

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0149-00

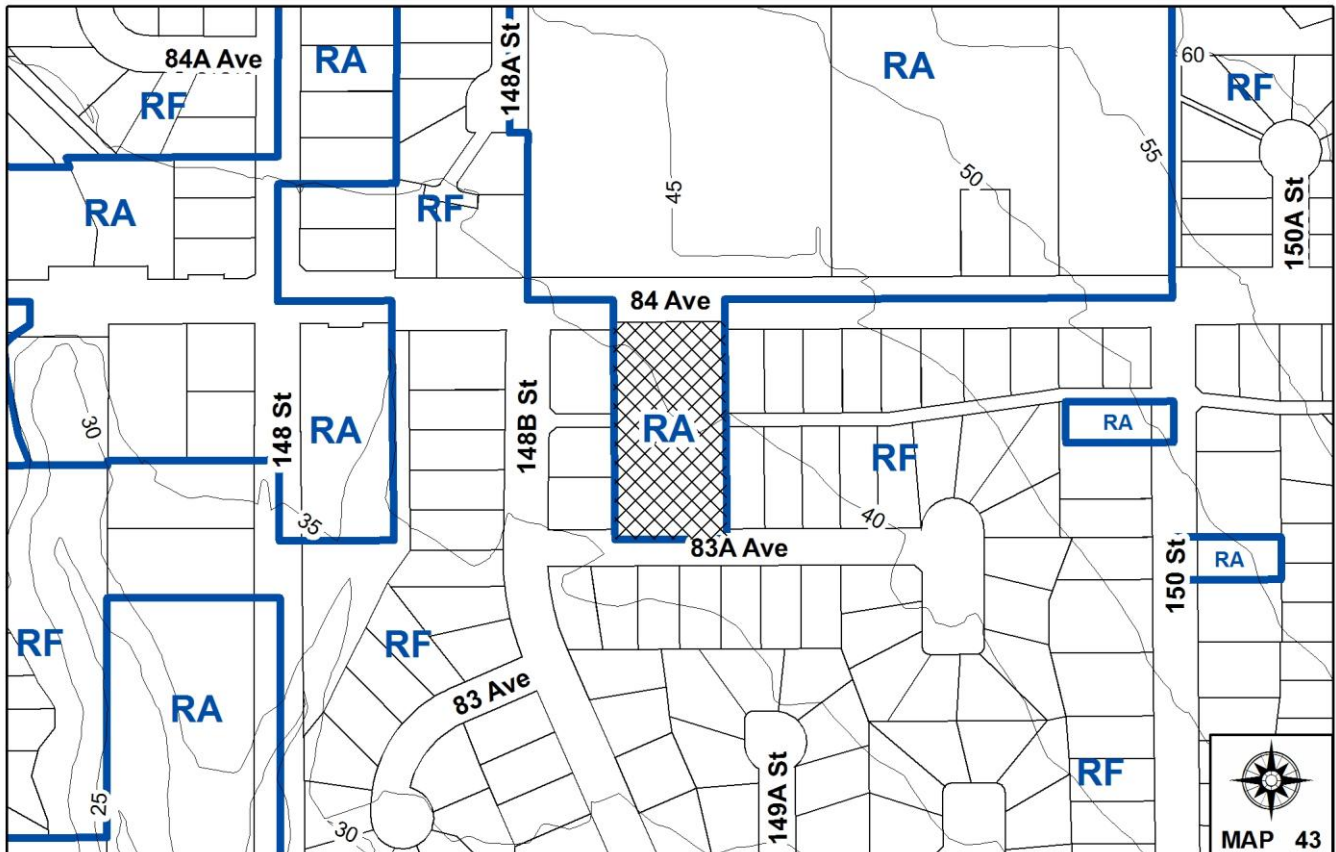
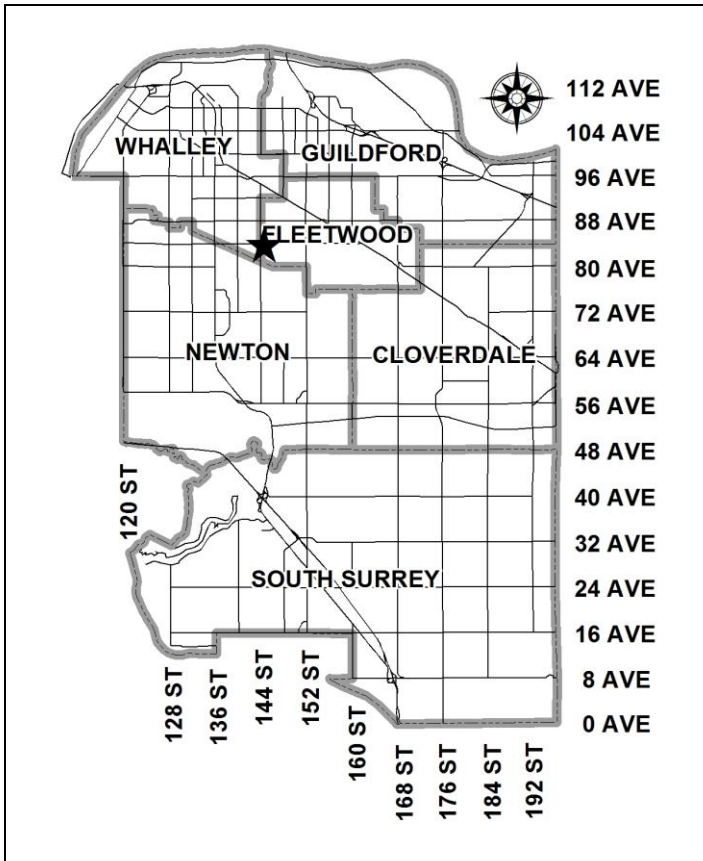
Planning Report Date: November 2, 2009

PROPOSAL:

- **Rezoning** from RA to RF

in order to allow subdivision into six (6) single family residential lots.

LOCATION: 14880 - 84 Avenue
OWNER: Tarsem Singh Kanda
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



MAP 43

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;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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 and Culture; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: **Projected number of students from this development:**

2 Elementary students at Maple Green School
1 Secondary student at Enver Creek 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: House that will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Maple Green Elementary School	Urban	RA
East:	Single family house	Urban	RF
South (Across 83A Avenue):	Single family house	Urban	RF
West:	Single family house	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 14880 - 84 Avenue in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The property is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into six (6) single family lots.
- The proposed lots meet the minimum size requirements of the RF Zone. The lots will be approximately 632 m² (6,802 ft²) to 770.3 m² (8,288 ft²) in size. The proposed lots are all approximately 16.75 metres (55 ft.) wide with a depth of 37.75 metres (124 ft.) for the lots fronting 84 Avenue and a depth of 46 metres (151 ft.) for lots fronting 83A Avenue.
- The existing single family dwelling currently located on the northwest portion of the lot will be removed.
- The subdivision will provide for the completion of the rear lane between 148B and 150 Streets as the subject site is the last lot to develop in the block.
- Access to the lots fronting 84 Avenue will be provided by the rear lane as 84 Avenue is designated as an arterial road.

Proposed Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of Building Design Guidelines based on a character study of the area. Basement-entry homes and secondary suites are not permitted (Appendix XXX).
- Preliminary lot grading plans were prepared by Hunter Laird Engineering. The plans were reviewed by staff and found acceptable.
- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the dwellings on the proposed new lots will be able to accommodate in-ground basements with minimal fill.

Tree Preservation/Replacement

- Trevor Cox of Diamond Head Consulting prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by City staff and found acceptable.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	3	0	3
Apple	1	0	1
Butternut	2	0	2
Bigleaf Maple	7	0	7
Birch	1	0	1
Cherry	6	1	5
Cedar	2	0	2
Cypress	4	1	3
Cascara	2	0	2
Thuja	1	0	1
Douglas Fir	11	0	11
Poplar	2	0	2
Plum	1	0	1
Willow	2	0	2
Japanese Maple	1	1	0
Total	46	3	43

- According to the tree summary, 46 trees are identified on the subject site. The applicant proposes to remove 43 of the trees and retain the remaining 3 trees. Most of the trees proposed for removal are ones that are in poor or declining condition. The total number of replacement trees being proposed is 15. Cash-in-lieu will be provided for the 68 replacement trees in deficit. The average number of trees per lot is 3.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 28, 2009 and staff did not receive 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.	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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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.21 ac
Hectares	.4903 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	16.76 m -
Range of lot areas (square metres)	632.2 sq.m. - 770.1 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.23 uph/4.96 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	49%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	cash-in-lieu
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