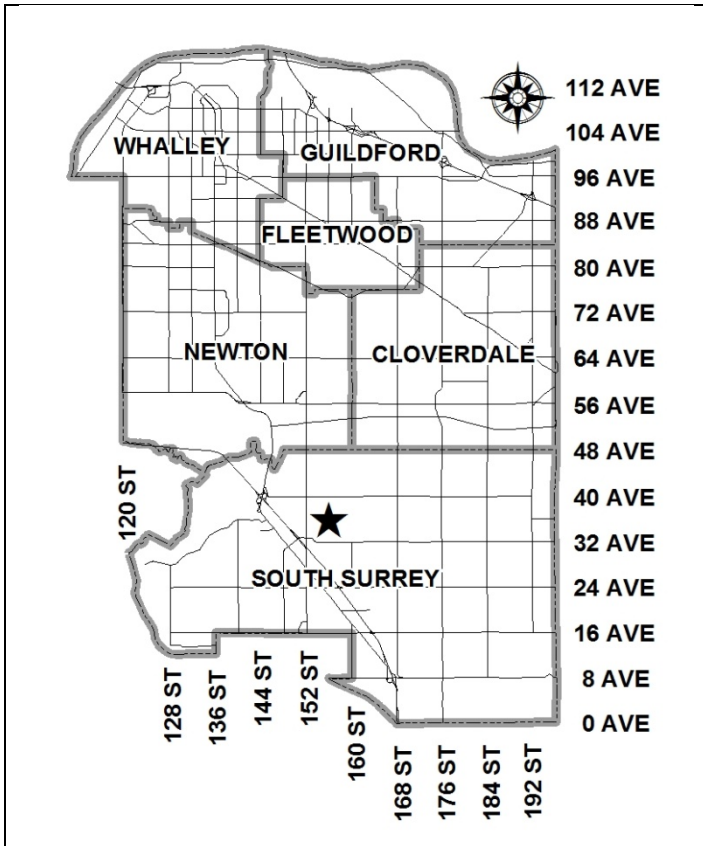


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0186-00

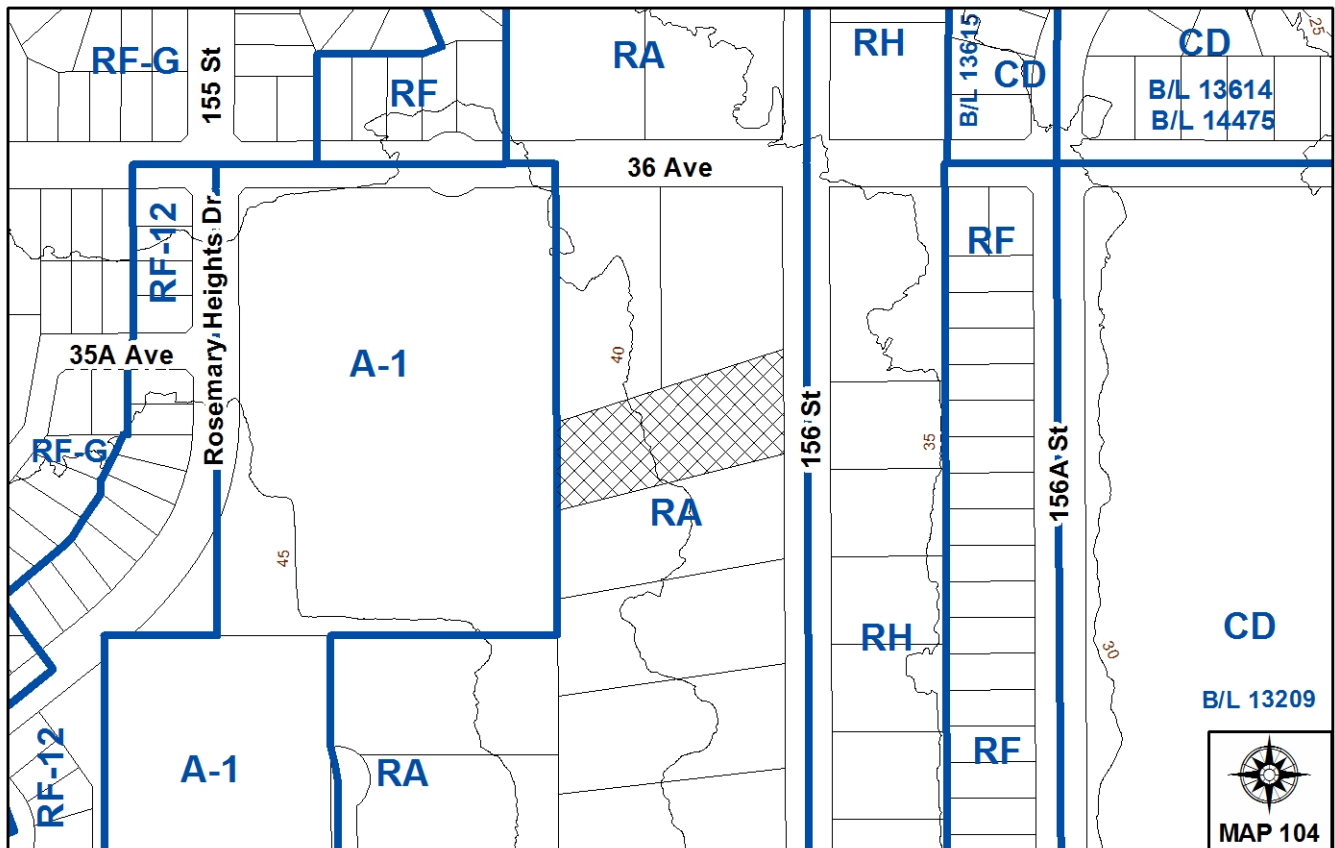
Planning Report Date: January 28, 2013



PROPOSAL:

- **Rezoning** from RA to RH in order to allow subdivision into two (2) half-acre residential lots – one (1) standard lot and one (1) panhandle lot.

LOCATION: 3549 - 156 Street
OWNER: Rempy R Lidder
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Suburban Half-Acre Residential



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied and that Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate the subject site and surrounding lands from "Suburban Half-Acre Residential" to "Suburban One-Acre Residential", as shown in Appendix V.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed RH Zone is consistent with the designations in the Official Community Plan (OCP) and the Rosemary Heights Central NCP; however, the majority of area residents, including every resident in the one-acre properties along 155 and 156 Streets submitted a letter of opposition to the proposal (Appendix VI).
- Specifically, half-acre lots are not supported along the west side of 156 Street between 34 and 36 Avenue, nor on the east side of 155 Street between 34 Avenue and the north end of the cul-de-sac (Appendix V). Additionally, the majority of area residents located along the east side of 156 Street do not support the proposal, and panhandle lots are not supported by area residents.
- The Rosemary Heights Central NCP should be amended from "Suburban Half-Acre Residential" to "Suburban One-Acre Residential", to prevent future misapprehension of the intent of the NCP. The Rosemary Heights Neighbourhood Committee has provided written correspondence supporting this initiative.
- The one-acre properties along 155 and 156 Streets are unable to achieve the minimum area and dimensional requirements of the RH Zone and provide adequate access at the same time.
- Further refinement of the road network in this area of the NCP would result in significantly undersized RH lots. Panhandle lots reduce the need for additional road, but area residents do not support this option.

RECOMMENDATION

1. The Planning & Development Department recommends that this application be denied.
2. That Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the lands outlined in Appendix V from "Suburban Half-Acre Residential" to "Suburban One-Acre Residential".

Should Council determine there is merit in allowing the application to proceed; the application should be referred back to the applicant for further public consultation with area residents.

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:**

1 Elementary students at Rosemary Heights Elementary School
0 Secondary students at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by February 2014.

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling	Suburban/ Suburban Half-Acre Residential	RA
East (Across 156 Street):	Single family dwelling	Suburban/ Suburban Half-Acre Residential	RH
South:	Single family dwelling	Suburban/ Suburban Half-Acre Residential	RA
West:	Rosemary Heights Elementary School	Urban/ Elementary School	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the west side of 156 Street, between 34 Avenue and 36 Avenue, in Rosemary Heights. The site, approximately 0.404 hectares (1 acre) in area, is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Half-Acre Residential" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The property is zoned "One-Acre Residential Zone (RA)".
- The subject site is 45 metres (148ft.) wide, consistent with the rest of the lots fronting the west side of 156 Street between 34 Avenue and 36 Avenue.

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to permit the creation of two (2) suburban residential lots; one (1) standard RH lot, and one (1) panhandle RH lot. (Appendix II)
- The proposed RH Zone is consistent with the designations in the Official Community Plan (OCP) and the Rosemary Heights Central NCP; however, area residents have raised objections to the proposal for reasons discussed later in this report.
- The proposed lots range in size from 1859 square metres (20,016 sq. ft.) to 1900 square metres (20,458 sq. ft.). Lot widths range from 34 metres (112 ft.) to 39 metres (128ft.).
- Both of the proposed lots conform to the minimum requirements of the RH Zone in terms of lot area, width and depth. Proposed Lots 1 and 2 will front onto and take access from 156 Street. Proposed Lot 2 is a panhandle and would access 156 Street from a 6.0 metre (20 ft.) wide panhandle along the south side of proposed Lot 1.

NEIGHBOURHOOD CONCEPT PLAN

- The Rosemary Heights Local Area Plan (LAP), approved in 1994, and the Rosemary Heights Central NCP, approved in 1996, provided for retention of the existing suburban residential uses along 155 and 156 Streets.
- The existing one-acre lots along the west side of 156 Street between 34 and 36 Avenues were created in 1988; the one-acre lots on 155 Street north of 34 Avenue were created in 1991.
- The one-acre parcels shown in Appendix V have remained unchanged since 1991, when the lots fronting 155 Street were created.

Development Context

- Across 156 Street to the east, eight (8) RH zoned lots were created in 2003, after the NCP was approved (Application No. 7903-0057-00). Seven (7) are half-acre RH zoned lots, consistent with the "Suburban Half-Acre Residential" designation of the NCP. A one-acre RH zoned lot

(15614- 36 Avenue) was created under the same application and remains on the southeast corner of 156 Street and 36 Avenue.

- The RH zoned lots on the east side of 156 Street measure approximately 38.5 metres (126ft.) wide and provide an appropriate interface to the RA zoned lots across the street to the west, which are 45 metre (148ft.) wide.

PRE-NOTIFICATION

Pre-notification letters were sent on October 12, 2012; staff received letters from 20 households in opposition to the proposal. All residents in the one-acre properties located on the west side of 156 Street between 34 Avenue and 36 Avenue, and all residents located on 155 Street between 34 Avenue and the north end of the cul-de-sac responded. In the half-acre properties located along the east side of 156 Street, all but two residents responded (Appendix VI).

ARGUMENTS FOR AND AGAINST THE PROPOSAL

For

- The proposal complies with the land use designations in the OCP and the Rosemary Heights Central NCP.

Against

- While this proposal complies with the current designations in the OCP and the Rosemary Heights Central NCP, and meets the "Suburban Half-Acre Residential" designation in the NCP map, the objections raised by area residents are clear: no half-acre lots are supported in this block, and panhandle lots are not supported by area residents.
- Without exception, every resident in the one-acre properties along 155 and 156 Streets objected to the reduced lot size and are concerned that it would set a precedent for future development on the block.
- The area residents' collective understanding of the NCP consultation process is that the one-acre "suburban estate character" and "park-like" setting of this area is to remain undisturbed.
- The petition letter submitted to Planning staff from area residents states opposition to two half-acre lots, whether they are panhandle or narrow lots. The proposal does not comply with the original NCP intent, which favoured mirrored interfacing of the properties across 156 Street and a gradual move from one-acre to half-acre to higher density lots eastward.
- At the time the Rosemary Heights Central NCP was approved, future development of the aforementioned one-acre lots was not anticipated. As no development was anticipated, no road concept is defined in this area of the NCP. (Appendix V)
- Without a road concept, the lots along 155 and 156 Streets are unable to achieve the dimensional requirements of the RH Zone. The one-acre lots are currently 45 metres wide, and the RH Zone requires a minimum of 30 metres (100 ft.) of lot width.

- Under these frontage constraints, panhandle lots would be the most practicable option for individual owners to subdivide in a manner that meets the current NCP designation, and this is not acceptable to area residents.

JUSTIFICATION FOR PLAN AMENDMENT

- Given the overwhelming opposition to the proposal, staff does not anticipate the neighbourhood will change its position with further consultation.
- To avoid further development expectations for current and future lot owners in this neighbourhood, and in accordance with the preferences of area residents to maintain the one-acre minimum lot size for this neighbourhood, it is recommended that Council pass a resolution to amend the Rosemary Heights Central NCP map area outlined in Appendix V from "Suburban Half-Acre Residential" to "Suburban One-Acre Residential".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	NCP Plan with Proposed Amendment Area
Appendix VI.	Area Resident Map of Pre-notification Responses
Appendix VII.	Correspondence from Rosemary Heights Neighbourhood Committee

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

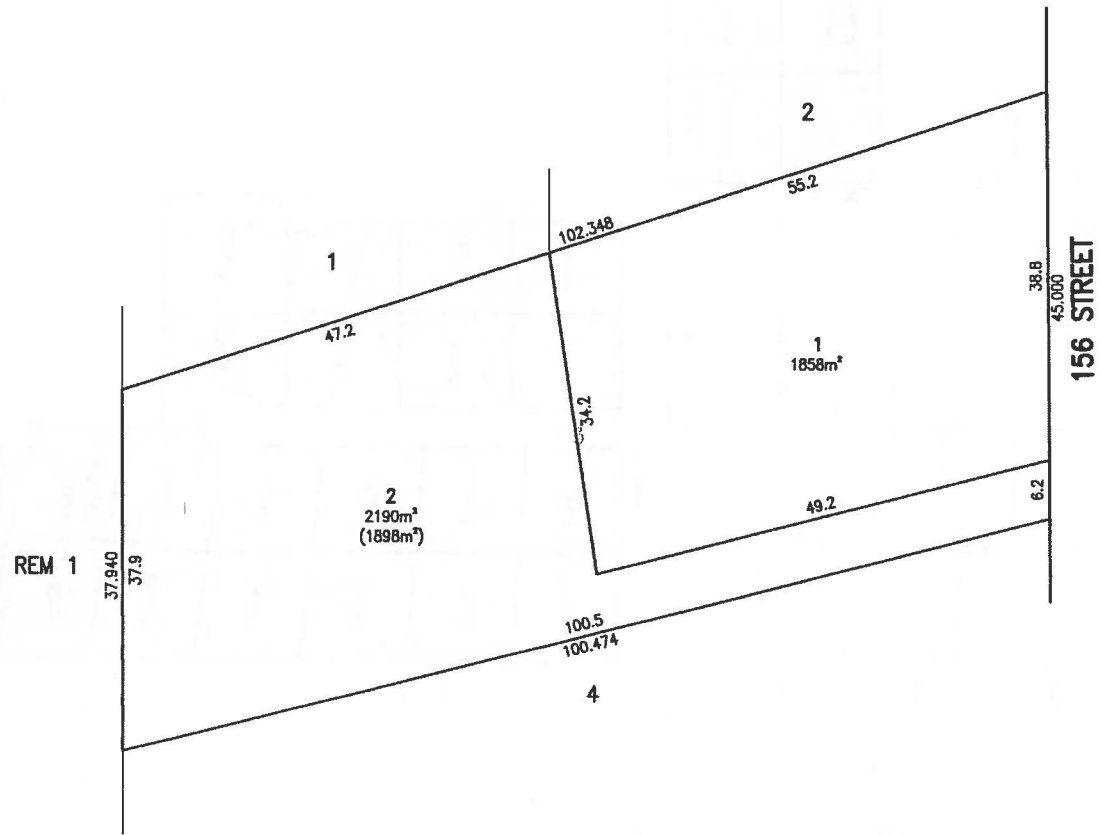
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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1
Hectares	0.404
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	33.8 (6.2)- 38.8
Range of lot areas (square metres)	1,860-1,900
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.95/2
Lots/Hectare & Lots/Acre (Net)	4.95/2
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	10
Total Site Coverage	35
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
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



CLIENT:	PROJECT: 3549 - 156 STREET, SURREY		
DRAWING TITLE:	2 LOT SUBDIVISION		
PROJECT NO. 2012-003	DATE: JAN 2012	LEGAL:	MUNICIPAL PROJECT NO:
SCALE: 1:500			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com



Wednesday, January 16, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0186 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

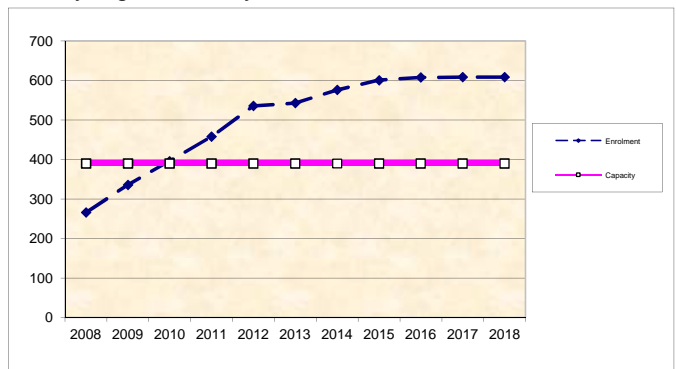
Elementary Students:	1
Secondary Students:	0

September 2012 Enrolment/School Capacity

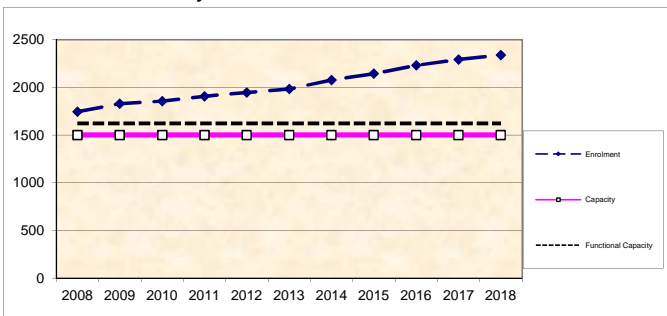
Rosemary Heights Elementary	
Enrolment (K/1-7):	81 K + 455
Capacity (K/1-7):	40 K + 350
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

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.
 This new elementary school in the Rosemary Heights NCP Area opened in September 2008, relieving overcrowding at Morgan Elementary. The school has reached capacity in 2010 and with full day Kindergarten implementation the school district has located four modular classrooms on site in 2011. The capacity line indicated for Rosemary Heights Elementary in the table below is adjusted downward due to full day K implementation and does not show the capacity of the four modular classrooms. The school district's capital plan includes a proposed addition to Rosemary Heights to relieve long term overcrowding. The school district has capital funding approval to purchase of a new secondary school site in the Grandview Heights area (in process), and construction of a new secondary school will be proposed in the 2012-2016 five year capital plan to relieve long term overcrowding at Earl Marriott Secondary.

Rosemary Heights Elementary

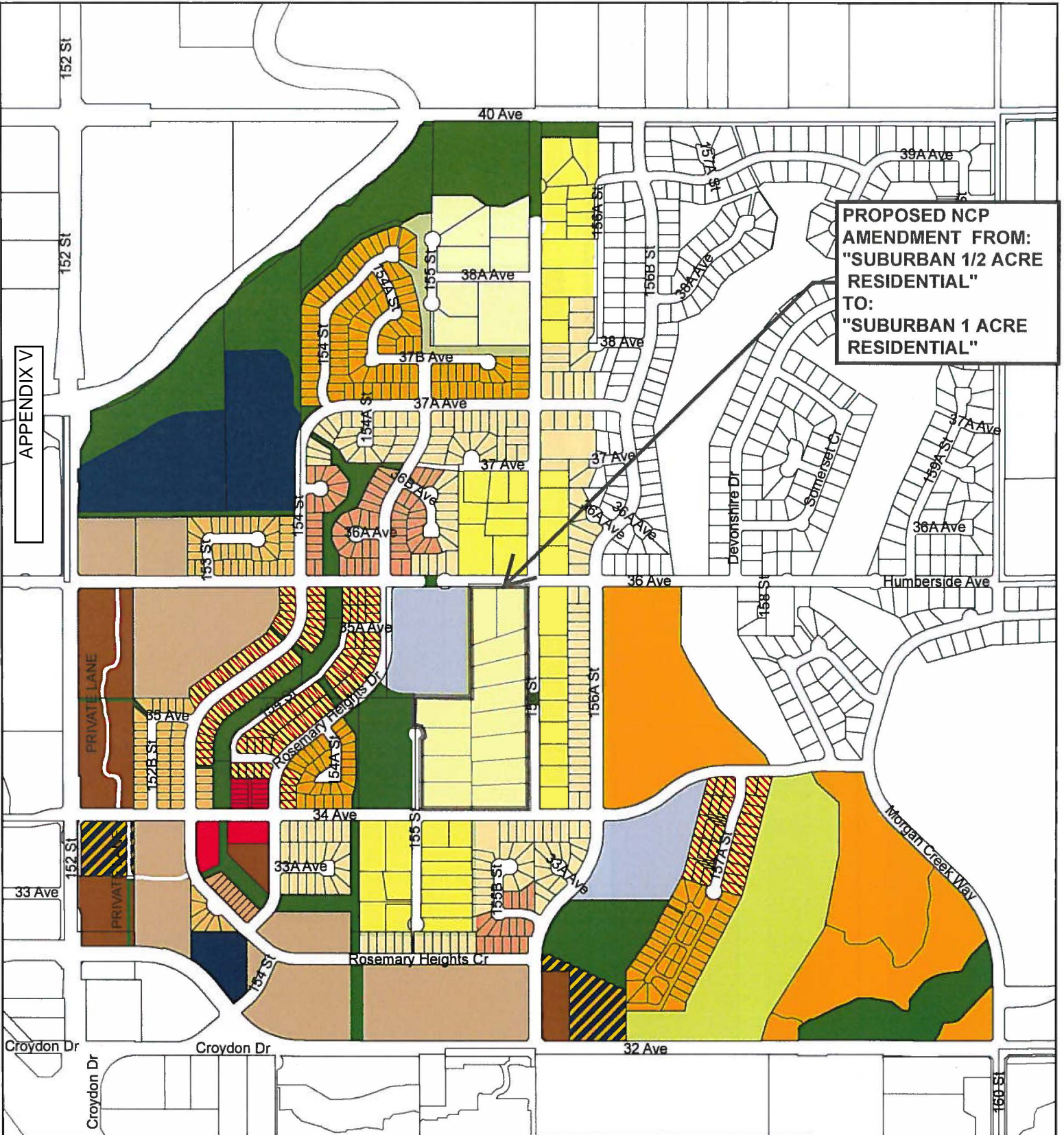


Earl Marriott Secondary



*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.

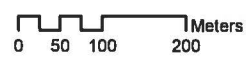
**PROPOSED NCP
AMENDMENT FROM:
"SUBURBAN 1/2 ACRE
RESIDENTIAL"
TO:
"SUBURBAN 1 ACRE
RESIDENTIAL"**



- | | | |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Single Family Small Lot | Institutional Residential |
| Suburban 1/2 Acre Residential | Townhouses | Buffer/Park / Open Space |
| Single Family Residential | Garden Apartments (3-Storeys) | Elementary School |
| Compact Single Family Residential | Neighbourhood Commercial | Pond |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course |
| Compact Single Family/Cluster | | |

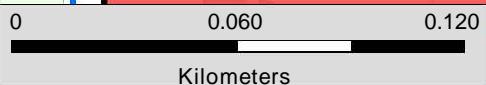
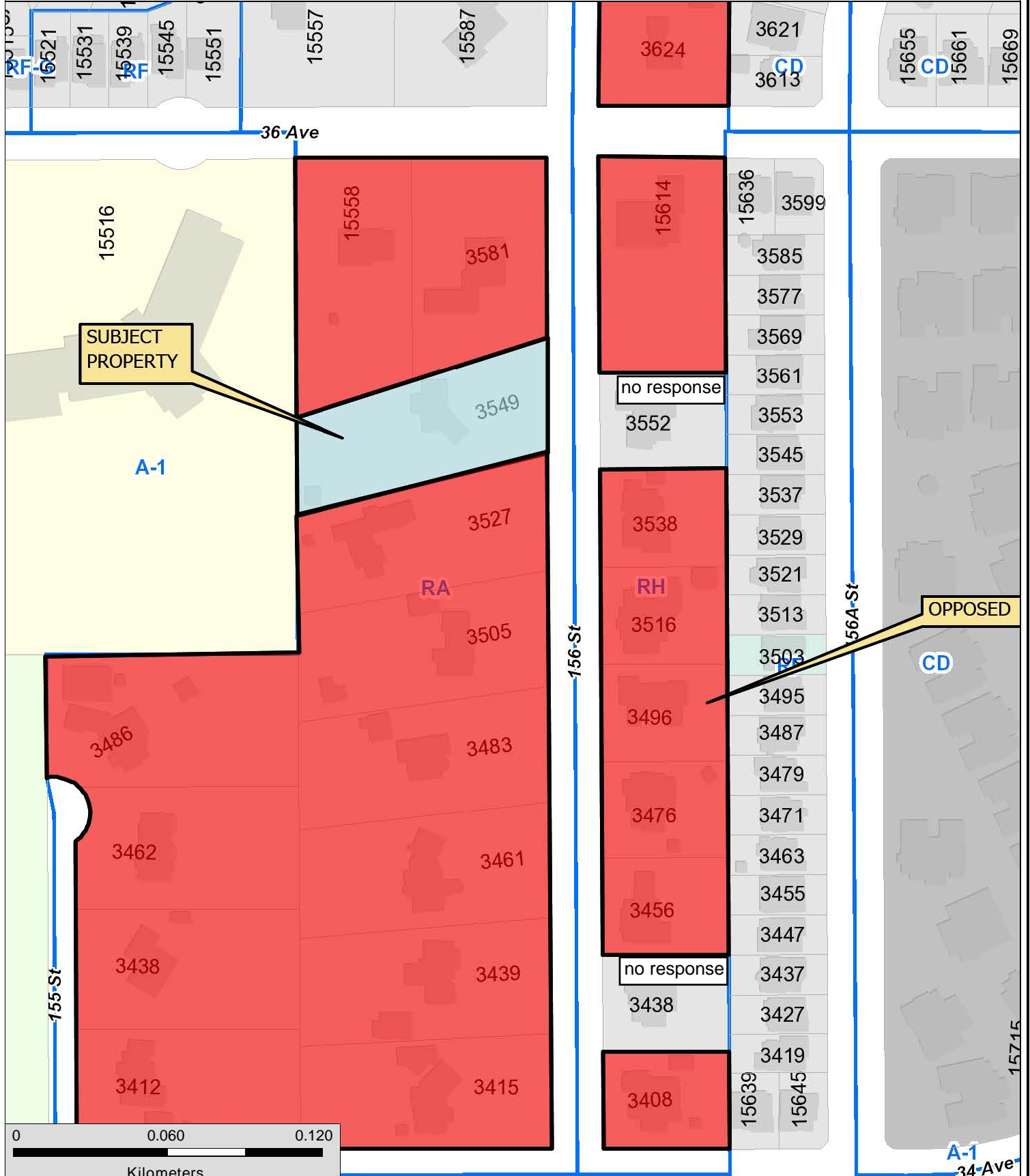
ROSEMARY HEIGHTS CENTRAL LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

190





AREA RESIDENT RESPONSES TO PRE-NOTE



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1:2,000
Map created on: January-22-13

November 5 2012
Attn; Natalie Androsoff

We would like to submit to you the signed documents registering our objection to the proposed development of 3549 156 Street.

You will find that we have signatures from all of the one acre holdings except for the one house that just sold and the other where the owner is unavailable. The majority of the half acre residents are also very much opposed to the proposal.

Nearly the whole neighbourhood is opposed to this redevelopment in any form. They have unanimously expressed their desire to see the streetscape remain the same and the acreages to remain as one acre parcels.

Further to that I would like to refer you to a previous application that occurred in South Surrey, File # 7911-0220-00 where the residents were also opposed to the development of the one acre lots in their area.

We would like to request that a change be made to the NCP designation to reflect the one acre designation and not half acre. This would prevent the problem of people purchasing properties within the area, who only desire to rezone and develop which the area residents do not want to see happen.

Thank you for your attention to this matter. We appreciate it very much.

Mindy Hardiman (Past Chair of Rosemary Heights NCP)



For Johanna Mordhorst
Kieran Hardiman (Past Committee Members)

Acting Co-Chair

For:

Johanna Mordhorst, Acting Co-Chair

Kieran Hardiman, Acting Co-Chair

Rosemary Heights Neighbourhood Committee