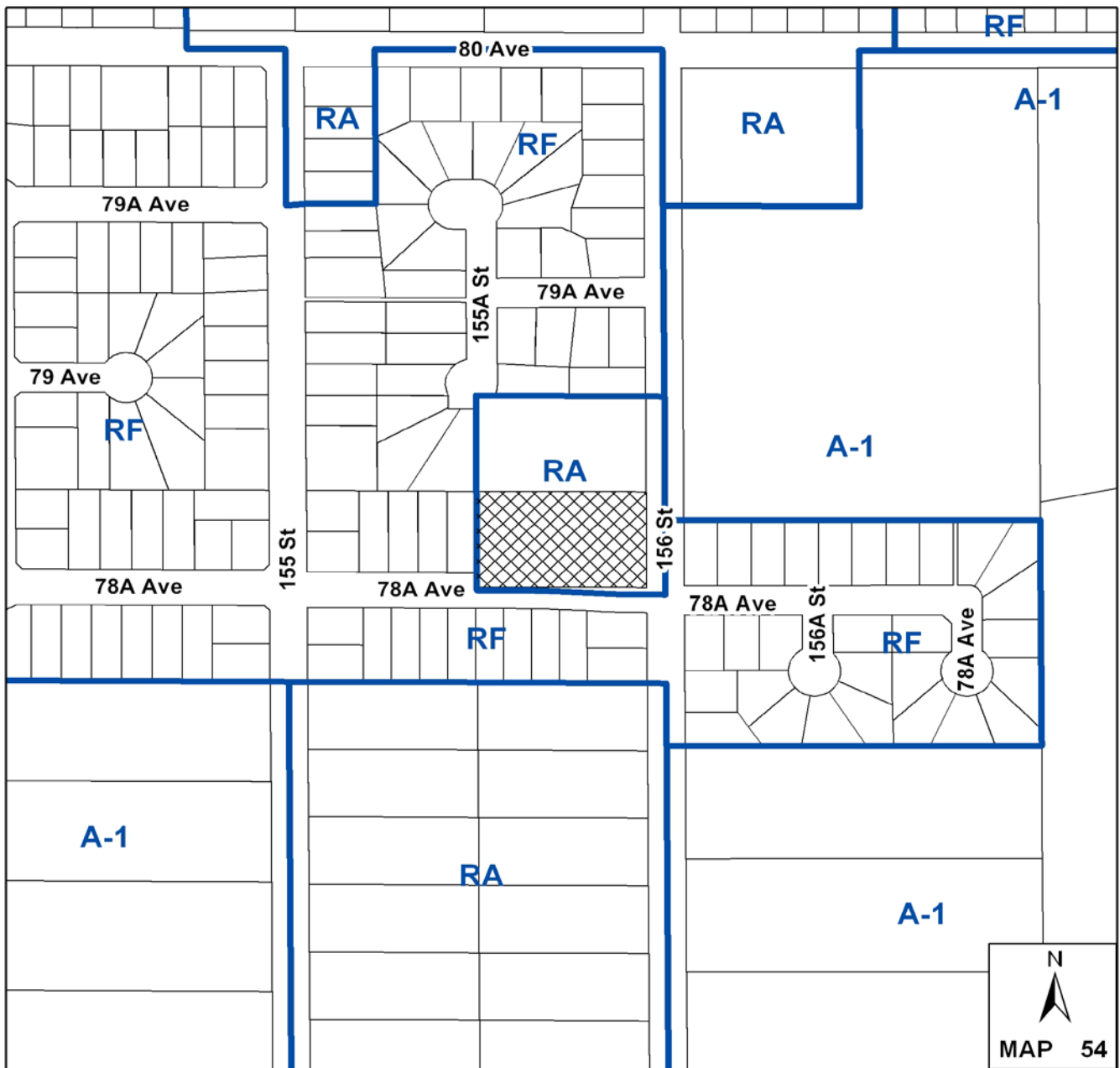


**Proposal:** Rezone from RA to RF to permit subdivision into approximately six (6) single family lots.

**Recommendation:** Approval to Proceed

**Location:** 7869 - 156 Street      **Zoning:** RA

**OCP Designation:** Urban      **Owners:** Gurbrinder and Sukhpreet Takhar et al



## PROJECT TIMELINE

Completed Application Submission Date: April 3, 2006  
Planning Report Date: July 10, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 6 single family residential 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) approval from Terasen Gas;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) address the impacts on park facilities, to the satisfaction of the General Manager, Parks, Recreation & Culture.

## 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: The applicant should provide a voluntary amenity contribution on a per lot basis toward the improvements of the park site in the neighbourhood (Appendix V).

School District:

**School Impacts:**

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

Elementary students = 3 students  
 Secondary students = 1 student  
 Total new students = 4 students

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

Coyote Creek Elementary School = 621 enrolled/680 capacity  
 Fleetwood Park Secondary School = 1,379 enrolled/1,200 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 = 0 students  
 Secondary students = 52 students  
 Total new students = 52 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. This project will not have an impact on these projections.*

(Appendix VI)

Terasen Gas:

Comments from Terasen Gas were not received by the time of report completion.

**SITE CHARACTERISTICS**

- **Existing Land Use** A single family dwelling on a one-acre parcel, which will be demolished.
- **Significant Site Attributes** A Terasen Gas right-of-way abuts the north property line of the subject site.
- **East:** Across 156 St, existing single family residential lots, zoned RF, designated Urban.
- **South:** Across 78A Avenue, existing single family residential lots, zoned RF, designated Urban.
- **West:** Existing single family residential lots, zoned RF, designated Urban.
- **North:** Existing one-acre single family residential parcel with subdivision potential, zoned RA, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 156 Street at the intersection of 156 Street and 78A Avenue. The site is designated Urban in the Official Community Plan (OCP).
- 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 approximately 6 single family lots. The proposed RF Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- All 6 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 686.2 square metres (7,386.2 sq. ft.) to 760.1 square metres (8,181.6 sq. ft.). The proposed widths of the lots range from 15 metres (49 ft.) to 16.03 metres (52.59 ft) and match the widths of the lots on the south side of 78A Avenue.
- The proposed lots will front onto and gain access from 78A Avenue.
- The applicant for the subject site has retained Sandbox Design Works 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 VII).
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant's consultants. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.
- MGF Horticultural Inc. prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 108 mature trees on the subject site. The report proposes the removal of 83 trees because they are located either within the building envelopes, within the footprint of proposed driveways or underground services, or are assessed as hazardous. The Report proposes to retain 25 trees primarily along the north property line and 9 trees will be planted. A total of 34 replacement and protected trees on site, providing for an average of 5.6 trees per lot (Appendix VIII).

## PRE-NOTIFICATION

Pre-notification letters were sent out on May 10, 2006 and staff received the following comments:

- One caller requested that the City ensure that a proposed sewer easement across the property be completed. The caller also requested that a new fence be built along the northern edge of the property.

*(Staff informed the caller that the applicant has indicated the easement on the proposed subdivision layout.)*

- One caller is concerned that 6 lots are too many for this subdivision. They feel that the lots would be too narrow, and not in keeping with the rest of the neighbourhood. They would be comfortable with 5 lots. The caller also stressed that the development should only be a single family development, with no basement- or side-suites, as the area is too congested to deal with a significant population increase.

*(The proposed lots meet the requirements of the RF Zone and are consistent with the existing lots to the west which are 15.7 metres (52 ft.) wide and to the south which are 15.0 metres (49 ft.) wide. The proposed RF Zone does not permit secondary suites)*

#### 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 June 21, 2006
- Building Scheme dated May 8, 2006.
- Tree Preservation and Replacement Plan dated May 17, 2006

How Yin Leung  
Acting General Manager  
Planning and Development

CA/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:                    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 Address:            7869 - 156 Street
  
  - (b)      Civic Address:            7869 - 156 Street  
                 Owners:                    Gurbrinder and Sukhpreet Takhar, Amandeep Gill,  
                                                                 Gagandeep Whar, Deljeet Gill and Ramanjit Sahi  
                                                                 PID:                         009-764-402  
                                                                 East Half Lot 2 Section 23 Township 2 New Westminster District Plan 13031
  
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	1.23 acres
Hectares	0.4983 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 m - 16 m
Range of lot areas (square metres)	686.2 m - 760.1 m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.8 lots/ac    12 lots/ha
Lots/Hectare & Lots/Acre (Net)	5.7 lots/ac    14 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	33.9%
Estimated Road, Lane & Driveway Coverage	21.6%
Total Site Coverage	55.5%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<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

