

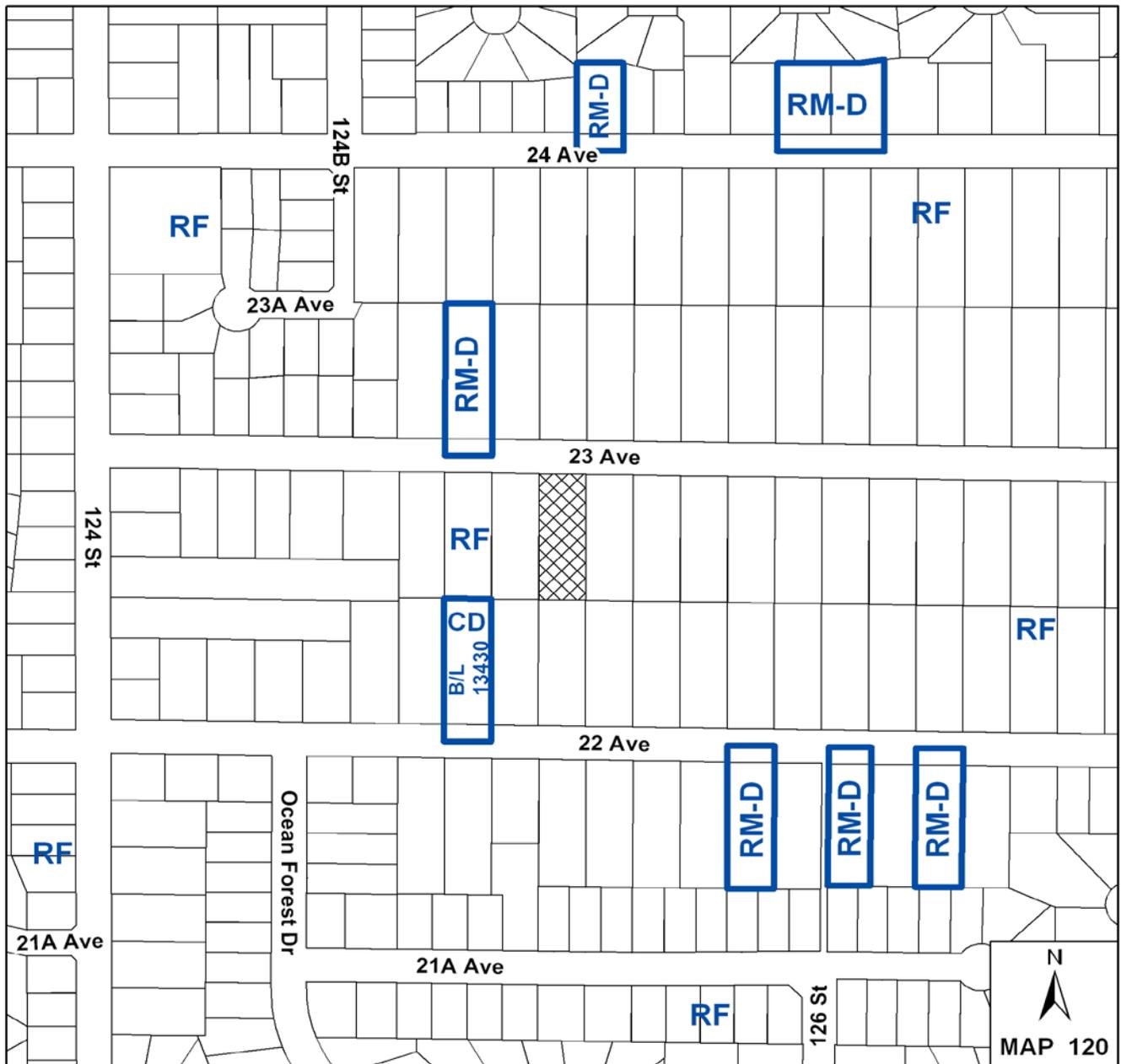
Proposal: Rezone from RF to CD in order to increase the maximum permitted floor area to allow the retention of an existing enclosed deck area and sunroom and to permit the replacement of a pool shed.

Recommendation: Approval to Proceed

Location: 12532 - 23 Avenue **Zoning:** RF

OCP Designation: Urban

LAP Designation: Urban Res. **Owner:** Susan Beechinor-Carter & Shirley Beechinor



PROJECT TIMELINE

Completed Application Submission Date: May 29, 2005
Application Revision & Re-submission Date: April 5, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to CD

in order to increase the maximum permitted floor area to allow the retention of an existing enclosed sunroom and to permit the replacement of a pool shed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

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).

Surrey By-laws & Licensing Services: No concerns (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** One single family home.
- **Significant Site Attributes** There are several mature trees along the west, east and south property lines.
- **East, South, West and North:** Single family dwelling, zoned RF, designated Urban in the OCP, and Urban Residential in the Semiahmoo Peninsula Local Area Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

Semiahmoo Peninsula LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONSBackground

- There is an existing two-storey single family dwelling, on crawl space, with a double-car garage on the site, as well as a swimming pool, a pump shed, and a pool storage shed in the rear yard. The single family dwelling was constructed in December 1993 under the "Single Family Residential (RF) Zone". The house was built before a maximum house size of 330 sq.m. (3,550 sq.ft.) was prescribed in the RF Zone by Council on December 4, 1995 (By-law No. 12681).
- The applicant applied for a building permit in October 2003 to construct an addition (enclosure of a portion of the deck area) at the rear of the existing dwelling, however the Building Division could not issue a building permit because the existing dwelling size already exceeded the maximum allowable floor area of the RF Zone. The Building Division also noted that the construction of this addition had taken place without a permit.
- The applicant appeared before Council as a delegation on March 7, 2005 and presented her situation. Subsequently, a rezoning application (for a CD Zone) was made to increase the density of the subject site to accommodate the additional floor area. The applicant proposes to retain all existing structures on the property except the pool shed which will be demolished and eventually replaced with a new pool shed of the same size and in the same location (Appendix III).

Proposed Density and Rationale

- The subject property, 12532 – 23 Avenue, is 0.5 acre and is zoned "Single Family Residential (RF)." The site is designated Urban in the Official Community Plan (OCP) and Urban Residential in the Semiahmoo Peninsula Local Area Plan (LAP).

- This property is one of many suburban sized lots (approximately half-acre size) in the area that is under the RF Zone. The area is characterized with large lots, mature landscaping and large trees.
- The applicant proposes to rezone the property from "Single Family Residential (RF) Zone" to "Comprehensive Development (CD) Zone" in order to increase the maximum permitted floor area, from 330 sq.m. (3,550 sq.ft.) to 544 sq.m. (5,856 sq.ft.), to allow the retention of the original structures, 497 sq.m. (5,300 sq.ft.), and the additions (an existing enclosed deck area, 34.3 sq.m. (369 sq.ft.), and a sunroom, 15.88 sq.m. (171 sq.ft.)).
- The increased floor area can be supported for the following reasons:
 1. The enclosure was completed over the existing deck area, therefore, not extending the original footprint of the existing structures.
 2. The location and size of the additions have minimal impact, if any, on existing neighbors, given the large lot sizes in the area. In particular, the enclosed deck area and sunroom are located at the rear of the dwelling and are well screened, by existing trees from the view of adjacent neighbors.
 3. A similar proposal for rezoning from RF to CD was approved by Council on October 1998 for the property located at 12505 – 22 Avenue. The rezoning was to permit an increased maximum floor area in order to retain an existing accessory building in addition to the principle dwelling.
 4. The applicant has spoken with residents in the neighborhood and obtained several letters of support for the proposed rezoning (Appendix VI).
- It should be noted that prior to the introduction of a housing cap in the RF Zone, the applicant could have built a single family dwelling with an FAR of 0.48, up to 967 m² (10,410 sq.ft.) on this half-acre lot. However, in comparison to the RH Zone, for which her lot is comparable in size, her total floor area (543 square metres/5,845 sq.ft.) would exceed the maximum allowable floor area, 0.25 FAR, of 504 square metres (5,422 sq.ft.). Hence the proposal to rezone to CD for increased floor area.

Tree Preservation

- No trees will be affected by the proposed rezoning.
- The applicant's arborist has identified two mature trees, a Ginkgo (DBH 26 cm.) and a Western Red Cedar (DBH 49 cm.) that are in good health and located near the existing pool shed that is to be demolished and replaced in the rear yard. These trees are to be retained and the applicant will not be permitted to remove any By-law sized trees through the building permit process for constructing a new pool shed.

CD By-law

- The proposed CD By-law (Appendix VII) is based on the "Single Family Residential (RF)" Zone with the following changes proposed:

Increased Maximum Permitted Floor Area

- The applicant proposes to increase the maximum permitted floor area of the principle dwelling, for lots in excess of 560 sq.m. (6,000 sq.ft.), from 330 sq.m. (3,550 sq.ft.) to 544 sq.m. (5,856 sq.ft.), to allow the retention of the original existing structure, 492 sq.m. (5,300 sq.ft.), and the additions, including an existing enclosed deck area, 34.3 sq.m. (369 sq.ft.), and a sunroom, 15.88 sq.m. (171 sq.ft.).

Lot Coverage

- The maximum lot coverage is reduced in the proposed CD By-law to limit the lot coverage to the existing buildings and structures and a replacement pool shed.

Subdivision Potential

- The proposed CD By-law will require a minimum lot size of 1,858 square metres (0.5 acre) for the purpose of subdivision. Therefore, the subject property will not have subdivision potential. This regulation will eliminate the potential for constructing an additional single family dwelling of similar size on a smaller lot size.

PRE-NOTIFICATION

Pre-notification letters were sent on November 21, 2005, and staff received the following comments.

- The property owners of 12520 – 23 Avenue expressed the concerns that the existing pool pump shed on the subject property is encroaching into their property, and that the existing additions may impact trees to be preserved within the subject property.

(The applicant's surveyor confirmed that the pool pump shed is located 0.25 m [0.8 ft] from the western property line. This side yard setback is in compliance with the RF Zone for accessory buildings, which may be located with a zero-metre side yard setback.

The subject property has several mature trees along the east, west and south property lines which provide adequate screening for adjacent properties. In addition, the deck enclosures did not extend the building footprint, so no trees are proposed to be removed as a result of this development.)

- Several property owners of similar sized lots in this area have inquired about their potential for rezoning, from RF to CD, to increase the maximum permitted floor area in order to maximize their development potential on these larger lots.

(Each development application will need to be considered on its own merits and on a site by site basis).

- Letters of support for the proposed rezoning have been submitted by several owners of the properties in the immediate area of the subject property (Appendix VI).

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.	Contour Map
Appendix III.	Proposed Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Surrey By-laws and Licensing Services Comments
Appendix VI.	Map of Neighbourhood Support
Appendix VII.	CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 7, 2006.
- Soil Contamination Review Questionnaire prepared by Susan Beechinor-Carter dated May 29, 2005.

How Yin Leung
Acting General Manager
Planning and Development

LCR/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: Susan Beechinor-Carter
 Address: 12532 - 23 Avenue
 Surrey, B.C. V4A 2C4
 Tel: 604-535-9929

2. Properties involved in the Application
 - (a) Civic Address: 12532 - 23 Avenue

 - (b) Civic Address: 12532 - 23 Avenue
 Owners: Susan Beechinor-Carter and Shirley Beechinor
 PID: 008-453-357
 Lot 142 Section 18 Township 1 New Westminster District Plan 10320

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Existing
LOT AREA* (in square metres)	
Gross Total	2,014 m ² (0.5 acre)
Net Total	
LOT COVERAGE (in % of net lot area)	
Buildings & Structures	22%
Paved & Hard Surfaced Areas	18%
Total Site Coverage	40%
SETBACKS (in metres)	
Front	
Rear	
Side #1 (N,S,E, or W)	
Side #2 (N,S,E, or W)	
Side #3 (N, S, E or W)	
TOTAL BUILDING FLOOR AREA	544 m ² (5,856 sq.ft.)
DENSITY	
# of units/ha /# units/acre (gross)	2 upa/5 upha
# of units/ha /# units/acre (net)	2 upa/5upha
FAR (gross)	0.27
FAR (net)	0.27

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

CONTOUR MAP FOR SUBJECT SITE

