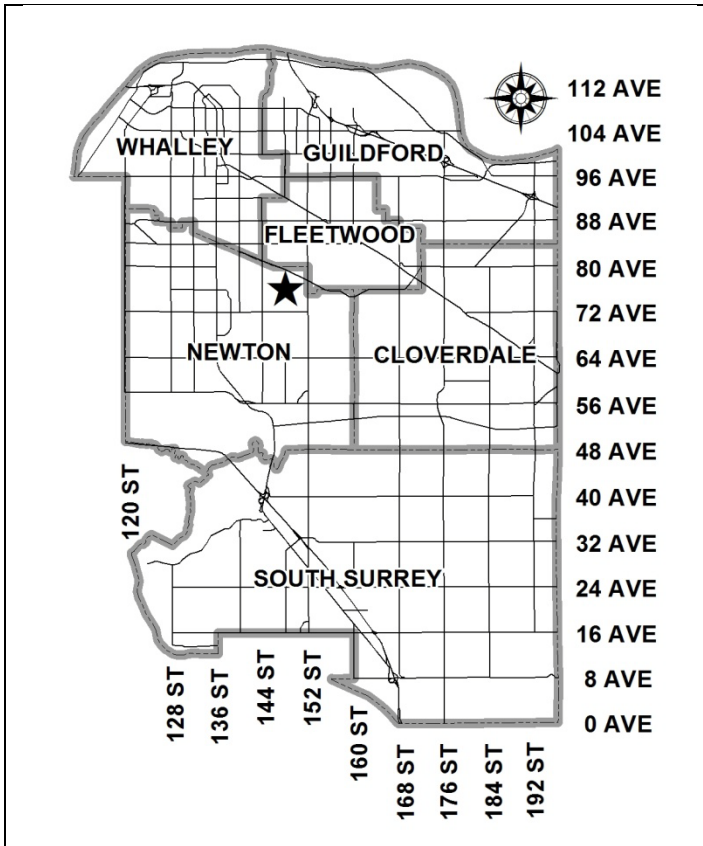


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0204-00

Planning Report Date: November 7, 2011



PROPOSAL:

- **Rezoning** from RH to RF
- **NCP amendment**

in order to allow subdivision into 3 single family lots.

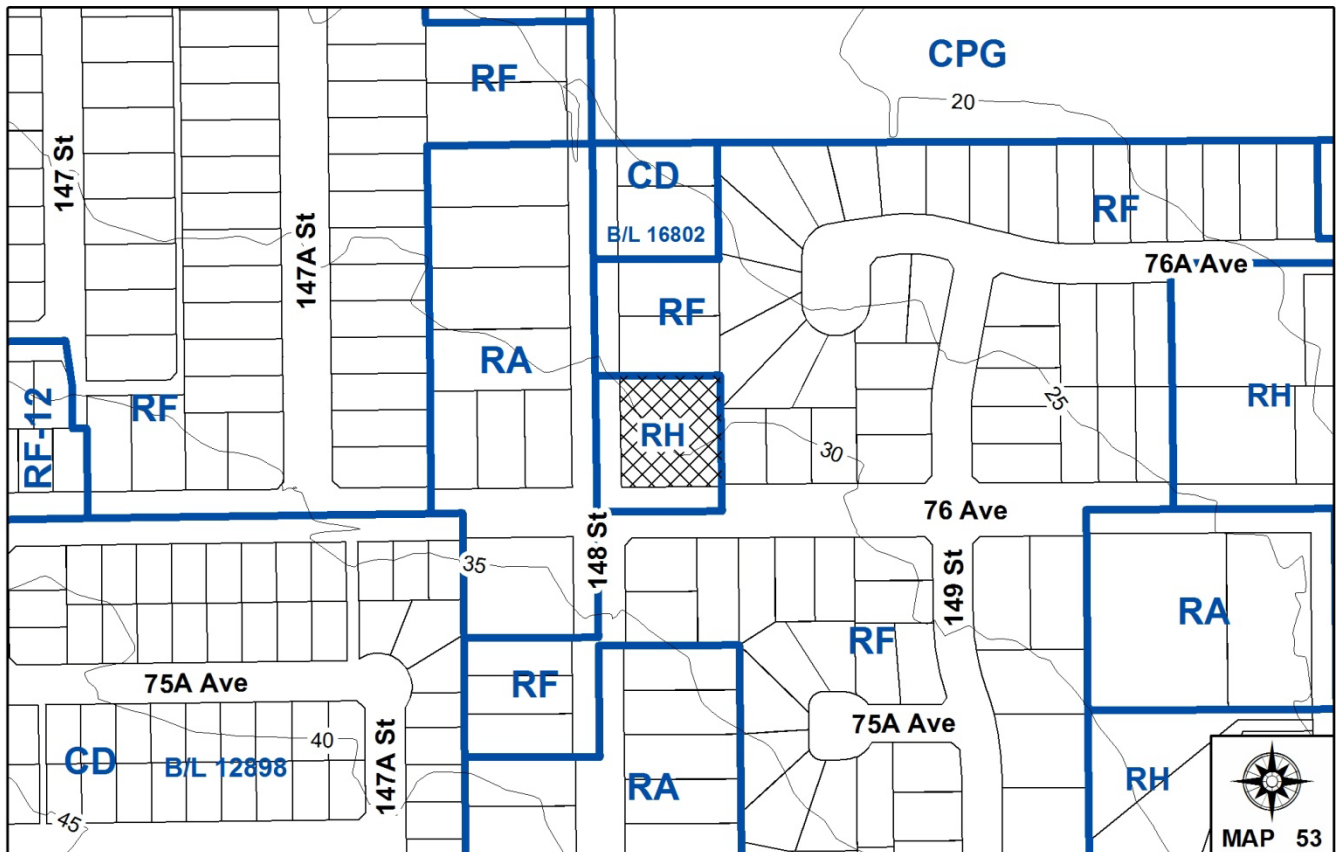
LOCATION: 14815 - 76 Avenue

OWNER: Khalid A. Syed
 Nadya A. Hirani

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Existing Transitional Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the East Newton North Neighbourhood Concept Plan is required, from "Existing Transitional Suburban" to "Urban Residential".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with the evolving residential change in the area after the NCP was adopted.
- The applicant has demonstrated community support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone" Zone (RH) (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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 deficit in tree retention; and
 - (f) a Section 219 Restrictive Covenant for Tree and Root Zone Protection.
3. Council pass a resolution to amend East Newton North NCP to re-designate the land from "Existing Transitional Suburban" to "Urban Residential" when the project is considered for final adoption.

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:**

1 Elementary students at Chimney Hill Elementary School
0 Secondary students at Frank Hurt Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2012.

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling, zoned Half-Acre Residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban/ Existing Transitional Suburban	RF
East:	Single family dwelling.	Urban/Urban Residential	RF
South (Across 76 Avenue):	Single family dwelling.	Urban/Urban Residential	RF
West (Across 148 Street):	Single family dwelling.	Urban/ Existing Transitional Suburban	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The "Existing Transitional Suburban" NCP designation was approved on July 23, 1996. The subject site is located at the northern portion of "Sub-Area D" of the NCP. This portion of "Sub-Area D" was envisioned to be a combined urban and suburban with an appropriate gradation of residential density toward the edge of the area bordering Guildford Gold Course. Since the adoption of the NCP, a number of subsequent amendments have decreased the size of this "transitional" area to the extent that the areas to the east and south of the subject site are zoned Single Family Residential (RF).
- Twelve (12) neighbours to the west of the subject site, also designated "Existing Transitional Suburban", would have similar development potential if this project is approved. The applicant has surveyed those applicants and provided letters of support from eight neighbours. Of the twelve, two were unreachable and two provided no comments.
- The Pre-Notification process generated only one phone call that expressed concern regarding traffic.

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at the northeast corner of 148 Street and 76 Avenue, designated Urban in the Official Community Plan (OCP), "Existing Transitional Suburban" in the East Newton North Neighbourhood Concept Plan (NCP) and zoned "Half-Acre Residential Zone (RH)".

Proposal

- The applicant is proposing to rezone the subject site from RH to RF, in order to create three (3) single family lots. All three (3) proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 563 square metres (6060 sq ft) to 664 square metres (7147 sq ft). The lots range from 16.5 metres (54 ft) to 20 metres (65 ft) wide.
- City Infill Policy (O-30) states that in "infill" situations, lot frontages must be similar to surrounding lots, or achieve a minimum 16.5 metre (54 ft) lot width. All three (3) proposed lots meet City Infill Policy.
- The applicant is proposing to dedicate 0.942 metres (3 ft) on both 148 Street and 76 Avenue, and a 3 x 3 metre corner cut for City road (Appendix III).

Lot Grading & Building Scheme

- The applicant for the subject site has retained Tejeshwar Singh of Simplex Designs 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).
- 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 and Landscaping

- Anne Kulla of Huckleberry Landscape Design prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage; however, the applicant will be required to demonstrate appropriate building envelopes on all lots prior to final approval. A Section 219 Restrictive Covenant will be required to show the tree protection areas on proposed Lots 2 and 3.
- The Arborist Report indicates there are ten (10) mature trees on the subject site. The report proposes the removal of six (6) trees because they are located either within the building envelopes, within the footprint of proposed driveways, or underground services. The Report proposes four (4) trees be retained; all four (4) trees are located on proposed Lot 2. Six (6) replacement trees will be planted for a total of ten (10) trees on site, providing for an average of 3.33 trees per lot.
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As no alder and cottonwood trees are proposed to be removed, and six (6) other trees are to be removed, a total of twelve (12) replacement trees would be required for this application. The applicant proposes six (6) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a tree

replacement deficit of six (6) trees. As such, under the By-law, monetary compensation for the remaining six (6) trees would be \$1,800.00 based on \$300/tree.

Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Fir	2	2	0
Maple	2	1	1
Cherry	3	0	3
Pine	1	0	1
Plum	1	1	0
Apple	1	0	1
Total	10	4	6

Tree Replacement Summary

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

PRE-NOTIFICATION

- Pre-notification letters were sent November 26, 2010, and staff received one comment from a neighbor, discussing concerns that the proposed subdivision will have on traffic at the intersection of 76 Avenue and 148 Street. Staff responded to the applicant noting that the density increase proposed in this application is minimal, and that our Traffic Operations Section will perform a four-way stop/ traffic signal study to evaluate whether the City needs to make changes for improved operations at this intersection.

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
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

NA/kms

Information for City Clerk

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

1. (a) Agent: Name: Jatinder Grewal
 Address: 6260 - 132A Street
 Surrey BC V3S 0P3

 Tel: 604-773-3400

2. Properties involved in the Application
 - (a) Civic Address: 14815 - 76 Avenue

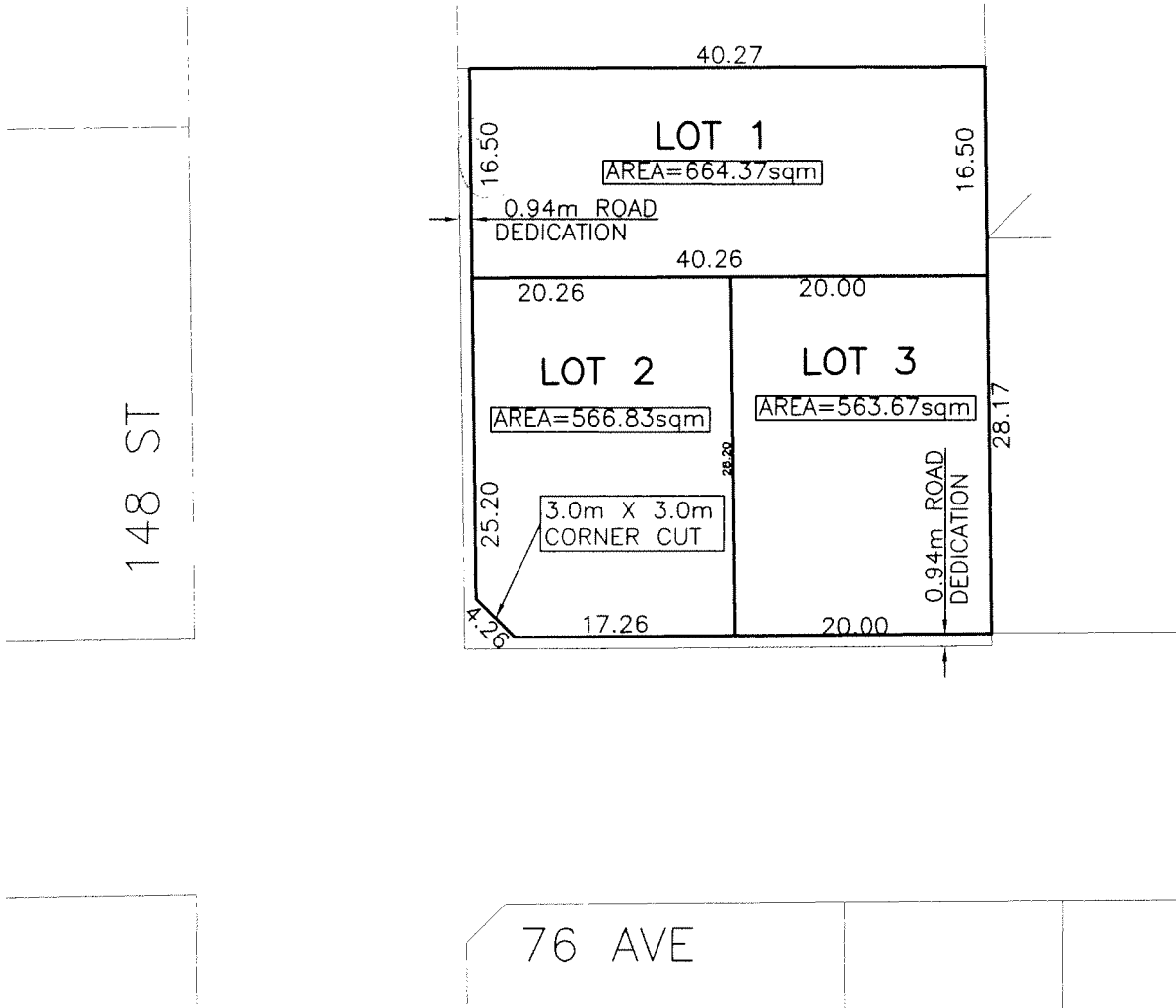
 - (b) Civic Address: 14815 - 76 Avenue
 Owners: Nadya A Hirani
 Khalid A Syed
 PID: 001-892-665
 Lot 45 Section 22 Township 2 New Westminster District Plan 61937

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
GROSS SITE AREA	
Acres	.46
Hectares	.18
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16.5 - 20
Range of lot areas (square metres)	563 - 664
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.4 hpa/6 upa
Lots/Hectare & Lots/Acre (Net)	2.4 hpa/6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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





LAND DEVELOPMENT ENGINEERING REVIEW

File: 7810-0204-00

Location: 14815 76 Ave.

Applicant: Remax Colonial Pacific Realty Ltd.
Address: 15414 24 Ave.
Phone: 604-541-4888
Fax: 604-531-6800
Email: intermak@telus.net
Owner: Shinji Akizuki & Frances Akizuki

- | | | |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input checked="" type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RH | | Existing Lots: 1 |
| Proposed Land Use: RF | | Proposed Lots: 3 |
| <input type="checkbox"/> DP | <input type="checkbox"/> DVP | |

Land Development Engineering Contacts:

Ileana Kosa, Project Manager
 604-604-591-4140, IKosa@surrey.ca
Ar Bob Ambardar, P.Eng., Development Project Engineer
 604-598-5893, BAmbardar@surrey.ca

Attachments:

- Project Layout
- Road Right-of-Way Requirements Sketch

Distribution:

- Applicant
- Transportation Manager
- Sewer Engineer
- Water Engineer
- Drainage Planning Manager
- Project Manager, Development Services

1	June 8, 2011	Original
No.	Date	Revision



Wednesday, October 19, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0204 00

SUMMARY

The proposed 3 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

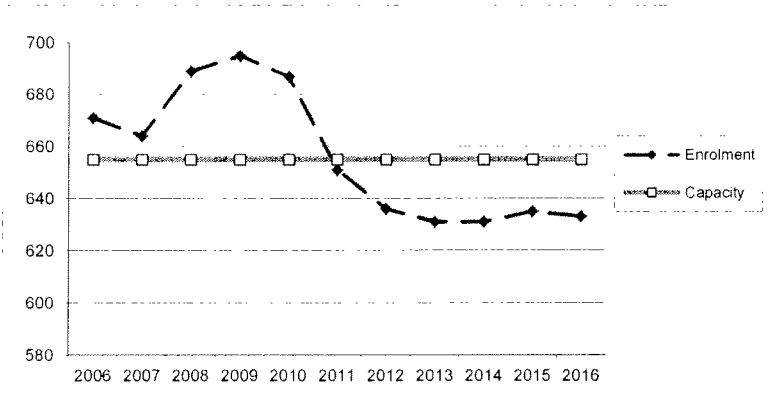
Chimney Hill Elementary	
Enrolment (K/1-7):	69 K + 618
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1229
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

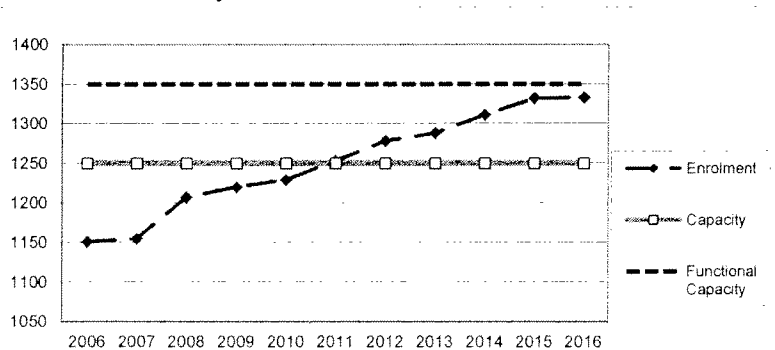
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A major boundary move to MB Sanford from Chimney Hill is being implemented to help reduce projected space shortfall at Chimney Hill. The capacity in the table also includes a four classroom addition approved for Chimney Hill Elementary, with full day Kindergarten implementation, projected to be completed by 2011. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

Chimney Hill 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

Surrey Project #: 7910-0204-00
 Project Location: 14815 – 76 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

The area surrounding the subject property consists of homes built approximately 15-20 years ago to the north and newer homes built about 5-10 years ago to the east, south and west. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2000sf up to 4000 sf.

Homes in the neighbourhood include the following:

- Approximately 15 year old "Ranchers" and "Two Storey" homes under 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with a combination of stucco, wood siding, and vinyl siding.
- Approximately 5 year old "Neo-Traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly "shake profile" asphalt shingles and the cladding is primarily vinyl siding. These newer homes can be used as context homes.

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

- 1) Context styles of homes for the proposed building scheme are "Traditional" and "West Coast".
- 2) All context homes are 2 storey or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of

be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

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

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: May 15, 2011

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

Date: May 15, 2011

Tree Preservation Summary
For
14815 76 Avenue, Surrey, BC

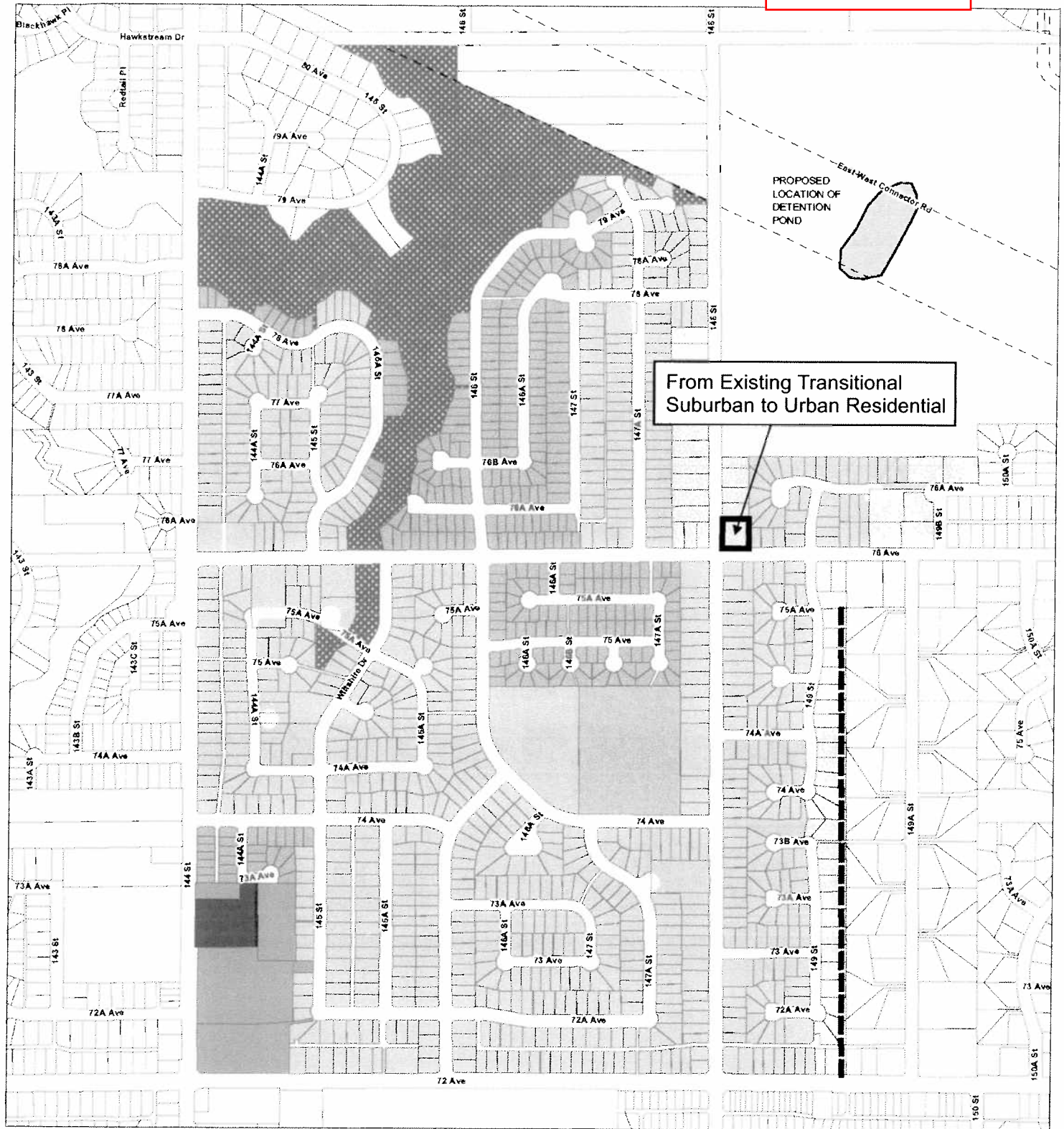
Prepared by
Anne Kulla
Huckleberry Landscape Design
PN-6263-A, TRA no. 133

March 21, 2011
Revised October 19, 2011

Summary of proposed tree removal, trees retained and tree replacement

- Number of protected trees identified - **10**
- Number of protected trees that are hazardous - **0**
- Number of hazardous trees to be removed - **0**
- Number of protected trees to be removed - **6**
- Number of protected trees to be retained - **4**
- Number of replacement trees required - **12**
- Number of replacement trees proposed - **6**
- Number of replacement trees in deficit - **6**
- Total number of retained trees and replacement trees on site - **10**
- Number of lots proposed on this project – **3**

Plan showing the number and placement of replacement trees – see survey plan



From Existing Transitional Suburban to Urban Residential

EXISTING TRANSITIONAL SUBURBAN

MULTIPLE RESIDENTIAL (Townhouses)

OPEN SPACE PARK

URBAN RESIDENTIAL

SCHOOL

COVENANT TREE RETENTION AREA

URBAN COMPACT HOUSING

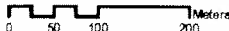
INSTITUTIONAL

PROP. WET DETENTION POND

CREEK PRESERVATION AREA (approximate)

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1998 Amended Sept. 22, 2005



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.