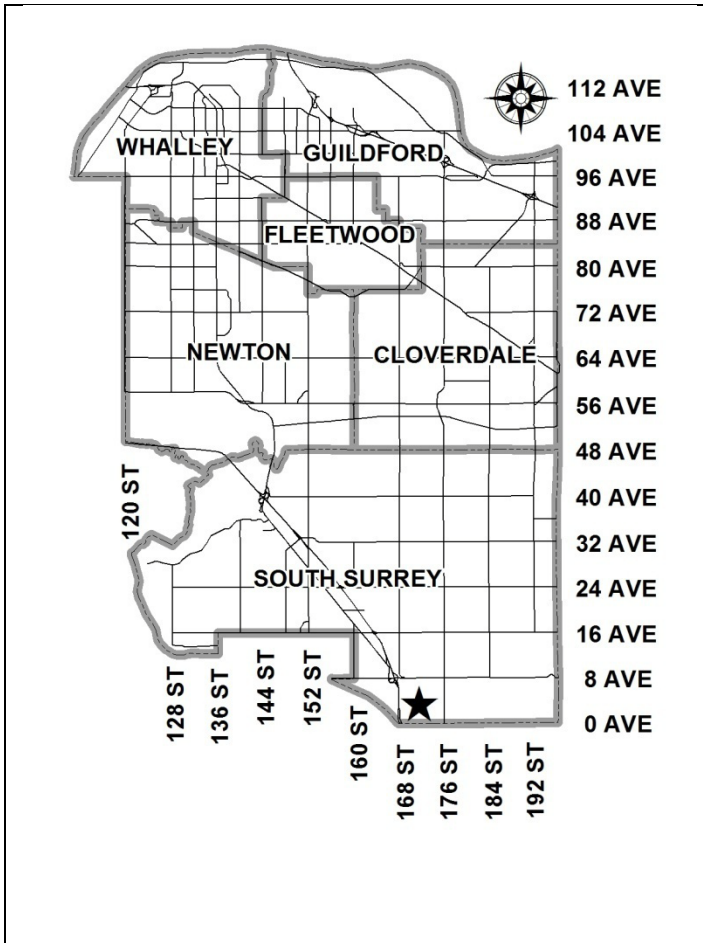


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0098-00

Planning Report Date: November 7, 2011

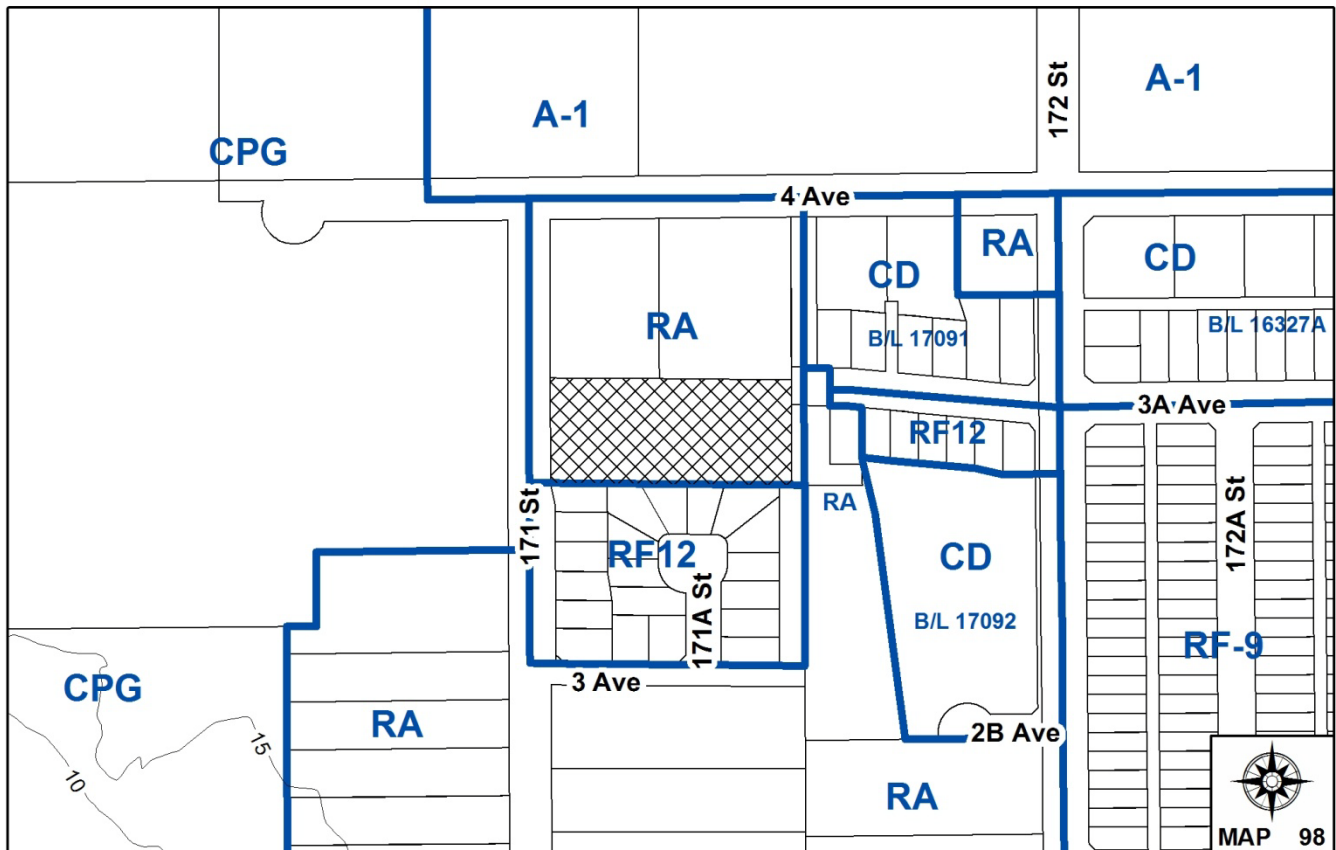


**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **NCP amendment** from Urban Single Family (6 upa) to Single Family Residential Flex (6 - 14.5 upa)
- **Rezoning** from RA to RF-12

in order to allow subdivision into nine single family small lots.

**LOCATION:** 376 - 171 Street  
**OWNER:** Gurcharan S Tiwana, Jaswinder S Brar, et al  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Urban Single Family (6 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment from Suburban to Urban.
- Requires an NCP amendment from "Urban Single Family (6 upa)" to "Single Family Residential Flex (6 – 14.5 upa)".

RATIONALE OF RECOMMENDATION

- The proposed plan amendments to create RF-12 lots are consistent with the locational, interface, and density gradient criteria for the "Single Family Flex" designation approved by Council on February 12, 2007 under the Douglas NCP Major Amendment (Corporate Report L001).
- The proposal is consistent with the pattern that has been established to the east of the subject site, south of 3A Avenue.



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

2 Elementary students at Hall's Prairie Elementary School  
 1 Secondary student at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2013. (Appendix IV)

**Parks, Recreation & Culture:**

The Parks, Recreation and Culture Department accepts the proposed 5 percent parkland dedication along the east property line. A public path north-south through the proposed parkland will be constructed by Parks in the future.

**Department of Fisheries and Oceans (DFO):**

The application was reviewed by DFO, and approval for the proposal has been granted at the October 18, 2011 Environmental Review Committee (ERC) meeting.

**Ministry of Transportation & Infrastructure (MOTI):**

Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family residence that will be removed.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Two large residential properties; one under Development Application No. 7910-0292-00 (17108 4 Avenue), to rezone to CD (based on RH-G and RF-12) and subdivide into 6 single family lots.	Suburban/Suburban ½ Acre (2 upa)	RA
East:	Parkland	Suburban/Open Space	RA
South:	Single family small lots	Urban/Single Family Residential Flex	RF-12
West (Across 171 Street):	Peace Portal Golf Course	Agricultural/None	CPG

### JUSTIFICATION FOR PLAN AMENDMENTS

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban", and the Douglas Neighbourhood Concept Plan (NCP) land use designation is "Urban Single Family (6 upa)". The applicant proposes to amend the OCP from "Suburban" to "Urban" (Appendix VIII) and the Douglas NCP from "Urban Single Family (6 upa)" to "Single Family Residential Flex (6 – 14.5 upa)" (Appendix VII). These amendments were anticipated as part of the Douglas Neighbourhood Concept Plan – Major Amendment, approved by Council on February 12, 2007 (Corporate Report No. L001).
- The proposed amendments are consistent with other development applications that have been approved by Council in the Douglas area.

### DEVELOPMENT CONSIDERATIONS

- This development application is located within the Douglas Neighbourhood Concept Plan (NCP) area. The Douglas NCP is comprised of approximately 60 hectares (150 acres) of land and is generally bounded by Highway 99 to the west, the Canada/USA border (Washington State) to the south, 4<sup>th</sup> Avenue to the north, and 175 Street alignment to the east. The Douglas Land Use Plan is attached as Appendix VII.
- The subject site is located on the east side of 171 Street, south of the proposed 3A Avenue alignment, and is zoned "One-Acre Residential (RA)". The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)" to allow for the creation of nine RF-12 lots, with park dedication (Appendix II). The existing dwelling on the property will be demolished.
- The proposed NCP Amendment to change the land use designation from "Urban Single Family (6 upa)" to "Single Family Residential Flex (6 – 14.5 upa)" to allow for smaller lots in Douglas applications was addressed in the February 12, 2007 Corporate Report No. L001.
- Development Application No. 7910-0292-00 is currently in process for the property directly north of the subject site, at 17108 4 Avenue.
- There is a Class B (yellow-coded) watercourse approximately 3 metres (10 ft.) east of the site. The applicant proposes an average 10 metre (33 ft.) setback from top-of-bank, and the dedication of the riparian area as parkland. This proposal was reviewed and approved by the Environmental Review Committee (ERC) on October 18, 2011; the proposed riparian setback is satisfactory to the Department of Fisheries and Oceans (DFO).

### Subdivision Layout

- Proposed lots 1 through 9 are oversized RF-12 Type II lots, ranging in area from 354 square metres (3,810 sq. ft.) to 516 square metres (5,554 sq. ft.) in size.

- The NCP originally showed a lane along the south boundary of the subject site, extending from 171 Street to 172 Street. This lane was eliminated to the east of the subject site, as part of Development Application No. 7906-0001-00. As the lane was eliminated as part of the neighbouring project, a lane is not required at this location. Therefore, the vehicular access and garages will be off of 3A Avenue.

### Trees

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 41 by-law sized trees on site; 2 of which are proposed to be retained and 39 are to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Birch	4	0	4
Cottonwood	5	0	5
Douglas Fir	1	0	1
Hemlock	2	0	2
Red Alder	7	0	7
Spruce (Sitka)	17	2	15
Western Red Cedar	3	0	3
Willow	1	0	1
Apple	1	0	1
<b>Total</b>	<b>41</b>	<b>2</b>	<b>39</b>

- Of the trees to be removed, 3 trees are high risk trees, while 12 trees are Red Alder or Black Cottonwood trees with little retentive value. The rest of the trees proposed for removal are either (a) affected by road construction, (b) within the building envelope of proposed lots, or (c) not retainable because they are only suitable for retention within a group of trees.
- The applicant is required to provide 66 replacement trees, and is proposing to provide 27 replacement trees, for an average of almost 3 trees per lot. The applicant will be required to address the deficit in replacement trees prior to Final Adoption.
- The trees to be retained on Lots 4 and 5 will be protected by a Section 219 Restrictive Covenant.

### Building Scheme and Lot Grading

- A set of building design guidelines have been developed for the site by Mike Tynan of Tynan Consulting Ltd., which are reflective of the predominant motifs and design treatments used in the Douglas area, including:
  - Neo-heritage and neo-traditional style dwellings with mid-scale massing;
  - Common hip and gable, dutch hip and boston hip/gable roof lines;
  - Generous overhangs and roof materials of cedar, shake profile concrete roof tiles and asphalt shingles;
  - Use of natural colours, generous trim and detailing, feature areas of brick and stone; and

- Basement-entry homes are not permitted.
- A summary of the building design guidelines is attached as Appendix V.
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

#### PRE-NOTIFICATION

- Pre-notification letters were mailed out on June 24, 2011 and staff received no telephone calls or written correspondence in response.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
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.	Douglas NCP
Appendix VIII.	OCP Redesignation Map

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\19135650073.doc  
. 11/3/11 11:16 AM

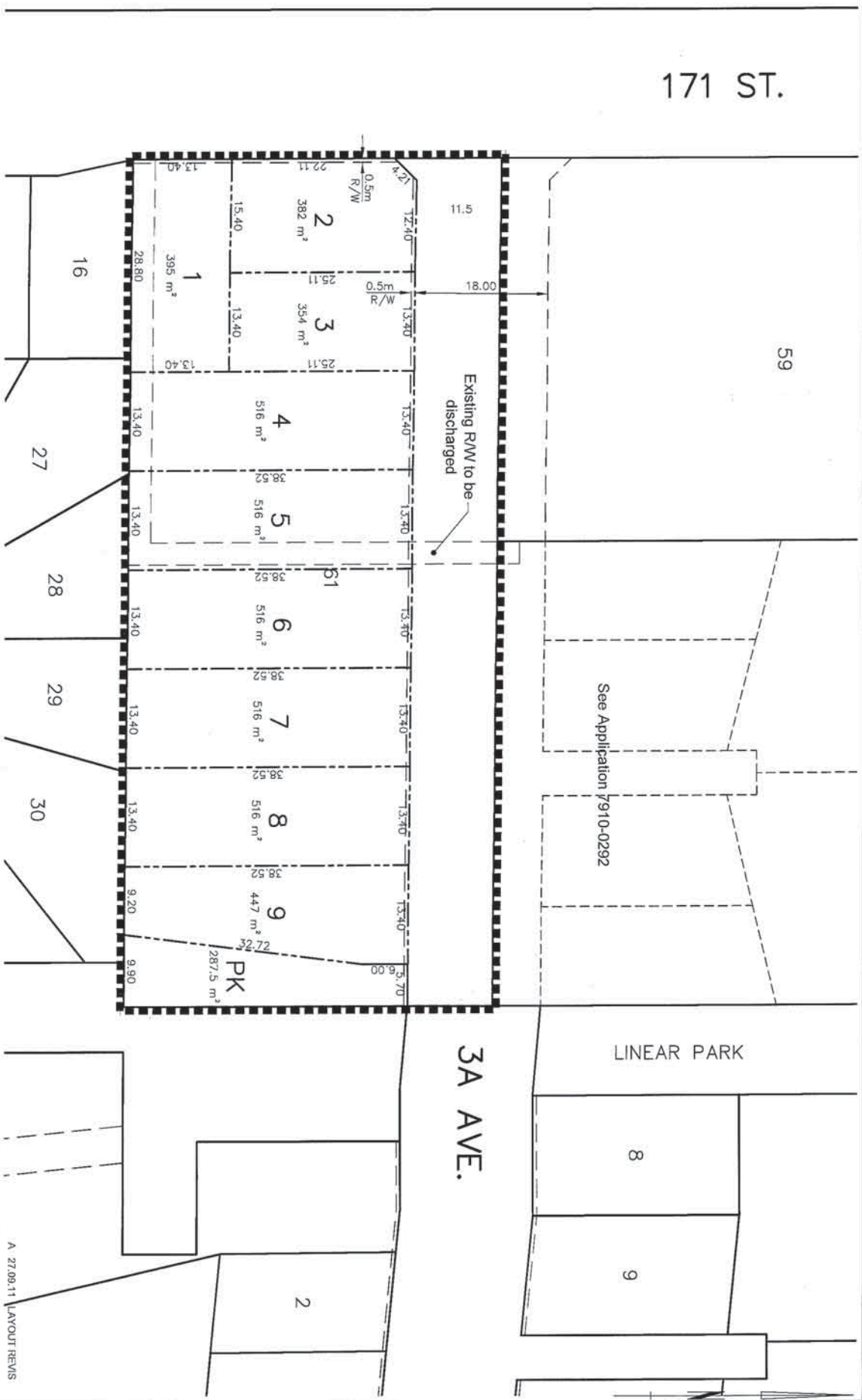




## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.5 acres
Hectares	0.57 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	9
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m – 15.5 m
Range of lot areas (square metres)	354 m <sup>2</sup> – 516 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
<b>PARKLAND</b>	
Area (square metres)	287.5 m <sup>2</sup>
% of Gross Site	5%
<b>Required</b>	
<b>PARKLAND</b>	
5% dedication	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



Subdivision Sketch - Version C  
 Elkay Developments - #376 - 171 Street  
 7911-0098-00



**Hunterlaird**  
 ENGINEERING LTD.  
 May 2011  
 #6517

A 27.09.11 LAYOUT REVIS

# INTER-OFFICE MEMO

---

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

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

DATE: **October 28, 2011** PROJECT FILE: **7811-0098-00  
(Updated comments from July  
25, 2011)**

---

RE: **Engineering Requirements  
Location: 376 - 171 St.**

## OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements for the proposed OCP and NCP Amendments

## REZONE/SUBDIVISION

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

- Dedicate 11.5 metres on 3A Avenue;
- Dedicate 3.0m x 3.0 m corner cut at the intersection of 3A Avenue and 171 Street;
- Discharge existing sanitary SROW.
- Provide 1.0 metre SROW for service connections.


### *Works and Services*

- Construct the east half of 171 Street;
- Construct the south half of 3A Avenue;
- Construct water, storm, and sanitary mains, and remove existing sanitary main, to service the proposed development;
- Provide service connections to each lot.
- Pay 100% storm, water, and sanitary DCCs
- Pay DWA charges under project 7807-0041-00.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements for the proposed Development Variance Permit.

  
Bob Ambaradar, P.Eng.  
Development Project Engineer

LR



Tuesday, June 21, 2011  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0098 00

**SUMMARY**

The proposed 10 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

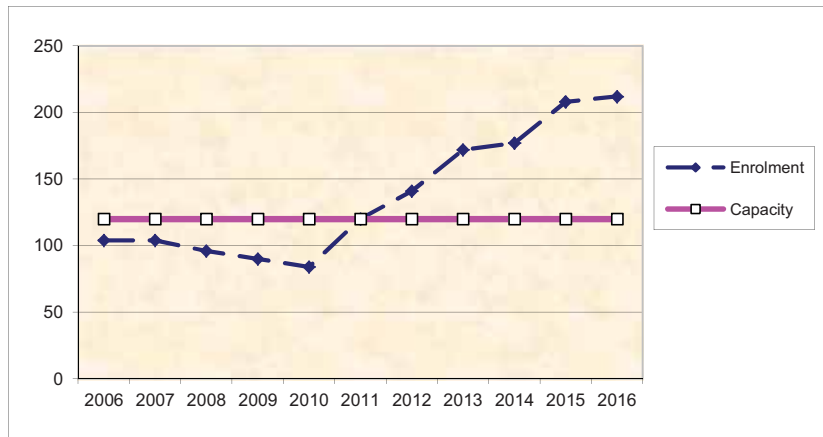
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	8 K + 76
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

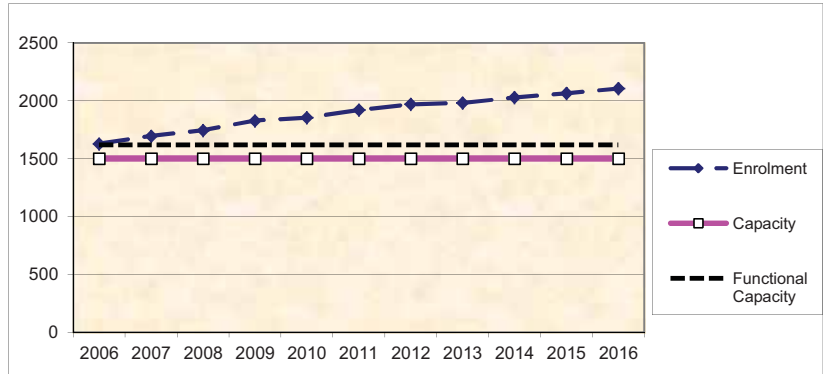
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Douglas Area elementary school site has recently been acquired. A new elementary school is proposed in year five (2014) in the 2010-2015 Five Year Capital Plan. The Capital Plan has a high priority (#7) for the purchase of a new secondary school site (awaiting funding approval) in the Grandview Heights area, to relieve growing space shortfall at Earl Marriott Secondary.

**Hall's Prairie Elementary**



**Earl Marriott 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 no: 7911-0098-00  
 Project Location: 376 – 171 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 an infill in a new high growth area in which more than 500 new lots have been recently created. South and east of the subject site is the area-defining 325 lot Cressey Developments site comprised of a variety of zonings including 53 RF lots, 159 RF-12 lots, 83 RF-9 lots, and 30 RF-9C lots. The subdivision is approximately one half built-out, with dozens of new homes currently under construction. The homes are all Two-Storey type with in-ground basements. The RF-9 and RF-9C type homes are 1700 sq.ft. plus basement, and the RF-12 type homes are 2400-2800 square feet including garage and excluding basement. The style range can be classified as "Neo-Traditional / Neo-Heritage". Massing is "low to mid scale". Massing designs are well balanced and correctly proportioned. Numerous homes are designed to appear as 1 ½ storey homes, a desirable trait. All homes have one storey high front entrance porches and most have covered verandas. Roof slopes range from 8:12 to 12:12. All homes have a shake profile asphalt shingle roof surface. Walls are clad in Hardiplank on most homes (only a few homes are permitted to have vinyl siding in this area). Bold colours from a heritage palette have been used in addition to the usual mix of natural and neutral hues. All homes are highly articulated with bold wood feature trim elements, and generously articulated gable ends. Landscaping meets a moderate to high standard. Overall, the 325 lot subdivision provides good architectural context for the subject site.

Although numerous other developments were created in this area subsequent to approval of the Cressey site, regulations for all of the subsequent developments were based on the building scheme regulations created for the Cressey site (7904-0411-00). There is no opportunity to create character subareas that are different from the Cressey site, and so the building scheme for the subject site should be based on the building scheme from the Cressey site.

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

- 1) Context Homes : All new homes in the surrounding area provide ideal context for the RF-12 type homes at the subject site. These new homes are located between 0 Avenue to the south, 3A Avenue to the north, 171 Street to the west and 174 Street to the east.

- 2) Style Character : "Neo-Traditional", "Neo-Heritage", and "Heritage" styles are characteristic of this area.
- 3) Home Types : All new homes are Two-Storey home type. All homes expected in all surrounding developments are expected to be Two-Storey type. There are no Basement Entry homes, no Split Levels, and no new Bungalows in this area.
- 4) Massing Designs : Surrounding new homes provide ideal massing context. The homes all have low to mid-scale massing designs which are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos in this area are all one storey in height.
- 6) Exterior Wall Cladding : Vinyl is permitted on only a few lots in the 325 lot site, and is not permitted in other developments in this area.
- 7) Roof surface : Roof surface materials permitted in the all of the aforesaid developments include treated cedar shingles, shake profile concrete roof tiles, and 40 year quality shake profile asphalt shingles with a raised ridge cap. To date, all new homes constructed in this area have an asphalt shingle roof surface.
- 8) Roof Slope : Roof pitch 8:12 or higher on all new homes in this area.

**Dwelling Types**                      All new homes in this area are Two-Storey type.

**Exterior Treatment /Materials:**                      Context homes are clad in Hardiplank with either wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends.

**Roof Pitch and Materials:** All new homes in this area have a shake profile asphalt shingle roof.

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

**Streetscape:**                      Most lots surrounding the subject site are serviced, but vacant. There are a few new homes under construction several lots east of the site, and many new homes are under construction south of the subject site. The most appropriate context for this site however, is the aforesaid 325 lot Cressey site to the south in which numerous RF-12 zone homes are constructed to a high modern urban standard. All homes are Two-Storey type "Neo-Heritage", "Heritage", or "Neo-Traditional" designs with attractive, well balanced, well proportioned low to mid scale massing characteristics. The homes have steeply pitched roofs (8:12+) with an asphalt shingle surface. Homes are clad in Hardiplank with wood feature materials at gable ends. Yards are landscaped to a high 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 "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 storey (maximum 10 feet).

## 2.2 Proposed Design Solutions:

### Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring new “context homes” in the area bounded by 0 Avenue to the South, 3A Avenue to the north, 171 Street to the west and 174 Street to the east. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, and “Heritage” 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, Hardiplank, Brick, and Stone. No vinyl.

“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, colonial red, 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 8:12.

### Roof Materials/Colours:

Shake profile asphalt shingles with a raised ridge cap, and a minimum 40 year warranty. Grey, black 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 Lot 2:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus required flowering trees in front yard. A minimum of 17 shrubs of a 3 gallon pot size are required on interior lots, and a minimum of 25 shrubs of a 3 gallon pot size required on corner lot 2. 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: July 12, 2011

**Reviewed and Approved by:**

A handwritten signature in blue ink, appearing to read "Michael Egan", is written over a faint, illegible printed name.

Date: July 12, 2011





**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7911-0098  
 Project Location: 376 171<sup>st</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: One and one half acre parcel with one residence upon it. Several mature stands of Red Alder and Cottonwood adjacent to the site. Some landscape trees and plants added mainly in front yard.
2. Summary of Proposed Tree Removal and Placement: One Paper Birch is in poor condition and removal is recommended.

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>41</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>3</u>	(B)
Number of Protected Trees to be removed		<u>39</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>2</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>66</u>	(E)
Number of Replacement Trees Proposed		<u>27</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>39</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>29</u>	(H)
Number of Lots Proposed in the Project		<u>10</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>2.90</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

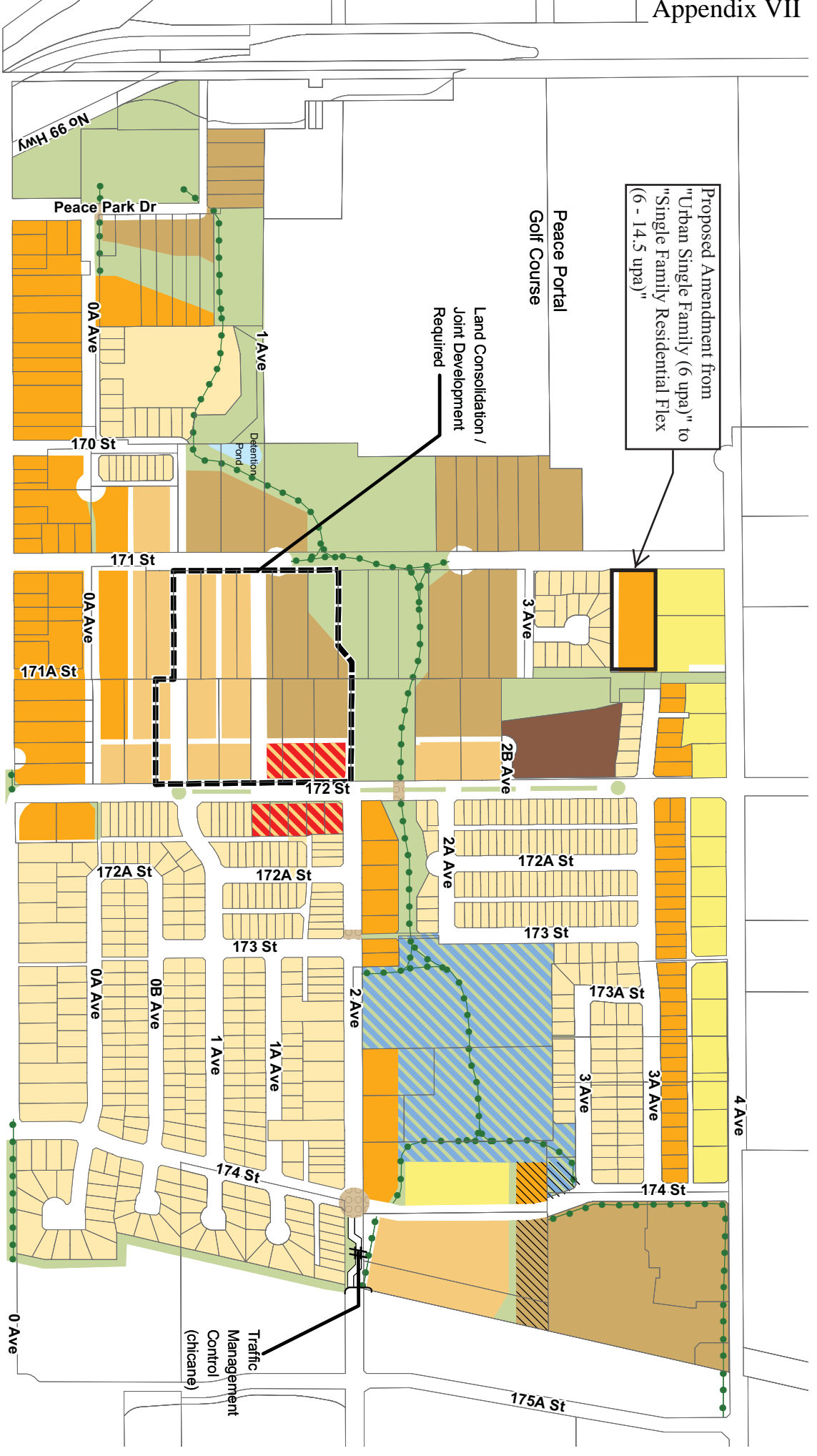
Sept. 30, 2011

Date

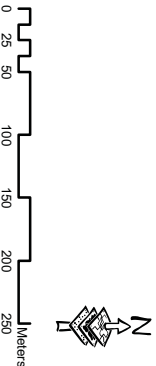
# DOUGLAS Neighbourhood Concept Plan

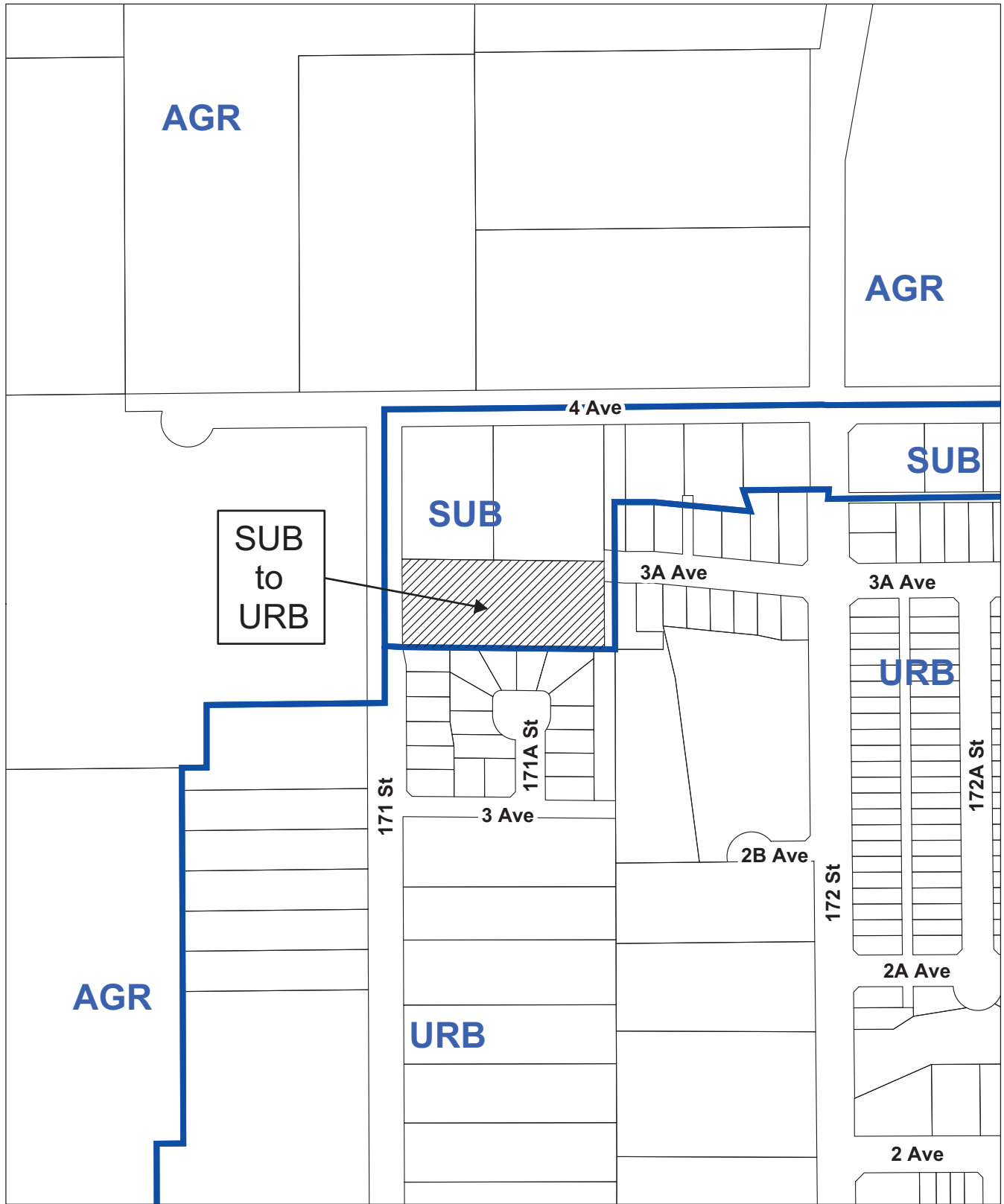
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

-  Creeks & Rivers
-  Townhouses 15 u.p.a.
-  Suburban 1/2 Acre (2 u.p.a.)
-  Strata Lots
-  Townhouses 30 u.p.a.
-  Single Family Residential Flex (6-14.5 upa)
-  Commercial / Residential
-  Open Space
-  Single Family Residential Flex (6-14.5 upa)
-  Small Lot Single Family (10 u.p.a.)
-  Commercial / Residential
-  Pond Buffers
-  Urban Single Family (6 u.p.a.)
-  School / Park Site
-  Commercial / Residential
-  Traffic Circles & Landscaped Median
-  Main Pedestrian Corridors
-  School / Park Site
-  Commercial / Residential
-  Significant Vegetation Corridor
-  Buffer to Industrial Area
-  School / Park Site
-  Commercial / Residential
-  Traffic Circles & Landscaped Median



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information, and is not responsible for any action taken in reliance on the information contained herein.





## OCP Amendment

Proposed amendment from Suburban to Urban

