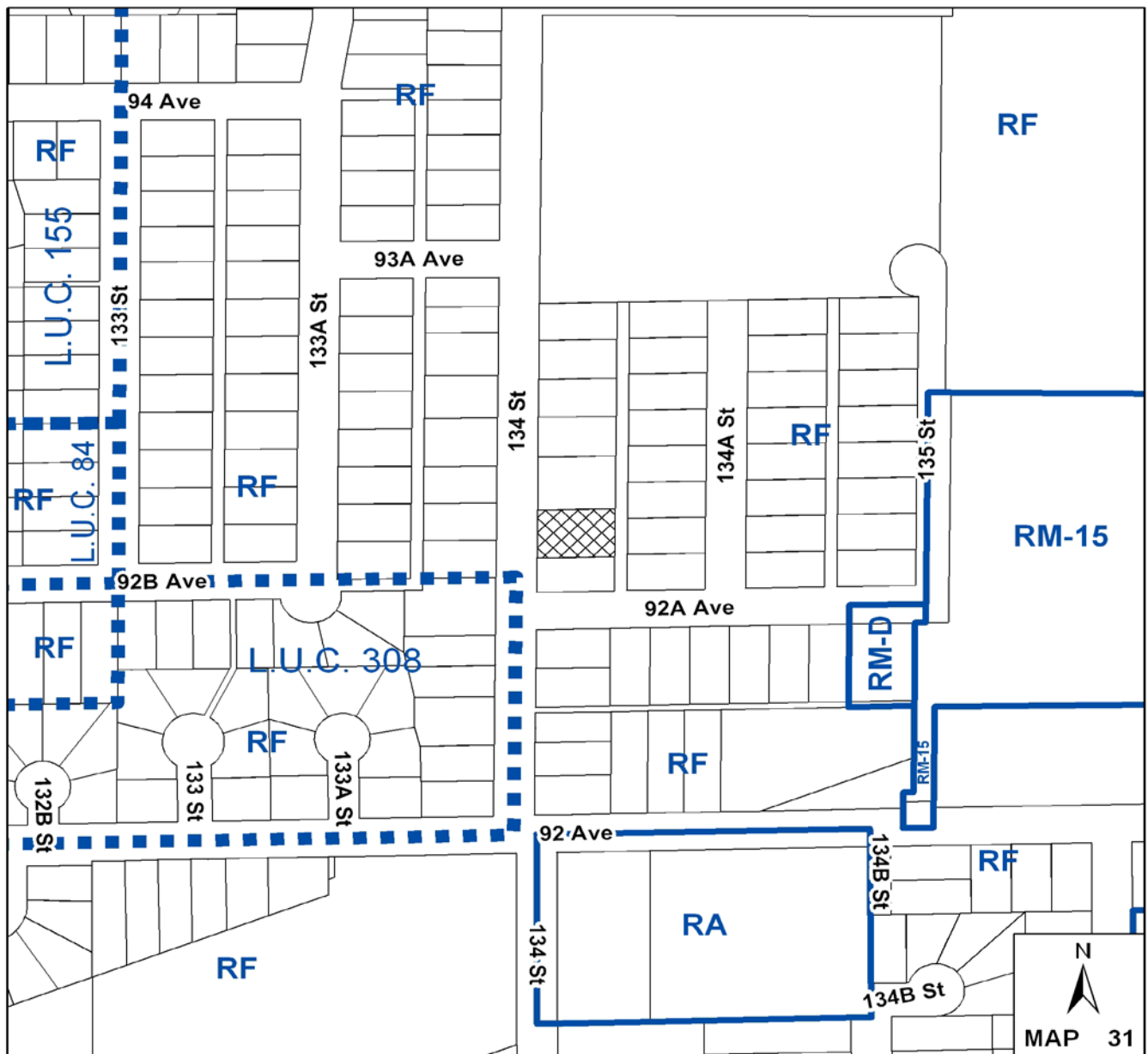


Proposal: Rezone from RF to RF-12 to subdivide into 2 small single family lots.

Recommendation: Approval to Proceed

Location: 9278 - 134 Street **Zoning:** RF

OCP Designation: Urban **Owner:** Jack McLelland, Laurie McLelland, Wilma Webb



PROJECT TIMELINE

Initial Application Submission Date: March 3, 2006
Completed Application Submission Date: January 13, 2007
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into 2 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 (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; 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).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 1 student
Secondary students = 0 students

Total new students = 1 student

School Catchment Area/Current Enrollment/School Capacity:

Cindrich Elementary School = 593 enrolled/580 capacity

Queen Elizabeth Secondary School = 1,335 enrolled/1,600 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 = 9 students

Total new students = 9 students

Approved Capacity Projects and Future Space Considerations

A boundary move from Guildford Park Secondary School to Queen Elizabeth Secondary is being implemented for 2006 to increase enrollment at Queen Elizabeth. The proposed development will not have an impact on these properties.

(Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling proposed to be demolished.
- **East:** Across the lane, single family lots, zoned RF, designated Urban.
- **South:** Single family lots, zoned RF, designated Urban.
- **West:** Across 134 Street, single family lots, zoned RF, designated Urban.
- **North:** Single family lot, zoned RF, designated Urban with a development application (No. 7905-0076-00) to rezone from RF to RF-12 in order to subdivide into two single family lots (at Third Reading).

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 134 Street, north of 92A Avenue. It is designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".

- The 25.6-metre (84 ft.) wide subject site has a lot area of 984 square metres (0.24 ac.) significantly exceeding the 15-metre (50 ft.) width and 560-square metre (6,000 sq.ft) area requirements of the RF Zone.
- The applicant is proposing to rezone the parcel to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into two single-family lots.
- The existing house and other structures on the site are to be demolished.
- Due to the proximity to City Centre (and the services it provides), as well as the nearby park and school, there is merit in enabling further development of this over-sized single family lot. However there is not sufficient area to create two RF lots because of insufficient lot width and lot area. The applicant is thus proposing to rezone the site to the RF-12 Zone to create two small single family lots.
- Council granted Third Reading on September 6, 2005 to a similar application to rezone the neighbouring property to the north (9292 - 134 Street) (Application No. 7905-0076-00) from RF to RF-12 to permit subdivision into two small single family lots.
- As part of Application No. 7905-0076-00 the applicant prepared a conceptual layout, based on the RF-12 Zone, to illustrate how other lots on the block could further subdivide. The proposal for the subject property conforms to the conceptual plan for the block based on RF-12 zoning (Appendix VIII).
- The two proposed lots under the current application exceed the minimum 320-square metre (3,445 sq. ft.) lot size and 12-metre (40 ft.) lot width requirements of the RF-12 Zone. The proposed lots each have an area of 491.9 square metres (5,286 sq.ft.) and a lot width of 12.8 metres (42 ft.).
- The proposed lots will front 134 Street but will gain access from an existing lane behind the property that connects with 92A Avenue.
- The applicant for the subject site has retained Apex Design Group 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 VI).
- Basement-entry homes and secondary suites will not be permitted.
- In-ground basements are proposed for each of the two lots based on the preliminary lot grading information provided by the applicant. Basements will be achieved with the addition of fill at a depth of approximately 1.2 metres (4 ft.) at the front portions of both proposed lots. The fill is will also be used to ensure that main floor of the house is at grade with the street. A lot grading plan has been reviewed by staff and found to be generally acceptable.
- The addition of approximately 1.2 metres of fill on the site will require that a 1.35-metre (4 ft.) retaining wall be built along the southern boundary of proposed Lot 2. The applicant was asked to consult with and obtain permission from the neighbour located at 9268 - 134 Street concerning

the retaining wall. The neighbour signed a letter expressing that they were consulted and that they have no concerns.

- The proposed Allan Block retaining wall is to be constructed by the developer to a maximum height of 1.3 metres (4 ft.). The neighbour located at 9268 - 134 Street has no objection to the construction of the retaining wall along the shared property line.
- C. Kavolinas & Associates Inc. prepared the Arborist Report which has been reviewed and stamped by the City's Landscape Architect.
- The Arborist Report indicates there are three mature trees on the subject site. The report proposes the removal of the two trees located on the front of the site because they will be adversely affected by the addition of fill. One of the two trees to be removed has also been noted as being hazardous. The third tree located at the rear of the property is to be retained.
- A total of five replacement trees are being proposed on the subject property. There will be a minimum of two replacement trees per lot and an overall average of three trees per lot (Appendix VII). This conforms to the requirement of the new Tree Protection By-law No. 16100.

PRE-NOTIFICATION

Pre-notification letters were sent on August 29, 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.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Conceptual Layout Based on the RF-12 Zone

INFORMATION AVAILABLE ON FILE

- Building Scheme dated January 13, 2007.
- Arborist Report dated October 20, 2006.
- Soil Contamination Review Questionnaire prepared by Jack McLelland dated February 27, 2006.

How Yin Leung
Acting General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Avnash Banwait
 Address: Suite 206, 8363 - 128 Street
 Surrey, B.C.
 V3W 4G1
 Tel: 604-543-8104

(b) Agent: Name: Jack McLelland
 Address: 9278 - 134 Street
 Surrey, B.C.
 V3V 5S2
 Tel: 604-930-8723

2. Properties involved in the Application

(a) Civic Address: 9278 - 134 Street

(b) Civic Address: 9278 - 134 Street
 Owner: Jack McLelland, Laurie McLelland, Wilma Webb
 PID: 010-514-040
 Lot 34 Section 32 Township 2 New Westminster District Plan 19336

3. Summary of Actions for City Clerks Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.251
Hectares	0.101
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	12.81 (x 2)
Range of lot areas (square metres)	491.90 (x2)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.8 lots/ha 7.97 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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

