

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0125-00

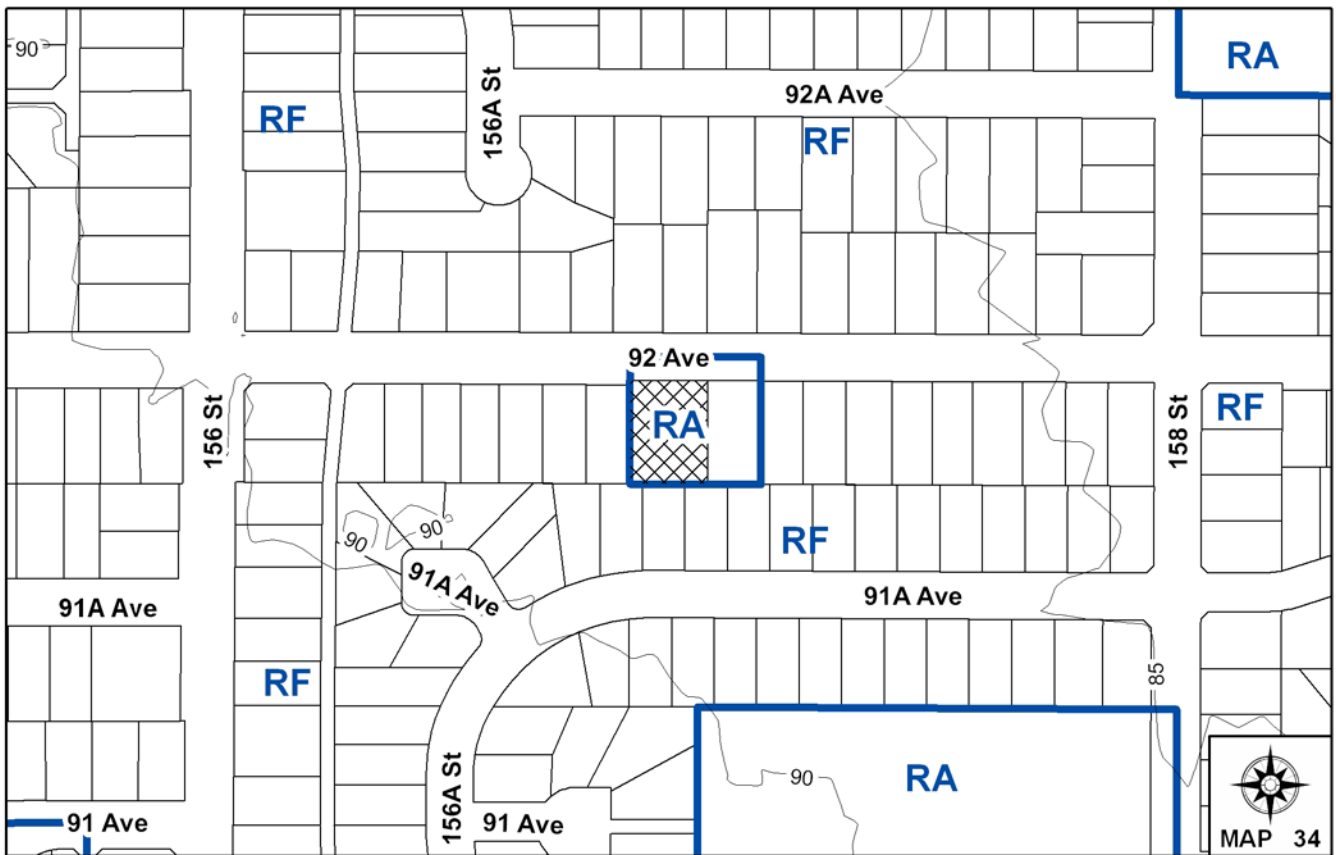
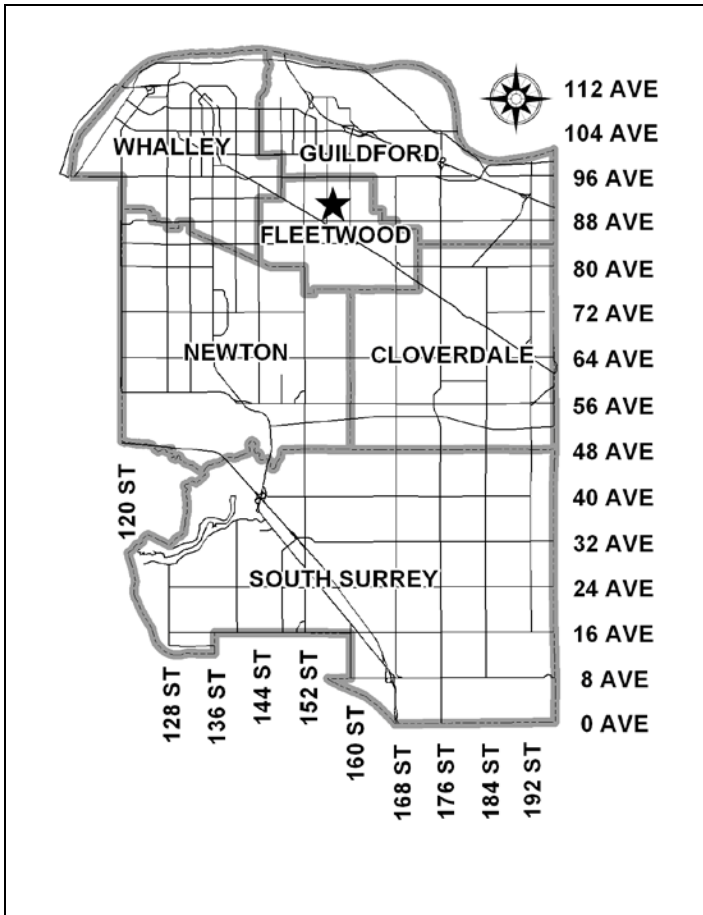
Planning Report Date: October 20, 2008

PROPOSAL:

- **Rezoning from RA to RF**

in order to allow subdivision into two (2) single family residential lots.

LOCATION: 15698 - 92 Avenue
OWNER: Ravinder and Navneet Punia
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.

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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to regulate setbacks for proposed Lots 1 and 2 in order to protect the group of trees along the south property line.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 92 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across backyard):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 92 Avenue, east of 156 Street, in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into two (2) single-family lots. The proposed RF Zone is consistent with the designation in the Official Community Plan (OCP).
- Both of the proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. The size of both proposed lots is 686 m² (7,384 sq.ft.). Both lot widths are 16.43 metres which is consistent with the widths of the lots to the west, but slightly less than the widths of the lots to the east and across 92 Avenue.
- The subject property is one of the last undeveloped lots in the area, and will complete the pattern of development in the neighbourhood.
- There is an existing home which will be demolished.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached (Appendix V).
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant recommends that four specific styles of homes be permitted, including "Neo-Traditional," "Neo-Heritage," "Craftsman Heritage," and "Rural Heritage."
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading.

- Preliminary lot grading plans were produced and submitted by Hunter Laird Engineering Ltd. The plans were reviewed by staff and found acceptable.
- According to the preliminary lot grading proposal, due to the depth of the existing servicing, in-ground basements will not be permissible on either of the lots within the proposed subdivision.

Tree Survey and Tree Preservation Plan.

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed acceptable.

- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	22	4	17
Douglas Fir	1	1	0
Hemlock	1	0	1
Maple	2	2	0
Spruce	4	3	1
Total	29	10	19

- The report identifies 29 mature trees, which include Cedar, Douglas Fir, Hemlock, Maple, and Spruce. A total of 10 trees are proposed for retention and a total of 19 are proposed for removal. All 19 trees proposed for removal are either hazardous or are located within, or near the building envelope (Appendix VI).
- The report indicates 19 mature trees on the site will be removed. 34 replacement trees are required. 3 replacement trees are proposed and cash-in-lieu will be paid for the 31 tree deficit.
- In order to retain the maximum number of trees, a Restrictive Covenant will be required so that the driveway built on proposed Lot 1, will need to be built in the exact location of the existing driveway. In addition, rear yard setbacks for both proposed lots will be increased in compliance with the Arborist Report so that some of the mature trees in the rear yard area will be protected.

PRE-NOTIFICATION

Pre-notification letters were sent on June 9, 2008 and staff received two responses.

- One neighbour commented the neighbourhood has lost many mature trees during recent development and is concerned with the removal of the mature trees on the subject property. To address this concern, staff confirmed that all 19 trees proposed for removal are either hazardous or are located within, or near the building envelope.
- One neighbour advised that an oil tank may be buried in the rear yard of the subject property. The owner may not be aware of this as the owner recently acquired the property. To address this concern, staff advised the agent, Hunter Laird Engineering Ltd. to inform their client that an oil tank may be buried on the subject property. Although this situation does not require a Site Profile or the involvement of Ministry of Environment staff have advised the applicant to remove the oil tank at the time of site servicing.

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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering comments.
- Building Scheme dated August 14, 2008.
- Neighbourhood Character Study dated August 14, 2008.
- Tree Preservation and Replacement Plan dated September 19, 2008.
- Soil Contamination Review Questionnaire prepared by Ravinder Punia, dated April 29, 2008.

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: 15698 - 92 Avenue

(b) Civic Address: 15698 - 92 Avenue
 Owners: Ravinder Singh Punia and Navneet Kaur Punia
 PID: 014-594-471
 Lot "A" Section 35 Township 2 New Westminster District Plan 82272

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	.35
Hectares	.14
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.43 m
Range of lot areas (square metres)	686.2 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.28 upha/5.71 upa
Lots/Hectare & Lots/Acre (Net)	14.28 upha/5.71 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
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