

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0189-00

Planning Report Date: April 4, 2011

**PROPOSAL:**

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

**LOCATION:**

14991 – 68 Avenue

**OWNERS:**

Jagdeep Singh Grewal and  
 Gagandeep Kaur Grewal

**ZONING:**

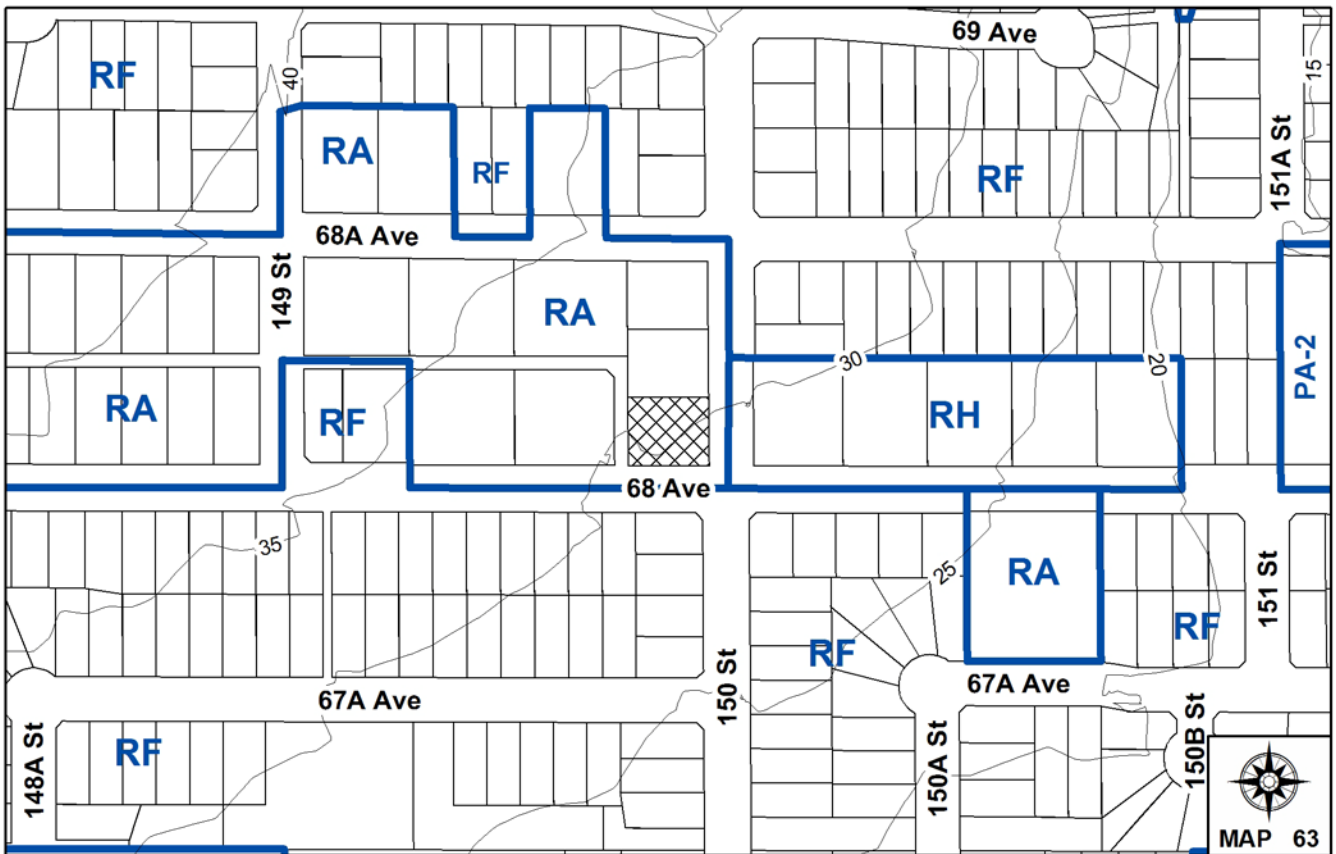
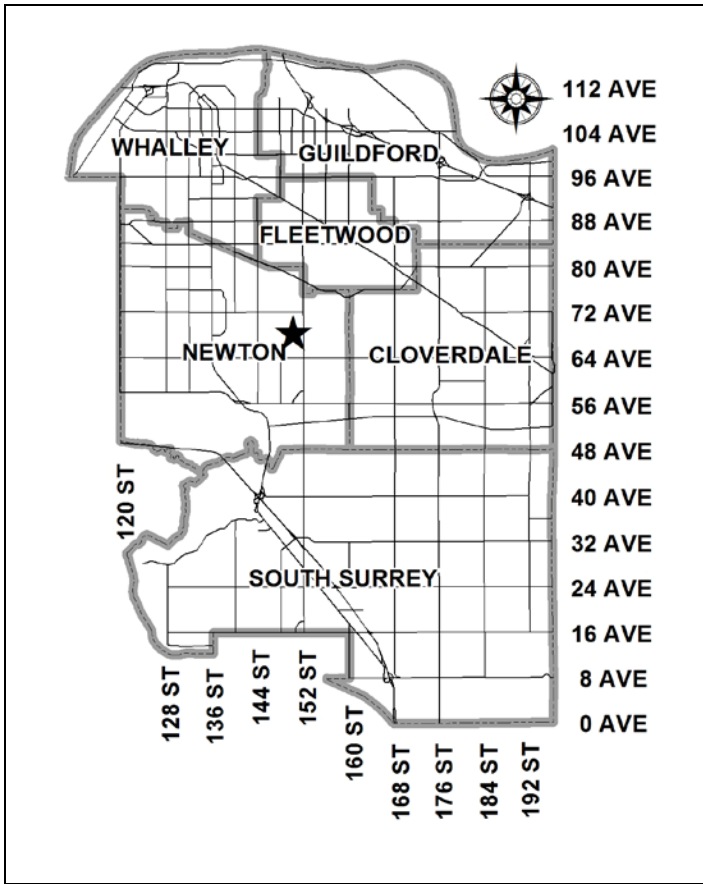
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Urban Single Family Residential



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.
- Complies with NCP Designation.

**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 Zone (RF)" (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; and
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

**REFERRALS**

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

School District: **Projected number of students from this development:**

- 1 Elementary student at T.E. Scott Elementary School
- 0 Secondary students at Frank Hurt 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 spring 2012.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban/Urban Single Family Residential	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 150 Street):	Single family dwelling.	Urban/Urban Single Family Residential	RH
South (Across 68 Avenue):	Single family dwelling.	Urban/Urban Single Family Residential	RF
West:	Single family dwelling.	Urban/Urban Single Family Residential	RA

## DEVELOPMENT CONSIDERATIONS

### Background and Proposed Subdivision

- The property is located at the northwest corner of 68 Avenue and 150 Street in Newton.
- The subject site area is approximately 1,113 square metres (0.28 ac) in size.
- The site is designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP).
- The site is currently zoned "One-Acre Residential Zone" (RA). The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into two lots. The proposed RF Zone is consistent with the designations in the OCP and NCP.
- The proposed rezoning would facilitate the creation of two lots. The gross area of the lots range from 550 square metres (5,920 sq.ft.) to 560 square metres (6,028 sq.ft.). Proposed lot widths range from 15 metres (49 ft.) to 18 metres (59 ft.) and lot depths are approximately 29 metres (95 ft.) (Appendix II).
- There will be no driveway access permitted on 68 Avenue. Lot 1 will have access from the lane to the west while Lot 2 will have access from 150 Street.

### Building Scheme

- The applicant for the subject site has retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached. (Appendix V).

### Arborist Report and Tree Preservation

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.

- The Arborist Report indicates there are two mature trees on the subject site. The report proposes the removal of the two (2) trees because they are in the proposed building envelope or are of poor quality. Six (6) replacement trees will be planted for a total of six (6) trees on site, providing for an average of three (3) trees per lot, in accordance with the Tree Protection By-law (No. 16100).

Tree Summary Table

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Maple, Norway	1	0	1
Plum, Purple Leaf	1	0	1
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</b>

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Mainland Engineering (2007) Corporation. The plans were reviewed by staff and deemed acceptable to proceed to the next stage.
- Minimal cut and fill will be required to achieve grading required by engineering.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 16, 2011 and staff has 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
Appendix II.	Proposed Subdivision Layout
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 Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CAL/kms

v:\wp-docs\planning\plncomu\03241351cal.doc  
. 3/24/11 2:12 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Avnash Banwait, Mainland Engineering (2007) Corp.  
                         Address:                      8363 – 128 Street, Unit 206  
                                                              Surrey, BC  
                                                              V3W 4G1  
                         Tel:                                      604-543-8044

2.      Properties involved in the Application

- (a)      Civic Address:                      14991 – 68 Avenue
- (b)      Civic Address:                      14991 – 68 Avenue  
                         Owners:                                      Jagdeep Singh Grewal and Gagandeep Kaur Grewal  
                         PID:    001-974-564  
                         Lot 10 Section 16 Township 2 New Westminster District Plan 21764

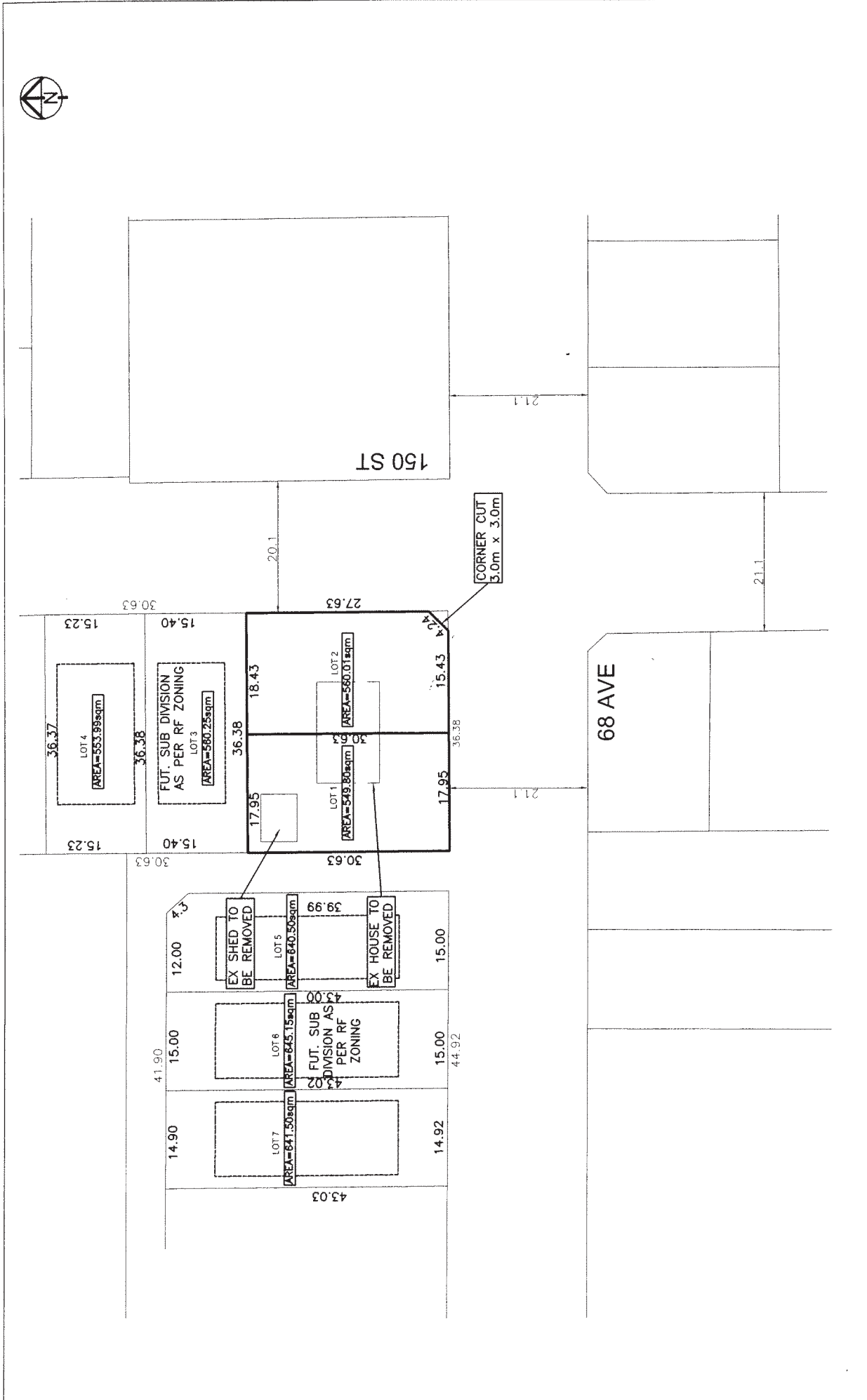
3.      Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.275 ac
Hectares	0.111 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	17.95 m – 18.43 m
Range of lot areas (square metres)	550 sq.m. – 560 sq.m.
<b>DENSITY</b>	
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	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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



DATE FOR P.L.A.	30/09/11	REVISED	0
DATE	10/01/11	REVISED	0
<b>PRELIMINARY LAYOUT PLAN</b>			
DATE MADE			
2 LOT SUBDIVISION			
6491-122 ST. SURREY, B.C. V3W 3R8			
JAGDEEP SINGH GREWAL			
TEL:	604-761-8208	CELL	
FAC:	604-577-5085		
SURREY PROJECT NO. 1260			
APPROVED / AB	DATE 12/03/10		
PREPARED / AB	C-1022		
DATE 12/03/10	1		
OF 1			
REV. 0			





## INTER-OFFICE MEMO

---

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

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

DATE: **March 7, 2011** PROJECT FILE: **7810-0189-00**

---

RE: **Engineering Requirements  
Location: 14991 68 Ave.**

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

- Dedicate 1.942 metres on 68 Avenue;
- Dedicate tapering 1.850 metres on 150 Street from south property line to meet the north-east corner of the lot;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 68 Avenue and 150 Street; and
- Provide 0.5 metre wide statutory right-of-way along south property line.

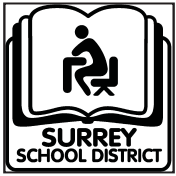
***Works and Services***

- Construct north side of 68 Avenue to Major Collector standard;
- Construct concrete sidewalk on the west side of 150 Street including street trees and streetlight;
- Provide cash-in-lieu for half lane construction;
- Register restrictive covenant for no access to 68 Avenue on both lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

HB



## SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 30, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0189-00

#### SUMMARY

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

#### Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

#### September 2010 Enrolment/School Capacity

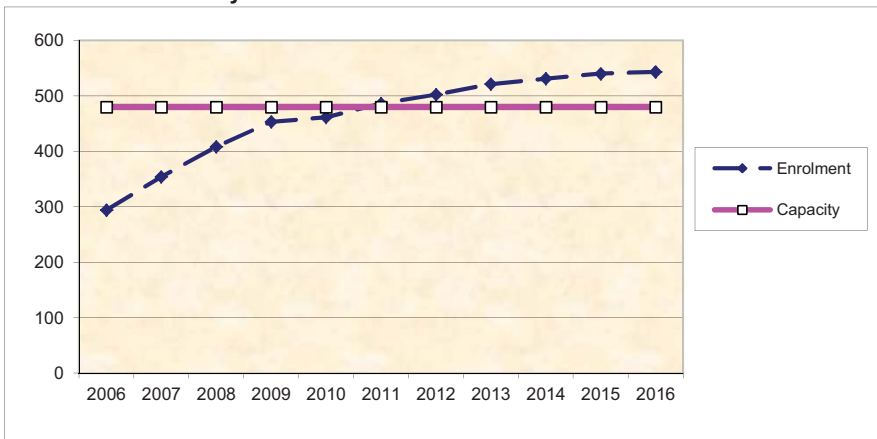
T. E. Scott Elementary	
Enrolment (K/1-7):	58 K + 403
Capacity (K/1-7):	80 K + 400
Frank Hurt Secondary	
Enrolment (8-12):	1229
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

#### School Enrolment Projections and Planning Update:

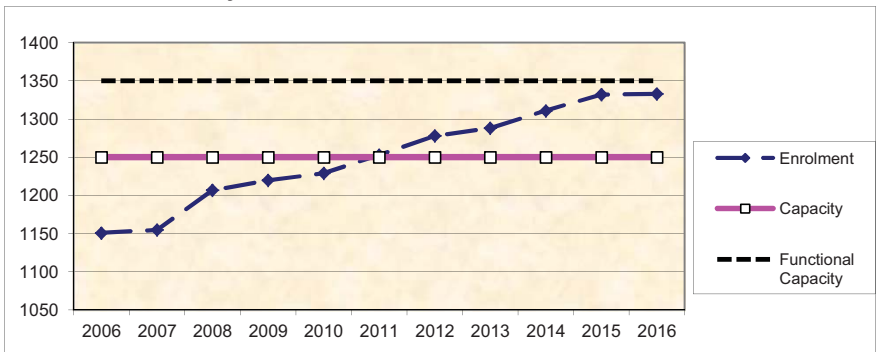
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school schools capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

#### T. E. Scott Elementary



#### Frank Hurt Secondary



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

**BUILDING GUIDELINES SUMMARY**

V.1.0

**Surrey Project no.:** 10-0189-00 (Jagdeep Mangat)  
**Property Location:** 14991 – 68 Ave, Surrey, B.C

**Design Consultant:** Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 61% of the homes having a one-half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with concrete roof tiles and asphalt shingles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Stucco and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 77.5% of the homes having exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** “Two-Storey” 77.0%  
“Basement Entry/Cathedral Entry” 10.00%  
“Rancher (Bungalow)” 13.0%  
“Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 22.00% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 75.00% 2001 - 2500 sq.ft excl. garage  
3.0% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 22.50% Stucco: 19.50% Vinyl: 45.0%  
**/Materials:** Brick or stone accent on 55.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 32.00% Cedar Shingles: 22.00%  
Concrete Tiles: 46.00% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with concrete tiles and asphalt shingles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Level, Basement Entry and Rancher/Bungalow.

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
Rancher or Bungalow - 1400 sq.ft. minimum  
(Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 7:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

  
 Ran Chahal, CRD, Design Consultant  
 Apex Design Group Inc.

March 29, 2011  
 Date

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 7910-0189-00  
Project Location: 14991 - 68 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

Two mature ornamental species of moderate to good health and structure.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	2 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	2 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required (0 alder and cottonwood X 1 and 2 others X 2)	4 (E)
Number of Replacement Trees proposed	6 (F)
Number of Replacement Trees in deficit (E-F)	0 (G)
Total number of Prot. and Rep. Trees on site (D+F)	6 (H)
Number of lots proposed in the project	2 (I)
Average number of Trees per Lot (H/I)	3 (J)

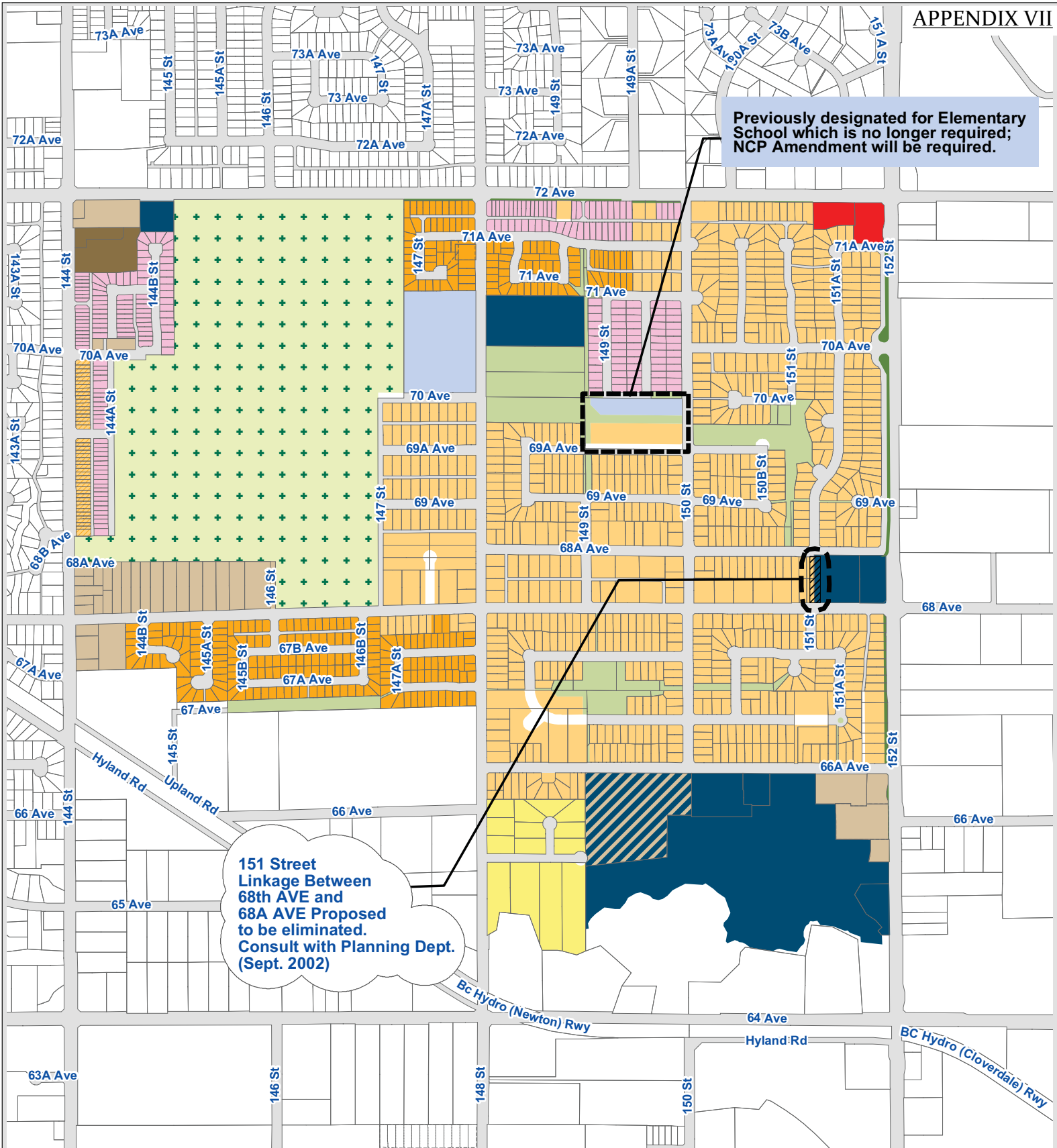
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: January 7, 2011



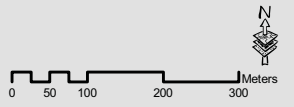


Previously designated for Elementary School which is no longer required; NCP Amendment will be required.

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

- HALF ACRE SINGLE FAMILY RESIDENTIAL
- URBAN SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY SMALL LOTS
- SEMI-DETACHED
- LOW DENSITY COMPACT HOUSING (max. 10 upa)
- TOWNHOUSES (max. 15 upa)
- MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)

- INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
- INSTITUTIONAL / TOWNHOUSES
- NEIGHBOURHOOD / LOCAL COMMERCIAL
- ELEMENTARY SCHOOL
- PARKS AND OPEN SPACE
- CEMETERY
- LANDSCAPE BUFFER STRIPS



**EAST NEWTON SOUTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended June 26, 2007; July 26, 2010

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.