

City of Surrey
PLANNING & DEVELOPMENT REPORT

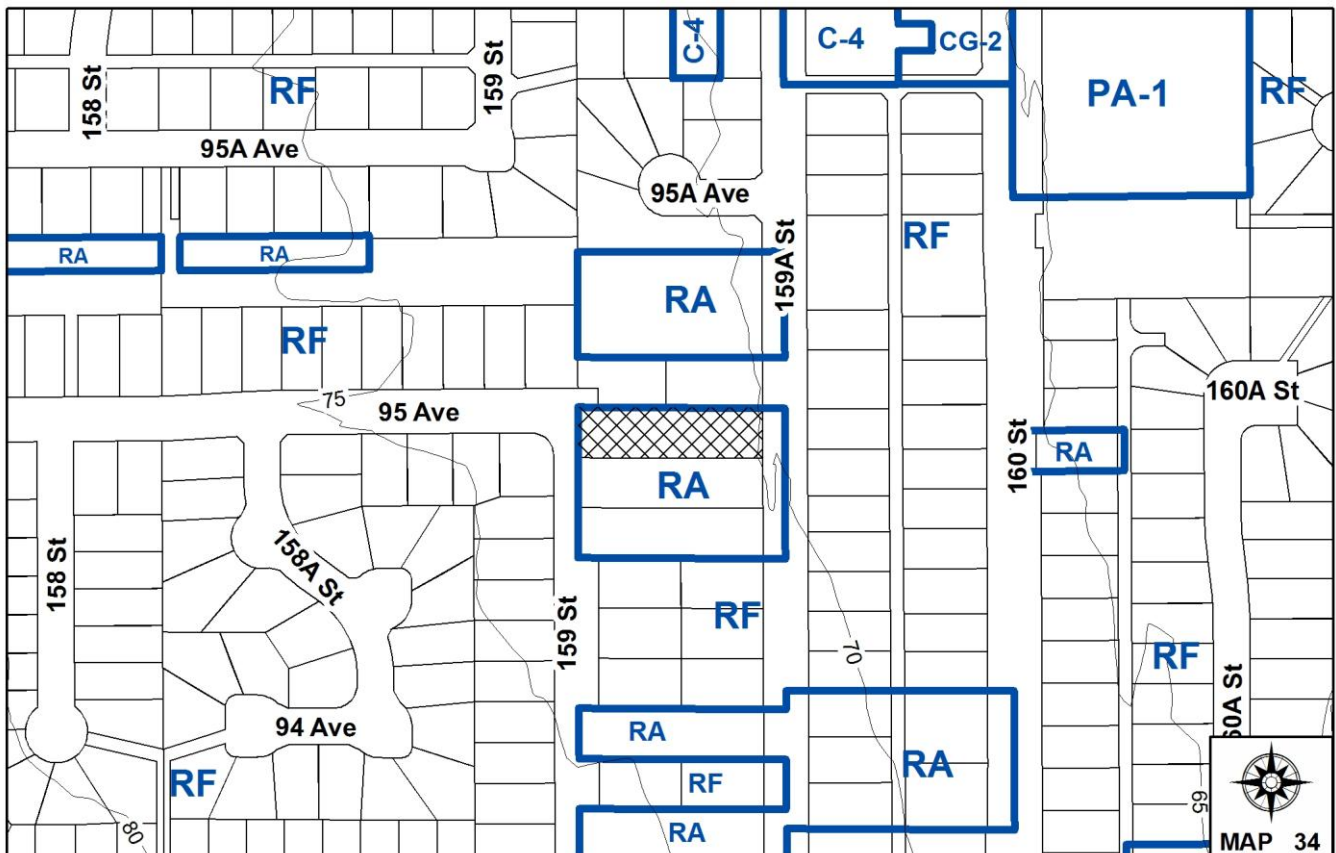
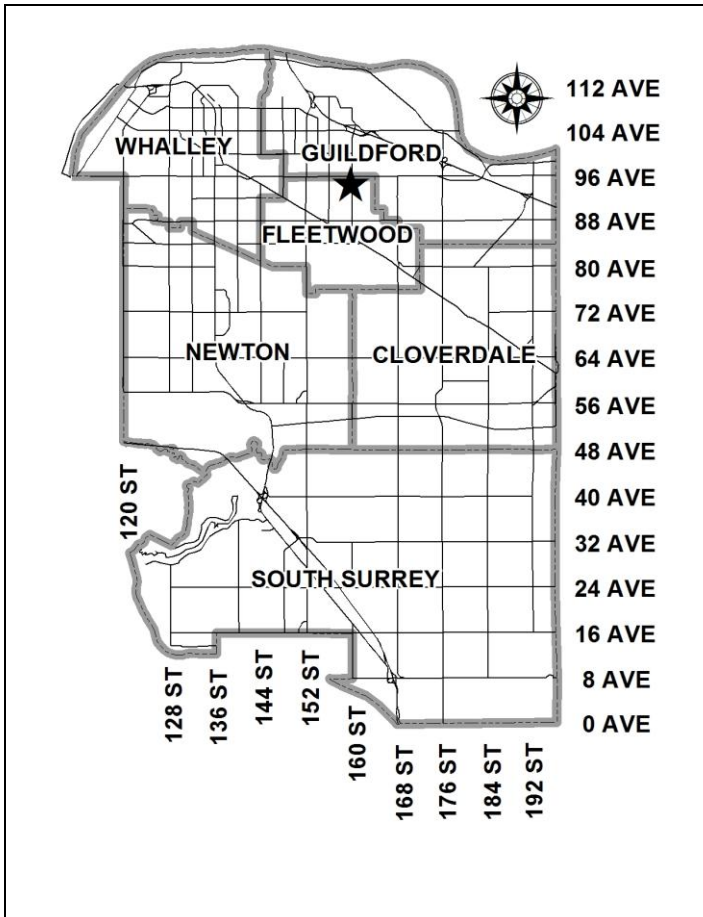
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Planning Report Date: December 14, 2009

PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into two (2) single family lots.

LOCATION: 9481 – 159A Street
OWNER: Manjit and Baljit Jagpal
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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

School District: **Projected number of students from this development:**

- o Elementary students at Woodland Park Elementary School
- o Secondary students at North Surrey Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family house on eastern portion, which will be retained

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 159A Street):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RA
West (Across 159 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the east side of the junction of 95 Avenue and 159 Street 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.
- The subject site is located in a block that has been undergoing small-scale redevelopment. The proposed subdivision follows the emerging pattern of the block.
- The proposed north-south property line is in line with properties located to the south.
- The single family dwelling currently located on the east side of the lot fronting 159A Street, will be retained.

PROPOSED DESIGN GUIDELINES AND LOT GRADING

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. as the design consultant. 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 (Appendix V).
- Due to the proximity to the intersection at 159 Street and 95 Avenue, the driveway for the proposed westerly lot will be restricted to the southern portion.
- Preliminary lot grading plans were prepared by Core Concept Consulting. The plans were reviewed by staff and found acceptable.
- The applicant’s Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the new dwelling on the proposed westerly lot and a future replacement dwelling on the proposed easterly lot will be able to accommodate in-ground basements with minimal fill. The existing dwelling has a partially in-ground basement.

TREE PRESERVATION/REPLACEMENT

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. The reports have been reviewed by City staff and require some minor revisions to potentially protect one by-law sized tree and a row of undersized trees along the north side of the property.

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

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	3	1	3
Western Red Cedar	7	5	2*
Bitter Cherry	2	1	1
Black Cottonwood	2	0	1
Douglas Fir	3	1	2
Grand Fir	0	0	0
Western Hemlock	4	0	4
Bigleaf Maple	1	0	1
Maidenhair Tree	1	1	0
Western White Pine	1	1	0
Sitka Spruce	1	1	0
Total	25	11	14

* Potential tree which could be saved.

- According to the tree summary, 25 mature trees are identified on the subject site. The applicant proposes to remove 14 of the trees and retain the remaining 11 trees. Staff are working with the applicant to determine if 12 mature trees can be retained. Most of the trees proposed for removal are within the proposed building envelope. The total number of replacement trees being proposed is 10 but this could be adjusted. Cash-in-lieu will be provided for the 14 or possibly 12 replacement trees in deficit. The average number of trees per lot is 10.5.

PRENOTIFICATIONS

- Pre-notification letters were sent out on November 4, 2009 and staff did not receive any responses.

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

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: Jake Sarwal
 Address: 7120 – 131A Street
 Surrey, BC V3W 0G9
 Tel: 604-507-0448

2. Properties involved in the Application
 - (a) Civic Address: 9481 – 159A Street

 - (b) Civic Address: 9481 – 159A Street
 Owner: Manjit Singh Jagpal and Baljit Kaur Jagpal
 PID: 000-475-751
 Lot 5 North East Quarter 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	1,873 m ²
Acres	.46 acres
Hectares	.19 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	22.55m
Range of lot areas (square metres)	835 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	RF
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33 ⁰ %
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	33 ⁰ %
PARKLAND	
Area (square metres)	N/A
% 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