

City of Surrey
PLANNING & DEVELOPMENT REPORT

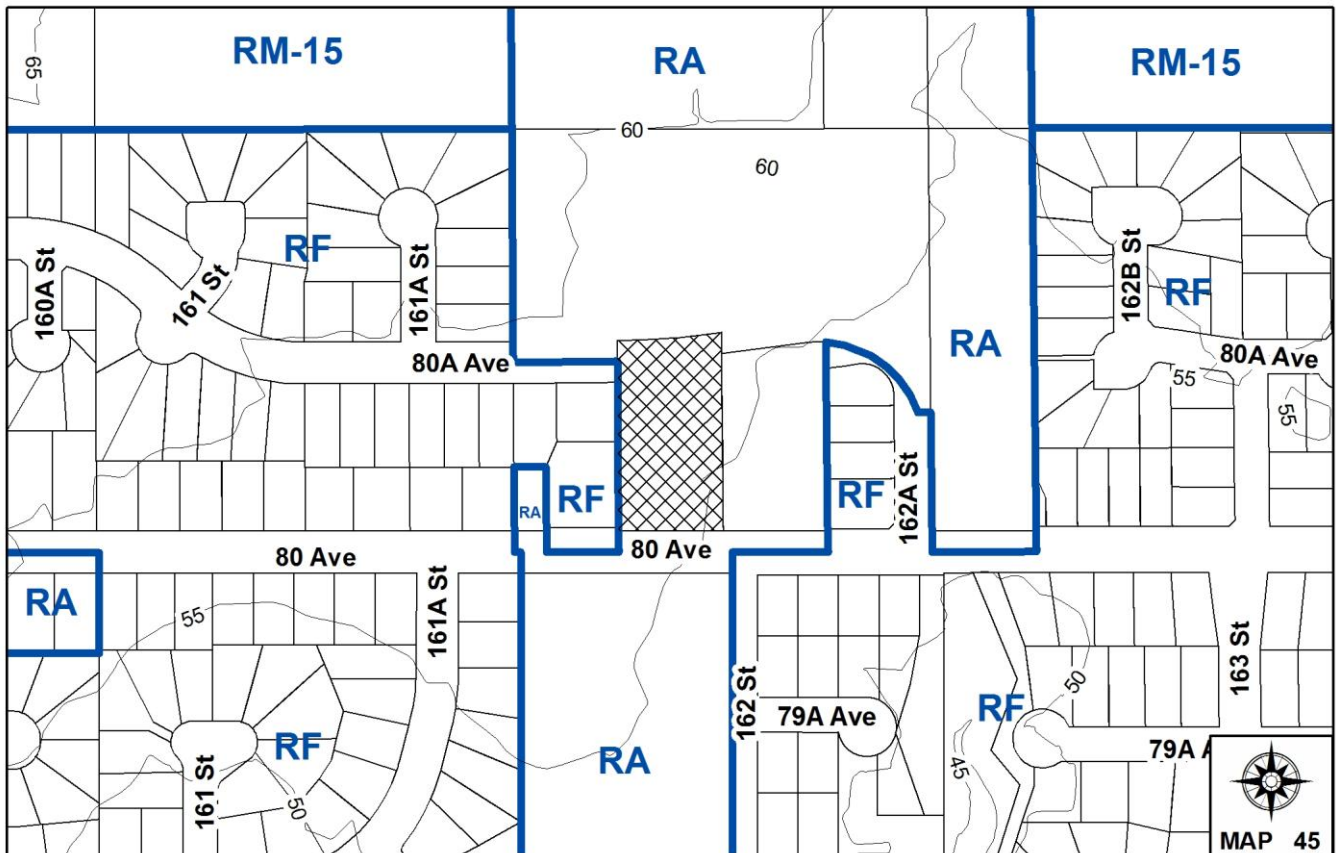
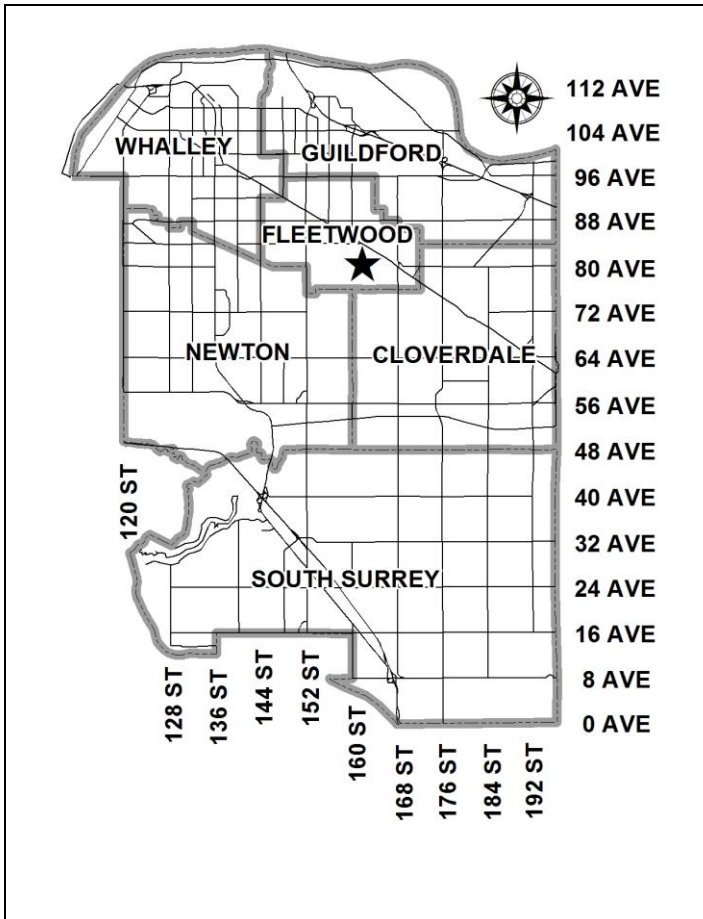
File: 7909-0201-00

Planning Report Date: January 25, 2010

PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into six (6) single family lots.

LOCATION: 16195 - 80 Avenue
OWNERS: Robin Noel Andrews and Alice Joyce Andrews
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Single Family 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 and Fleetwood Town Centre Plan Designations.
- 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) 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 III.
School District:	Projected number of students from this development: 2 Elementary students at Walnut Road Elementary School 1 Secondary student at Fleetwood Park Secondary School (Appendix IV)
Parks, Recreation & Culture:	Parks will accept applicant's offer of 1% dedication for Walnut Park as proposed and cash-in-lieu for the remaining 4% dedication requirement.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Walnut Park.	Urban/Parks & Linear Corridors	RA
East:	Single family dwelling with accessory buildings.	Urban/Single Family Urban	RA
South (Across 8o Avenue):	Single family dwelling with accessory buildings.	Urban	RA
West:	Single family lots.	Urban/Single Family Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 80th Avenue west of 163A Street in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP) and Single Family Urban in the Fleetwood Town Centre Plan.
- The subject site 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 single family lots. The proposed RF Zone is consistent with the designations in the OCP and the Fleetwood Town Centre Plan.
- All six proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6,027 sq. ft.) to 616 square metres (6,631 sq. ft.).
- Three lots will front onto and gain access off of 80A Avenue, which will be dedicated and constructed as a result of this project. The remaining three lots will front onto 80th Avenue.
- The lots fulfill the Infill Policy with lot widths a minimum of 16.5 metres (54 ft.).
- There is an existing home which will be demolished.

Neighbourhood Character Study and Building Scheme.

- The applicant for the subject site has retained Chen-yuan Wang of Sandbox Design Works. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix V).
- In order to reflect the established character of the neighbourhood, the design consultant recommends "Neo-Heritage" and "Neo-Traditional" style homes.
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading.

- Preliminary lot grading plans were produced and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- In-ground basements are proposed for proposed Lots 1 and 2 based on the preliminary lot grading plan provided by the applicant. Basements will be achieved with minimal cut or fill. Proposed Lots 3, 4, 5, and 6 cannot achieve in-ground basements due to the depth of the existing services.

Tree Survey and Tree Preservation Plan.

- Peter Mennel of Mike Fadum and Associates prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City Landscape Architect, and require minor revisions that the applicant is addressing.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. Trees	Total Proposed for Retention	Total Proposed for Removal
Beech	1	1	0
Cedar, Deodar	1	1	0
Cedar, Western Red	1	0	1
Cherry	2	1	1
Chestnut	1	0	1
Dogwood	1	1	0
Falsecypress, Sawara	1	0	1
Fir, Douglas	1	0	1
Sequoia, Giant	1	0	1
Spruce, Colorado Blue	1	0	1
Walnut	1	1	0
Willow	1	0	1
Total	13	5	8

- The Arborist Report indicates that there are 13 mature trees on the subject site. The Report proposes the removal of 8 trees because they are either within building envelopes or are adversely going to be affected by the construction of the road. The Report proposes 16 replacement trees, ultimately providing an average of 3.5 trees per lot.
- The proposed tree replacement complies with the Tree Protection By-law.

PRE-NOTIFICATION

- One neighbour called to ask where the services would be located. Staff provided the caller with the contact information in the Engineering Department.

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: Lori Richards, H.Y. Engineering Ltd.
 Address: #200, 9128 – 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 16195 – 80 Avenue

 - (b) Civic Address: 16195 – 80 Avenue
 Owners: Robin Noel Andrews and Alice Joyce Andrews
 PID: 007-441-134
 Lot 29 Except: Firstly: South West 50 Feet by 100 Feet Having a Frontage of 50 Feet on the South Boundary and 100 Feet on the West Boundary of Said Lot
 Secondly: Parcel "A" (Explanatory Plan 14992); Thirdly: Part Subdivided by Plan 84969; Section 25 Township 2 New Westminster District Plan 2425

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	1.13 ac
Hectares	0.456 ha.
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	16.1 m to 17.6 m
Range of lot areas (square metres)	560 m ² to 617 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.2 lots/ac 13.1 lots/ha
Lots/Hectare & Lots/Acre (Net)	6.9 lots/ac 17.2 lots/ha
SITE COVERAGE (in % of gross site area)	40%
Maximum Coverage of Principal & Accessory Building	30.3%
Estimated Road, Lane & Driveway Coverage	30.2 %
Total Site Coverage	60.5%
PARKLAND	
Area (square metres)	48 m ²
% of Gross Site	1%
	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