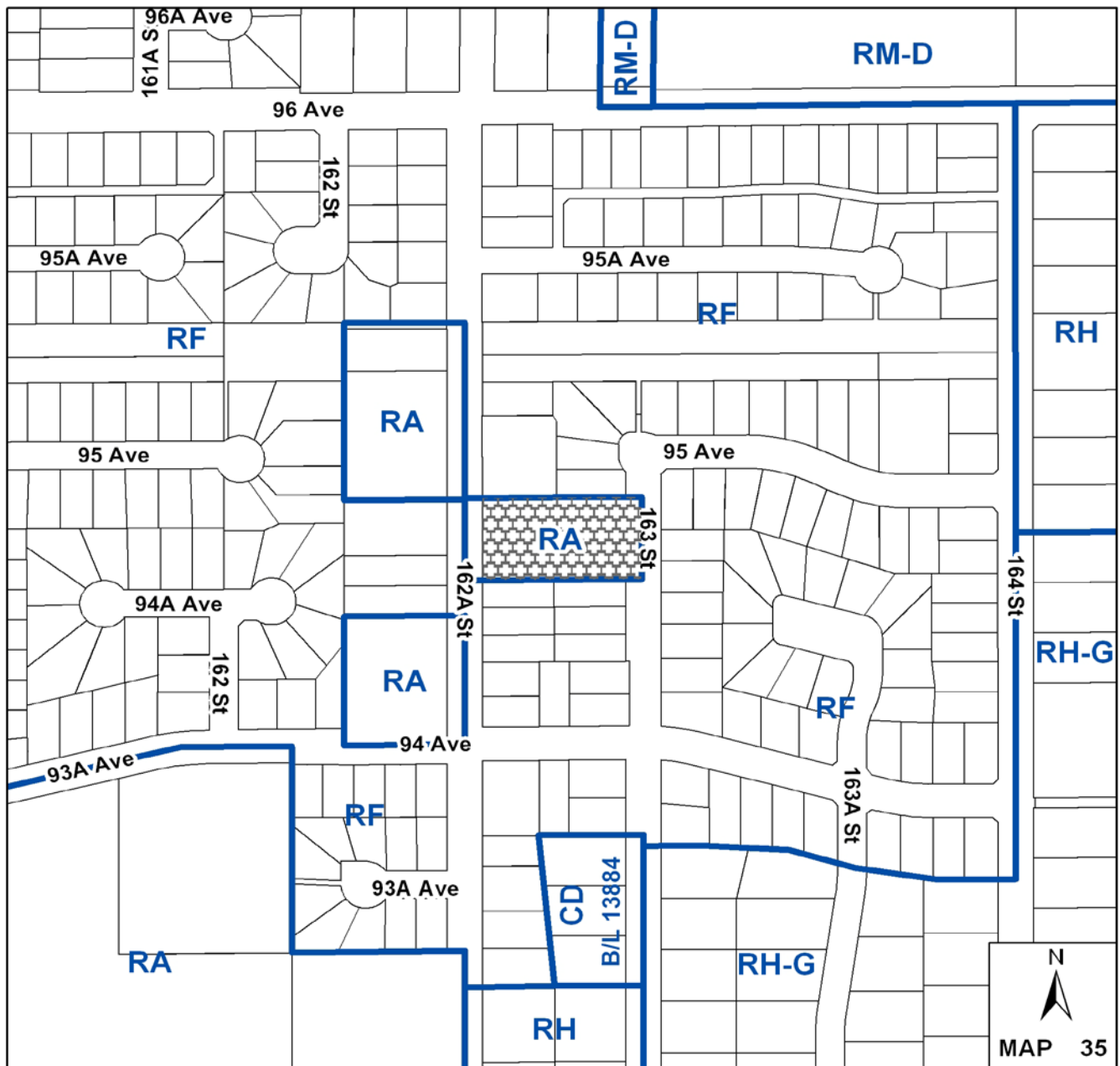


Proposal: Rezone from RA to RF to subdivide into approximately 6 single family lots.

Recommendation: Approval to Proceed

Location: 9468 - 162A Street **Zoning:** RA

OCP Designation: Urban **Owner:** Steven Thornton



PROJECT TIMELINE

Completed Application Submission Date: July 11, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately six (6) 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 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; and
 - (d) the applicant adequately address concerns expressed by Parks.

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: Support. The Parks, Recreation & Culture Department agrees with the proposed subdivision layout. However, there are some concerns about the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood and the applicant should meet with staff representatives to work together to resolve these concerns (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:

Serpentine Heights Elementary School = 372 enrolled/505 capacity
 North Surrey Secondary School = 1,279 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 = 33 students
 Secondary students = 62 students
 Total new students = 95 students

Approved Capacity Projects and Future Space Considerations

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. It is anticipated that there would be an enrollment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be removed.
- **East:** Across 163 Street, single family residential lots, zoned RF, designated Urban.
- **South:** Single family residential lots, zoned RF, designated Urban.
- **West:** Across 162A Street, single family residential lots, zoned RF, designated Urban.
- **North:** Single family residential lots, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is located between 162A and 163 Streets and has a site area of 0.44 hectares (1.09 acres). It is designated Urban in the Official Community Plan and is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the subject property to "Single Family Residential Zone (RF)" to allow subdivision into approximately 6 single-family lots.
- There is a single-family home located on the subject property, which will be removed prior to final subdivision plan approval.
- All of the proposed lots exceed the minimum lot area, width and depth requirements of the RF Zone.
- Proposed Lots 1 to 3 will front onto 163 Street and proposed Lots 4 to 6 will front onto 162A Street. A similar rezoning and 6-lot subdivision was approved to the immediate south in 1997 (file no. 93-0238-00) and six homes have since been constructed.
- Tynan Consulting Ltd. has been retained as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines (Appendix VII)
- Basement-entry homes and secondary suites will be prohibited.
- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems 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 & Associates Inc. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 20 mature trees on the subject site. The report proposes the retention of 4 mature trees and the removal of 16 mature trees (six of which are considered hazardous). The four trees to be retained are located in the southeast corner of proposed Lot 1. The Report proposes a total of 18 replacement trees to provide 3 to 4 trees per lot (Appendix VIII).
- Removal of mature trees is due to either lot re-grading, location relative to proposed building envelopes or poor condition of the trees.

PRE-NOTIFICATION

Pre-notification letters were sent on August 8, 2005 and staff received the following comments:

- One telephone call was received expressing concerns about house design and possible secondary suites.

(Staff informed the caller that secondary suites would not be permitted and that a restrictive covenant will be registered on title to prohibit secondary suites on all proposed lots within the subdivision. With respect to house design, staff advised that the applicant submitted a set of proposed Building Design Guidelines based on a residential character study of the immediate area to help ensure that the design of the new homes will be compatible with the existing homes in the neighbourhood.)

- One telephone call was received requesting that the proposal retain as many trees as possible.

(An arborist report has been submitted to City staff, which indicates that 4 of the 20 mature trees on site will be retained and 18 replacement trees will be planted.)

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 30, 2005.
- Building Scheme prepared by Tynan Consulting Ltd. dated October 11, 2005.
- Neighbourhood Character Study prepared by Tynan Consulting Ltd. dated October 15, 2005.
- Tree Survey Plan prepared by C. Kavolinas & Associates dated September 19, 2005 and revised November 29, 2005.
- Arborist Report prepared by C. Kavolinas & Associates dated September 19, 2005 and revised November 29, 2005.

- Tree Preservation and Replacement Plan prepared by C. Kavolinas & Associates dated September 2005 and revised November 29, 2005.
- Soil Contamination Review Questionnaire prepared by Steven Thornton dated July 11, 2005.

Murray Dinwoodie
General Manager
Planning and Development

CM/kms

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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: Roy Brown Homes
 Address: 14248 - 32A Avenue
 Surrey, B.C.
 V4P 3P2
 Tel: 604-307-3645

2. Properties involved in the Application
 - (a) Civic Address: 9468 - 162A Street

 - (b) Civic Address: 9468 - 162A Street
 Owner: Steven Thornton
 PID: 004-713-290
 Lot 8 Section 36 Township 2 Plan 18391 New Westminster District Parcel
 NW 1/4

3. Summary of Actions for City Clerk's Office
 - (c) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.09	
Hectares	.44	
NUMBER OF LOTS		
Existing	1	
Proposed	6	
SIZE OF LOTS		
Range of lot widths (metres)	16.38	
Range of lot areas (square metres)	647 - 687	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	13.6 lots/ha	5.5 lots/acre
Lots/Hectare & Lots/Acre (Net)	13.6 lots/ha	5.5 lots/acre
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	32%	
Estimated Road, Lane & Driveway Coverage	5%	
Total Site Coverage	37%	
PARKLAND		
Area (square metres)	0	
% of Gross Site	0	
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	

CONTOUR MAP FOR SUBJECT SITE

