

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

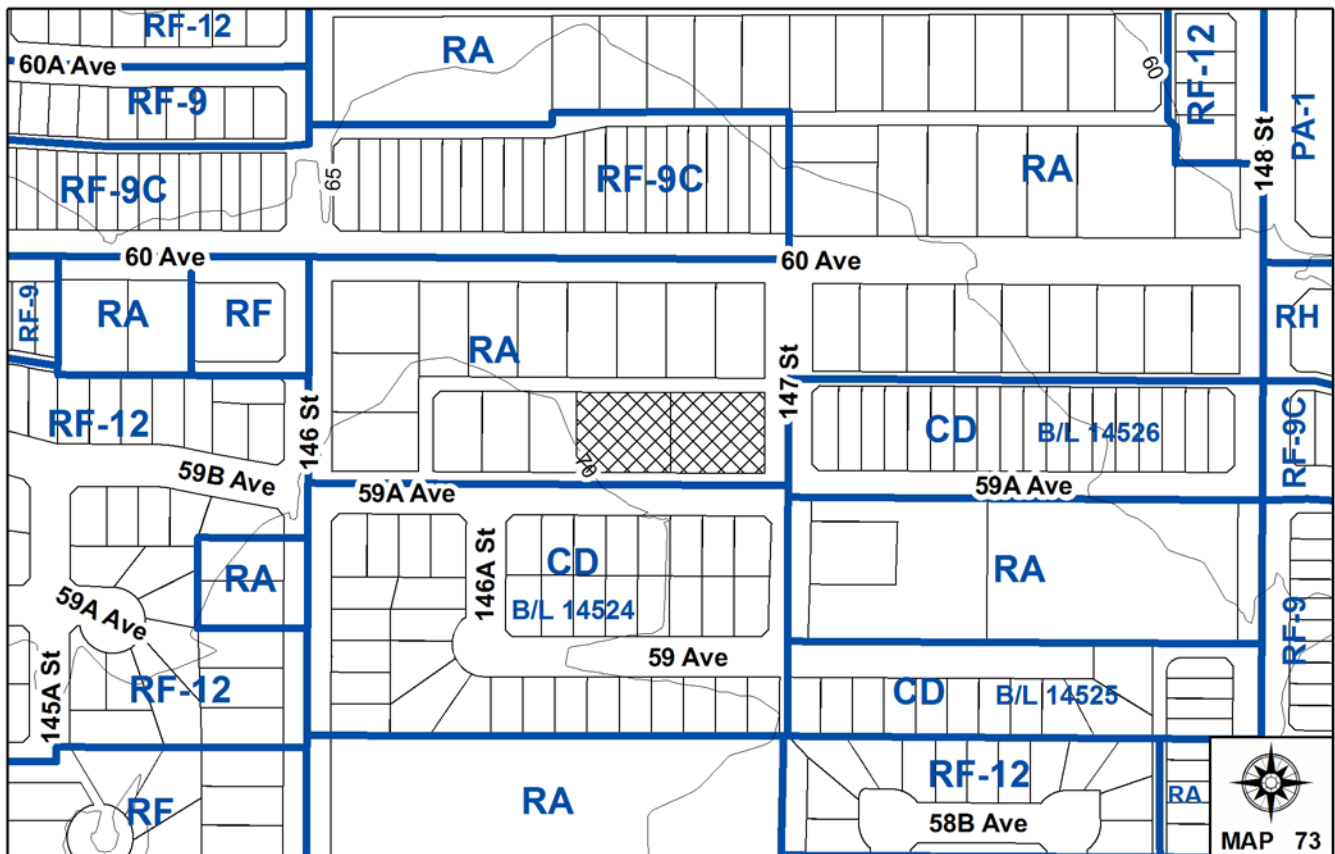
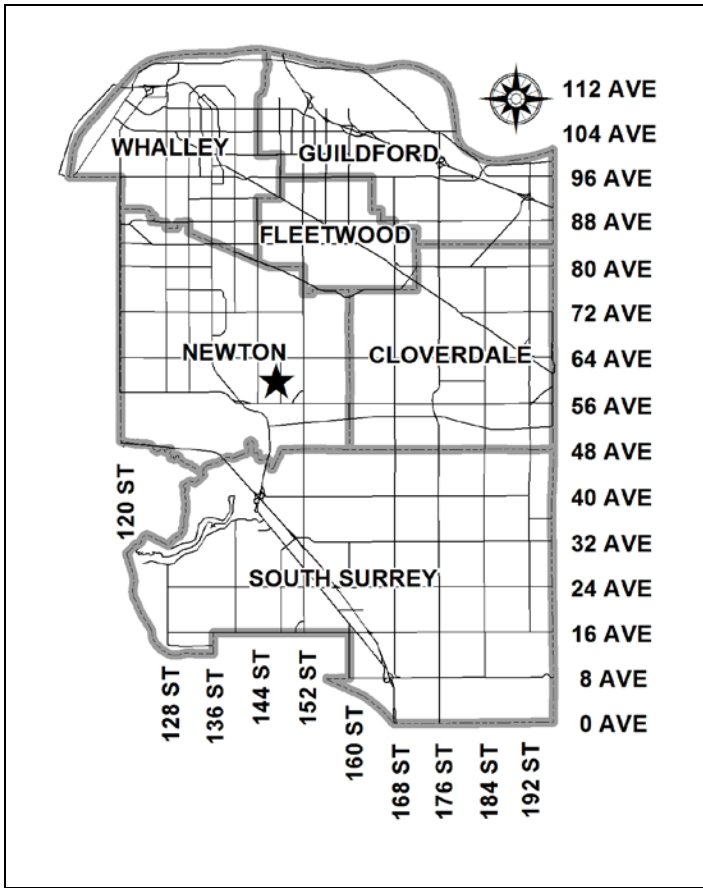
File: 7910-0156-00

Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Rezoning** from RA to RF-9  
 in order to allow subdivision into 9 single family residential small lots.

**LOCATION:** 14665 and 14675 - 59A Avenue  
**OWNER:** A & B Family Holdings Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation (urban).
- Complies with South Newton NCP Designation (single family small lots).
- The proposed subdivision conforms to the pattern of subdivision established for the owner.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (g) Zone (RF-g)" (By-law No. 12000) 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, 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the tree deficit; and
  - (f) registration of a Section 219 Restrictive Covenant for tree preservation.

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:	<b>Projected number of students from this development:</b> 3 Elementary students at Cambride Elementary School 1 Secondary students at Sullivan Heights Secondary School
Parks, Recreation & Culture:	Parks will accept cash-in-lieu of the 5% subdivision dedication requirement; the applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the South Newton NCP adopted by Council.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings on 2 RA zoned lots.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 60 Avenue):	Single family dwellings rezoned under Application No. 7903-0133-00.	Urban/Single Family Small Lots	RF-9C
East (Across 147 Street):	Single family dwelling.	Urban/Single Family Small Lots	CD (By-law No. 14526)
South (Across 59A Avenue):	Single family dwellings.	Urban/Single Family Small Lots	CD (By-law No. 14524)
West and North:	Existing single family dwellings on large urban lots.	Urban/Single Family Residential Flex (6-14.5 upa)	RA

DEVELOPMENT CONSIDERATIONSProposal and Land Use Rationale

- The subject site is currently zoned "One-Acre Residential Zone" (RA)". It is designated Urban in the OCP and Single Family Small Lots in the South Newton NCP. The applicant proposes to rezone to "Single Family Residential (9) Zone (RF-9)", and subdivide the land into 9 single family small lots. The proposal conforms to the OCP and the South Newton NCP designations.
- The lands east and south of the subject property are developed Single Family Small Lot subdivisions developed through CD By-law (based on RF-12 & RF-9). The lands to the immediate west and north of the subject property are large urban lots. All 9 proposed lots conform to the minimum requirements of the RF-9 Zone in terms of lot area, width and depth.
- The proposed lots range in size from 276 square metres (2,971 square feet) to 349 square metres (3,757 square feet). The proposed lots range in width from 8.1 metres (26.6 feet) to 10.5 metres (34.4 feet). The proposed lot areas and widths are consistent with the existing lots in the area.

Building Design Guidelines & Lot Grading

- The applicant retained Davenport Design Group Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed RF-9 lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional and West Coast Modern. The new homes would meet modern development standards relating to overall massing, and balance and rhythm of individual design elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12.
- The only permissible roof materials would consist of cedar shakes, cedar shingles, concrete roof tiles in a shake profile, and asphalt shingles in a shake profile.

- A preliminary Lot Grading Plan, submitted by CitiWest Consulting Limited, has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

### Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Trees Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 21 protected trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Bigleaf maple	1	0	1
Birch	1	0	1
Douglas-fir	3	1	2
Norway spruce	1	1	1
Western red cedar	12	1	11
Grand fir	1	0	1
Scots pine	1	0	1
Magnolia	1	0	1
<b>Total</b>	<b>21</b>	<b>3</b>	<b>18</b>

- The applicant conducted an assessment of tree retention and has determined that of the 21 protected trees, 18 must be removed. The size of RF-9 lots is commonly challenging for tree retention. The restricted lot dimensions, land clearing, and lot grading, reduce the potential for retention of trees on these lots. The applicant has proposed a lot layout which allows for the preservation of three high quality conifers, as per the request of the City Landscape Architect.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 36 replacement trees on the subject site. Since only 18 replacement trees can be accommodated on the proposed lots, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$5,400 representing \$300 per tree, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

### PRE-NOTIFICATION

- Pre-notification letters were sent on October 20, 2010 to 117 households within 100 metres (328 feet) of the subject site. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/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:                      CitiWest Consulting Ltd.  
   Address:                      #101 – 9030 King George Boulevard  
                                        Surrey, BC  
                                        V3V 7Y3  
   Tel:                                      604-591-2213
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      14665 and 14675 – 59A Avenue
  
  - (b)      Civic Address:                      14665 – 59A Avenue  
   Owner:                                      A&B Family Holdings Ltd., Inc. No. 878241  
   PID:    004-193-091  
   Lot "F" Section 10 Township 2 New Westminster District Plan 18909
  
  - (c)      Civic Address:                      14675 – 59A Avenue  
   Owner:                                      A&B Family Holdings Ltd., Inc. No. 878241  
   PID:    002-284-464  
   Lot "G" Section 10 Township 2 New Westminster District Plan 18909
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	0.6728 ac	
Hectares	0.2722 ha	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	9	
<b>SIZE OF LOTS</b>	8.10 m - 10.5 m	
Range of lot widths (metres)	276 m <sup>2</sup> - 349 m <sup>2</sup>	
Range of lot areas (square metres)		
<b>DENSITY</b>	33.06 lots/ha	13.38 lots/ac
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage	52%	
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>BOUNDARY HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	







## INTER-OFFICE MEMO

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

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

DATE: **December 8, 2010** PROJECT FILE: **7810-0156-00  
(Supercedes Nov.5/10)**

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RE: **Engineering Requirements  
Location: 14665 59A Ave**

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

- Dedicate 3.0m x 3.0m corner cut at the intersection of 147 Street and 59A Avenue; and
- Dedicate 3.0m x 3.0m corner cut at the intersection of 147 Street and the lane.

***Works and Services***

- Construct west half of 147 Street to Neo-Traditional Through Local standard;
- Construct north half of 59A Avenue to Neo-Traditional Through Local standard;
- Construct lane to full lane standard;
- Construct storm sewer mains; and
- Pay latecomers and SDR fees.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

HB

# **BUILDING GUIDELINES SUMMARY**

## **Surrey Project No: 7910-0156-00**

**Project Location: 14665/75 59A Ave., Surrey, B.C.**

**Date: December 8, 2010**

**Design Consultant: DAVENPORT DESIGN GROUP LTD.**

**Alycia Hayes File # 30029 (604-290-6934)**

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 Sites:**

The *subject sites* are located at:

14665/75 59A Ave., Surrey, BC.

These two properties rectangular lots are fronting onto 59A Ave.,

14665 594 Ave Current Zone RA One acre residential

14675 594 Ave Current Zone RA One acre residential

Proposed development of 9 (nine) RF Lots

Standard Family Residential Zoned Lots.

The subject sites are rectangular properties:

14665 594 Ave Current Zone RA One acre residential

39.90m(130'10") X 34.12m(111'11") ft.

Area 1361.2m<sup>2</sup> (14649.68 sq.ft.)

14675 594 Ave Current Zone RA One acre residential

39.90m(130'10") X 34.12m(111'11") ft.

Area 1361.2m<sup>2</sup> (14649.68 sq.ft.)

The subject sites are located fronting on 59A Ave., between 146<sup>th</sup> St and 147 St. Surrey.

The neighboring homes are approximately 0 – 40 years old and vary in style from California Stucco to West Coast Modern Contemporary to Neo – Traditional to Neo - Heritage. They generally have the same similar on the massing on the upper floor as the lower wall lines, although there is a number of a low-mass buildings on south side of 60<sup>th</sup> ave. Majority of the homes have attached front double garage. The emerging residential character will follow the already new development at infill sites in the surrounding areas.

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

<b>Dwelling Types/ Locations</b>	Existing Single Family Dwellings of a California Stucco and West Coast Modern, Neo Heritage, Neo- Traditional.
<b>Dwelling Sizes/ Locations</b>	Dwellings are of majority two - storey; refer to the Character Study and appendices for locations. There are some older rancher type dwellings mostly located on 60 <sup>th</sup> Ave. to the south of subject site
<b>Floor Area and Volume</b>	Approximately 186sm to 371sm (2000ft <sup>2</sup> – 4000ft <sup>2</sup> ) excluding garage and in ground basements; refer to the character study and Appendices for locations.
<b>Exterior Treatment/ Materials</b>	consists of stucco, and cedar siding singularly, or in combinations with brick and stone
<b>Roof Pitch and Materials</b>	Roof surfaces range from 5/12 to 8/12: Materials are concrete tiles, cedar shakes, asphalt shingles with a shake profile, and duroid shingles
<b>Window/ Door Details</b>	Glazing is detailed with horizontal muntin bars, arched windows; min. 100mm (4 inch) trim all doors and windows
<b>Streetscape</b>	two - storey dwellings with flat face massing
<b>Other Dominant Elements</b>	moderate to high landscaping accompanied with lack of sizable trees surrounding the newer homes and large mature trees surrounding the older homes

## 2.0 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: “Neo- Traditional”, or “Classical Modern”. 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.
- The new homes are constructed to a high architectural standard, meeting or exceeding standards as set out in the surrounding existing neighborhoods.
- Trim elements will include several of the following: furred out wood posts , articulated wood post base, wood braces and brackets, highly detailed gable ends, stone or brick feature accents, covered entrance verandas or covered front porches.

- The development is internally consistent in theme, representation, and character.
- The entrance element will be limited in height to 1 to 1 1/2 storeys.

## 2.2 Proposed Design Solutions:

### Dwelling Types/Location

Neo- Heritage, Craftsman – Heritage, Neo – Traditional, West Coast Modern and West –Coast Contemporary type housing styles with balanced massing, consistent roofing combined with moderate pitch and gable roof lines on front elevations. No Basement entry.

### Interfacing Treatment with Existing Dwellings

Typical two-storey 2 storey with consistent front setbacks to road frontage. Dwelling Size Restrictions in respect of a *two*-storey single family dwelling, the finished living area, including any garage and excluding any in ground basement is not less than 157.9 m<sup>2</sup> (1700 ft<sup>2</sup>). The maximum size of a single family dwelling should be in accordance with the requirements specified in the Single Family Residential Zone RF zoning bylaw;

### Restrictions on Dwellings

Secondary suites are not permitted;

Basement entry type;

No second kitchen or food preparation area;

Not more than one bathroom in basement;

Not more than one bedroom on the main floor of a *two – storey single family dwelling*;  
 No main floor configuration in which a bedroom, games room can be isolated from the remainder of the main floor;

No access to the basement from outside other than from the rear of the single family dwelling.

<b>Exterior Materials/ Colours</b>	Stucco, vinyl siding, "hardiplank" siding only in combination of min 25% brick, stone or wall shingles in natural and earth tones								
Weathered Grey Mist Grey Bleached Cedar Mid Brown	<table border="0"> <tr> <td data-bbox="712 338 894 369">Beige Cedar</td> <td data-bbox="1000 338 1170 369">Rustic Cedar</td> </tr> <tr> <td data-bbox="712 371 894 403">Oxford Brown</td> <td data-bbox="1000 371 1182 403">Walnut Brown</td> </tr> <tr> <td data-bbox="712 405 894 436">Natural Cedar</td> <td data-bbox="1000 405 1138 436">Nut Brown</td> </tr> <tr> <td data-bbox="712 438 846 470">Park Grey</td> <td data-bbox="1000 438 1286 470">Birch Bermuda Brown</td> </tr> </table>	Beige Cedar	Rustic Cedar	Oxford Brown	Walnut Brown	Natural Cedar	Nut Brown	Park Grey	Birch Bermuda Brown
Beige Cedar	Rustic Cedar								
Oxford Brown	Walnut Brown								
Natural Cedar	Nut Brown								
Park Grey	Birch Bermuda Brown								
<b>Roof Pitch</b>	min 7/12 to max 9/12.								
<b>Roof Materials / Colours</b>	Concrete tiles (Shake or slate profile) cedar shingles or shakes and asphalt in shake profile: in natural, earth or brown tones with raised ridge cap. Only 40 yr quality or better shake profile asphalt shingles are acceptable								
<b>Window/Door Details</b>	Consistent geometrical shapes (front facing) which contain muntin bars/mullion bars, feature windows are encouraged. Min 4" trim around all windows and doors.								
<b>In-ground Basements</b>	front facing basement windows are not permitted, or unless required by the B.C. Building Code. Outside access into the basement is only from the rear of the house Basements will appear underground from the front.								
<b>Special Exterior Features</b>	the majority of the upper level at the front will be off set by roof skirts, porches and / or wood detail. Roof elements will be hip and /or gable with a minimum of one gable on the front elevation								
<b>Treatment of Corner Lots</b>	readily identifiable features are provided on both front and flanking side street sides of the dwelling resulting in a home that architecturally addresses both streets. Additional balanced landscaping will be required								

## **Landscaping**

the following are the minimum front yard and side yard landscaping requirements:

Sod: all street fronting yard areas on the *lot* are landscaped with sod (to be returned 5ft. from front face of dwelling ,down both side yards)

Trees :minimum of one 6.0 cm caliper deciduous tree as determined by the consultant,

Shrubs: Interior lots minimum of 15 shrubs (5 gallon pot minimum) of at least three different varieties.

Flower Beds: annual planting beds of minimum of 20 annuals in planting bed of a minimum size of 1.0m<sup>2</sup> (1.76ft<sup>2</sup>)

## **Other Special Features**

Covered entrance porches will be encouraged to create a predominant sense of entry

Summary Prepared and Submitted by:

**DAVENPORT DESIGN GROUP Ltd.**

**ALYCIA HAYES, TEL: 604-290-693**

**DATE: December 08 2010**



**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7910-0156-00

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Project Location: 14665 & 14675 59A Ave, Surrey BC

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Registered Arborist: Lesley Gifford, B.App Sc.  
 ISA Certified Arborist (PN5432A)  
 Certified Tree Risk Assessor (83)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Two residential lots proposed to be developed into high density (9) development. Mainly protected native coniferous and deciduous tree species found within site. All trees along 59A Ave have been topped by Hydro in the past and have poor structure.

2. Summary of Proposed Tree Removal and Placement:


The summary will be available before final adoption.

Number of Protected Trees Identified		<u>21</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>18</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>3</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>36</u>	(E)
Number of Replacement Trees Proposed		<u>18</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>18</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>21</u>	(H)
Number of Lots Proposed in the Project		<u>9</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>2.30</u>	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

December 2, 2010  
 \_\_\_\_\_  
 Date