

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0344-00

Planning Report Date: September 8, 2008

PROPOSAL:

- Rezoning from RA to RH-G
- Development Variance Permit

in order to allow subdivision into two (2) half-acre residential gross density lots and open space.

LOCATION:

8749 - 168 Street

OWNERS:

Ravi Chawla and Anju Narula Chawla

ZONING:

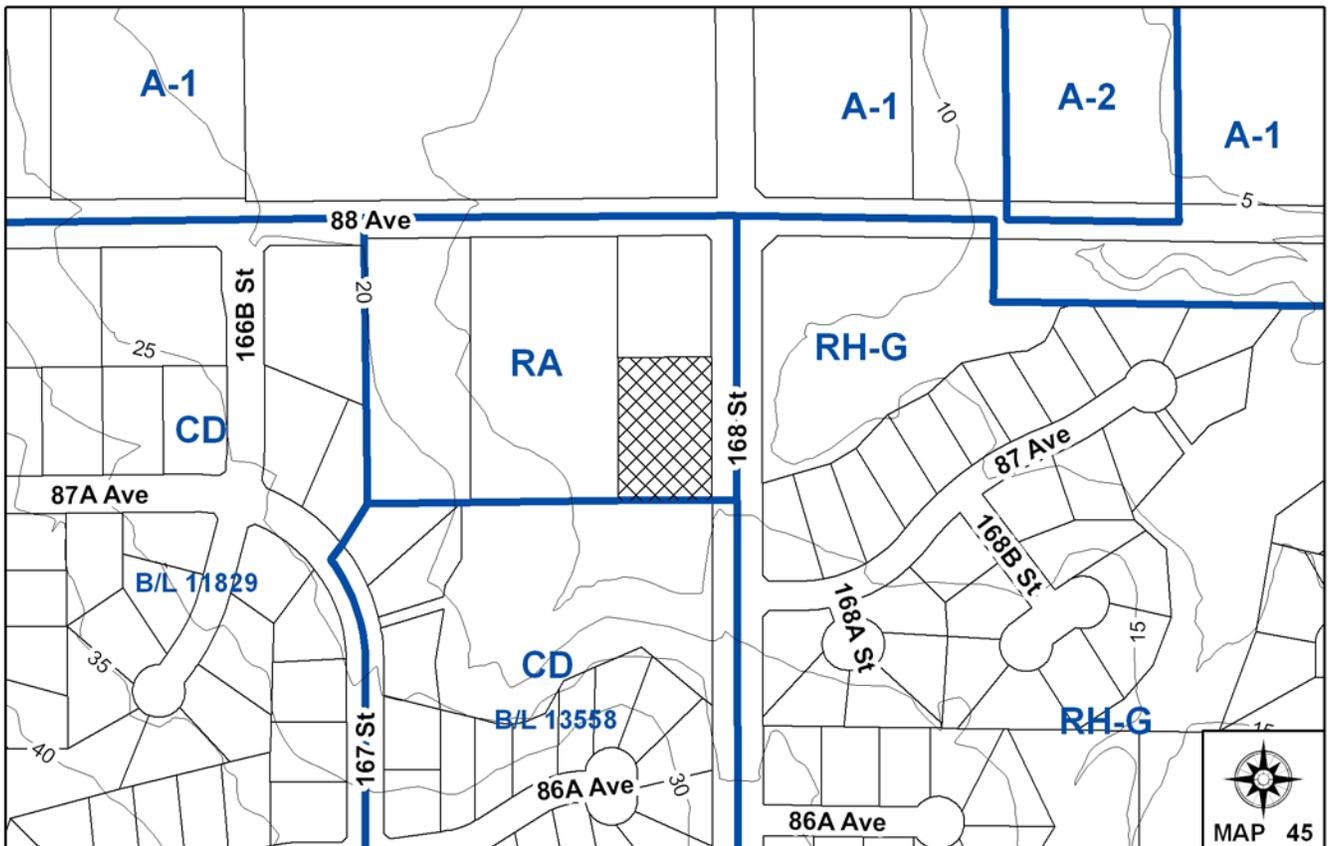
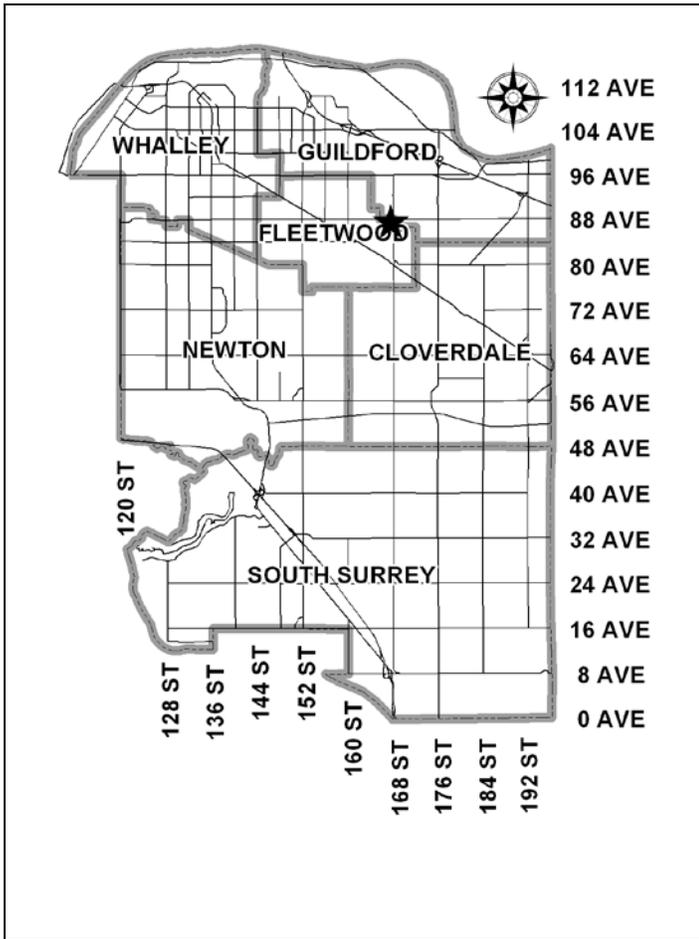
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

Single Family Suburban and Parks Linear Corridors



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The minimum lot area permitted for subdivision within the RH-G Zone is 1 hectare (2.5 acres). The subject property is only 0.4 hectares (0.95 acres).
- The minimum lot width of proposed Lot 2 is reduced from 24 metres (80 ft.) to 15.5 metres (50 ft.) to allow subdivision into two (2) lots and open space dedication.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Fleetwood Town Centre Land Use Plan.
- The proposed lots are similar in size to the RH-G lots to the east.
- Lot width for proposed Lot 2 is reduced due to creek preservation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0344-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum site area required for subdivision in the RH-G Zone from 1.0 hectares (2.5 acres) to 0.4 hectares (0.95 acres); and
 - (b) to vary the minimum lot width of the RH-G Zone for proposed Lot 2 from 24 metres (80 ft.) to 15.5 metres (50 ft.).
3. 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) approval of Development Variance Permit No. 7906-0344-00; and
 - (e) registration of a reciprocal access agreement on the properties for a shared driveway access off 168 Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

1 Elementary student at Frost Road Elementary School
0 Secondary students at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks supports the proposed development including the registration of a Restrictive Covenant to protect the northern riparian area on proposed Lot 1, and park dedication of the southern riparian area on proposed Lot 2.

Department of Fisheries and Oceans:

This project was considered at the January 16 and February 20, 2008 Environmental Review Committee (ERC) meetings. DFO has no objection to the proposal subject to the protection of both creeks on the subject property, the planting of shrubs within the protected habitat area of the south creek and the installation of a 1.2-metre (4.0 ft.) high fence.

Agricultural Advisory Commission:

The project was considered at the May 1, 2008 AAC meeting and AAC has no objections to the application.

SITE CHARACTERISTICS

Existing Land Use: Suburban lot with a single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Large single family lot.	Suburban/Single Family Suburban in the Fleetwood Town Centre Plan	RA
Further North (Across 88 Avenue):	Forested land within the Agricultural Land Reserve.	Agricultural in the OCP	A-1
East (Across 168 Street):	City park/greenway and half acre gross density lots.	Suburban in the OCP	RH-G
South:	City park/greenway.	Suburban/Parks and Linear Corridors in the Fleetwood Town Centre Plan	CD (By-law No. 13558)
West:	Large suburban lot.	Suburban/Single Family Suburban in the Fleetwood Town Centre Plan	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located at 8749 – 168 Street, is zoned One-Acre Residential Zone (RA) and is designated Single Family Suburban in the Fleetwood Town Centre Land Use Plan and Suburban in the Official Community Plan (OCP). A large single family dwelling, currently situated at the southern portion of the property, will be retained.
- The subject property is located within a neighbourhood of suburban lots, with properties on the north side of 88 Avenue located within the Agricultural Land Reserve (ALR). The property to the east was rezoned and subdivided into RH-G lots and open space under Development Application No. 7996-0294-00, which was approved by Council in 2001. The property was further subdivided under Development Application No. 7902-0034-00, which resulted in a total of 52 RH-G lots.
- A red-coded creek runs along the southeast portion of the subject property. The applicant's environmental consultant has also indicated that a second creek runs through a portion of the subject property at the northeast corner.

Proposed Subdivision Layout

- The applicant is proposing to rezone the subject property from RA to RH-G to allow subdivision into two (2) Half-Acre Residential Gross Density lots. A Development Variance Permit is also required to vary the minimum lot area permitted for subdivision in the RH-G Zone and to allow a reduction in the proposed lot width.
- The applicant has provided a subdivision context plan (Appendix IX) showing how the adjacent properties may develop in the future. Any subsequent development applications on the adjacent properties will follow the standard application process to ensure that the proposed lots are compatible with the neighbourhood.
- The creek preservation area on the southern portion of proposed Lot 2 will be dedicated to the City as open space, and will meet the minimum 15% park space requirement under the RH-G Zone. The Parks Department has stated the importance of this creek as it is fish-bearing, and therefore protection of this riparian area through dedication is required.
- The creek preservation area on the northern portion of proposed Lot 1 however, will be protected under a Restrictive Covenant (RC). This will allow the applicant to construct a home similar in size to the one that currently exists on proposed Lot 2. Parkland dedication on proposed Lot 1 would have significantly restricted the potential size of the future house. The Parks Department agrees that this riparian area may be protected with an RC rather than dedication, as the creek is not as environmentally sensitive.
- The proposed subdivision is consistent with the development in the area. Proposed Lot 1 is approximately 1,668 m² (17,955 ft²) in size, which includes 526 m² (5,665 ft²) of open space to be protected under an RC, while proposed Lot 2 is 1,450 m² (15,600 ft²) in size. Existing RH-G lots east of the subject property are smaller and range in size from 1,120 m² (12,055 ft²) to 1,340 m² (14,425 ft²).

- The lot width for proposed Lot 1 is 36 metres (118 ft), while the lot width for proposed Lot 2 is 15.5 metres (50 ft). The lot width for proposed Lot 2 is considerably reduced due to the creek on the south portion of the lot. Therefore, a large portion of proposed Lot 2 will be dedicated as open space, significantly reducing its lot width.
- The dedication of the south portion of proposed Lot 2 as open space will provide a better connection to the existing green spaces that currently lie south and east of the subject site.
- All existing native vegetation will remain in the open space preservation areas. Significant landscaping including trees and shrubs will be planted to further enhance the open space, as proposed in the landscape plan. DFO has requested that low-level shrubs be planted along 168 Street so that vehicle sightlines will not be obstructed.
- The City Engineering Department (Transportation Division) has stated that the two (2) proposed lots are required to share a single driveway access off 168 Street, since the street is an arterial. A Restrictive Covenant for a reciprocal access agreement will be registered on title.
- The Agricultural Advisory Commission has no objections with the proposed development.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VI).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends a number of styles of homes be permitted, including "Traditional English Country" and "Traditional English Manor". Traditional English Tudor".
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- The topography of the subject property is relatively flat. In-ground basements are not possible on the subject site due to servicing constraints.
- C. Kavolinas & Associates Inc. prepared the Arborist Statement and Tree Preservation Plans, while Envirowest Environmental Consultants prepared the landscape plans. The plans have been reviewed by City staff and are generally acceptable.
- According to the tree summary, zero trees are identified on the subject site. Three (3) conifers are located just outside the north property line on the adjacent property. The landscape plan indicates that 26 trees will be planted.

PRE-NOTIFICATION

Pre-notification letters were sent on January 23, 2007, and staff received no comments on the application.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 15 Section C of the Zoning By-law (No. 12000) to increase the minimum site area permitted for subdivision from 1.0 hectare (2.5 acres) to 0.4 hectares (0.95 acres).

Applicant's Reason:

- The proposed lots are similar in size to the RH-G lots in the neighbourhood.

Staff Comments:

- The two (2) proposed lots are comparable in size to the existing RH-G lots to the east across 168 Street, and comply with the maximum 1.3 units per hectare (2 units per acre) allowable density of the suburban designation in the OCP. Proposed Lot 2 is larger than any of the existing RH-G lots to the east, which were created under Development Application Nos. 7996-0294-00 and 7902-0034-00.
- The applicant will dedicate 15% parkland to the City as part of this development application in order to preserve the creeks.
- Planning staff support the proposed variance.

(b) Requested Variance:

- To vary Part 15 Sub-section K.3 of the Zoning By-law (No. 12000) to allow a reduction in the minimum lot width for proposed Lot 2 from 24 metres (80 ft) to 15.5 metres (50 ft).

Applicant's Reason:

- To allow subdivision of the subject property and dedicate open space.

Staff Comment:

- The lot width of proposed Lot 2 is reduced to 15.5 metres (50 ft) due to parkland dedication. The applicant is dedicating approximately 667 m² (7,180 ft²) of open space, which will occupy approximately 24 metres (80 ft) of the frontage along 168 Street for proposed Lot 2.
- The parkland to be dedicated will provide connectivity with the City-owned parks currently established in the neighbourhood, and help maintain the suburban nature of the area.

- The proposed variance will have a minimal impact on existing properties in the neighbourhood. Planning staff support the variance.

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.	Proposed Subdivision Layout and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7906-0334-00
Appendix IX.	Neighbourhood Context Plan

Jean Lamontagne
General Manager
Planning and Development

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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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: Unit 101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 8749 - 168 Street
- (b) Civic Address: 8749 - 168 Street
 Owners: Ravi Chawla and Anju Narula Chawla
 PID: 003-291-731
 Parcel "A" (Explanatory Plan 14800) Lot 1 Except: Part Dedicated Road on
 Plan LMP38833 Section 25 Township 2 New Westminster District Plan 12561

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7906-0344-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RH-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.93 ac
Hectares	0.38 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.2 - 38.1 m (50-125 ft.)
Range of lot areas (square metres)	1,450 m ² (15,608 ft. ²)-1,688 m ² (17,955 ft. ²)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.3 lots/ha and 2.1 lots/ac
Lots/Hectare & Lots/Acre (Net)	6.4 lots/ha and 2.5 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	23%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	38%
PARKLAND	
Area (square metres)	667.1 m ²
% of Gross Site	17.5%
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
Lot Frontage Width (Proposed Lot 2)	YES
Subdivision Area Requirement	YES