

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

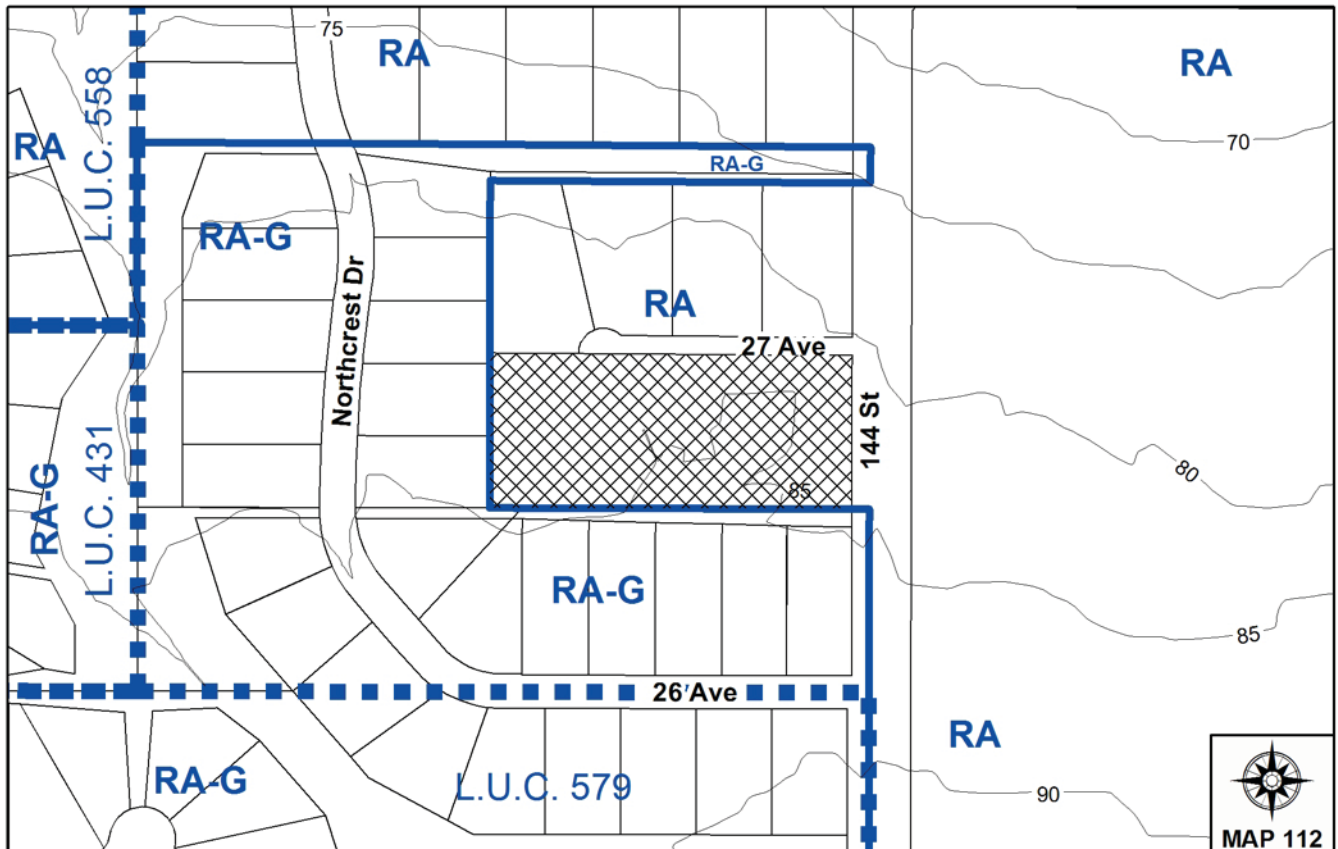
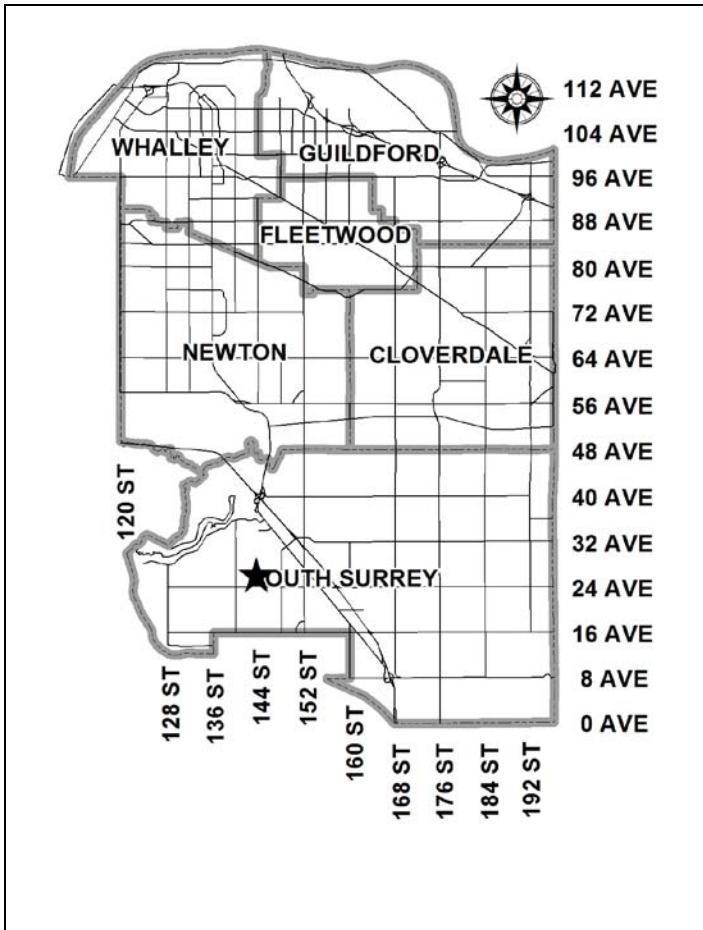
File: 7910-0165-00

Planning Report Date: April 18, 2011

**PROPOSAL:**

- **Rezoning** from RA to CD (based on RH-G) in order to allow subdivision into 9 single family residential lots.

**LOCATION:** 2669 - 144 Street  
**OWNER:** Amrik, Jisbinder and Manvir Purewal  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**LAP DESIGNATION:** One-Acre Residential



### RECOMMENDATION SUMMARY

- It is recommended that Council refer this application back to staff to work with the applicant on the proposed layout with respect to the number of lots and lot configuration.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Semiahmoo Peninsula Local Area Plan from "One-Acre Residential" to "Half-Acre Residential".

### RATIONALE OF RECOMMENDATION

- The proposal is out of character with this existing suburban residential neighbourhood in South Surrey.
- Area residents have raised concerns regarding the proposed number of lots and the configuration of lots.
- The lot layout suggests a future subdivision of proposed Lots 3 and 4, which would not be consistent with the density provisions of the "Suburban" designation in the OCP.
- Staff are of the view that an alternate subdivision layout can be developed, which incorporates lot sizes that are more in keeping with the suburban character of the neighbourhood, while precluding the possibility of further subdivision in the future.

**RECOMMENDATION**

The Planning & Development Department recommends that Council refer the application back to staff to work with the applicant on the proposed layout, and in particular, the proposed number of lots and lot configuration.

**REFERRALS**

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.

**School District:** **Projected number of students from this development:**  
 3 Elementary students at Semiahmoo Trail Elementary School  
 1 Secondary student at Semiahmoo Secondary School  
 (Appendix VI)

**Parks, Recreation & Culture:** Parks will accept cash-in-lieu of parkland dedication. Parks have some concerns about the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant is required to address this concern prior to final approval.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwelling on large suburban lots.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 27 Avenue):	Suburban residential.	Suburban/One-acre Residential	RA
East (Across 144 Street):	Sunnyside Acres Urban Forest Park.	Conservation/Open Space	RA
South and West:	Suburban residential.	Suburban/One-Acre Residential	RA-G

**DEVELOPMENT CONSIDERATIONS**

**Background**

- The subject site is located on the west side of 144 Street, south of 27 Avenue, adjacent to Sunnyside Acres Urban Forest Park. It is designated "Suburban" in the Official Community Plan (OCP) and "One-Acre Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)") in order to allow subdivision into 9 single family lots (Appendix II).
- The unit density proposed is 5.3 units per hectare (2 units per acre). The proposed density is consistent with the "Suburban" designation in the OCP but is not consistent with the "One-Acre Residential" designation in the Semiahmoo Peninsula LAP; therefore, an amendment to redesignate the land from "One-Acre Residential" to "Half-Acre Residential" is required.
- There is an older in-stream application for the subject site (No. 7903-0242-00) in which the applicant proposed to rezone from RA to CD (based on "One-Acre Residential – Gross Density Zone") in order to create 6 one-acre gross density type lots, and complete the 27 Avenue cul-de-sac. The subdivision layout proposed under Application No. 7903-0242-00 proposed a density of 3.5 uph / 1.4 upa (Appendix VI). The Rezoning By-law is currently at Third Reading and a Preliminary Layout Approval letter has been issued for the 6-lot subdivision. The applicant proposes to close the 2003 application, file the Rezoning By-law (No. 15295), and proceed with the new proposal discussed in this report. Staff continue to support the original rezoning and subdivision proposal (Appendix IV).
- Under the current application No. 7910-0165-00, the applicant proposes to subdivide into 9 suburban single family lots (Appendix II).
  - Proposed Lots 5 through 9 are half-acre gross density type lots, ranging in size from 1,120 square metres (12,000 sq. ft.) to 1,300 square metres (14,000 sq. ft.). These lots are clustered around a proposed new cul-de-sac off of 27 Avenue (143A Street).
  - Proposed Lots 1 and 2 are located adjacent to 144 Street and are 1,300 square metres (14,000 sq. ft.) and 1,120 square metres (12,000 sq. ft.) respectively.
  - Proposed Lots 3 and 4 are much larger lots. Proposed Lot 3 is 2,353 square metres (25,327 sq. ft.) and proposed Lot 4 is 4,248 square metres (45,725 sq. ft.) in size.
- The proposed subdivision layout clusters smaller lots at the western and eastern ends of the site, and leaves 2 large lots in the middle of the site.
- The applicant has provided a concept plan to demonstrate how the four (4) existing one-acre lots on the north side of 27 Avenue could be developed in the future with a rezoning similar to this application (Appendix II).

#### APPLICANT'S JUSTIFICATION FOR PROPOSAL

- The current layout is in accordance with the OCP designation of a density of 2 units per acre and the proposed zone (CD based on RH-G) is in compliance with the requirements of the suburban lot.
- The applicant believes in protecting the suburban nature of the lots in this area, and that the subdivision will provide for a variety of lot sizes allowing for an efficient land use for this particular location.

- Special consideration will be provided in order to maintain the suburban streetscape of this neighbourhood through increased setbacks and specific details in the Building Scheme and Character Study to preserve the character of the community for the future homes.
- From a servicing perspective, the owner/developer is willing to construct the sanitary sewer on 144 Street from 29 Avenue to 27 Avenue, which would eliminate the need for septic systems for all of the lots that would front this proposed sewer. Some of these septic systems may be nearing the end of their useful life and the construction of this sewer could be timely.
- This property is one of the largest undeveloped parcels left in South Surrey. The proposed concept is confined to a specific pocket as the subject site is located directly across the street from Sunnyside Acres Urban Forest Park.

### STAFF COMMENTS

- Staff have worked with the applicant to bring the proposal in line with the density threshold permitted under the "Suburban" OCP designation. The concern now is that the lots are not evenly distributed over the site. This leaves open the possibility of a future subdivision of proposed Lots 3 and 4. A future further subdivision of these lots would not comply with the "Suburban" OCP designation.
- Staff recommend that Council direct staff to continue working with the applicant on an appropriate layout, which includes more equally sized lots which precludes future subdivision potential. Furthermore, the number of lots should also be determined with input from the surrounding neighbours.
- The applicant has argued that there are other higher density pockets in the area and that there is merit to a higher density pocket in this location. However, the examples referred to by the applicant have a very different context.
- The subject site is surrounded by existing one-acre and one-acre gross density type lots. The site is designated "One Acre" in the Semiahmoo Peninsula Local Area Plan and zoned RA. Under the previous proposal, staff supported a rezoning to CD based on RA-G, and a subdivision into six (6) one-acre gross density type lots, with lot sizes between 2,230 square metres (0.56 acre) and 3,117 square metres (0.77 acre). The proposed lot sizes under the current application are significantly smaller than what was previously proposed, and with surrounding RA and RA-G lots.

### PRE-NOTIFICATION

Pre-notification letters for the current 9-lot proposal were sent on February 1, 2011 and staff received the following comments:

- Eighteen (18) responses were received in total. Responses from respondents which provided addresses have been mapped (Appendix VII).
  - One (1) respondent indicated support for the proposal, as it would mean the extension of the sanitary sewer giving the respondent the ability to connect to it. The respondent also indicated that there may also be other positive benefits to development, such as street lights and sidewalks, which would increase safety for pedestrians in the neighbourhood.
  - One (1) respondent called to inquire about purchasing one of the new proposed lots.

- One (1) respondent indicated the need to protect the greenbelt to the south of the subject site, including the erection of a permanent barrier along the southern property line.
- Fifteen (15) respondents indicated opposition to the proposal:
  - The opposition expressed relates to tree removal, level of density proposed, size and configuration of lots, neighbourhood character and potential future subdivision with more lots.

### STAFF RECOMMENDATION

- Staff do not support the current proposal, for the following reasons:
  - Area residents have raised concerns about the proposed lot layout, as it may facilitate the future subdivision of proposed lots 3 and 4, in accordance with the applicant's previous 12-lot proposal (Appendix III).
  - The subdivision layout as proposed, suggests a strong possibility for a further subdivision in the future. Further subdivision of proposed lots 3 and 4 would require further rezoning and an Official Community Plan (OCP) amendment, to allow for a density that exceeds 5 units per hectare (2 units per acre).
  - The proposed RH-G type lots (lots 1 and 2 and 5 through 9), are significantly smaller than adjacent lots, and not consistent with the character of the neighbourhood.
  - There are numerous oppositions expressed by the property owners in the vicinity
- Staff recommend that Council refer this application back to staff to work with the applicant on the proposed layout with respect to the number of lots and lot configuration.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Previously Proposed 12-lot Subdivision Layout
Appendix IV.	Project No. 7903-0242-00 Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Map Showing Location of Respondents to Pre-Notification

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

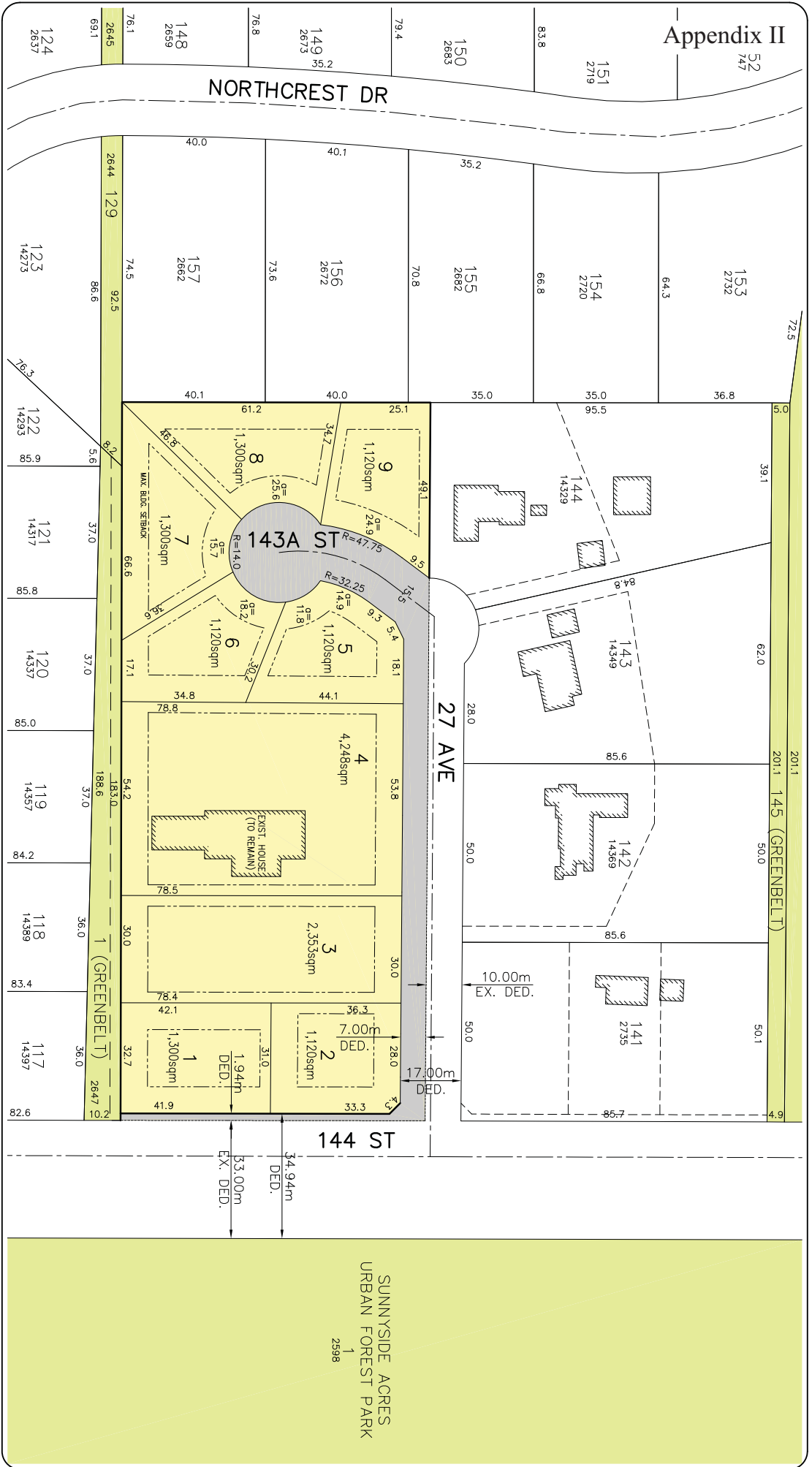
1. (a) Agent:      Name:                      Lori Joyce, H.Y. Engineering Ltd.  
                         Address:                      #200 – 9218 – 152 Street  
                                                              Surrey, BC  
                                                              V3R 4E7  
                         Tel:                                      604-583-1616
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      2669 – 144 Street
  
  - (b)      Civic Address:                      2669 – 144 Street  
                         Owners:                                      Amrik, Jisbinder and Manvir Purewall  
                         PID:    009-787-674  
                         Lot 4 Section 21 Township 1 New Westminster District Plan 13214
  
3.            Summary of Actions for City Clerk's Office

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.25 ac
Hectares	1.7225ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	9
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24 m – 53.8 m
Range of lot areas (square metres)	1,120 m <sup>2</sup> - 4,248 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.1 lots/ac    5.2 lots/ha
Lots/Hectare & Lots/Acre (Net)	2.4 lots/ac    6 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	21.7%
Estimated Road, Lane & Driveway Coverage	14.3%
Total Site Coverage	36%%
<b>PARKLAND</b>	
Area (square metres)	n/a
% 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





\* 220-9128-152nd. ST. Surrey, BC V4R 4E7 • TEL 604-583-1616  
 \* Website: www.hyengineering.com  
 \* FAX 604-583-1737

GROSS SITE AREA: 17,225sqm (4,250c)  
 15% PARK DEDICATION: 2,584sqm (CASH-IN-LIEU)  
 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

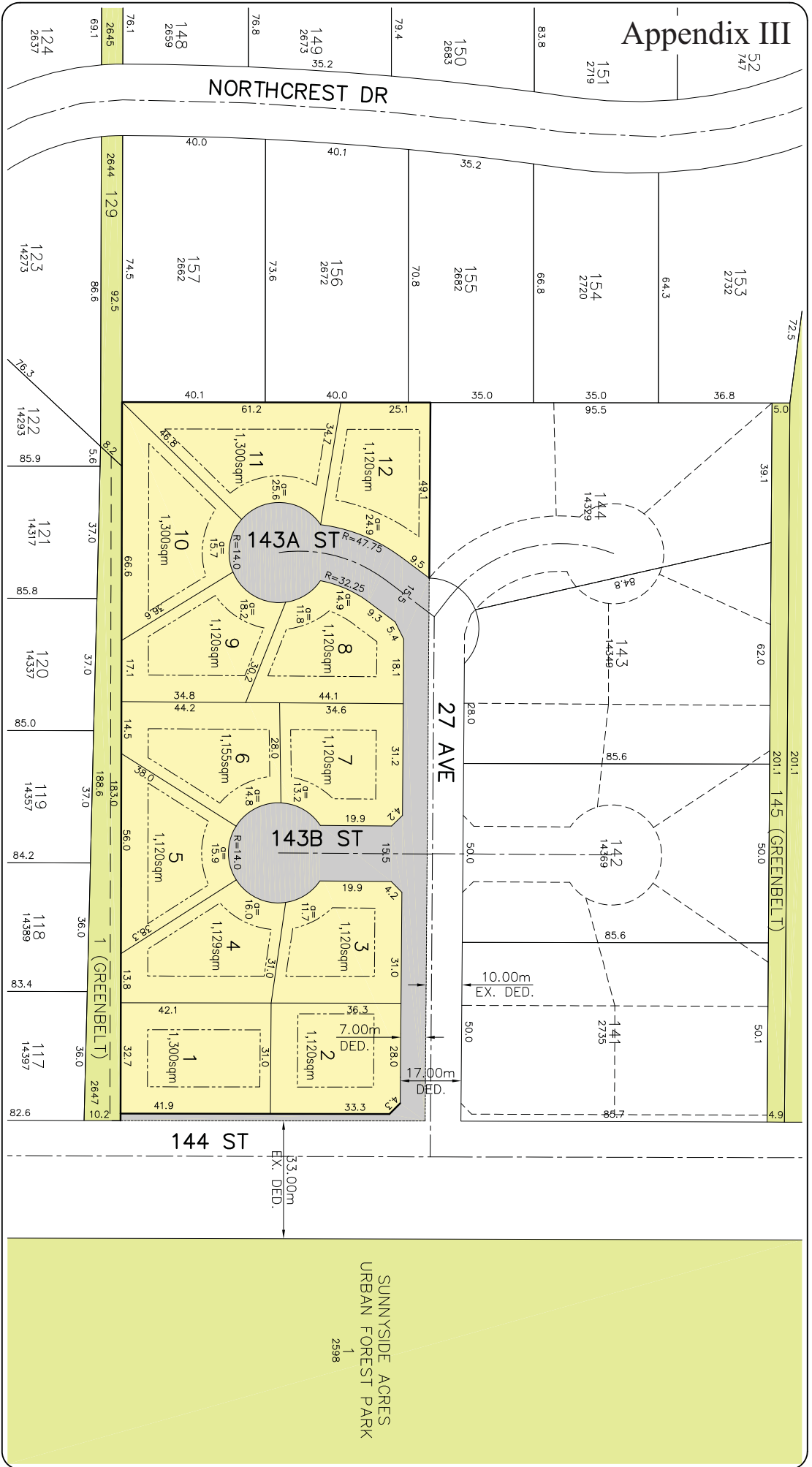
File No: 7910-0165-00  
 MAP #: 112  
 EXIST. ZONE: RA  
 PROP. ZONE: RH-G



H.Y.#: 103187 ALTERNATIVE#02C DATE: 27 JAN/11 SCALE: 1:1000

CIVIC ADDRESS: #2669 - 144 ST., SURREY, BC  
 LEGAL: LOT 4, SECTION 21, TOWNSHIP 1, N.W.D., PLAN 18214

# Appendix III



\* 220-9128-152nd, ST. Surrey, BC V4R 4E7 • TEL 604-583-1616  
 \* FAX 604-583-1737  
 Website: www.hyengineering.com

GROSS SITE AREA: 17,225sqm (4,225ac)  
 5% PARK DEDICATION: 862sqm (CASH-IN-LEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7910-0165-00  
 MAP #: 112  
 EXIST. ZONE: RA  
 PROP. ZONE: CD (RH-G)



H.Y.#: 103187 ALTERNATIVE#02B DATE: 17 DEC/10 SCALE: 1:1000

CIVIC ADDRESS: #2669 - 144 ST., SURREY, BC  
 LEGAL: LOT 4, SECTION 21, TOWNSHIP 1, N.W.D., PLAN 18214

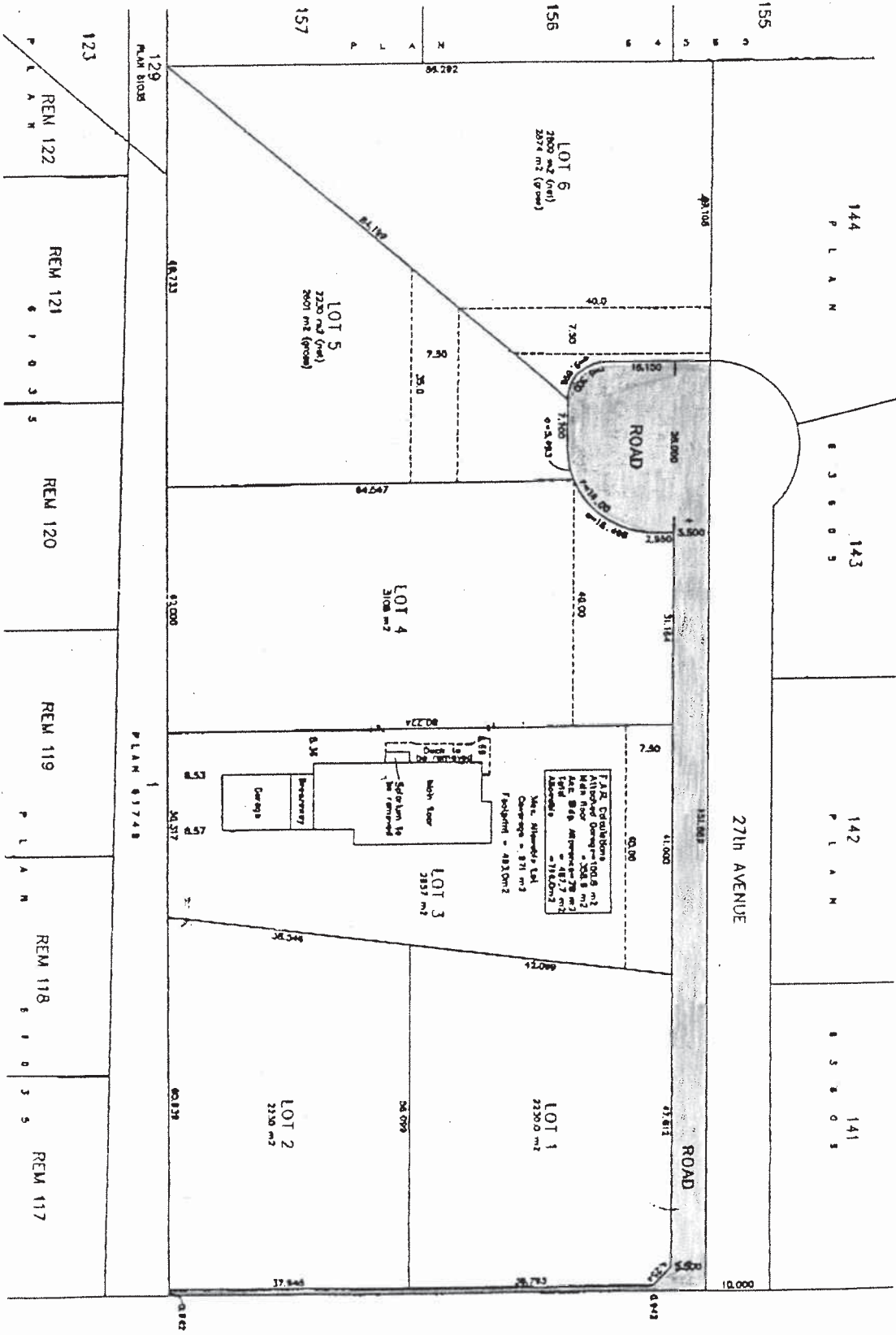
# Appendix IV

## PROPOSED SUBDIVISION PLAN OF LOT 4 SECTION 21 TOWNSHIP 1 N.W.D. PLAN 13214

B.C.G.S. 92G.006



OWNER ADDRESS:  
2468 J. J. J. STREET,  
TSUBETI, B.C.  
TEL: 608-787-8114



JOHN UNDERWATER & ASSOC.  
B.C. LAND SURVEYORS  
CLOVERDALE B.C.  
PHONE 604-574-2311  
FAX 604-574-3018  
TEL: 55021955

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT  
MAY 23rd DAY OF FEBRUARY, 2004  
B.C.L.S.

INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **April 11, 2011** PROJECT FILE: **7810-0165-00**

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RE: **Engineering Requirements  
Location: 2669 144 St.**

**REZONE/SUBDIVISION**

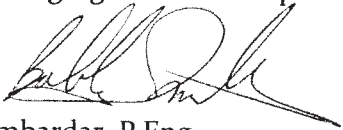
***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 144 Street.
- Dedicate 7.00 metres on 27 Avenue.
- Dedicate 15.5 metres for 143A Street, including adequate corner cuts, and 14.0 metre radius for the cul-de-sac bulb of 143A Street cul-de-sac.

***Works and Services***

- Construct the west half of 144 Street to the Major Collector standard.
- Construct the south side of 27 Avenue to the Limited Local standard.
- Construct 143A Street to the Neo-Traditional/Limited Local standard.
- Construct drainage system and sanitary system to service the proposed lots.
- Extend the water main on 143A Street to service the proposed lots in the cul-de-sac.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

IK1



**SCHOOL DISTRICT #36 (SURREY)**

Monday, April 11, 2011  
Planning

**School Enrolment Projections and Planning Update:**  
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 10 0165 00

**SUMMARY**

The proposed 9 Single family lots are estimated to have the following impact on the following schools:

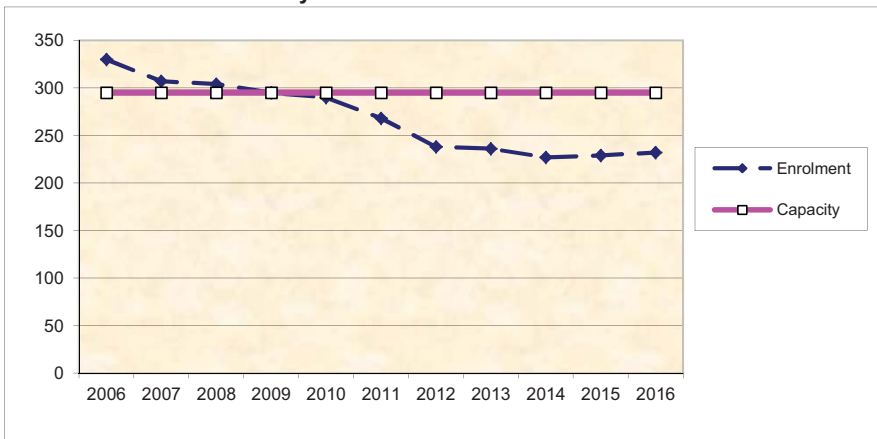
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

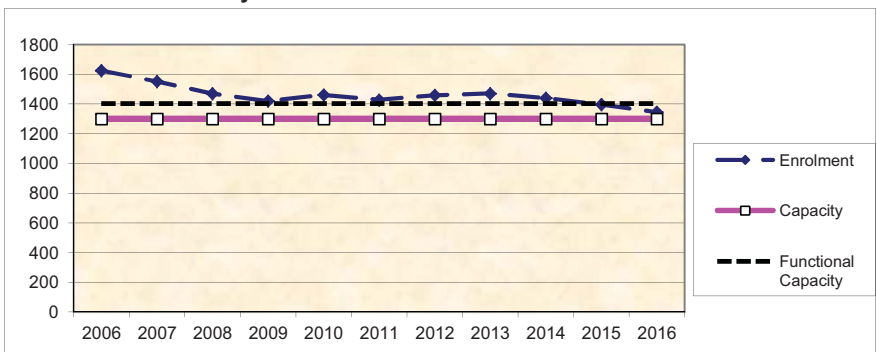
September 2010 Enrolment/School Capacity

<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	22 K + 268
Capacity (K/1-7):	20 K + 275
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**Semiahmoo Trail Elementary**



**Semiahmoo Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



7910-0165-00 = 15 Lots

