

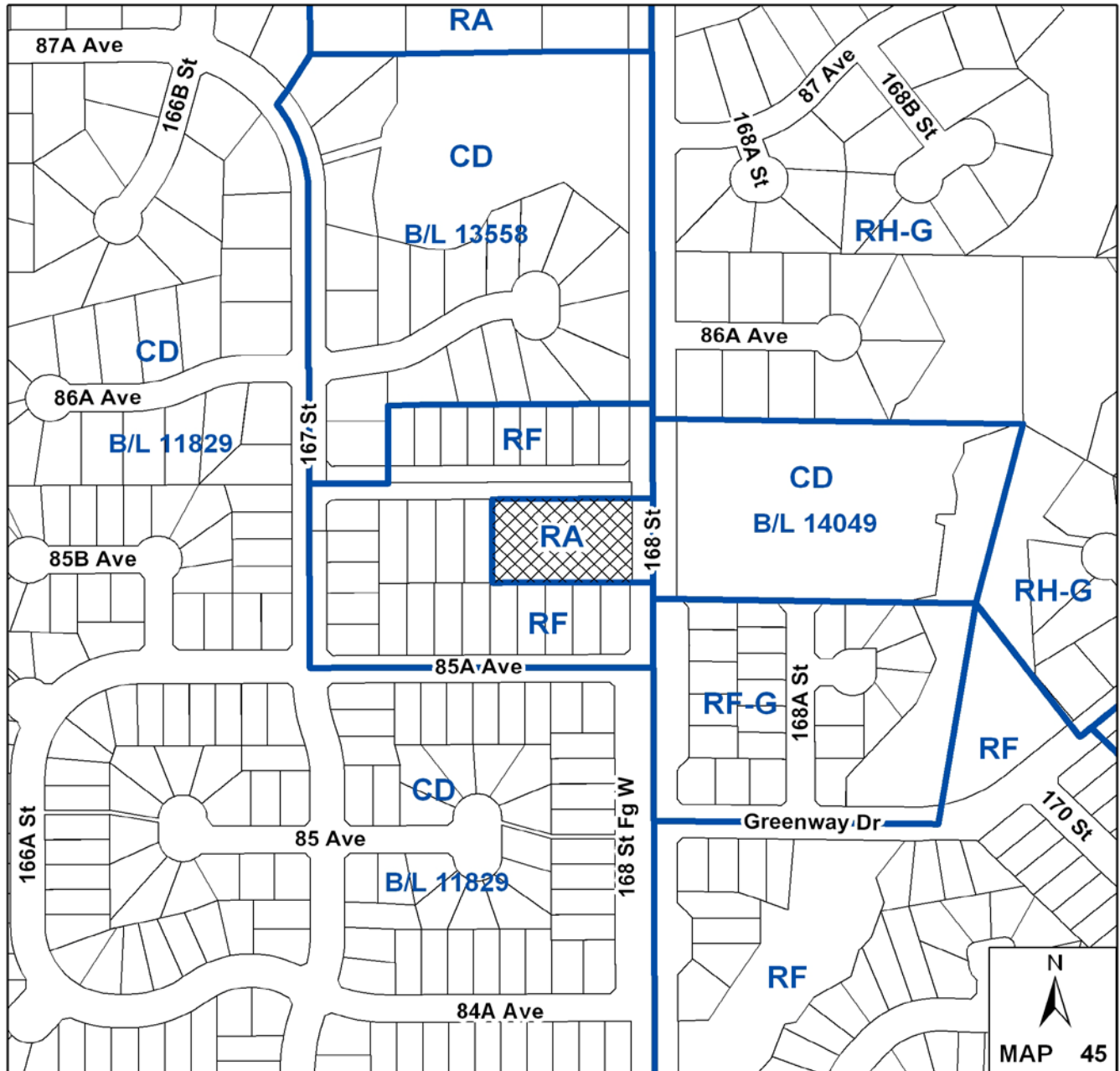
**Proposal:** Rezone from RA to RF to permit subdivision into approximately 5 single family lots.

**Recommendation:** Approval to Proceed

**Location:** 8585 - 168 Street      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** Single Family Urban      **Owners:** Darshan S. Dhillon and Gurmit K. Dhillon



## PROJECT TIMELINE

Completed Application Submission Date: June 15, 2005  
Application Revision & Re-submission Date: April 26, 2006  
Planning Report Date: May 8, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 5 single family lots.

## RECOMMENDATION

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 approval:
  - (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 identified in the attached (Appendix IV).

Parks:

No concerns. The applicant may provide cash-in-lieu of parkland dedication and should provide amenity contributions in keeping with the NCP (Appendix V).

School District:

**School Impacts:**

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

Elementary students = 2 students  
 Secondary students = 1 student  
 Total new students = 3 students

**School Catchment Area/Current Enrollment/School Capacity:**

Frost Road Elementary School = 360 enrolled/430 capacity  
 North Surrey Secondary School = 1,221 enrolled/1,175 capacity

**Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:**

Elementary students = 35 students  
 Secondary students = 67 students  
 Total new students = 102 students

**Approved Capacity Projects and Future Space Considerations**

*There are no new capital projects proposed at the elementary or secondary school. A boundary change from Coast Meridian to Frost Road is being implemented in 2005-2006 to reduce overcrowding at Coast Meridian Elementary.*

(Appendix VI)

**SITE CHARACTERISTICS**

- **Existing Land Use** Acreage lot with one single family dwelling to be demolished.
- **Significant Site Attributes** The property slopes to the east.
- **East:** Across 168 Street, low density townhouses, zoned CD (By-law No. 14049), designated Urban in the OCP.
- **South:** Single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.
- **West:** Single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.
- **North:** Across 86 Avenue, single family dwellings, zoned RF, designated Single Family Urban in the Fleetwood Town Centre Plan.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

TCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located west of 168 Street on the south side of 86 Avenue within the Fleetwood Town Centre Plan area and comprises a site area of 0.41 hectare (1 acre). It 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 subject property to "Single Family Residential Zone (RF)" in order to allow subdivision into approximately 5 single family lots.
- The proposed rezoning to RF is consistent with the Urban designation of the Official Community Plan and the Single Family Urban designation in Fleetwood Town Centre Plan.
- Each of the 5 proposed single family lots exceed the minimum lot area, width and depth requirements of the RF Zone (Appendix III).
- The single family dwelling currently fronting 168 Street, on proposed Lots 3 and 4, will be removed prior to final subdivision plan approval.
- The proposed subdivision continues the pattern established by the existing subdivisions to the south, and across 86 Avenue to the north of the subject property and the recently approved subdivision to the west.
- Proposed Lots 1 to 5 will front and have driveway access on 86 Avenue.
- The design consultant, Apex Design Group Inc., conducted a residential character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix VII- Summary of Building Design Guidelines).
- Basement-entry homes and secondary suites will not be allowed.
- The applicant's Engineering Consultant has reviewed the existing site elevations and servicing and has concluded that the proposed new dwellings will be able to accommodate in-ground basements. A preliminary lot-grading plan was submitted and reviewed by staff and found to be generally acceptable.
- C. Kavolinas and Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans.

- The Arborist Report indicates there are 39 trees identified on the subject site. The report proposes the retention of 3 Douglas Fir trees growing along the south property line of proposed Lots 4 and 5, and removal of 36 trees, 10 of which are deciduous trees with no retentive value. The Report proposes a total of 18 replacement trees to provide an average of 3.6 trees per lot (Appendix VIII).
- Staff have reviewed the Arborist Report and believe that one additional tree can be preserved on Lot 2 due to its location at the front of the lot and away from the driveway.
- Removal of mature trees is due to either lot re-grading or location relative to proposed building envelopes and driveways.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 13, 2005, and staff received the following comments:

- A letter signed by 18 residents of the Brookstone townhouse project to the east indicating that the proposed development will impact a fisheries stream that is believed to exist on the subject property was received.

*(The applicant's environmental consultant undertook an assessment and survey of the property and a watercourse was not observed within the property. Furthermore, there is no record of any City map of a watercourse on the subject site.)*

- This letter also expressed concern that the proposal will lead to increased traffic volume on 168 Street. The residents suggest the installation of a traffic signal or other measure to slow traffic and allow safe egress and ingress from their complex.

*(The Transportation Planning Section of the Engineering Department advises that:*

- 1. 168 Street is designated as an arterial road and provides an important mobility function. Over the past several years, 168 Street has seen changes in traffic volumes related to increased development in the area as well as network changes in the City.*
- 2. 168 Street will ultimately be widened to two lanes in both directions with a centre median to allow left turns at intersections. At this time, the City does not have any plans to widen 168 Street nor are there any plans to signalize the intersection of 168 Street and 84 Avenue. Widening 168 Street and signalizing the intersection of 84 Avenue and 168 would not reduce the amount of traffic but it would allow traffic to flow easier through the area and may make it easier for residents of Brookstone to access 168 Street.)*

- This letter also expressed concern that the homes are very close to 168 Street, leaving little room for landscaping and that the proposal indicates removal of trees and existing hedge.

*(The applicant submitted an Arborist Report and Tree Preservation and Replacement Plan. Staff reviewed the report and recommends that 15 of the 18 replacement trees will be upsized replacement trees.)*

### 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.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 16, 2005.
- Building Scheme dated December 12, 2005.
- Arborist Report dated December 6, 2005.
- Soil Contamination Review Questionnaire prepared by Darshan S. Dhillon dated June 2005.

How Yin Leung  
Acting 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:                      Avtar S. Bhatti, Royal Group Tapestry Realty  
                         Address:                      12432 - 70 Avenue  
                                                              Surrey, B.C. V3W 0P8  
                         Tel:                                      604-572-0208

2.      Properties involved in the Application

(a)      Civic Address:                      8585 - 168 Street

(b)      Civic Address:                      8585 - 168 Street  
                         Owner:                                      Darshan S. Dhillon  
                         PID:    009-224-190  
                         Lot 6 Section 25 Township 2 Plan 23354

3.      Summary

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1
Hectares	0.41
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.84 m
Range of lot areas (square metres)	796.9 sq.m. - 797.1 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.5 units/ha      5 lots/ac
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	19%
Total Site Coverage	59%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



CONTOUR MAP FOR SUBJECT SITE

