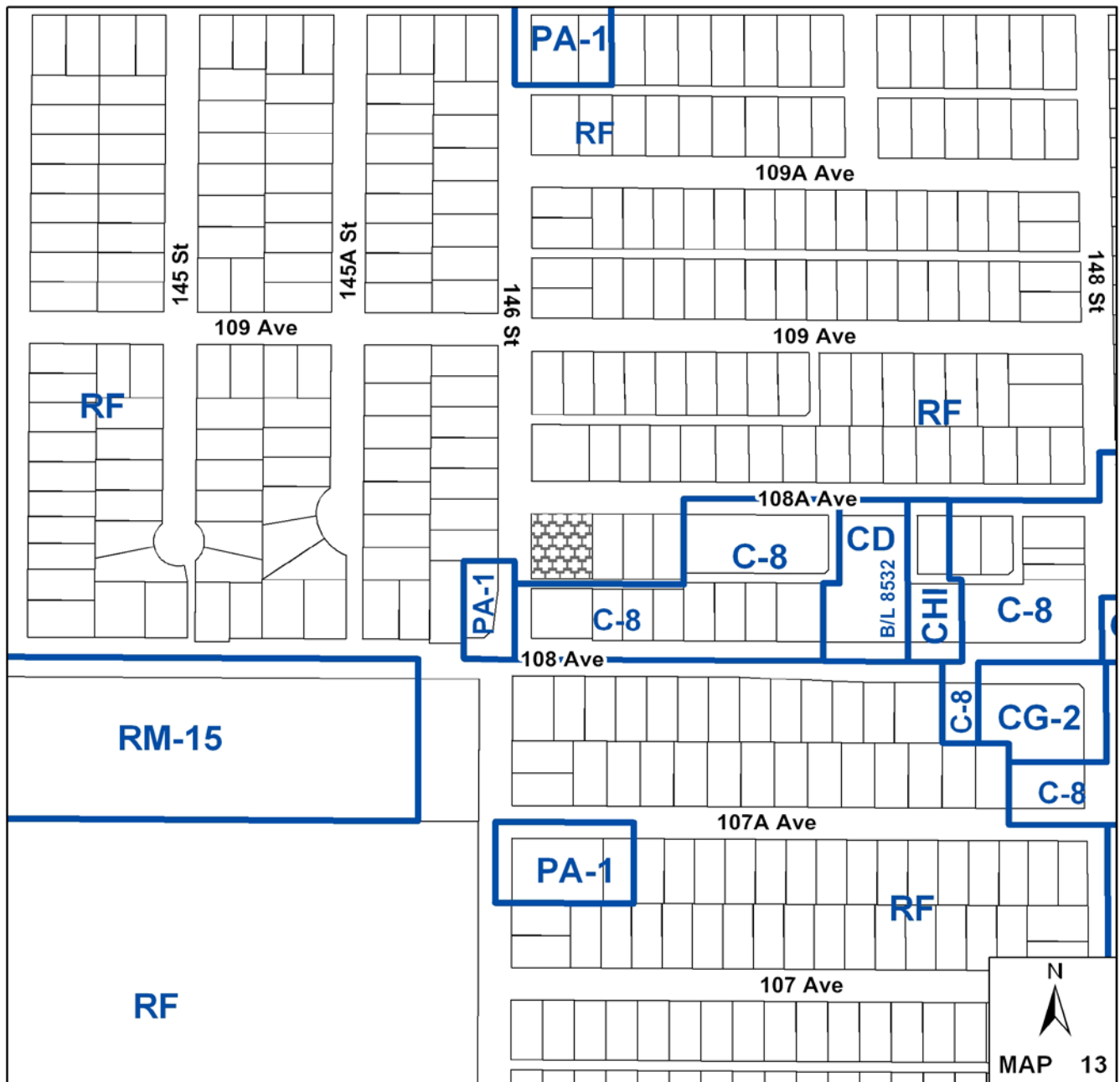


**Proposal:** Rezone from RF to RF-9 to subdivide into approximately 4 small single family residential lots.

**Recommendation:** Approval to Proceed

**Location:** 10826 - 146 Street      **Zoning:** RF

**OCP Designation:** Urban      **Owner:** Manjjit Singh Mann and Surinder Pal Kaur Mann



## PROJECT TIMELINE

Completed Application Submission Date: September 20, 2005  
Submission of Letter from Neighbour  
Regarding Tree Removal: April 5, 2006  
Planning Report Date: April 24, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-9

in order to allow subdivision into approximately 4 small single family residential lots.

## 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 "Single Family Residential (9) Zone (RF-9)" (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

## 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 (Appendix V).

School District:

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

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

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

Riverdale Elementary School = 476 enrolled/530 capacity  
 Guildford Park Secondary School = 1,235 enrolled/1,050 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 = 0 students  
 Secondary students = 0 students  
 Total new students = 0 students

**Approved Capacity Projects and Future Space Considerations**

*Boundary move/enrollment move alternatives from Guildford Park Secondary School are planned to be considered. There are no new capital projects identified for this community of elementary schools and secondary schools in the north region of School District No. 36 (Surrey).*

(Appendix VI).

**SITE CHARACTERISTICS**

- **Existing Land Use** Vacant.
- **East:** Single family residential lots, zoned RF, designated Urban.
- **South:** Retail and office uses, zoned C-8, designated Commercial.
- **West:** Across 146 Street, single family residential lots, zoned RF, and pre-school rezoned from RF to PA-1 on April 5, 2004 to permit a child care facility (Application No. 7904-0011-00) designated Urban.
- **North:** Across 108A Avenue, single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is located at the intersection of 146 Street and 108A Avenue and has a site area of 0.15 hectare (0.36 acre). It is designated Urban in the Official Community Plan and is currently zoned "Single Family Residential (RF)". The property is currently vacant. The applicant is proposing to rezone the subject property to "Single Family Residential (9) Zone (RF-9)" to allow subdivision into approximately 4 small single-family lots.
- The general intent of Council's policy for the application of small lot residential zones is that there will be a graduation of land use intensity. In this regard, the proposed subdivision provides an appropriate land use transition between the adjacent commercial uses abutting the property to the south, and further to the east, and the RF zoned lots to the north and west.
- Other than the three single-family lots to the immediate east of the proposed subdivision, the rest of the block includes various commercially zoned properties. However, these single family lots could potentially be subdivided into six RF-9 lots.
- Council's policy on small lots identifies that RF-9 lots may be considered in Urban designated areas in the OCP within approximately 400 metres (1/4 mile) of the edge of a Town Centre. The subject site is within approximately 400 metres of the edge of the Guildford Town Centre and immediately adjacent to neighbourhood commercial uses.
- Due to the existing lot depth, all of the proposed lots exceed the minimum lot area, width and depth requirements of the RF-9 Zone for Types I and II lots, as illustrated in the following table:

	Minimum Requirements			Proposed		
	Lot Area	Lot Width	Lot Depth	Lot Area	Lot Width	Lot Depth
<b>Lot 1</b> <i>RF-9 Type I</i> <i>Corner Lots</i>	275 m <sup>2</sup> [2,960 ft <sup>2</sup> ]	10.5 m [35 ft.]	28 m [90 ft.]	419 m <sup>2</sup> [4,510 ft <sup>2</sup> ]	10.57 m [34.68 ft.]	40.24 m [132.02 ft.]
<b>Lot 2</b> <i>RF-9 Type II</i> <i>Interior Lots</i>	220 m <sup>2</sup> [2,368 ft <sup>2</sup> ]	7.9 m [26 ft.]	28 m [90 ft.]	324 m <sup>2</sup> [3,487 ft <sup>2</sup> ]	8.06 m [26.4 ft.]	40.2 m [131.9 ft.]
<b>Lots 3 and 4</b> <i>RF-9 Type I</i> <i>Interior Lots</i>	250 m <sup>2</sup> [2,690 ft <sup>2</sup> ]	9 m [30 ft.]	28 m [90 ft.]	362 m <sup>2</sup> [3,896.7 ft <sup>2</sup> ]	9 m [29.52 ft.]	40.20 m [131.9 ft.]

- All proposed lots will front onto 108A Avenue and will have rear lane access.
- Ankenman Associates Architects Inc. has been retained as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix VII)
- Basement-entry homes and secondary suites will be prohibited.

- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the proposed new dwellings will be able to accommodate in-ground basements. A preliminary lot-grading plan was submitted and reviewed by staff and found to be generally acceptable.
- 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 there are 25 mature trees on the subject site. The report proposes the retention of 4 mature trees and the removal of 21 mature trees (11 of which are considered hazardous). The four trees to be retained are located along 108A Street. The Report proposes a total of 8 replacement trees (Appendix VIII).
- Removal of mature trees is due to lot re-grading, location relative to proposed building envelopes and the poor condition of the trees.
- The Arborist Report proposes the removal of several trees along the east property line of the subject site. The applicant has submitted a letter from the property owner to the east indicating that they are in agreement regarding the removal of the shared trees.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 11, 2005 and staff received the following comments:

- One telephone call was received expressing concerns about inappropriateness of the proposed lot sizes, the possibility of setting a precedent for smaller lots within the area and the possibility of increased parking on the street.

*(While the majority of adjacent residential lots are larger, the proposed subdivision provides an appropriate land use transition between the adjacent C-8 zoned properties to the south and further to the east and the surrounding RF lots to the north and west.*

*In the future, subject to Council approval, the remaining residential properties on the south side of 108A Avenue (between the proposed subdivision and the commercially zoned properties to the east) could be redeveloped to permit similar sized lots as is proposed within this subdivision. However, it is unlikely that this will set a precedent to support the development of similar small lot infill projects within the neighbourhood to the north and west because lots across 108A Avenue are not situated on a block dominated by commercial properties.*

*It is not anticipated that the proposed subdivision will generate a substantial increase in on-street parking as two parking spaces per lot will be provided on-site.)*

### 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 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 November 28, 2005.
- Building Scheme dated December 1, 2005.
- Neighbourhood Character Study dated December 1, 2005.
- Tree Survey Plan dated November 29, 2005.
- Arborist Report dated November 29, 2005.
- Tree Preservation and Replacement Plan dated November 29, 2005.
- Lot Grading Plan dated November 2005.
- Soil Contamination Review Questionnaire prepared by Amy Wong dated September 8, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

SR/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	.36 ac
Hectares	.15 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	8.01 m - 10.57 m
Range of lot areas (square metres)	325 sq.m. - 419 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	27 lots/ha    11 lots/ac
Lots/Hectare & Lots/Acre (Net)	27 lots/ha    11 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	1.2%
Total Site Coverage	53.2%
<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



CONTOUR MAP FOR SUBJECT SITE

