

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0168-00

Planning Report Date: January 11, 2010

**PROPOSAL:**

- **Rezoning** from RA to CD (based on RH-G) in order to permit 6 suburban residential lots and open space.

**LOCATION:**

7755 - 162A Street

**OWNERS:**

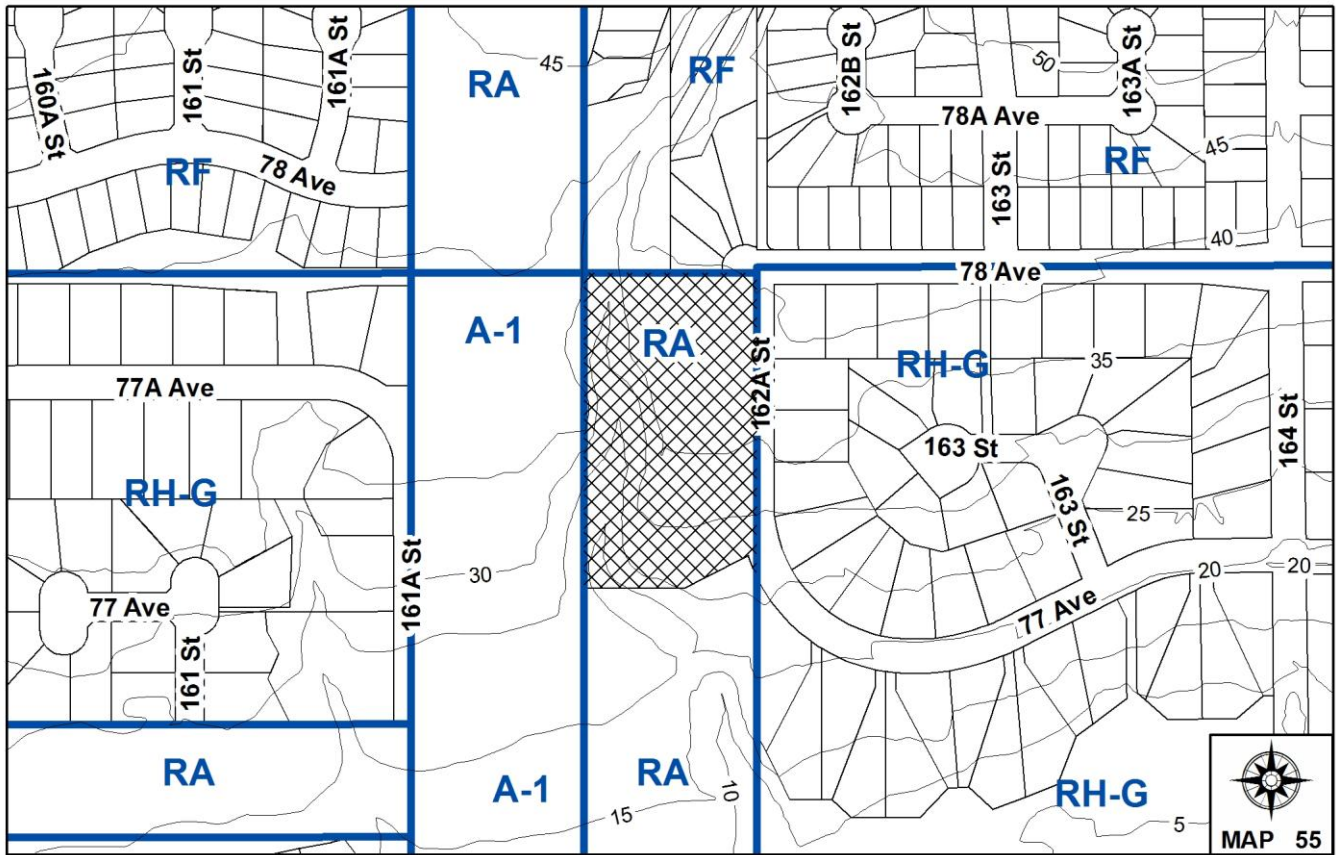
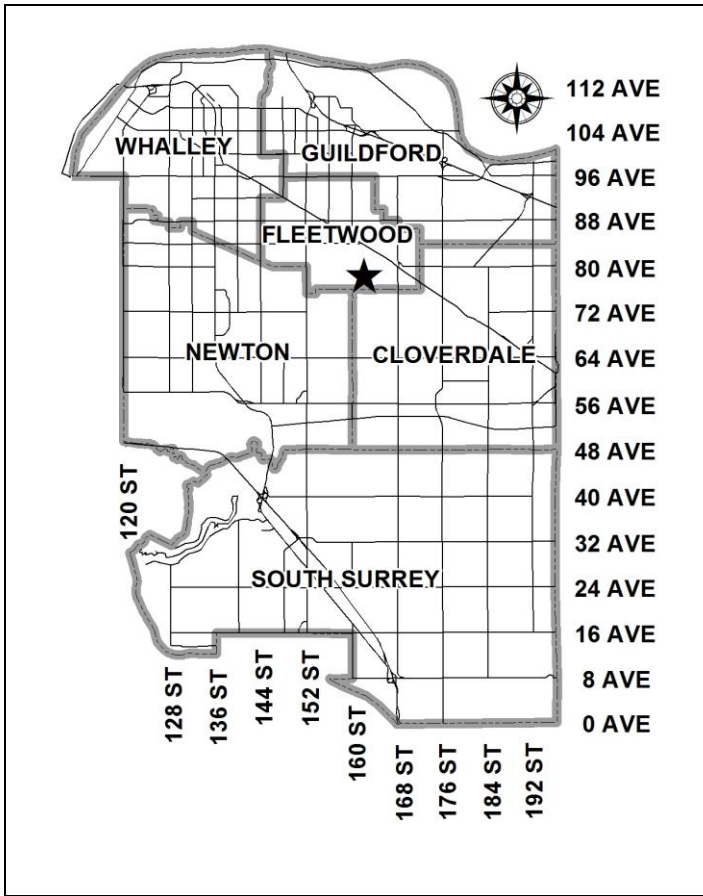
Devinder S. Atwal, Harinder K. Atwal et al

**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.
- The proposal includes parkland dedication in excess of 50% of the lot area.
- Complements the established land use pattern in this area.

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 "Comprehensive Development Zone (CD)" (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (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.

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:	<p><b>Projected number of students from this development:</b></p> <p>2 Elementary students at William Watson Elementary School 1 Secondary student at Fleetwood Park Secondary School</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture:	The park dedication is acceptable. There are concerns about the possible impacts this development may have on the riparian area forest and the pressure this project will place on existing Parks, Recreation & Culture facilities in the neighbourhood. The applicant should work with staff to resolve these concerns.
Agricultural Advisory Committee (AAC):	The project was referred to the AAC on January 7, 2010. The AAC supports the development proposal with the recommendation that a Restrictive Covenant be registered on all of the lots notifying owners of farm practices in the area.

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage property with a red-coded watercourse impacting the western portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential and City-owned open space.	Urban	RF
East (Across 162A Street):	Suburban residential.	Suburban	RH-G
South:	Vacant acreage property.	Suburban	RA
West:	Under utilized farm buildings and residential.	Suburban	A-1

DEVELOPMENT CONSIDERATIONS

- This 1.8-hectare (4.4 ac) site is located on the west side of 162A Street, south of 78 Avenue, in Fleetwood. It is designated Suburban in the Official Community Plan (OCP) and is currently zoned One Acre Residential (RA). The lots immediately to the north of the subject site are zoned Single Family Residential (RF) and designated Urban in the OCP.
- The subject site was created under Development Application No. 7905-0298-00 where one larger lot was subdivided to create two suburban residential lots, at 2.2 hectares (5.3 ac) and 1.8 hectares (4.4 acres), respectively.
- The applicant is proposing to rezone the subject property to Comprehensive Development Zone (CD) based on the Half-Acre Residential Gross Density Zone (RH-G) to allow subdivision into six suburban single family lots (Appendix II). The proposed CD Zone is to permit slightly smaller lots than permitted within the RH-G Zone. The proposed development complies with the Suburban designation.
- The subject site is located within the 300m farm sensitive zone. As such the project was referred to the Agricultural Advisory Committee on January 7, 2010 and they have no concerns.
- There is a red-coded creek running through the back portion of the subject site. A 15-metre from top-of-bank creek preservation area comprising 9,622 square metres (2.3 ac) will be dedicated as parkland. The dedicated parkland represents 34% of the subject site before road dedication.

Proposed Subdivision Layout

- The proposed lots range in lot area from 1,014 sq.m. (10,914 sq.ft.) to 1,161 sq.m. (12,497 sq.ft.). Proposed Lot 1, at 1,014 sq.m. (10,914 sq.ft.) acts as a transition lot from the existing RF-zoned lots to the north. Proposed Lots 2-6 meet the permitted lot area reduction of the RH-G Zone of 1,120 square metres (12,000 sq.ft.).

- The applicant is proposing a CD Zone based on RH-G because of the location of the red-coded watercourse running through the property. The creek limits the amount of developable area of the site. The watercourse area plus the required 15m top-of-bank setback accounts for 9,622 sq.m. (2.3 ac) of the subject site, or 35% of the gross lot area (based on 50% discount for the area below the 5 metre top-of-bank).
- All of the proposed lots will front 162A Street. Proposed lot widths range from 21 metres (68 ft.) to 33 metres (108 ft.). Existing lots across 162A Street from the subject site have lot widths of approximately 30 metres (100 ft). The lot widths of the proposed development provide a reasonable interface to the existing lots across 162A St.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is based on the requirements of the Half-Acre Residential Gross Density Zone (RH-G) with modifications to the floor area ratio, lot area and lot width.
- The following provides a comparison between the proposed CD Zone and the RH-G Zone:

	<b>RH-G Zone</b>	<b>Proposed CD Zone</b>
<b>Uses</b>	<ul style="list-style-type: none"> <li>• One single family dwelling</li> <li>• Open space</li> <li>• Accessory Uses limited to:                             <ul style="list-style-type: none"> <li>○ a bed and breakfast; and,</li> <li>○ the keeping of boarders and lodgers</li> </ul> </li> </ul>	No change
<b>Floor Area Ratio</b>	0.32	0.35
<b>Lot Coverage</b>	25%	No change
<b>Yards &amp; Setbacks</b> (Principal Building)	<b>Front yard:</b> 7.5m (25 ft.) <b>Rear yard:</b> 7.5m (25 ft.) <b>Side yard:</b> 3.0m (10 ft.) <b>Side yard on a Flanking Street:</b> 7.5m (25 ft.)	No change
<b>Lot Area</b>	<b>Regular Standard Lots:</b> 1,300 sq. m. [14,000 sq.ft.] <b>Permissible Reduction as set out below*</b> 1,120 sq. m. [12,000 sq.ft.]	<b>Regular Standard Lots:</b> 1,120 sq.m. [12,000 sq.ft.] <b>Permissible Reduction as set out below**</b> 1,000 sq.m. [10,760 sq.ft.]
<b>Lot Width</b>	<b>Regular Standard Lots:</b> 30 metres [100 ft.] <b>Permissible Reduction as set out below*</b> 24 metres [80 ft.]	<b>Regular Standard Lots:</b> 24 metres [80 ft.] <b>Permissible Reduction as set out below**</b> 21 metres [68 ft.]

	<b>RH-G Zone</b>	<b>Proposed CD Zone</b>
<b>Lot Depth</b>	<b>Regular Standard Lots:</b> 30 metres [100 ft.]	<b>Regular Standard Lots:</b> 32 metres [105 ft.]
	<b>Permissible Reduction as set out below*</b> 30 metres [100 ft.]	<b>Permissible Reduction as set out below*</b> 32 metres [105 ft.]

\* Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the lands subdivided are set aside as *open space*.

\*\* Permissible reduction for up to 17% of the *lots* within a plan of subdivision where 35% or more of the lands subdivided are set aside as *open space*.

- Whereas the RH-G Zone prescribes a maximum FAR of 0.32 for house size, the proposed CD Zone prescribes a maximum FAR of 0.35.
- The lots across the street from the subject site are approximately 1,300 sq.m. (14,000 sq.ft.) in area. The maximum house size permitted on lots of this size is 416 sq.m. (4,477 sq.ft.). Supporting an increase in density from 0.32 to 0.35 FAR will permit house sizes of 355 to 406 square metres (3,820 to 4,374 sq. ft.) which are in keeping with the size of houses on the block.
- The RH-G Zone allows 50% of the lots within a subdivision to be reduced to a minimum of 1,120 square metres (12,000 sq.ft) when 15% of the land within the subdivision is set aside as open space. Standard RH-G lots require a minimum lot area of 1,300 square metres (14,000 sq.ft.).
- The proposed CD Zone requires a minimum lot size of 1,120 sq.m. (12,000 sq.ft.), coinciding with the permitted reduced lot area in the RH-G Zone. The proposed CD Zone permits 1 lot (i.e. 17% of the proposed lots in the subdivision) to be reduced to 1,000 sq.m. (10,760 sq.ft.) when 35% of the land is set aside as open space.
- The proposed subdivision sets aside 35.4% of the land as open space (based on the calculation which deducts the area below the 5 metre top-of-bank by 50%). In total, 9,622 sq.m. (2.4 acres) is set aside as open space.
- Proposed Lots 2-6 meet the minimum lot size of 1,120 sq.m. (12,000 sq.ft.), whereas proposed Lot 1, at 1,014 square metres (10,914 sq.ft) is smaller. Proposed Lot 1 acts as a transition lot between the RF-zoned lots to the north and the rest of the development.
- Proposed lot widths range from 21 metres (68 ft.) to 33 metres (108 ft.). Existing lots across 162A Street from the subject site have lot widths of approximately 30 metres (100 ft). The lot widths of the proposed development provide a reasonable interface to the existing lots across 162A St.
- This development proposal is consistent with the existing RH-G-zoned lots within the established neighbourhood. The proposed lot widths are similar to those across 162A Street, and the proposed Floor Area Ratio of 0.35 will maintain a streetscape of similar massing as the existing neighbourhood.

### Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated November 6, 2009. 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 (Appendix V).
- Basement-entry homes and secondary suites will not be permitted.

### Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by HY Engineering Ltd. The plans were reviewed by staff and found acceptable.
- Basements can be achieved on all proposed lots with minimal fill.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and require 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 & Black Cottonwood	8	1	7
Western Red Cedar	3	1	2
Douglas Fir	5	0	5
Bigleaf Maple	13	1	12
Western Hemlock	1	0	1
<b>Total*</b>	<b>30</b>	<b>3</b>	<b>27</b>

\* 39 retained and 2 removed trees in riparian area not included in table.

- According to the tree summary (Appendix VI), 30 mature trees are identified on the subject site with 27 of them to be removed because they are either of poor quality, located within a proposed building envelope, or within the road right-of-way.
- Based on the Tree Protection Bylaw (No. 16100), 39 replacement trees are required. The total number of replacement trees being proposed is 39 (30 on the proposed lots, 9 in the riparian area), resulting in an average of 7 trees per lot.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 7, 2009, with a development proposal consisting of a proposed rezoning from RA to RH-G, to allow for the development of 6 suburban residential lots.

Subsequent to the pre-notification letters being sent out, the applicant revised their proposal to reflect a rezoning to CD and revised pre-notification letters were sent on November 16, 2009. The revised development proposal consisted of a proposed rezoning from RA to CD (based on RH-G), to allow for the development of 6 suburban single family lots. As a result of this notification, staff received 2 phone calls, with the following comments.

- Both callers expressed concern about increased traffic, on-street parking, and unauthorized secondary suites.

*(The development proposal is to create six suburban residential lots, which are consistent in density and pattern as the existing neighbourhood. The proposal also includes the dedication and construction of the western half of 162A Street. The front yard setbacks for each lot will be 7.5 metres (25 ft.) which will allow for two cars to be parked within the garage and two cars on the driveway. Building design guidelines will be registered on all 6 lots to restrict secondary suites.)*

#### 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
Appendix VII.	Proposed CD By-law

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:               Lori Richards, H.Y. Engineering Ltd.  
                  Address:           #200 – 9128 – 152 Street  
                                  Surrey, BC  
                  Tel:                 604-583-1616
  
2.       Properties involved in the Application
  - (a)       Civic Address:       7755 – 162A Street
  
  - (b)       Civic Address:       7755 – 162A Street  
          Owners:               Devinder Singh Atwal, Harinder Kaur Atwal, Gurjeet  
                                  Singh Dhindsa and Surinder Kaur Dhindsa  
          PID:                 027-178-790  
          Lot 1 Section 24 Township 2 New Westminster District Plan BCP32012
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.0 ac
Hectares	1.6 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	23 m – 33 m
Range of lot areas (square metres)	1,014 m <sup>2</sup> - 1,161 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.8 uph/1.5 upa
Lots/Hectare & Lots/Acre (Net)	5 uph/2 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	35%
<b>PARKLAND</b>	
Area (square metres)	9,622 m <sup>2</sup>
% of Gross Site	59%
	<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