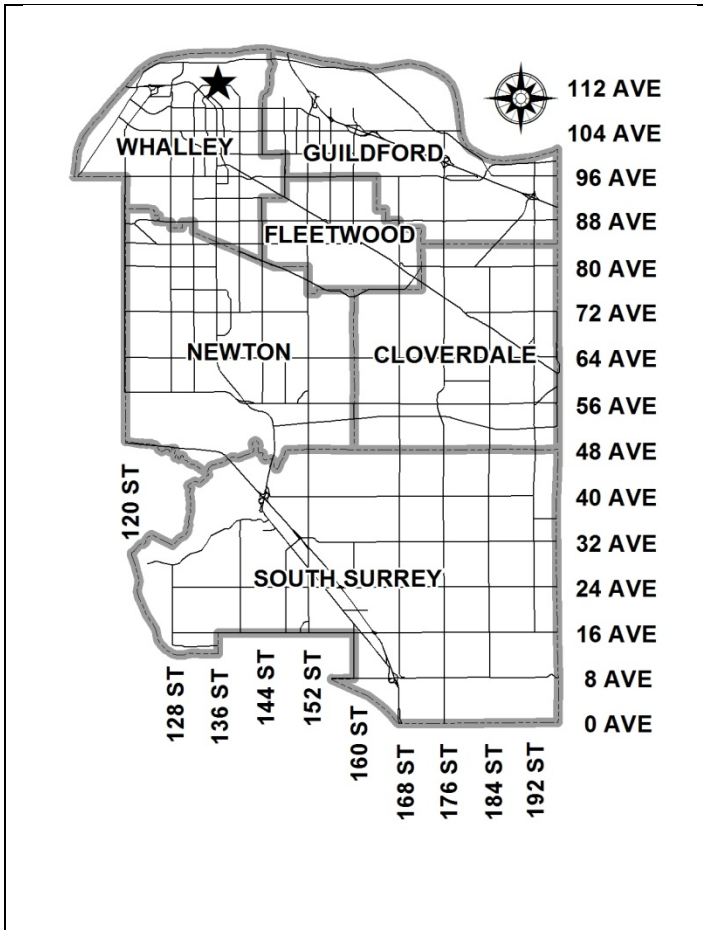


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0024-00

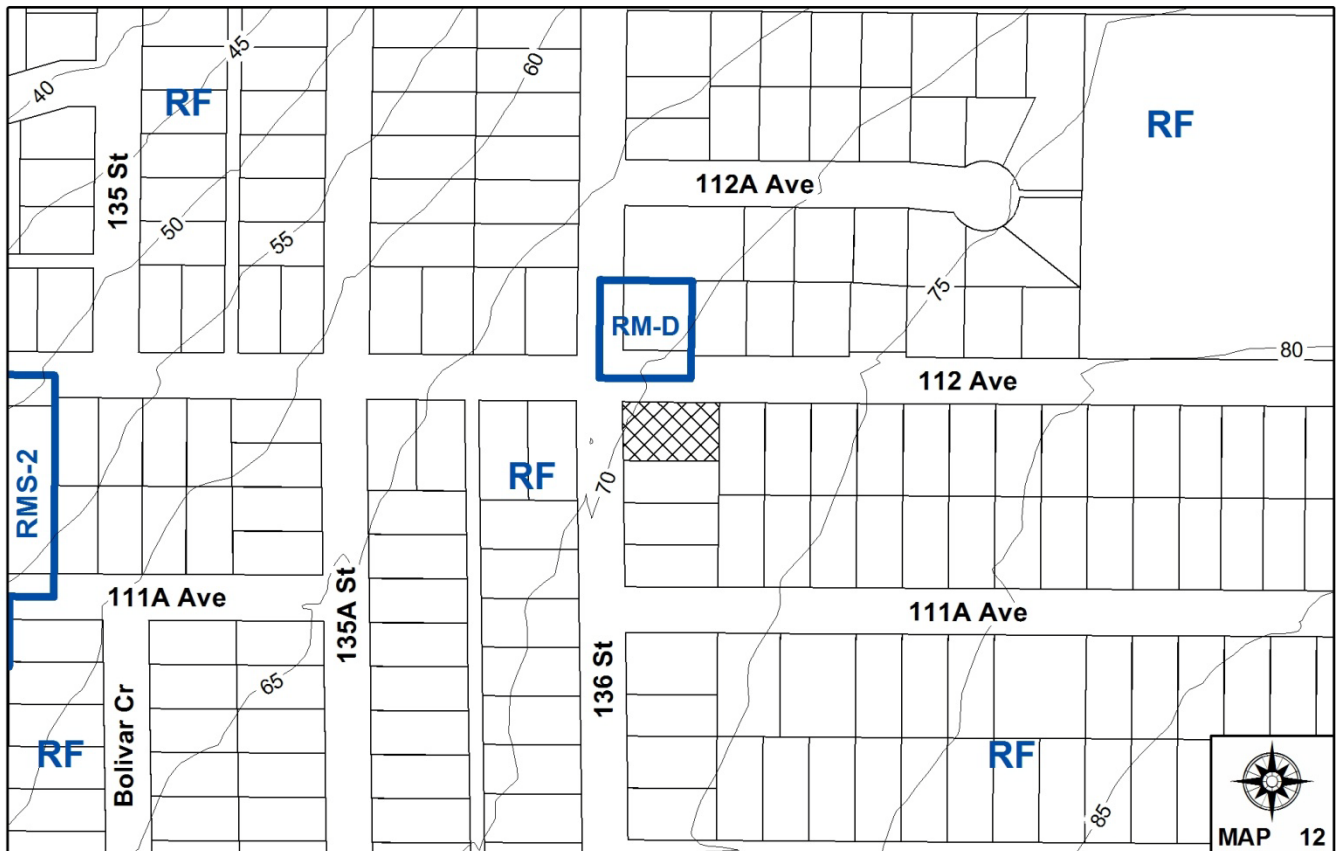
Planning Report Date: December 12, 2011



PROPOSAL:

- **Rezoning** from RF to RF-SD in order to permit the development of two (2) semi-detached residential dwellings on two (2) small single family residential lots.

LOCATION: 13610 - 112 Avenue
OWNERS: Sandeep K Dhaliwal
 Parmjit Dhaliwal
ZONING: RF
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

- Complies with OCP Designation.
- Complies with the Land Use and Density Concept of the Surrey City Centre Plan Update.
- Complies with the guidelines of the "Small Lot Policy".

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) registration of a Section 219 "no build" Restrictive Covenants for:
 - i. structural independence on proposed Lots 1 and 2; and
 - ii. increased front and side yard setbacks on proposed Lots 1 and 2; and
 - (e) registration of the following easements on proposed Lots 1 and 2:
 - i. Maintenance of exterior finishes and drainage facilities; and
 - ii. Party wall.

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 student at James Ardiel Elementary School
0 Secondary students at Kwantlen Park 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 the Winter of 2012.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112 Avenue):	Duplex and single family dwellings.	Urban	RM-D and RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 136 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject property is located at 13610 – 112 Avenue on the northern edge of City Centre. The site is zoned "Single Family Residential" (RF), designated Urban in the Official Community Plan (OCP) and "Single Family / Duplex 0.6 FAR" in the Land Use and Density Concept of the Surrey City Centre Plan Update.
- Development Application No. 7908-0027-00 was submitted on January 29, 2008 to rezone the property to "Duplex Residential Zone" (RM-D) to allow a duplex on the subject property. The development application was closed on February 2, 2011 due to inactivity and the sale of the property.
- The new owner submitted the current Development Application No. 7911-0024-00 on January 28, 2011. The proposal was also to rezone the property to "Duplex Residential Zone" (RM-D) to allow a duplex on the subject property.
- On March 14, 2011, Council approved amendments to the Subdivision and Development By-law and the Zoning By-law to implement new road cross-sections across the City. The subject property borders both an arterial (112 Avenue) and collector road (136 Street), and is therefore, significantly impacted by the new road requirements.
- As a result of the considerably reduced lot size due to the new road standards, the applicant agreed to amend the current proposal to rezone the property to "Semi Detached Residential Zone" (RF-SD) to allow subdivision into two (2) small single family residential lots.
- The subject site is surrounded by an older, established neighbourhood consisting primarily of single family residential lots. There are also a number of existing duplexes in the area, both non-conforming to the existing RF Zone and conforming to the RM-D Zone.

Policy Compliance

- Council approved the Small Lot Residential Zone Policy No. O-52 in Corporate Report No. Coo2 on January 17, 2000. The policy identifies guidelines for the location of RF-SD lots in Urban areas.
- The RF-SD Zone is intended to allow a duplex form of development with each dwelling unit on a fee simple lot.
- The policy states that RF-SD lots may be considered in Urban designated areas adjacent to RF-9 and RF-12 lots that are approximately 800 metres (0.5 mile) from City Centre, Town Centres, and areas with employment and community amenities.
- RF-SD lots are also compatible adjacent to RF lots provided that the development is small-scale and implemented on an incremental basis.
- The subject property is located within the City Centre Plan and is approximately 800 metres (0.5 mile) to the nearest SkyTrain Station. Bus service runs along both 112 Avenue and 136 Street with transit stops near the subject property.
- The site is located approximately 250 metres (820 ft.) from James Ardiel Elementary, 450 metres (1,475 ft.) from Surrey Traditional School, 450 metres (1,475 ft.) from Bolivar Park, and 550 metres (1,805 ft.) from the businesses and services along King George Boulevard.
- The proposed RF-SD Zone is supportable within the context of the existing land uses in the area.

Current Proposal

- The applicant proposes to rezone the subject property from "Single Family Residential Zone" (RF) to "Semi Detached Residential Zone" (RF-SD) to allow subdivision into two (2) small single family residential lots in order to permit the development of a semi-detached building consisting of two (2) attached dwelling units each on its own lot. Secondary suites are not permitted in the RF-SD Zone.
- The RF-SD Zone differs from the RM-D Zone as outlined in the table on the following page:

	RF-SD Zone	RM-D Zone
Type of Dwelling	Two side-by-side dwelling units with a common wall. Each unit is located on a fee simple lot and is not subject to a Development Permit, only Building Design Guidelines.	A maximum of two dwellings units within a duplex building and subject to a Development Permit.
Type of Lot	Each unit is located on a fee simple lot.	Two units on a fee simple lot which could be stratified into two strata lots.
Minimum Lot Size	200 sq.m. (2,150 sq.ft.) for interior lots; 226 sq.m. (2,430 sq.ft.) for corner lots.	930 sq.m. (10,000 sq.ft.)
Minimum Lot Width & Depths	Width: 7.2 metres (24 ft.) for interior lots; 8.7 metres (29 ft.) for corner lots. Depth: 28 metres (90 ft.).	Width: 24 metres (80 ft.) Depth: 28 metres (90 ft.).
Maximum Floor Area	181 sq.m. (1,950 sq.ft.) for each unit.	446 sq.m (4,800 sq.ft.) for corner lots; 372 sq.m. (5,000 sq.ft.) for interior lots (combined for two dwellings).

- Proposed Lots 1 and 2 are significantly larger than the minimum requirements of the RF-SD Zone. Proposed Lot 1 is approximately 407 square metres (4,383 sq.ft.) in size with a lot width of 10.7 metres (35 ft.) and a lot depth of 38.5 metres (126 ft.). Proposed Lot 2 is approximately 384 square metres (4,133 sq.ft.) in size with a lot width and lot depth of 10.0 metres (33 ft.) and 38.5 metres (126 ft.), respectively.
- Each of the proposed units will have tandem parking with a front-loading single garage and second vehicle on the driveway. Paired driveways will provide access to the two (2) lots via 136 Street.
- The minimum front yard setback in the RF-SD Zone is 3.5 metres (11 ft.) from the front property line to the principal building and 2.0 metres (7 ft.) to an unenclosed porch or veranda. Due to the context of the proposed development within an established neighbourhood with predominately single family homes with a minimum front yard setback of 7.5 metres (25 ft.), the proposed dwellings should have increased front and side yard setbacks.
- Therefore, the applicant has agreed to a Section 219 Restrictive Covenant to increase the minimum front yard setback to 7.5 metres (25 ft.) to the principal building and 6.0 metres (19.7 ft.) to a porch or veranda. The minimum external side yard setback will be increased from 1.2 metres (4.0 ft.) to 1.8 metres (6.0 ft.).
- The increased front and side yard setbacks will provide a more desirable transition between the setbacks of the existing homes and the proposed semi-detached units.
- A Restrictive Covenant will also be required to ensure each dwelling is structurally independent since each dwelling unit, although connected to the other, is located on its own fee simple lot.

- As semi-detached units, the proposed dwellings will have shared walls (party walls), and thus, a party wall agreement will be required. An easement agreement for future maintenance and repair is also required. The registration of these agreements is a subject condition of rezoning.

Neighbourhood Character Study and Building Scheme

- Apex Design Group Inc. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- The character study identified that the homes in the surrounding neighbourhood do not provide a suitable architectural reference for current development standards. The proposed guidelines strive to set a good standard for potential future redevelopment in the area.
- The dwellings are proposed to appear as single family dwellings instead of a mirror-image duplex, with significant treatment and design elements along both 112 Avenue and 136 Street.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Mainland Engineering Corporation. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on the two (2) proposed lots with minimal fill. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and the applicant is required to make some minor revisions to the arborist report and tree plans prior to consideration of Final Adoption.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	1	1	0
Chestnut	1	0	1
Western Red Cedar	4	4	0
TOTAL	6	5	1

- According to the tree summary, six (6) trees are identified on the subject site. The applicant proposes to remove one (1) and retain the remaining five (5) trees. The chestnut tree proposed for removal is in fair to poor condition and is located within the proposed building envelope. The applicant is proposing two (2) replacement trees, one (1) on each

proposed lot, which will satisfy the 2 to 1 tree replacement ratio in accordance with the Tree Protection By-law (No. 16100).

PRE-NOTIFICATION

Pre-notification letters were sent out on May 20, 2011 and staff received one (1) letter of concern:

- An area resident is concerned about increased density, traffic congestion, and parking associated with the proposal.

(The Land Use and Density Concept of the Surrey City Centre Plan Update does not propose significant density increases in the immediate area in the near future. Thus, the proposed development will create minimal traffic and parking problems in the neighbourhood. Future expansion and construction of 112 Avenue and 136 Street will improve traffic flow at this intersection. Transportation Engineering states that a traffic signal will be installed at the intersection in the future, but is dependent upon increased traffic volumes.)

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.26
Hectares	0.10
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.0 to 10.7 metres (33 to 35 ft.)
Range of lot areas (square metres)	384.1 to 407.2 sq.m. (4,133 to 4,383 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25.2 lots per hectare (10.2 lots per acre)
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	23%
Total Site Coverage	73%
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

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 1 SECTION 14 B5N R2W NEW WESTMINSTER DISTRICT PLAN 15280

Current Civic Address:
13610 112th Avenue
Surrey, B.C.

SCALE : 1:250

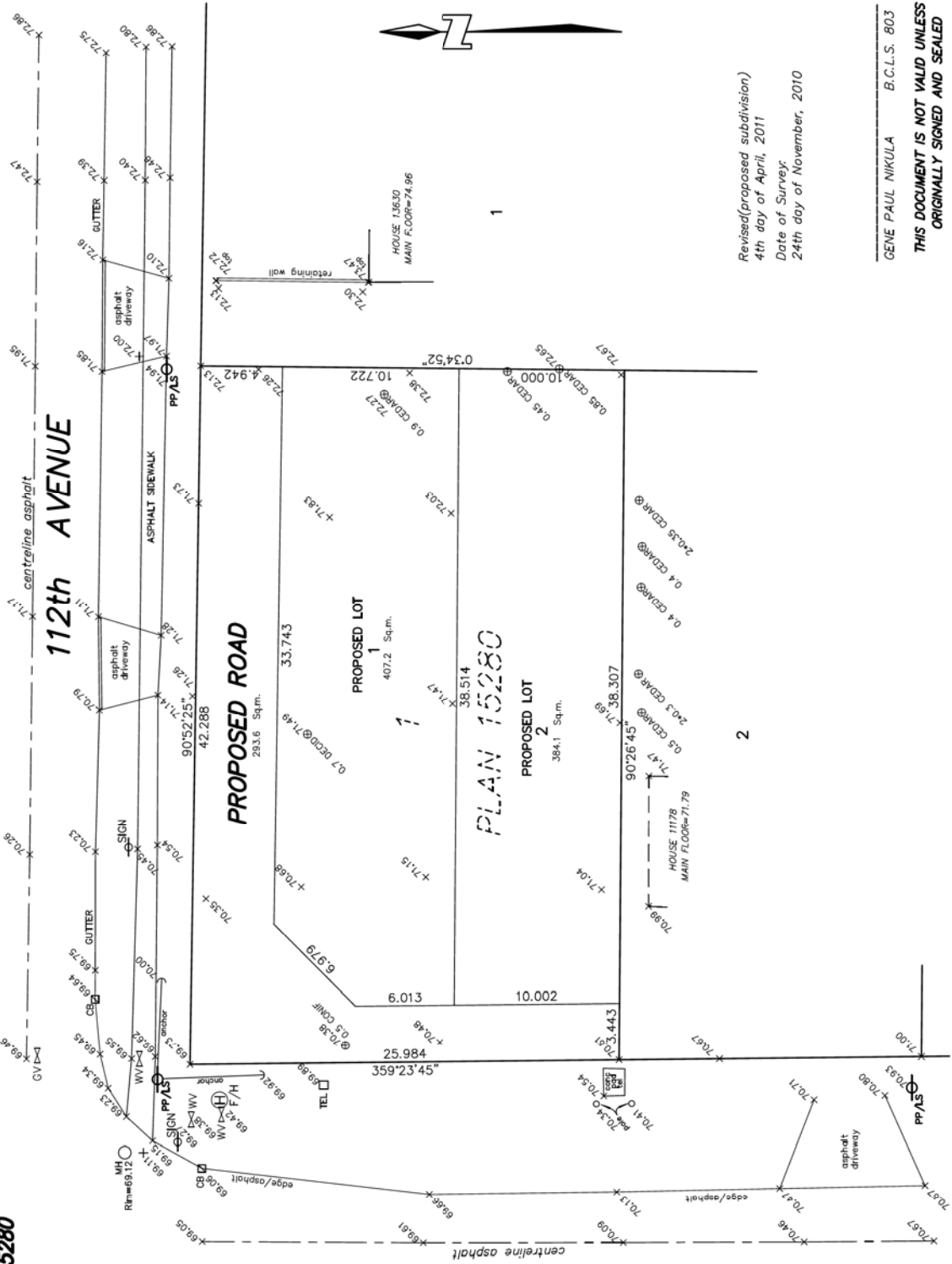
STORM CONNECTION NOT VISIBLE AT TIME OF SURVEY. OWNER TO EXPOSE FOR INVERT ELEVATION.

- Note:
- All dimensions are in metres.
 - This plan is NOT to be used for location of property lines.
 - Elevations are based on City of Surrey Geodetic datum, Monument No. 5390
 - Elevation = 68.376m
 - Only trees with a diameter of at least 0.25m are shown.
 - This plan does not show non-plan charges, liens or interests.

-property dimensions are derived from Land Title Office records and are subject to change upon field survey

- MH ○ ...denotes manhole
- CB □ ...denotes catch basin
- PP/AS ⊖ ...denotes power pole & lamp
- GV/AS ⊖ ...denotes gas valve
- WV/AS ⊖ ...denotes water valve
- CON 0.0 ⊕ ...denotes tree
- F/H ⊕ ...denotes hydrant

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1011107-T02.DWG



Revised(proposed subdivision)
4th day of April, 2011
Date of Survey:
24th day of November, 2010

GENE PAUL NIKULA B.C.L.S. 803
**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**



Monday, May 16, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911 0024 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

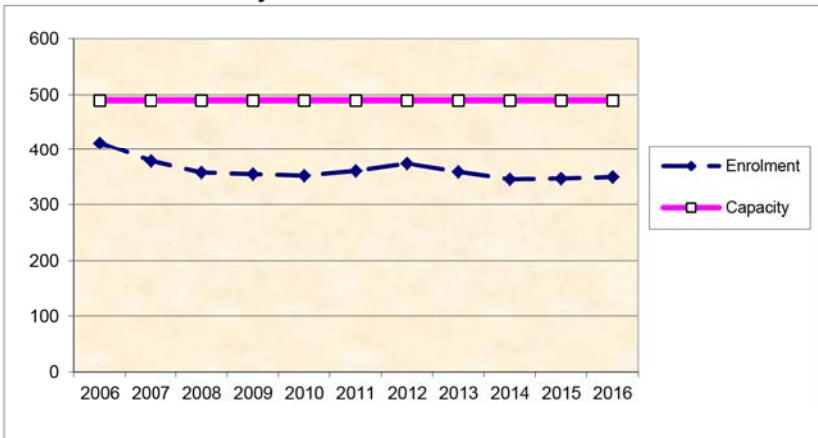
James Ardiel Elementary	
Enrolment (K/1-7):	36 K + 316
Capacity (K/1-7):	40 K + 450
Kwantlen Park Secondary	
Enrolment (8-12):	1480
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

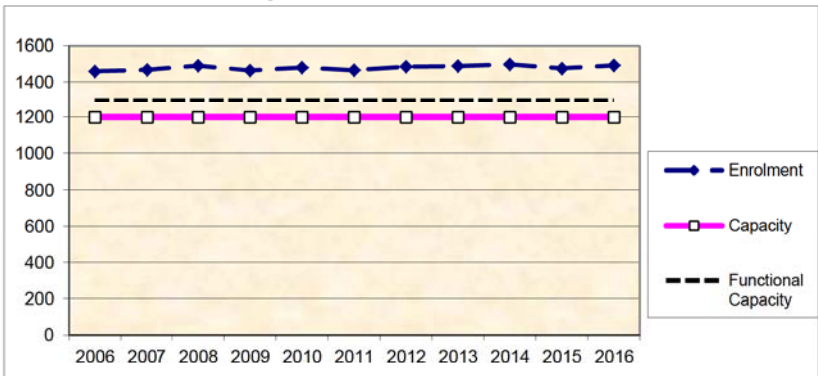
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

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**V.1.0**

Surrey Project no.: 11-0024-00
Property Location: 13610 – 112 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 1000-3000sf.

Most of the existing homes have low massing characteristics with 85% of the homes having a one 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 asphalt shingles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl with Brick for an accent material. Accent trims are not evident on most of the existing homes.

Landscaping is of a moderate planting standard with 100% of the homes having Asphalt 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” 18.0%
 “Basement Entry/Cathedral Entry” 27.00%
 “Rancher (Bungalow)” 55.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 91.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 9.00% 2001 - 2500 sq.ft excl. garage
 00.0% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 30.0% Stucco: 63.0% Vinyl: 7.0%
/Materials: Brick or stone accent on 24.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 97.00% Cedar Shingles: 3.00%
 Concrete Tiles: 0.00% 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 “Rancher”, 10-40 year old “West Coast Traditional” homes are set 25 to 40 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 Asphalt Shingles on most of the homes. Most homes are clad in Stucco.

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 Levels and Ranchers (Bungalows).

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)

Exterior Treatment /Materials:	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.
Exterior Materials /Colours:	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.
Roof Pitch:	Minimum 7:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:


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

March 24, 2011
 Date