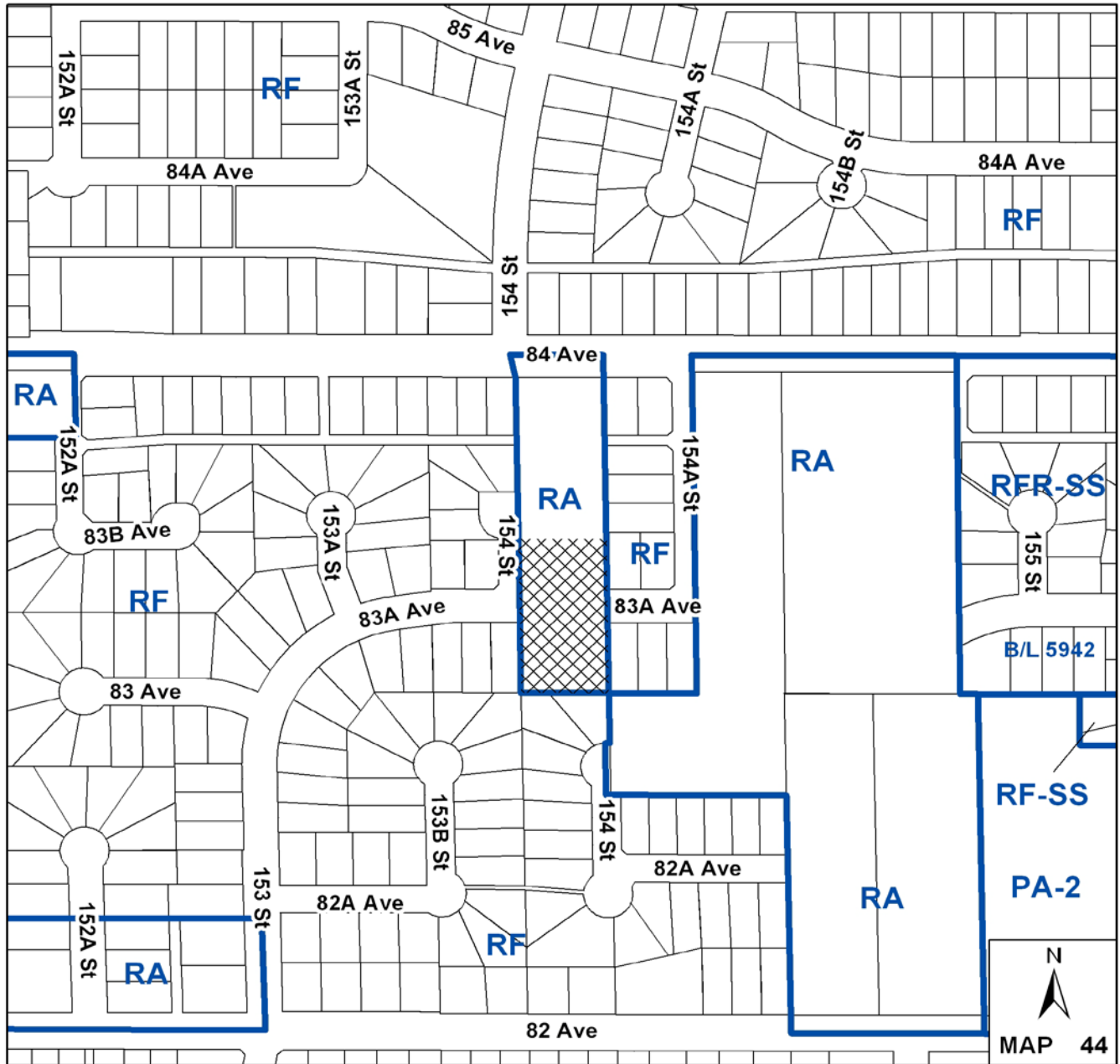
Proposal: Rezone a portion from RA to RF to allow subdivision into five (5) single family lots and one remainder RA lot.

Recommendation: Approval to Proceed

Location: Portion of 15380 - 84 Ave **Zoning:** RA

OCP Designation: Urban

Owner: John Bresnick, Cleo Kathleen Bresnick



PROJECT TIMELINE

Completed Application Submission Date: October 5, 2004
Building Scheme Submission Date: January 26, 2006
Planning Report Date: March 27, 2006

PROPOSAL

The applicant is proposing:

- a rezoning of a portion from RA to RF

in order to allow subdivision into five (5) single family lots and one remainder RA lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of 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;
 - (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 IV).

Parks: No concerns. The applicant should provide cash-in-lieu of parkland dedication (Appendix V).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 2 students
 Secondary students = 1 student
 Total new students = 3 students

School Catchment Area/Current Enrollment/School Capacity:

Coyote Creek Elementary School = 642 enrolled/680 capacity
 Fleetwood Park Secondary School = 1,293 enrolled/1,200 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 = 7 students
 Secondary students = 17 students
 Total new students = 24 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.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family residence proposed to be retained on the north-east corner of the site.
- **East:** Single family residential lots recently subdivided under Application No. 7903-0366-00, zoned RF, designated Urban.
- **South:** Single family residential lots, zoned RF, designated Urban.
- **West:** Single family residential lots, zoned RF, designated Urban.
- **North:** Across 84 Avenue, single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation:

Complies.

DEVELOPMENT CONSIDERATIONS

Background

- A previous application (File No. 7996-0266-00) was proposed to rezone the subject property, which also included the adjacent parcel to the south-west of the subject site, from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) and "Comprehensive Development Zone" (CD). This rezoning proposal included a two-phased single family subdivision consisting of four RF lots, a large remainder lot and one CD-zoned lot for the retention of the existing single family dwelling that exceeds the allowable floor area of the RF Zone.
- Rezoning By-law No. 13410 for this application received Third Reading on June 15, 1998. Due to financial constraints, the applicant requested that staff close the application. The Rezoning By-law was filed by Council on March 22, 1999.
- The applicant subsequently submitted a new application (File No. 7999-0037-00) which reduced the magnitude of the previous project by only rezoning a portion of the site to RF for the development of three single family residential lots and a large remainder lot (zoned RA) for future development. The project received Final Adoption on May 1, 2000. The three single family lots resulting from this application are situated to the south-west of the current subject site, south of 83A Avenue. The remainder lot is the subject site for the current application.

Current Proposal

- The 1.19-hectare (2.95 acre) subject property is located on the south side of 84 Avenue, east of 154 Street, in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential Zone (RA)" The applicant is proposing to rezone a portion of the site to "Single Family Residential Zone" (RF) to allow subdivision into approximately five (5) single family lots and one remainder RA lot with future subdivision potential. The proposed RF Zone is consistent with the designation in the Official Community Plan (OCP).
- The subject property is one of the few remaining lots with subdivision potential in the Urban designated area west of Fleetwood Town Centre. Residential subdivisions directly north of the subject property across 84 Avenue were built out in the mid 1980s, while surrounding residential subdivisions south of 84 Avenue were developed in the early to mid-1990s.
- The proposed development will create five (5) single family lots on the southern portion of the subject property and one remainder RA lot that has rezoning and subdivision potential to create an additional six (6) single family lots. Due to financial reasons, the owner is proposing to rezone and subdivide the remainder lot at a later date.

- There is one single-family home on the north-east corner of proposed remainder Lot 6 which is proposed to be retained. The dwelling is approximately 375 square metres (4,036 sq.ft.) in area, which would exceed the 330-square metre (3,550 sq.ft.) allowable floor area of the RF Zone. Therefore, when the remainder Lot 6 is subdivided in the future, the owner will likely seek rezoning from RA to RF and CD to create five (5) RF lots and one (1) CD lot that will permit a higher maximum floor area and floor area ratio.
- All of the proposed lots meet the minimum requirements of the RF Zone. The proposed single family lots range in size from 648 square metres (6,984 sq. ft.) to 699 square metres (7,524 sq. ft.). The lot widths range from 16.7 metres (54.8 ft) to 23.2 metres (76 ft.). The remainder lot is 4,855.6 square metres (1.2 acres) in area.
- The applicant is proposing to dedicate and construct 83A Avenue to complete the road pattern established by the previous subdivisions to the west and east of the subject property. The east portion of 154 Street, west of proposed Lot 4, will also be dedicated and constructed by the applicant. The east portion of the cul-de-sac bulb will be dedicated and constructed when the rezoning and subdivision of proposed remainder Lot 6 takes place.
- Proposed Lots 1, 2, 3, 4 and 5 will front onto 83A Avenue. The existing dwelling on proposed remainder Lot 6 will continue to front onto 84 Avenue.
- The applicant for the subject site has retained Michael E. Tynan as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VII).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- C. Kavolinas & Associates prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 12 protected trees on the subject site. The report proposes the removal of 5 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes 7 trees be retained on proposed Lot 6 and 15 replacement trees (3 trees each for proposed Lots 1 to 5) to provide 3.67 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 5, 2004 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 15, 2006, revised from November 10, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by C. Kavolinas & Associates and dated May 7, 2005.
- Residential Character Study and Proposed Building Scheme prepared by Michael E. Tynan and dated January 19, 2006.
- Soil Contamination Review Questionnaire prepared by John Bresnick dated September 22, 2004.

Murray Dinwoodie
General Manager
Planning and Development

SR/kms

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Information for City Clerk

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

1. (a) Agent: Name: John Bresnick
 Address: 15106 - 84 Avenue
 Surrey, B.C. V3S 2M9
 Tel: 604-591-8822

2. Properties involved in the Application
 - (a) Civic Address: Portion of 15380 - 84 Avenue

 - (b) Civic Address: Portion of 15380 - 84 Avenue
 Owner: John Bresnick and Cleo Kathleen Bresnick
 PID: 024-790-826
 Lot 4 Section 26 Township 2 New Westminster District Plan LMP46223

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1
Hectares	0.44 (excluding remainder Lot 6)
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	16.7 m - 23.2 m
Range of lot areas (square metres)	649 m ² - 700 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11 lots/ha 4.5 lots/ac (excluding remainder Lot 6)
Lots/Hectare & Lots/Acre (Net)	15 lots/ha 6 lots/ac (excluding remainder Lot 6)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	22%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

