

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0498-00

Planning Report Date: October 1, 2007

**PROPOSAL:**

- **Rezoning from RA to RH and CD**

in order to allow subdivision into 3 half-acre family lots.

**LOCATION:**

14079 - 32 Avenue

**OWNERS:**

Balbiro and Sukhdev Kajla

**ZONING:**

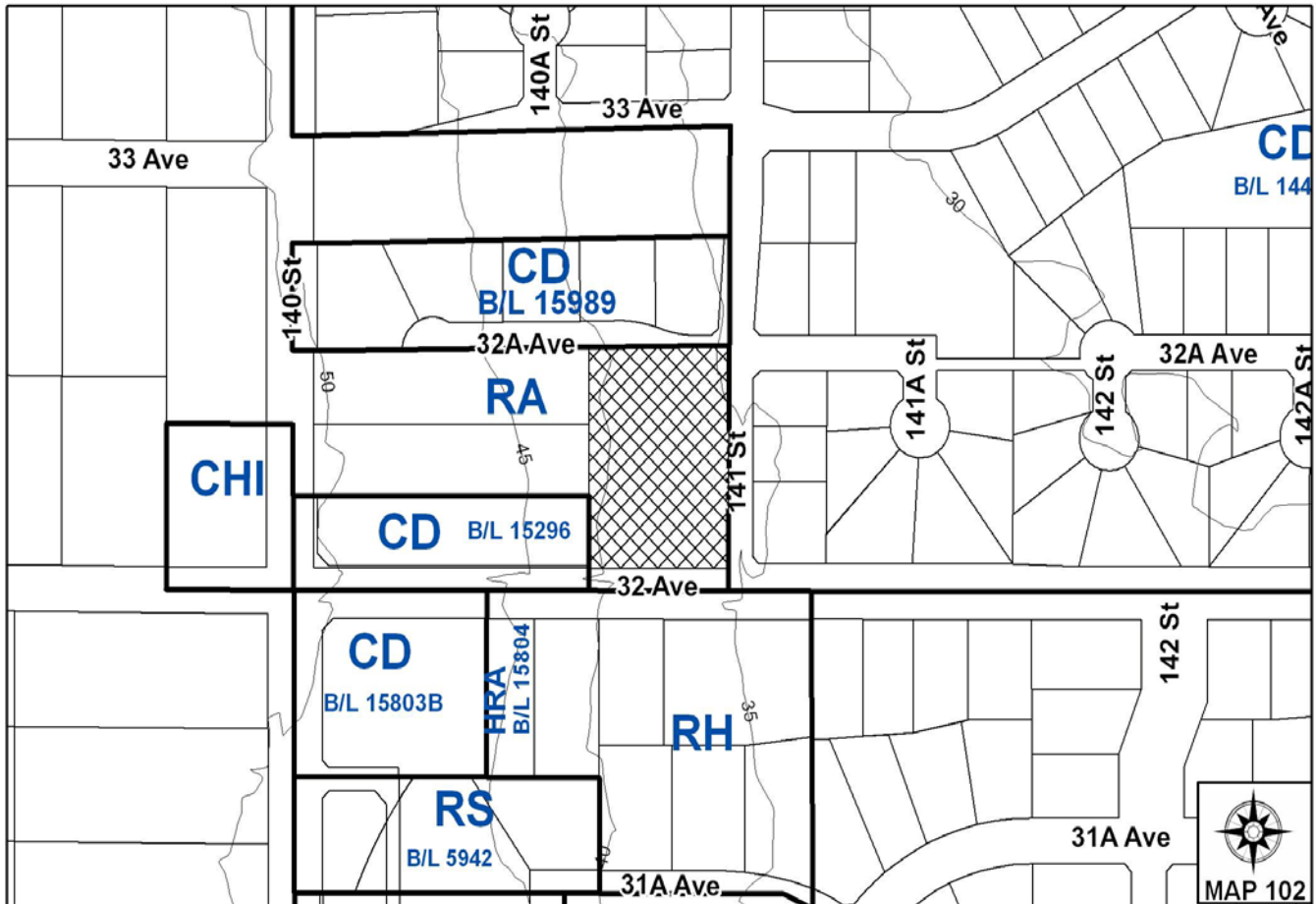
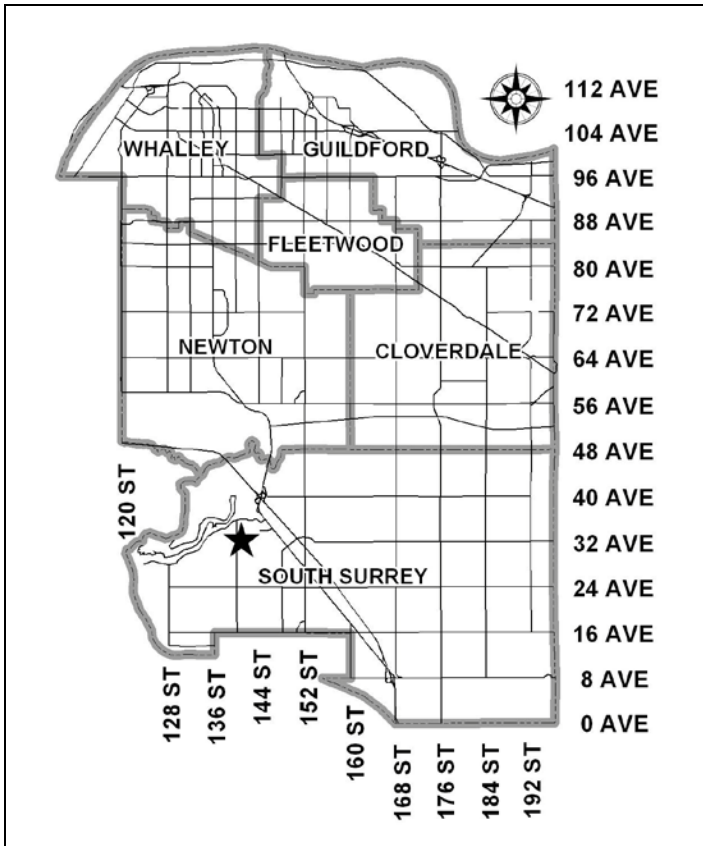
RA

**OCP DESIGNATION:**

Suburban

**LAP DESIGNATION:**

1 Acre and ½ Acre Gross Density



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Amendment of the Central Semiahmoo Local Area Plan from 1 acre to ½ acre.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially complies with the Central Semiahmoo Peninsula Local Area Plan and conforms with the subdivision pattern that has been established on neighbouring sites.
- The Central Semiahmoo Peninsula Local Area Plan amendment from 1 acre to ½ acre is supportable because it would allow the subject site to develop in a manner that is consistent with surrounding properties. (The proposed CD Zone for one of the lots is similar to the RH-G Zone.)

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject property shown as Block A on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000).
2. a By-law be introduced to rezone the portion of the subject property shown as Block B on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
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; and
  - (d) ensure that the applicant adequately address open space requirements to the satisfaction of the General Manager, Planning and Development.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from One Acre and Half Acre Gross Density to Half Acre and Half Acre Gross Density when the project is considered for final adoption.

## 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 Chantrell Creek Elementary School  
0 Secondary students at Semiahmoo Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Recently subdivided half-acre gross density lots.	Suburban/Half-Acre Gross Density	CD
East (Across: 141 Street):	Single family subdivision.	Suburban/Half Acre Gross Density	CD
South (Across: 32 Avenue):	Half-acre lots.	Suburban (outside of Local Area Plan)	RH
West:	Two residential one-acre parcels and commercial property (Belle's market)	Suburban/One-acre Residential	RA and CD

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located in the Central Semiahmoo Peninsula Local Area Plan (LAP), which designates the subject property for two different uses: "One-Acre" and "Half-Acre Gross Density" residential development. An amendment to the LAP will be required to change the designation to "Half-Acre" and "Half Acre Gross Density" for the entire site (Appendix VII).
- The proposed amendment is consistent with the Half-Acre Gross Density pattern that has been established on the east side of 140 Street around the subject site. The pattern was established by the 108-lot Elgin Park Estates development (file nos. 7900-0176-00 and 7902-0365-00), expanded with a subsequent 8-lot development (file no. 7904-0224-00) located north of the subject site, and most recently continued with a new five-lot subdivision (File No. 7904-0439-00) to the immediate north of the subject property.
- The major road illustrated in the Central Semiahmoo Peninsula LAP that is designated to pass through the subject property was realigned as part of the Elgin Park Estates development. The road connection is now made to the east of this site.

DEVELOPMENT CONSIDERATIONSSubdivision Layout

- The proposed layout consists of two RH lots and one CD lot. The proposed lot sizes are Lot 1: 1672.2 square metres (0.43 acres); Lot 2: 1858.0 square metres (0.46 acres); and Lot 3: 1753.1 square metres (0.41 acres) (Appendix III).

- The portion of the subject site being rezoned to RH will consist of Lots 1 and 2, while the CD portion will encompass Lot 3.
- The CD zone proposed will be based on the lot areas and dimensions of the Half-Acre Residential Gross Density Zone RH-G. The applicant will be required to pay 15% cash in lieu of parkland on the value of Lot 3.
- Lot 1 is proposed to be smaller than the minimum lot area of the RH zone. However, it is within ten percent of the 1858.0 square metre (0.46 acre) minimum and therefore subject to the discretion of the Approving Officer.
- Lots 2 and 3 are proposed to front onto 32A Avenue, while Lot 1 will be on 141 Street.
- The widths of the three lots will range from 27.5 to 31.0 metres (90.2 to 101.7 feet).
- A portion of land at the north of the property will be dedicated to complete the construction of 32A Avenue, which will align with 32A Avenue east of 141 Street.

#### Arborist Report and Tree Preservation

- The applicant retained Randy Greenizen (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an arborist report.
- The arborist report indicates that there are 37 mature trees on the subject site. The report proposes the removal of 17 trees because they will conflict with the building envelopes or the required road allowance. The Report proposes 20 trees be retained, the majority on proposed Lot 1. Seven replacement trees will be planted for a total of 27 trees on site, providing for an average of 9 trees per lot.
- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 1 alder and 16 other trees are to be removed, a total of 33 replacement trees would be required as part of this application. The applicant proposes 7 replacement trees. Under the requirement of the new Tree Preservation By-law, this will result in a tree replacement deficit of 26 trees. As such, under the new By-law, monetary compensation for the remaining 26 trees will be \$7,800 based on \$300/tree.

#### Building Scheme and Lot Grading

- The development is located in close proximity to the "Estates at Elgin Creek" development, which features classic traditional, "neo-traditional", "craftsman heritage", and "neo-heritage" style two-storey homes.
- The design guidelines aim to create homes compatible with the "Estates at Elgin Creek" subdivision, meeting or exceeding the standards of this development and other nearby subdivisions.
- No basement-entry homes or secondary suites will be permitted.

- Exterior materials are intended to include generous brick and/or wood detailing on most homes. Materials will include stucco, cedar, hardiplank, brick and stone only.
- Roofing materials will be shake profile concrete roof tiles only, in greys and browns only.
- Roof pitch will be a minimum of 8:12.
- The lot grading plan indicates that in-ground basements may be achievable.
- The Building Division has found the lot grading information adequate to allow the project to proceed to the next stage.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 15, 2007 and staff received no comment.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
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 Preservation
Appendix VII.	Central Semiahmoo Peninsula Local Area Plan
Appendix VIII.	Site Context Plan
Appendix IX.	Block Survey Plan
Appendix X.	Proposed CD By-law

### INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Envirowest dated August 13, 2007.

Jean Lamontagne  
General Manager, Planning and Development

MJ/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, B.C.  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651

2.      Property involved in the Application

(a)      Civic Address:                    14079 - 32 Avenue

(b)      Civic Address:                    14079 - 32 Avenue  
            Owners:                                Balbiro and Sukhdev Kajla  
            PID:                                        003-047-113  
            Lot 8 District Lot 166 Group 2 New Westminster District Plan 11131

3.      Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH and CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.55 ac
Hectares	0.626 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	
Range of lot areas (square metres)	
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.79 upha    1.94 upa
Lots/Hectare & Lots/Acre (Net)	4.79 upha    1.94 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	18
Total Site Coverage	43
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<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