

Proposal: Rezone from RF and RF-G to RF-12 to allow subdivision into four (4) small single family lots.

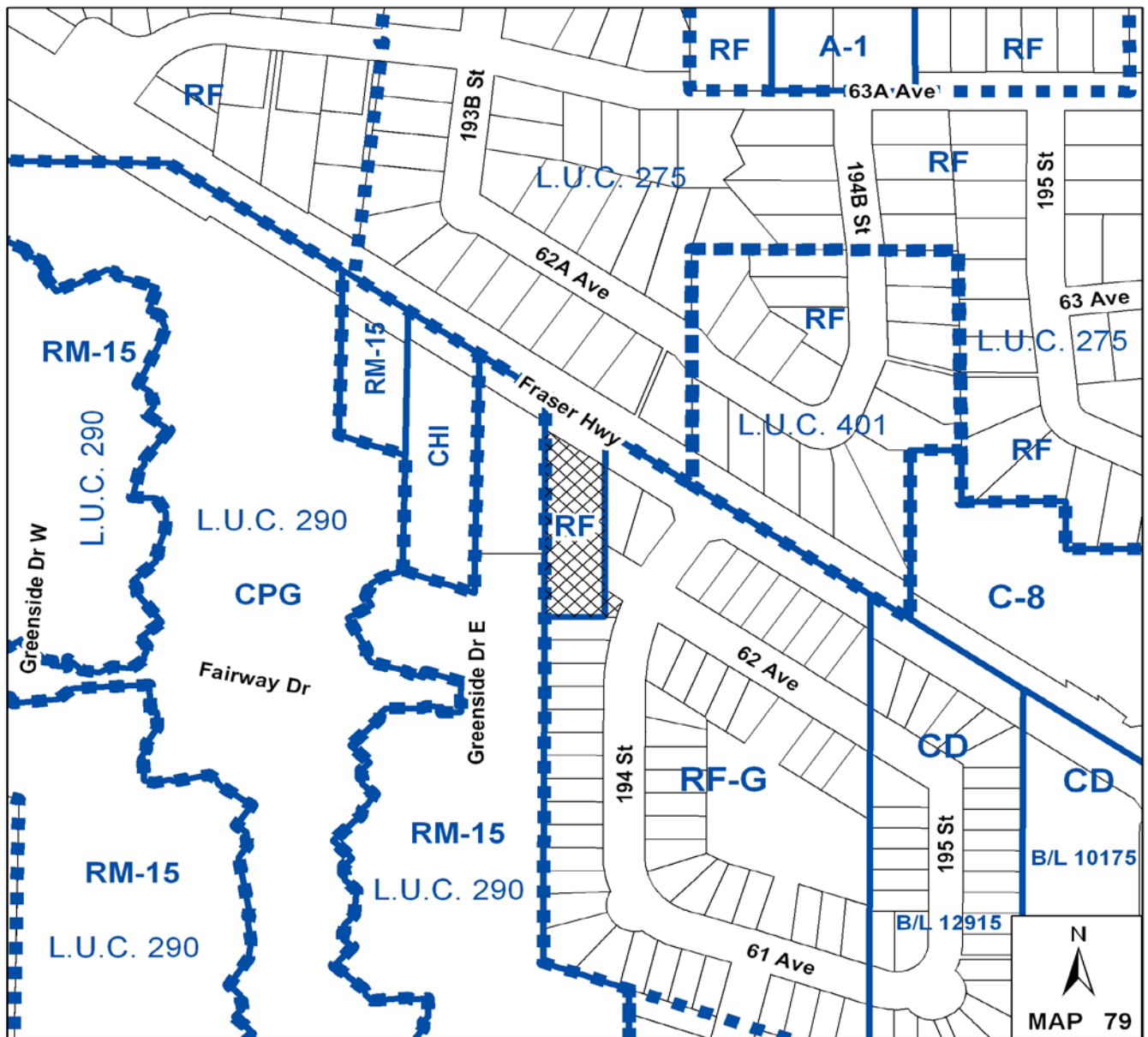
Recommendation: Approval to Proceed

Location: 19390 Fraser Hwy & 6215 - 194 Street

Zoning: RF and RF-G

OCP Designation: Urban

Owners: Dalip Dhaliwal and Ravinder Dheri et al



PROJECT TIMELINE

Completed Application Submission Date: November 30, 2005
Application Revision & Re-submission Date: October 5, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RF and RF-G to RF-12

in order to allow subdivision into four (4) small single family 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) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) successful acquisition by the applicant of the City-owned lot at 6215 - 194 Street; and
 - (f) resolution of pressure the proposed development will put on existing facilities in the area to the satisfaction of the General Manager, Parks, Recreation & Culture.

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: The proposed development will put pressure on the existing facilities in the area and the applicant should negotiate with staff to resolve these concerns (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:

Latimer Road Elementary School = 388 enrolled/555 capacity
 Clayton Heights Secondary School = 1,192 enrolled/1,000 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 = 176 students
 Secondary students = 196 students
 Total new students = 372 students

Approved Capacity Projects and Future Space Considerations

Two new school sites have been purchased in the East Clayton Area to address residential build out pursuant to the NCP, and a new school is planned for possible opening by 2007-2008 school year to relieve projected overcrowding at Clayton and East Clayton. There is a new secondary school site approved for purchase in North Clayton Area in the current year with construction proposed for approval in 2008. The proposed development will not have an impact on these projections.

(Appendix VI)

Ministry of Transportation: Support (Appendix VII).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Single family dwellings, zoned RF-G, designated Urban.
- **South:** Single family dwellings, zoned RF-G, designated Urban.
- **West:** Existing townhouse development, regulated under Land Use Contract No. 290 (underlying RM-15 zoning), designated Urban.

- **North:** Across Fraser Highway, single family dwellings, regulated under Land Use Contract No. 275 (underlying RF zoning), designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The 2,656-square metre (0.6-acre) subject site consists of two lots located on the south side of Fraser Highway, west of 194 Street and designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone the site from Single Family Residential Zone (RF) and Single Family Residential Gross Density Zone (RF-G) to Single Family Residential (12) Zone (RF-12) to allow subdivision into four (4) small single family residential lots.
- The remainder lot located at 6215 - 194 Street and zoned RF-G is currently owned by the City of Surrey.
- The applicant proposes to purchase this land consisting of approximately 85 square metres (915 sq. ft.) to be consolidated to create proposed Lot 3.
- Proposed Lots 1 and 4 conform to the minimum requirements of RF-12 Type II interior lots with areas of 447 square metres (4,812 sq. ft.) and 485 square metres (5,221 sq. ft.) respectively with an average lot width of 14.4 metres (47 ft.) and average lot depth of 33 metres (108 ft.).
- Proposed Lot 2 conforms to the minimum requirements of RF-12 Type I interior lots with an area of 363 square metres (3,907 sq. ft.) with a lot width of 12.1 metres (40 ft.) and a lot depth of 28 metres (99 ft.).
- Proposed Lot 3 conforms to the minimum requirements of RF-12 Type II corner lots with an area of 418 square metres (4,500 sq. ft.), a lot width of 15.4 metres (51 ft.), and a lot depth of 22 metres (72 ft.).
- Driveway access to Proposed Lots 1, 2 and 4 will be from the new 62 Avenue cul-de-sac that will be partially constructed.
- Proposed Lot 3 will gain driveway access from either 194 Street or the new 62 Avenue cul-de-sac.
- This cul-de-sac will be completed in the future if access is required for development on the adjacent property located at 19382 Fraser Highway, as access is prohibited from Fraser Highway.

- The applicant for the subject site has retained Sandbox Design Works Inc. 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 for all lots (Appendix VIII).
- Basement-entry homes and secondary suites are not permitted.
- According to the preliminary lot grading proposal in-ground basements will not be permissible on any of the lots within the proposed subdivision due to the depth of the existing storm and sanitary connections. All lots within the subdivision will be slab on grade homes only. A preliminary lot grading plan was submitted and reviewed by staff and was determined to be adequate.
- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and the applicant will be required to address any concerns prior to Final Adoption (Appendix IX).
- A total of 8 mature trees have been identified on the subject site. These trees consist of Common Horse Chestnut, Apple, Black Cottonwood, Colorado Spruce, Cherry and White Pine. Of this total, 2 will be retained in the rear yard of proposed Lot 1, as well as in the front yard of proposed Lot 4.
- There will be 6 trees removed. One because it will be significantly impacted by the installation of the drainage swale in the side yard of proposed Lot 3, one because it is located in the proposed building envelope on proposed Lot 2 and four trees due to co-dominant form and inherent species limitations, poor form and poor pruning practices.
- To comply with the regulations in the recently adopted Tree Protection By-law, a total of 10 replacement trees for a minimum of 3 trees per lot will be provided.
- In addition, although not obligated due to the application being instream when the Tree Protection By-law was adopted, the applicant has agreed to provide a voluntary contribution of \$600, (\$300 per tree), towards the Green City Fund to make up for the 2-tree deficit ((6 x 2) - 10 = 2) in replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on October 16, 2006 and staff received no comments.

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.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 9, 2007.
- Tree Preservation and Replacement Plan dated November 1, 2006.
- Soil Contamination Review Questionnaire prepared by Holden Yip dated November 29, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.656 ac
Hectares	0.2656 ha
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	12.1 m - 16.6 m
Range of lot areas (square metres)	363 m ² - 485 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.1 lots/ac 15.1 lots/ha
Lots/Hectare & Lots/Acre (Net)	8.7 lots/ac 21.6 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.8%
Estimated Road, Lane & Driveway Coverage	38.4%
Total Site Coverage	73.2%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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

