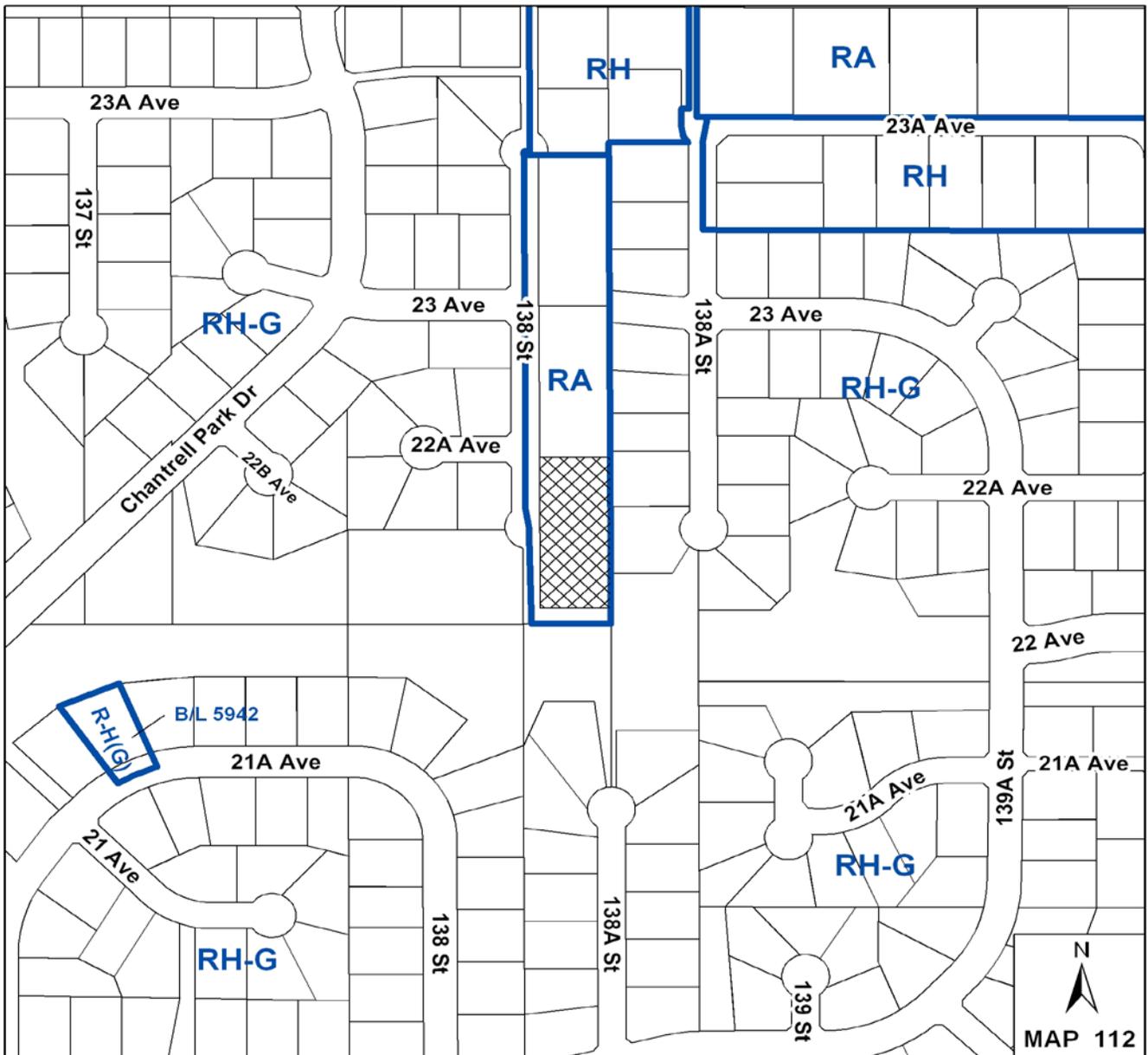


<b>Proposal:</b>	Rezone from RA to RH to allow subdivision into 2 half-acre single family lots.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	2230 – 138 Street	<b>Zoning:</b>	RA
<b>OCP Designation:</b>	Suburban	<b>Owners:</b>	Harpreet Hoonjan and Harinder Hoonjan
<b>LAP Designation:</b>	Half-Acre Gross Density		



## PROJECT TIMELINE

Completed Application Submission Date: November 23, 2005  
Planning Report Date: February 20, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into two (2) half-acre single family lots.

## RECOMMENDATION

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 "Half-Acre Residential" Zone (RH) (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;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant to ensure the future relocation of the existing driveway from the portion of 138 Street road allowance to the proposed cul-de-sac; and
  - (e) submission of financial contributions and securities for installation of perimeter fencing and park entry upgrades.

## 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:** Support. Parks have confirmed that dedication of parkland is not required for this subdivision. Parks requires that the applicant install permanent fencing on private property lines adjacent to the unopened portions of 22 Avenue and 138 Street abutting the site, which are utilized as an extension to Chantrell Park, and provide securities for park entry upgrades (Appendix V).

**School District:** The School District has reviewed this 2-lot infill subdivision and has confirmed that the impact on schools would be negligible and that they have no concerns. The School District representatives advise that a formal School Impact Analysis is not warranted in this case and therefore, one has not been provided.

### SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be retained.
- **East:** Single family dwellings, zoned RH-G, designated Suburban in the OCP.
- **South:** Unopened road allowance and Chantrell Park, zoned RH-G, designated Suburban in the OCP.
- **West:** Across 138 Street, single family dwellings and Chantrell Park, zoned RH-G, designated Suburban in the OCP.
- **North:** Single family dwelling, zoned RA, designated Suburban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site, which is located on the east side of 138 Street just south of 22A Avenue, is one of three (3) remaining one-acre parcels within a large half-acre gross density subdivision in the vicinity of Chantrell Park. The site is designated Suburban in the Official Community Plan and Half-Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan. Both designations permit development of half-acre lots.

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and subdivide into 2 lots. Lot sizes range from 1,863 square metres (20,054 sq.ft.) to 1,955 square metres (21,044 sq.ft.). The proposed subdivision complies with the RH Zone and is also in compliance with both the Official Community Plan and the Local Area Plan designations.

### Proposed Subdivision

- As part of the application, the applicant will be required to complete the easterly portion of the 138 Street cul-de-sac bulb (Appendix III). The 2 lots created through subdivision will ultimately be required to have direct driveway access off of this completed cul-de-sac. However, the Parks, Recreation & Culture and Engineering Departments have agreed to allow temporary driveway access through the unopened portion of 138 Street road allowance to allow the property owner to keep the driveway to the existing dwelling on proposed Lot 2, which is to be retained after subdivision. Due to the configuration of the existing dwelling, relocation of the driveway with direct access to the cul-de-sac bulb would result in 2 mature trees having to be removed (trees numbered 75 and 76 on Appendix VIII). An arborist assessment of these trees has determined that they are excellent specimens in good condition and are very worthy of retention.
- To facilitate the retention of the existing trees and retain the driveway in its present location, the owner of 2230 – 138 Street will be required to obtain a highway use permit granting temporary driveway access through the 138 Street unopened road allowance. A Section 219 Restrictive Covenant will be required to be registered on 2230 – 138 Street (Lot 2) ensuring the relocation of the existing driveway upon demolition or significant renovation of the existing dwelling. Construction of a new dwelling at a future date would allow for greater flexibility in terms of garage location and therefore make it possible to relocate the driveway with direct access to the cul-de-sac without jeopardizing the survival of the stated trees.

### Chantrell Park Requirements

- Parks staff have confirmed that dedication of parkland for the expansion of Chantrell Park is not required in this case, as there is sufficient space within the current park properties in the area to satisfy the park needs at this location.
- As part of this application, the Parks staff have requested that the applicant install permanent hard fencing on the property lines adjacent to the unopened portions of 22 Avenue and 138 Street road allowance which effectively function as part of Chantrell Park. The applicant is also required to provide \$1,200 in funding to Parks to provide adequate bollards, log rail fencing, and a sign at the Chantrell Park entry, in order to ensure the integration of the existing driveway with the future public park entry (Appendix V). Fencing details and financial securities for perimeter fencing will be required to be submitted. Completion of these requirements will be a condition of final adoption of the Rezoning By-law.

### Lot Grading

- The applicant submitted a lot grading plan and stated that they intend to have an in-ground basement on Lot 1 and the potential for an in-ground basement on Lot 2. There is no fill proposed on either of the 2 future lots. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable.

### Tree Survey and Arborist Report

- The applicant retained Norman Hol (Arbortech Consulting Ltd.) to conduct a tree survey and prepare an Arborist report. The report identifies 21 mature trees, and concludes that 15 of the trees are required to be removed. Nine (9) of the trees to be removed are in poor condition due to health concerns or structural defects. Although they are not currently hazardous, the arborist has stated that these 9 trees would pose a risk to the site once land clearing took place and, therefore, recommends their removal. The other 6 are either within a road right-of-way or fall within the building envelope or driveway. The 6 trees to be retained are clustered in groups of 2 and are located along the north and south property lines of proposed Lot 1 and the west property line of proposed Lot 2. Two (2) replacement trees are to be planted on the northeast corner of proposed Lot 1, resulting in an average of 4 trees per lot (Appendix VIII).

### Building Design

- A proposed Building Scheme was prepared by Michael E. Tynan (Tynan Consulting Ltd.) and was based on a Neighborhood Character Study of the area. This Character Study suggests that the subject site is located in an area characterized by large (2800-3600 square feet) "executive estate" quality Traditional and Neo-Classical style two-storey type homes situated on half acre and larger lots. The homes are all designed to high architectural standard, with desirable massing characteristics that impart a stable, balanced, well-proportioned appearance. The proposed Building Scheme is designed to compliment this existing context.
- According to the Building Scheme, the new homes will be readily identifiable as one of the following styles: "Traditional", "Classical-Heritage", "Neo-Traditional", or "Neo-Heritage". The new homes will be constructed to a high architectural standard, meeting or exceeding standards found on homes in the 2200 block of 138 Street and the 13700 block of 22A Avenue. All of the homes will be two-storey split-levels or bungalows.
- Basement-entry homes and secondary suites will not be permitted.
- According to the Building Scheme, exterior building materials will consist of stucco, cedar, hardiplank, brick, and stone; no vinyl will be permitted. The roofing materials will be restricted to cedar shingles and shake profile concrete roof tiles (greys and browns only); asphalt shingles will not be permitted. The proposed colour scheme consists of 'natural' neutral colours. 'Primary' colours such as red, yellow, and blue, and 'warm' colours such as pink, rose, peach, and salmon, are not permitted on main cladding (Appendix VI).

### PRE-NOTIFICATION

Pre-notification letters were sent on December 15, 2005 and staff received no comment.

### 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.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Tree Retention and Replacement Plan

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 10, 2006.
- Building Scheme dated February 12, 2006.
- Neighbourhood Character Study dated February 12, 2006.
- Tree Survey Plan dated February 2, 2006.
- Arborist Report dated January 5, 2006.
- Tree Preservation and Replacement Plan dated February 2, 2006.
- Lot Grading Plan dated December 2005.
- Soil Contamination Review Questionnaire prepared by Harp Hoonjan dated November 21, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

RG/kms

v:\wp-docs\planning\plncom06\02141008.rg.doc  
KMS 2/14/06 1:49 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Harp Hoonjan (Platinum Projects Ltd.)  
                         Address:                      2230 – 138 Street, Surrey, BC V4A 4G6  
                         Tel:                              604-524-8718

2.      Properties involved in the Application

(a)      Civic Address:                      2230 – 138 Street

(b)      Civic Address:                      2230 – 138 Street  
                         Owners:                              Harpreet Hoonjan and Harinder Hoonjan  
                         PID:                                      010-146-831  
                         Lot 4 Section 16 Township 1 New Westminster District Plan 16199

3.      Summary

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.974 acres
Hectares	0.394 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30 m
Range of lot areas (square metres)	1,863 m <sup>2</sup> – 1955 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2 upa
Lots/Hectare & Lots/Acre (Net)	5 uph
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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

