

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0432-00

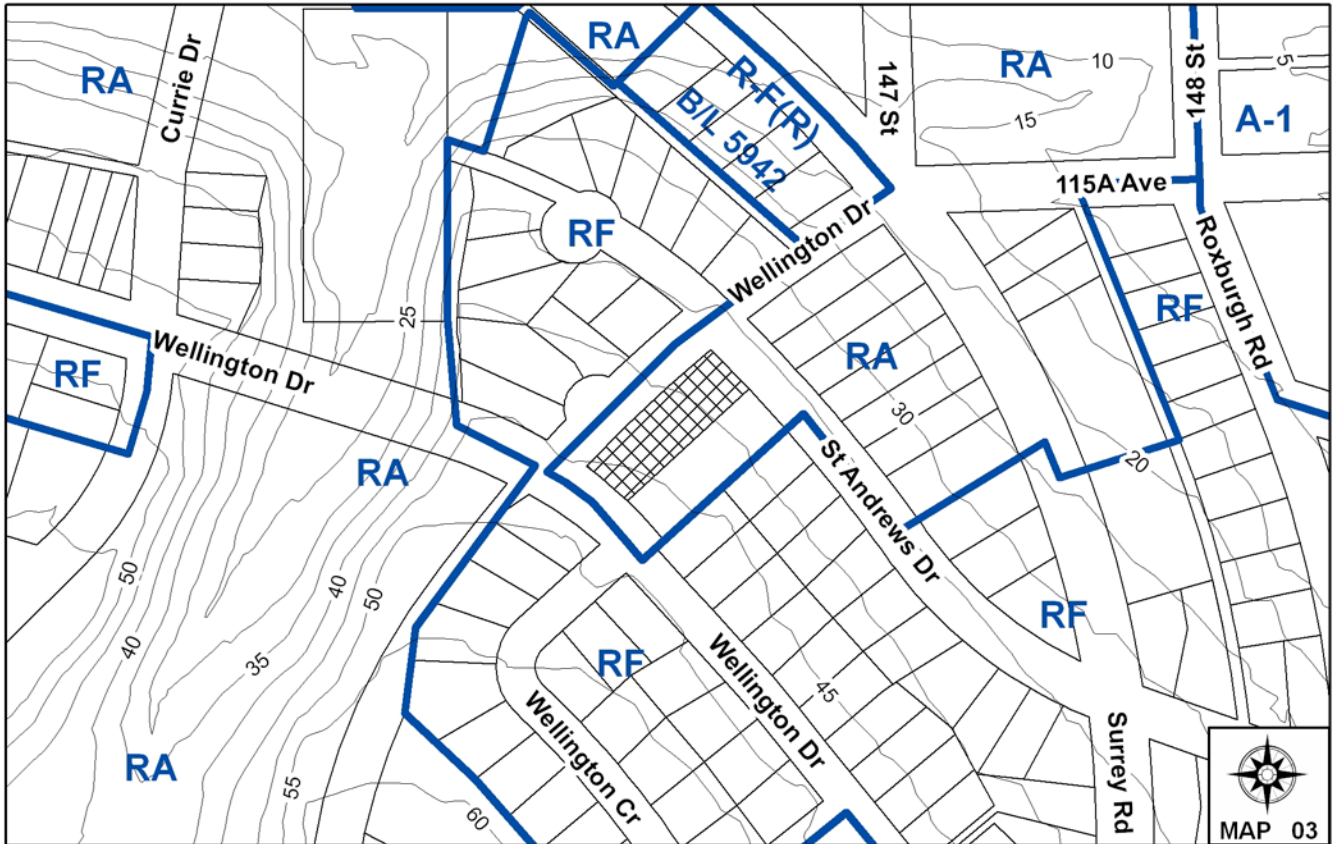
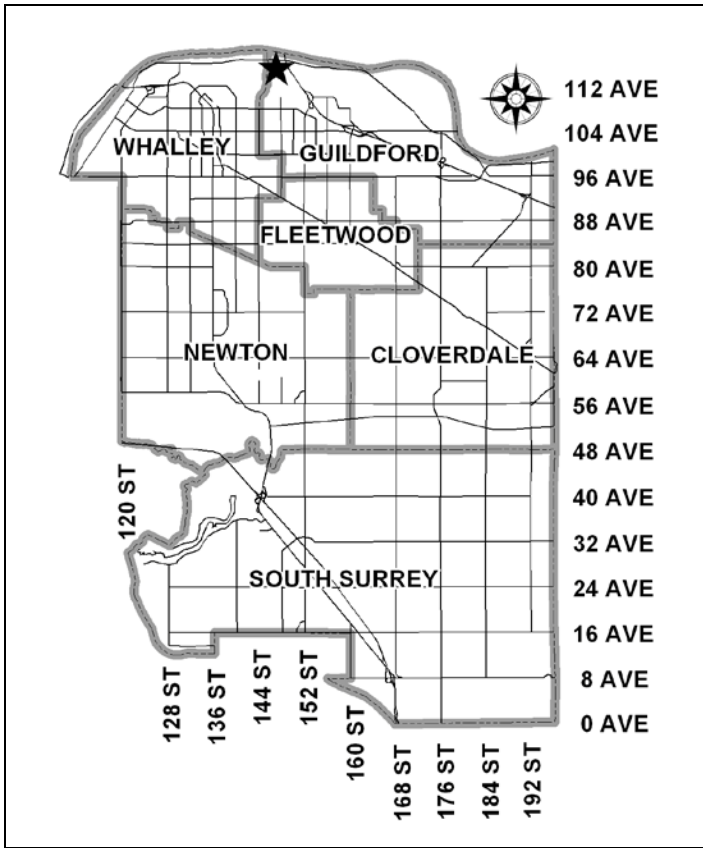
Planning Report Date: February 25, 2008

**PROPOSAL:**

- **Rezoning from RA to RF**

in order to allow subdivision into two (2) single family residential lots.

**LOCATION:** 14664 St. Andrews Drive  
**OWNERS:** Irene Phan and Mily Sue Phan  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP designation.
- Proposed lots are consistent with the RF-zoned lots in the neighbourhood.

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 "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 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 outlined in Appendix III.

School District: **Projected number of students from this development:**  
 1 Elementary student at Ellendale Elementary School  
 0 Secondary students at Guildford Park Secondary School  
 (Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across St. Andrews Drive):	Single family dwelling.	Urban	RA
East:	Single family dwelling.	Urban	RA
South (Across Wellington Drive):	Single family dwelling.	Urban	RF

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
West:	Single family dwellings and Invegarry Park.	Urban	RF

## DEVELOPMENT CONSIDERATIONS

### Background and Proposed Subdivision Layout

- The subject site located at 14664 St. Andrews Drive is currently zoned RA, and is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone the subject property to RF to allow subdivision into two (2) single family residential lots.
- The two (2) proposed lots conform to the minimum requirements of the RF Zone in terms of the lot area, width and depth. The proposed lots range in size from 830 m<sup>2</sup> (8,935 ft<sup>2</sup>) to 848 m<sup>2</sup> (9,130 ft<sup>2</sup>). An existing dwelling is to be retained on proposed Lot 1 and will meet all RF zoning requirements.
- The subject property is one of two remaining undeveloped lots on the block, and will follow the pattern of development in the neighbourhood. This subdivision will create two lots that are similar in size and dimensions to neighbouring properties. The proposed lot widths (22.6 and 23.3 metres) will comply with the Infill Policy.
- The road concept plan for this area shows the dedicated road on the north-west side of the subject property extending northward and connecting with St. Andrews Drive. The road currently ends in a cul-de-sac. The City Engineering Department (Transportation Division) has stated that the extension of this portion of the dedicated road, adjacent to the subject property, is not required.
- The proposed subdivision reflects this road concept with access to proposed Lot 2 from Wellington Drive and access to proposed Lot 1 from St. Andrews Drive.

### Neighbourhood Character Study and Building Scheme

- Apex Design Group Inc. 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 V).
- The design consultant recommends that four specific styles of homes be permitted, including "Neo-Traditional", "Neo-Heritage", "Rural-Heritage", and "West Coast Modern".
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were produced and submitted by Mainland Engineering Corporation. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on both lots. Basements will be achieved with minimal cut or fill.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and deemed acceptable with minor revisions required.
- According to the tree summary, seven (7) mature trees are identified on the subject site (Appendix VI). Three (3) trees will be removed. Based on the Tree Protection Bylaw (No. 16100), six (6) replacement trees are required. The total number of replacement trees being proposed is six. Therefore, no additional compensation is required.
- The chart below provides a summary of the tree retention and removal by species:

<u>Tree Species</u>	<u>Total No. of Trees</u>	<u>Total Proposed for Retention</u>	<u>Total Proposed for Removal</u>
<b>Cedar</b>	3	1	2
<b>Walnut</b>	1	1	0
<b>Douglas Fir</b>	3	2	1
<b>TOTAL-</b>	<b>7</b>	<b>4</b>	<b>3</b>

PRE-NOTIFICATION

Pre-notification letters were sent on January 23, 2007, and staff received the following comment on the current application.

- A letter was received from a neighbour expressing concerns for the subdivision. The concerns focussed on the retention of the large trees on the subject property, as well as the subdivision increasing the density in the neighbourhood.

*(The Arborist Report states that there are seven (7) trees on the subject property, with three (3) of them to be removed. All three trees are in poor condition. Additionally, the subject proposal is the creation of one additional lot, and will complete the pattern of RF lots on this block. Therefore, its impact will be minimal).*

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
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

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:                      Avnash Banwait, Mainland Engineering Corp.  
                         Address:                      8363 - 128 Street, Suite 206  
                                                              Surrey, BC  
                                                              V3W 4G1  
                         Tel:                                      604-543-8044
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      14664 St. Andrews Drive
  
  - (b)      Civic Address:                      14664 St. Andrews Drive  
                         Owners:                                      Irene Phan and Mily Sue Phan  
                         PID:    011-154-641  
                         Parcel "One" (Explanatory Plan 10064) Lot "A" Except: Parcel "A"  
                         (Explanatory Plan 15662); Block 72 New Westminster District Plan 5545
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.41 ac
Hectares	0.17 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	22.6 - 23.3 m
Range of lot areas (square metres)	830.1 - 848.5 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.0 lots/hectare      4.8 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	31%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	38%
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO