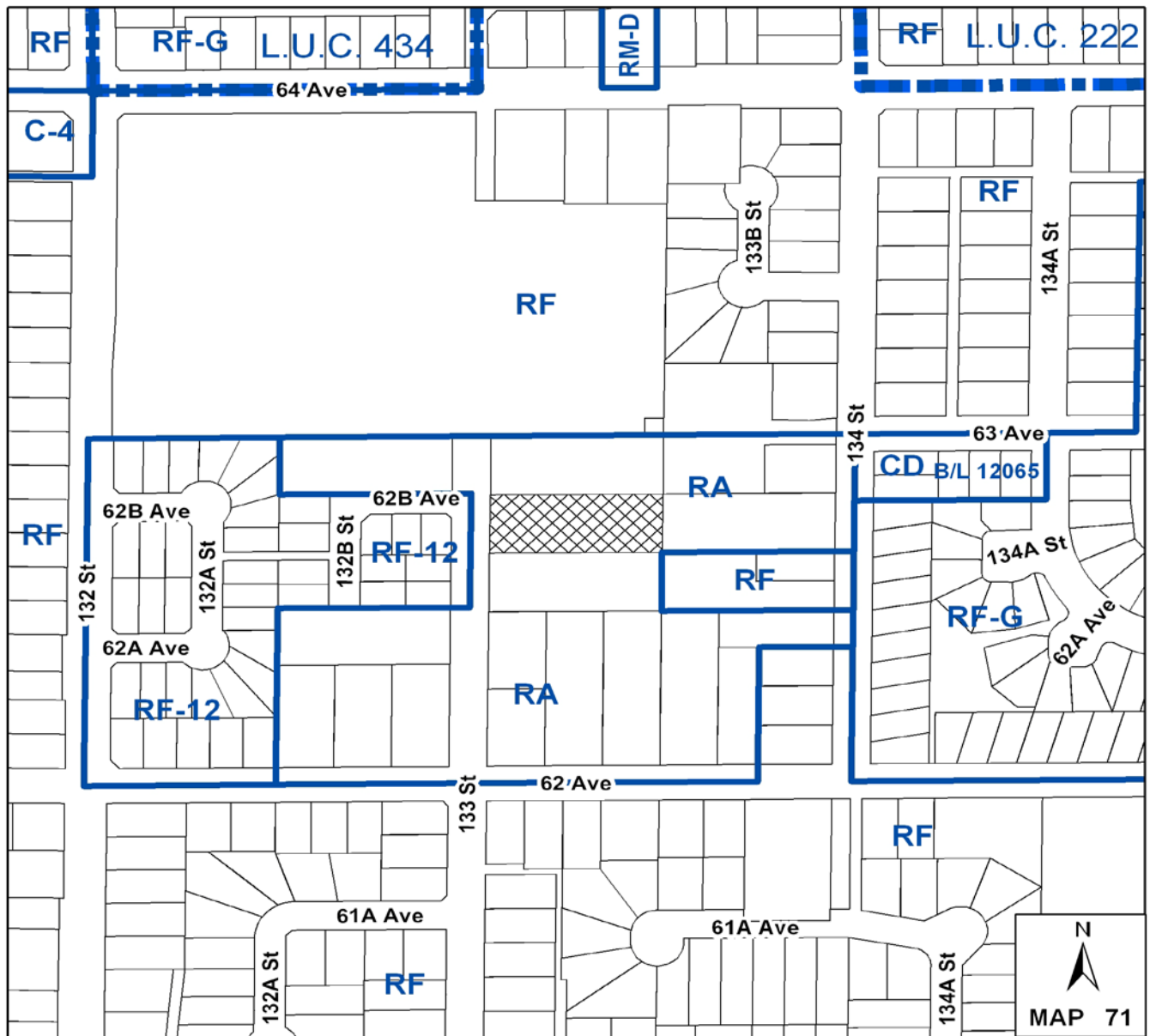


Proposal:	Rezone from RA to RF to allow subdivision into two single family lots.		
Recommendation:	Approval to Proceed		
Location:	6268 - 133 Street	Zoning:	RA
OCP Designation:	Urban	Owners:	Balvir Singh Chahal & Narinder Kaur Chahal
LAP Designation:	Urban Residential		



PROJECT TIMELINE

Completed Application Submission Date: August 30, 2006
Planning Report Date: September 11, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject property to protect future subdivision potential.

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).

School District:

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

Elementary students = 1 student
 Secondary students = 0 students
 Total new students = 1 student

School Catchment Area/Current Enrollment/School Capacity:

North Ridge Elementary School = 458 enrolled/480 capacity
 Tamanawis Secondary School = 1,523 enrolled/1,125 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 = 1 students
 Secondary students = 11 students
 Total new students = 12 students

Approved Capacity Projects and Future Space Considerations

There are no projects planned for North Ridge Elementary. A major enrollment move to the new Panorama Ridge secondary when it opens in 2006 - 2007 is expected to eliminate overcrowding at Tamanawis Secondary.

(Appendix V)

SITE CHARACTERISTICS

- **Existing Land Use** One acre residential.
- **East:** One acre residential, zoned RA, designated Urban in the OCP.
- **South:** One acre residential, zoned RA, designated Urban in the OCP.
- **West:** Across 133 Street, small lot residential, zoned RF-12, designated Urban in the OCP.
- **North:** One acre residential and Panorama Ridge Secondary School, zoned RA and RF, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Land Use

- The applicant proposes to create two single-family residential lots on the subject property at 133 Street and 62B Avenue, which is zoned RA and located south of the new Panorama Ridge Secondary School site. The proposed subdivision will create one "regular" RF-size lot with the remainder L-shaped area preserved for future subdivision. The new lots will be approximately 16.9 metres (53.8 ft.) in width and 38.7 metres (127.0 ft.) in width and 656 m² (7,061 ft²) in area. The remaining L-shaped lot is 2,408 m² (25,920.3 ft²) in area and has future subdivision potential for three (3) lots under the proposed RF zoning. The proposed lots exceed the minimum requirements of the RF Zone.
- The development pattern in the area reflects a trend of One-Acre Residential (RA) lots being developed into urban lots. There are two emerging pockets of development in the area north of 62 Avenue and south of the new Panorama Ridge High School site between 133 and 143 Street. From 132 to 133 Street, there is an established trend towards RF-12 lots; from 133 to 134 Street, where the subject property is located, there is a trend and identified concept for RF lots. The identified concept has set the future road pattern to extend 63 Avenue westward to the eastern edge of the school property, 133A Street will be built through from 63 Avenue half-way down to 62 Avenue along the existing rear parcel lines, ending in a cul-de-sac. 133A Street will provide access to the backlands for all the properties and achieve subdivision for future lots (Appendix VIII). The proposed land use and subdivision layout are consistent with the concept plan for the neighbourhood.
- An 8.25 m road right-of-way dedication is required along the entire length of the rear property line of proposed Lot 2 to accommodate future 133A Street.
- The existing house to be retained is in good condition and complies with all of the RF zone provisions once the lot is subdivided, including setbacks and floor area ratio.
- As proposed Lot 2 has future subdivision potential, a No-Build Restrictive Covenant is required for the back portion of the lot. The new dwelling of proposed Lot 2 will have to meet the setbacks and floor area requirements of the RF zone on the portion of the property outside of the No-Build Covenanted area to ensure compliance after future subdivision.

Building Scheme

- The applicant for the subject site has retained Michael Tynan 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.
- The existing single-family dwelling is to be retained on proposed Lot 1. Any significant future changes or alterations to this dwelling will have to comply with the proposed Building Scheme.

- The character of the new homes will be consistent with the emerging built form of the neighbourhood similar to other Building Schemes in the area, as discussed in the Building Design Guidelines. The new home is readily identifiable as one of the following styles: "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage" and will be compatible with the adjacent "site home" at 6288 – 133 Street, and with the 12 new homes constructed within Surrey project 7905-0135-00, west of the subject site (Appendix VI).
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading

- An in-ground basement is proposed for the new dwelling on Lot 2 based on lot grading and tree preservation information provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Completion of 133 Street will raise the boulevard grades at the property line 0.5 m (1.6 ft.) to 1.0 m (3.3 m) above existing grade. The boulevard grade will continue to grade up to the future house on proposed Lot 2 and reduced to meet existing ground along the sides of the houses. Two small retaining walls will be required on Lot 2; one along the front of the northern side parcel line to protect an existing cedar at the north west corner of the property, the other on the southern side parcel line. When the property to the south eventually develops, the retaining wall will be redundant, as additional fill will be required to raise boulevard grades to adjacent dwellings to complete 133 Street.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Tree Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates that there are 15 mature trees on the subject site. No trees are to be removed; all 15 trees are to be retained and 3 additional replacement trees planted (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on February 16, 2006, 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.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments

- Appendix VI. Building Design Guidelines Summary
Appendix VII. Arborist Report, Tree Survey and Tree Preservation Plan
Appendix VIII. Neighbourhood Development Concept

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 28, 2006.
- Arborist Report dated November 29, 2005.
- Tree Survey Plan, Tree Preservation and Replacement Plan dated November 2005.
- Lot Grading Plan dated September 2005.
- Soil Contamination Review Questionnaire prepared by Sukdev Sahota dated September 12, 2005.

How Yin Leung
Acting General Manager
Planning and Development

JL/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: CitiWest Consulting Ltd
 Address: 101, 9030 King George Highway
 Surrey, B.C.
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 6268 - 133 Street

 - (b) Civic Address: 6268 - 133 Street
 Owner: Balvir Singh Chahal and Narinder Kaur Chahal
 PID: 009-263-063
 Lot 5 Section 8 Township 2 New Westminster District Plan 10194

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

 - (b) Remove notice of Development Variance Permit No. 7998-0312-00 from title.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.76 ac
Hectares	0.31 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.94
Range of lot areas (square metres)	656 - 2,408 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.64 upa/6.53 uph
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	3%
Total Site Coverage	43%
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	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

CONTOUR MAP FOR SUBJECT SITE

