

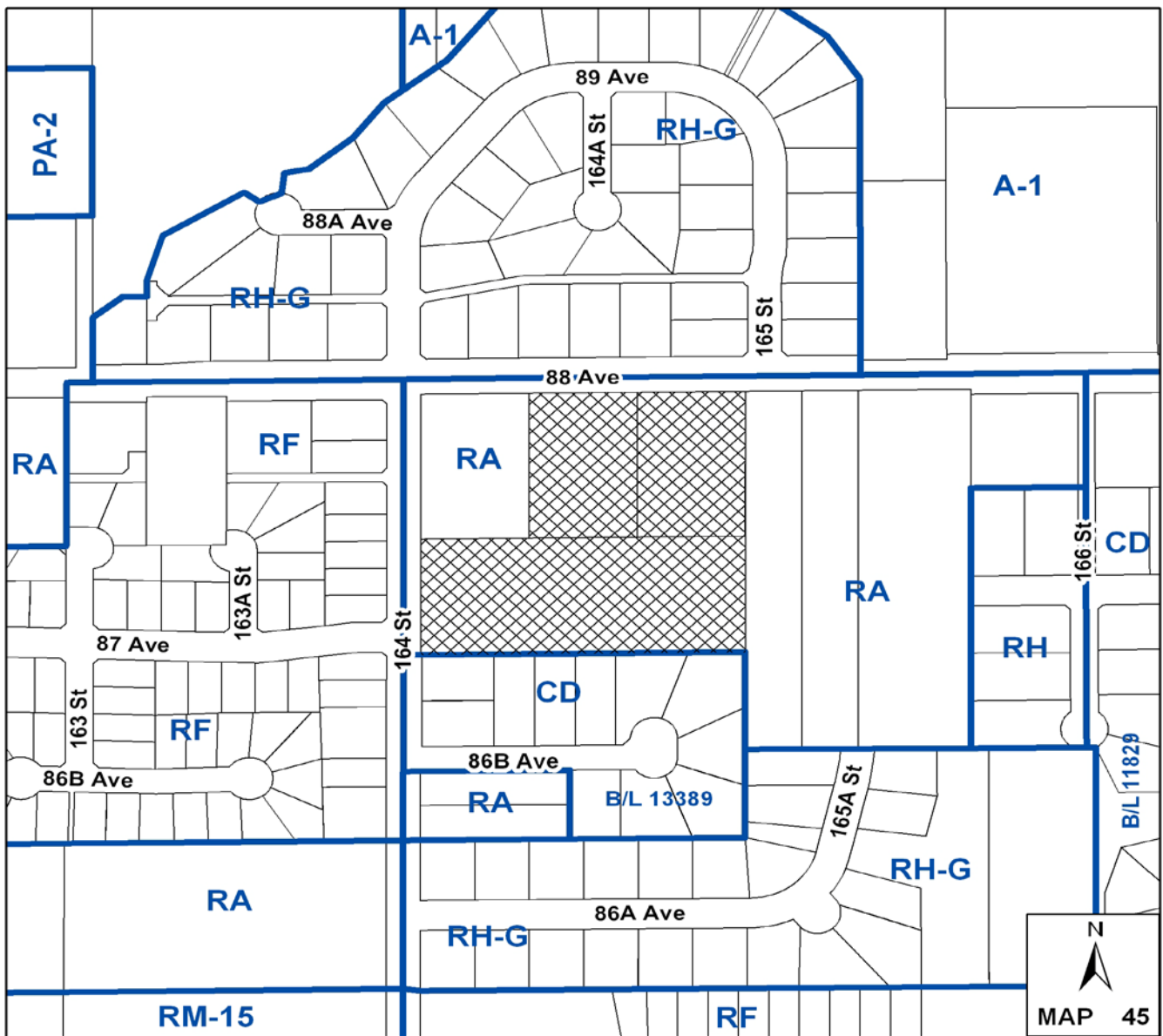
Proposal: Rezone from RA to CD to permit subdivision into approximately 23 small suburban single family lots.

Recommendation: Approval to Proceed

Location: 16486/46 – 88 Avenue; **Zoning:** RA
8740 – 164 Street

OCP Designation: Suburban

NCP Designation: Single Family Suburban **Owner:** 0755136 B.C. Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date:	January 9, 2006
Application Revision & Re-submission Date:	March 13, 2006
Latest Application Revision & Re-submission Date:	September 18, 2006
Planning Report Date:	October 30, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into approximately 23 small suburban 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 "Comprehensive Development Zone (CD)" (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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant on proposed Lots 4 - 11 to require a minimum rear yard setback of 15 metres (49 ft.) in order to provide an adequate interface with the existing lots south of the subject site;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 18 to require a minimum side yard setback of 4.5 metres (14.8 ft.) for the west side yard in order to protect the existing trees on the adjacent property to the west; and
 - (f) resolution of the tree replacement requirements under the new Tree Protection By-law.

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 applicant should provide cash-in-lieu of parkland and park amenity contribution on a per unit basis as per the Fleetwood Town Centre Land Use Plan adopted by Council (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 9 students
Secondary students = 5 students
Total new students = 14 students

School Catchment Area/Current Enrollment/School Capacity:

Frost Road Elementary School = 496 enrolled/530 capacity
North Surrey Secondary School = 1,276 enrolled/1,175 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 = 74 students
Secondary students = 53 students
Total new students = 127 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. A boundary change from Coast Meridian Elementary to Frost Road is being considered. It is also anticipated that there would be an enrollment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Residential acreage properties with existing single family houses proposed to be removed, zoned RA, designated Single Family Suburban in the Fleetwood Town Centre Plan.
- **Significant Site Attributes** The site is heavily treed.
- **East:** Residential acreage properties, zoned RA, designated Single Family Suburban in the Fleetwood Town Centre Plan.
- **South:** Half-acre gross density lots, zoned CD (By-law No. 13389), designated Single Family Suburban in the Fleetwood Town Centre Plan.
- **West:** Across 164 Street, single family lots, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.
- **North:** Across 88 Avenue, half-acre gross density lots, zoned RH-G, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site includes three properties, totalling 2.72 hectares (6.73 acres) in size. The site is located south of 88 Avenue and east of 164 Street in the Fleetwood area.
- The site is designated Suburban in the Official Community Plan (OCP) and Single Family Suburban in the Fleetwood Town Centre Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One-Acre Residential (RA)".
- The lands to the north, east and south are designated Suburban in the OCP and the lands to the west are designated Urban.
- The applicant originally proposed an amendment to the OCP designation of the subject properties from Suburban to Urban, an amendment to the NCP designation from Single Family Suburban to Single Family Urban, and a rezoning to Single Family Residential (RF) to permit subdivision into approximately 34 single family residential lots.
- Staff advised the applicant that the above proposal could not be supported because of its Suburban context and the proposed density exceeding that envisioned for the site in both the OCP and the NCP. In addition, the proposal did not comply with City Policy No. 0-23 Residential Buffering Adjacent to ALR/Agricultural Boundary which, at that time, only permitted half-acre lots, including half-acre gross density lots, within the subject site.

- An amendment to City Policy No. O-23 was approved at the July 10, 2006 Council-in-Committee meeting (Corporate Report No. C016). This amendment provides a broader range of lot sizes in the Suburban areas while maintaining an appropriate transition between lands designated Urban and lands within the Agricultural Land Reserve (ALR).
- The allowable residential density in the Suburban designation was subsequently amended (final adoption of amendment by-law no. 16067 received on September 25, 2006) to allow an increase from 5 units per hectare (2 upa) to 10 units per hectare (4 upa) with a minimum lot size of 930 square metres (10,000 sq.ft.), where development with this density is a minimum of 200 metres (650 ft.) from the edge of the ALR.
- In light of this amendment, staff have worked with the applicant to revise their proposal to comply with the policy, with the existing OCP and NCP designations for the site, and with the recently modified density permitted in the Suburban designation.

Proposed Development Overview

- The applicant is proposing to rezone the site to "Comprehensive Development (CD)" in order to allow subdivision into approximately 23 small suburban single family lots.
- The proposed CD Zone is consistent with the designations in the Official Community Plan (OCP) and the Fleetwood Town Centre Neighbourhood Concept Plan (NCP).
- The proposal adheres to revised City Policy No. O-23 which defines two transition areas between the Urban designation boundary and the ALR/Agricultural boundary. The policy and the recent OCP amendment to the Suburban designation set a minimum lot size and maximum density within a 400-metre (1/4 mile) transition area. Within the area 400-metres from the ALR/Agricultural boundary, the policy defines two sub-transition areas: an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre line, and an Outer Ring Transition Area between the 200-metre line and the ALR/Agricultural boundary.
- Within the Outer Ring Transition Area, residential developments at 5 units per hectare (2 units per acre), including half-acre subdivisions and gross density developments are permitted and within the Inner Ring Transition Area, lot sizes may be reduced to a minimum of 930 square metres (10,000 square feet) at a maximum gross density of 10 units per hectare (4 units per acre).
- The proposed rezoning of the subject site to CD allows for lots similar to RH-G Zone within the Outer Ring Transition Area (200 metres from the ALR), while allowing for 929-square metre lots within the Inner Ring Transition Area (200 metres from the Urban Designation).
- Proposed Lots 12, 22, and 23, within the Outer Ring Transition Area, are 24 metres (79 ft.) wide and 1,120 square metres (12,056 sq.ft.) in area, similar to the RH-G Zone.
- Proposed Lots 1 – 11 and 13 – 21, within the Inner Ring Transition Area, range from 18 metres (59 ft.) to 20 metres (66 ft.) in width and are a minimum of 929 square metres (10,000 sq.ft.) in area.

- The proposal includes an increased minimum rear yard setback of 15 metres (49 ft.) for proposed Lots 4 – 11, which exceeds the minimum requirement of 7.5 metres (25 ft.) under the proposed CD Zone. This increased setback is intended to provide an adequate interface and buffer between the proposed Inner Ring Transition Area lots and the existing lots to the south of the subject site, which are zoned CD (By-law No. 13389) based on the RH-G Zone.
- The applicant is proposing to dedicate and construct 87A Avenue which will eventually connect to the existing 87A Avenue when the lots to the east of the subject site develop. There is a proposed lane that will be provide alternate access to proposed Lots 18 – 23 which front 88 Avenue, a designated arterial road. This lane will eventually be extended to 164 Street through the property at the corner of 88 Avenue and 164 Street (16416 – 88 Avenue) which is not part of the subject application. A temporary lane access from 87A Avenue will be constructed between proposed Lots 12 and 13.
- The applicant has provided a potential concept for the future development of 16416 – 88 Avenue which is surrounded by the subject application, and for the properties east of the subject site (Appendix III and XI).
- The applicant for the subject site has retained Ran Chahal 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 for all lots except proposed Lot 23, 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.
- A basement-entry home is permitted only on proposed Lot 23. This is in accordance with the basement-entry home guidelines, wherein a maximum of 20% of the proposed lots within each subdivision may be permitted to be basement-entry.
- Secondary suites will not be permitted.
- 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 115 mature trees on the subject site. The report proposes the removal of 113 trees which includes 15 trees assessed as hazardous, 72 alder and maple trees and 26 trees that are located either within the building envelopes or within the proposed roadway. The Report proposes 2 trees be retained and originally proposed 76 replacement trees.
- Under the new Tree Protection By-law, a tree replacement ratio of 1:1 will apply to the subject application since the majority of trees are alder and maple. There are 113 trees proposed to be removed and 76 replacement trees proposed which would leave a shortfall of 37 trees. Under the new By-law, monetary compensation for the remaining 37 trees will apply amounting to \$11,100 based on \$300/tree.

- While the application is not subject to the newly adopted Tree Protection By-law, staff requested that the applicant volunteer to provide cash-in-lieu in the amount of \$11,100 towards the Green City Fund. The applicant has agreed to provide an additional 12 replacement trees, however does not wish to provide \$7,500 for the remaining 25 trees as would be required under the new Tree Protection By-law. It is recommended that the deficiency be addressed.

Proposed CD By-law (Appendix IX)

- The proposed zoning for the site is Comprehensive Development based on the RH-G Zone with some allowances for the Transition Area lots that are within 200 metres of the Urban Designation.
- The CD By-law will be separated into two blocks: Block A provisions regulate the lots similar to the regulations in the RH-G Zone; and Block B provisions regulate the Inner Ring Transition Area lots and are a hybrid between the RH-G and RC Zones.
- The details of the proposed CD By-law are as follows:

	Block A (based on RH-G Zone)	RH-G Zone	Block B (Based on RH-G and RC Zone)	RC Zone
Density	Floor Area Ratio: 0.32 Maximum: 330 sq.m. (3,550 sq.ft.)	Floor Area Ratio: 0.32	Floor Area Ratio: 0.35 Maximum: 330 sq.m. (3,550 sq.ft.)	Floor Area Ratio: 0.45 (Type I Single-Family Dwellings)
Lot Coverage	25 %	25 %	30 %	40 %
Setbacks	Front Yard: 7.5 m. (25 ft.) Rear Yard: 7.5 m. (25 ft.) Side Yard: 3.0 m. (10 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front Yard: 7.5 m. (25 ft.) Rear Yard: 7.5 m. (25 ft.) Side Yard: 3.0 m. (10 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front Yard: 7.5 m. (25 ft.) Rear Yard: 7.5 m. (25 ft.) Side Yard: 2.4 m. (8 ft.) Side Yard Flanking Street: 5.6 m. (18.4 ft.)	Front Yard: 7.5 m. (25 ft.) Rear Yard: 7.5 m. (25 ft.) Side Yard: 1.8 m. (6 ft.) Side Yard Flanking Street: 3.6 m. (12 ft.)
Lot Dimensions	Size: 1,120 sq.m. (12,000 sq.ft.) Width: 24 m. (80 ft.) Depth: 30 m. (100 ft.)	Size: 1,120 sq.m. (12,000 sq.ft.) and 1,300 sq. m. (14,000 sq.ft.) Width: 24 m. (80 ft.) and 30 m (100 ft.) Depth: 30 m. (100 ft.)	Size: 929 sq.m. (10,000 sq.ft.) Width: 18 m. (60 ft.) Depth: 30 m. (100 ft.)	Size: 700 sq.m. (7,500 sq.ft.) Width: 18 m. (60 ft.) Depth: 30 m. (100 ft.)

- The requirements for the Inner Ring Transition Area lots (Block B) are based on the RH-G Zone and RC Zone as modified to apply to lots that are a minimum of 929 square metres in area. The proposed Floor Area Ratio (FAR) of 0.35 will allow a sufficient floor area for these lots, and the proposed lot coverage of 30% will allow for the same coverage as lots that are zoned RH-G and RC. The proposed side yard setback is somewhat less than the requirements under the RH-G Zone since the minimum lot width is 18 metres (60 ft.) for the Inner Ring Transition Area lots, rather than the 24-metre (80 ft.) minimum width requirement of the RH-G Zone.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 5, 2006 and staff received the following responses:

- Two phone calls were received from residents concerned about the size of the proposed lots in relation to the surrounding area.

(The proposal conforms with City Policy O-23 and with the Suburban designation which allow for 930-square metre (10,000 sq.ft.) lots within 200 metres(650 ft.) of the Urban designation. The applicant is proposing an increased rear yard setback for proposed Lots 4 to 11 to allow for an adequate interface with the existing lots south of the proposed development which are zoned CD based on the RH-G Zone.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Company Search
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
Appendix IX.	CD By-law
Appendix X.	City Policy No. 0-23
Appendix XI.	OCP Designations and ALR Boundary
Appendix XII.	Proposed Concept for Properties East of the Subject Site

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 24, 2006.
- Building Scheme dated October 24, 2006.
- Neighbourhood Character Study dated September 27, 2006.
- Arborist Report dated October 24, 2006.
- Tree Preservation and Replacement Plan dated October 24, 2006.
- Soil Contamination Review Questionnaire prepared by Michael Helle, dated January 9, 2006 and October 16, 2004.

How Yin Leung
Acting 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: Michael Helle, Coastland Engineering & Surveying Ltd.
Address: #101, 19292 - 60 Avenue
Surrey, B.C.
V3S 3M2
Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 16486 and 16446 – 88 Avenue, **8740** – 164 Street

(b) Civic Address: 16486 – 88 Avenue
Owner: **0755136 B.C. Ltd.**
Director Information:
Darshan Singh Bhambra
Bahadur Singh Matharu
Paramjit Singh Sanghera

No Officer Information Filed
PID: 011-413-913
Lot 1 Section 23 Township 2 New Westminster District Plan 9613

(c) Civic Address: 16446 - 88 Avenue
Owner: **0755136 B.C. Ltd.**
Director Information:
Darshan Singh Bhambra
Bahadur Singh Matharu
Paramjit Singh Sanghera

No Officer Information Filed
PID: 011-413-948
Lot 2 Section 25 Township 2 New Westminster District Plan 9613

(d) Civic Address: **8740** – 164 Street
Owner: 0743444 B.C. Ltd.
Director Information:
Rand L. Buckley
Kanwaldeep K. Sandhu
Sukhdev S. Grewal
Ranjit S. Chahal
Susan K. Chahal
Officer Information: (as at December 16, 2005)
Kanwaldeep K. Sandhu, President
Sukhdev S. Grewal, Secretary

PID: 011-413-964
Lot 4 Section 25 Township 2 New Westminster District Plan 9613

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	6.79 ac
Hectares	2.75 ha
NUMBER OF LOTS	
Existing	3
Proposed	23
SIZE OF LOTS	
Range of lot widths (metres)	18.1 – 24.7 m
Range of lot areas (square metres)	929 – 1,120 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.39 upha 8.36 upa
Lots/Hectare & Lots/Acre (Net)	4.07 upha 10.06 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	29.1%
Estimated Road, Lane & Driveway Coverage	37.5%
Total Site Coverage	66.6%
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

CONTOUR MAP FOR SUBJECT SITE

