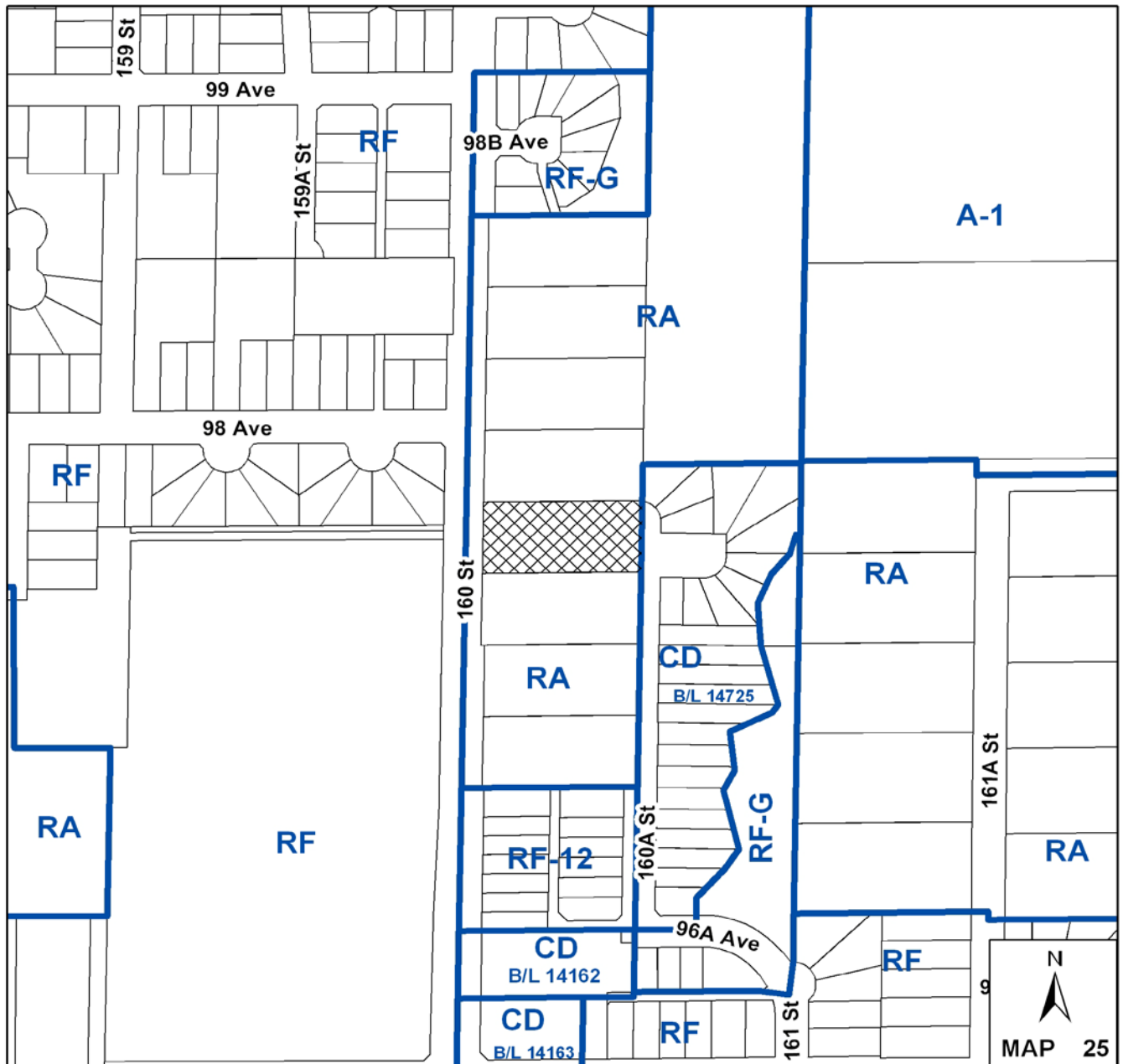


**Proposal:** Rezone from RA to RF-12 to permit the subdivision into approximately six single family lots.

**Recommendation:** Approval to Proceed

**Location:** 9762 - 160 Street      **Zoning:** RA

**OCP Designation:** Urban      **Owners:** Jagtar Singh Virk et al



## PROJECT TIMELINE

Initial Application Submission Date:	April 27, 2006
Completed Application Submission Date:	January 10, 2007
Planning Report Date:	February 26, 2007

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately six 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 (12) Zone (RF-12)" (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;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) address the concerns about the pressure the project will generate on existing facilities to the satisfaction of the General Manager, Parks, Recreation & Culture;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent property at 9750 - 160 Street;
  - (f) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lot 6 for a 6.0-metre (19.7 ft.) wide temporary access and servicing right-of-way; and
  - (g) address tree replacement to the satisfaction of the Acting General Manager, Planning & Development.

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: Parks has concerns about the pressure this project will place on existing parks, recreation and culture facilities. The applicant should meet with a staff representative (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 = 7 students  
 Secondary students = 27 students  
 Total new students = 34 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** A single family dwelling on a one-acre parcel, which will be retained.
- **East:** Across 160A Street, single family residential lots zoned CD (By-law No. 14725, based on RF-12), designated Urban.

- **South:** Existing acreage single family residential lots, zoned RA, designated Urban. Potential for re-development.
- **West:** North Surrey Secondary School, zoned RF, designated Urban, and existing single family residential lots, zoned RF, designated Urban.
- **North:** Existing single family residential lots, zoned RA, designated urban. Potential for re-development.

### PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

### DEVELOPMENT CONSIDERATIONS

- The 4,302-square metre (1.1-acre) subject site is located on the east side of 160 Street, north of 96 Avenue and west of Tynehead Regional Park. 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 (12) Zone" (RF-12) to allow subdivision into approximately six single family lots. The proposed RF-12 Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- This application continues the pattern of RF-12 zoned lots that Council has previously approved to the south of the subject, as well as the CD zoned lots (based on the RF-12 Zone) to the east. The applicant has also prepared a concept plan of how the remainder of the block could potentially develop under the RF-12 Zone.
- The applicant is proposing to dedicate 3.442 metres (11 ft.) along 160 Street, and to dedicate 5.0 metres (16 ft.) along 160A Street.
- The applicant is required to dedicate remainder of the existing cul-de-sac at the north end of 160A Street. However, the applicant will be constructing only a portion of the cul-de-sac at this time. The applicant will be providing cash-in-lieu to the City for a 6-metre portion at the northwest corner of the cul-de-sac bulb, in order to preserve existing trees on the neighbours property. Construction of the remaining, unfinished portion of the cul-de-sac will be completed in the future.
- All six proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 476 square metres (5,123.8 sq.ft.) to 809 square metres (8,708 sq.ft.). The lots range in width from 12.0 metres (39.4 ft.) to 20.4 metres (66.9 ft.) and range in depth from 30.8 metres (101 ft.) to 41.4 metres (135.8 ft.).
- The existing house on the subject will be retained on the oversized proposed Lot 3. A Section 219 Restrictive Covenant (No Build) will be required to be registered over the southern portion of the lot until such time as the existing house is demolished, and the southern portion is developed after consolidation with the property to the south.

- Proposed Lots 1-3 will front onto 160 Street. Proposed Lots 4-6 will front onto 160A Street. All six proposed lots will gain access from a rear lane, which will be accessed from a temporary lane off of 160A Street. This lane, which will be registered with a temporary 6.0-metre (20-ft.) statutory right-of-way for access and utility servicing, will be removed once the lands to the south of the subject site are developed. The rear lane will eventually connect to a future 97A Avenue.
- The applicant for the subject site has retained Carolyn Stewart of 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. 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 Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 24 mature trees on the subject site. The report proposes the removal of 24 trees because they are located within the building envelopes, or within the footprint of proposed driveways and underground services. The Report proposes no trees be retained. Twenty (20) replacement trees will be planted for a total of twenty (20) trees on site, providing for an average of 3.3 trees per lot.
- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As eighteen (18) alder and cottonwood trees are proposed to be removed, and six (6) other trees are to be removed, a total of thirty (30) replacement trees would be required for this application. The applicant proposes twenty (20) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 10 trees. As such, under the new By-law, monetary compensation for the remaining 10 trees would be \$3000.00 based on \$300/tree.
- The applicant has volunteered to compensate the City under the requirements of the new Tree Protection By-law.

## PRE-NOTIFICATION

Pre-notification letters were sent out on August 15, 2006 and staff received the following response:

- One property owner wrote in to express concern in regards to the development concept for this block and in particular, the location of the proposed road between 160 Street and 160A Street, and the impact of this road on the future development of their property.

*(The alignment of the road is conceptual only, but the intent is for the road to be shared between properties.)*

## 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

- Soil Contamination Review Questionnaire prepared by Holden Yip dated April 27, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

CA/kms

Information for City Clerk

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

1. (a) Agent:      Name:                      Holden Yip (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:                      9762 - 160 Street
  
  - (b)      Civic Address:                      9762 - 160 Street  
                         Owners:                                      Jagtar Singh Virk & Manjit Kaur Virk  
                            Harvinder Singh Deol & Bhupinder Kaur Deol  
                            Kashmir Singh Mann & Balwinder Kaur Mann  
                         PID:    011-385-898  
                         North ½ of Lot 6 Section 35 Block 5 North Range 1 West New Westminster  
                         District Plan 9406
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.063 ac
Hectares	0.4302 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.3 m - 20.4 m
Range of lot areas (square metres)	486 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.6 lots/ac.    13.9 lots/ha
Lots/Hectare & Lots/Acre (Net)	7.1 lots/ac    17.6 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	67%
<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

