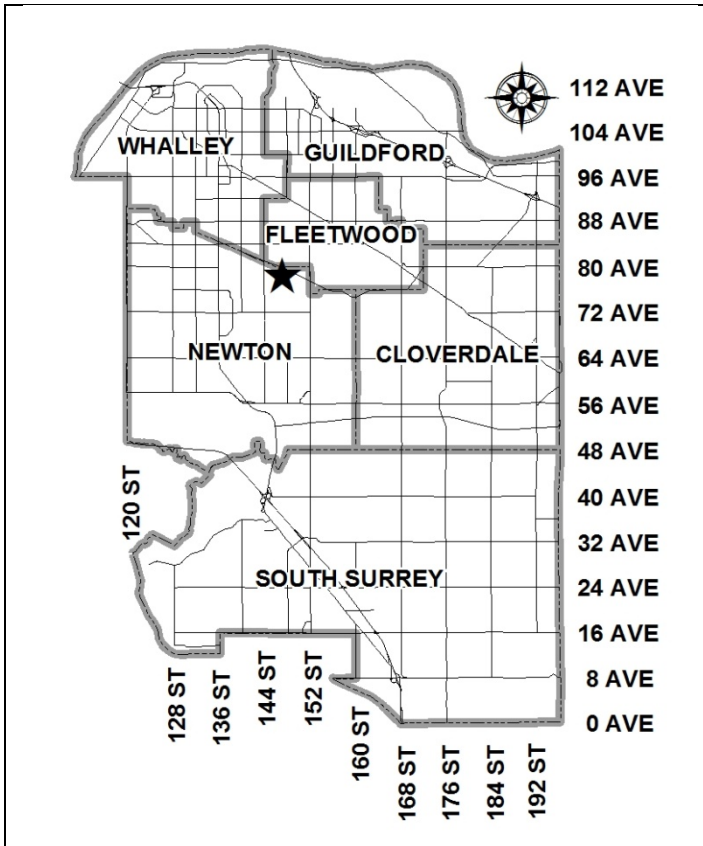


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0219-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **NCP Amendment** of a portion from “Urban Residential” to “Urban Compact Housing”
- **Rezoning** a portion from RF to RF-12

in order to permit a lot line adjustment with the adjacent single family residential lot.

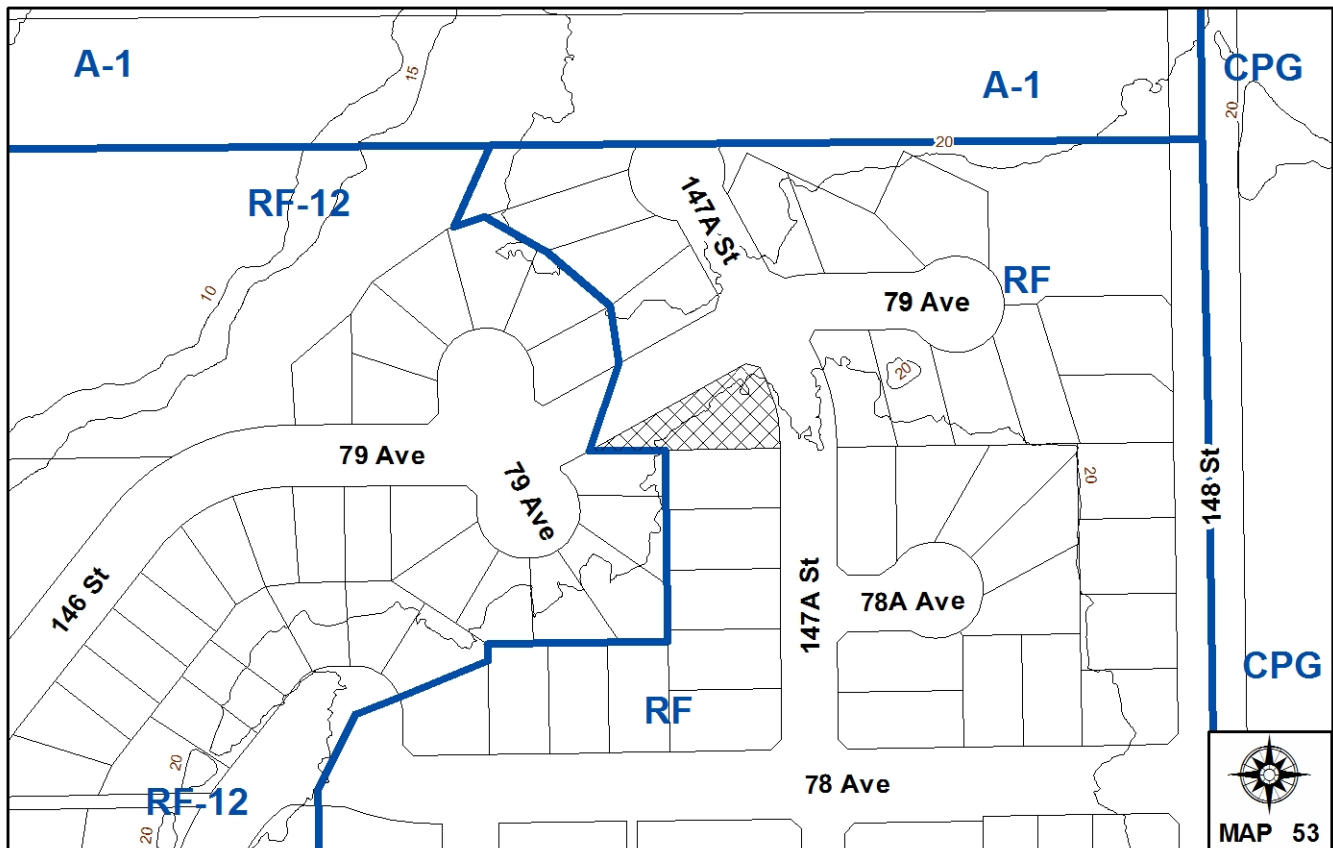
LOCATION: 7893 – 147A Street

OWNER: Mohan S. Chakar

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial amendment to the East Newton North NCP is required to re-designate a portion of the subject site from 'Urban Residential' to 'Urban Compact Housing'.

RATIONALE OF RECOMMENDATION

- Complies with Official Community Plan (OCP) designation.
- The proposed amendment to the East Newton North Neighbourhood Concept Plan (NCP) will facilitate a lot line adjustment between two existing single family residential lots, resulting in a more efficient lot configuration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject property, shown as Block A on the Survey Plan, from “Single Family Residential Zone (RF)” (By-law No.12000) to “Single Family Residential (12) Zone (RF-12)” (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
3. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the western portion of the subject property from “Urban Residential” to “Urban Compact Housing” when the project is considered for final adoption.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 79 Avenue) and South:	Single family dwellings.	Urban/Urban Compact Housing and Urban Residential	RF and RF-12
East (Across 147A Street):	Single family dwellings.	Urban/Urban Residential	RF
West:	Vacant single family lot.	Urban/Urban Compact Housing	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The subject lot is designated “Urban Residential” in the East Newton North Neighbourhood Concept Plan (NCP) (Appendix V). The lot to the west, which is included in the associated subdivision application, is designated “Urban Compact Housing”.

- An NCP amendment is requested to re-designate a portion of the subject lot at 7893 – 147A Street from “Urban Residential” to “Urban Compact Housing” in conjunction with the lot line adjustment with the lot to the west at 14728 – 79 Avenue.
- There are Section 219 Restrictive Covenants (No-build) registered on title for each of the two properties in the associated subdivision application, that restrict improvements until the lot line adjustment subdivision, consistent with the applicant’s current proposal, is approved by the City of Surrey.

DEVELOPMENT CONSIDERATIONS

- The subject property is on the south side of 79 Avenue between 147A Street and a cul-de-sac bulb west of 147A Street.
- The subject property, at 7893 – 147A Street, is currently 754 square metres (8,116 sq. ft.) in area. It is designated “Urban Residential” in the East Newton North Neighbourhood Concept Plan (NCP) and zoned “Single Family Residential Zone (RF)”.
- The associated subdivision application includes the property to the west, at 14728 – 79 Avenue, which is currently 359 square metres (3,864 sq. ft.) in area. This neighbouring lot is designated “Urban Compact Housing” in the East Newton North Neighbourhood Concept Plan (NCP) and zoned “Single Family Residential (12) Zone (RF-12)”.

Proposal

- The applicant is proposing to re-designate an area of 131 square metres (1,405 sq. ft.) from “Urban Residential” to “Urban Compact Housing” and to rezone the same area from “Single Family Residential Zone (RF)” to “Single Family Residential (12) Zone (RF-12)”. This area is to be subdivided from 7893 – 147A Street and consolidated with 14728 – 79 Avenue to permit a more efficient configuration of two existing single family residential lots.
- The subject property and the property to the west were created with the approval of development Application Nos. 7901-0234-00 (14728 – 79 Avenue) and 7902-171-00 (7893 – 147A Street). These are the last two lots to be developed from those applications and are each encumbered by a Section 219 Restrictive Covenant (No-Build) until such time as the lot line adjustment is approved by the City.

Building Design Guidelines

- A Building Scheme is currently registered on title for the subject lot.

Subdivision Layout

- The proposed reconfigured RF and RF-12 lots meet the minimum lot size, lot width, and lot depth requirements of their respective zones.
- The proposed subdivision is consistent with the subdivision pattern of the surrounding neighbourhood.

PRE-NOTIFICATION

Pre-notification letters were sent to surrounding properties on August 1, 2012 and development proposal signs were installed on-site. Staff received the following comments:

- Staff received an email and phone call from the adjoining property owner who raised concerns that the approval of the application would permit a larger house to be built at 14728 – 79 Avenue, the other lot involved in the associated subdivision, than what was originally envisioned for the property. After the proposed lot line adjustment, the lot would allow for a wider house than what would be constructed without the consolidation, ultimately obstructing their view to the north-west from the rear of their home.

(The applicant is willing to address the neighbour's concern by incorporating a setback provision in the Building Scheme for the adjacent lot to the west at 14728 – 79 Avenue. The provision would restrict the permitted, reduced 6.0-metre (20 ft.) rear yard setback to the southern portion of the house to preserve as much of the sightline from the rear of neighbouring lot to its east. The increase in the permitted floor area as a result of the lot line adjustment is minimal.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 2, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located in an Urban Infill Area • Development application is consistent with the East Newton North NCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Trees to be planted
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Proposed East Newton North NCP Amendment

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

MAJ/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: Roger Jawanda
 Citiwest Consulting Ltd.
 Address: Suite 101, 9030 King George Boulevard
 Surrey BC V3V 7Y3
 Tel: 604-591-2213 - Work
 604-591-2213 - Fax

2. Properties involved in the Application

(a) Civic Address: 7893 - 147A Street

(b) Civic Address: 7893 - 147A Street
 Owner: Mohan S Chakar
 PID: 025-966-146
 Lot 22 Section 22 Township 2 New Westminster District Plan BCP 11601

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone a portion of the property.

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.27
Hectares	0.11
NUMBER OF LOTS	
Existing	2
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	24.1 (RF); 13.4 (RF-12)
Range of lot areas (square metres)	622 (RF); 489 (RF-12)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40% (RF) and 50% (RF-12)
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 22, SECTION 22,
TOWNSHIP 2, NWD, PLAN BCP11601**

City of Surrey B.C.G.S. 92G.016

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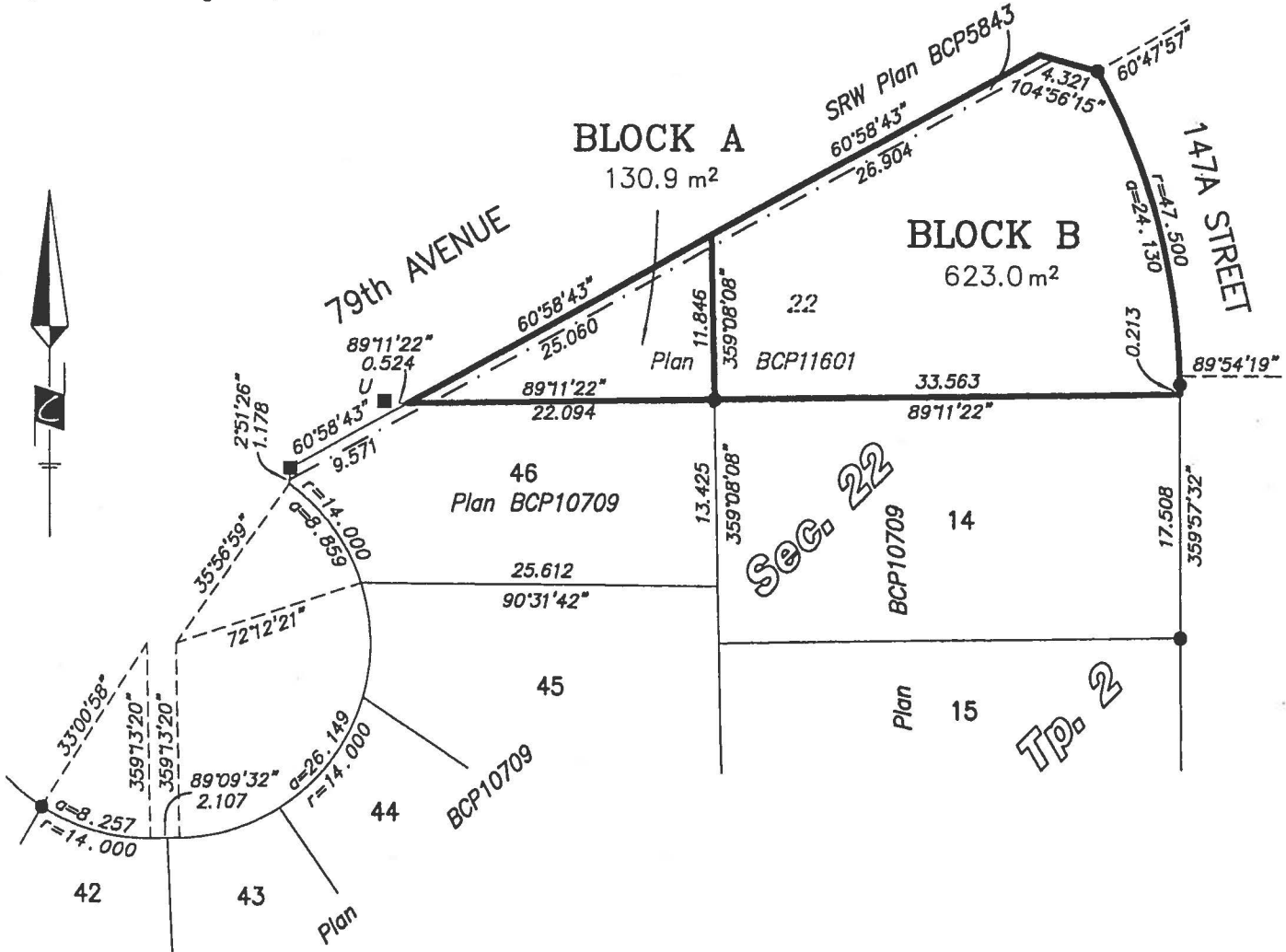


SCALE - 1 : 500

All distances are in metres

Legend:

- Denotes iron post found
- Denotes lead plug found
- U Denotes unregistered

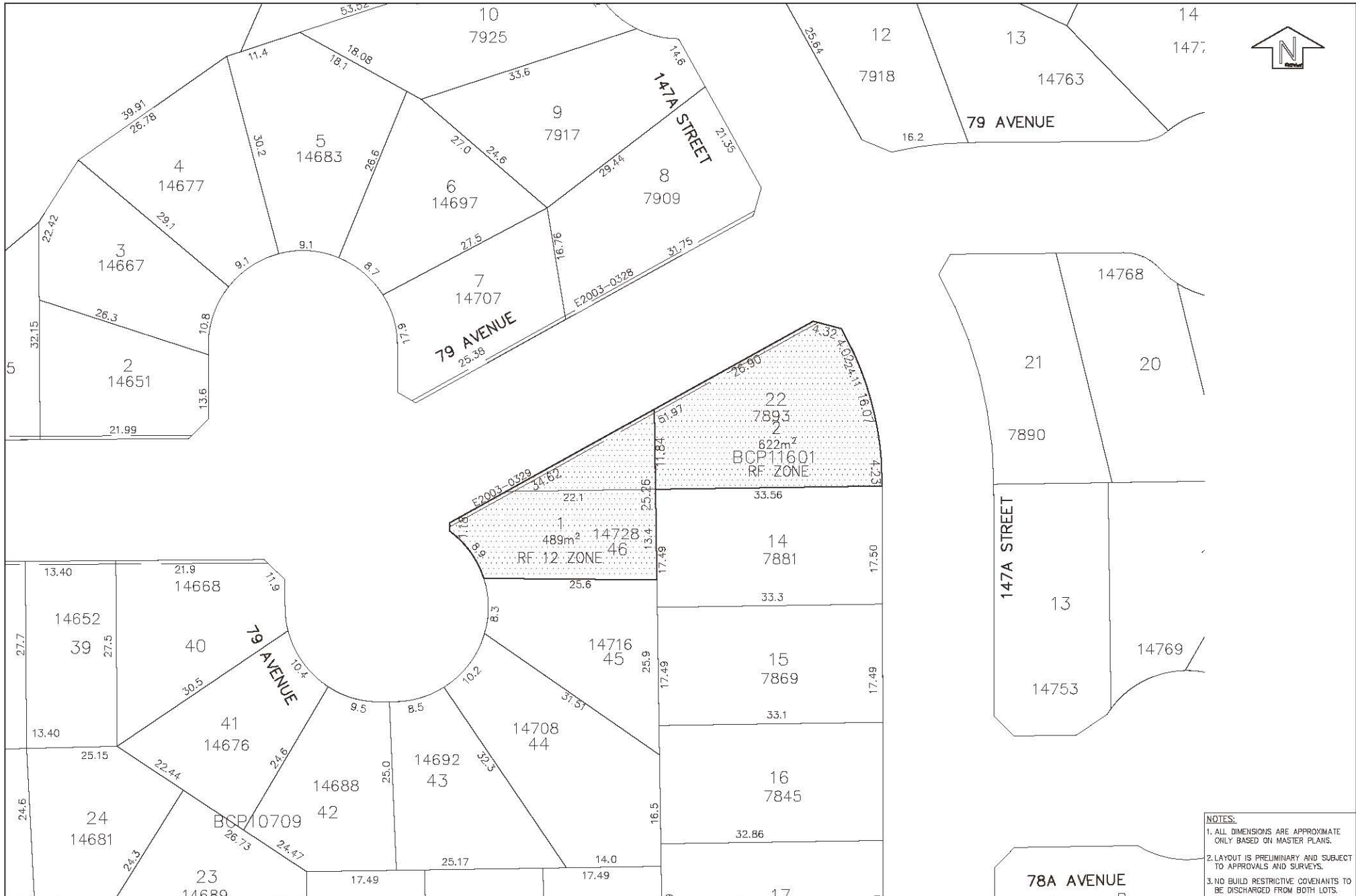


Certified correct according to survey dated this 29th day of October, 2012.

Ken Schuurman

Ken W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. NO BUILD RESTRICTIVE COVENANTS TO BE DISCHARGED FROM BOTH LOTS.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citwest.com



MOHAN SINGH CHAKAR
 9367 - 132 STREET, SURREY, BC, V3V 5R2, PH: 604-589-6468

PRELIMINARY LOT LAYOUT

S/D AT 7893-147A STREET AND 14728-79 AVENUE SURREY

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2962	Of
P.W. P.U.	Date JUL/12	Revision
Approved:		

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

FROM: Development Project Engineer, Engineering Department

DATE: October 15, 2012 **PROJECT FILE:** 7812-0219-00

RE: Engineering Requirements
Location: 7893 147A St. and 14728 - 79 Avenue

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- No requirements.

Works and Services

- Register restrictive covenant for Minimum Basement Elevation due to sanitary surcharge.

A Servicing Agreement is not required prior to Rezone/Subdivision. The off-site works can be completed under the City Road and Right-of-Way Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Thursday, August 09, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0219 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2011 Enrolment/School Capacity

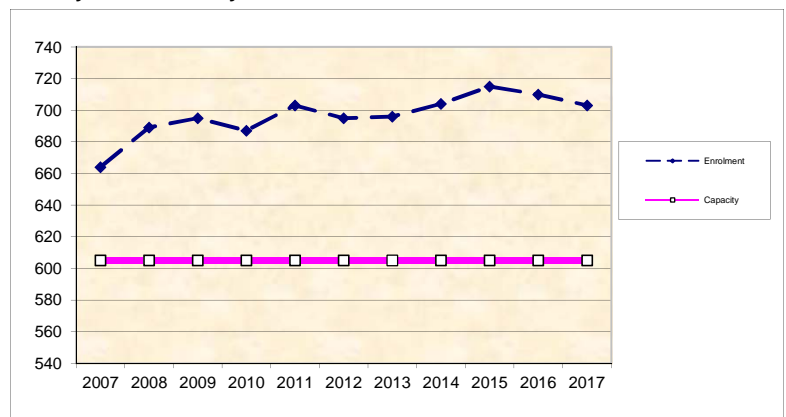
Chimney Hill Elementary	
Enrolment (K/1-7):	77 K + 626
Capacity (K/1-7):	80 K + 525
Frank Hurt Secondary	
Enrolment (8-12):	1260
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12);	1350

School Enrolment Projections and Planning Update:

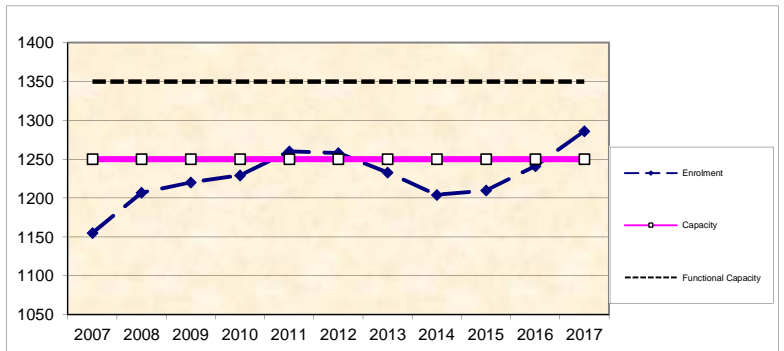
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A major boundary move to MB Sanford from Chimney Hill is being implemented to help reduce projected space shortfall at Chimney Hill. The capacity in the table also includes a four classroom addition approved for Chimney Hill Elementary, with full day Kindergarten implementation, projected to be completed by 2011. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

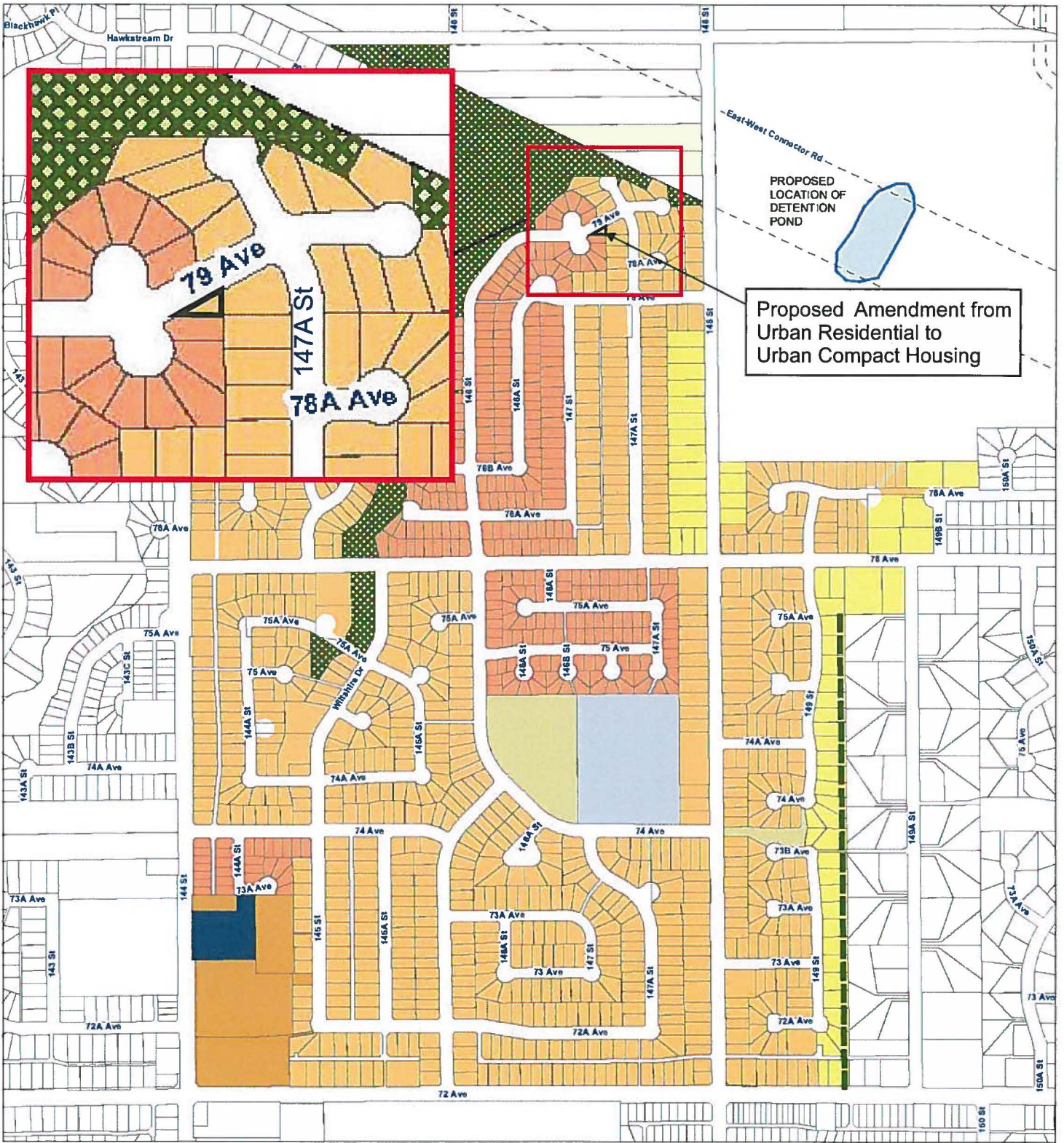
Chimney Hill Elementary













Frank Hurt 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 Amendment from
Urban Residential to
Urban Compact Housing

- | | | |
|--|---|--|
|  EXISTING TRANSITIONAL SUBURBAN |  MULTIPLE RESIDENTIAL (Townhouses) |  OPEN SPACE PARK |
|  URBAN RESIDENTIAL |  SCHOOL |  COVENANT TREE RETENTION AREA |
|  URBAN COMPACT HOUSING |  INSTITUTIONAL |  PROP. WET DETENTION POND |
| | |  CREEK PRESERVATION AREA (approximate) |

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1998 Amended 24 July 2012



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.