

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0241-00

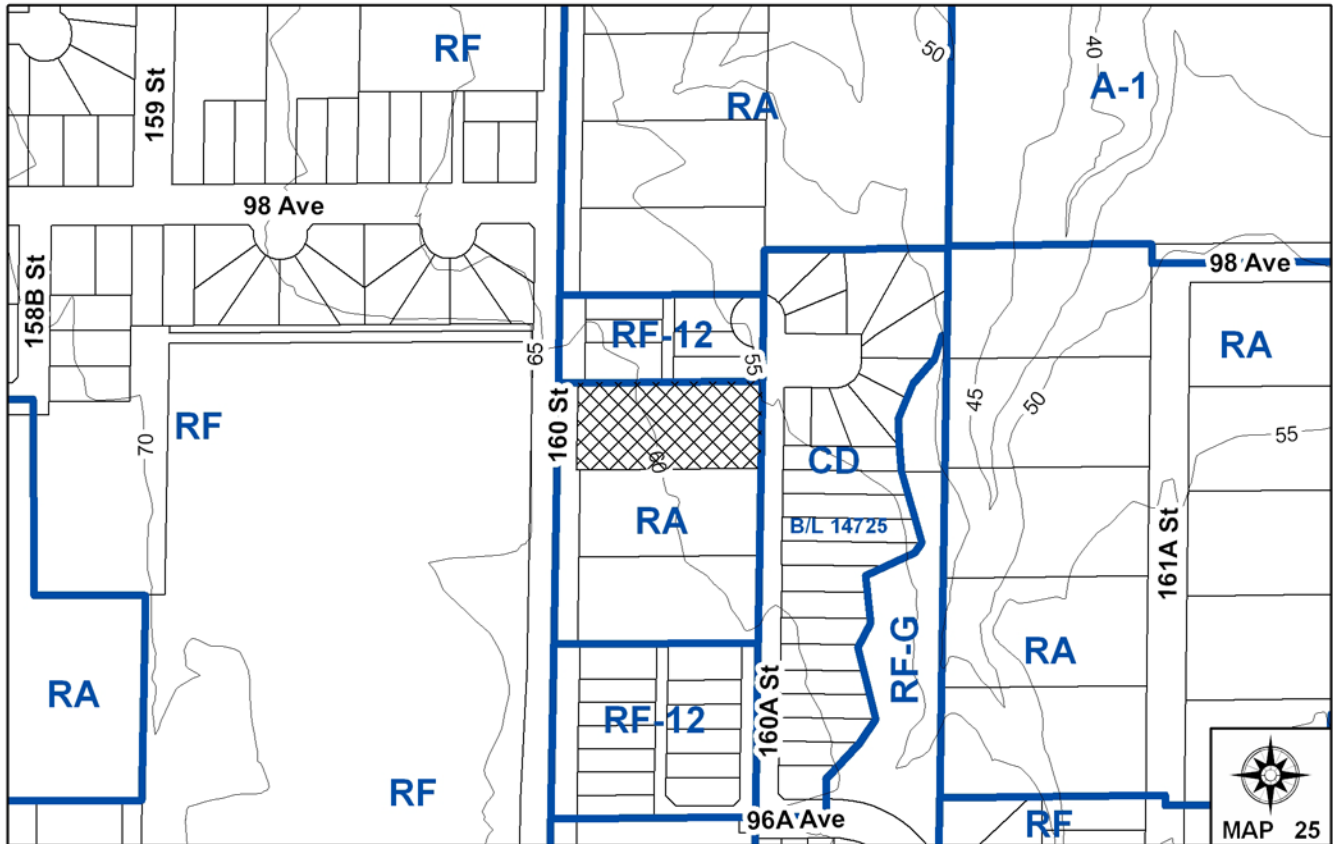
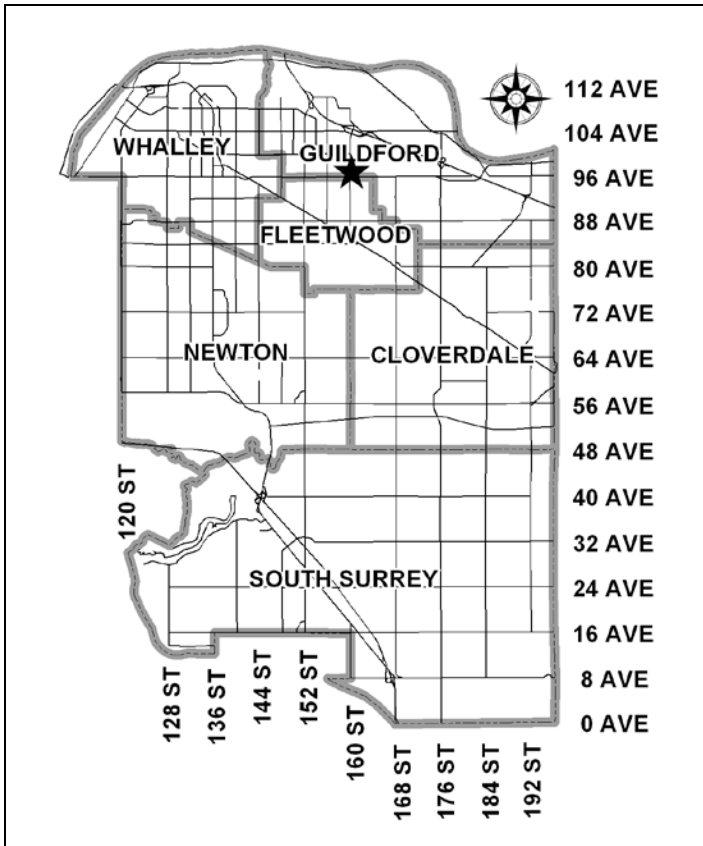
Planning Report Date: April 14, 2008

**PROPOSAL:**

- **Rezoning from RA to RF-12**

in order to allow subdivision into approximately 6 RF-12 lots.

**LOCATION:** 9750 - 160 Street  
**OWNER:** Charan Singh Kherra  
**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.
- Consistent with the land use pattern and form of development of surrounding properties.

## 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 (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 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) removal of debris and clean-up of site to the satisfaction of By-law Enforcement & Licensing Section; and
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on the northern portion of the subject property until future consolidation with the adjacent property to the north (9762 - 160 Street).

## 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:**

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

(Appendix IV)

Parks, Recreation & Culture:

Support. Parks will accept cash-in-lieu of the 5% subdivision dedication. Parks has expressed concern about the increased pressure of the proposed development on existing parks facilities in the area.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be demolished.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Recently approved small-lot single family dwellings under construction (File No. 7906-0183-00)	Urban	RF-12
East (Across 160A Street):	Existing small-lot single family dwellings	Urban	CD (By-law No. 14725)
South (Across):	Existing single family dwelling on an acreage parcel	Urban	RA
West (Across 160 Street):	North Surrey Secondary School	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The 4,280-square metre (1.06-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 north and south of the subject, as well as the CD-zoned lots (based on the RF-G Zone) to the east.
- At the request of By-law Enforcement, the applicant has significantly cleaned up the subject site through the removal of a number of wrecked vehicles that were stored on the site. A final inspection that satisfies the concerns of By-law Enforcement is a condition of rezoning.

- 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.
- 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 535 square metres (5,759 sq.ft.) to 613 square metres (6,598 sq.ft.). The lots range in width from 13.6 metres (45 ft.) to 14.8 metres (49 ft.) and in depth from 39.38 metres (129 ft.) to 41.45 metres (136 ft.).
- Proposed Lot 6 will be 677 square metres (7,287 sq.ft.), as a 142-square metre (1,529 sq.ft.) portion will ultimately be developed with the property to the north (9762 – 160 Street) to facilitate the eventual subdivision of that property. A "no-build" Restrictive Covenant will be registered over this portion. Proposed Lot 6 will ultimately have a lot size of 535 square metres (5,759 sq.ft.) and a width of 13.6 metres (45 ft.).
- Proposed Lots 1 - 3 will front onto 160A Street. Proposed Lots 4 - 6 will front onto 160 Street. Access to all of the proposed lots will be gained from a rear lane, which will be accessed from a temporary lane off of 160A Street. This temporary lane will be removed once the lands to the south of the subject site are developed and the rear lane eventually connects to the future 97A Avenue.
- The applicant for the subject site has retained 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).
- 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.
- C. Kavolinas and Associates 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 28 mature trees on the subject site. The report proposes the removal of 23 trees because they are located either within the building envelopes, or within area used by the proposed driveways and underground services. The Report proposes five (5) trees be retained on proposed Lot 4, although some of these trees will likely be removed when the portion of this lot is consolidated with the property to south and developed. Twelve (12) replacement trees will be planted for a total of seventeen (17) trees on site, providing for an average of 2.83 trees per lot.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Douglas Fir	17	5	12
Maple	1	0	1
Cedar	2	0	2
Hemlock	1	0	1
Poplar	3	0	3

Alder	3	0	3
Cottonwood	1	0	1
<b>Total</b>	<b>28</b>	<b>5</b>	<b>23</b>

- Under the 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 four (4) alder and cottonwood trees are proposed to be removed, and twenty-one (19) other trees are to be removed, a total of forty-two (42) replacement trees would be required for this application. The applicant proposes twelve (12) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of 30 trees. As such, under the By-law, monetary compensation for the remaining 30 trees is be \$9,000 based on \$300/tree, and will be required prior to consideration of final adoption.

### PRE-NOTIFICATION

Pre-notification letters were sent out on October 17, 2007 and staff received the following response:

- One property owner phoned and submitted a letter 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.

*(An application has recently been made involving the two properties affected by this proposed road (Application No. 7907-0383-00), and the proposed road is indicated on the proposed subdivision layout.)*

### 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:                    Mike Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                    #101, 19292 - 60 Avenue  
                                                            Surrey, BC  
                                                            V3S 3M2  
                         Tel:                                    604-532-9700

2.      Properties involved in the Application

(a)      Civic Address:                    9750 - 160 Street

(b)      Civic Address:                    9750 - 160 Street  
                         Owner:                                    Charan Singh Khera  
                         PID:                                        011-385-936  
                         Parcel "A" (J83256E) 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	1.07 ac
Hectares	0.43 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.6 m - 14.8 m
Range of lot areas (square metres)	535 m <sup>2</sup> - 613 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.6/ac      14.0/ha
Lots/Hectare & Lots/Acre (Net)	6.6/ac      16.3 ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38.6%
Estimated Road, Lane & Driveway Coverage	17.3%
Total Site Coverage	55.9%
<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