

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0485-00

Planning Report Date: November 19, 2007

PROPOSAL:

- **Rezoning from RA to RF**

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

LOCATION:

14969 - 71A Avenue

OWNERS:

Harjit and Baljinder Kaler

ZONING:

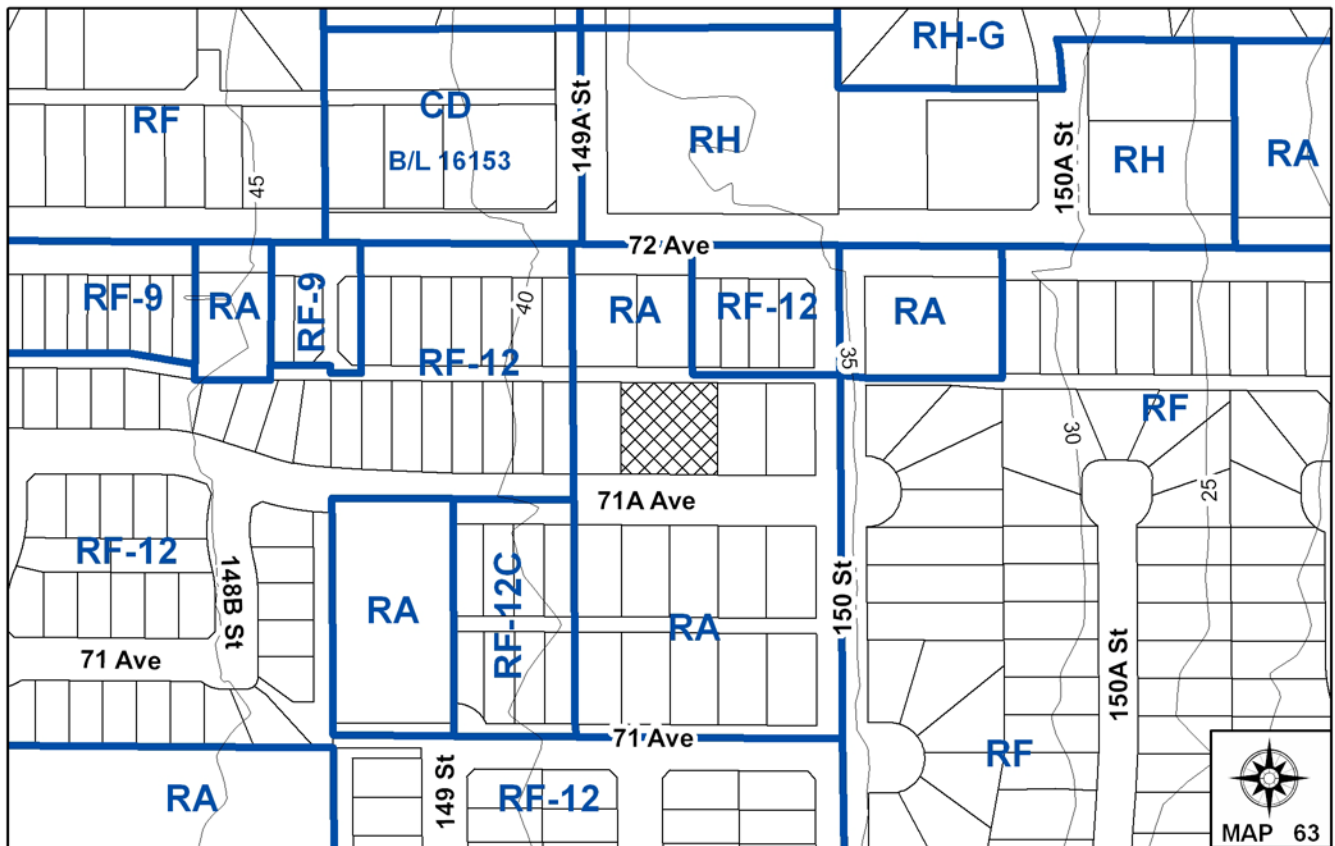
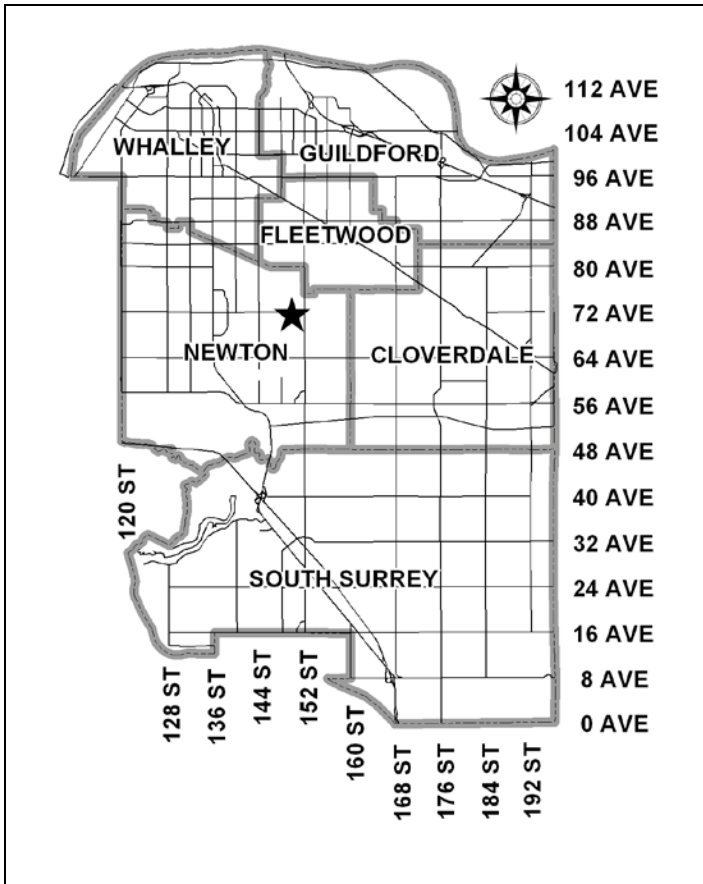
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Urban Single Family Residential



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.
- Complies with NCP designation.

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;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant adequately address the shortfall in tree replacement in accordance with the Tree Protection By-law.

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 T.E. Scott Elementary School
0 Secondary students at Frank Hurt Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling to be retained on proposed Lot A.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant lot and single family dwellings under construction on small lots.	Urban Single Family Residential and Single Family Small Lots	RA and RF-12

Direction	Existing Use	NCP Designation	Existing Zone
East:	Existing single family dwelling.	Urban Single Family Residential	RA
South (Across 71A Avenue):	Vacant lots.	Urban Single Family Residential	RA
West:	Existing single family dwelling.	Urban Single Family Residential	RA

DEVELOPMENT CONSIDERATIONS

- The subject property at 14969 - 71A Avenue is located within the East Newton South Neighbourhood Concept Plan (NCP) area. Initially, the applicant proposed to redesignate the site from "Urban Single Family" to "Single Family Small Lots" and to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" in order to permit subdivision into three (3) small single family residential lots.
- In September 2007, the applicant amended their proposal. The applicant now proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and to subdivide the property into two (2) single family lots. The applicant also proposes to retain the existing single family dwelling on proposed Lot A and has confirmed retention of this house can be achieved in compliance with the requirements of the proposed RF Zone.
- The subject property is designated "Urban Single Family Residential" in the East Newton South NCP and is surrounded by older single family lots, zoned One-Acre Residential (RA). Many of the surrounding properties have recently re-developed to create new single family lots, zoned RF, RF-12 and RF-12C.
- The proposed lot widths (19.17 m/63 ft wide) and lot areas (701.3 m²/7,549 ft²) exceed the by-law requirements of the RF Zone and are comparable with adjacent lots (average 19.26 m/63 ft. wide and 704 m²/7,578 ft² in area).
- The proposed subdivision is, therefore, consistent with the NCP designation, compatible with the surrounding development pattern and an appropriate infill subdivision among existing properties along 71A Avenue.
- The proposed development will also facilitate the construction of an east-west lane along the north boundary of the site as required by the Engineering Department. This lane will provide the opportunity for rear yard access for lots fronting 72 Avenue, an arterial road, and will help complete the east-west lane connection between 148 Street and 150 Street, a desired transportation connection envisioned by the NCP.

Building Design

- The applicant has retained Mark Ankenman as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and, based on the findings of the study, proposed a set of design guidelines for the new homes (Appendix V). The guidelines will be registered in a Building Scheme on the title of each lot to ensure the new homes are compatible with the emerging character of the neighbourhood.
- Secondary suites and basement-entry style homes are prohibited in this development.

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and is considered satisfactory. The Plan indicates minimal fill, less than 0.5 m / 1 ft 8 in, and no retaining walls are proposed.
- In-ground basements are feasible on both of the proposed lots.

Tree Retention & Replacement

- The Arborist Report prepared by Randy Greenizan of C. Kavolinas and Associates Inc. for this development has been reviewed by the City's Landscape Architect and deemed acceptable.
- The Report identifies 22 mature trees within the subject site, including Cedar (12), Douglas Fir (2), Pine (3), Spruce (3), Cherry (1) and Mountain Ash (1).
- Four (4) of these trees are located near the existing house to be retained on proposed Lot A (the western lot) and are in good condition and suitably located for retention.
- The Arborist recommends 18 trees be removed (Appendix VI), including 8 trees located within the building envelope of proposed Lot B (the eastern lot) or on the edge of the proposed lane and roadway, which are not suitable for retention because they have been topped and are in poor condition with weak attachments and included bark. The remaining 10 trees are in good condition, but are located on the edge of the proposed lane and roadway and their root systems extend further into the lane and roadway. These trees will not survive construction of the lane and the completion of 71A Avenue. The Engineering Department has assessed the possibility of adjusting the lane alignment, but this is not possible as the alignment has already been previously established. Thus, the condition and location of these existing trees make them impossible to retain.
- The Arborist recommends 6 replacement trees to be planted. Based on the required 2:1 tree replacement ratio the proposed number of replacement trees is deficient by 30 trees. The applicant proposes to address this deficiency with a cash contribution of \$9,000 to the Green City Fund as a condition of final approval.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 15, 2007 and again on November 6, 2007, concerning an amendment to the proposal. No comments have been received by staff concerning this development proposal.

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

LCR/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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 14969 - 71A Avenue

(b) Civic Address: 14969 - 71A Avenue
 Owners: Harjit and Baljinder Kaler
 PID: 005-291-984
 Lot A Section 15 Township 2 New Westminster District Plan 20139

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
GROSS SITE AREA	
Acres	0.35 ac
Hectares	0.14 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	19.17 m (63 ft.)
Range of lot areas (square metres)	701.3 m ² (7,549 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14 upha/6 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
PARKLAND	
Area (square metres)	n/a
% 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