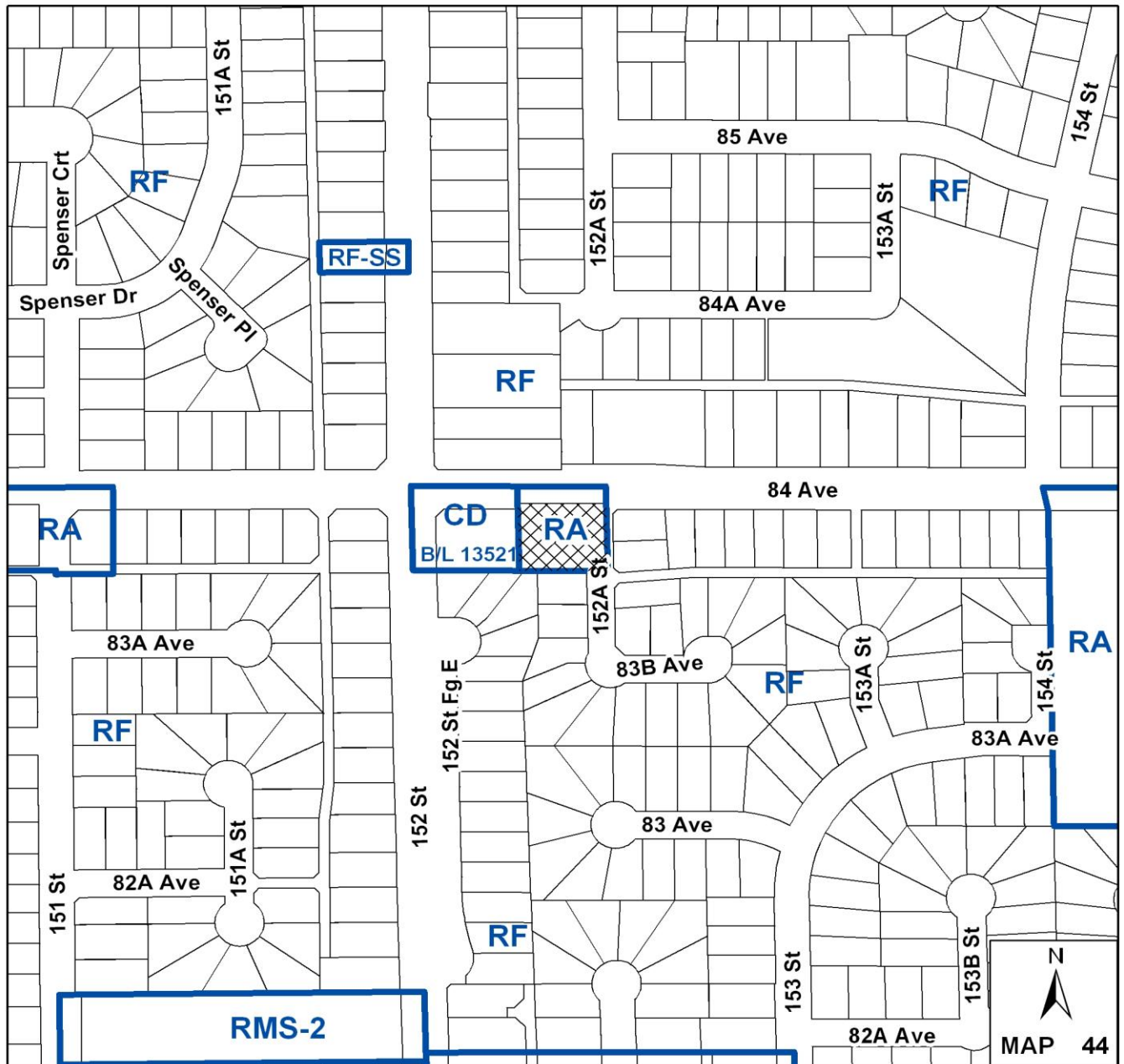


Proposal: Rezone from RA to RF to subdivide into two (2) single family residential lots.

Recommendation: Approval to Proceed.

Location: 15242 - 84 Avenue **Zoning:** RA

OCP Designation: Urban **Owner:** Jagdish Dhaliwal



PROJECT TIMELINE

Initial Application Submission Date:	May 5, 2006
Modification to Initial Application Date:	July 10, 2006
Completed Application Submission Date:	January 29, 2007
Planning Report Date:	February 12, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) single family residential 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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; and
 - (d) address 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).

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:

Coyote Creek Elementary School = 603 enrolled/680 capacity
 Fleetwood Park Secondary School = 1,390 enrolled/1,200 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 = 13 students
 Secondary students = 11 students
 Total new students = 24 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. The proposed development will not have an impact on these projections.

(Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling in the middle of the site that will be removed and a statutory right-of-way and partially constructed road, providing access to the lots to the south.
- **East:** Across 152A Street, single family dwellings, zoned RF, designated Urban.
- **South:** Single family dwellings, zoned RF, designated Urban.
- **West:** Small commercial/retail centre, zoned CD, designated Urban.
- **North:** Across 84 Avenue, single family dwellings, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation:

Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 84th Avenue, just east of 152 Street and has a lot area of 2,020 square metres (0.49 ac). It is designated Urban in the Official Community Plan (OCP) and presently zoned “One-Acre Residential” (RA).
- The applicant is proposing to rezone the parcel to "Single Family Residential Zone" (RF) to allow subdivision into two single-family lots.
- The existing house and other structures on site are to be demolished.
- The proposal is consistent with the “Urban” OCP designation of the subject site and the established pattern of development within this neighbourhood.
- When the single family lots to the south and immediate east were created in 2003 (Application No. 7902-0080-00) a right-of-way was secured for public rights of passage with our without vehicles, along the eastern property line of the subject lot. The proposed subdivision will facilitate the final road dedication requirement for 152A Street south of 84 Avenue, currently covered by statutory right-of-way.
- The two proposed lots will front onto and gain access off of 152A Street.
- The two proposed lots exceed the minimum 560-square metre (6,027 sq. ft.) lot size and 15.0-metre (50 ft.) lot width requirements of the RF Zone. Proposed Lot 1 has an area of 750 square metres (8,073 sq.ft.) and a lot width of 19.7 metres (56 ft.), while proposed Lot 2 has an area of 648 square metres (6,975 sq.ft.) and a lot width of 17.0 metres (56 ft.).
- The depth of both proposed lots is 38.0 metres (125 ft) which significantly exceeds the 28.0-metre (90 ft) lot depth requirement of the RF Zone.
- The applicant for the subject site has retained Tynan Consulting Ltd. 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. In ground basements will be achieved with the addition of approximately 1.0 metre of fill placed at the front portions of both proposed lots. A lot grading plan has been reviewed by staff and deemed acceptable.
- C. Kavolinas & Associates Inc. prepared the Arborist Report the Tree Preservation/Replacement plans. Both have been reviewed and stamped by the City's Landscape Architect and deemed acceptable.
- Two protected trees straddle the property line between the subject site and the neighbouring property to the south at 8385 - 152A Street. The tree survey indicates that these trees would need to be removed. The applicant will be required to obtain permission from the neighbouring

property owner to remove the two trees in question, before this project could be considered for final adoption and before a tree cutting permit is granted.

- The Arborist Report indicates there are seven mature trees on the subject site. The report proposes the removal of six trees because they will be adversely affected by fill on the site, or are situated in locations whereby reasonable building envelopes would impact tree health and safety.
- A total of six replacement trees are being proposed on the subject property representing a replacement ratio of 1:1. There will be a minimum of three replacement trees per lot and an overall average of three trees per lot (Appendix VII).
- Under the new Tree Protection Bylaw No. 16100 a tree replacement of 2:1 would apply, i.e., two replacement trees for every protected tree that is cut. There are six protected trees to be removed and 6 replacement trees proposed, which would leave a shortfall of six trees. Under the new By-law, monetary compensation for the remaining 6 trees will apply amounting to \$1,800 based on \$300/tree.
- While the application is not subject to the new Tree Protection By-law, staff requested that the applicant volunteer to provide cash-in-lieu in the amount of \$1,800 towards the Green City Fund. The applicant has denied this request. It is recommended that the applicant be required to address this matter prior to consideration of final adoption.

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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 17, 2007.
- Building Scheme dated November 30, 2006.
- Tree Preservation and Replacement Plan dated September 18, 2006.
- Soil Contamination Review Questionnaire prepared by Jaswant Mann dated May 5, 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: Mike Helle
 Address: #101 - 19292 - 60 Avenue, Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 15242 - 84 Avenue

 - (b) Civic Address: 15242 - 84 Avenue
 Owner: Jagdish Kaur Dhaliwal
 PID: 008-267-287
 Lot 1, Section 26, Township 2, New Westminster District, Plan LMP 46046

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.5
Hectares	0.2
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	17 - 19.7 m.
Range of lot areas (square metres)	648 m ² - 750 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.0 / 4.0
Lots/Hectare & Lots/Acre (Net)	14.3 / 5.0
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	22.0
Estimated Road, Lane & Driveway Coverage	34.5
Total Site Coverage	56.5
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

