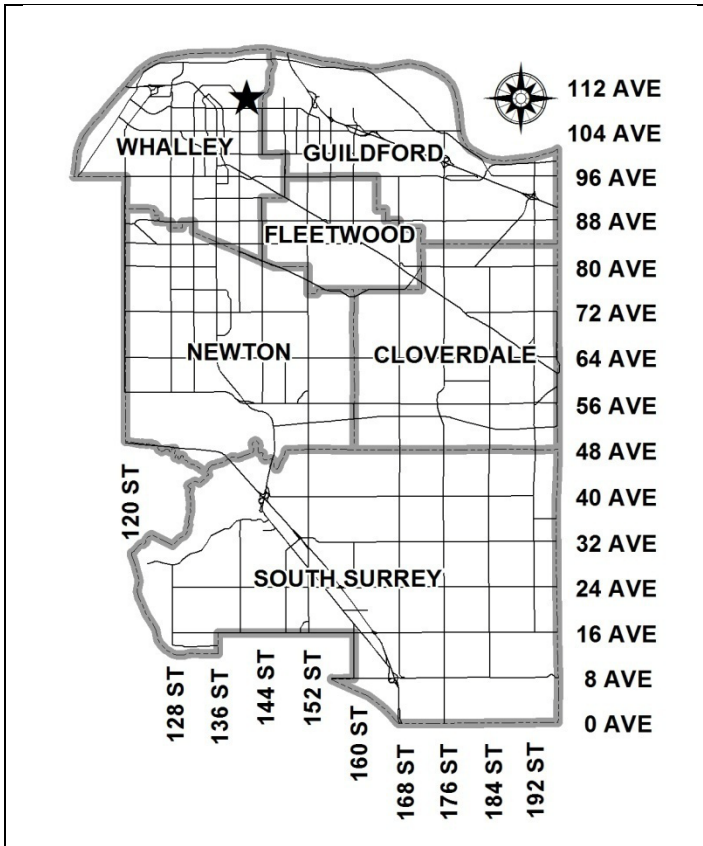


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0291-00

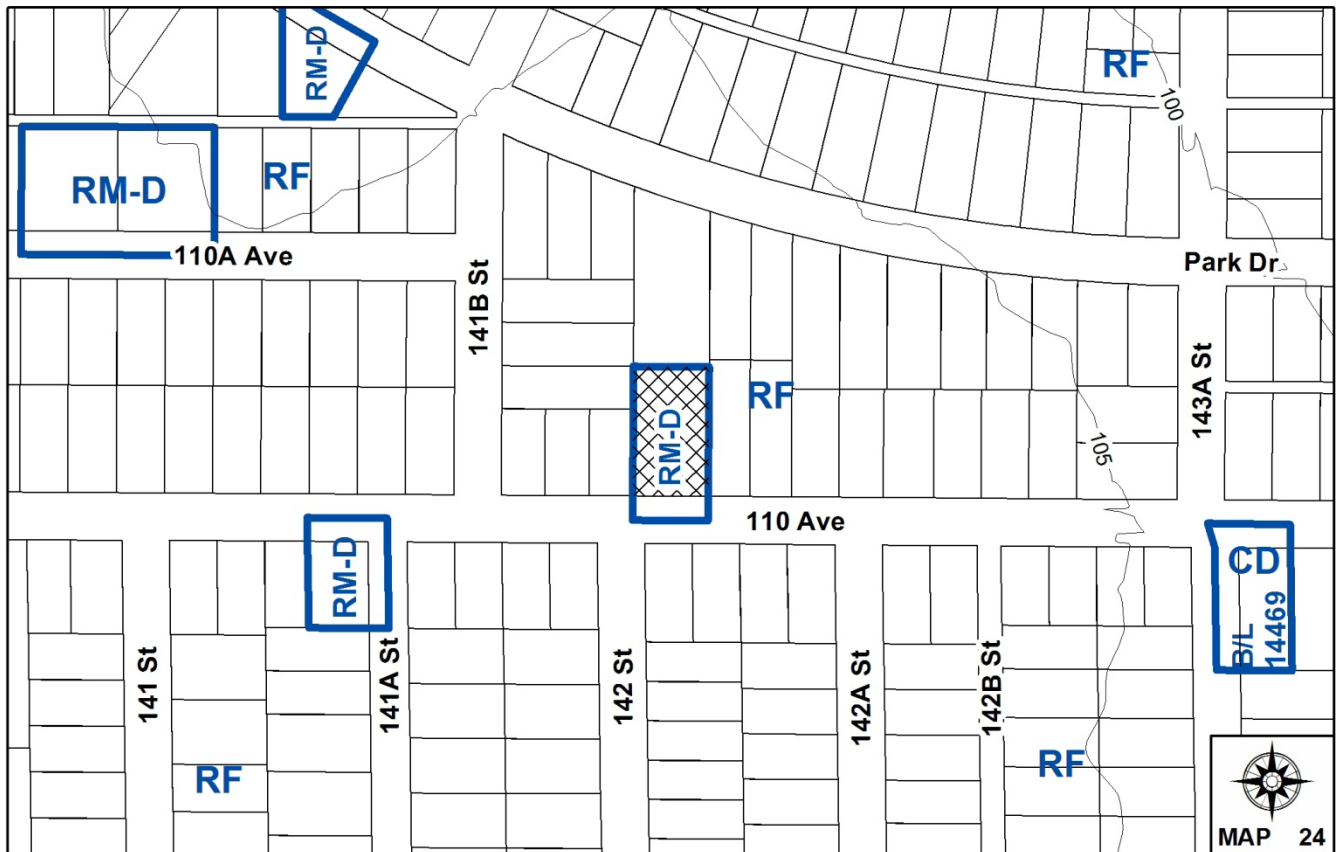
Planning Report Date: May 9, 2011



**PROPOSAL:**

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

**LOCATION:** 14211 - 110 Avenue  
**OWNERS:** Kulwinder S Phagura, Jaspreet Kaur Phagura et al  
**ZONING:** RM-D  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed subdivision is compatible with surrounding single family lots.
- The proposed 16-metre (52.5 ft.) lot frontages are comparable in width to neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (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; 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 III.

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

- 1 Elementary students at James Ardiel Elementary School
- 0 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

The applicant advises that this project is expected to commence development by the end of July 2011.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family dwelling.	Urban	RF
South (Across 110 Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwellings.	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The subject property is located northeast of the T-junction of 110 Avenue and 142 Street. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned Duplex Residential Zone (RM-D).
- The majority of the subject neighbourhood is zoned Single Family Residential (RF) and the current RM-D zoning of the subject site is one of a very few anomalies.
- The applicant is proposing to rezone the subject property from "Duplex Residential Zone" (RM-D) to "Single-Family Residential Zone" (RF) in order to allow subdivision into two (2) single family lots (Appendix II). The applicant proposes to demolish the existing duplex to facilitate the subdivision.
- The proposed rezoning to RF Zone is consistent with the Urban designation of the Official Community Plan and the zoning in the neighbourhood.
- Both lots are proposed to be approximately 880 square metres (9,472 sq. ft.) in area and 16 metres (52.5 ft.) wide resulting in lots that are larger but narrower than most properties in the area. The RF Zone requires a minimum lot width of 15 metres (50 ft.) and minimum lot area of 560 square metres (6,000 sq. ft.).
- The two proposed new lots will have access from 110 Avenue.

### Lot Grading and Tree Preservation/Replacement

- The applicant's Engineering Consultant has reviewed the existing site elevations and storm sewer systems and has concluded that the proposed new lots will not be able to accommodate in-ground basements.
- The Tree Survey and Arborist Report have been reviewed by the City Landscape Architect and are considered acceptable.
- The subject site has no mature trees but six trees on the neighbouring lots to the east and west may be impacted. The Arborist has provided recommendations to maintain the health of these trees. The applicant proposes to plant 6 trees which is an average of 3 trees per lot (Appendix VI).

Neighbourhood Character Study and Building Scheme

- The applicant has retained Ran Chahal as the Design Consultant for the proposed development. The Design Consultant has proposed a set of Building Design Guidelines (Appendix V) based on a character study of the area.
- The applicant is not proposing to accommodate in-ground basements.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 26, 2010 and staff received a phone call from a neighbour concerning excessive parking issues.

*(The applicant will be required to provide the requisite off-street parking as per the Zoning By-law.)*

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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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. 5/5/11 11:07 AM

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:                      Unit 206, 8363 - 128 Street  
                                                              Surrey BC  
                                                              V3W 4G1  
                         Tel:                                      6045438044 - Work  
                                                              6045438044 - Cellular

2.      Properties involved in the Application

- (a)      Civic Address:                      14211 - 110 Avenue
- (b)      Civic Address:                      14211 - 110 Avenue  
                         Owners:                                      Jaspreet Kaur Phagura  
                                                              Kulwinder Singh Phagura  
                                                              Sharanpreet Singh Takhar  
                                                              Amjot Kaur Takhar  
                         PID:    002-244-721  
                         Lot:    Lot 2 Port Mann New Westminster District Plan 18754

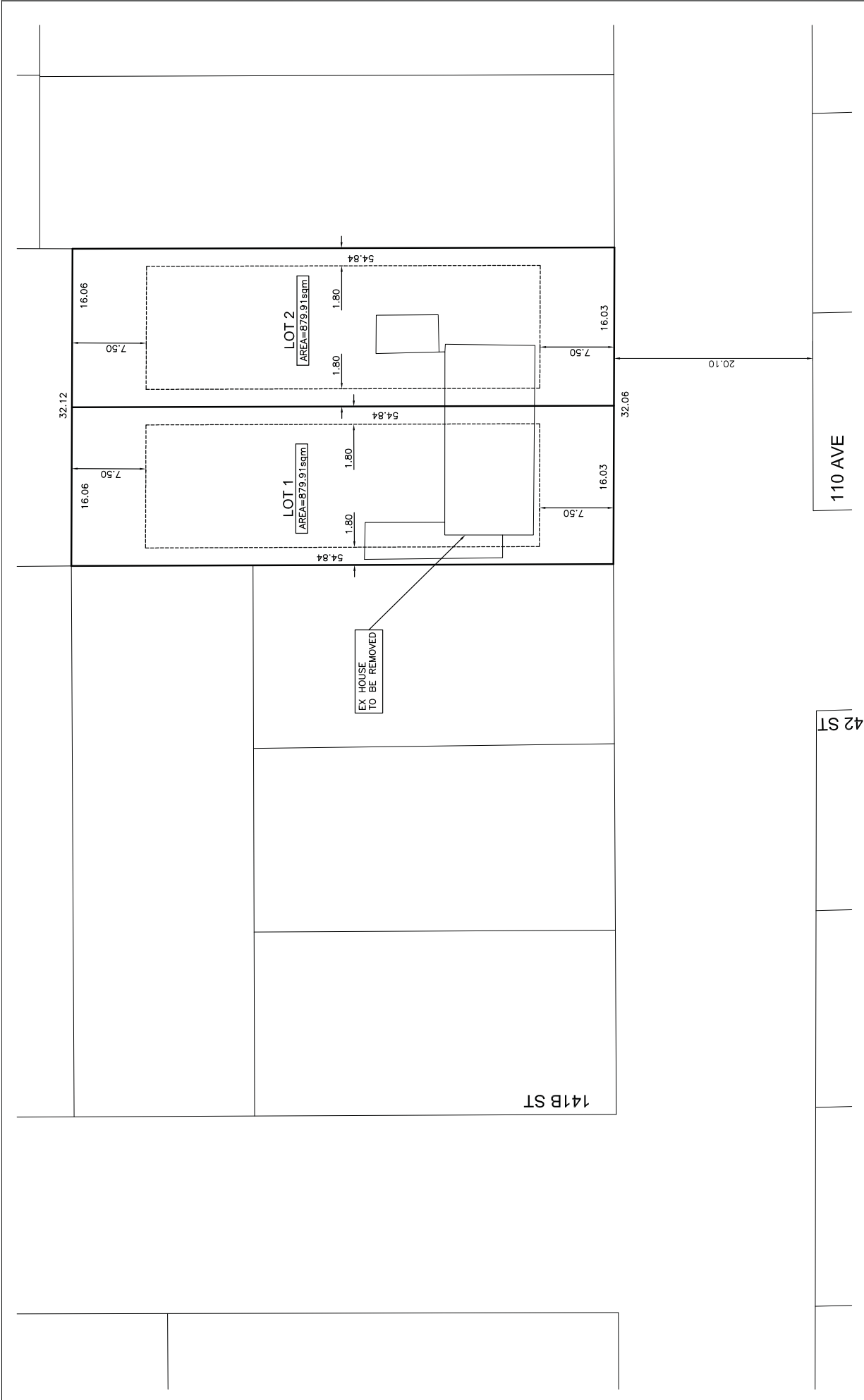
3.      Summary of Actions for City Clerk's Office

- (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	0.435 Acres
Hectares	0.1759 Ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.03 metres
Range of lot areas (square metres)	879.91 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	4.6 lots/hectare
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	60%
<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



NO.		DATE	DRN/CH.	REVISION
0	17/09/10	RM	AB	ISSUED FOR PRELIMINARY LAYOUT APPROVAL
OWNER/DEVELOPER: JASPREET PHAGURA DEVELOPMENT/SITE LOCATION: #14211, 2 LOT SUBDIVISION, 14213, 110 AVE. SURREY, BC DWG. NAME: PRELIMINARY LAYOUT PLAN				
SEAL: _____ TITLE: _____				
DESIGNED: RM DRAWN: RM		SURVEY PROJECT NO.: _____ SURVEY DRAWING NO.: _____ MAINLAND PROJECT NO.: _____		
CHECKED: AB APPROVED: AB		DATE: 11/09/10 REV.: 0		

142 ST

MAINLAND ENGINEERING (2007) CORPORATION  
 SUITE 208 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: chief@mainlandeng.com



INTER-OFFICE MEMO

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

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

DATE: **May 2, 2011** PROJECT FILE: **7810-0291-00**

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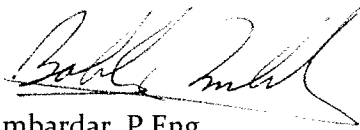
RE: **Engineering Requirements  
Location: 14211 110 Avenue**

**REZONE/SUBDIVISION**

***Works and Services***

- Provide cash-lieu for construction of 110 Avenue to a local road standard; and
- Provide drainage facilities to service the site.
- Provide water and sanitary connections to service the site

A Servicing Agreement is required prior to Rezone and Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

SSA



## SCHOOL DISTRICT #36 (SURREY)

Wednesday, April 20, 2011  
Planning

### 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.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District will review various measures at Kwantlen Park to eliminate projected overcrowding and reduce the number of existing portables. The proposed development will not have an impact on these projections.

### THE IMPACT ON SCHOOLS

APPLICATION #: 10 0291 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

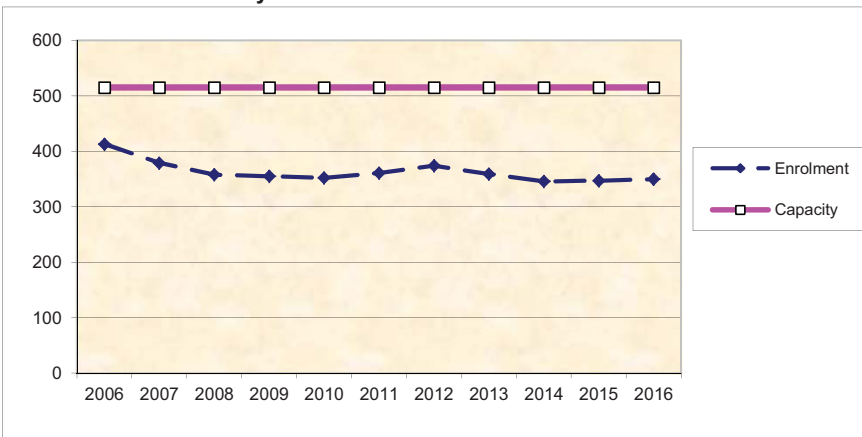
##### James Ardiel Elementary

Enrolment (K/1-7):	36 K + 316
Capacity (K/1-7):	40 K + 475

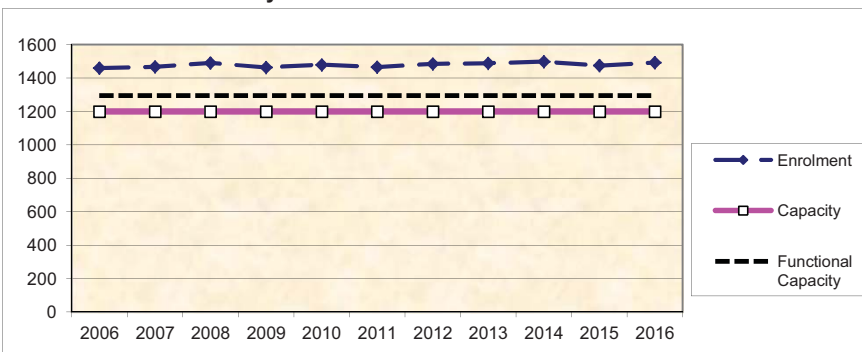
##### Kwantlen Park Secondary

Enrolment (8-12):	1480
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

#### James Ardiel Elementary



#### Kwantlen Park 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 #: 7810-0291-00  
 Project Location: 14211 & 14213 – 110 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:

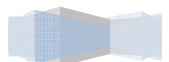
The area surrounding the subject properties consists of a combination of older homes built approximately 20-30 years ago and newer houses about 2 years old. The styles of the homes are "traditional west coast" which range from 1200sf up to 2000 sf, "basement entry homes" and two storey 'split-level homes" which are approximately 3550-4000 sf.

Homes in the neighbourhood include the following:

- Approximately 20-30 year old "Bungalows" 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 2 year old "Traditional" basement entry and 2 storey split level homes with mid-scale massing characteristics. These homes have various roof pitches from 7:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly "shake profile" asphalt shingles or concrete tiles and the cladding is primarily vinyl siding or stucco. 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 storey split level homes.
- 2) All context homes are 2 storey.
- 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



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 7:12 for the newer context homes.

**Dwelling Types/Locations:** Context homes are 2 storey split level homes.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding board with 1x4 vertical wood battens at gable ends, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** Shake profile concrete roof tiles and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighbourhood is older with various types and sizes of homes. Homes include older West Coast Modern, along with newer "Neo-Traditional" style 2 storey basement entry and split level homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

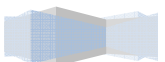
**Dwelling Types/Location:** 2 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighbouring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings (Suites & Basement Entry)** Basement Entry homes not permitted.

**Exterior Materials:** Stucco, Vinyl, Brick, and Stone.

**Colours:** "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, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

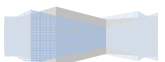
- Roof Pitch:** Minimum roof pitch must be 7:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Not permitted.
- Landscaping:** Landscaping: Moderate modern urban standard: 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)

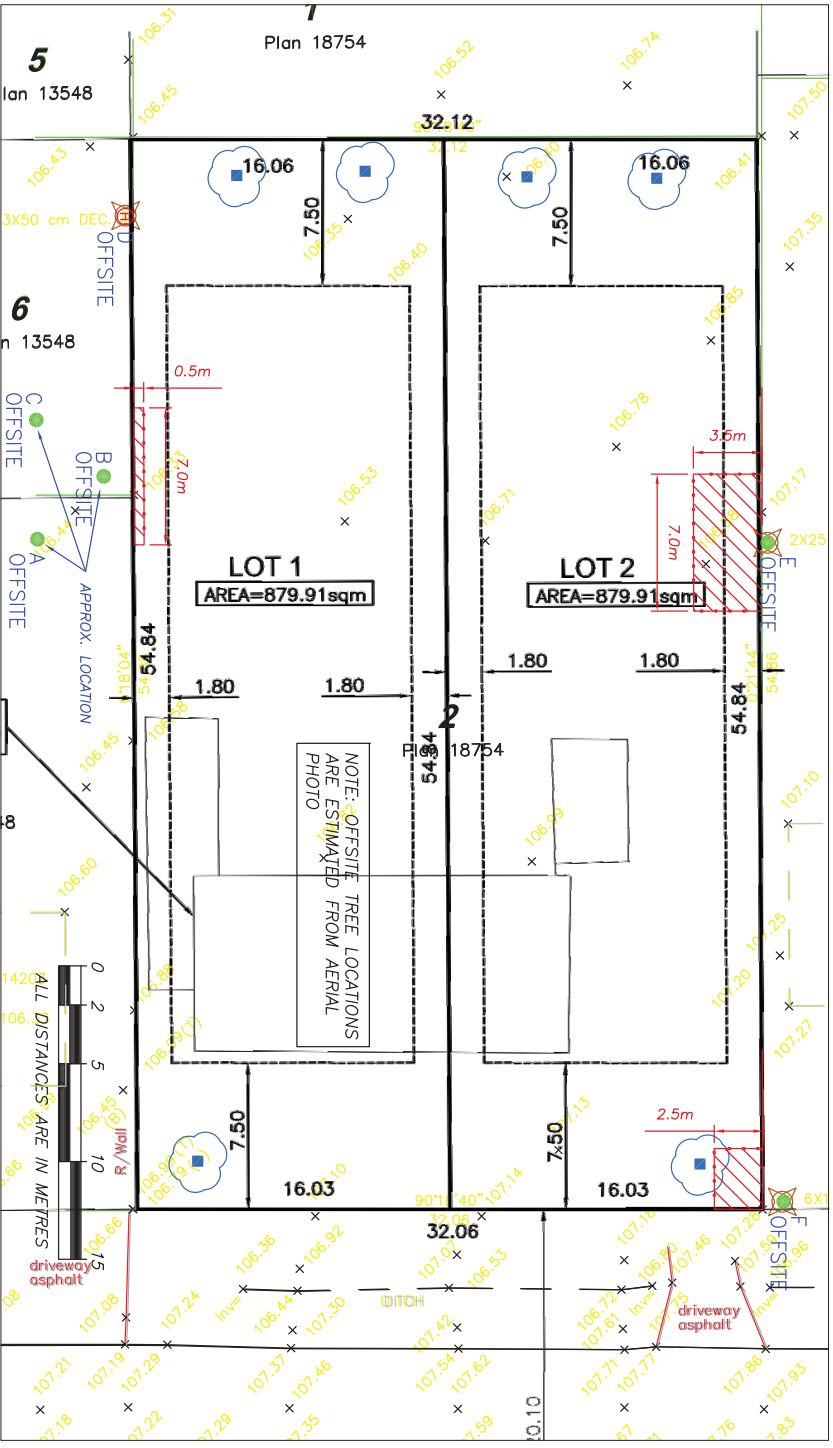
**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: April 21, 2011

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

\_\_\_\_\_  
Date: April 21, 2011



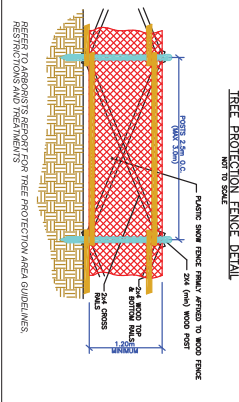


**LEGEND - TREE RETENTION**

- 16.06 (with tree icon) denotes TREE NUMBER. Refer to tree inventory for type.
- (with tree icon) denotes BLAW tree to be REMOVED.
- (with tree icon) denotes BLAW ALDER/COTWOOD tree to be REMOVED.
- (with tree icon) denotes BLAW tree to be REMOVED for mitigation of HIGH RISK (TRPA).
- (with tree icon) denotes UNDER BLAW SIZE TREE to be REMOVED. Species and size as noted.
- (with tree icon) denotes OFFSITE tree requiring DEFECTION, to owner for approval to REMOVE.
- (with tree icon) denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.
- (with tree icon) denotes REPLACEMENT TREE to be planted. Refer to plant list for species and size specifications.

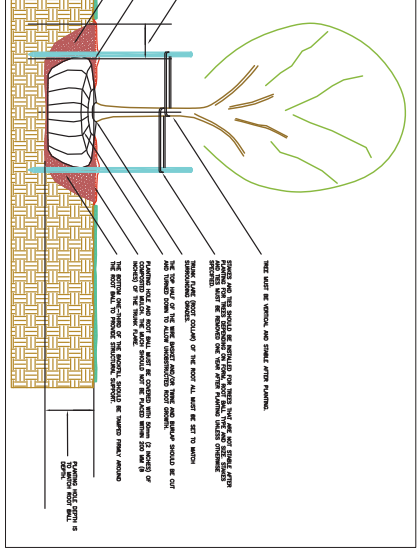
**TREE PROTECTION FENCE DETAIL**

Notes:  
 1. This plan is based on a topographic and tree location survey provided by the owner/contractor.  
 2. The fence shall be installed in accordance with the specifications of the attached schedule of materials.  
 3. The fence shall be installed in accordance with the specifications of the attached schedule of materials.



**THE SCHEDULE**

1. This plan is based on a topographic and tree location survey provided by the owner/contractor.  
 2. The fence shall be installed in accordance with the specifications of the attached schedule of materials.  
 3. The fence shall be installed in accordance with the specifications of the attached schedule of materials.



**PLANT LIST:**

Please use BOTANICAL NAME when ordering plant material.

SMALL MATURE SIZE:	BOTANICAL NAME	COMMON NAME
A16	Sym. col.	Aspen Maple
B16	Sym. col.	Aspen Maple
C16	Sym. col.	Aspen Maple
D16	Sym. col.	Aspen Maple
E16	Sym. col.	Aspen Maple
F16	Sym. col.	Aspen Maple
MEDIUM MATURE SIZE:	BOTANICAL NAME	COMMON NAME
A16	Sym. col.	Aspen Maple
B16	Sym. col.	Aspen Maple
C16	Sym. col.	Aspen Maple
D16	Sym. col.	Aspen Maple
E16	Sym. col.	Aspen Maple
F16	Sym. col.	Aspen Maple
LARGE MATURE SIZE:	BOTANICAL NAME	COMMON NAME
A16	Sym. col.	Aspen Maple
B16	Sym. col.	Aspen Maple
C16	Sym. col.	Aspen Maple
D16	Sym. col.	Aspen Maple
E16	Sym. col.	Aspen Maple
F16	Sym. col.	Aspen Maple

**PLANTING NOTES:**

1. All trees should be planted at least 1.2 m from any property line and at least 3 m from buildings.

2. The planting site for replaced trees should ideally be finished on July 15th of the planting season after planting. The planter is to provide adequate water around the root ball until the tree is established.

3. The planter shall provide a minimum of 10mm of topsoil to the top half of the root ball, even if the nursery supplier recommends that it be left in place.

4. The planter shall provide a minimum of 10mm of topsoil to the bottom half of the root ball, even if the nursery supplier recommends that it be left in place.

5. The planter shall provide a minimum of 10mm of topsoil to the sides of the root ball, even if the nursery supplier recommends that it be left in place.