

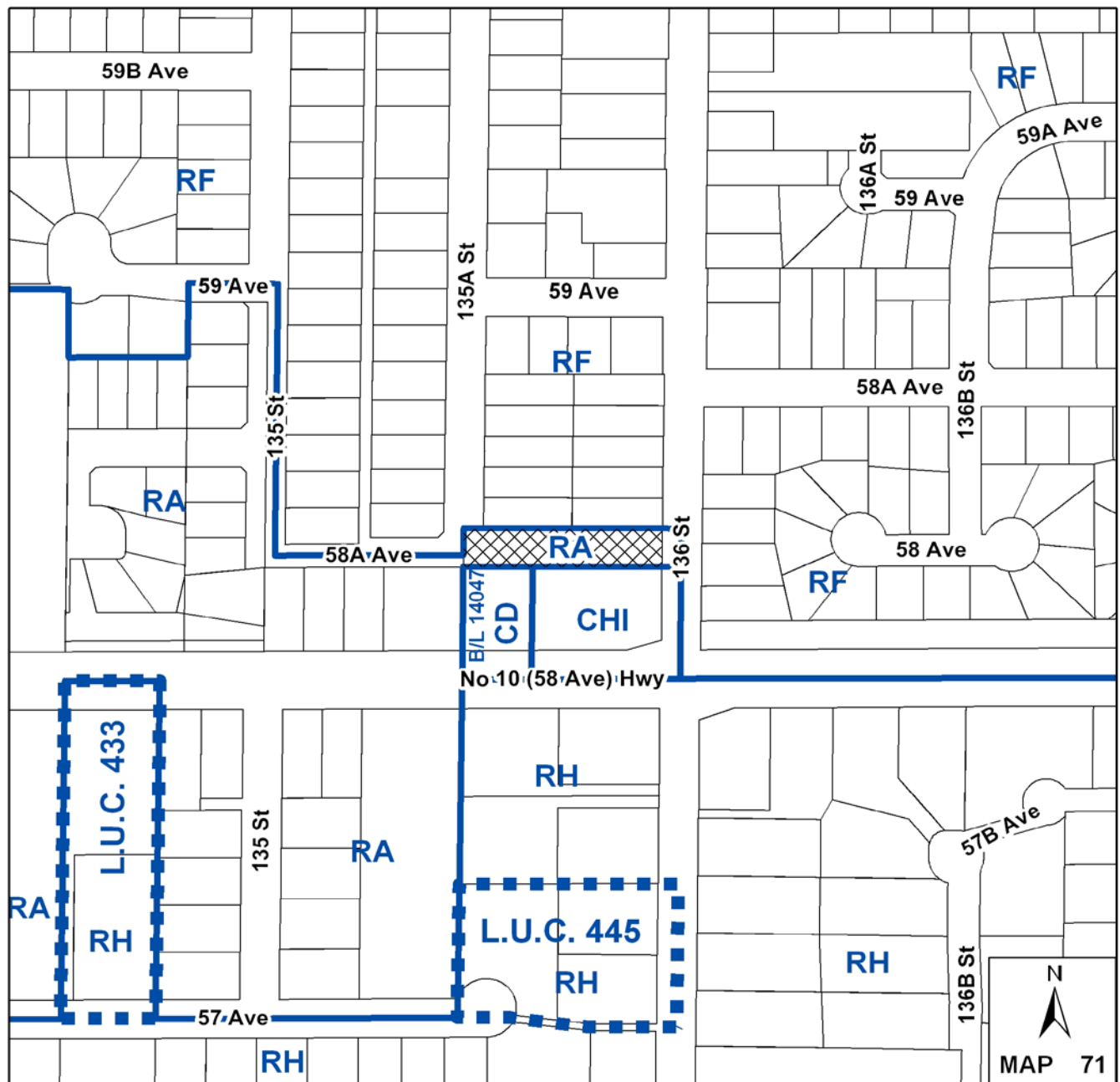
Proposal: Rezone from RA to RF to permit subdivision into two (2) single family residential lots.

Recommendation: Approval to Proceed

Location: 5835 - 136 Street **Zoning:** RA

OCP Designation: Urban

NCP Designation: Single Family (6 upa) **Owners:** Jaspal and Gurpal Bahga



PROJECT TIMELINE

Application Submission Date:	June 26, 2006
Revised Application Submission Date:	January 17, 2007
Planning Report Date:	February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant resolve outstanding By-law compliance issues related to the existing businesses of the site; and
 - (e) registration of a Section 219 Restrictive Covenant to increase the side yard (south) setback on Lot 2 from 1.8 metres (6 ft.) to 4.0 metres (13 ft.).

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 = 445 enrolled/480 capacity
 Panorama Ridge Secondary School = 880 enrolled/1,100 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 = 7 students
 Total new students = 14 students

Approved Capacity Projects and Future Space Considerations

The proposed development will not have an impact on school enrollment projections.

(Appendix V)

Ministry of Transportation:

No concerns (Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling situated on the eastern portion of a large lot, zoned RA and designated Single Family (6 upa) in the West Newton/Highway No. 10 Neighbourhood Concept Plan and Urban in the OCP.
- **South:** Commercial property fronting on Highway 10, zoned CD (By-law No. 14047) containing a car wash facility, and lot zoned CHI containing a single-storey, multi-tenant commercial building, designated Local Existing Commercial on the West Newton/Highway No. 10 NCP and Suburban in the OCP.
- **West, East and North:** Single family dwellings on lots zoned RF, designated Existing Single Family in the West Newton/Highway No. 10 NCP and Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban Complies.

West Newton and Highway 10 Single Family (6 upa). Complies.

NCP Designation:

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is a large lot located at 5835 – 136 Street. The property is zoned One-Acre Residential (RA), and is designated Single Family (6 upa) in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into two (2) single-family residential lots. The proposed RF zoning and lot dimensions are consistent with the designations in the NCP and OCP (Appendix III).
- The area is predominantly a stable single-family area, comprised of Single Family Residential (RF) zoning. A number of surrounding properties in the area have been recently rezoned to RF and subdivided since 2002 in a manner similar to the current application, including properties to the north and east of the subject site. The proposal to rezone to RF and subdivide is consistent with the existing pattern of development.

Proposed Development

- The applicant proposes to subdivide into two single-family residential lots including retention of the existing dwelling. The retained house will front 136 Street, while the second newly created lot will front 135A Street (Appendix III). A 10 metre (30 ft) wide portion of the property fronting 135A Street will be required to be dedicated to complete 135A Street, as per Engineering Summary (Appendix IV).
- The two proposed lots are larger than most existing lots in the area. They are approximately 910 m² (9,795 ft²) in area, with 20.1 metre (66 ft) frontage widths. The proposed subdivision will complete the continuity of lots in this neighbourhood, as the subject property is the last undeveloped lot on the block.
- The subject site is located adjacent to existing commercial businesses to the south along Highway 10. The larger size and dimensions of the two proposed lots will provide more flexibility to the homebuilder who may wish to increase the side yard distance between the new dwelling and the adjacent businesses to the south. This will help mitigate any potential conflicts or interface issues between the zones.
- The subject property contains an existing manufacturing business that has been the subject of By-law enforcement in the past. The applicant will be required to bring the site into compliance as a condition of final approval.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated January 12, 2007, for the proposed development.
- The character study was conducted in order to create a set of building design guidelines that would reflect the established character of the newer homes within the neighbourhood. A summary of the proposed design guidelines is attached to this report (Appendix VII).
- Basement-entry homes and secondary suites will not be permitted.

Lot Grading and Trees

- C. Kavolinas & Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans, dated January 15, 2007. They have been reviewed by City staff and deemed acceptable.
- A Lot Grading Plan is not required, as in-ground basements are not possible. The applicant's consultant (Coastland Engineering and Surveying Ltd) has indicated that in-ground basements are not achievable due to the shallow services in this area.
- According to the tree summary, two (2) protected trees are identified on the subject site (Appendix VIII). They are both deciduous trees. One (1) tree is to be removed because of its poor condition. The total number of replacement trees being proposed is four (4). This will satisfy the current Tree By-law (No. 16100) requirement, and therefore no compensation is required.
- A \$3,000 security bond will be required for the protection of the Redwood tree located near the south property line. A Restrictive Covenant for a 4.0 metre (13 ft.) side yard (south) setback on Lot 2 is also required to protect the tree.

PRE-NOTIFICATION

Pre-notification letters were sent on August 16, 2006 and staff received comments from one resident, as follows:

- The subdivision and construction of the dwelling will create significant noise, dirt and dust. Problems may also arise from people parking their vehicles or workers leaving their machines on adjacent areas overnight. Any blockages would be a concern.

(Construction disturbances will be minimal since this is a small two-lot subdivision and only one new dwelling will be built. The new lot will front 135A Street and is located at the end of the street. Therefore, blockages or parking concerns, particularly along busier 136 Street, will be minimal. The applicant has been informed of these concerns and has assured they will do their best to mitigate any impacts during construction).

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.	Ministry of Transportation Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 15, 2007.
- Building Scheme dated January 12, 2007.
- Neighbourhood Character Study dated January 12, 2007.
- Arborist Report dated January 15, 2007.
- Tree Preservation and Replacement Plan dated January 2007.
- Soil Contamination Review Questionnaire prepared by Gurpal Bagha dated June 28, 2006.

How Yin Leung
Acting General Manager
Planning and Development

DN/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: Gurpal Bahga
 Address: 5835 - 136 Street
 Surrey, B.C.
 V3X 1J2
 Tel: 604-599-8815

2. Properties involved in the Application
 - (a) Civic Address: 5835 - 136 Street

 - (b) Civic Address: 5835 - 136 Street
 Owner: Jaspal and Gurpal Bagha
 PID: 009-286-403
 The North Half of the North Half Lot 1 Section 8 Township 2 New
 Westminster District Plan 10277

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.49 ac
Hectares	0.20 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.1 m
Range of lot areas (square metres)	910 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.90 upha/4.00 upa
Lots/Hectare & Lots/Acre (Net)	10.98 upha/4.44 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	48%
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	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

