

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0157-00

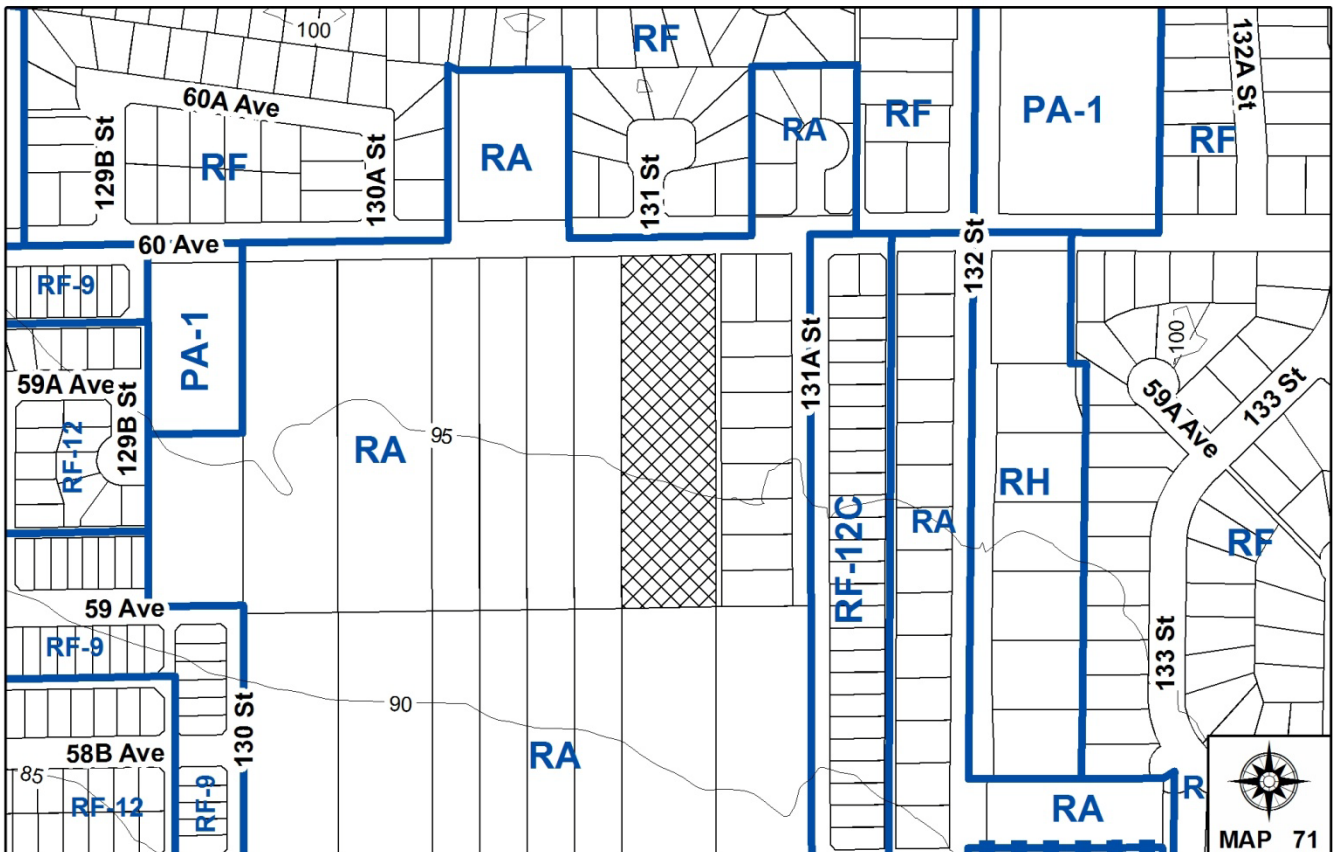
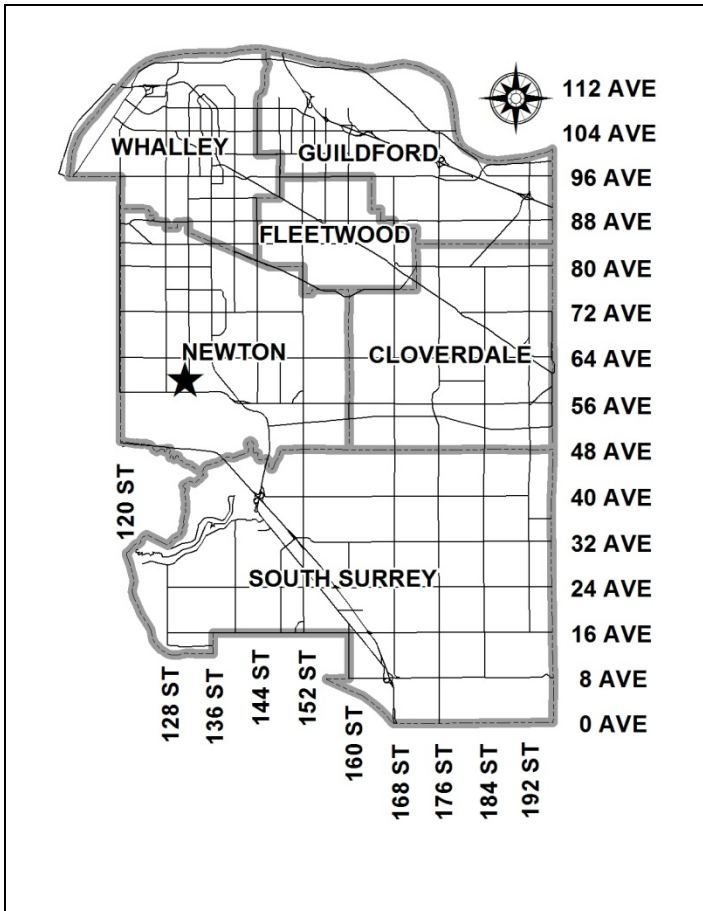
Planning Report Date: April 18, 2011

PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-9C

in order to allow subdivision into 21 single family lots with coach houses.

LOCATION: 13108 – 60 Avenue
OWNER: Janus Land Corp., 540892 et al
ZONING: RA
OCF DESIGNATION: Suburban
NCP DESIGNATION: Small Lot with Lane 13 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an OCP Amendment from "Suburban" to "Urban".

RATIONALE OF RECOMMENDATION

- The required amendment from "Suburban" to "Urban" was anticipated as part of the implementation of the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant address the shortfall in tree retention.

REFERRALS

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

School District: **Projected number of students from this development:**
7 Elementary students at Panorama Park Elementary School
3 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 December 2011.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% dedication requirement. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the West Newton/Highway 10 NCP adopted by Council.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwellings.	Urban/Urban Single Family Residential	RF
East and West:	Single family dwelling.	Suburban/Small Lot with Lane 13 upa	RA
South:	Single family dwelling under Application No. 7910-0090-00.	Suburban/Small Lot with Lane 13 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- An OCP amendment from "Suburban" to "Urban" is required for the application. This OCP amendment is consistent with the designations in the West Newton/Highway No. 10 NCP, was anticipated as part of the implementation of this NCP and is therefore supportable.

DEVELOPMENT CONSIDERATIONS

Background

- The site is located on the south side of 60 Avenue in West Newton. The site is designated "Suburban" in the Official Community Plan (OCP) and "Small Lot with Lane 13 u.p.a." in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- The site is currently zoned "One Acre Residential" (RA) under Surrey Zoning By-law No. 12000.

Subject Proposal

- The applicant is proposing to rezone the site to "Single Family Residential (9) coach House Zone" (RF-9C) to allow subdivision into approximately 21 single family lots. The proposed RF-9C Zone is consistent with the designations in the NCP; however an amendment to the Official Community Plan (OCP) is required.

- All 21 proposed lots conform to the minimum requirements of the RF-9C Zone in terms of lot area, width and depth. They range in size from 304 m² (3272 sq ft) to 345 m² (3714 sq ft). The lot widths range from 9.0 m (30 ft) to approximately 11.21 m (36.7 ft) wide.
- Proposed Lots 1 to 21 will front onto 131 Street and take access from the lane.

Building Design and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Inc. 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). Neo-Traditional, Neo-Heritage, Craftsman Heritage, and Rural Heritage.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

Trees

- Mike Fadum, Certified Arborist of Mike Fadum and Associates, prepared the Arborist Report and Tree Preservation/Replacement Plans for the site; the Legal Tree Survey was prepared by Christopher J. James, BCLS. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are seventeen (17) mature trees on the subject site. Six (6) trees are identified as protected species and eleven (11) are alder/cottonwood, for a total replacement requirement of twenty three (23) trees.
- The report proposes the removal of all trees as eleven (11) are located in the proposed road and lane, and six (6) within proposed building envelopes. It is noted that the majority of the trees being removed are non-retainable species (cottonwoods and alders).
- Twenty-one (21) replacement trees will be planted for a total of twenty one (21) trees on site, providing for an average of one (1) tree per lot.
- Because no existing trees will be retained, there is a replacement deficit of two (2) trees. Cash-in-lieu required for replacement trees is \$300.00 per tree, for a total of \$600.00.

Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Red Alder and Black Cottonwood	11	0	11
Western Red Cedar	2	0	2
Cherry	2	0	2
Holly	1	0	1
Douglas Fir	1	0	1
Total	17	0	17

Tree Replacement Summary

	Trees on Site	Replacement Trees	Tree Replacement Deficit
replacement trees at 1:1 ratio	11	11	0
replacement trees at 2:1 ratio	(6*2)=12	10	2
Total	23	21	2

PRE-NOTIFICATION

Pre-notification letters were sent on November 30, 2010 and staff received no response.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Kompter, Hub Engineering
 Address: 101 – 7485 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-

2. Properties involved in the Application

- (a) Civic Address: 13108 – 60 Avenue
- (b) Civic Address: 13108 – 60 Avenue
 Owners: Janus Land Corp., 540892
 Chimney Ridge Investments Ltd., Inc. No. 594823
 PID: 007-484-950
 North West 168 Feet by 660 Feet Lot 10 Except: North 33 Feet, South West
 Quarter Section 8 Township 2 New Westminster District Plan 1577 Having a
 Frontage of 168 Feet on the North Boundary and 660 Feet on the West Boundary
 of Said Lot

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOTI.

MOTI File No. 2011-01076.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.4 ac
Hectares	1.0 ha
NUMBER OF LOTS	
Existing	1
Proposed	21
SIZE OF LOTS	
Range of lot widths (metres)	9 m – 11.21 m
Range of lot areas (square metres)	304 sq.m. – 345 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21/ha 8.75/ac
Lots/Hectare & Lots/Acre (Net)	29/ha 11.6 ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	.52
Estimated Road, Lane & Driveway Coverage	.10
Total Site Coverage	62
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



INTER-OFFICE MEMO

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

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

DATE: **February 2, 2011** PROJECT FILE: **7810-0157-00**

RE: **Engineering Requirements
Location: 13108 60 Ave.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- dedicate 2.0 metres fronting 60 Avenue.
- dedicate 3.0m x 3.0m corner cuts at the intersections of 60 Ave/131 St and 60 Ave/lane.
- dedicate 11.5 metres fronting 131 Street.
- dedicate 3.0 metres for north/south lane.
- provide SROW for two temporary turn arounds

Works and Services

- construct south half of 60 Avenue to Major Collector Standard
- construct the east half of 131 Street to Through Local Standard including temporary turn around;
- construct north/south lane including temporary turn around;
- construct drainage, sanitary, and water mains to service the development
- pay SDR connections and Latecomer Fees.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.
Development Project Engineer

LR

NOTE: Detailed Land Development Engineering Review available on file



SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 30, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0157 00

SUMMARY

The proposed 21 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

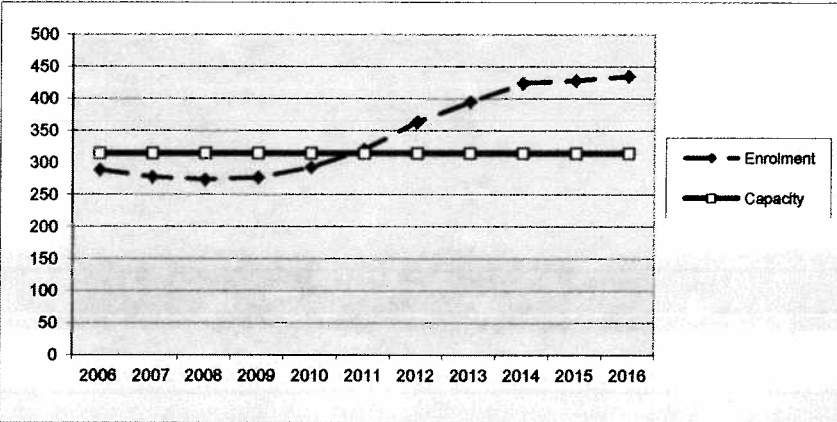
Elementary Students:	7
Secondary Students:	3

September 2010 Enrolment/School Capacity

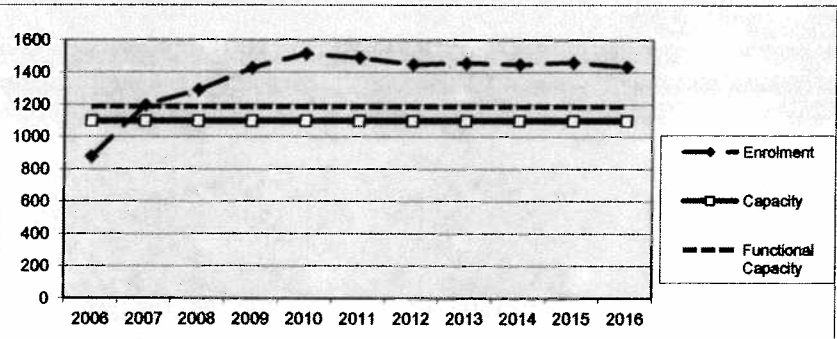
Panorama Park Elementary	
Enrolment (K/1-7):	47 K + 246
Capacity (K/1-7):	40 K + 275
Panorama Ridge Secondary	
Enrolment (8-12):	1517
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

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.
 Panorama Park Elementary is below capacity, but enrolment is projected to grow with new residential development in the Highway #10 Neighbourhood Concept Plan Area. The School District will review options for elementary school boundary moves or the possibility of a future addition to accommodate this growth. The capacity for Panorama Park has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. An addition to Panorama Ridge Secondary is the district's #4 priority in the 2010-2014 Five Year Capital Plan submission to the Ministry and is subject to Ministry approval. The proposed development will not have an impact on these projections.

Panorama Park Elementary



Panorama Ridge Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0157-00
Project Location: 13108 – 60 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 located in an old growth area, which has been subject to substantial redevelopment over the past 10-15 years. In the area surrounding the subject site there are only three old urban Bungalows remaining. These small simple rectangular 700-800 sq.ft. homes were constructed in the 1950's. They all have simple common gable roofs at slopes ranging from 5:12 to 7:12. All have interlocking tab type asphalt shingle roof surfaces. Walls are clad in cedar. Yards are landscaped to an old urban standard with only a few shrubs. Driveways are surfaced in asphalt. None of these homes provide suitable architectural context for a year 2010 development.

There is one home from the 1970's, a box-like structure in which the entire wall mass of the upper floor is visible from the street. The home has a street facing deck over two thirds of its width. The home has a low slope (2:12) common gable roof with a tar and gravel surface. Walls are clad in stucco, with a brick feature. Much of the lower floor is concealed behind a 9 foot high solid cedar hedge. This is not considered a context home.

Seventy six percent of homes (12 homes) were constructed between the mid 1990's, and 2008. Most of these homes are located due north of the subject site, in the 131 Street cul-de-sac. All homes are Two-Storey type and range in size from 2800 sq.ft. to approximately 3200 sq.ft. Most of these homes have well balanced, well proportioned massing designs. All of the homes have a common hip roof, and all have common hip or common gable feature projections. Roof slope ranges from 7:12 to 8:12. All of these homes have a cedar shingle roof surface. Vinyl is the main wall cladding material on all of the homes. Only one home (the newest home at 13158 – 60 Avenue) has a stone accent. With the exception of this one home, the trim and detailing standards of the 12 Two-Storey homes do not meet common year 2010 building standards. Landscaping standards are modest. Although many of these homes are designed to an acceptable modern standard for RF and RF-12 lots, none provide suitable architectural context for an RF-9C type development.

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

- 1) Context Homes : Although many homes meet an acceptable massing design standard for the their zone (mostly RF, but some RF-12), none are architecturally relevant to the subject site, because homes at the subject site will be situated on 9m wide lots and so the maximum width of the homes will be 21'-7" (versus 37-42 feet for existing homes). Also, all proposed homes will have a rear garage with lane access which will substantially alter their appearance from the front. Therefore, none of the existing homes are considered context homes for the subject RF-9C zoned site.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" and "West Coast Modern" styles are characteristic of this area. The recommended style range is "Neo-Traditional", "Neo-Heritage", "Craftsman Heritage", and "Rural Heritage".
- 3) Home Types : All homes less than 15 years old in this area are Two-Storey type. There is one Basement Entry home and three Bungalows in this area. All homes proposed for the subject site will be Two-Storey type.
- 4) Massing Designs : Surrounding new homes provide desirable massing context, but not for the proposed RF-9C zone where massing designs will be necessarily different due to reduced lot widths and rear lanes.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). However, 1 ½ storey high front entrances are not of a scale suitable for homes on 9 metre wide lots.
- 6) Exterior Wall Cladding : Vinyl, stucco, cedar, brick, and stone have all been used in this area and all are recommended.
- 7) Roof surface : Roof surfaces are cedar shingles (dominant), and asphalt shingles.
- 8) Roof Slope : Roof pitch 7:12 - 8:12 or higher on all new homes.

Dwelling Types/Locations:	Two-Storey.....	76%
	Basement Entry/Cathedral Entry	6%
	Rancher (bungalow).....	18%
	Split Levels.....	0%

Exterior Treatment /Materials: A wide range of cladding materials have been used including cedar stucco, vinyl, brick and stone.

Roof Pitch and Materials: Roof slopes range from 2:12 to 9:12. Roofing materials include cedar shingles (dominant) asphalt shingles, and tar and gravel.

Window/Door Details: Rectangular dominant.

Streetscape: A wide variety of homes are evident in the vicinity of the context site, including three 60 year old small Bungalows, one box-like Basement Entry dwelling, and twelve 2800-3200 square foot "West Coast Modern" and "Neo-Traditional" style Two-Storey type homes. Landscaping standards include "modest modern urban", and "Old urban".

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: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. 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 2000'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 storey.

2.2 Proposed Design Solutions:

Dwelling Types/Location:	Two Storey only. No Split Levels, Bungalows, Basement Entry.
Interfacing Treatment with existing dwellings)	No existing neighbouring homes provide suitable context for the proposed RF-9C type homes at the subject site. Interfacing treatments are therefore not contemplated. A new character area is therefore proposed.
Restrictions on Dwellings (Suites, Basement Entry)	No Basement Entry type. No second kitchen or food preparation area; Not more than one bedroom on the main floor of a <i>two- storey single family dwelling</i> . No main floor configuration in which a bedroom, bathroom and 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. Not more than one bathroom in the basement;
Exterior Materials/Colours:	Stucco, Cedar, Vinyl, Hardiplank, 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 8:12.
- Roof Materials/Colours:** Shake profile asphalt shingles with a raised ridge cap, shake profile concrete roof tiles, and new environmentally sustainable roofing products should be permitted providing that aesthetic properties of the new environmentally sustainable materials are equal to or better than the traditional roofing products. Grey, brown, or black only. Cedar shingles should also be permitted.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. 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 25 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 minimum 12 shrubs of a minimum 3 gallon pot size. An additional 8 shrubs are recommended for the flanking street side of the corner lot. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete. Note that all homes will have a rear garage with access from a rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** November 19, 2010

Reviewed and Approved by:



Date: November 19, 2010

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0157-00
Project Location: 13108 – 60 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

Low value ornamental and pioneer species.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	17 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	17 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required (11 alder and cottonwood X 1 and 6 others X 2)	23 (E)
Number of Replacement Trees proposed	21 (F)
Number of Replacement Trees in deficit (E-F)	2 (G)
Total number of Prot. and Rep. Trees on site (D+F)	21 (H)
Number of lots proposed in the project	21 (I)
Average number of Trees per Lot (H/I)	1 (J)

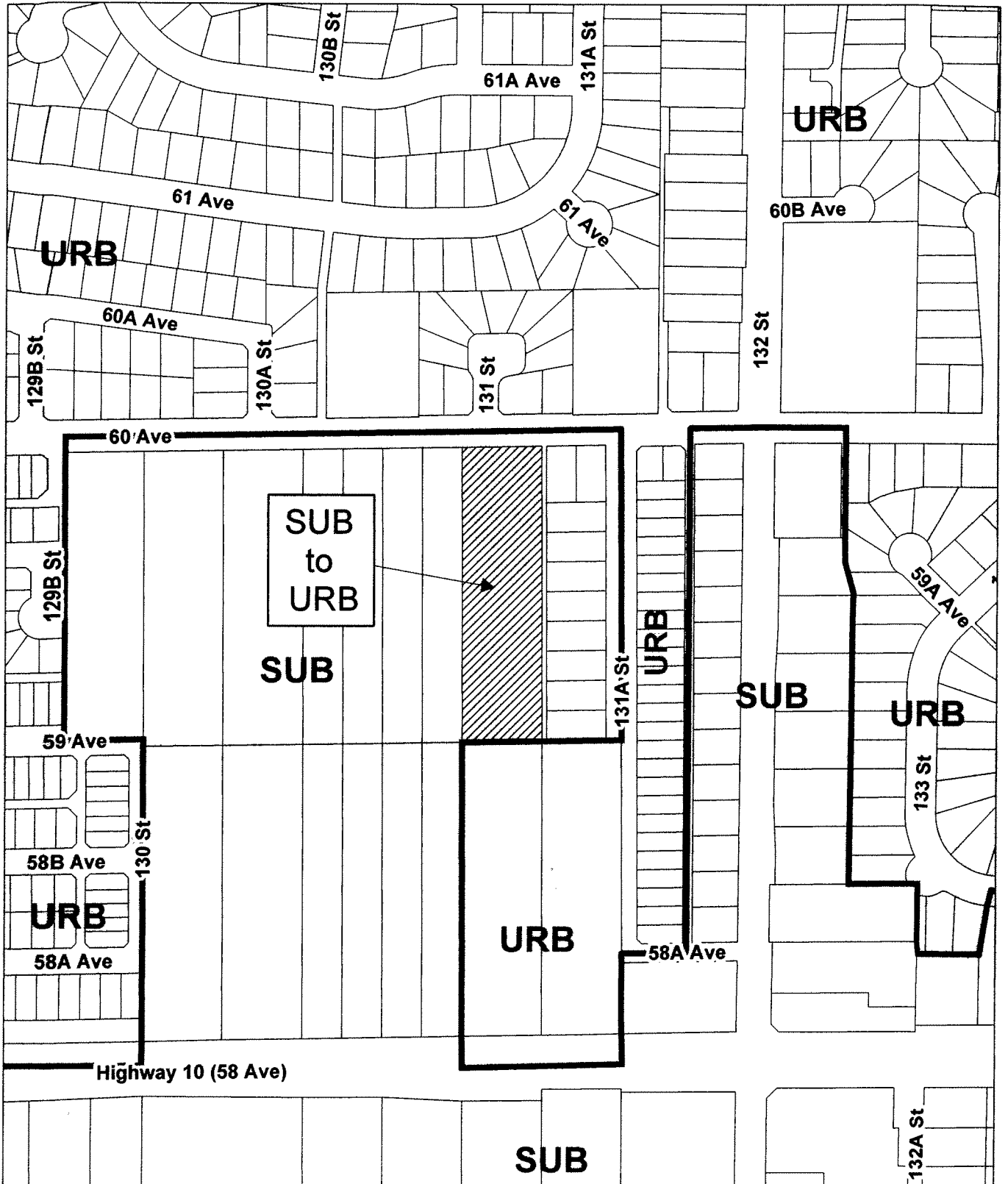
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: January 5, 2011





OCP Amendment

Proposed amendment from Suburban to Urban

