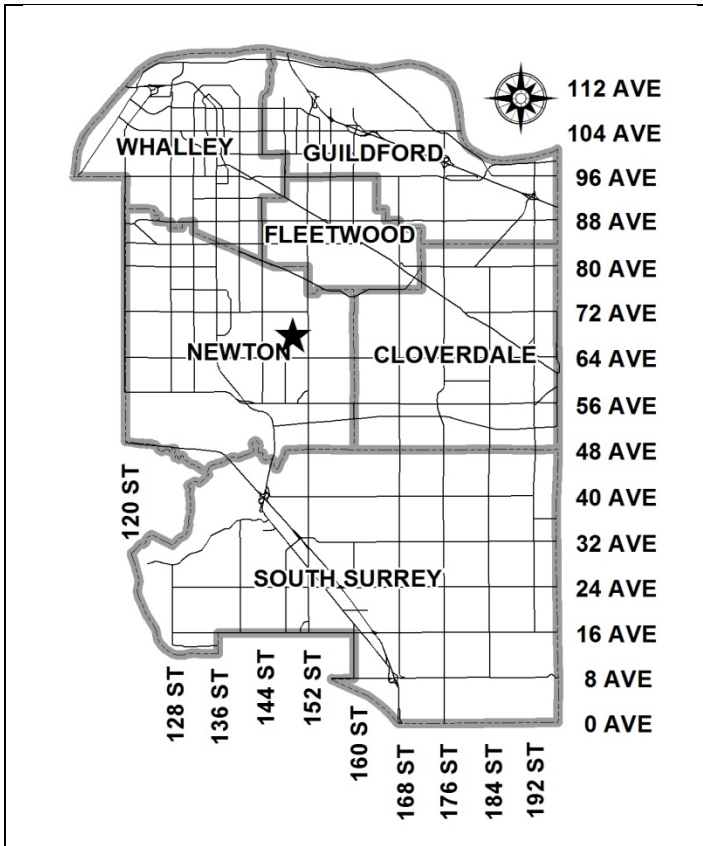


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0033-00

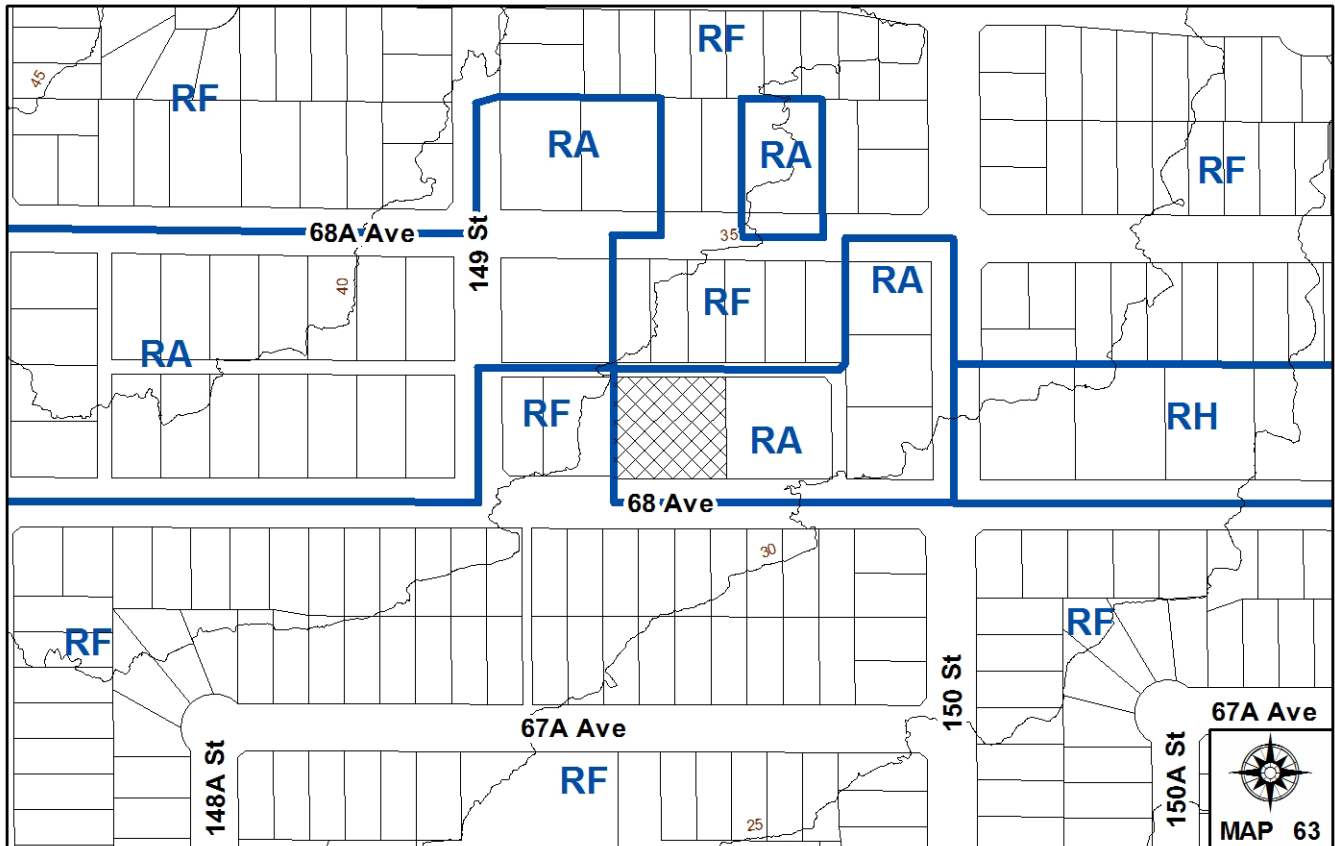
Planning Report Date: April 23, 2012



**PROPOSAL:**

- **Rezoning** from RA to RF in order to allow subdivision into 2 single family lots.

**LOCATION:** 14941 - 68 Avenue  
**OWNER:** Cory D Smith and Jacqueline Smith  
**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 the East Newton South NCP Designation.
- The proposal is consistent with the development pattern established in the surrounding area.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject property 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, 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 Restrictive Covenant to ensure tree and root zone protection on proposed Lots 1 and 2; and
  - (e) registration of a Section 219 Restrictive Covenant to ensure the lane access requirement for future subdivision of Lot 1.

### 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 T. E. Scott 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 2013.

(Appendix IV)

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained.

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north side of 68 Avenue, between 149 Street and 150 Street in East Newton. 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 subject property is currently zoned "One Acre Residential" (RA).
- A previous application located to the immediate west of the subject property was completed on November 28, 2006 (7904-0076-00). This application is similar to the current proposal: the property was rezoned from RA to RF, and the lot was subdivided from one to two lots, with the existing dwelling retained. The lot where the existing dwelling is being retained has the potential to further subdivide into two lots.
- Two other applications located north of the subject property have been completed in 2011. (No. 7909-0205 and No. 7909-0213). These applications involved rezoning to RF and each property were subdivided into three single family lots.

Proposal

- The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into two single family lots, while retaining the existing dwelling. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the East Newton South Neighbourhood Concept Plan (NCP).

Subdivision Layout

- Both proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 646 square metres (6,953 sq. ft.) for Lot 2 to 1,294 square metres (13,928 sq. ft.) for Lot 1. Lot 1 is 31.5 metres (103 ft.) wide and Lot 2 is 15.7 metres (51 ft.) wide (Appendix II).
- The applicant is proposing to retain the existing dwelling on Lot 1. Total floor area of the existing dwelling is 230 square metres (2,476 sq. ft.), and meets all setback requirements of the RF Zone.

- Lot 1 is of sufficient size to subdivide further into two lots should the existing dwelling ever be moved or demolished.
- The applicant is proposing to dedicate 1.942 metres on 68 Avenue. A 0.5 metre statutory right-of-way is also required along 68 Avenue (Appendix III).
- Proposed Lots 1 and 2 will front onto and take access from 68 Avenue. Access to Lot 1 will remain in its current location until further subdivision. If Lot 1 subdivides further, access will be required from the lane; this requirement will be secured with a Restrictive Covenant.
- It is noted that one tree is marked for preservation at the north end of Lot 1 (Tree #141) and deferring lane construction until further subdivision will enable its survival in the interim; it is a Weeping Willow in moderate/poor condition, and is likely to be located inside future driveway locations. Future servicing and lane construction are also likely to encroach upon the root protection zone of the tree (Appendix VII).
- Access to Lot 2 will be taken from 68 Avenue, to facilitate preservation of two protected trees at the north end of Lot 2.

#### Building Scheme and Lot Grading

- The applicant for the subject property has retained Mike Tynan 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).
- The dwelling to be retained does not require exterior upgrades, but any major renovations to the structure will be required to be compatible with the surrounding neighbourhood character.
- 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.

#### Tree Preservation

- Dave Andermatt prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed; minor changes may be required prior to PLA issuance.
- The Arborist Report indicates there are 10 mature trees on the subject property. The report proposes the removal of one tree, a Douglas Fir assessed as potentially hazardous due to poor crown structure. 9 trees will be retained; 5 on proposed Lot 1, and 4 on proposed Lot 2. No replacement trees are proposed to be planted given a total of nine (9) trees will be retained on site.

### Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Cedar	1	1	0
Douglas Fir	2	1	1
Falsecypress	6	6	0
Weeping Willow	1	1	0
<b>Total</b>	<b>10</b>	<b>9</b>	<b>1</b>

- Under Tree Protection By-law (16100), 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 1 other tree is to be removed, a total of two (2) replacement trees would be required for this application. No replacement trees are proposed. Under the requirement of the Tree Preservation By-law, this will result in a replacement deficit of two (2) trees, and monetary compensation of \$600.00 at \$300.00 per tree is required.

#### DISCUSSION

- The proposed rezoning and subdivision is compatible with the development pattern established in the surrounding area, and are in accordance with the land use designations of the OCP and the East Newton South NCP.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on August 17, 2011 and staff received no response.

#### 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.	Tree Location and Protection Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

NA/kms

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. 4/19/12 11:10 AM



## SUBDIVISION DATA SHEET

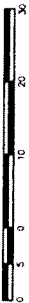
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.5
Hectares	0.2
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.75 – 31.5
Range of lot areas (square metres)	677 – 1355
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.6/4
Lots/Hectare & Lots/Acre (Net)	1.6/4
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	48
Estimated Road, Lane & Driveway Coverage	2
Total Site Coverage	50
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<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



**PRELIMINARY SUBDIVISION PLAN OF LOT 25,  
SECTION 15, TOWNSHIP 2, N.W.D. PLAN 23123.**

SCALE 1:500



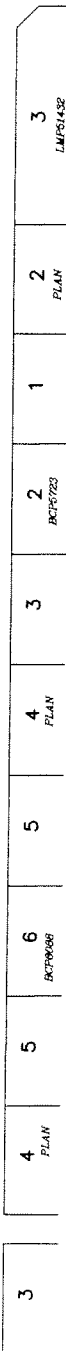
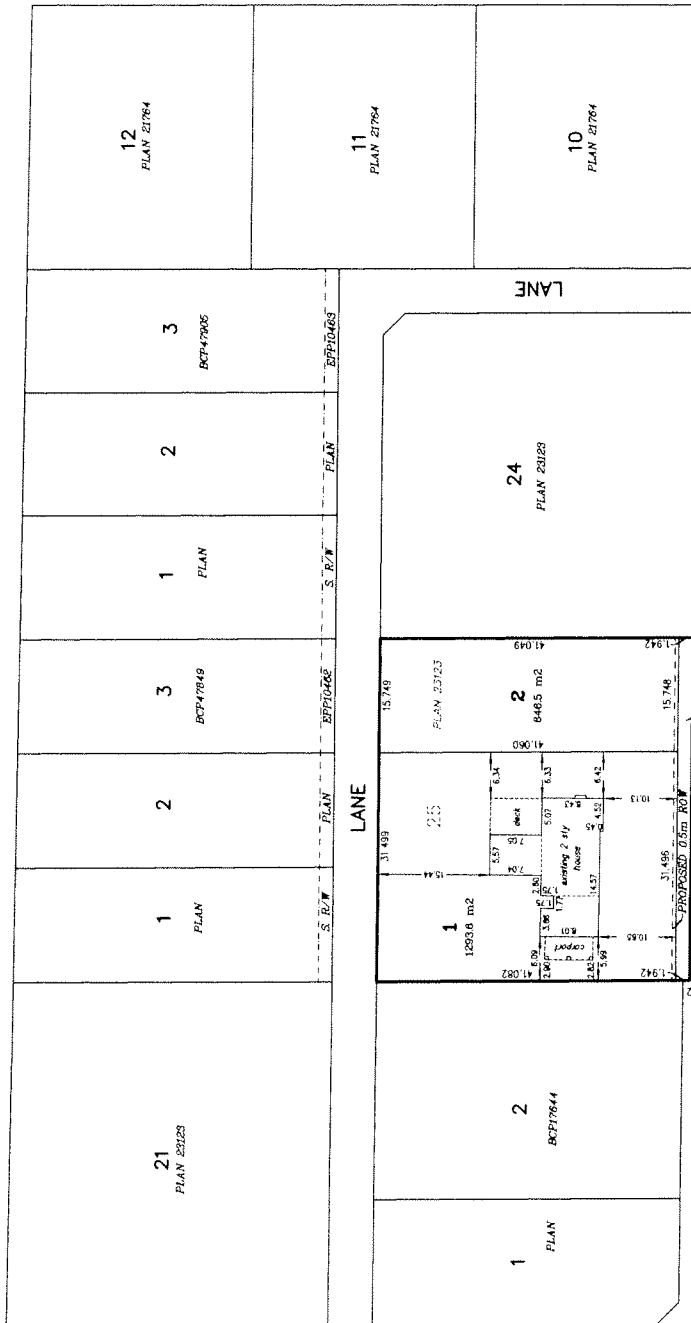
All Distances are in Metres.

CIVIC ADDRESS  
14541 68th AVENUE  
SURREY, B.C.  
P.L.D. 001-936-891

LOT 1 F.A.R. CALCULATION	
LOT AREA =	1284m <sup>2</sup>
MAIN FLOOR AREA =	420m <sup>2</sup>
GARAGE AREA =	420m <sup>2</sup>
UPPER FLOOR AREA =	390m <sup>2</sup>
F.A.P. AREA =	1290m <sup>2</sup>
LOT COVERAGE =	19%



68 'A' AVENUE



Certified correct, completed on  
the 15th day of June, 2011.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 8850 176 'A' Street  
Clowdait, B.C.  
FILE: JS1168P51

B.C.L.S.

---

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

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

DATE: **June 22, 2011**  
*Revised February 17, 2012*

PROJECT FILE: **7811-0033-00**

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RE: **Engineering Requirements  
Location: 14941 68 Ave.**

**REZONE/SUBDIVISION**

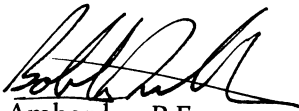
***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 68 Avenue; and
- Provide 0.500 metre wide statutory right-of-way on 68 Avenue.

***Works and Services***

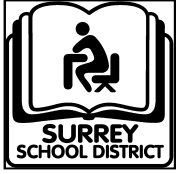
- Construct 68 Avenue to Major Collector standard;
- Provide cash-in-lieu for south half of the lane, including drainage;
- Provide restrictive covenant for lane access; and
- Pay SDR fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



## SCHOOL DISTRICT #36 (SURREY)

Monday, August 29, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 11 0033 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 2008 Enrolment/School Capacity

##### T. E. Scott Elementary

Enrolment (K/1-7):	54 K + 354
Capacity (K/1-7):	40 K + 275

##### Frank Hurt Secondary

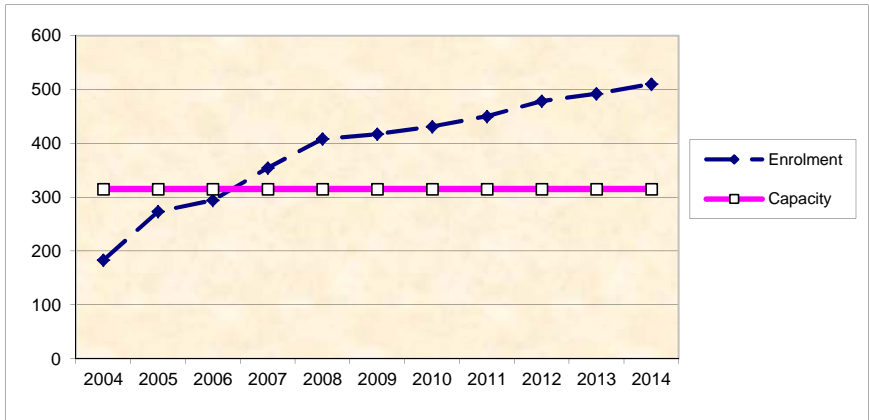
Enrolment (8-12):	1207
Capacity (8-12):	1250

#### School Enrolment Projections and Planning Update:

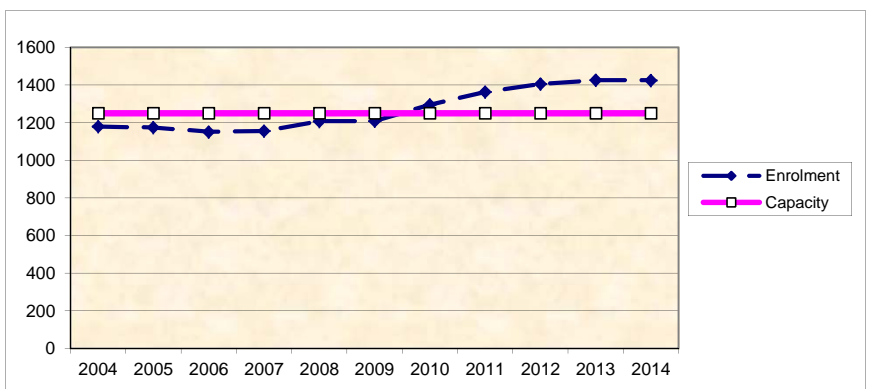
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table below includes modular complexes at T.E. Scott with capacity of 100 and Frank Hurt with capacity of 150. It is noted that when Chimney Hill Elementary School opened in 2001 there was a major enrolment move, leaving surplus capacity available at T. E. Scott for future growth. Enrolment has slowly increased with new housing over the last few years, and this trend is expected to continue until the ultimate residential build out for the NCP is achieved. An addition to T.E. Scott is identified in the 2006-2010 Five Year Capital Plan for funding approval in 2009/2010. 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



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7911-0033-00  
Project Location: 14941 – 68 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 that experienced substantial redevelopment in the late 1990's and early 2000's. With the exception of a few remaining RA zoned parcels north and northwest of the subject site, most of the lands surrounding the subject site have been subdivided into RF zoned lots similar to what is proposed at the subject site.

Older homes in this area include one Basement Entry type home and one Cathedral Entry type home; both box like structures in which the upper floor is constructed directly above or forward of the lower floor (thus exposing the entire upper floor to street views). These homes have low slope roofs (2:12) with a tar and gravel surface. These homes are clad in stucco and in cedar. There are two other homes; an older (1950's) 1 ½ storey dwelling, and a Bungalow. Of the older homes, only the Bungalow at 14968 – 68 Avenue can be considered to provide acceptable architectural context for the subject site.

Most homes (71%) in this area are Two-Storey type, all of which have a floor area between 2500 sq.ft. and 3550 sq.ft (including a double garage which has been used on all homes). In order of precedence, styles in this area include "Neo-Traditional" (64%), "West Coast Modern" (7%), "Traditional" (7%), "West Coast Traditional" (7%), and "Old Urban" (14%).

These newer homes all have massing designs that range from "mid-scale" to "mid-to-high" scale. The massing designs are a common configuration in which the front façade at the main floor consists of a double garage, and a combined 1 ½ storey front entrance and 12 foot living room under one roof structure. The upper floor is offset toward the rear with a roof extending up from the main floor to the upper floor thus concealing some upper floor wall mass.

Most homes are configured with a main common hip roof (79%) and between two and five street facing feature common gable projections. Fifty seven percent of homes have a roof slope of 8:12 or greater. Roof surface materials in order of precedence include shake profile concrete roof tiles (64%), tar and gravel (21%) and asphalt shingles (14%).

A variety of wall cladding materials have been used including stucco, vinyl, and cedar. Feature cladding materials including a stone veneer at the main floor and vertical 1x3 wood battens over Hardipanel at gable ends (to simulate board and batten siding). Most of the new homes have a natural or neutral colour scheme for main cladding with either neutral or primary derivative colours used on trim.

Fifty seven percent of lots are landscaped to an "above-average" standard for RF zoned lots. Fourteen percent of yards are landscaped to an "extraordinary" standard. Seventy nine percent of all lots (100% of all newer homes) have an exposed aggregate driveway. Generous landscapes are an obvious and important character trait for this area

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

- 1) Context Homes: 57 percent of homes in this area can be considered context homes. There is ample architectural context in the surrounding area to provide character-consistent guidance for the subject site. There has however been improvements in massing designs with respect to proportionality, balance, and interest, that have occurred since these homes were constructed. The recommendation is to employ new massing design standards that are reasonably compatible with the existing homes.
- 2) Style Character : The newest homes are "Neo-Traditional" style (64%) or "Traditional" style (7%). The remaining homes are "West Coast Modern", "West Coast Traditional" and "Old Urban" style.
- 3) Home Types : Dominance of Two-Storey home type. All new homes (71% of all homes) in the surrounding area are Two-Storey type.
- 4) Massing Designs : Surrounding new homes that are identified in the appendix to the character study as "context homes" provide desirable massing context. The homes are well balanced and correctly proportioned, and could be emulated.
- 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 most new homes in this area).
- 6) Exterior Wall Cladding : A wide variety of wall cladding materials including stucco, vinyl, cedar, Hardipanel, and stone have been used. A similarly wide range of materials should be available to new homeowners at the subject site.
- 7) Roof surface : Roof surfaces include shake profile concrete tiles (64%), asphalt shingles (14%), and tar and gravel (21%).
- 8) Roof Slope : Roof pitch 7:12 or higher on 78% of new homes, and 8:12 or higher on 57% of new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	71.4%
	Basement Entry/Cathedral Entry	14.2%
	Rancher (bungalow).....	7.1%
	Split Levels.....	0.0%
	1 ½ Storey .....	7.1%

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

**Roof Pitch and Materials:** Shake profile concrete tiles are clearly dominant. Tar and Gravel and asphalt shingles are also evident.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are a few remaining "Old urban" homes in this area. However, the residential character is now identified by the majority of newer homes in this area. The new homes are 3000-3500 sq.ft. "Neo-Traditional" style Two-Storey type homes. These homes have mid-scale massing designs with mass allocations distributed in a proportionally acceptable and balanced manner across the façade. The homes all configured with a 1 ½ storey front entrance plus 12 foot high room at the main floor, under a combined roof system. Main roof forms are common hip or common gable at a 7:12 or 8:12 slope. All homes have common gable projections articulated with Hardiboard and 1x3 vertical wood battens (designed to simulate board and batten). Most roofs are covered with shake profile concrete roof tiles. Landscaping meets a common modern urban standard.

## 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", or "Traditional". 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 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

Strong relationship with neighbouring "context homes", especially those at 14922 – 68 Avenue, and 6816 – 149 Street. Homes will therefore be "Neo-Traditional", "Neo-Heritage", and "Traditional" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**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 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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a minimum 30 year warranty plus raised ridge cap, and new environmentally sustainable roofing products with a thick shingle texture. Grey, brown, black only.

**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:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 22 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** June 28, 2011

**Reviewed and Approved by:**



**Date:** June 28, 2011

## Tree Protection

No development is planned for Lot 1 at this time and therefore Protection Barriers should not be required for the trees located there. The tree protection barriers slightly exceed city bylaw requirements for Tree #143. The bylaw formula for multiple stems gives a larger Tree Protection Zone for Tree #142, however, the 6.5m is expected to provide ample protection for this tree.

The small trees and shrubs on the neighbour's property to the east will be adequately protected without any additional Tree Protection Zone in Lot 2.

No work is permitted within the protection barrier as well as no access by machinery or storage of soil, equipment or any other materials.

### As per the City of Surrey bylaw:

*No trees are to be removed until authorization for removal has been received from the City of Surrey in the form of a Tree Cutting Permit; payment of fees does not constitute authorization. Failure to obtain authorization may result in fines and legal action pursuant to the Tree Protection Bylaw No. 16100. Permits must be posted on-site, a minimum of 24 hours, before any cutting commences and must remain in place throughout the duration of cutting.*

Prior to undertaking any works on the site:

- All permits must be approved and fees and securities paid;
- All trees proposed for retention must be properly protected; and
- Protection measures must be inspected and approved by the City's Tree Protection Staff.

### Retention/Removal & Tree Replacement Summary

	On-site	Off-site	City	Total
Total # Trees Retained	9	3	0	12
Total # Trees Removed	1	0	0	1
<b>TOTAL</b>	<b>10</b>	<b>3</b>	<b>0</b>	<b>13</b>
Trees for 1:1 replacement	0	0	0	0
Trees for 2:1 replacement	1	0	0	1 tree @ 2:1 = 2 replacement trees
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2 replacement trees</b>

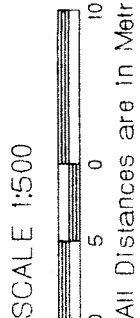
\* There are no Red alder or Cottonwood trees on this property.





**Pacific Sun  
Tree Services**  
604-323-4270  
andermatt.forest@shaw.ca  
www.pacificsuntree.com

# Tree Location and Protection Plan



- Date: July 2011
- Client: Residential
- Project Address: 14941 86th Ave., Surrey
- Tree Recommended For Retention: ● 1
- Tree Recommended For Removal: ● x 1
- Actual Crown Drip-line: ○
- Protection Barrier: - - -

