

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0383-00

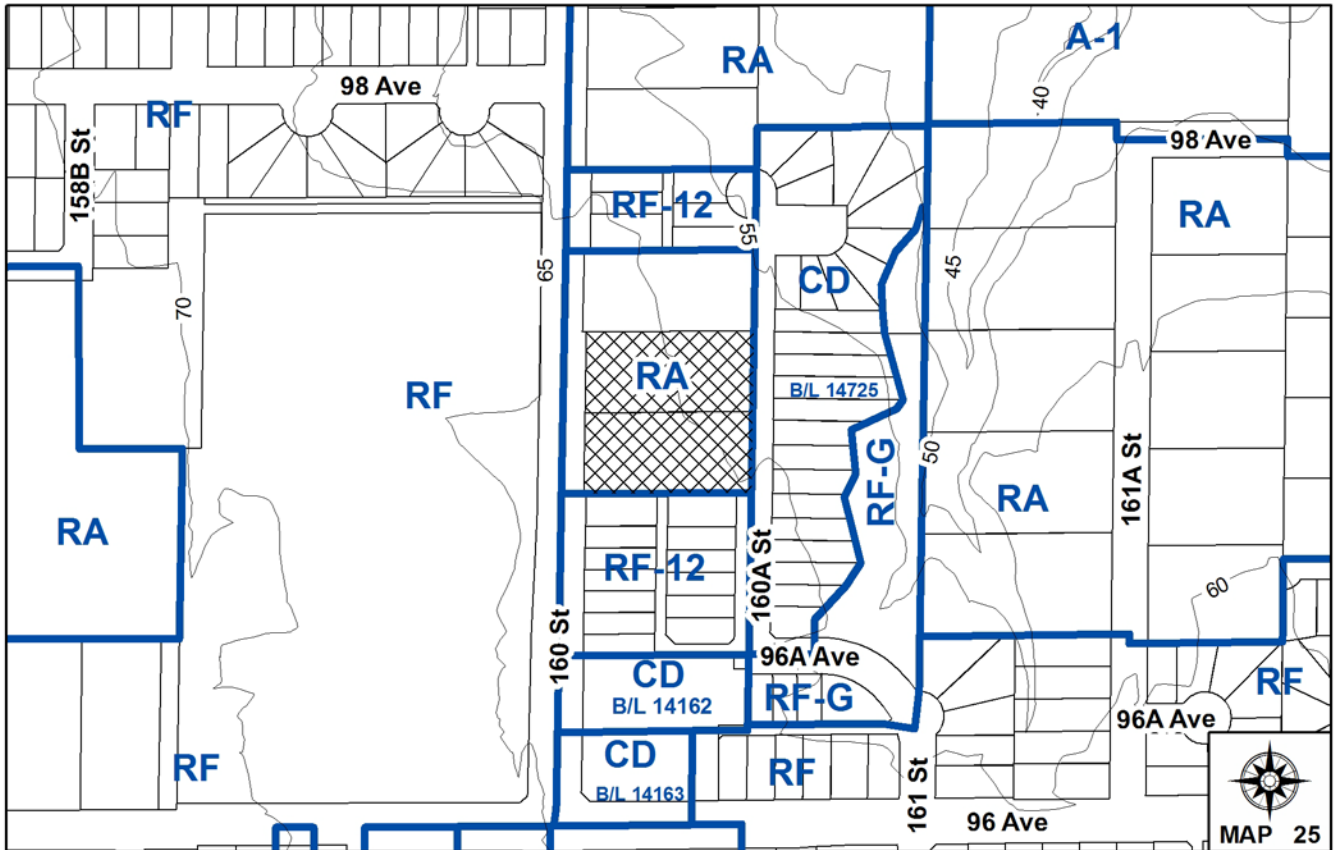
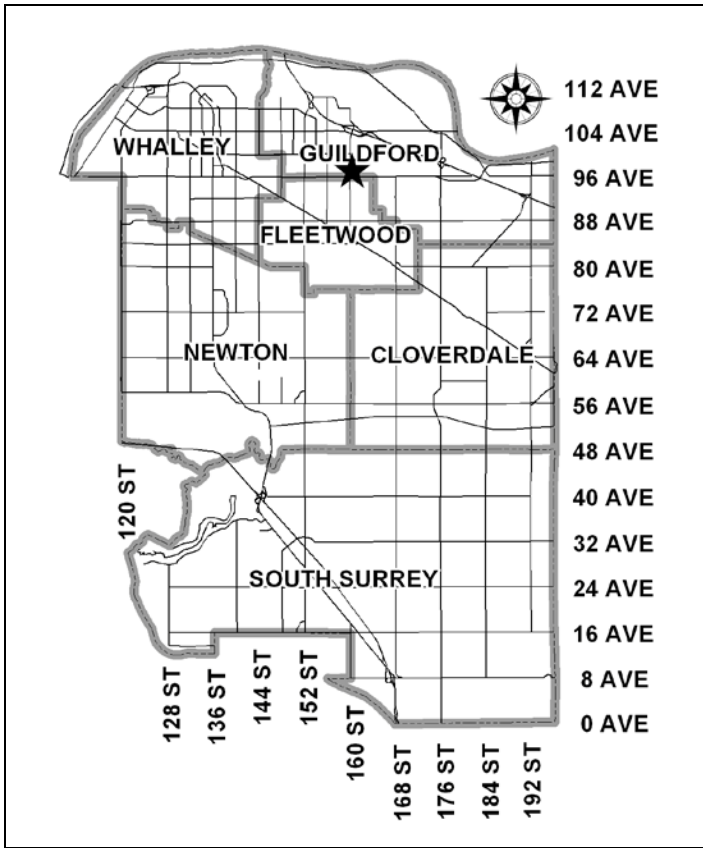
Planning Report Date: September 29, 2008

PROPOSAL:

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

in order to allow subdivision with the neighbouring properties to the south into fourteen (14) small single family lots.

LOCATION: 9714 and 9732 - 160 Street
OWNERS: Rajpal Singh Bains et al
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.
- Continues the established land use and subdivision pattern for this block.

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; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 14 for tree protection.

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. However, the proposed development will put pressure on the existing facilities in the area and the applicant should negotiate with Parks, Recreation and Culture Department to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings on acreage parcels, which will all be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Acreage lot under application for small single family lots (File No. 7907-0241-00 at Third Reading).	Urban	RA
East (Across 160A Street):	Single family dwellings.	Urban	CD (By-law No. 14725)
South:	Single family dwellings.	Urban	RF-12
West (Across 160 Street):	North Surrey Secondary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the east side of 160 Street, north of 96 Avenue and west of Tynehead Regional Park. It is designated Urban in the Official Community Plan (OCP).
- The subject properties are 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 with the two neighbouring RF-12 lots to the south into 14 small single-family residential lots. The proposed RF-12 Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- The proposed rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" is similar in nature and continues the pattern of RF-12 lots to the south and proposed RF-12 lots to the north under Development Application No. 7907-0241-00 (Third Reading) and the existing RF-12 lots further to the north.
- The two properties to the south (9695-160A Street and 9698-160 Street) which are included in the proposed subdivision, are currently zoned RF-12 and were created under Development Application No. 7904-0258-00. There is a 'no-build' Restrictive Covenant registered over a portion of each of these oversized lots, until consolidation with the lot to the north at 9714-160 Street. The current application incorporates these "no-build" areas into the proposed subdivision layout.

Proposed Subdivision Layout

- The proposed subdivision includes the dedication and construction of 97A Avenue, which will link 160A Street to 160 Street, and a north-south lane.
- All of the proposed lots are oriented east-west and meet the minimum area, width and depth requirements of the RF-12 Zone. They range in size from 487 square metres (5,242 sq. ft.) to 591 square metres (6,361 sq. ft.), with lot widths ranging from 12.6 metres (41 ft) to 15 metres (50 ft.) and with lot depths ranging from 38 metres (125 feet) to 41.3 metres (135.5 feet). These dimensions satisfy the 320-square metre (3,445 sq. ft.) area, 12.0-metre (40 ft.) interior lot width, 14.0-metre (46 ft.) corner lot width, and 26.0-metre (85 ft.) depth requirements of Type I lots under the RF-12 Zone.
- The properties at 9695-160A Street and at 9698-160 Street were created under application 7904-0258-00. The rezoning to RF-12 was approved by Council April 24, 2006. Both of these properties have 'no-build' Restrictive Covenants registered over the north portion of the lots, for future consolidation and subdivision with the property at 9714-160 Street. These 'no-build' Restrictive Covenants will be discharged when the 'no-build' areas become part of proposed Lot 9 and proposed Lot 12.
- Proposed Lots 1-3 and 11-14 will front 160 Street, an arterial road. Proposed Lots 4-10 will front 160A Street. Access to all of the proposed lots will be gained from a rear lane connected to 97A Avenue.
- This application will complete the pattern of RF-12 lots along this block, pending the Final Approval of Development Application No. 7907-0241-00 to the north (which received Third Reading on April 28, 2008).

Design Guidelines

- The applicant has retained Apex Design Group Inc. to prepare Building Design Guidelines based on a character study of the area (Appendix VI). Secondary suites and basement-entry homes are not permitted.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- Fill is proposed along the front portion of proposed lots 1-3 and 11-13 to meet the proposed road grade for 160 Street. In-ground basements can be achieved for all proposed lots.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and require minor revisions prior to Final Approval.

- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	28	3	25
Birch	1	0	1
Purple leaved plum	1	0	1
Cherry	1	1	0
Cherry, Indigenous	1	0	1
Black Cottonwood	5	0	5
Douglas Fir	10	5	5
Western Hemlock	6	0	6
Himalayan Cedar	1	0	1
Maple	1	0	1
Bigleaf Maple	22	0	22
Western Redcedar	8	4	4
Norway Spruce	1	0	1
Norway Maple	2	2	0
Willow	1	0	1
Horse Chestnut	2	1	1
Total	91	16	75

- According to the tree summary, 91 mature trees are identified on the subject site with 75 of them to be removed (Appendix V). Most trees proposed for removal have been determined to be of poor quality. Trees proposed for removal that are of moderate to good quality are either located within a proposed building envelope, or located within the lane right-of-way.
- Based on the Tree Protection Bylaw (No. 16100), 120 replacement trees are required. The total number of replacement trees being proposed is 42, resulting in an average of 3.6 trees per lot. The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in 78 replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on February 11, 2008, and staff received the following comments:

- One telephone call from a property owner within the Pre-notification area expressed concern about cars using 160A Street/97A Avenue as a short-cut to 160 Street and was also concerned about speeding through the neighbourhood.

(The proposed development will construct 97A Avenue between 160 Street and 160A Street, to relieve pressure off of 160A Street, which is currently a 420-metre long cul-de-sac. Staff referred the caller to the Traffic Calming website and telephone hotline.)

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. Building Design Guidelines Summary
- Appendix V. 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: 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 Addresses: 9714 and 9732 - 160 Street

 - (b) Civic Address: 9714 - 160 Street
 Owners: Rajpal Singh Bains, Jasbir Kaur Bains and Gurnam Kaur
 Bains
 PID: 008-919-607
 Lot 18 Section 35 Block 5 North Range 1 West New Westminster District Plan
 27973

 - (c) Civic Address: 9732 - 160 Street
 Owner: Janet May Duplisse
 PID: 008-919-551
 Lot 17 Section 35 Block 5 North Range 1 West New Westminster District Plan
 27973

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

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.42 ac
Hectares	0.98 ha
NUMBER OF LOTS	
Existing	4
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	11.6 m - 12.8 m
Range of lot areas (square metres)	487 sq.m. - 591 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.78 lots/ac 14.29 lots/ha
Lots/Hectare & Lots/Acre (Net)	7.69 lots/ac 18.92 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Buildings	43%
Estimated Driveway Coverage	8%
Total Site Coverage	51%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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