

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0227-00

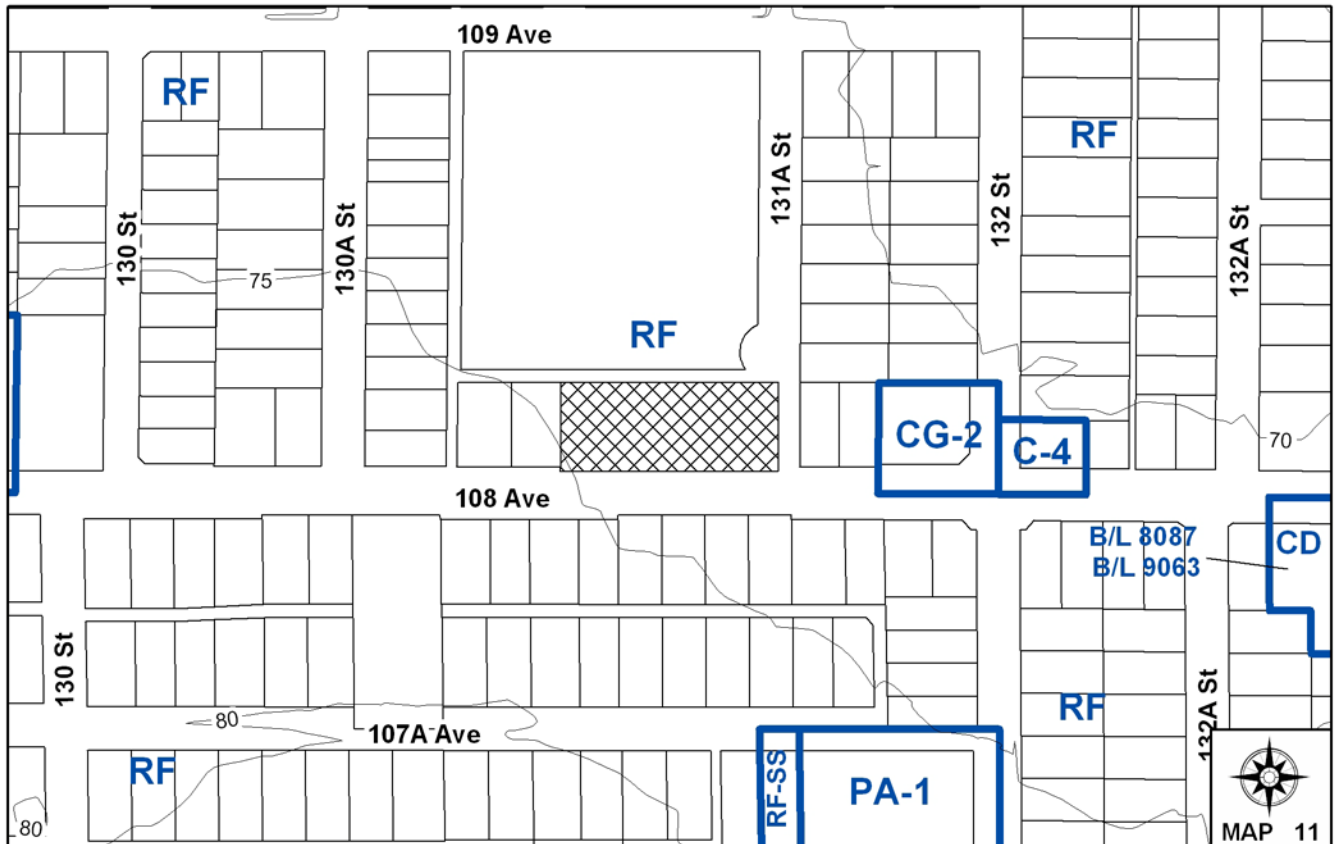
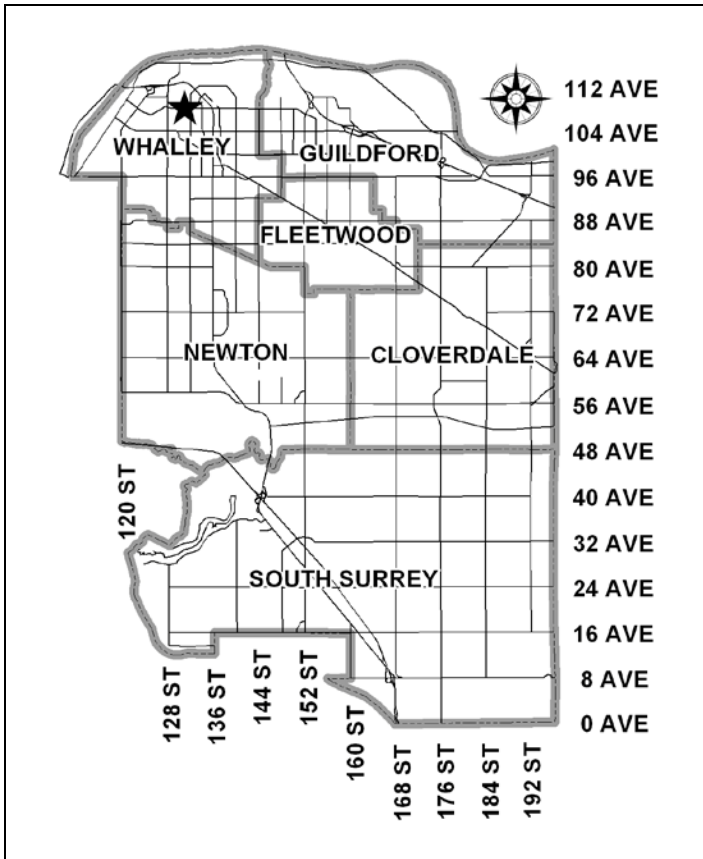
Planning Report Date: November 19, 2007

PROPOSAL:

- **Rezoning from RF to RF-9**

in order to allow subdivision into approximately 11 small single family residential lots.

LOCATION: 13121 - 108 Avenue
OWNERS: Serjit Chima and Makhan Chima
ZONING: RF
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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 11, inclusive, to require a minimum front yard setback of 5.5 metres (18 ft.).

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:**

4 Elementary students at K.B. Woodward Elementary School
2 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant should provide cash-in-lieu of parkland. Parks, Recreation and Culture also has concerns about the pressure the development will place on existing facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Two existing single family dwellings that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane to be constructed as part of this development):	Discovery Elementary School	Urban	RF
East (Across walkway and 131A Street):	Single family residential lots.	Urban	RF
South (Across 108 Avenue):	Single family residential lots.	Urban	RF
West:	Single family residential lots.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one 4,100-square metre (1-acre) property located west of City Centre. The site is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned “Single Family Residential Zone (RF)”. The applicant proposes to rezone the site to “Single Family Residential (9) Zone (RF-9)” in order to allow subdivision into approximately 11 small single-family residential lots.
- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-9 lots in Urban areas (Corporate Report No. C002 adopted January 17, 2000). The RF-9 Zone may be considered in Urban designated areas that are located within 400 metres (1/4 mile) of the edges of City Centre, Town centres and employment areas.
- The subject site is located one short block west of City Centre. It fronts onto an arterial road and all of the proposed lots will have access from a rear lane that will be constructed as part of this development application. Discovery Elementary School is across the rear lane from the site and the nearby intersection at 108 Avenue and 132 Street has a mix of local commercial uses.
- All of the proposed lots meet or exceed the minimum 250-square metre (2,690 sq. ft.) lot area, 9-metre (30 ft.) width and 28-metre (90 ft.) lot depth requirements of a Type I Interior Lot in the RF-9 Zone (Appendix II). The depth of the each proposed lot is approximately 38 metres (125 ft.)
- In accordance with the RF-9 Zone and the fronting road being an arterial, all lots will take access from the rear lane, which will be constructed as part of this project.

- The Parks, Recreation & Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all proposed lots. To meet the ultimate road elevation for future widening of 108 Avenue and to provide positive slopes to the proposed lot frontages, the applicant is proposing approximately 1 metre (3 ft.) of fill on the front portion of all of the proposed lots.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. 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 V).
- The building design guidelines recommend a new compact lot character for the proposed homes. Existing homes will not be reflective of those in the surrounding area as they are varied in character, with a wide mix of home types, sizes and styles.
- The front yard setback for all proposed lots will be increased from the minimum requirement of 3.5 metres (11 ft.) in the RF-9 Zone to 5.5 metres (18 ft.) to provide opportunity for improved landscaping appropriate to frontages along busy roads.
- Crime Prevention Through Environmental Design (CPTED) principles and appropriate design, such as the planting of low growing shrubs and the designing of at least one highly articulated common gable projection on all upper floors, will be applied to the rear of the house facing onto Discovery Elementary School.
- Basement-entry homes and secondary suites will not be permitted.

Tree Replacement and Preservation

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and to prepare an Arborist Report.
- The Arborist Report indicates there are 15 mature trees on the site and proposes that all these trees be removed because they are either in poor condition or are deciduous trees (fruit, alder and hawthorn) with no retentive value for the development.
- The Report proposes a total of 22 replacement trees, resulting in two trees on each lot (Appendix VI). Under the current Tree Protection By-law, for the 15 trees proposed for removal, a tree replacement ratio of 1:1 would apply to the four alder trees and a 2:1 ratio would apply to the other 11 trees for a total of 26 replacement trees. Under the By-law, monetary compensation of \$1,200 would apply to the shortfall of four trees, based on \$300/per tree, and will be collected prior to consideration of final approval.

PRE-NOTIFICATION

Pre-notification letters were sent October 1, 2007 and staff received no comments.

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: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: Suite 201 - 12448 - 82 Avenue
 Surrey, BC V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 13121 - 108 Avenue

 - (b) Civic Address: 13121 - 108 Avenue
 Owner: Serjit Chima and Makhan Chima
 PID: 009-000-763
 Lot 39 Section 16 Block 5 North Range 2 West New Westminster District Plan
 28506

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.03 ac
Hectares	0.41 ha
NUMBER OF LOTS	
Existing	1
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	9.10 m - 9.46 m
Range of lot areas (square metres)	345 m ² - 361 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	26.8 uph/10.7 upa
Lots/Hectare & Lots/Acre (Net)	28.2 uph/11.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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