



Proposal: Rezone from RA to RF to allow subdivision in conjunction with an adjacent lot, to create three single family lots.

Recommendation: Approval to Proceed

Location: 11065 - 159 Street

Zoning: RA

OCP Designation: Urban

Owner: Apna Drywall &
Construction Ltd. et al

PROJECT TIMELINE

Completed Application Submission Date:	June 16, 2004
Planning Report Date:	September 27, 2004

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision, with an adjoining lot, into 3 single family lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property 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 an acceptable tree survey and a statement regarding tree preservation.

REFERRALS

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

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **Significant Site Attributes** Flat with some trees and brush growth.
- **East:** Across 159 Street, single family dwellings, zoned RF, designated Urban.
- **South:** Vacant lot and new single family dwellings being constructed, zoned RF, designated Urban.
- **West:** Single family dwellings, zoned RF, designated Urban.
- **North:** Single family dwellings, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located south of 111 Avenue between 159 Street and 158B Street in the Fraser Heights area of North Surrey.
- The development application consists of two properties. One of the subject properties (the southerly lot) is currently zoned "Single-Family Residential" (RF) (11059 - 159 Street). The other property is zoned "One Acre Residential" (RA) (11065 - 159 Street) and the applicant proposes to rezone this property to RF. Subject to the rezoning of 11065 - 159 Street, the applicant is proposing to subdivide the two (2) lots into three (3) RF lots.
- The proposed rezoning to "Single-Family Residential" (RF) is consistent with the Urban designation of the Official Community Plan and the Fraser Heights Local Area Plan.

- Proposed Lots A and C conform to the minimum requirements of the RF Zone in terms of lot area, lot width, and lot depth.
- Proposed Lot B does not conform to the minimum lot width of the RF Zone. The lot width of 14.64 metres (48 ft.) is being proposed. This lot width relaxation is within the 90 percent discretion of the Approving Officer and is considered acceptable.
- The area surrounding the subject site has been undergoing redevelopment for the last 5 years. Single-family residential lots dominate the neighbourhood. Almost 90 percent of the homes have been built since 2000. The proposed rezoning for the subject property from RA to RF will continue the process of new development that has occurred in this neighbourhood.
- Rezoning and subdivision of the subject properties will include the removal of a "No Build" Restrictive Covenant that was placed on a portion of 11059 159 Street by Application No. 7903 0358-00 in order to facilitate the subdivision now being sought.
- The applicant for the subject site has retained Douglas Johnson, Architect, 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 IV).
- Arbour-Care Tree Conservation Services Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The southern lot (11059 159 Street) contains tagged and protected trees and has otherwise been cleared as part of the previous subdivision creating 7 lots (File Number 7903-0358-00). The northern lot (11065 159 Street) has existing trees on it.
- The Arborist Report indicates that the subject site contains Western Red Cedar, Black Cottonwood and Red Alder. The Arborist has identified fourteen (14) protected trees on the two lots. The report proposes the removal of eight (8) trees because they are located either within the building envelopes or within the footprint of proposed driveways or underground services. Six (6) trees will be retained.
- There will be a total of nine (9) replacement trees. With the six (6) retained trees, this will result in 5 trees per lot.
- In-ground basements are proposed based on the lot grading information that was provided by the applicant. These will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letter were sent out on July 16, 2004 and staff received no comments.

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 dated August 24, 2004.
- Tree Survey and Tree Preservation and Planting Plan prepared by Arbour-Care Tree Conservation Services Ltd. and dated July 15, 2004.
- Residential Character Study and Proposed Building Scheme prepared by Douglas Johnson and dated June 28, 2004. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by H.Y. Engineering Ltd. and dated June 16, 2004.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, B.C. V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Addresses: 11065 - 159 Street

 - (b) Civic Address: 11065 - 159 Street
 Owner: Surinder and Manmohan Marwa
 PID:
 Lot 10 Section 10 Block 5 North Range 1 West New Westminster District Plan
 11138

3.
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	.489	
Hectares	.198	
NUMBER OF LOTS		
Existing	2	
Proposed	3	
SIZE OF LOTS		
Range of lot widths (metres)	14.65 to 15	
Range of lot areas (square metres)	647 to 662	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	6.13 lots/ac	15.15 lots/ha
Lots/Hectare & Lots/Acre (Net)	6.13 lots/ac	15.15 lots/ha
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	40%	
Estimated Road, Lane & Driveway Coverage	9.7%	
Total Site Coverage	49.7%	
PARKLAND		
Area (square metres)		
% 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