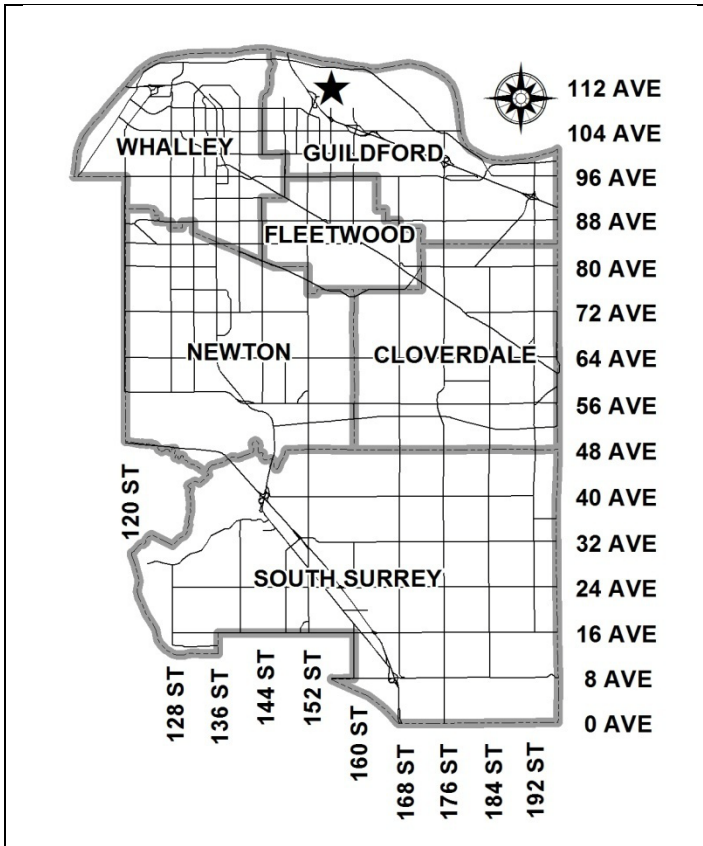


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0049-00

Planning Report Date: July 11, 2011



PROPOSAL:

- **Rezoning** from RA to RF

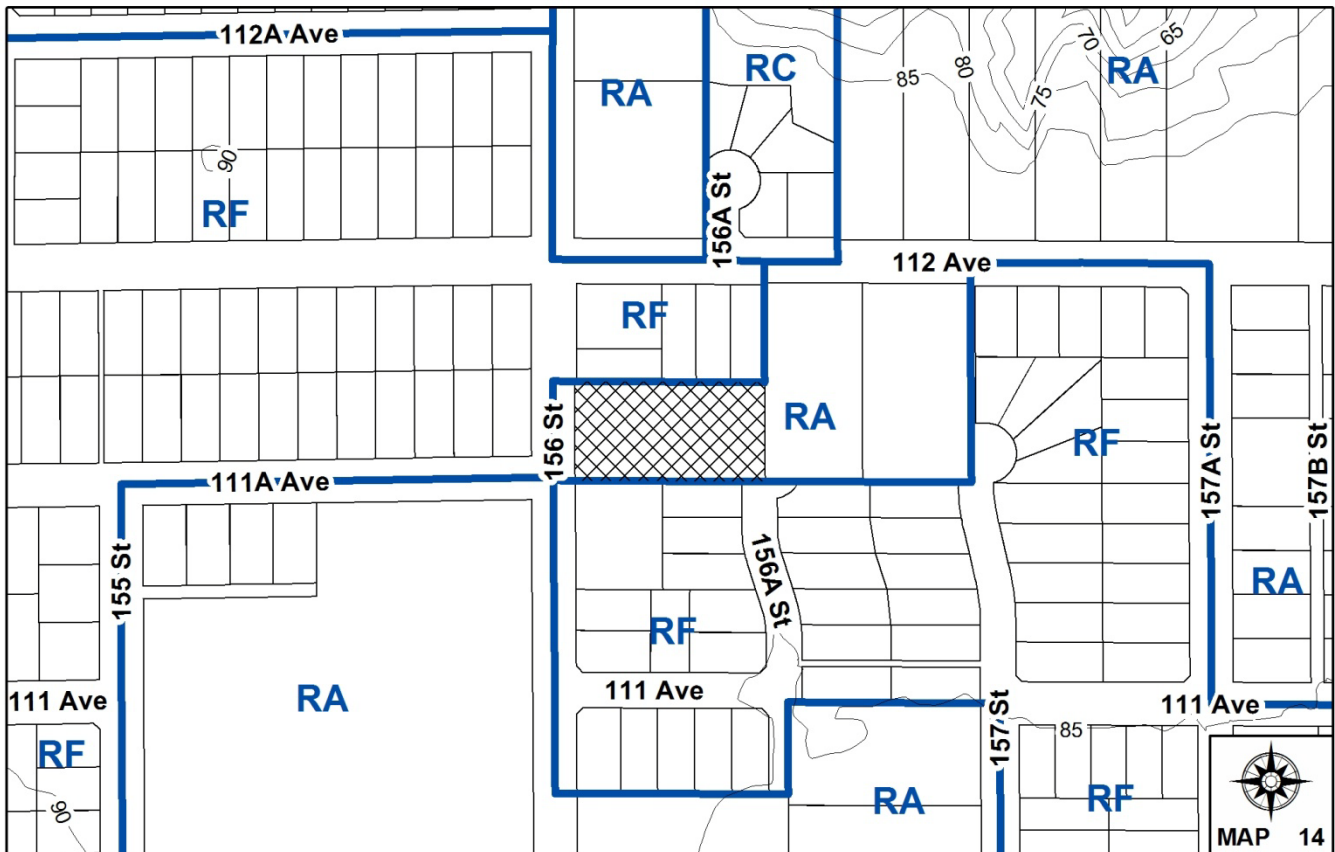
in order to allow subdivision into five (5) single family lots.

LOCATION: 11160 - 156 Street

OWNER: Darlene Ruth Nicol

ZONING: RA

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.
- The proposed development is consistent with the pattern of development in the area.

RECOMMENDATION

1. The Planning & Development Department recommends that:
 2. 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.
 3. 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) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

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: 2 Elementary students at Dogwood Elementary School 1 Secondary student at Fraser Heights Secondary School
Parks, Recreation & Culture:	Some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to find a way to work together to resolve these concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with one single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Acreage parcel with future subdivision potential.	Urban	RF
South:	Single family dwellings and an oversized RF zoned lot currently under land development application No. 7911-0021-00 for a 3 lot subdivision	Urban	RF
West (Across 156 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSProposal

- The 4,000 - square metre (1.0 acre) subject site, located at 11160 – 156 Street in Fraser Heights is currently zoned "One-Acre Residential (RA)". This application proposes rezoning the site to "Single Family Residential Zone (RF)" and subdividing into five (5) lots. The proposed RF Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- The proposed lots meet the area and dimension requirements of the RF Zone. They range in size from 573 square metres (6,168 sq. ft.) to 1,178 square metres (12,680 sq. ft.). Lot widths meet or exceed 15.0 metres (50 ft.) and the lot depths range from 28 metres (92 ft.) to 39 metres (128 ft.)
- The subject property is within an infill area. Council Policy requires the proposed lots to reflect the average lot width of adjacent lots or a minimum width of 16.5 metres (54 ft.). Although the proposed lot widths are less than 16.5 metres (54 ft.), the applicant has demonstrated community support for the proposal.
- The existing single family dwelling on proposed Lot 2 will be retained. A location certificate provided by the applicant confirms the dwelling complies with the setback and floor area ratio (FAR) requirements of the RF Zone. This lot has future subdivision potential into two (2) single family lots.
- A portion of the cul-de-sac bulb on 156A Street will be constructed as part of the proposed development.

- The proposed subdivision is consistent with the pattern of development and concept plan for the area.

Site Context

- The subject property is one of several large properties in this area of Fraser Heights which have future subdivision potential, as follows (Appendix VI):
 - 11140 – 156 Street, located to the immediate south is currently under land development application No. 7911-0021-00 to subdivide into three (3) single family RF-zoned lots, each lot being approximately 16.75 metres (55 ft.) wide.
 - 15694 – 112 Avenue, located to the east of the subject property is under land development application No. 7911-0082-00 and proposes to rezone from One-Acre Residential (RA) to RF to allow subdivision into four (4) single family lots.
 - 15630 – 112 Avenue, located north of the subject site, has the potential to subdivide into two (2) RF-zoned lots.
 - 15560 – 112 Avenue, which borders the eastern edge of the property, is an acreage parcel with future subdivision potential contingent upon a rezoning application.
 - Seven RA-zoned lots between 110 Avenue and 111 Avenue, east of 156 Street have future subdivision potential contingent upon rezoning.
- Northview Park is located nearby at the southwest corner of 111A Avenue and 156 Street.

Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. 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.
- In order to reflect the established character of newer homes within the neighbourhood, the design consultant identified specific styles of homes which form the basis for interpreting the Building Scheme regulations. These styles include, "Neo-Traditional" and "Neo-Heritage".
- Several surrounding homes have exposed aggregate concrete driveways. Therefore, only exposed aggregate concrete, pavers, or stamped concrete will be permitted as driveway materials for the proposed lots.

Lot Grading

- Preliminary lot grading plans were prepared by CitiWest Consulting Ltd. The plans were reviewed by staff and found acceptable.

- The applicant proposes in-ground basements on all lots. 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.

Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable pending minor revisions.
- The chart below provides a preliminary summary of the tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Mountain Ash	1	0	1
Paper Birch	2	1	1
Western Red Cedar	13	2	11
Cherry	2	0	1
Douglas Fir	1	1	0
Total	19	3	16

- All 16 trees proposed for removal are either hazardous or are located within, or near the building envelope.
- The preliminary report indicates 32 replacement trees are required and 17 replacement trees are proposed. Cash-in-lieu will be provided for the 15 trees in deficit. The average number of trees proposed per lot is 4.

PRE-NOTIFICATION

Pre-notification letters were sent on March 28, 2011 and staff received one call.

- The caller expressed concern about the developments impact on existing trees and requested a copy of the proposed subdivision layout.

(Staff e-mailed a copy of the proposed subdivision layout and noted that tree retention will be based on an Arborist Report provided by the applicant.)

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. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Context Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 7/5/11 11:56 AM

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac.
Hectares	.4 ha.
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	15.0m – 30.65m
Range of lot areas (square metres)	560 m ² - 1,178 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.36 lots/ha 5 lots/ac.
Lots/Hectare & Lots/Acre (Net)	13.24 lots/ha 5.35 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED, 0 LOT 2, LOCATION TO BE CONFIRMED

Scale:	1:1000
Drawn:	LC
Designed:	GRJ
P.L.U.:	
Man. Proj. No.:	
Man. Dwg. No.:	
Job No.:	11-2810
Date:	MAR/11
Revision:	1

PLANET CANADA DEVELOPMENTS INC
 16308 - 114 AVENUE, SURREY, BC, V4N 4P9 TEL: 604-577-5988 FAX: 604-584-2278
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 11160 - 156 STREET, SURREY, BC



CITIWEST CONSULTING LTD.
 No. 101 - 9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

No.	Date	Revision	Dr.	Ch.
1	11/26/10	REVISED LOTS 3 & 4 LAYOUT	LC	RJ

5280

10764

15596	15564	15576	15582	15590
16	17	18	19	20
112 AVENUE				
15591	15583	15575	15567	15559
30	29	28	27	26
156 STREET				

11149	J
111A AVENUE	

11090	15620	15630	15638	15648
28	29	30	31	32
111 AVENUE				

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0049-00
 Project Location: 11160 - 156 Street, 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 within an old growth area that experienced substantial redevelopment in the 1990's. Fourteen percent of homes were constructed in the 1960's, 7% in the 1970's, 71% in the 1990's and 7% in the 2000's. These homes all range in size between 2000 and 3000 sq.ft (including garages but excluding basements), with 79% of all homes in the 2500-3000 sq.ft range. There are ten Two-Storey type homes (71%), two 1 ½ Storey type, one Basement Entry home and one Bungalow. There are a wide variety of styles including "Old Urban", "West Coast Modern", "Modern California Stucco", "Heritage", "Neo-Heritage", and "Neo-Traditional", none of which are clearly dominant.

Most homes (78%) have mid-scale or lower massing characteristics. There is only one Basement Entry type home in this area that has box-like massing. There are no two storey high front entrances; 36% are 1 ½ storey high and the remainder are single storey. Ninety three percent of homes have a front access two vehicle garage.

Most homes are configured with a main common hip roof and several street facing common gable and common hip projections. Roof slopes on the context homes range from 7:12 to 12:12. Roof surfaces include cedar shingles (57%), concrete tiles (29%), asphalt shingles (7%) and tar and gravel (7%)

Most homes are clad in stucco (64%) and many of the stucco clad homes do not have feature accent material areas on the front façade. Other wall cladding materials include vinyl, cedar, and aluminum, brick, and stone. More than 80% of homes have walls and trim in neutral and natural colours.

Sixty four percent of all lots are landscaped to an "above average to extraordinary" standard. Twenty nine percent are landscaped to an "average modern urban standard for new RF zone lots". High quality landscapes are an obvious feature character of this area, a standard that should be maintained.

Eighty six percent of homes in this area can be considered to be of "context quality" providing a readily available source for architectural and landscaping context for the subject site.

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

- 1) Context Homes: 86% of homes in this area can be considered to provide suitable architectural context for the subject site. These homes are all identified in the character study.
- 2) Style Character: A wide variety of styles are found in this area including "Old Urban", "West Coast Modern", "Modern California Stucco", "Heritage", "Neo-Traditional" and "Neo-Heritage". This is a "varied style" area and so there should be flexibility in permitted styles.
- 3) Home Types: Dominance of Two-Storey home type (71% are Two-Storey type). Other home types in this area include 1 ½ Storey, Bungalow, and Basement Entry. Home type restrictions are not required.
- 4) Massing Designs: Surrounding new homes provide desirable massing context. Most homes are well balanced and correctly proportioned.
- 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 many new homes in this area).
- 6) Exterior Wall Cladding: A wide variety of wall cladding materials have been used in this area including (in order of precedence): Stucco, Vinyl, Cedar, Aluminum. Brick, stone or wood feature materials have been used on 57% of homes.
- 7) Roof surface: Roof surfaces are cedar shingles (dominant at 57%), concrete tiles (29%), asphalt shingles (7%), and tar and gravel (7%).
- 8) Roof Slope: Roof pitch 7:12 or higher on the context homes.

Dwelling Types/Locations:	Two-Storey.....	71%
	Basement Entry/Cathedral Entry	7%
	Rancher (bungalow).....	7%
	1 ½ Storey.....	14%

Exterior Treatment /Materials: Stucco is dominant and should be permitted. A variety of other materials have been used including vinyl, cedar, and aluminum. Feature accent materials have been used on 53% of homes.

Roof Pitch and Materials: 85 percent of neighbouring homes have a roof slope of 7:12 or higher. Cedar shingles and shake profile concrete roof tiles are dominant. There is one asphalt shingle roof and one tar and gravel roof.

Window/Door Details: Rectangular dominant.

Streetscape: This area contains a diverse stock of homes including two 40 – 50 year old 1 ½ storey Heritage home, numerous 20 year old "West Coast Modern" and Modern California Stucco" style Two-Storey homes, a 50 year old Basement Entry home, some new "Neo-Traditional" style Two-Storey types, and a Heritage style home. Most homes have mid-scale massing designs that are proportionally consistent and balanced. Roof slopes on most homes are 7:12 or greater and most have either a cedar shingle or concrete tile roof. Most homes are clad in stucco. Landscapes are "modern urban" and are considered above-average.

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” or “Neo-Heritage”. 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” in the 11100 block of 156 Street and the 11100 block of 156 A Street. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles. New homes will be of similar home types and sizes to those already found in this neighbourhood. The new homes will have similar massing characteristics, similar roof types, roof pitch, roofing materials, and similar siding materials to those found on neighbouring homes.

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 derivative” colours in subdued tones such as navy blue, or forest green 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 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and 40 year or better shake profile asphalt shingles with a raised ridge cap. Grey or brown 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 25 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:** May 26, 2011

Reviewed and Approved by:  **Date:** May 26, 2011

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0049-00
Project Location: 11160 - 156 Street, Surrey, BC
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

The tree resource consists of native coniferous and deciduous trees concentrated at the east end of the site of moderate to good structure and health.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	19
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	16
Number of Protected Trees to be retained (A-C)	(D)	3
Number of Replacement Trees required (0 alder and cottonwood X 1 and 16 others X 2)	(E)	32
Number of Replacement Trees proposed	(F)	17
Number of Replacement Trees in deficit (E-F)	(G)	15
Total number of Prot. and Rep. Trees on site (D+F)	(H)	20
Number of lots proposed in the project	(I)	5
Average number of Trees per Lot	(H/I)	(J) 4

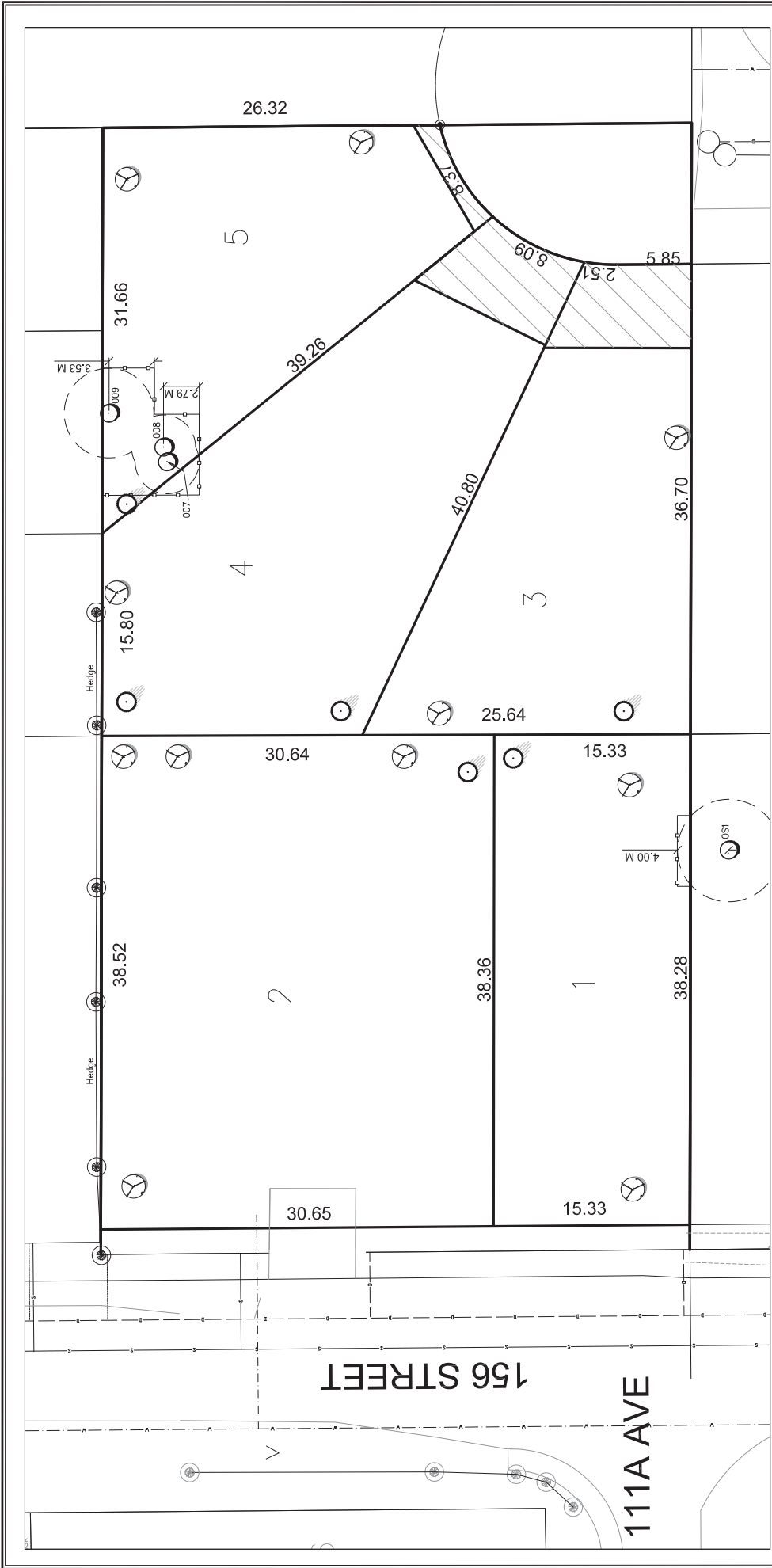
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

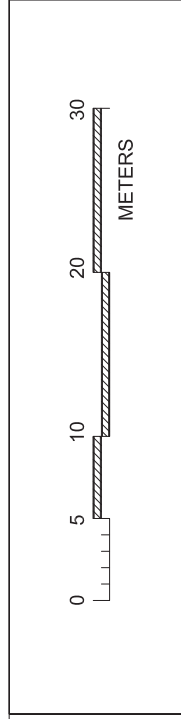
Date: June 10, 2011





NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

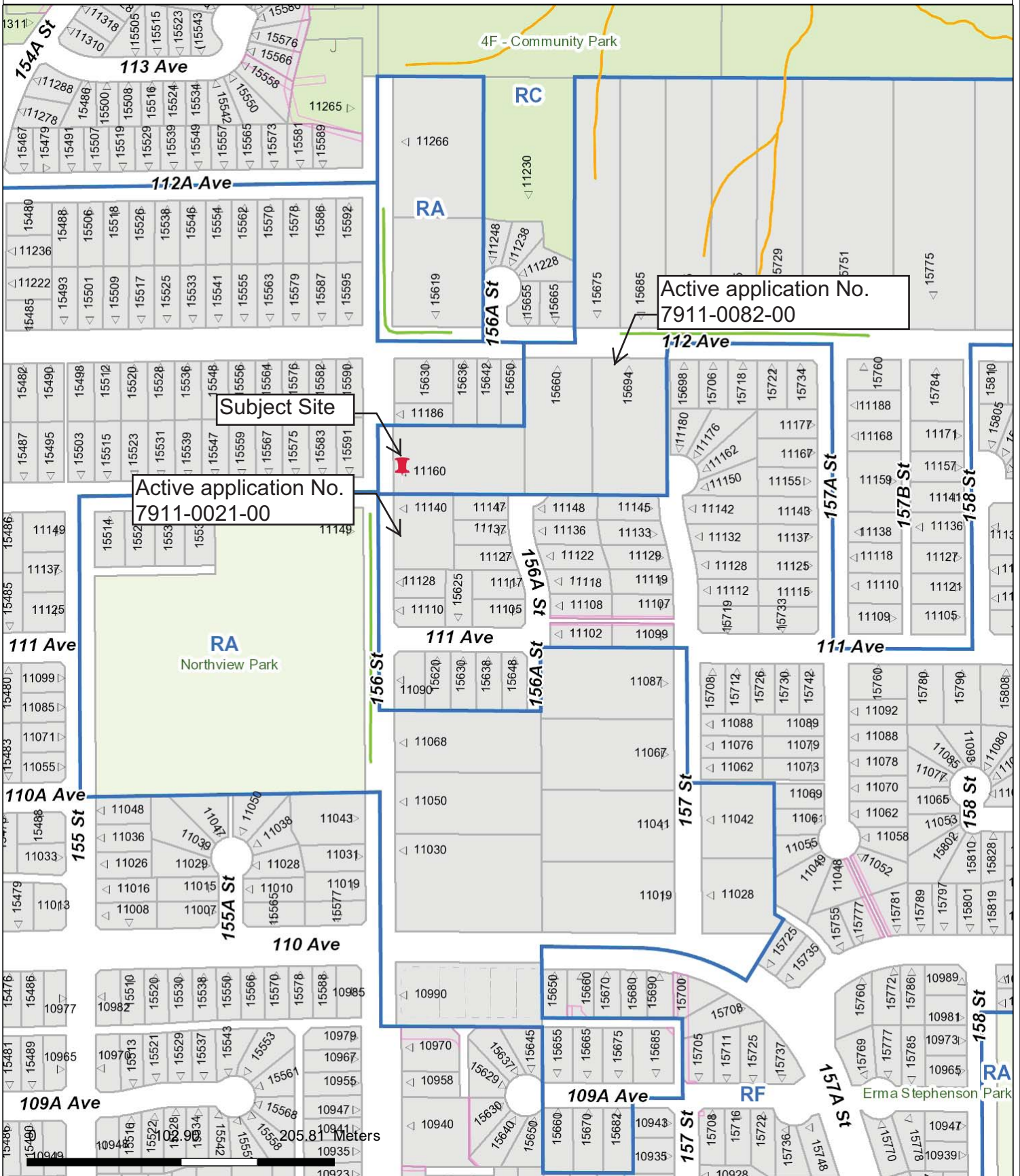
NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND


- TREE TO BE RETAINED
- NO DISTURBANCE ZONE (6x DIAMETER AS PER CITY OF SURREY POLICY)
- DECIDUOUS REPLACEMENT TREE
- CONIFEROUS REPLACEMENT TREE
- TREE PROTECTION FENCING

STAMP	RECORD OF REVISION		PROJECT TITLE CITWEST 11160 156 ST. SURREY, B.C.	SHEET TITLE TREE PROTECTION AND REPLACEMENT PLAN	DRAWN C/O Citwest Consulting	DATE 01/18/2011
	NO.	DATE				
MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS 11140 - 92A Avenue Delta, British Columbia V4C 3L8 Ph: (604) 582-0309 Fax: (604) 589-2888 Email: mifadum@fadum.ca			CLIENT C/O Citwest Consulting		SCALE DATE	
T-2 SHEET OF 2						



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Enter Map Description

 Scale: 1:3,430
Map created on: Tuesday, 05 July 2011