

City of Surrey
PLANNING & DEVELOPMENT REPORT

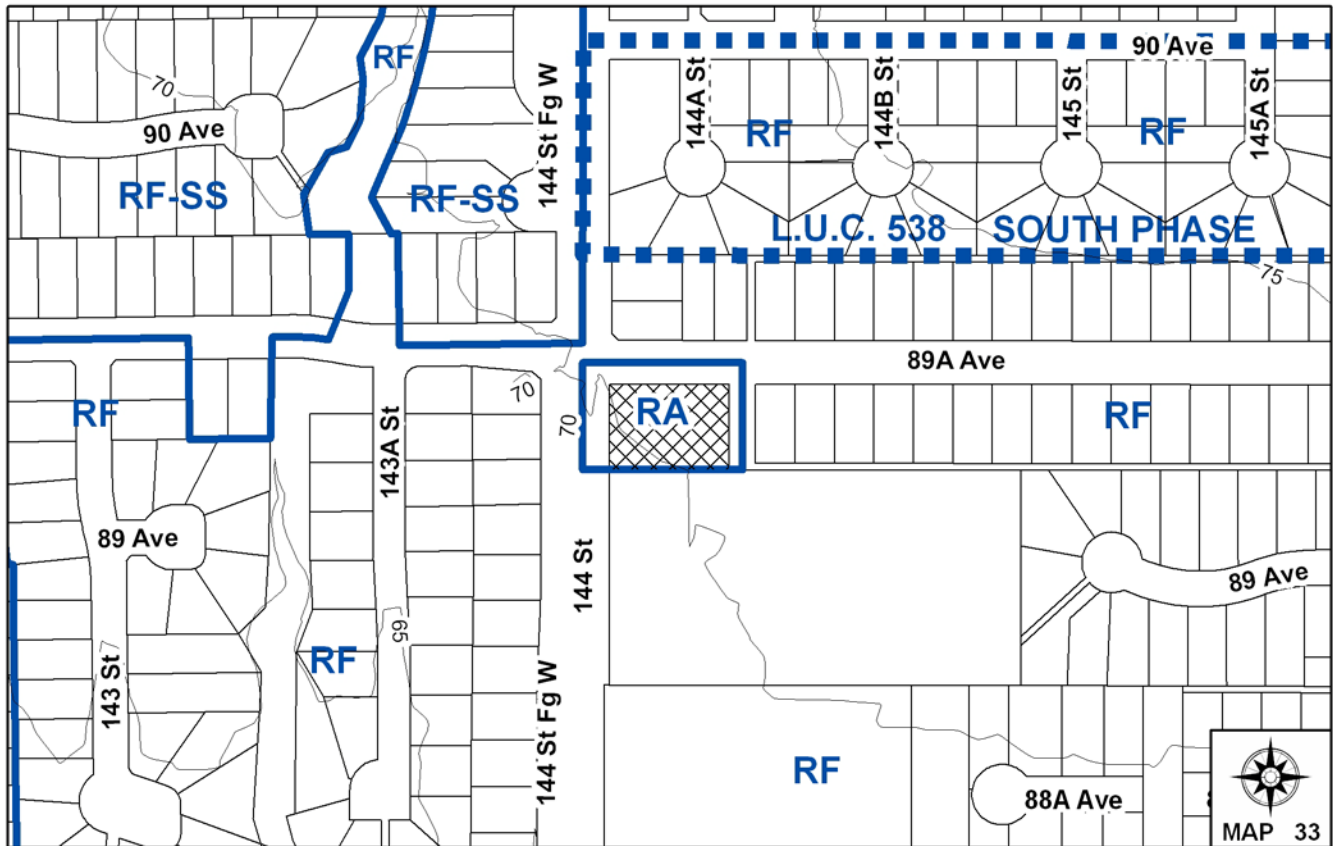
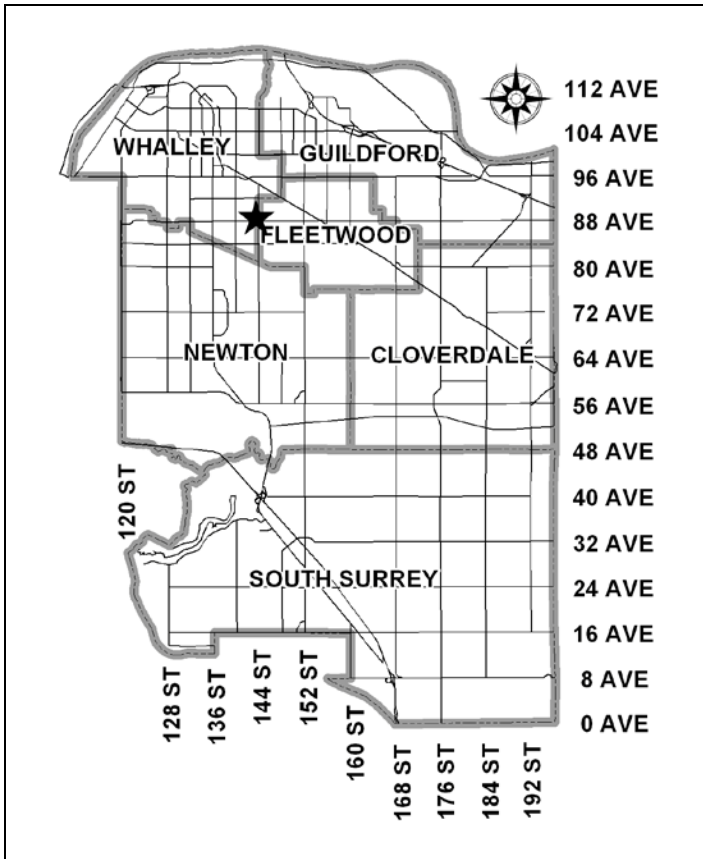
File: 7908-0074-00

Planning Report Date: September 29, 2008

PROPOSAL:

- **Rezoning from RA to RF**
 in order to allow subdivision into 3 single family lots.

LOCATION: 14410 - 89A Avenue
OWNER: Tejinder Singh Kular
ZONING: RA
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 proposed subdivision conforms to the City's infill policy.

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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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 Green Timbers Elementary School
0 Secondary students at Enver Creek Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be retained.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|--------------------------|-----------------|---------------|
| North (Across 89A Avenue): | Single family dwellings. | Urban | RF |

| Direction | Existing Use | OCP Designation | Existing Zone |
|---|----------------------------------|------------------------|----------------------|
| East (Across unconstructed lane allowance): | Single family dwelling. | Urban | RF |
| South: | Green Timbers Elementary School. | Urban | RF |
| West (Across 144 Street): | Single family dwellings. | Urban | RF |

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The 2,202-square metre (0.54 acre) subject site is located on the southeast corner of 89A Avenue and 144 Street. The site is designated Urban in the Official Community Plan (OCP) and is zoned One-Acre Residential (RA).
- The surrounding lots in the vicinity of the subject property are zoned "Single Family Residential" (RF). Along 144 Street to the northeast of the subject property, the lots are zoned Single Family Residential Secondary Suite Zone (RF-SS).
- The subject property is located to the north of Green Timbers Elementary School.

Current Application

- The applicant is proposing to rezone the subject property from "One-Acre Residential" (RA) to "Single-Family Residential" (RF) in order to allow subdivision into three (3) single-family lots (Appendix II). The proposal is consistent with the Urban designation of the Official Community Plan (OCP).
- The proposed subdivision follows the pattern of RF zoned lots along 89A Avenue.
- All three proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 627 square metres (6749 sq. ft.) to 949 square metres (10215 sq. ft.) The lots range in width from 15.8 metres (51.8 feet) to 24.0 metres (78.7 feet).
- Proposed Lot 1 is larger than proposed Lots 2 and 3 in order to retain the existing house on the property.

- The proposed Lots 2 and 3 are 15.8 metres (51.8 ft.) wide. In accordance with the Infill Policy, the lot width should be equal to the average width of the other existing lots on the street or not less than 16.5 metres (54 ft.) in width. The lots across the street are 15 metres (50 ft.) wide and others along the street are 18.3 metres (60 ft.) wide. The applicant sent letters to 14 neighbouring properties concerning the reduced frontage and received no negative comments from neighbours.
- All of the proposed lots will front onto 89A Avenue. No access will be permitted onto 144 Street which is an arterial road. Existing driveway access onto 144 Street will be removed.

Lot Grading, Arborist Report and Tree Preservation

- Based on current existing services, the applicant is not proposing to accommodate in-ground basements on the proposed lots. In the future, if the applicant replaces existing services with deeper servicing they may be able to accommodate in-ground basements.
- The Arborist Report indicates there are 7 mature trees on the subject site and 4 trees on the boulevard. The report proposes the removal of 5 Alder trees of poor quality. The report proposes 3 trees be retained on proposed Lot 1. Six (6) replacement trees will be planted for a total of 9 trees on site, providing for an average of 3 trees per lot.
- The following chart provides a summary of the proposed tree retention and removal by species:

| Tree Species | Total Number of Trees | Proposed for Retention | Proposed for Removal |
|--------------|-----------------------|------------------------|----------------------|
| Juniper | 1 | 1 | 0 |
| Alder | 4 | 0 | 4 |
| Spruce | 2 | 2 | 0 |
| Total | 7 | 3 | 4 |

- Under the 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 trees are to be replaced at a ratio of 1:1. As 5 alder trees are proposed to be removed, a total of 5 replacement trees would be required for this application. The applicant proposes 6 replacement trees.

Character Study and Building Scheme

- The applicant has retained 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).
- Basement-entry homes and secondary suites will not be permitted.

PRE-NOTIFICATION

Pre-notification letters were sent out on April 3, 2008. Staff received no responses. The applicant conducted a survey of the immediate property owners to determine if there were any concerns with the proposed lot widths and no concerns were expressed.

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: 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: 14410 - 89A Avenue

 - (b) Civic Address: 14410 - 89A Avenue
 Owner: Tejinder Singh Kular
 PID: 011-205-300
 Lot 11 Except: Firstly: The East 33 Feet Secondly: Part Subdivided by Plan
 18431 Thirdly: Part Subdivided by Plan 21150; Block "A" Section 34
 Township 2 New Westminster District Plan 6733

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 | 0.54 ac. |
| Hectares | .22 ha. |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 3 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 15.8 m - 24.0 m |
| Range of lot areas (square metres) | 627 m ² - 949 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 13.6 uph 5.56 upa |
| Lots/Hectare & Lots/Acre (Net) | 13.6 uph 5.56 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 40% |
| Estimated Road, Lane & Driveway Coverage | 6% |
| Total Site Coverage | 46% |
| 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 |