

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0414-00

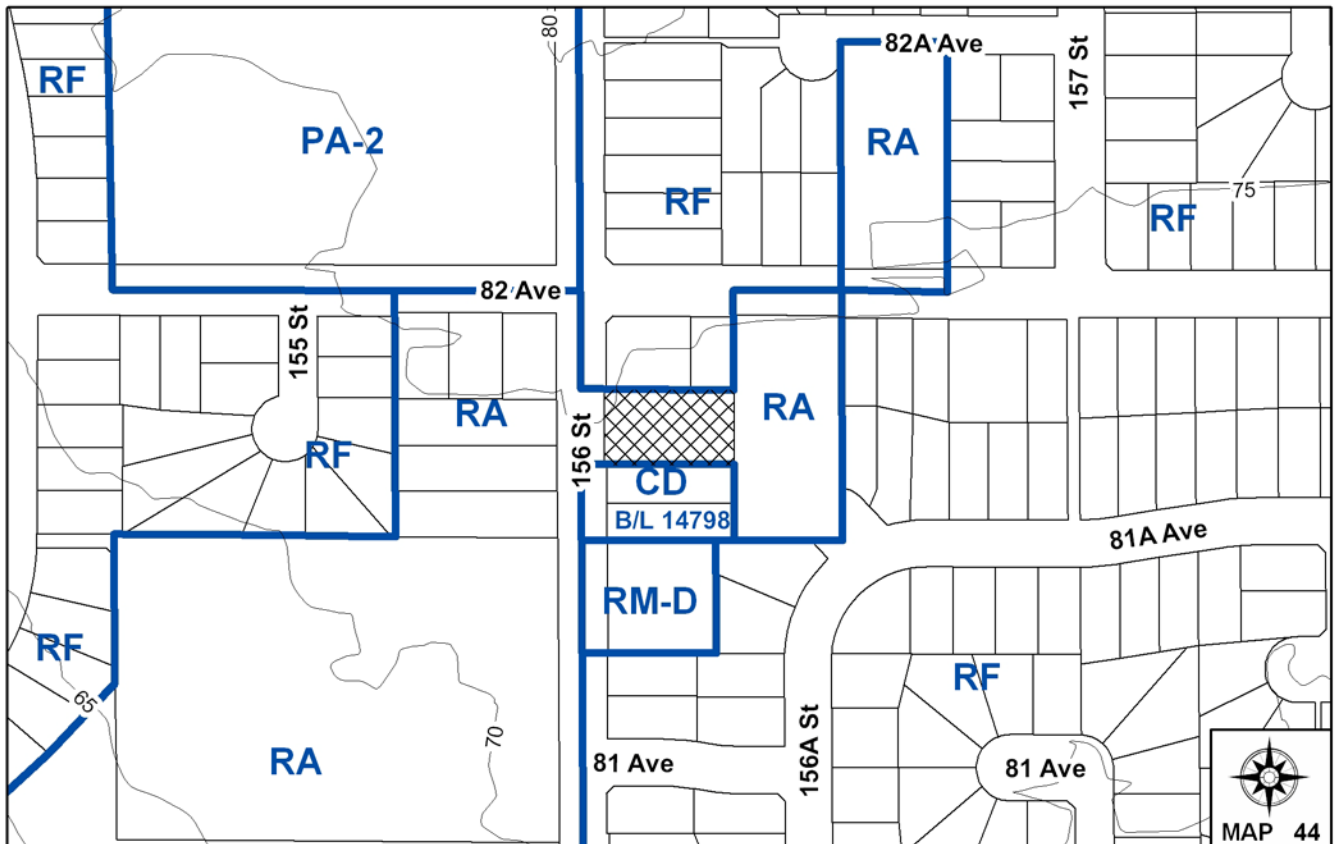
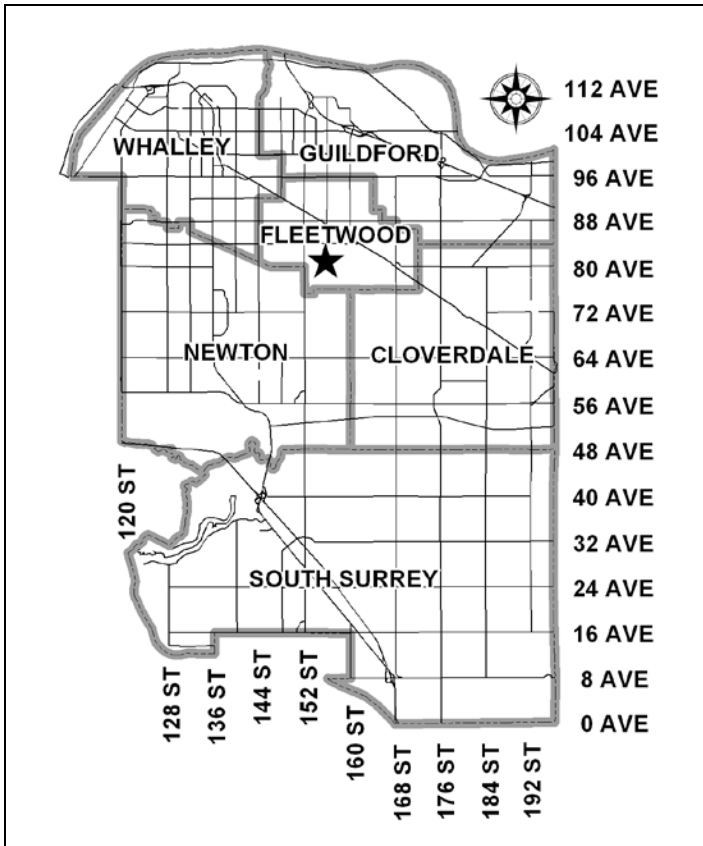
Planning Report Date: October 1, 2007

PROPOSAL:

- **Rezoning from RA to RF**

in order to allow subdivision into 2 single family residential lots.

LOCATION: 8170 - 156 Street
OWNER: Piara Singh Nahal et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family 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.
- Complies with NCP 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; and
 - (d) removal 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 subject to the completion of Engineering servicing requirements as outlined in Appendix III.

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

1 Elementary student at Coyote Creek Elementary School
0 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling that will demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Residential properties recently rezoned and subdivided under Development Application No. 7902-0176-00 (Final Adoption on May 28, 2007).	Urban in the OCP; Single Family Urban in the Fleetwood Town Centre Land Use Plan	RF
East:	Acreage property with single family dwelling.	Urban in the OCP; Single Family Urban in the Fleetwood Town Centre Land Use Plan.	RA
South:	Urban single family dwellings.	Urban in the OCP; Single Family Urban in the Fleetwood Town Centre Land Use Plan.	CD (By-law No. 14798)
West (Across 156 Street):	Single family residential dwellings.	Urban in the OCP	RA

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one property located in the Fleetwood area on the east side of 156 Street, between 81 Avenue and 82 Avenue. The site is designated Urban in the Official Community Plan (OCP) and Single Family Urban (Residential) in the Fleetwood Town Centre Land Use Plan (Appendix VII).
- 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 two single-family residential lots.
- Lands immediately north and south of the subject site have been recently rezoned and subdivided to create urban single-family residential lots. Development Application No. 7902-0176 (Final Adoption on May 28, 2007) rezoned the abutting properties to the north from RA to RF to permit subdivision into two residential lots. Development Application No. 7901-0202-00 (Final Adoption on June 9, 2003) rezoned the two properties south of the subject site from RA to CD (By-law No. 14798) in order to create two single-family lots and retain an existing house that exceeded the FAR limit permitted under the RF Zone.
- The subdivision layout (Appendix II) proposes two lots, each having a lot area of 861 square metres (9,268 sq. ft.), width of 16.0 metres (52 ft.) and depth of 54.86 metres (180 ft.).
- The applicant's consultant has submitted a statement regarding proposed lot grading that confirms in-ground basements and fill to accommodate in-ground basements are not proposed.

- 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).
- The guidelines endeavour to create new homes that are reasonably compatible with existing homes in the 8100 block of 156 Street subject to updated massing design and construction materials.
- Basement-entry homes and secondary suites will not be permitted.
- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an Arborist Report.
- The Arborist Report indicates there are three mature cherry trees on the site and proposes that all three trees be removed because they are either in poor condition or are on the edge of the building envelope.
- The Report proposes a total of six replacement trees, resulting in three trees on each lot (Appendix VI).

PRE-NOTIFICATION

Pre-notification letters were sent on March 15, 2007 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.	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: Darren Braun, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, BC
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 8170 - 156 Street

(b) Civic Address: 8170 - 156 Street
 Owners: Piara Singh Nahal, Surjit Kaur Nahal, Santosh Kaur
 Nahal and Parmjit Singh Nahal
 PID: 001-719-661
 Lot 2 Section 26 Township 2 New Westminster District Plan 16033

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
GROSS SITE AREA	
Acres	0.43 ac
Hectares	0.17 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.0 m
Range of lot areas (square metres)	861 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.4 uph/4.6 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
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