

**PROPOSAL:**

- **Rezoning** of a portion of the site from RF to RF-13, to allow subdivision into 5 single family lots.

**LOCATION:**

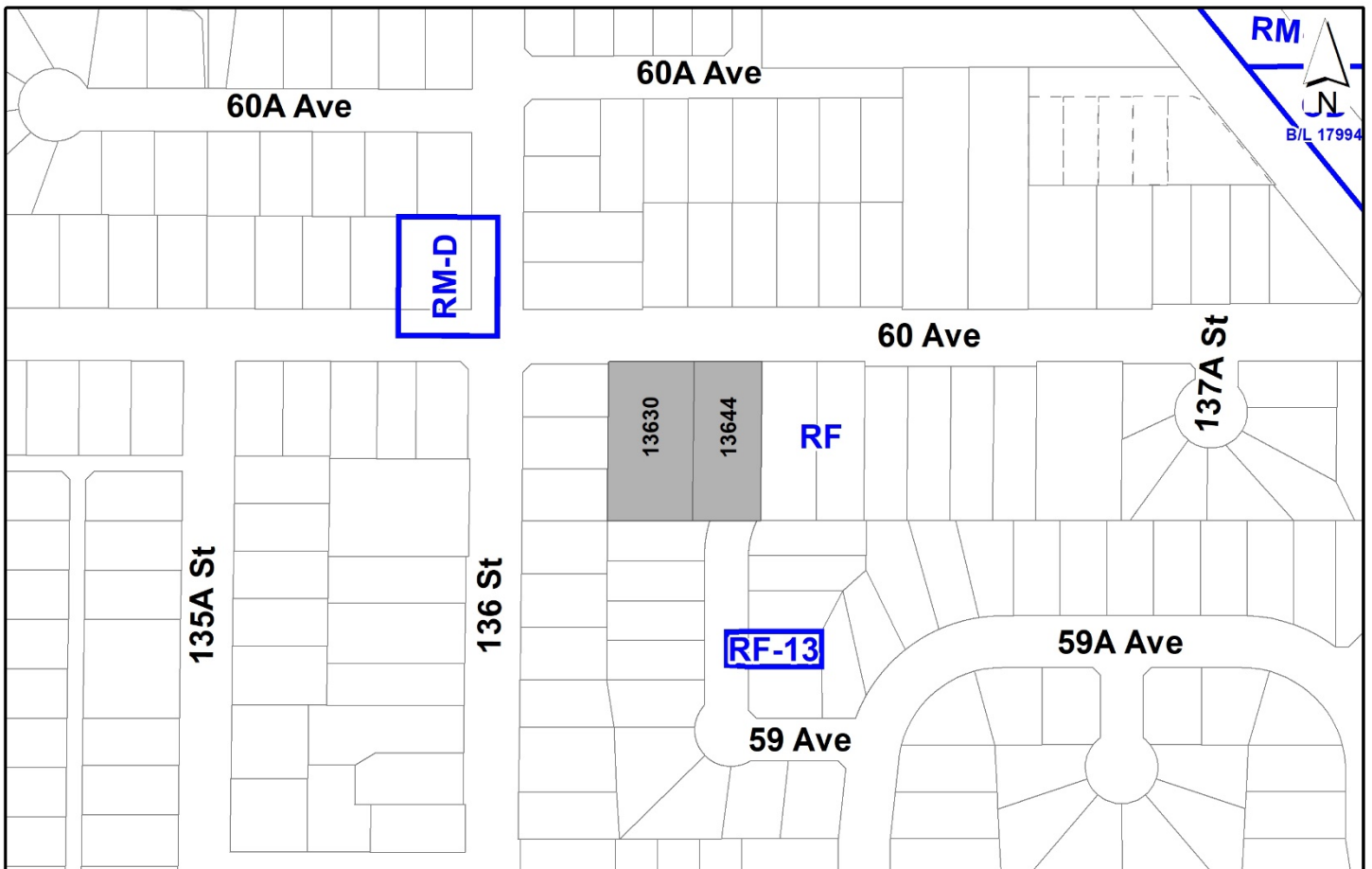
13630 - 60 Avenue  
 13644 - 60 Avenue

**ZONING:**

RF

**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**

- The proposal complies with the site's Urban Designation under the Official Community Plan (OCP).
- The proposal will retain the existing neighbourhood character. Three of the five proposed lots will continue to be zoned "Single Family Residential (RF) Zone", while a portion of the site (2 lots) will be rezoned to the Single Family Residential (13) Zone. The "Single Family (13) Zone (RF-13)" lots will have a similar lot width as the proposed RF lots along 60 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the site shown as Block B on the Survey Plan attached as Appendix II, from Single Family Residential Zone (RF Zone) to Single Family Residential 13 Zone (RF-13) 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, dedications, 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;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwellings	Urban	RF
East:	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West:	Single Family Dwellings	Urban	RF

### Context & Background

- The subject site consists of two properties located south of 60 Avenue and east of 136 Street in Newton. The site is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Zone (RF)".
- The lots are located within an established single family residential neighbourhood, with a combined site area of 3,619 square metres.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing to rezone a portion of the site (shown as Block B on the Survey Plan attached as Appendix II) from Single Family Residential (RF) Zone to Single Family Residential 13 (RF-13) Zone in order to subdivide into five single family lots.
- The applicant is proposing a 10% reduction of the minimum lot area of the RF Zone for proposed Lot 3 which has an area of 504 square metres. The Zoning Bylaw allows that the Approving officer may approve one lot that is only 90% of the minimum lot area of the Zone. The Approving Officer has confirmed support for utilizing this provision to complete this subdivision should Council support the proposed Rezoning.

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	3619 square metres
Road Dedication:	885 square metres
Net Site Area:	2734 square metres
<b>Number of Lots:</b>	5
<b>Unit Density:</b>	5.6 units per acre
<b>Range of Lot Sizes</b>	442 - 707 squares metres
<b>Range of Lot Widths</b>	15 metres - 17.4 metres
<b>Range of Lot Depths</b>	26.3 metres - 47.6 metres

**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: The School District has advised that there will be approximately 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 3 Elementary students at Northridge Elementary School
- 1 Secondary students at Panorama Ridge Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2024.

Parks, Recreation & Culture: The closest active park is Senator Reid Park and is 260 metres away and contains natural areas.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is designated Urban in the Official Community Plan (OCP). The application complies with the property's OCP designation.

### Zoning By-law

- The applicant proposes to Rezone a portion of the subject site from RF to RF-13.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the parking requirements.

RF Zone	Permitted and/or Required	Proposed
<b>Unit Density:</b>	2.5 units per hectares	2.5 units per hectares
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.8 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	504 - 707 square metres*
Lot Width:	15 metres	15 metres
Lot Depth:	28 metres	29.3 - 47.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 spaces per lot	3 spaces per lot

\* The applicant is proposing a 10% reduction of the minimum lot area of the RF Zone for proposed Lot 3. The Zoning Bylaw allows that the Approving officer may approve one lot that is only 90% of the minimum lot area of the Zone.

RF-13 Zone	Permitted and/or Required	Proposed
------------	---------------------------	----------

RF-13 Zone	Permitted and/or Required	Proposed
<b>Unit Density:</b>	2.5 units per hectares	2.5 units per hectares
<b>Yards and Setbacks</b>		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	n/a
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	442 metres
Lot Width:	13.4 metres	15.1 metres
Lot Depth:	24 metres	29.3 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 spaces per lot	3 spaces per lot

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The Building Design Guidelines recommend a West Coast Modern style home with massing design, trim and detailing and construction material meeting or exceed the existing homes in the neighbourhood in natural earth tone colours.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 30, 2022 and the Development Proposal Signs were installed on June 13, 2022. Staff received no responses from adjacent residents.

### **TRANSPORTATION**

- This application will facilitate the construction 136A Street which will connect to 60 Avenue. This through-road concept was reviewed and approved under Development Application No. 7918-0124-00 to the south.
- The through-road configuration is supported by the Transportation Division as it will establish a finer grid road network in accordance with the City's Transportation Strategic Plan. Some of the benefits of improved road connectivity include traffic dispersion, neighbourhood accessibility and multi-modal use (for pedestrians, cyclists and vehicles). The through road would also improve traffic circulation within the neighborhood, such as increasing safety in the event of an impasse elsewhere that may block emergency vehicles or residents.
- A through-road achieves the City's objective of providing pedestrian and vehicle connectivity.

**TREES**

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b>			
Aesculus hippocastanum	1	1	0
<b>Coniferous Trees</b>			
Pseudotsuga menziesii	41	38	3
Tuja plicata	4	4	0
<b>Total</b>	<b>46</b>	<b>43</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>13</b>	
<b>Total Retained and Replacement Trees</b>		<b>16</b>	
<b>Contribution to the Green City Program</b>		<b>\$40,150</b>	

- The Arborist Assessment states that there are a total of 46 mature trees on the site. There are no Alder and Cottonwood trees on the subject site. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 86 replacement trees on the site. Since only 13 replacement trees can be accommodated on the site, the deficit of 73 replacement trees will require a cash-in-lieu payment of \$40,150, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Approximately 14 of the trees that are proposed for removal are located within the future 136A Street right-of-way which is to be constructed as part of this application along the eastern property line.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$40,150 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Design Guidelines
Appendix VI.	Summary of Tree Survey and Tree Preservation

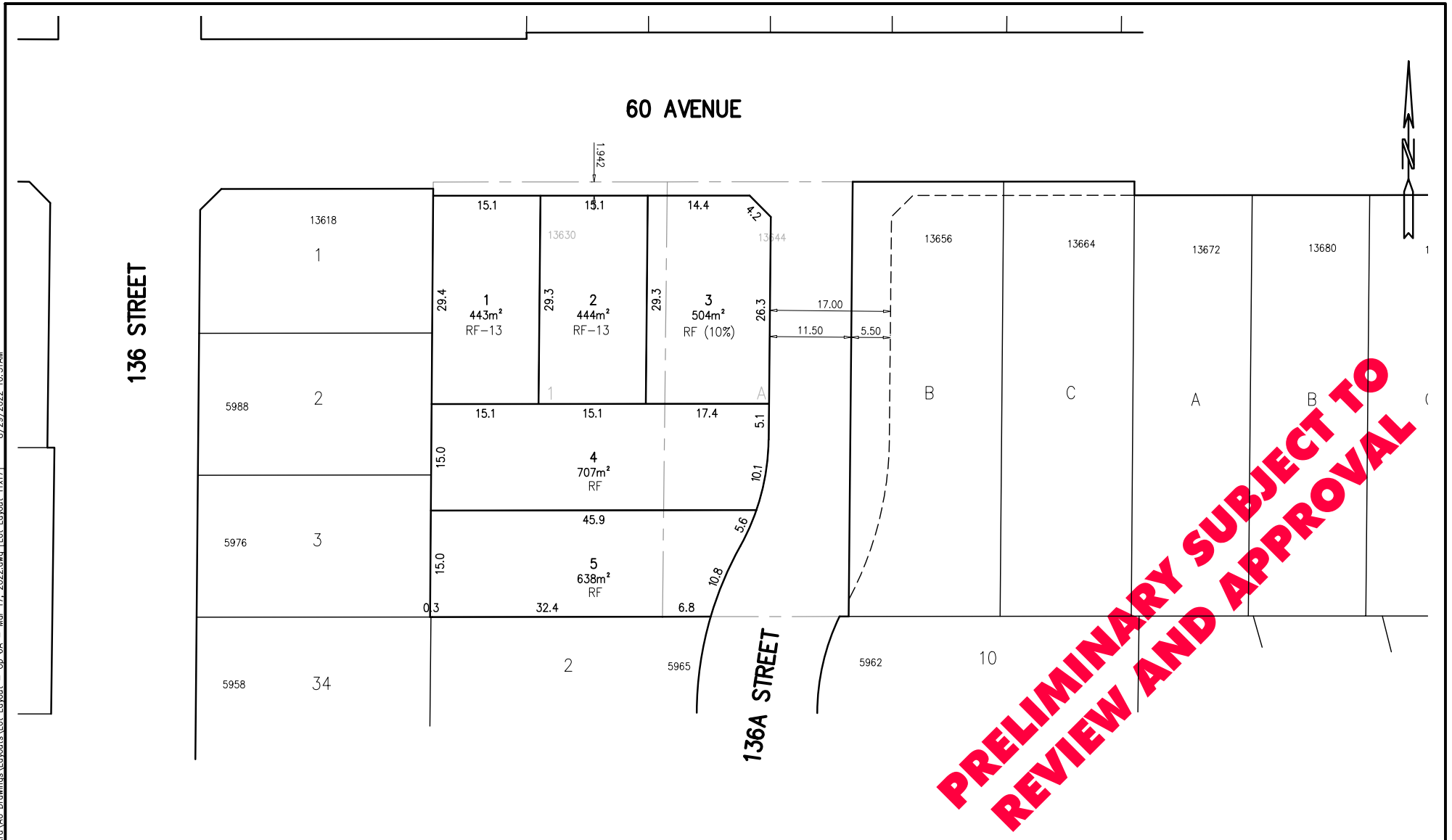
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

HS/ar



G:\Projects\21088\ra\0 Drawings\Layouts\Lot Layout - Op 6A - Mar 17, 2022.dwg [Lot Layout 11x17] 8/29/2022 10:31AM



CLIENT:		PROJECT: 13630 & 13644 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
21088	FEB 2022		1:500		

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

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
 No: \_\_\_\_\_ OF: LOT 1 EXCEPT: WEST 107.8 FEET, SECTION 9  
 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9956 AND LOT "A"  
 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 18621**

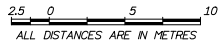
FOR REZONING PURPOSES

LEGEND

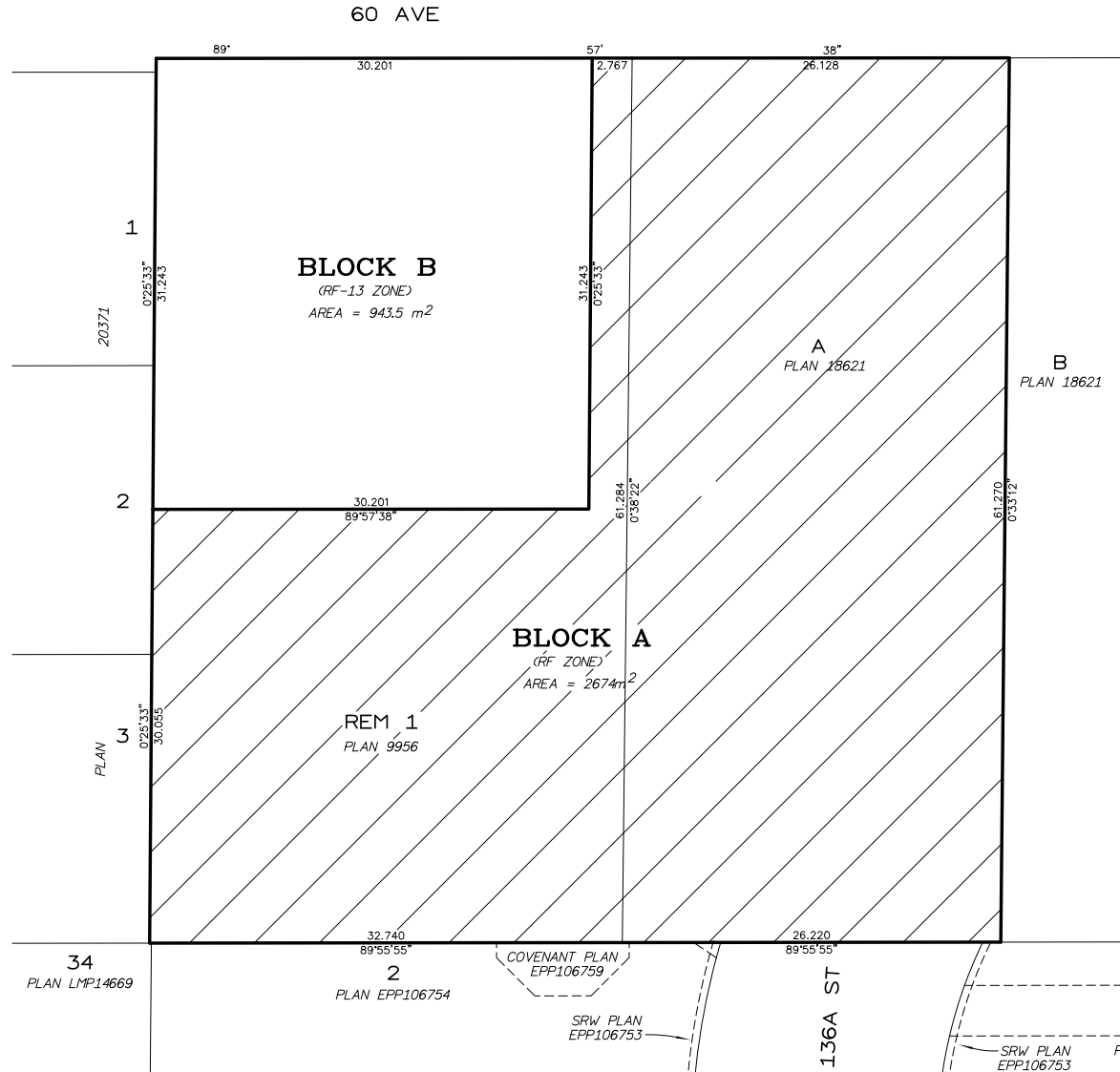
m<sup>2</sup> DENOTES SQUARE METRES



SCALE 1 : 250



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:250.



Property boundary dimensions shown hereon, are derived from field survey.

CERTIFIED CORRECT  
 DATED THIS 21st DAY OF NOVEMBER 2022.

B.C.L.S.

M. Adam Fulkerson



FILE: 10200-blockplan

---

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

FROM: **Development Services Manager, Engineering Department**

DATE: **November 01, 2022** PROJECT FILE: **7822-0041-00**

---

RE: **Engineering Requirements  
Location: 13630 60 Ave**

### REZONE/SUBDIVISION

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

- Register 0.5m Statutory Right of Way along 60 Ave.
- Dedicate varying distances along 136A St to create 11.5m half road.
- Dedicate 1.942m on 60 Ave.
- Dedicate 3.0mx3.0m corner cut at 60 Ave and 195 St.

#### *Works and Services*

- Construct the south side of 60 Ave.
- Construct the west side of 136A St.
- Construct driveway letdowns to each lot.
- Remove turnaround for development project 7818-0124-00 and restore road cross-section.
- Construct adequately sized drainage main along 136A St.
- Construct watermain along 136A St.
- Extend existing 200mm sanitary main along 60 Ave to provide service connection for Lot 1.
- Construct sanitary main along 136A St.
- Provide storm, sanitary and water service connection to each lot. Abandon all existing service connections no longer required.
- Provide on-site mitigation features as determined through detailed design and register restrictive covenant (RC).

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IJ



August 25, 2022

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.

North Ridge Elementary is currently operating above 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend. Until there is a Ministry approved capital project, the school will manage growth with portables on site.

A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 112% capacity along with portables. With the continued demand for secondary enrolling space coming from the Newton community, the school is projected to surpass 1700 students by 2027. As part of the 2022/2023 Five Year Capital Plan, the district is requesting a 300-capacity addition. The Ministry of Education has not approved funding for this addition.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0041 00

**SUMMARY**

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	3
Secondary Students:	1

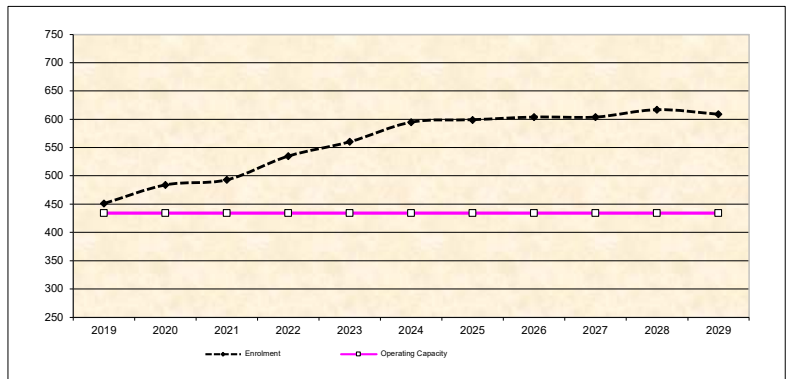
**September 2021 Enrolment/School Capacity**

<b>North Ridge Elementary</b>	
Enrolment (K/1-7):	64 K + 429
Operating Capacity (K/1-7)	38 K + 396
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1553
Capacity (8-12):	1400

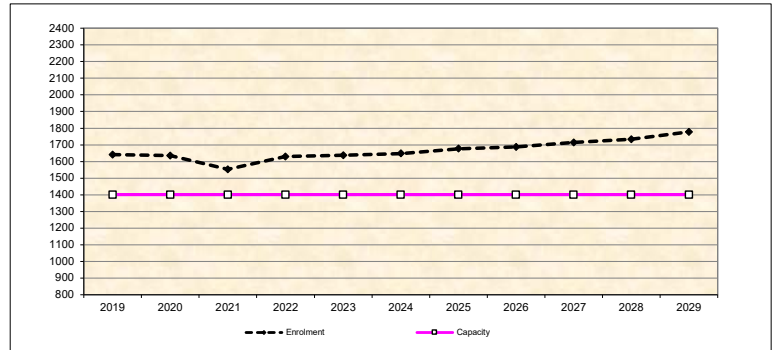
<b>Projected population of school-age children for this development:</b>	7
--	---

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**North Ridge Elementary**



**Panorama Ridge Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7912-0284-00  
 Project Location: 13630/13644 – 60 Avenue, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

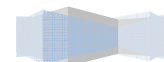
The area surrounding the subject property consists of a mixture of homes built approximately 20-25 years ago along with newer homes built about 10 years ago. The styles of the homes in the area are mainly “west coast modern”, “ranchers”, and “split-level” homes which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are also quite a few of approximately 20-25 year old “Ranchers” and “Split-Level” homes under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

**Dwelling Types/Locations:** 2 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

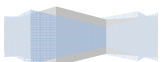
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

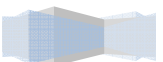
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Concrete tiles, shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: February 8, 2014

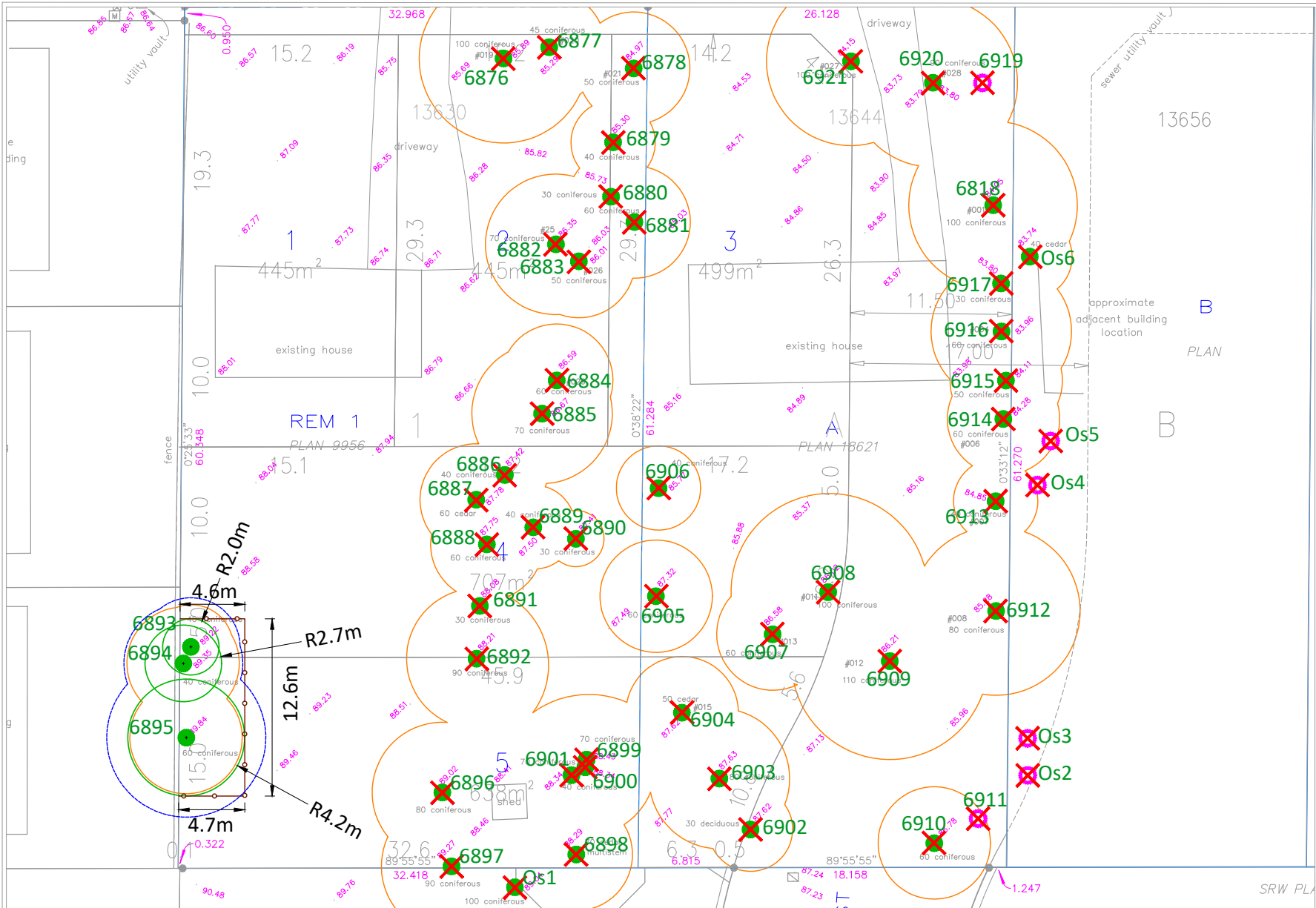
**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: February 8, 2014









**LEGEND**

	TREE PROTECTION ZONE
	NO-BUILD ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

**NOTES**

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

- Base Survey by: Target Land Surveying dated December 22, 2021



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan  
Project address: 13630 and 13644 60th Ave, Surrey  
Client: Prominent Builders

Drawing No: 001  
Date: 2022/01/13  
Drawn by: CL  
Page Size: TABLOID 11"x17"

Page #  
1 of 1