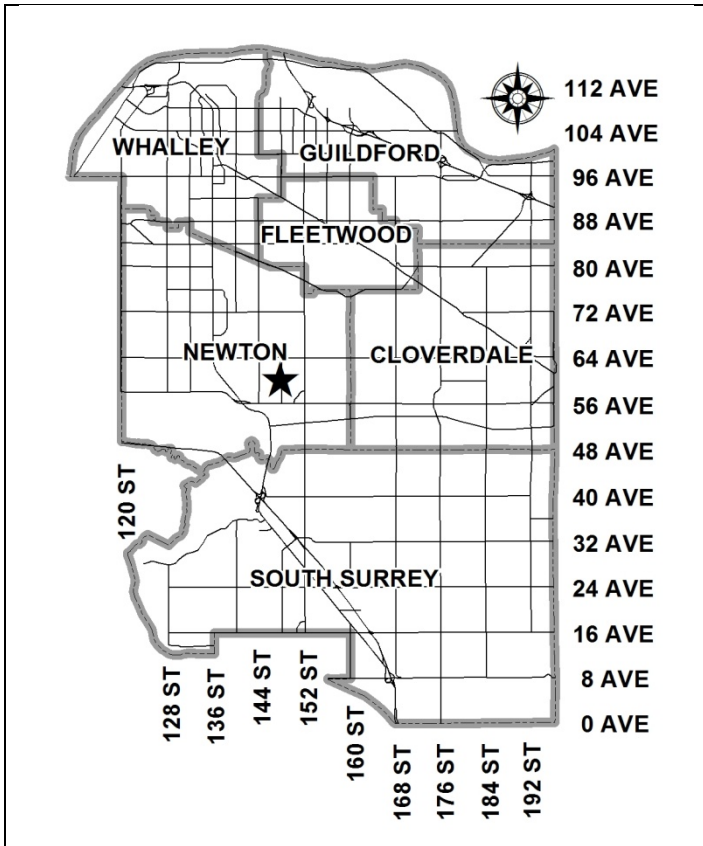


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0067-00

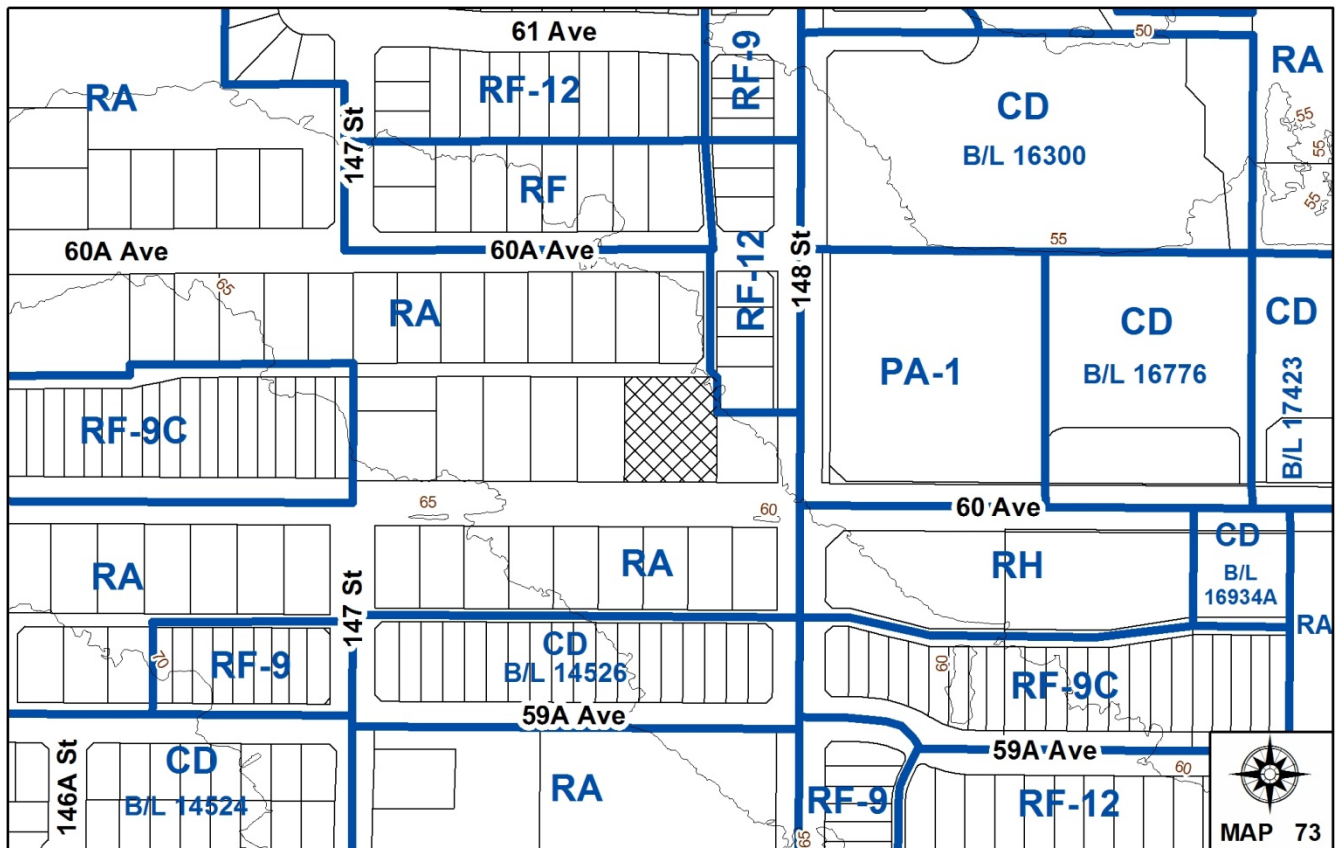
Planning Report Date: April 22, 2013



**PROPOSAL:**

- **Rezoning** from RA to RF-9 in order to allow subdivision into 4 single family small lots.

**LOCATION:** 14785 - 60 Avenue  
**OWNERS:** Amrik Singh Bains and Kashmir Kaur Bains  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



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 & NCP Designations on the site.
- Compatible with the pattern of development established west of the site on 60 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) submission and registration of a Building Scheme Restrictive Covenant to the satisfaction of the General Manager, Planning & Development;
  - (f) the applicant adequately address the shortfall in tree replacement; and
  - (g) submission and registration of a no-build Restrictive Covenant to ensure proper siting of the detached garage on proposed Lots 1 - 4.

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 Goldstone Park Elementary School  
1 Secondary student at Sullivan Heights 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 April 2014.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across Lane):	Single family dwelling	Urban/Single Family Residential	RA
East:	Single family dwellings	Urban/Single Family Small Lots	RA & RF-12
South (Across 6o Avenue):	Single family dwellings	Urban/Single Family Small Lots	RA
West:	Single family dwelling	Urban/Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the north side of 6o Avenue, west of 148 Street, in South Newton. The site is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One-Acre Residential Zone (RA)".
- The northern portion of the east property line of the subject site adjoins a 4-lot RF-12 small lot single family subdivision approved in March 2010 under application No. 7906-0272-00. This project established a modern building design context for future developments in the immediate area.

Current Proposal

- The applicant is proposing to rezone the site to "Single Family Residential (9) Zone (RF-9)" to allow subdivision into approximately 4 small single family lots. The proposed RF-9 Zone is consistent with the designations in the OCP and the NCP.
- The existing dwelling is proposed to be demolished.
- All 4 proposed lots conform to the minimum requirements of the RF-9 Zone in terms of lot area, width and depth for Type I (interior) lots. They range in size from 417 square metres (4,488 sq. ft.) to 422 square metres (4,542 sq. ft.). Proposed Lot 1 is 9.45 metres (31 ft.) wide, and proposed Lots 2 through 4 (inclusive) are 9 metres (29.5 ft.) wide.

- The applicant is required to dedicate 1.942 metres (6 ft.) along 60 Avenue, and 5.50-metre (18 ft.) x 5.50-metre (18 ft.) corner cuts at the intersections of the east/west and north/south lanes. The lane north of the site is unimproved and is required to be constructed by the applicant. An ultimate 6.0-metre (20 ft.) wide north/south lane connection to 60 Avenue is required to be dedicated and constructed, as shown in Appendix II, of which the applicant will be responsible for 5 metres (16 ft.). The remaining 1.0 metre (3 ft.) will be dedicated when the corner lot to the east is further developed.
- Proposed Lots 1 through 4 inclusive will front onto 60 Avenue. Access will be taken from the lane located north of the site (Appendix II).
- With the lots being 46 metres (151 ft.) deep, the garages will be required to be sited 6.0 metres (20 ft.) from the rear lane to facilitate additional uncovered off-street parking spaces on the driveway between the lane and detached garage. A Section 219 Restrictive Covenant will be required to be registered to secure the outdoor parking spaces through the increased setback of the garages.

#### Building Design and Lot Grading

- The applicant for the subject site has retained Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes. Based on the findings of the study, a set of building design guidelines are proposed (Appendix V).
- As the proposed Building Scheme aims to ensure compatibility with recently established neighbourhood character to the west of the site (14600 block of 60 Avenue), acceptable exterior cladding materials include stucco, Hardiplank (or other cementitious wood types), and vinyl. Vinyl cladding is permitted, but is to be combined with a higher percentage of accent materials such as wood shingles, brick, or stone than that required of stucco or cementitious cladding. Minimum roof pitch is 6:12.
- In-ground basements are proposed based on the lot grading 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 Removal and Replacement

- C. Kavolinas and Associates Inc. prepared the Arborist Report, Tree Preservation, and Tree Replanting Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage.
- The Arborist Report indicates there are 12 mature trees on the subject site. The report proposes the removal of all trees because they are assessed as hazardous or located in the following areas:
  - within the building envelopes of proposed Lots 1, 2, and 4;
  - within the footprint of proposed driveways of proposed Lot 1; and

- within the footprint of underground services and/or required road works of all proposed Lots.
- The Arborist Report indicates no tree retention is possible on the site. Staff reviewed the proposed subdivision layout and arborist report to identify opportunities for tree preservation. Due to the location of the trees, the narrowness of RF-9 lots, lot grading and building envelopes do not allow for opportunities for tree preservation. 8 replacement trees will be planted for a total of 8 trees on site, providing for an average of 2 trees per lot.
- The following is a summary of the trees to be removed:

#### Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Silver Maple	3	0	3
Deodar Cedar	1	0	1
Giant Sequoia	1	0	1
Douglas Fir	2	0	2
Norway Maple	1	0	1
White Spruce	1	0	1
Western Hemlock	1	0	1
Cherry/Plum	1	0	1
Ash	1	0	1
<b>Total</b>	12	0	12

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1; therefore, a total of 24 replacement trees are required for this application.
- The applicant proposes 8 replacement trees. Under the requirements of the Tree Protection By-law, this results in a tree replacement deficit of 16 trees. Monetary compensation for the remaining 16 trees is \$4,800, based on the By-law requirement of \$300/tree.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on August 16, 2011 and re-sent on March 20, 2013. Staff received one phone call from a neighbour in 2011.

- In 2011, the caller expressed a concern that new residents and visitors parking in the laneway would present a hindrance to through traffic. Staff responded that the 46-metre (151 ft.) depth of the proposed lots will easily accommodate additional setback area from the laneway to the detached garage so that two additional parking spaces outside of the garage are available for visitor parking, and the caller was satisfied with the response.

No comments were received after re-sending pre-notification letters on March 20, 2013.

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. Proposed Garage and Parking Pad Sites

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

NA/da

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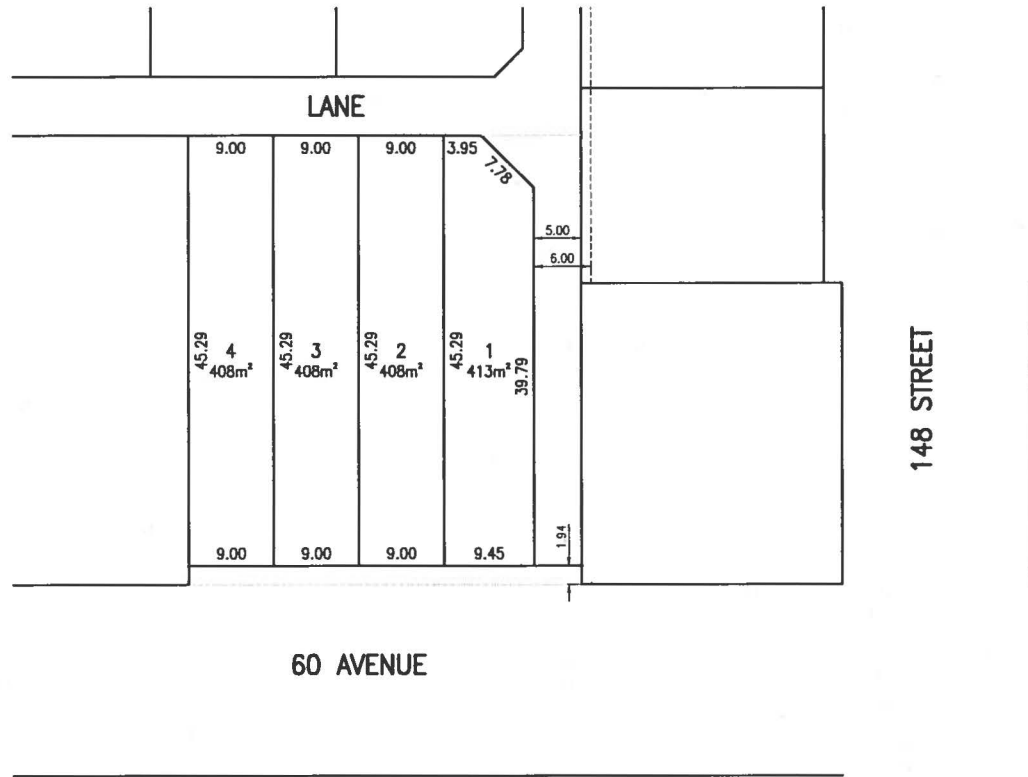


## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.48
Hectares	0.196
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 - 9.45
Range of lot areas (square metres)	417 - 422
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20/8.33
Lots/Hectare & Lots/Acre (Net)	21/8.51
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52
Estimated Road, Lane & Driveway Coverage	13
Total Site Coverage	65
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<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

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CLIENT:	PROJECT: 14785 - 60 AVENUE				
DRAWING TITLE:	4 LOT SUBDIVISION (RF-9)				
PROJECT No:	11006	DATE:	APR 2013	LEGAL:	
		SCALE:	1:500	SURREY PROJECT No:	7811-0067-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

**APPENDIX II**

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

**FROM:** Development Services Manager, Engineering Department

**DATE:** April 16, 2013                      **PROJECT FILE:** 7811-0067-00

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**RE:** Engineering Requirements  
Location: 14785 60 Ave

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 along 60 Avenue for 24 m collector road.
- Dedicate 5.0 metre for north/south lane.
- Dedicate 5.50 metre x 5.50 metre corner cut at intersection of east/west lane and north/south lane.
- Provide 0.50 metre Statutory Right of Way (SRW) fronting 60 Avenue.

***Works and Services***

- Construct north half of 60 Avenue to the Collector standard.
- Construct 15.0 metre long and 3.0 metre deep bus bay.
- Construct north/south lane.
- Construct east/west lane.
- Construct fronting storm sewer to service the proposed development.
- Construct storm drainage system to service the lanes.
- Construct stormceptor water quality feature at intersection of 60 Avenue and 148 Street, as required by NCP.
- Construct water facilities to service the development from 300 mm main.
- Construct sanitary sewer main along frontage to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

IK1



Wednesday, April 10, 2013  
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.

Goldstone Park Elementary is a new school under construction, which will be open in 2013-2014 school year. The enrolment for the school will be hosted at Cambridge Elementary until the school opens (earliest after winter break). The new school will relieve overcrowding at both Cambridge and Woodward Hill. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). An future addition to Sullivan Heights is also a possible consideration.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, does not involve an NCP amendment and is consistent with the NCP build out estimates when it was adopted.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0067 00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

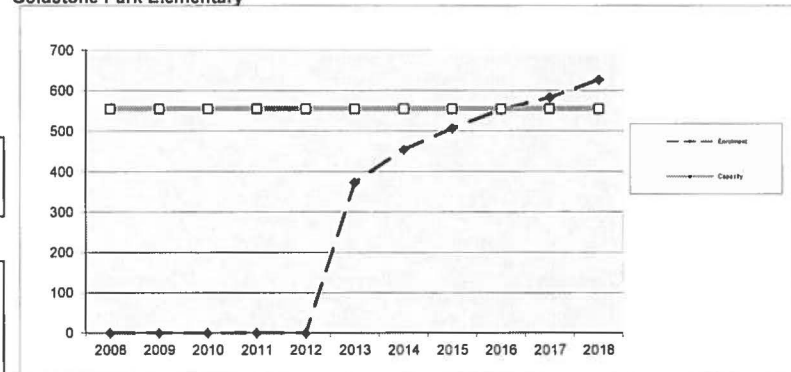
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

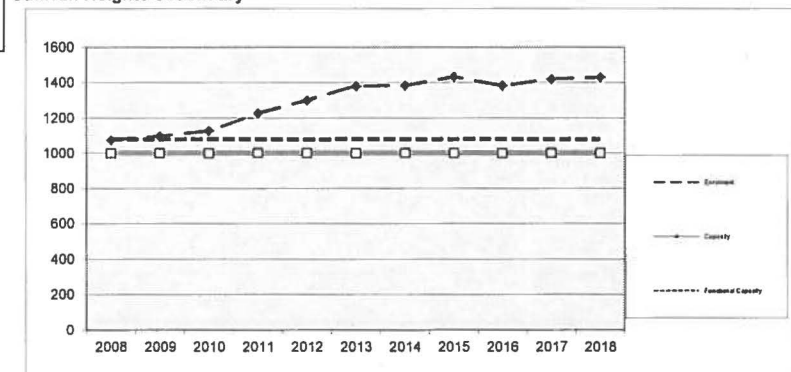
September 2012 Enrolment/School Capacity

<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	0 K + 0
Capacity (K/1-7):	80 K + 475
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Goldstone Park Elementary



Sullivan Heights 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 #: 7911-0067-00  
Project Location: 14785 – 60 Avenue, Surrey, B.C.  
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

### 1. Residential Character

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

The area surrounding the subject property consists of homes built approximately 25-30 years ago to the north along with newer homes built about 5 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 3300 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 5 years old "Neo-Traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly "shake profile" asphalt shingles and the cladding is primarily vinyl siding with cedar shake accents. All these homes have rear lanes access with garages and/or coach homes off the lane. These newer homes can be used as context homes.
- There are only a handful of approximately 25-30 year old "Ranchers" and homes under 1500 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.

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

- 1) Context styles of homes for the proposed building scheme are "Traditional" and "West Coast".
- 2) All context homes are 2 storey or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of 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 6:12 for the newer context homes.

**Dwelling Types/Locations:** 2 storey or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, cedar, or vinyl, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

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

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern and newer "Neo-Traditional" style 2 or 3 storey 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 or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "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** None.

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

**Colours:** "Natural" colours such as charcoal, browns, greens, clays, sage, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors 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 6:12.
- 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:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size and for corner lots, minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "brushed" or "broom-finish" 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: January 30, 2013

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

\_\_\_\_\_  
Date: January 30, 2013

**TREE PRESERVATION SUMMARY**

Project Location: 14785 60<sup>th</sup> Street, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>12</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>12</u>	(C)
Number of Protected Trees to be Retained	( A-B-C )	<u>0</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>24</u>	(E)
Number of Replacement Trees Proposed		<u>8</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>16</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>8</u>	(H)
Number of Lots Proposed in the Project		<u>4</u>	(I)
Average Number of Trees per Lot	( H / I )	<u>2.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

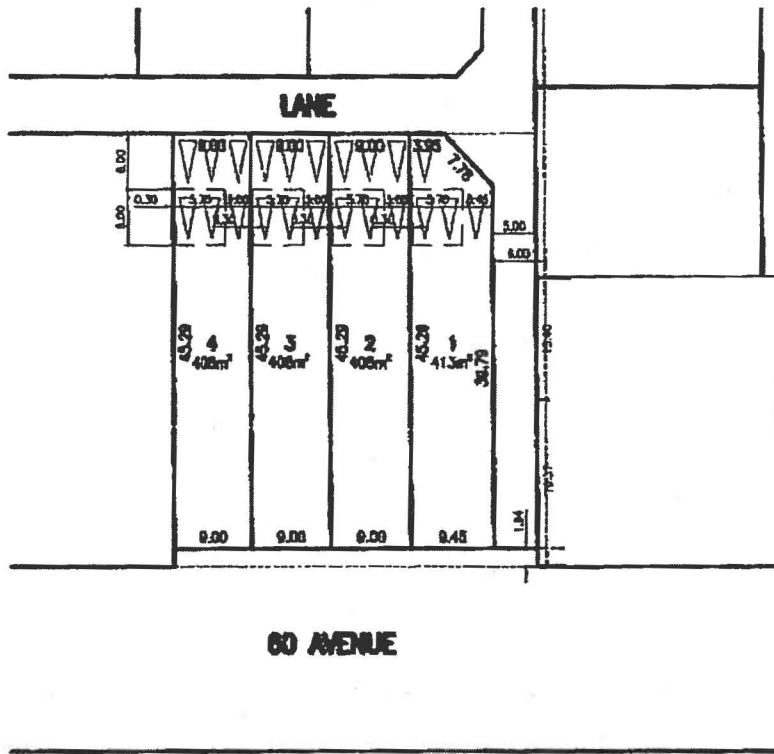


Arborist

January 4, 2013

Date





148 STREET

60 AVENUE

CLIENT:	PROJECT: 14785 - 60 AVENUE		
DRAWING NO.:	A LOT SUBDIVISION (RF-9)		
PROJECT NO.:	DATE:	SCALE:	FILE/FOLDER PROJECT NO.:
11006	APR 2013	1:500	7811-0067-00
<small>PERMISSARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES</small>			

**Hub Engineering Inc.**  
Engineering and Development Consultants



101 - 7480 - 130 Street, Surrey, B.C. V3W 1Y6  
Tel: 604-573-4325 Fax: 604-501-1625 E-mail: info@hub-e.com

APPENDIX VII

TOTAL P. 03