

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0198-00

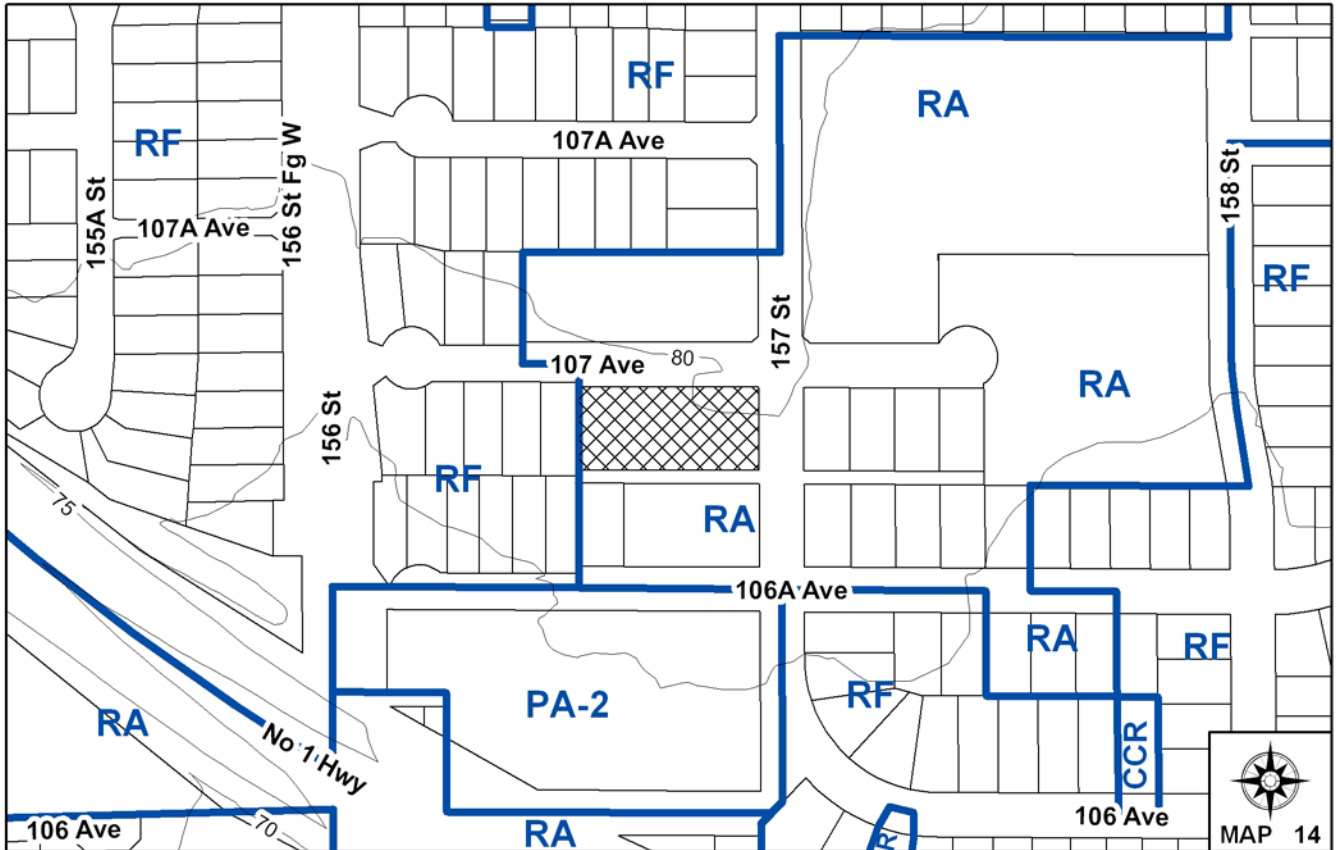
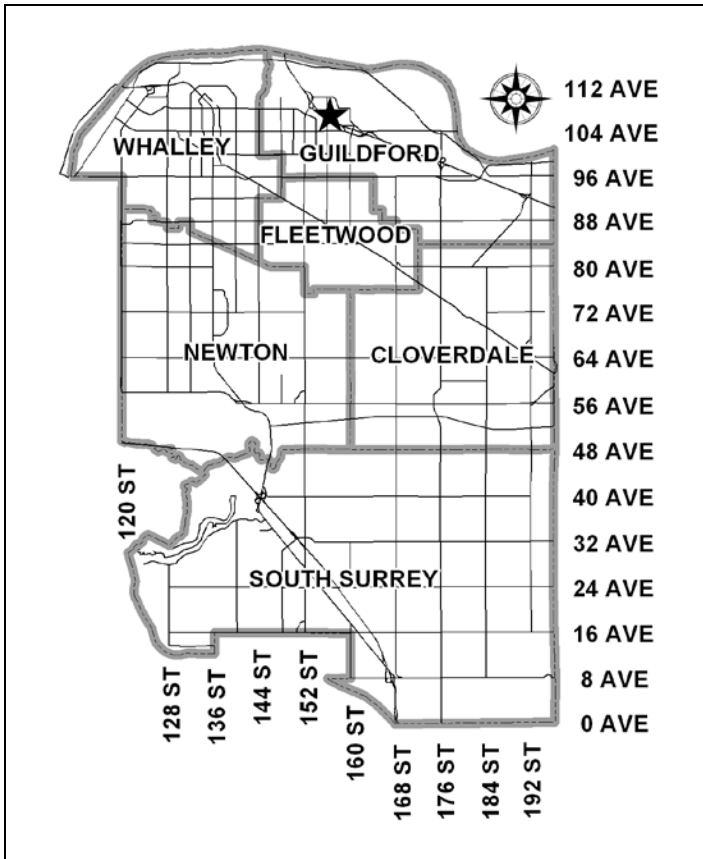
Planning Report Date: March 9, 2009

**PROPOSAL:**

- **Rezoning from RA to RF**

in order to allow subdivision into five (5) single family lots.

**LOCATION:** 10695 - 157 Street  
**OWNER:** 0833477 B.C. Ltd.  
**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 applicant has demonstrated community support for the proposal.

## 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 an acceptable tree survey and a statement regarding tree preservation;
  - (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) complete the partial acquisition of the adjacent surplus lane.

## 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 Dogwood Elementary School  
1 Secondary student at Fraser Heights Secondary School

Parks, Recreation & Culture:

The applicant should provide cash-in-lieu of 5% parkland dedication. We have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to find a way to work together to resolve these concerns.

Ministry of Transportation & Infrastructure:

Preliminary approval is granted for one year.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 107 Avenue):	Single family dwelling.	Urban	RA
East (Across 157 Street):	Single family dwelling and Dogwood Elementary School.	Urban	RA
South (Across Unconstructed Lane):	Single family dwellings.	Urban	RA
West:	Single family dwellings.	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The 3,259-square metre (0.81 acre) subject site is located on the southwest corner of 157 Street and 107 Avenue in Fraser Heights. The site is designated Urban in the Official Community Plan (OCP) and Urban Residential in the Fraser Heights Local Area Plan.
- The subject site is currently zoned “One-Acre Residential (RA)”. This application proposes rezoning the site to “Single Family Residential Zone (RF)” and subdividing into five lots. The proposed RF Zone is consistent with the designation in the Official Community Plan (OCP).
- The applicant has agreed to acquire a surplus half-lane area of approximately 243 m<sup>2</sup> (2,616 sq. ft.) located along the southern border of the property.
- By acquiring this portion of the surplus lane, the southern property line of the subject site will be in alignment with the southern property line of the lots to the west. Sometime in the future, the remaining half lane area can be acquired and consolidated by the two properties to the immediate south.

- The proposed lots are approximately 651 m<sup>2</sup> (7,007 sq. ft.) each with lot widths of approximately 16.17m (53 ft.) and lot depths of approximately 40.3m (132 ft.). The proposed lots meet the area and dimension requirements of the RF Zone.
- The subject property is within an infill area. Council Policy requires the proposed lots to reflect the average lot width of adjacent lots or a minimum width of 16.5m (54 ft.). Although the proposed lot widths are slightly less than the average width of the lots to the west, the applicant has demonstrated community support for the proposal.
- There are two nearby RA-zoned parcels that have future subdivision potential.
- The subdivision will complete the pattern of development along the south side of 107 Avenue, west of 157 Street.
- There is one existing single family dwelling on the property and it will be removed.

#### Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- In order to reflect the established character of the newer homes within the neighbourhood, the design consultant identified specific styles of homes which form the basis for interpreting the Building Scheme regulations. These styles include, “Neo-Traditional” and a “subset of West Coast Modern designs which blend with Neo-Classical style homes.”
- Basement-entry homes and secondary suites will not be permitted.

#### Lot Grading

- Preliminary lot grading plans were prepared by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and found acceptable.
- Given the depth of the existing servicing, in-ground basements can be achieved.

#### Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed acceptable.

- 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
Cherry	1	0	1
Cottonwood	1	0	1
Deodar cedar	1	1	0
Monkey puzzle	1	1	0
Pine	1	0	1
Weeping birch	1	0	1
Spruce	1	1	0
<b>Total</b>	<b>7</b>	<b>3</b>	<b>4</b>

- All 4 trees proposed for removal are either hazardous or are located within, or near the building envelope.
- The report indicates 8 replacement trees are required and 12 replacement trees are proposed.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 25, 2008 and staff received one call.

- One neighbour phoned with a general inquiry about the proposed subdivision.

*(Staff e-mailed the caller a copy of the proposed subdivision layout and noted that the proposal was preliminary.)*

### 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

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments
- Building Scheme dated November 27, 2008
- Neighbourhood Character Study dated November 27, 2008
- Tree Preservation and Replacement Plan dated February 17, 2008
- Soil Contamination Review Questionnaire prepared by Garth Neufeld

Jean Lamontagne  
General Manager  
Planning and Development

JD/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:                      Garth Neufeld, Lucern Construction Ltd.  
                         Address:                      2765 Lucern Crescent  
                                                      Abbotsford, BC  
                                                      V3G 1C2  
                         Tel:                              604-855-0488

2.      Properties involved in the Application

- (a)      Civic Address:              10695 - 157 Street and Portion of Lane
- (b)      Civic Address:              10695 - 157 Street  
            Owner:                              0833477 B.C. Ltd., Inc. No. BC0833477  
   Director Information:  
   Garth Neufeld  
   Alfred Wall

No Officer Information Filed

PID:                              011-122-242  
Lot "A" Except: West 332.7 Feet; Block 9 Section 22 Block 5 North Range 1  
West New Westminster District Plan 4677

- (c)      Civic Address:              Portion of Lane

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	
<b>GROSS SITE AREA</b>		
Acres	.81 ac	
Hectares	.33 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	5	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	16.17 m	
Range of lot areas (square metres)	651 sq.m.	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	5.88/ac	14.70 ha
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	33%	
Estimated Road, Lane & Driveway Coverage	7%	
Total Site Coverage	40%	
<b>PARKLAND</b>		
Area (square metres)		
% 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	