

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0280-00

Planning Report Date: November 5, 2007

**PROPOSAL:**

- **Rezoning from RA to RF**

in order to allow subdivision into approximately 6 single family residential lots.

**LOCATION:**

9683 - 162A Street

**OWNERS:**

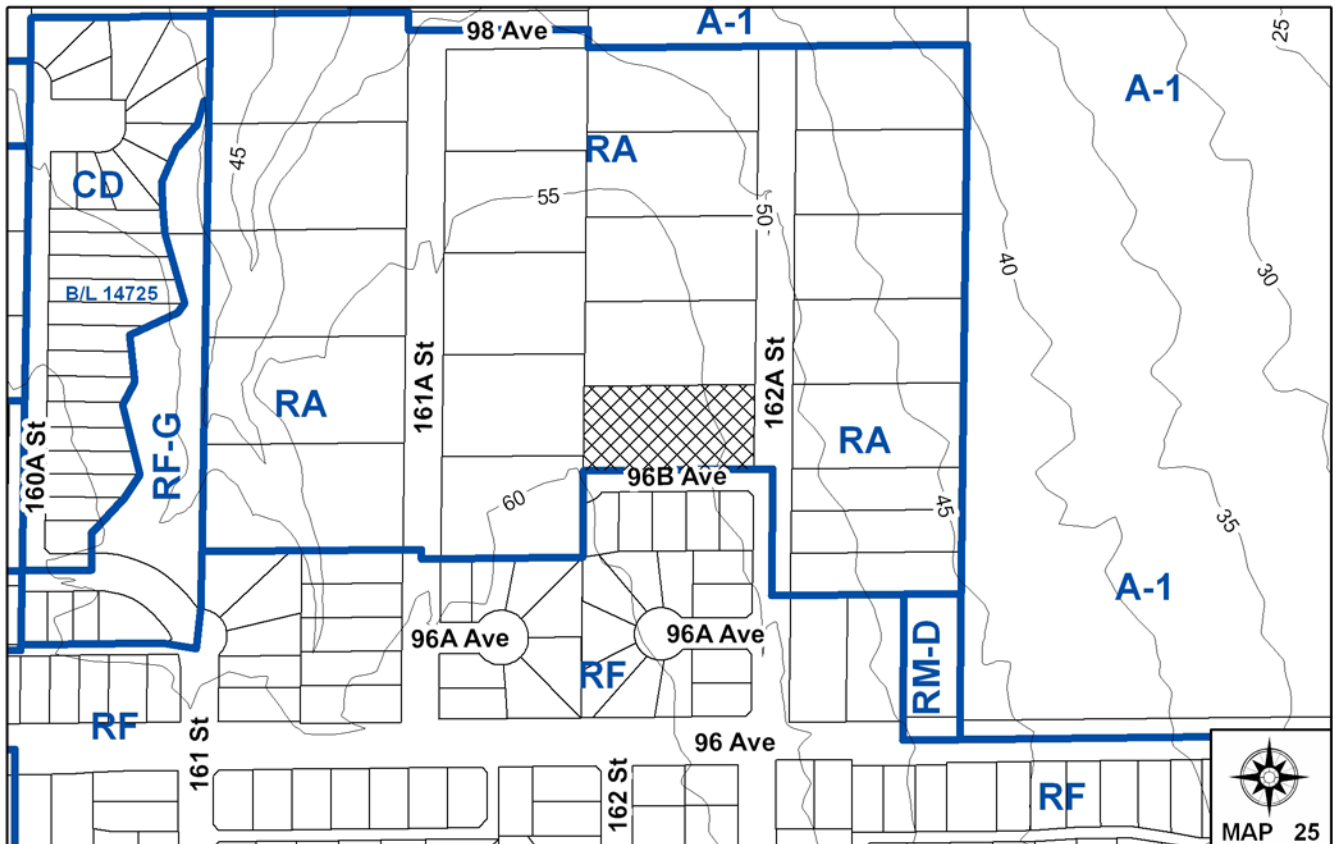
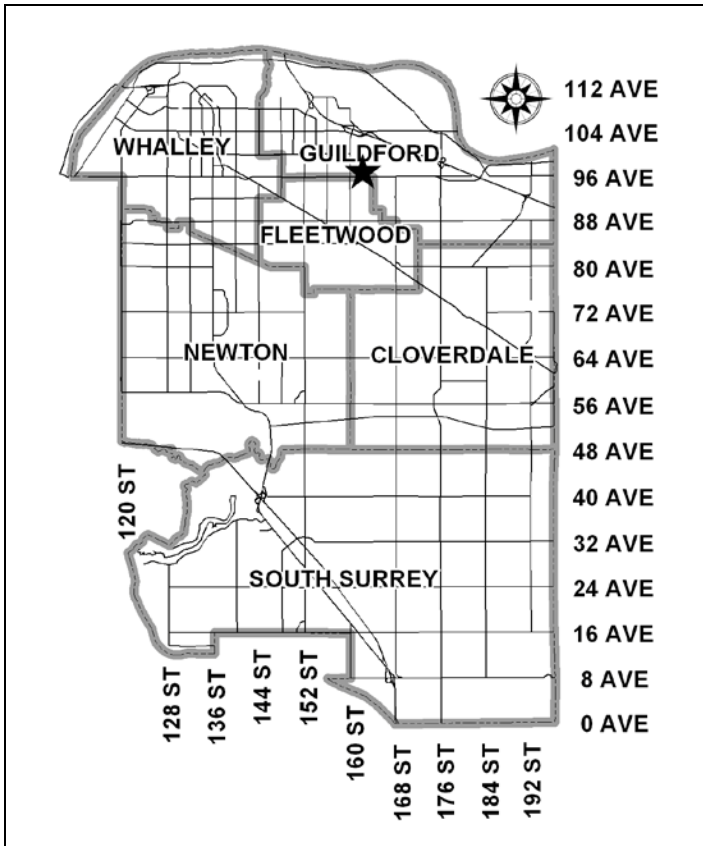
Malkiat Singh Mander, Joginder Singh Mander, Parmjit Singh Mander and Satnam Singh Mander

**ZONING:**

RA

**OCP DESIGNATION:**

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site 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;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

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

2 Elementary students at Serpentine Heights Elementary School  
1 Secondary student at North Surrey Secondary School

(Appendix IV)

Parks, Recreation & Culture: Support. Parks has some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area. The applicant should meet with staff representatives to determine how best to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage property with a single family dwelling that will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Acreage property with a single family dwelling.	Urban	RA
East:	Acreage property with a single family dwelling.	Urban	RA
South:	Single family lots recently created under Application No. 7903-0405-00 (Final Adoption October 16, 2006)	Urban	RF
West:	Acreage property with a single family dwelling.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one acreage property located on the west side of 162A Street and north of the partially built 96B Avenue in the Tynehead area. The area is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into approximately six residential lots.
- Lands directly south of the subject site, between 96B Avenue and 96 Avenue have been recently rezoned. Development Application No. 7903-0405-00 (Final Adoption on October 16, 2006) rezoned the acreage properties to RF, allowing the creation of 16 urban single-family residential lots and the south half of 96B Avenue and a portion of the cul-de-sac bulb abutting the development.
- The subject property is one of several existing acreages in the pocket bordered to the north and east by Tynehead Regional Park. The proposed road network for the Tynehead pocket area, developed when the site to the south was under application, allows for the fair and efficient subdivision of the remaining undeveloped acreages.
- The subdivision layout (Appendix II) proposes to create six lots fronting 96B Avenue and to provide road dedication to complete construction of the portion of 96B Avenue bound by 162A Street to the east and the west property line of the subject site. The remainder western portion of the cul-de-sac bulb will be built when adjacent properties to the west develop.
- All of the proposed lots meet or exceed the minimum lot size and dimensional requirements of the RF Zone. Each proposed lot has a width of 15.1 metres (49.5 ft.). Lot depths range from 34.2 metres (112.2 ft.) to 39.8 metres (130.6 ft.) and lot areas range from 565.5 square metres (6,087 sq. ft.) to 598.8 square metres (6,446 sq. ft.).

- The Park, Recreation and Culture Department has not identified a need for parkland dedication at this location. The applicant will provide 5% cash-in-lieu of parkland dedication.
- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all proposed lots. According to the lot grading information supplied by the applicant, the construction of in-ground basements will not require the addition of fill greater than 0.5 metre (1.6 ft.) for proposed Lots 1 to 3. However, fill of up to 0.7 metre (2 ft.) is planned for the front of proposed Lots 4 to 6 in order to achieve positive slopes from the road.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. 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 V).
- Basement-entry homes and secondary suites will not be permitted on any of the lots.
- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and to prepare an Arborist Report.
- The Arborist Report indicates there are 26 mature trees on the site. The report proposes the removal of 19 trees because they have either been "girdled" (bark removed from the circumference of the tree) and will not survive, are located within the building envelopes or roadway or are alders or fruit trees in poor condition. The report proposes the retention of 7 mature trees, retention of 3 undersized trees and 12 replacement trees, resulting in an average of 3.7 trees per lot (Appendix VI indicates only protected and replacement trees).
- Under the current Tree Protection By-law, for the 19 trees proposed for removal, a tree replacement ratio of 1:1 would apply to the two alder trees and a 2:1 ratio would apply to the other 17 trees for a total of 36 replacement trees. The retention of 3 undersized trees and planting of 12 replacement trees proposed would leave a shortfall of 21 replacement trees. Under the By-law, monetary compensation of \$6,300 would apply to this shortfall based on \$300/per tree, and will be collected prior to consideration of final approval.
- Three By-law protected spruce trees along 162A Street have been girdled and damaged. The fine for this infraction is \$3,000 based on \$1,000/tree, and will be collected prior to consideration of final approval. The Arborist Report proposes that these three trees be removed and that all 12 replacement trees be upsized. The applicant is agreeable to the tree upsizing.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 2, 2007 and a development proposal sign was posted.

- Staff received an inquiry from a neighbour whose property fronts 161A Street and backs onto the subject site. A concern was expressed about how the proposed layout, and in particular the proposed cul-de-sac, would affect the future development potential of adjacent properties.

*(The neighbour was shown the concept plan for future development of the neighbourhood that was provided when the properties south of the subject site were developed under Application No. 7903-0405-00, which received Final Adoption on October 16, 2006. The concept plan developed for Application No. 7903-0405-00 showed six potential lots for the subject site and dedication of 5.0 metres along 96B Avenue and a portion of the cul-de-sac bulb to create an ultimate 16.5 metre standard, which is consistent with the layout currently proposed for the subject site.*

*The earlier concept plan also showed a potential layout for the acreage properties fronting 161A Street, whereby the western portion of these acreage lots could be subdivided into lots that front 161A Street and the eastern portion could be subdivided into lots that front cul-de-sacs that access from 162A Street. The applicant's consultant has also provided a similar concept plan for future development in the neighbourhood.)*

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

Jean Lamontagne  
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:                      Joginder Mander  
                         Address:                      9683 - 162A Street  
                                                              Surrey, BC  
                                                              V4N 2E5  
                         Tel:                                      604-581-8392
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      9683 - 162A Street
  
  - (b)      Civic Address:                      9683 - 162A Street  
                         Owners:                                      Malkiat Singh Mander, Joginder Singh Mander, Parmjit  
                            Singh Mander and Satnam Singh Mander  
                         PID:    001-811-258  
                         Lot 8 Section 35 Block 5 North Range 1 West New Westminster District Plan  
                         10458
  
3.      Summary of Actions for City Clerk's Office
  - (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	1.0 ac
Hectares	0.4 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.1 m
Range of lot areas (square metres)	565.5 m <sup>2</sup> - 598.5 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.8 uph/6.0 upa
Lots/Hectare & Lots/Acre (Net)	16.8 uph/6.0 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35.2%
Estimated Road, Lane & Driveway Coverage	18.6%
Total Site Coverage	53.8%
<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