

City of Surrey  
**PLANNING AND DEVELOPMENT REPORT**

File: 7907-0185-00

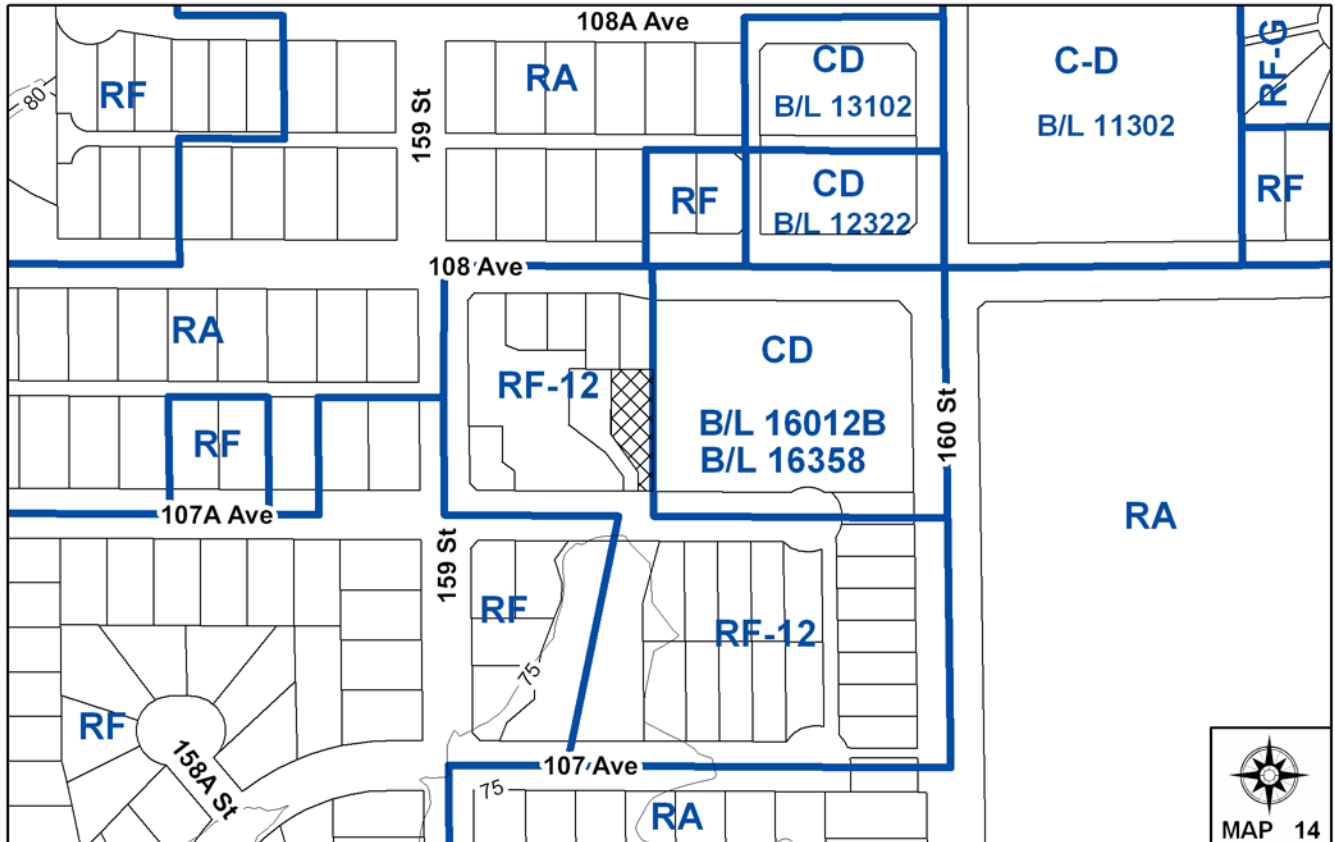
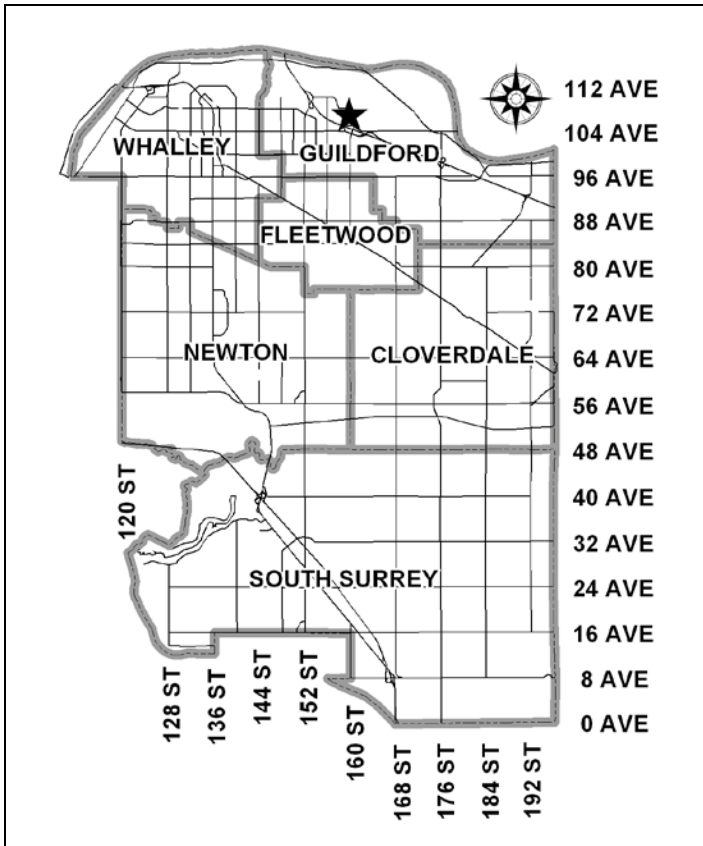
Planning Report Date: December 3, 2007

**PROPOSAL:**

- **Rezoning from RF-12 to CD**

in order to permit development of one single family lot.

**LOCATION:** 15945 - 107A Avenue  
**OWNER:** Popular Group Investments Ltd.  
**ZONING:** RF-12  
**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.
- The subject lot meets most of the lot area and dimensional requirements of the RF Zone but is affected by panhandle access and setback requirements.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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 revised Restrictive Covenant (Building Scheme) and discharge of the current Restrictive Covenant (Building Scheme) for 15945 - 107A Avenue; and
  - (c) approval from the Ministry of Transportation.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Min. of Transportation: Preliminary Approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Vacant RF-12 lot

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential - under construction.	Urban	RF-12
East:	Commercial centre under construction.	Urban	CD (By-law Nos. 16012B & 16358)
South (Across 107A Avenue):	Park/single family residential, under construction.	Urban	RF-12
West (Across 159 Street):	Single family residential and creek preservation area.	Urban	RF-12

## DEVELOPMENT CONSIDERATIONS

- The 671.2 square metre (7,225 sq.ft.) subject site, consisting of one panhandle lot, is located at 15945 – 107A Avenue on the north side of 107A Avenue in the Fraser Heights area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site was previously rezoned from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12) as part of Application 7904-0357-00 (approved January 15, 2007). The applicant is now proposing to rezone one property created under this application from RF-12 to "Comprehensive Development Zone" (CD), based on "Single Family Residential Zone" (RF), in order to permit a larger house on the lot. The applicant is not proposing to add any additional lots or change the lot area.
- The proposed CD Zone is consistent with the designations in the Official Community Plan (OCP).
- Technically, the existing lot conforms to the minimum requirements of the RF Zone in terms of lot area, width and depth. The existing lot is 671.2 square metres (7,225 sq.ft.) in area, 17.1 metres (56 ft.) in width, and 49.2 metres (164.5 ft.) in depth. However, this existing lot is very irregular in shape.
- A portion of this depth includes a panhandle providing driveway access to 107A Avenue. Discounting the panhandle portion of the lot, the lot is approximately 493 square metres (5,306 sq. ft.) in area, 17.1 metres (56 ft.) in width, and 29 metres (95 ft.) in depth. However, the panhandle portion of the site is significantly larger than that of typical panhandle lots and would allow for a much greater amount of useable area for the property residents.
- The purpose of rezoning the lot from RF-12 to CD as opposed to RF is to accommodate the atypical shape of this panhandle lot. Standard practice in determining the front yard setback of a lot is to disregard the panhandle portion is to be disregarded. In determining the lot area, however, the panhandle portion is included. Due to the fact that the panhandle portion of this lot is of an atypical shape, it was deemed reasonable to measure the front yard setback from a point where the lot frontage is 15 metres wide. The RF Zone does not allow for the flexibility required to accommodate the unprecedented situation resulting from the atypical shape of the panhandle.
- The adjacent property to the west of the subject site, 15937 – 107A Avenue, is also a panhandle lot. It has not been considered for rezoning, however, due to the fact that it is smaller in lot area (617 square metres, or 6,642 sq.ft.) and is a typical panhandle lot. After discounting the panhandle portion of this property and determining the front yard setback, the lot is left with a buildable site area unsuitable to a RF-sized single family house.
- The existing lot will continue to front onto and gain access from 107A Avenue.
- The applicant is not proposing further road dedication, as these requirements were fulfilled under the previous application (Appendix III).

Proposed CD By-law

- The proposed CD By-law for 15945 – 107A Avenue is based on the Single Family Residential Zone (RF), and incorporates the applicable regulations prescribed in the respective base zone but deviates from the RF regulations as described in the following table:

	RF Zone	Proposed CD By-law
<ul style="list-style-type: none"> <li>• Density</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum allowable floor area shall be 330 square metres (3,550 sq.ft.).</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum allowable floor area shall be 320 square metres (3,450 sq.ft.).</li> </ul>
<ul style="list-style-type: none"> <li>• Yards and Setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• Principal buildings shall be setback 7.5 m (25 ft) from the front property line;</li> <li>• All accessory buildings and structures shall be setback 18.0 m (60 ft) from the front property line.</li> </ul>	<ul style="list-style-type: none"> <li>• Principal buildings shall be setback 24.5 m (80 ft) from the front property line;</li> <li>• All accessory buildings and structures shall be setback 38.0 m (125 ft) from the front property line.</li> </ul>

- The maximum allowable floor area is limited to 320 square metres (3,450 sq.ft.), based on a maximum floor area ratio of 0.48 for the 671.2-square metre (7,225 sq.ft.) lot.
- The increased front yard setback is reflective of the required 7.5-metre (25 ft.) front yard setback of the principal building, in addition to the 17-metre (55 ft.) panhandle portion of the site.

Building Design Guidelines and Lot Grading

- Under application 7904-0357-00, the applicant for the subject site previously retained Tynan Consulting as the Design Consultant. At that time, the Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV). Under the revised application, the Design Consultant will be required to update the building design guidelines to reflect the larger house.
- In-ground basements, basement-entry homes and secondary suites will not be permitted.

Tree Preservation and Replacement

- DMG Landscape Architects prepared the Arborist Report and Tree Preservation/Replacement Plans for Application 7904-0357-00.
- As part of this application, no trees were proposed to be retained. Three replacement trees were proposed for the subject site. This information was previously reviewed by the City's Landscape Architect and deemed acceptable.
- Neither the Arborist Report nor the Tree Preservation/ Replacement Plans are being revised for the current application (Appendix V).

PRE-NOTIFICATION

Pre-notification letters were originally sent out on August 13, 2007. To date, staff has not received any responses. Since that time, the proposal has been revised, and pre-notification letter were sent out November 21, 2007. Once again, staff has not received any responses.

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. Existing Building Scheme Summary (No. 7904-0357-00)
- Appendix V. Existing Tree Replacement Preservation Summary and Plan (No. 7904-0357-00)
- Appendix VI. CD By-law

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	
Hectares	
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	17.1 m
Range of lot areas (square metres)	671.2 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15 lots/ha    6 lots/ac
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES (previously prepared)
<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