

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0048-00

Planning Report Date: April 14, 2008

PROPOSAL:

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

in order to permit the development of a single family dwelling with a detached single car garage.

LOCATION:

16347 - 60 Avenue

OWNER:

Qualico Developments
 (Vancouver) Inc.

ZONING:

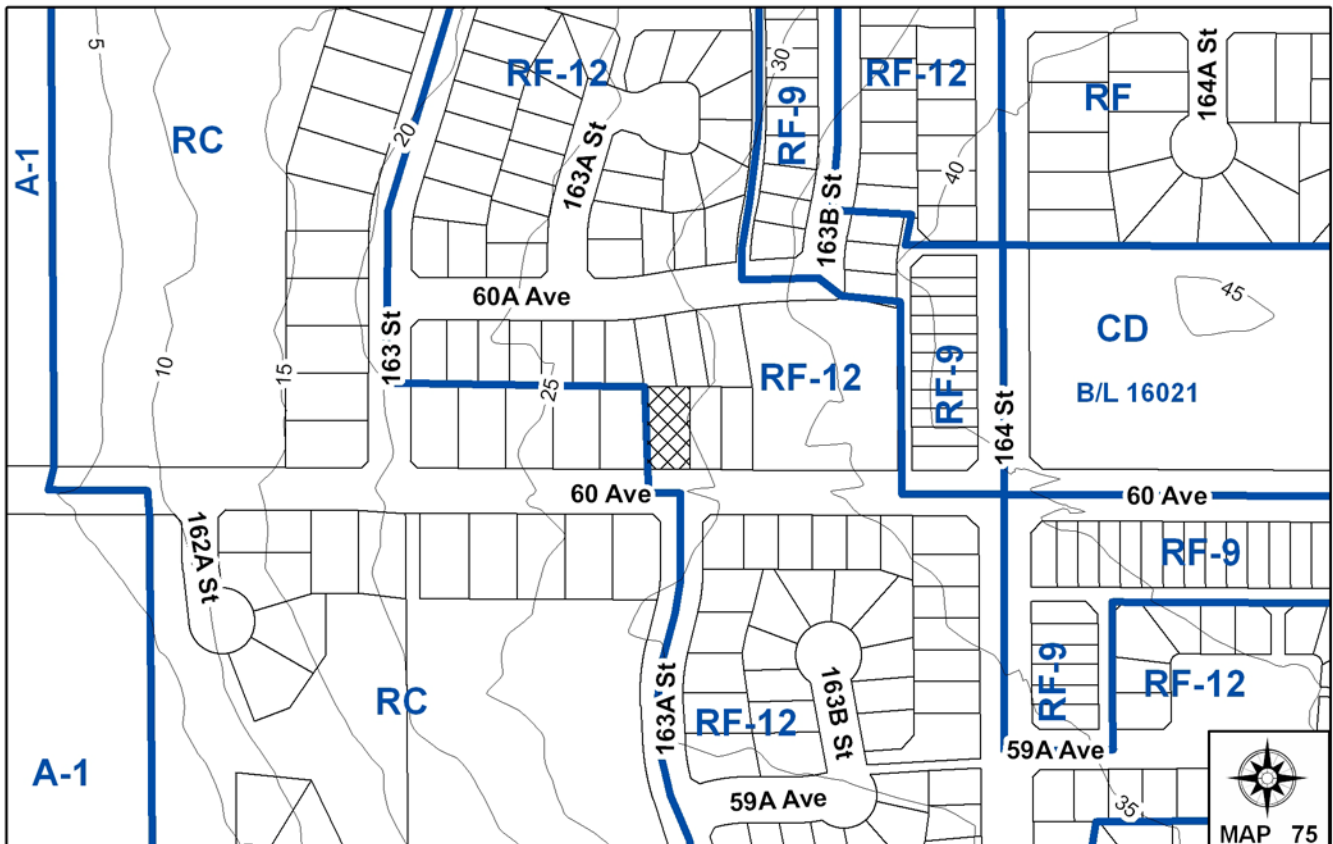
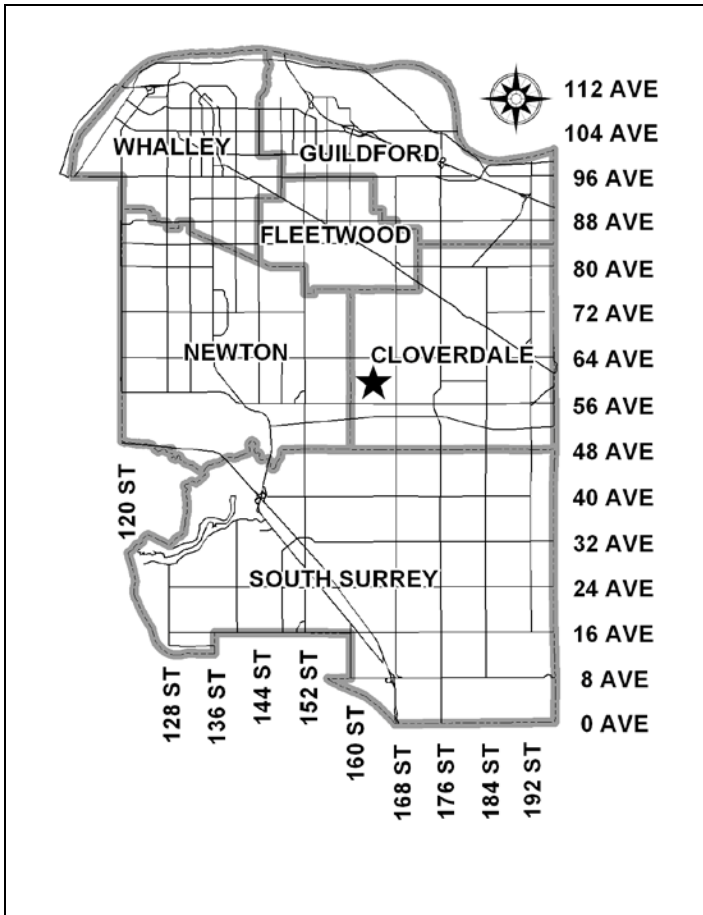
RF-12

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Cluster 7.5 upa



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.
- The subject lot meets all of the area and dimensional requirements of the RF Zone.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

Engineering: There are no Engineering requirements relative to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant RF-12-zoned lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential.	Single Family Cluster	RF-12
East:	Vacant, recently created single family residential.	Single Family Cluster	RF-12
South (Across 60 Avenue):	Vacant single family lots.	Single Family Small Lots and Half Acre Cluster	RF-12 and RC
West:	Vacant, recently created single family lots.	Suburban Residential Cluster 2 upa	RC

DEVELOPMENT CONSIDERATIONSBackground

- The 630-square metre (6781 sq. ft.) subject site is located at 16347 - 60 Avenue on the north side of 60 Avenue. The site is designated "Urban" in the Official Community Plan and "Single Family Cluster 7.5 UPA" in the West Cloverdale North Neighbourhood Concept Plan (NCP).
- The subject site was previously rezoned from "General Agricultural Zone" (A-1) to "Single Family Residential (12) Zone" (RF-12) as part of a 171-lot project (Application No. 7906-0228-00) approved on June 25, 2007. The applicant is now proposing to rezone one property created under this application from "Single Family Residential (12) Zone" (RF-12) to "Single Family Residential Zone" (RF), in order to permit the development of a house, with a conventional 2-car garage plus a detached single car garage.

Current Proposal

- While the 259.8-square metre (2797 sq.ft.) size of the proposed house on this lot complies with the maximum floor area and floor area ratio requirements of the RF-12 Zone, the proposed 28.4-square metre (306 sq.ft.) detached single car garage results in a total proposed floor area of 288.2 square metres (3,103 sq.ft.). The RF-12 Zone allows a maximum house size inclusive of a garage or carport of 260 square metres (2,800 sq.ft.).
- The applicant believes the addition of a detached garage on this lot will make the lot more marketable. The house is going to be consistent with those on the RF-12 lots to the east and in the applicant's opinion, the addition of the rear, detached garage makes better use of this oversized lot. The applicant is confident that merely having a smaller, RF-12 sized house on this property is not making full use of this lot's potential.
- The existing lot conforms to the minimum requirements of the RF Zone in terms of lot area, width and depth. The existing lot is 630 square metres (6,781 sq.ft.) in area, 18 metres (59 ft.) in width, and 35 metres (114 ft.) in depth. The maximum floor area permitted under the RF Zone is 330 square metres (3,550) for lots in excess of 560 square metres (6,000 sq.ft.).
- The lots to the north, east and south-east are zoned RF-12 and have lot widths ranging from 13.39 metres (43.9 ft.) to 18 metres (59 ft.).
- The lots to the west and south-west are zoned "Residential Cluster Zone" (RC) with lot areas ranging from 700 square metres (7,535 sq.ft.) to 757 square metres (8,148.5 sq.ft.) and lot widths ranging from 19.99 metres (65 ft.) to 21.36 metres (70 ft.).
- The massing and form and character of the proposed house on the subject property will not be compromised with the detached single car garage and the integrity of the streetscape along 60 Avenue will be maintained.
- Planning staff expressed a concern regarding the visual impact of the proposed easterly driveway will have on the streetscape. To reduce this impact, the applicant has agreed in writing to landscape the triangular area between the driveway access and the easterly property line with a mixture of shrubs and a possible tree.

Building Design Guidelines, Lot Grading and Tree Preservation and Replacement

- The proposal complies with the building design guidelines and lot grading previously approved under Application No. 7906-0228-00.
- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans for Application No. 7906-0228-00.
- As part of Application No. 7906-0228-00, three trees were to be retained on the subject site. Two of these trees have subsequently failed and have been permitted to be removed. One tree will be retained and two replacement trees will be required for the subject site. This information was previously reviewed by the City's Landscape Architect and deemed acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on March 31, 2008. To date, staff have 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
- Appendix II. Site Plan
- Appendix III. Building Design Guidelines Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.156 ac.
Hectares	.063 ha
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	18 m
Range of lot areas (square metres)	630 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	17%
Total Site Coverage	57%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
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