

## PLANNING & DEVELOPMENT REPORT

**Application No.:** 7920-0297-00

Planning Report Date: September 13, 2021

**PROPOSAL:**

- **NCP Amendment** from Single Family to Compact Housing
- **Rezoning** from RA to RF, RF-13 and RF-SD

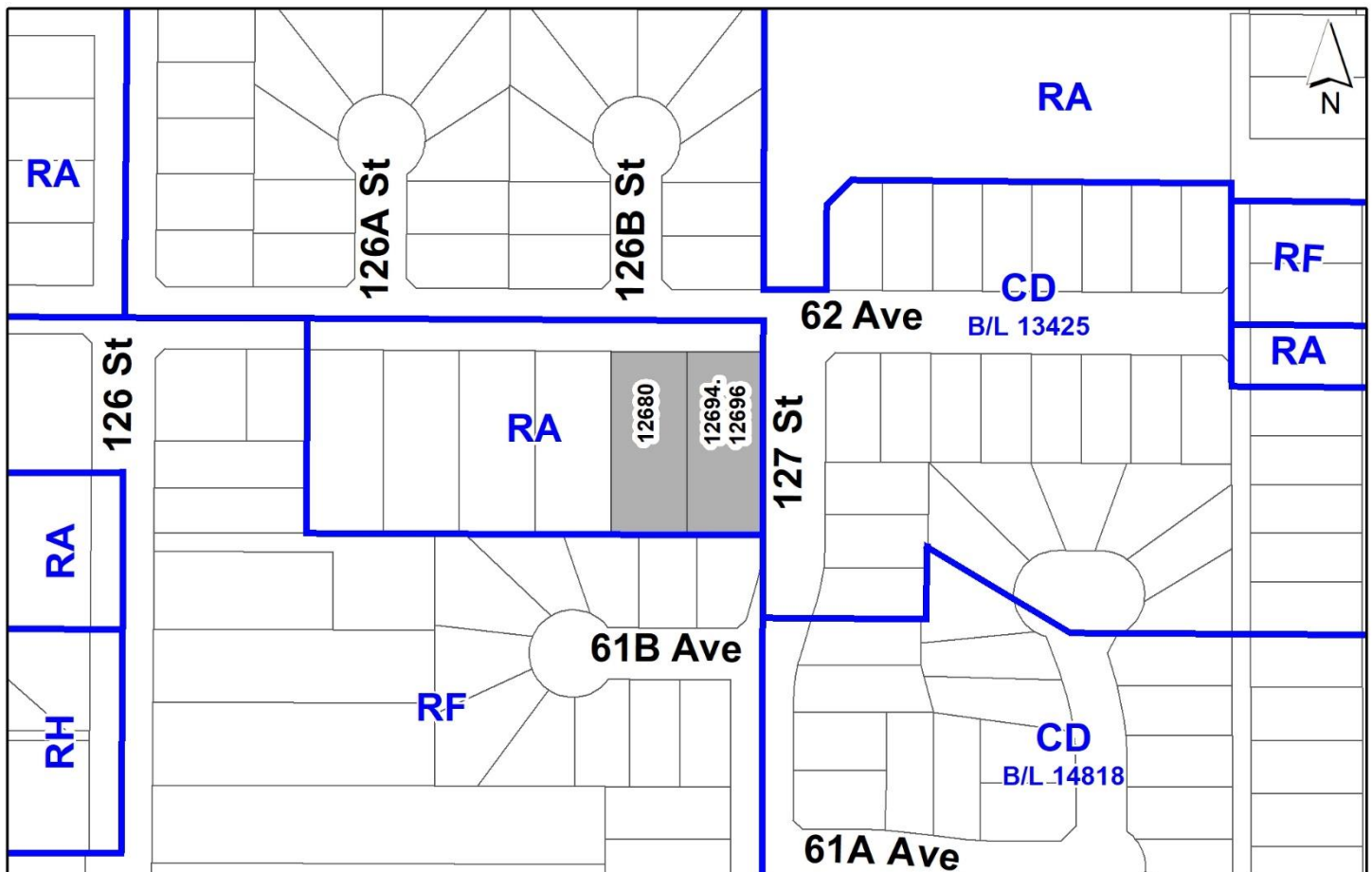
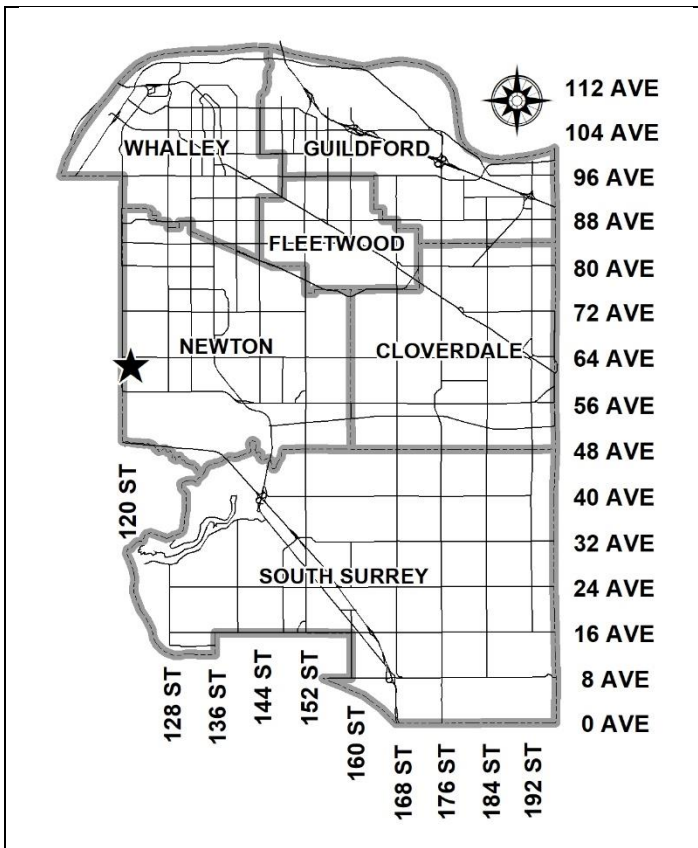
to allow subdivision into two (2) single family small lots, two (2) semi-detached single family lots, and two (2) single family residential lots.

**LOCATION:** 12680 - 62 Avenue  
12694 - 62 Avenue  
(12696 - 62 Avenue)

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family





**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for rezoning.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes an amendment to the West Newton South Neighbourhood Concept Plan from "Single Family" to "Compact Housing."

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The two proposed RF lots will exceed the minimum lot size under the RF Zone with access taken from 127 Street, offering a smooth transition to the proposed single family small lots fronting 62 avenue.
- The proposed RF-13 lots and RF-SD (duplex) housing form are considered an appropriate and sensitive infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single family residential neighbourhood.
- An existing duplex is located on the subject site at 12694 – 62 avenue. The two proposed RF-SD lots at the corner of 62 Avenue and 127 Street are intended to replace the existing duplex on site.
- The proposed housing forms create an opportunity for a more affordable housing options in the area.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for Block A on the attached Survey Plan (Appendix II), to "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan (Appendix II), and to "Semi-Detached Residential Zone (RF-SD)" for Block C on the attached Survey Plan (Appendix II), 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 plan 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;
  - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
3. Council pass a resolution to amend West Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family" to "Compact Housing" when the project is considered for final adoption.



## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family residential	Urban	RA
North (Across 62 Avenue):	Single family residential	Urban	CD Bylaw No. 13425
East (Across 127 Street):	Single family residential	Urban	CD Bylaw No. 13425
South:	Single family residential	Urban	RF
West:	Single family residential	Urban	RA

### Context & Background

- The subject site, addresses 12680 – 62 Avenue and 12694/12696 – 62 Avenue, is 2,900 square metres in area and designated "Urban" in the Official Community Plan (OCP). The subject site is designated "Single Family" in the West Newton South Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential (RA)".
- The subject site contains one existing single family dwelling at 12680 – 62 Avenue and one existing non-conforming single family duplex at 12694 – 62 Avenue.
- The subject site is part of a block of undersized RA zoned properties between 126 Street and 127 Street along 62 Avenue that are the last to redevelop within the immediate neighbourhood.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential RA)" to "Single Family Residential (RF)", "Single Family Residential (13)", and "Semi-Detached Residential (RF-SD)". The applicant proposes to amend the West Newton South Neighbourhood Concept Plan (NCP) designation for the subject site from "Single Family" to "Compact Housing".

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,857 square metres
Road Dedication:	3.0m x 3.0m corner cut
Net Site Area:	2,850 square metres



	Proposed
<b>Number of Lots:</b>	6
<b>Unit Density:</b>	21 units per hectare (uph)
<b>Range of Lot Sizes</b>	308 – 731 square metres
<b>Range of Lot Widths</b>	11.0 – 15.0 metres
<b>Range of Lot Depths</b>	28.6 – 48.7 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 six (6) of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at J.T. Brown Elementary School  
1 Secondary students at Tamanawis Secondary School

(Appendix IV)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy Summer 2022.

## Transportation Considerations

- The applicant will be required to dedicate a 3.0 metre x 3.0 metre corner cut at 62 Avenue and 127 Street.
- The proposed RF-SD lots at the corner of 62 Avenue and 127 street are anticipated to be designed to allow the western unit to take access off of 62 Avenue and the eastern unit to have driveway access onto 127 Street.
- The proposed lots will be located approximately 200 metres to the west of the closest bus stop near the intersection of 128 street and 62 Avenue.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).



- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

## **Official Community Plan**

### Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
  - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The proposed oversized RF lots at the south end of the subject site offers a smooth transition between the existing RF-sized lots to the south along 127 Street and the proposed single family small lots along 62 Avenue.*

*The RF-SD housing form is considered appropriate infill development that will provide for additional diversity of housing in the area and provide a sensitive interface with the surrounding single-family residential neighbourhood. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households.*

*The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood. Semi-detached duplex buildings under the RF-SD Zone mass similarly to single family residential homes to provide an appropriate interface. The proposed RF-SD lots are intended to replace the existing duplex currently located on the subject site at the corner of 127 Street and 62 Avenue.*

*The applicant completed a set of design guidelines for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single family dwellings are of consistent or complementary design to the existing neighbourhood).*



## Secondary Plans

### Land Use Designation

- The subject site is designated "Single Family" in the West Newton South Neighbourhood Concept Plan (NCP). The proposal does not comply with the existing designation.

### Amendment Rationale

- The applicant is proposing to redesignate the site to "Compact Housing" within the West Newton South Neighbourhood Concept Plan (NCP).
- The subject site is approximately 200 metres west of approved Development Application 7918-0402-00 which proposed a 42 unit townhouse development. There are several RF-13 zoned properties at the intersection of 128 Street and 62 Avenue, approximately 220 metres from the subject site.
- The subject site contains an existing non-conforming duplex located at 12694 – 62 Avenue. The proposed RF-SD lots will result in a duplex building form which masses like single family homes. The proposed RF-SD lots are intended to replace the existing duplex at the corner of 62 Avenue and 127 Street.
- The subject site is within walking distance of nearby bus stops along 128 Street. The cul-de-sac along 62 Avenue terminates without connecting to 128 street, however there is a walkway which provides pedestrian access to a rear lane up to 62A Avenue out onto 128 Street. Alternatively pedestrian access from the subject site to 128 Street can be accomplished by walking along the pathway through Newton Reservoir Park.
- The West Newton Neighbourhood Concept Plan (NCP) uses the term "compact housing" with densities ranging from 14.8 units per hectare to 24.7 units per hectare. At the time of NCP development, it was anticipated that the areas designated as "compact housing" would be subdivided into smaller parcels than conventional single family lots. The "compact housing" designation accurately represents the proposed single family small lots under this application.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)", and "Semi-Detached Residential Zone (RF-SD)".
- The tables below provide an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)", "Semi-Detached Residential Zone (RF-SD)", and parking requirements.



<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	731 square metres
Lot Width:	15 metres	15 metres
Lot Depth:	28 metres	48.7 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls

<b>RF-13 Zone (Part 16B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	383 - 384 square metres
Lot Width:	13.4 metres	13.4 metres
Lot Depth:	24 metres	28.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls



<b>RF-SD Zone (Part 17H)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 3.5 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 3.5 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Attached Garage: 6.0 metres Principal Building: 1.2 metres Accessory Buildings and Structures: 0.0 metres	Attached Garage: 6.0 metres Principal Building: 1.2 metres Accessory Buildings and Structures: 0.0 metres
Side Yard Flanking (east):	Attached Garage: 3.5 metres Principal Building: 2.7 metres Accessory Buildings and Structures: 5.2 metres	Attached Garage: 3.5 metres Principal Building: 2.7 metres Accessory Buildings and Structures: 5.9 metres
Rear:	Attached Garage: 5.9 metres Principal Building: 6.5 metres Accessory Buildings and Structures: 0.5 metres Attached Garage: 6.5 metres	Attached Garage: 5.9 metres Principal Building: 6.5 metres Accessory Buildings and Structures: 0.5 metres Attached Garage: 6.5 metres
<b>Lot Size</b>		
Lot Size:	Interior: 200 square metres Corner: 226 square metres	Interior: 313 square metres Corner: 308 square metres
Lot Width:	Interior: 7.2 metres Corner: 8.7 metres	Interior: 11.0 metres Corner: 11.0 metres
Lot Depth:	Interior: 28 metres Corner: 28 metres	Interior: 28.6 metres Corner: 28.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	2 off-street parking stalls	2 off-street parking stalls

### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting 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 subject site is located among six RA lots which contain old urban homes dating back to the 1950's-1970's. These homes do not provide suitable architectural context for this development application which was proposed in 2020. The larger neighbourhood primarily consisting of RF and CD (based on RF) zoned properties that underwent a rapid rebuilding of homes in the late 1990s/early 2000s. Massing design, construction materials and trim and detailing standards for new homes constructed in new RF, RF-13 and RF-SD zone subdivision now exceed standards evident in the context homes within the neighborhood.
- Styles recommended for this site include "Neo-Traditional" and "Neo-heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant.



- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., and dated June 2021, has been reviewed by staff. An approved stamped lot grading plan will be required ahead of Preliminary Layout Approval (PLA) issuance.
- The applicant does intend to propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The application will be required to provide the per dwelling unit flat rate above the Secondary Plan Designation in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates having increased as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$15,000 per unit if completed by December 31, 2021; and \$20,000 per unit if completed after January 1, 2022).

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on July 5, 2021, and the Development Proposal Signs were installed on April 22, 2021. Staff received three responses from neighbouring residents, two in opposition and one in support (*staff comments in italics*):



- Residents stressed concern over the single family small lots proposed and would prefer the proposed development only propose lots at a minimum of 560 square metres in size:

*(Staff provided residents with details on the proposed layout and various lot sizes and zones proposed. Staff explained that the two proposed lots on the south end of the site with access onto 127 Street would be oversized RF lots at approximately 731 square metres in size per lot.*

*The proposed single family small lots and RF-SD lots meet the OCP's definition of sensitive infill. The RF-SD housing form is considered appropriate infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single-family residential neighbourhood. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood. Semi-detached duplex buildings under the RF-SD Zone mass similarly to single family residential homes to provide an appropriate interface.)*

- Residents expressed concerns with traffic impacts of the development and increased difficulties with parking as a result.

*(The proposal is required to meet the minimum off-street parking stall requirements under the proposed RF, RF-13 and RF-SD Zones. The RF and RF-13 lots will be required to provide at minimum three (3) off-street parking stalls to accommodate vehicles owned by future homeowners/renters. The proposed RF-SD lots will be required to provide two (2) off-street parking stalls per lot as the RF-SD does not permit secondary suites.*

*The RF-SD duplex building will be oriented with driveway access taken from 62 avenue for the western unit and driveway access from 127 Street for the eastern unit.)*

- A resident raised concerns over tree retention as the site contains a number of significant trees:

*The applicant has retained a project arborist and submitted an arborist report proposing to retain 5 of the 26 on-site, shared and City trees and removal of 1 off-site tree out of the seven adjacent off-site trees. A total of 42 replacement trees will be required, with the applicant proposing 8 replacement trees and a deficit of 34 trees. Further explanation of tree removal and retention details are described in the following section.*

## TREES

- Max Rathburn, ISA Certified Arborist of Diamondhead 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:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Plum	2	2	0
Cherry Laurel	7	7	0



Tree Species	Existing	Remove	Retain
English Holly	1	1	0
Horsechestnut	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	8	7	1
Western Red Cedar	11	10	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>23</b>	<b>21</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>10</b>	

- The Arborist Assessment states that there are a total of 23 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on site. 3 additional City trees are within 4 metres of the subject site, all 3 are proposed for retention. It was determined that 5 trees (on-site, shared, city boulevard 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 42 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 34 replacement trees will require a cash-in-lieu payment of \$13,600 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of ten (10) trees are proposed to be retained or replaced on the site with a contribution of \$13,600 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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Plan

*approved by Shawn Low*

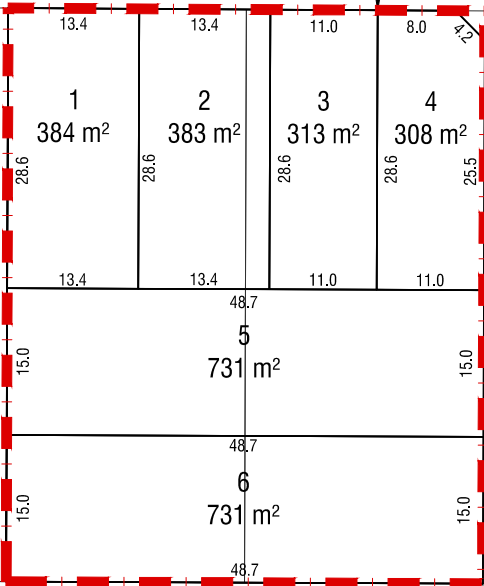
Rémi Dubé  
Acting General Manager  
Planning and Development

WS/cm



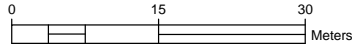
62 Ave

127 St



John Bartnik/Lashkar Middar  
Single-Family Subdivision  
12680 and 12696 62nd Avenue, Surrey, BC

Site Plan



LEGAL DESCRIPTION  
PID 009-931-953  
009-931-961

GROSS SITE AREA  
0.29 hectares / 0.70 acres  
  
NET SITE AREA  
0.29 hectares / 0.70 acres

EXISTING DESIGNATIONS  
OCP: Urban  
NCP: Single Family  
Zoning: RA  
  
PROPOSED DESIGNATIONS  
OCP: Urban  
NCP: Single Family  
Zoning: RF, RF-13, RF-SD

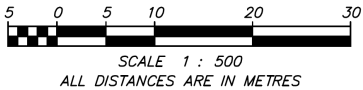
LOT YIELD  
Existing: 2 lots  
Proposed: 6 lots  
  
DENSITY  
Gross: 20.7 uph / 8.6 upa  
Net: 20.7 uph / 8.6 upa



Drawing  
**1**

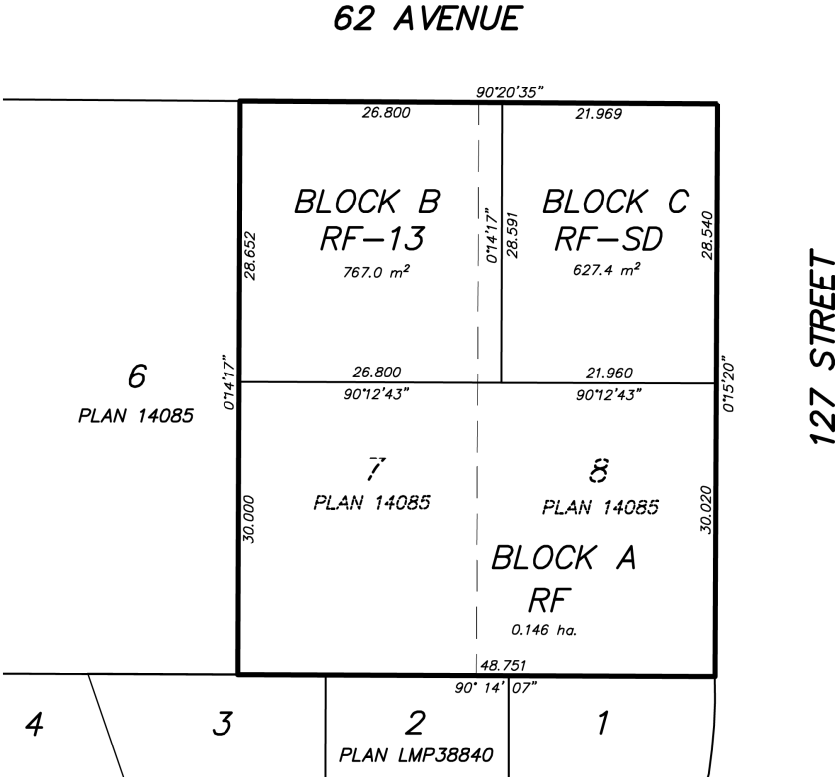


SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING  
BYLAW \_ \_ \_ \_ OVER LOT 7 AND LOT 8  
SECTION 7 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 14085



BOOK OF REFERENCE		
ZONE	LEGAL DESCRIPTION	AREA
RF-13 BLOCK B	LOT 7 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14085	697.9 m <sup>2</sup>
	LOT 8 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14085	69.1 m <sup>2</sup>
RF-SD BLOCK C	LOT 8 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14085	627.4 m <sup>2</sup>
RF BLOCK A	LOT 7 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14085	731.5 m <sup>2</sup>
	LOT 8 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14085	731.7 m <sup>2</sup>

NOTE:  
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS  
AND FIELD SURVEY, AND SUBJECT TO CHANGE.







## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 3, 2021** PROJECT FILE: **7820-0297-00**

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RE: **Engineering Requirements  
Location: 12680 & 12694/12696 62 Avenue**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.0 m x 3.0 m corner cut at 127 Street and 62 Avenue intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 127 Street and 62 Avenue frontages.

***Works and Services***

- Construct west side of 127 Street and south side of 62 Avenue.
- Provide storm, sanitary, and water service connections to each lot.
- Address downstream capacities for storm and upgrade as required.
- Register a Restrictive Covenant on title for onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$10,332.00 is required.

Jeff Pang, P.Eng.  
Development Engineer

AY





July 5, 2021

Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 20 0297 00

### SUMMARY

The proposed 4 Single family with suites and 2 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 2020 Enrolment/School Capacity

##### J.T. Brown Elementary

Enrolment (K/1-7):	29 K + 252
Operating Capacity (K/1-7)	19 K + 279
	38 K + 605

##### Tamanawis Secondary

Enrolment (8-12):	1427
Capacity (8-12):	1125

**Projected population of school-age children for this development:** 6

**Population:** The projected population of children aged 0-19 Impacted by the development.

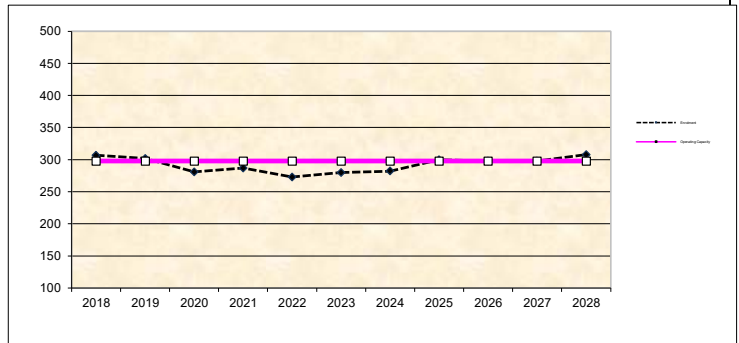
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

### School Enrolment Projections and Planning Update:

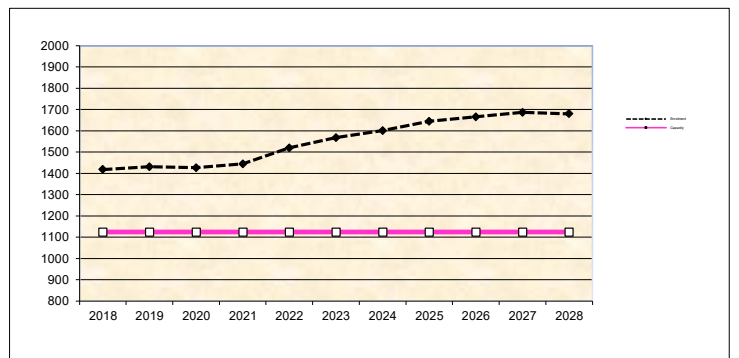
According to the District's enrolment projections, JT Brown modestly grew this year and is projected to continue to grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

Tamanawis Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 263 students. Approval to move forward on 425-capacity addition came late 2019. The District prepared a feasibility study; and now are waiting for the Ministry of Education capital funding approval to move to design and construction. This last phase will take 4 years to complete; consequently, the earliest this addition would be open is September 2025.

#### J.T. Brown Elementary



#### Tamanawis 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 no: 20-0297-00  
 Project Location: 12680 and 12694/12696 - 62 Avenue, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form 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 subject site is comprised of two "One Acre Residential Zone" (RA) lots located on the south side of 62 Avenue, at the intersection of 62 Avenue and 127 Street. Adjacent to the west side of the subject site are another four RA zoned lots. These six RA lots have a near-identical 1430 square metre size with 24.36m frontages. All six lots contain old urban homes constructed in the 1950's - 1970's. Home types include Basement Entry, Bungalow with above-ground basement, Cathedral (Split Entry) type, Split level, and Bungalow. The style of the homes is best described as "West Coast Traditional" or "Old urban". The massing scale ranges from low-profile (Bungalow), to mid range (the single Split Level home) to high scale with box-like massing characteristics (the remaining homes). Roof designs are considered simple by modern standards, comprised of low slope (4:12 - 6:12) common gable or common hip forms. All of these homes have an asphalt shingle roof surface. Homes are clad in cedar in a variety of profiles. Brick and stone are used modestly, and stucco is evident but sparse. Landscapes include sod, mature shrubs, stands of conifers, and driveways with surfaces including asphalt, gravel, and smooth concrete.

All other lots surrounding the site are either zoned "RF" or are a Comprehensive Development Zone based on the RF zone. A large scale rapid rebuilding of the area occurred in the late 1990's / early 2000's, resulting in substantial homogeneity in the style, home type, home size, massing design, and construction materials. The post 1990s homes are Two-Storey type in the 2900 sq.ft. to 3550 sq.ft. size range, most with in-ground basements. Homes are considered to have mid-scale massing designs (mainly due to RF zone upper floor offset regulations). There is consistent proportionality between elements and the designs have overall balance. Most of the homes have a 1 ½ storey front entrance, though two of the homes have a single storey high entrance. The plans have a recognizable design theme typical of homes constructed in the late 1990s and early 2000s. Most homes are configured with a main common hip and either common hip or common gable projections at roof slopes ranging from 7:12 to 8:12. All of these homes have a concrete tile roof. The homes are all clad in stucco and all have a brick or stone accent. Landscapes are to an average standard for the era, comprising sod, 10 - 20 shrubs and an exposed aggregate driveway.



## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The old urban homes (1950's-1970's) on the RA lots in this area do not provide suitable architectural context for a post year 2020's development. The post 1990's homes could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF, RF-13, and RF-SD zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2020 RF, RF-13, and RF-SD zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** The newer surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2000's. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding context homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF, RF-13, and RF-SD zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** Cladding materials used in this area, include cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2020 developments.
- 7) **Roof surface :** The older homes have asphalt shingle roofs. The newer homes have concrete tile roofs in a variety of profiles. Due to limited availability and the high cost of installing a heavy tile roof due to new seismic standards, the recommendation is to make concrete tiles optional. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.



**Streetscape:** West of the site are a variety of old urban homes constructed between the 1950's and 1970's, comprised of small Bungalows, a Split Level home and several homes with two floors above grade vertically aligned so as to appear box-like. The homes have simple low slope roofs with asphalt shingle surfaces and are clad in cedar with a brick accent. North, east, and south of the site are 20 year old Two-Storey with basement homes in a style best described generically as "Modern Urban". These homes have mid-scale massing designs with one to 1 ½ storey front entrance porticos. Roofs are common hip or common gable at a 7:12 to 8:12 slope and all homes have a concrete tile roof. All homes are clad in stucco with masonry accents.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2020) RF, RF13, and RF-SD zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2020 RF, RF13, and RF-SD zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

#### **Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered



providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 30 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus:

On RF-13 lots 1 and 2, 17 shrubs of a min. 3 gallon pot size.

On RF-SD lot 3, 12 shrubs of a minimum 3 gallon pot size.

On RF-SD corner lot 4, 20 shrubs of a min. 3 gallon pot size.

On RF lots 5 and 6, 24 shrubs of a minimum 3 gallon pot size.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 13, 2021

**Reviewed and Approved by:**



**Date:** April 13, 2021



## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 12680 12696 62<sup>nd</sup> Ave, Surrey

Registered Arborist Cody Laschowski

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>26</b>
<b>Protected Trees to be Removed</b>	<b>21</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b> <div>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</div> <div>X one (1) = 0</div> <div>- All other Trees Requiring 2 to 1 Replacement Ratio</div> <div>21 X two (2) = 42</div>	<b>42</b>
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>34</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>1</b>
<b>Total Replacement Trees Required:</b> <div>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</div> <div>X one (1) = 0</div> <div>- All other Trees Requiring 2 to 1 Replacement Ratio</div> <div>1 X two (2) = 2</div>	<b>2</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by



Signature of Arborist

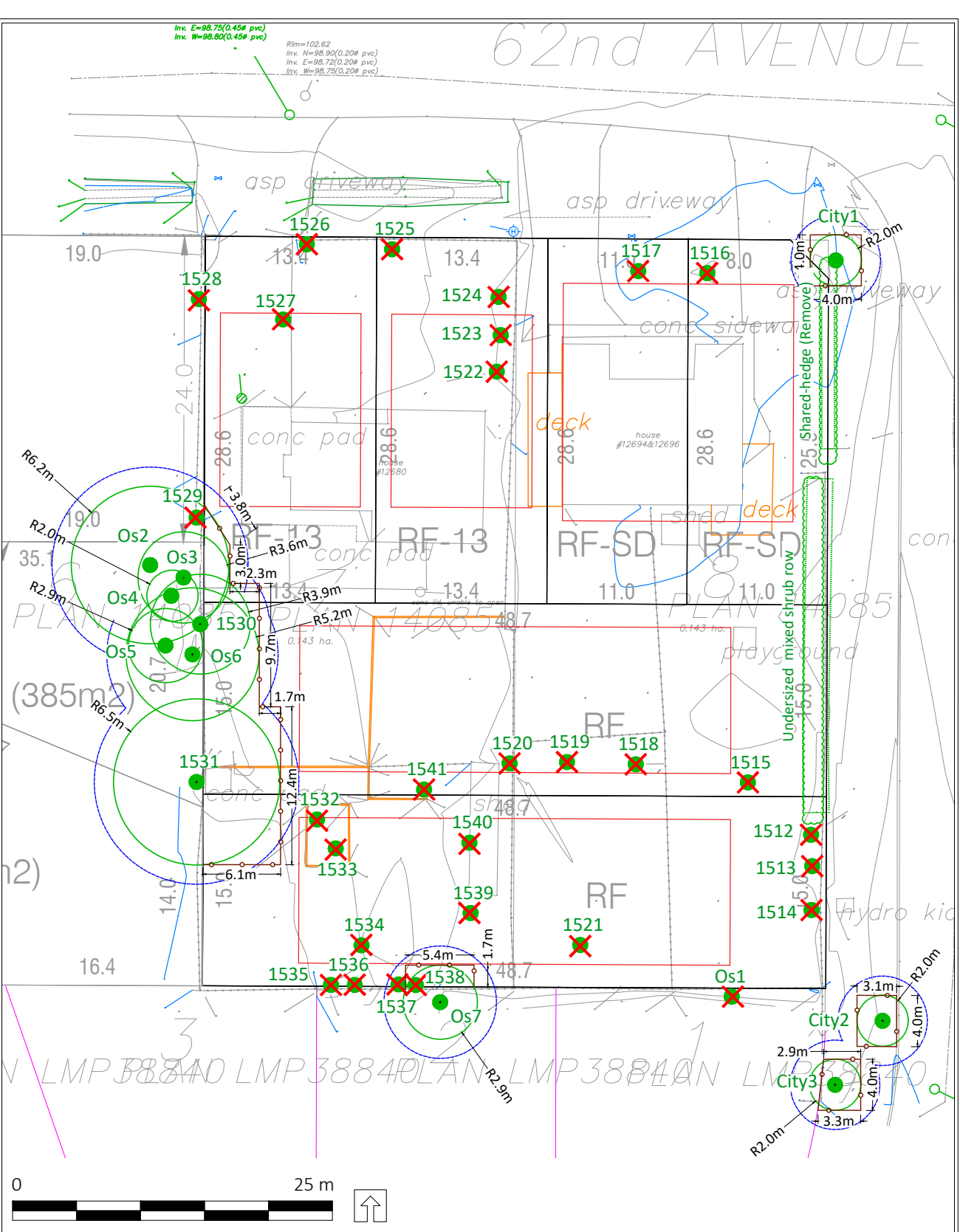
August 31, 2021

Date



Inv. E=98.75(0.45# pvc)  
Inv. W=98.80(0.45# pvc)  
Rim=102.62  
Inv. N=98.90(0.20# pvc)  
Inv. E=98.72(0.20# pvc)  
Inv. W=98.75(0.20# pvc)

62nd AVENUE



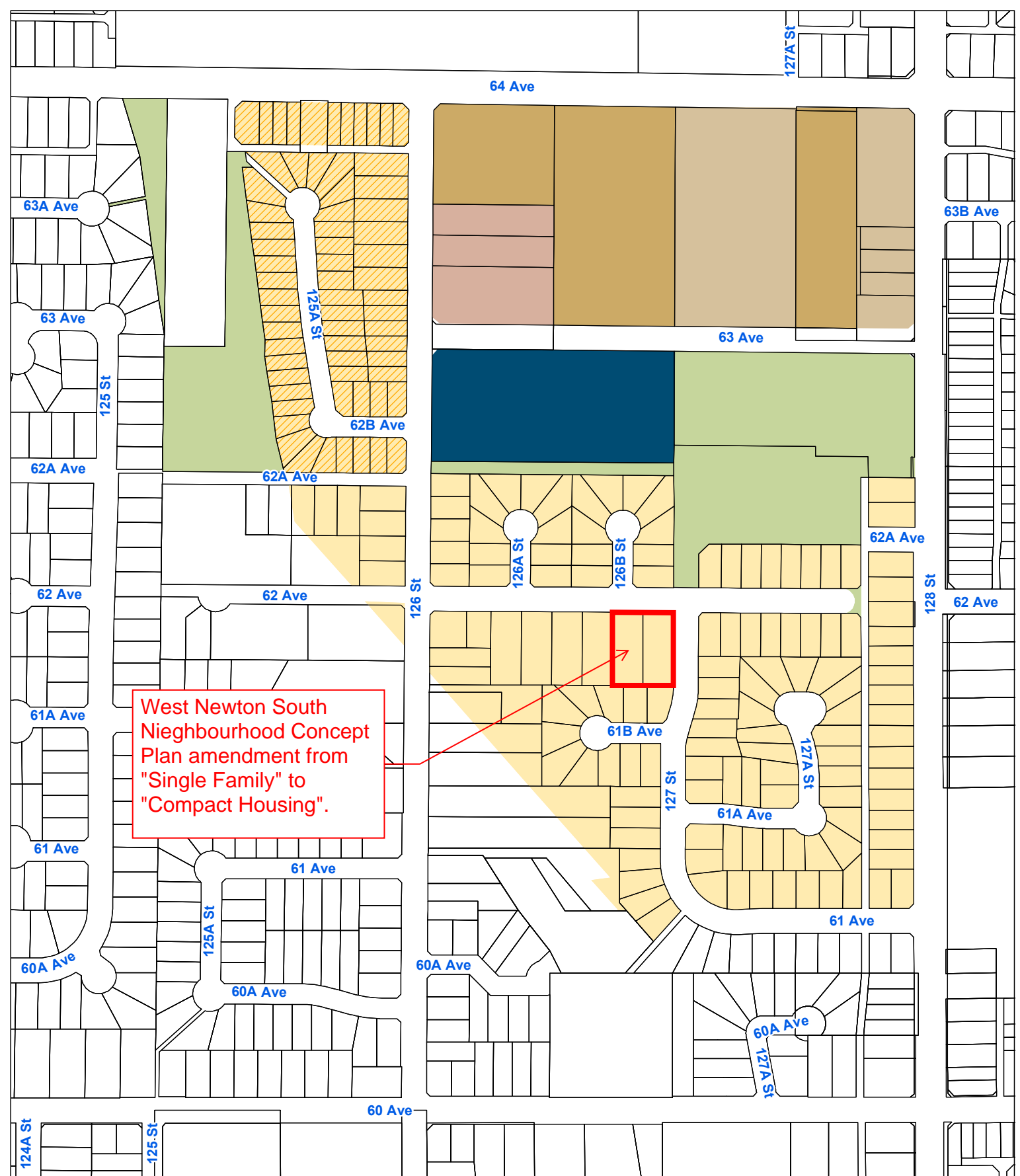
LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)	REFERENCE DRAWINGS
	TREE PROTECTION FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED	
				1. Base Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated Nov 3, 2020.
				2. Shadow Plan by Aplin & Martin Consultants Ltd. dated 11/04/2020.

- 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. (1/3 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an 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.









West Newton South  
Neighbourhood Concept  
Plan amendment from  
"Single Family" to  
"Compact Housing".

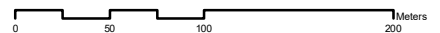
### Legend

- |                 |                           |                      |
|-----------------|---------------------------|----------------------|
| Single Family   | Townhouses ( max. 15 upa) | Multiple Residential |
| Compact Housing | Townhouses ( max. 25 upa) | Institutional        |
|                 | Park && Open Space        |                      |

### WEST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council May 1, 1998 Amended 9 Nov 2020



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.