

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0259-00

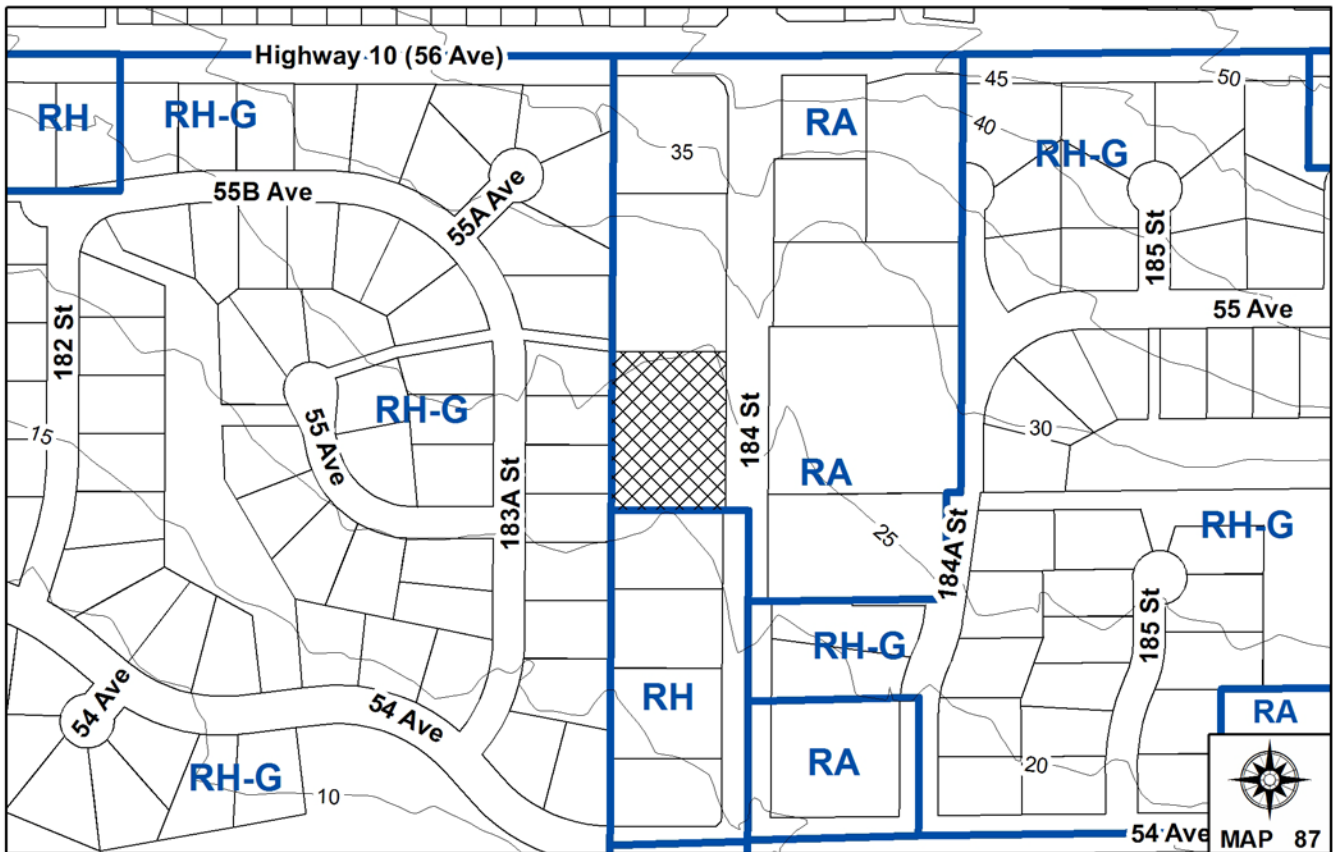
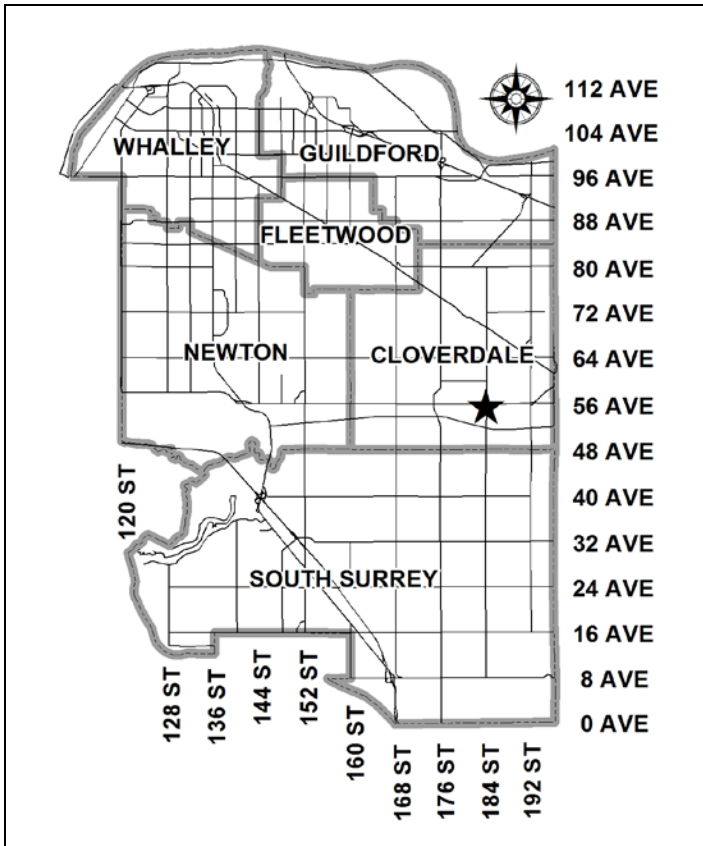
Planning Report Date: February 9, 2009

**PROPOSAL:**

- **Rezoning from RA to RH**

in order to allow subdivision into two (2) half-acre single family residential lots.

**LOCATION:** 5517 - 184 Street  
**OWNERS:** Baljit Mann et al  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban



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.

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 "Half-Acre Residential Zone (RH)" (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; and
  - (d) approval from the Ministry of Transportation and Infrastructure.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure:	Preliminary Approval is granted for one year.
B.C. Hydro:	BC Hydro has no objection in principle to the proposed subdivision.  No building encroachment is permitted within the right-of-way.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RA
East (Across 184 Street):	Single family dwellings.	Suburban	RA

Direction	Existing Use	OCP Designation	Existing Zone
South:	Single family dwelling.	Suburban	RH
West:	Single family dwellings	Suburban	RH-G

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 184 Street, south of Highway No. 10 (56 Avenue), in the Cloverdale area. The site is designated Suburban in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Half-Acre Residential" (RH) to allow subdivision into two (2) single-family lots. The proposed RH Zone is consistent with the designation in the Official Community Plan (OCP).
- Both of the proposed lots conform to the minimum requirements of the RH Zone in terms of lot area, width and depth. The size of both proposed lots is 2,347m<sup>2</sup> (25,263 sq. ft.). The width of both lots is 40.8m (134 ft.) which is consistent with the width of the lots to the south.
- There are a number of other RA-zoned parcels on the east side of 184 Street that have future subdivision potential.
- A BC Hydro right-of-way which connects to a substation to the north, runs along the western portion of the site.
- There is an existing home at the northern edge of the site, which will be retained on proposed Lot 1.

### Neighbourhood Character Study and Building Scheme

- Apex Design Group 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.
- The majority of the existing homes in the study area are 20-40 years old. Therefore, the Design Consultant is proposing to create a new character constructed to current standards.
- Basement-entry homes and secondary suites will not be permitted.

### Lot Grading

- Preliminary lot grading plans were produced and submitted by Mainland Engineering Corporation Ltd and reviewed by staff. Although minor revisions are required, they will not impact the proposed subdivision. The applicant is currently making the required revisions.

- According to the Preliminary Lot Grading Plan, due to the depth of the existing servicing, in-ground basements will not be permissible on either of the lots within the proposed subdivision.

#### Tree Survey and Tree Preservation Plan.

- Mike Fadum of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by City staff, and found to be generally acceptable.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	No. of on-site trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	1	0	1
Bigleaf Maple	3	0	3
Black Cottonwood	8	0	8
Maple	2	1	1
Norway Maple	1	1	0
Western Redcedar	3	3	0
Cedar hedge	n/a	all	0
<b>TOTAL</b>	18	5	13

- The report indicates that of the 18 trees, 13 are to be removed. Based upon the 13 trees to be removed, 17 replacement trees are required. The development proposes 8 replacement trees, leaving a deficit of 9 replacement trees. This deficiency will be addressed through a contribution of \$2,700 to the Green City fund based on \$300 per tree.

#### PRE-NOTIFICATION

Pre-notification letters were sent on October 27, 2008 and staff received one call.

- One neighbour was concerned about illegal truck parking on the property.

*(Staff advised the caller to inform the City By-law Department and that a note would be placed in the Planning file. Staff, on a recent site visit, did not observe any trucks.)*

#### 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 December 17, 2008
- Neighbourhood Character Study dated December 22, 2008
- Tree Preservation and Replacement Plan
- Soil Contamination Review Questionnaire prepared by Baljit Mann, dated September 26, 2008

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:              Avnash Banwait  
                         Address:           Suite #206, 8363 - 128 Street  
                                              Surrey, BC  
                                              V3W 4G1  
                         Tel:                      604-543-8044
  
2.      Properties involved in the Application
  - (a)      Civic Address:              5517 - 184 Street
  
  - (b)      Civic Address:              5517 - 184 Street  
            Owners:                      Baljit Singh Mann, Piara Singh Mann and  
   Baljinder Singh Mann  
            PID:                              006-565-786  
            Lot 7 Section 5 Township 8 New Westminster District Plan 31135
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.  
  
            MOTI File No. 1-6-25869

## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.1867 ac	
Hectares	.48 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	2	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	40.83 m	
Range of lot areas (square metres)	2,347 m <sup>2</sup>	
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)	4.3 lots/ha	1.72 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	20%	
Estimated Road, Lane & Driveway Coverage	5%	
Total Site Coverage	25%	
<b>PARKLAND</b>	n/a	
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	NO	
<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	