

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0075-00

Planning Report Date: July 28, 2008

PROPOSAL:

- **Rezoning from RA to RF**

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

LOCATION:

9379 - 159A Street

OWNERS:

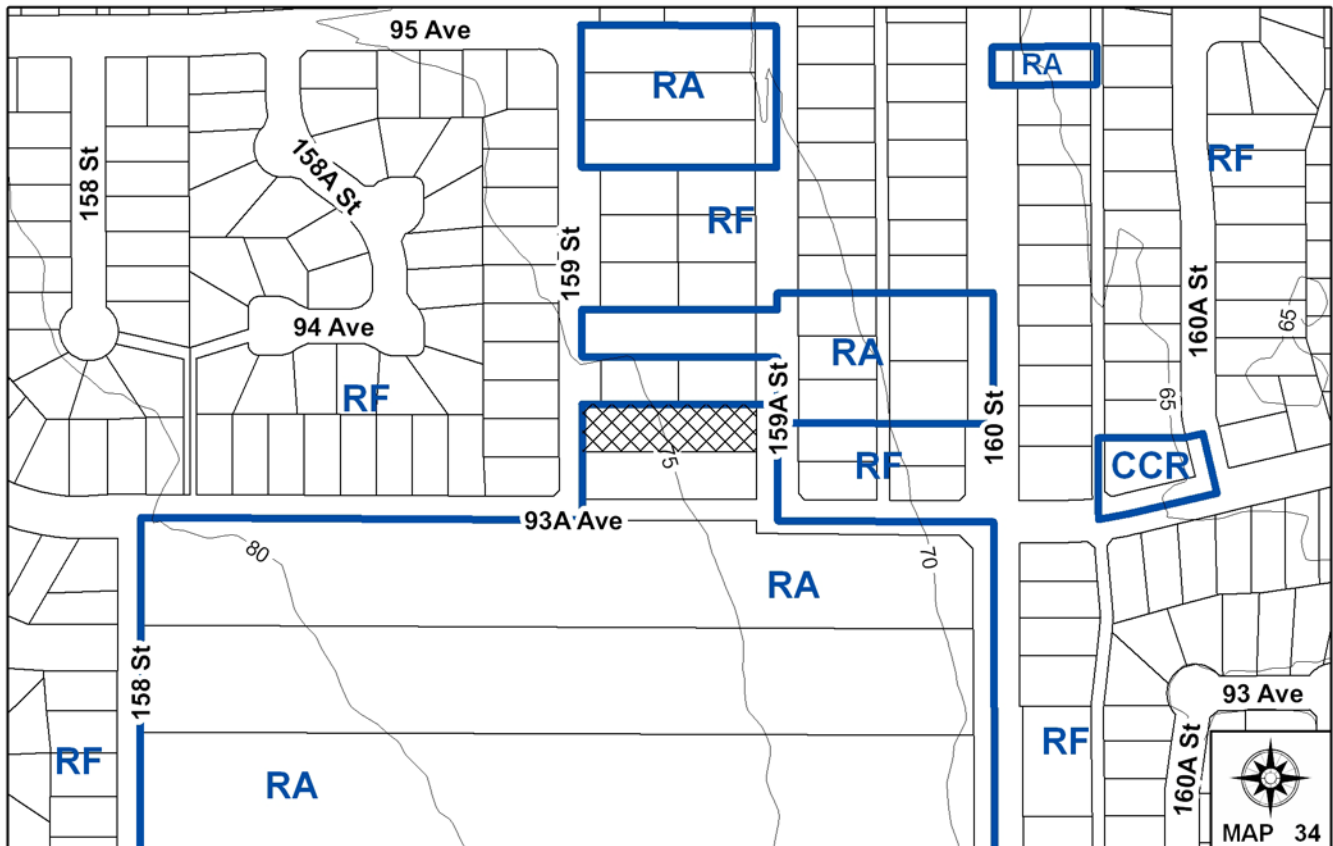
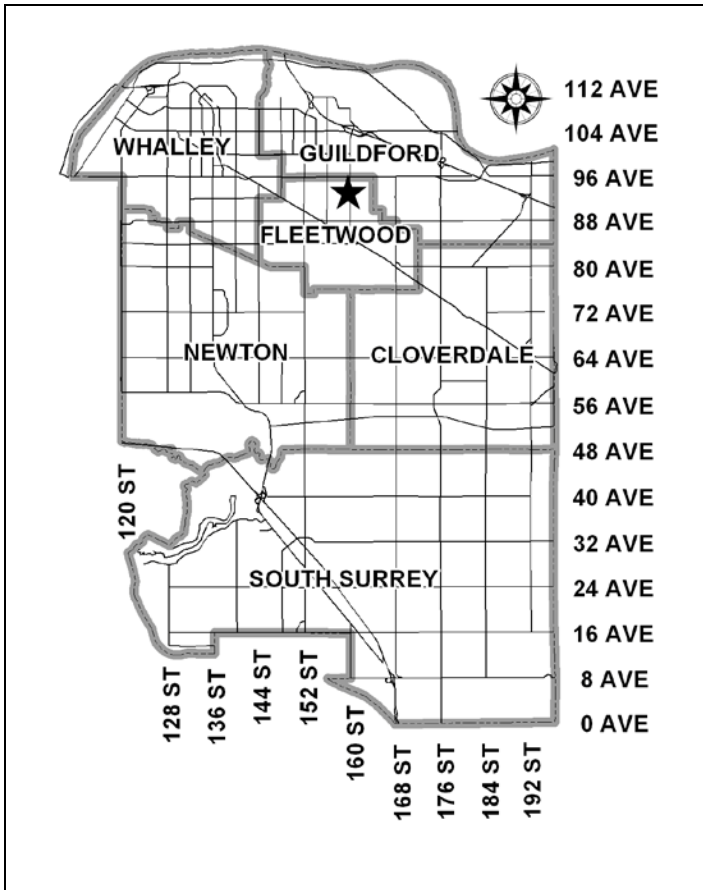
Jagmohan Sarwal and Inderjit Singh Sahota

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.
- The proposed subdivision conforms to the City's Infill Policy.

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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) complete modifications to the existing house, to the satisfaction of the Building Division.

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 Woodland Park Elementary School
 0 Secondary students at North Surrey Secondary School
 (Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family house, of which a portion will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 159A Street):	Single family dwellings.	Urban	RA and RF
South:	Single family dwelling on half-acre lot with future subdivision potential.	Urban	RA

Direction	Existing Use	OCP Designation	Existing Zone
West (Across 159 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located north of 93A Avenue between 159A and 159 Streets in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The property is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF) to allow subdivision into two (2) single family lots.
- Initially, the proposed subdivision line was not equidistant to accommodate the existing house, resulting in the western lot (proposed Lot A) being 30.99 metres (101.7 ft.) deep and the eastern lot (proposed Lot B) being 43.32 metres (142.1 ft.) deep. In addition, the application involved a Development Variance Permit, to relax the rear yard setback for proposed Lot A from 7.5 metres (25 ft.) to 4.84 metres (15.9 ft.) to retain the existing house fronting 159A Street.
- Due to the Approving Officer's request to align the proposed north-south property line with those to the north, the applicant has agreed to adjust the proposed subdivision, modify the existing house and is no longer pursuing a setback variance.
- The proposed lots meet the minimum size requirements of the RF Zone. The lots will each be approximately 836 sq. m. (9000 sq. ft.) in size. The proposed lots will be 22.56 metres (74 ft.) wide and 37.04 metres (121.5 ft.) deep.
- The single family dwelling currently located on the east side of the lot fronting 159A Street, will be retained. A rear portion will be removed to comply with the building setback requirements.
- The subject site is located in a block that has been undergoing small-scale redevelopment. This is the sixth lot on the west side of 159A Avenue to seek rezoning to "Single Family Residential (RF)" and subdivision.
- The proposed subdivision follows the emerging pattern of the block.
- The applicant has retained Mike Tynan of Tynan Consulting Ltd. The Design Consultant has proposed a set of Building Design Guidelines based on a character study of the area. Basement-entry homes and secondary suites are not permitted.
- According to the applicant there are no by-law size trees on site. The applicant has proposed to plant an additional 3 fir trees on the newly created lot and protect 3 trees on the existing lot.
- The applicant is not proposing to accommodate in-ground basements on either proposed lot due to shallow services.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 27, 2008 and staff received 3 responses.

- One caller had concerns over the pavement width along 159 Street, which needs to be widened and upgraded as its current condition is unsafe.

(159 Street between 93A Avenue and 95 Avenue is currently a half-road. As development has occurred along this block, the Engineering Department has collected cash-in-lieu of construction with the intention of improving the road as more properties develop.)

- Two identical letters were received with three concerns about the proposal:
 - The proposed property line is off-set compared to other properties on the block.

(The applicant has agreed to remove a portion of the existing dwelling to enable the proposed property line to align with others in the block.)

- That no basements be allowed for the new dwelling.

(The applicant is not proposing a basement for either lot.)

- The 9379 – 159A Street property (existing house) should be in a style similar to others in the neighbourhood.

(The existing house will remain but will have a building scheme registered on title that will require future construction to adhere to the building scheme.)

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.	Tree Planting Plan

Jean Lamontagne
General Manager
Planning and Development

JKS/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: Jake Sarwal
 Address: 7120 - 131A Street
 Surrey, BC
 V3W 0G9
 Tel: 604-897-0036

2. Properties involved in the Application
 - (a) Civic Address: 9379 - 159A Street

 - (b) Civic Address: 9379 - 159A Street
 Owners: Jagmohan Sarwal and Inderjit Singh Sahota
 PID: 009-907-602
 Lot 13 Section 35 Township 2 New Westminster District Plan 14229

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	.463 ac.
Hectares	.187 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	22.56 m
Range of lot areas (square metres)	835.62 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.33 upa/10.7 upha
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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