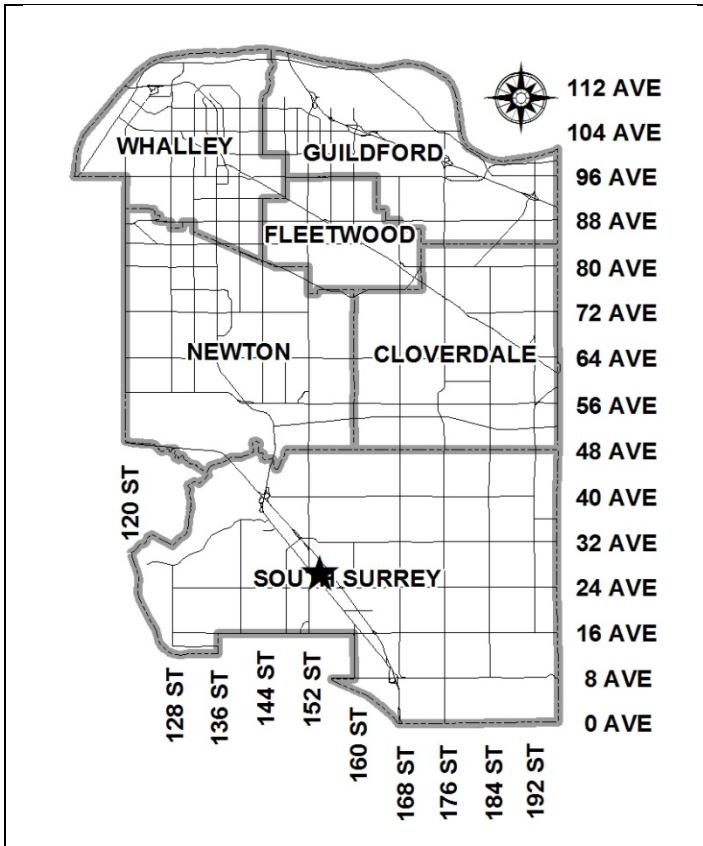


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0183-00

Planning Report Date: November 28, 2011



PROPOSAL:

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

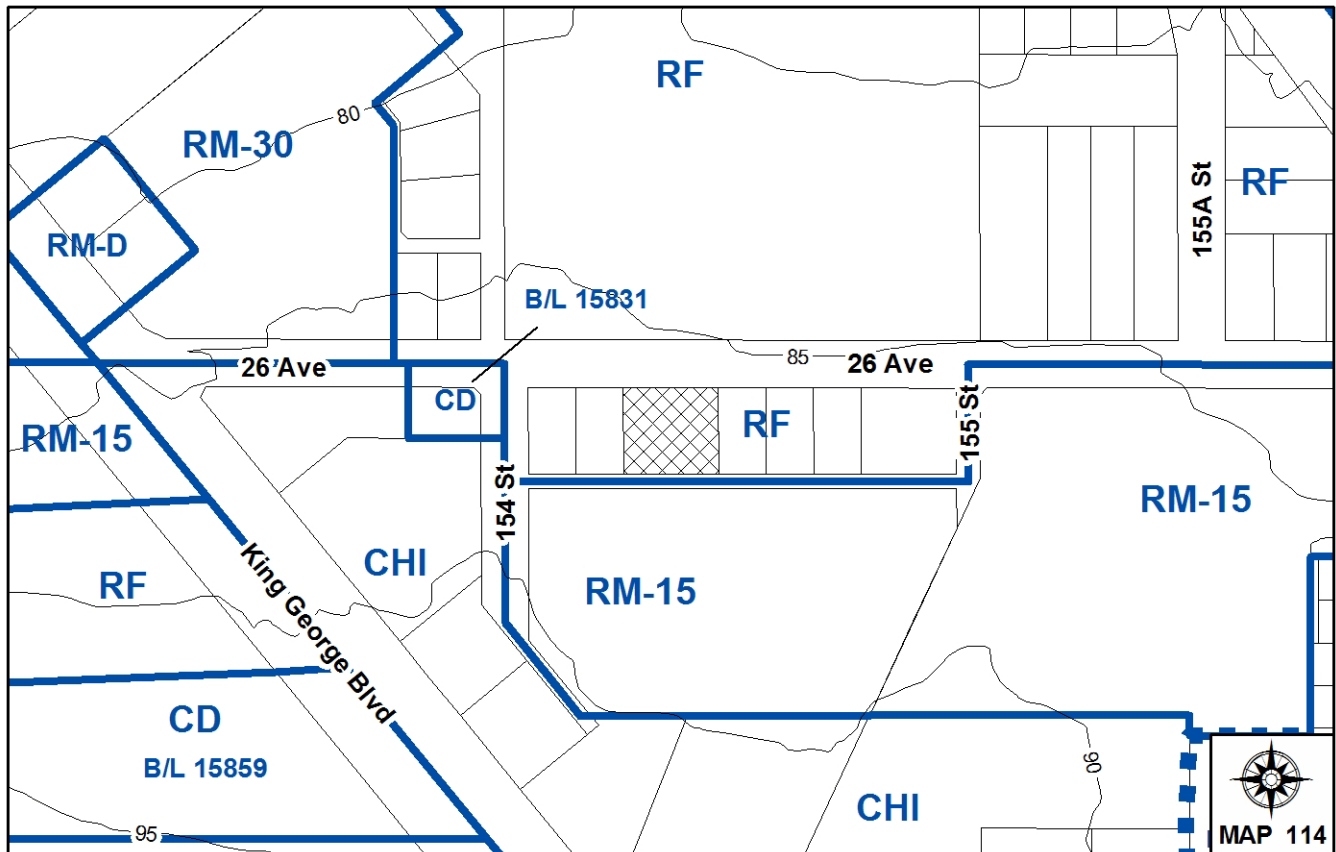
LOCATION: 15438 - 26 Avenue

OWNER: BMA Properties Ltd., Inc. No. BC0915478

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouse 15 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting an amendment to the King George Highway Corridor Plan to redesignate the land from Townhouse 15 upa to Urban Residential.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Area residents have not raised objections to the proposal.
- The proposed density and building form under RF-9C are appropriate for this part of the King George Highway Corridor and comparable to the Townhouse density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) 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;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for tree preservation
3. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the land from Townhouse 15 upa to Urban Residential when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.
- School District: Projected number of students from this development:
1 Elementary student at Sunnyside Elementary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2012.
- Parks, Recreation & Culture: Parks, Recreation and Culture has no objection to the proposed rezoning, provided that the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP (King George Highway Corridor Plan) Designation	Existing Zone
North (Across 26 Avenue):	Sunnyside Park.	Urban/Park	RF
East:	Single family dwelling.	Urban/Townhouse 15 upa	RF
South:	Townhouses.	Urban/ Townhouse 15 upa	RM-15
West:	Single family dwelling.	Urban/ Townhouse 15 upa	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated Townhouse 15 upa in the King George Highway Corridor Land Use/Development Concept Plan. The size of the subject property would only yield 5.45 units if rezoned to RM-15. Under the Urban Residential land use designation (and corresponding RF-9C zone), the subject property will yield 4 single family units plus 4 coach house units for a total of 8 units. The existing lane to the south of the subject property supports RF-9C lots at this location. The applicant is proposing a 13.22 metre lot width for proposed Lot 4 in order to preserve four (4) shared trees along the east property line. Given the widening of proposed Lot 4, the number of trees that can be preserved under the RF-9C Zone is comparable to the RM-15 Zone.

DEVELOPMENT CONSIDERATIONSProposal

- The proposed rezoning is from Single Family Residential Zone (RF) to Single Family Residential (9) Coach House Zone (RF-9C) in order to permit subdivision into 4 Single Family Small Lots.
- The land south and east of the subject property are large RM-15 townhouse developments. The townhouses to the south of the subject property are separated from the subject property by a lane. The land to the west of the subject site (i.e. west of 154 Street) is a highway commercial development.
- The proximity of the subject property to commercial land uses, other medium-density developments and Sunnyside park make the subject property an ideal location for increased density. Although the subject site is designated for townhouse developments at 15 upa, the size of the subject property would only yield 5.45 units if rezoned to RM-15. Under the RF-9C zone, the subject property will yield 4 single family units plus 4 coach

house units for a total of 8 units. The existing lane to the south of the subject property supports RF-9C lots at this location.

- All of the proposed lots conform to the minimum requirements of the RF-9C Zone in terms of lot area, width and depth. The proposed RF-9C lots are 10 metres (32.8 feet) wide, 36.6 metres (120 feet) deep, and range in size from 367 square metres (3,950 square feet) to 368 square metres (3,961 square feet).

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include Traditional, Neo-Traditional, Heritage and Neo-Heritage. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The exterior design and character of the coach houses, including wall cladding materials, exterior trim and detailing elements, roof slope and roof surfacing materials are to be compatible with those of the principal dwelling.
- Any lane-facing facades will be articulated with clear-glazed windows.
- An outdoor amenity feature will be required on each coach house.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 8:12.
- The only permissible roof materials would consist of treated cedar shakes or cedar shingles, asphalt shingles in a shake profile, concrete roof tiles in a shake profile, and environmentally sustainable roofing products in a shake profile.
- A preliminary Lot Grading Plan, submitted by Aplin and Martin Consultants Ltd., has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix IV). The Arborist Report indicates there are 12 trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Douglas Fir	3	0	3
Catalpa	1	0	1
Cherry	1	0	1
Juniper	4	0	4
Maple (Big Leaf)	1	1	0
Maple (Norway)	2	1	1
Total	12	2	10

- The applicant conducted an assessment of tree retention and has determined that of that 12 protected onsite trees, 10 must be removed.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 20 replacement trees on the subject site. The applicant is proposing to replant 4 replacement trees, therefore the deficit of 8 replacement trees will require a cash-in-lieu payment of \$2,400 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.
- Although it is currently proposed to be removed, the applicant will endeavour to retain one additional Douglas Fir tree on proposed lot 4, subject to building envelope analysis and project detailing.

PRE-NOTIFICATION

Pre-notification letters were sent on September 13, 2011 to 155 households within 100 metres (328 feet) of the subject site. Staff received no comments.

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.	Summary of Building Design Guidelines
Appendix V.	Summary of Tree Survey and Tree Preservation

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maggie Koka
 Aplin & Martin Consultants Ltd.
 Address: Suite 201 - 12448 82 Avenue
 Surrey BC V3W 3E9

 Tel: 604-597-9058

2. Properties involved in the Application
 - (a) Civic Address: 15438 - 26 Avenue

 - (b) Civic Address: 15438 - 26 Avenue
 Owner: BMA Properties Ltd., Inc. No. BC0915478
 PID: 000-619-744
 Lot "C" Section 23 Township 1 New Westminster District Plan 20697

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

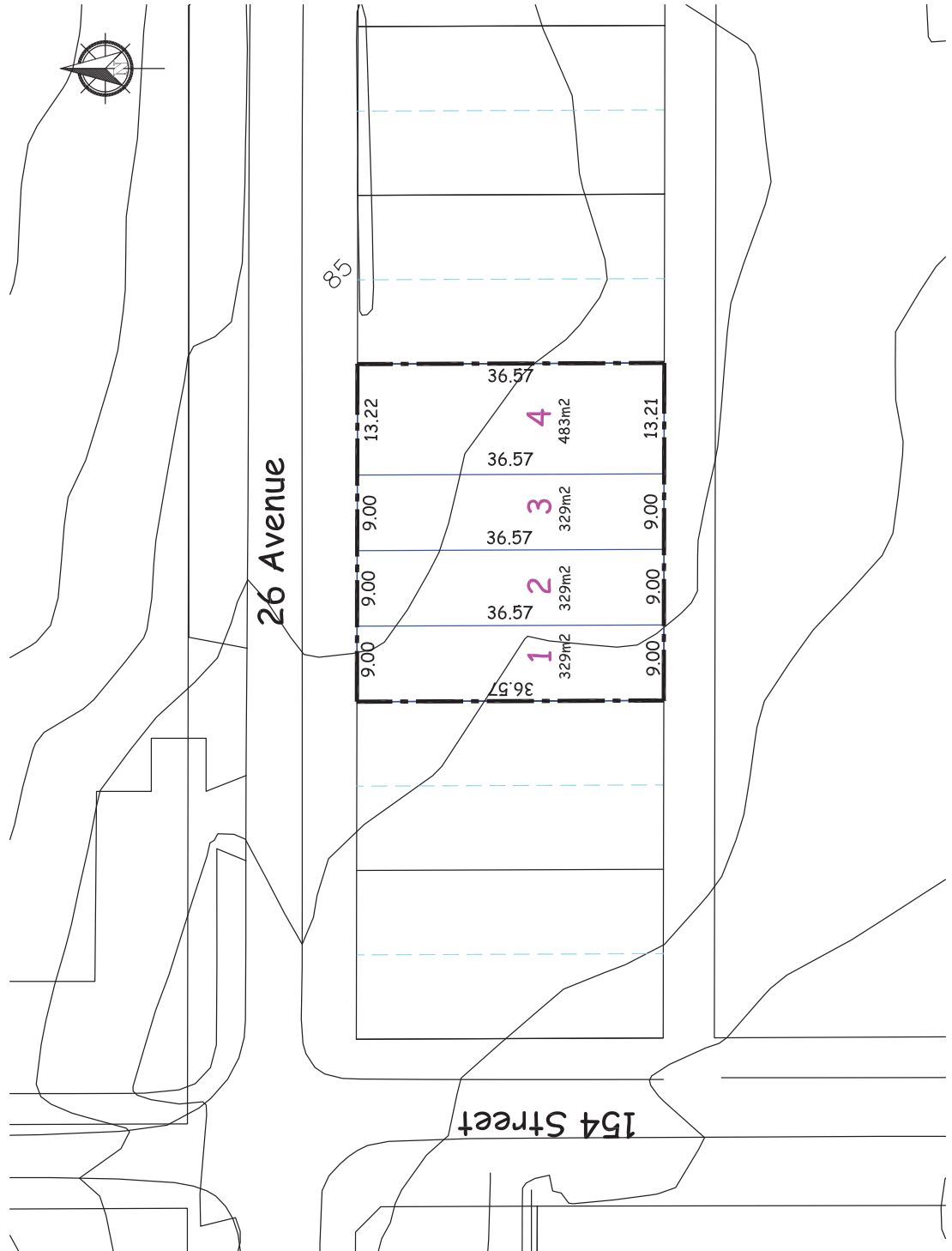
SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C

Requires Project Data	Proposed
GROSS SITE AREA	0.36
Acres	0.15
Hectares	
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	10 metres – 10.1 metres
Range of lot areas (square metres)	367 m ² – 368 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	26.7 uph / 11.1 upa
Lots/Hectare & Lots/Acre (Net)	26.7 uph / 11.1 upa
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)	N/A
% of Gross Site	N/A
	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

Bryce Ayers
15438 26th Avenue Surrey, BC

RF-9C Layout



GROSS SITE AREA: Approx. 1470m²/0.36ac

EXISTING ZONING:
RF (Single Family Residential)

PROPOSED ZONING:
RF-9C
Min. Area: 250m²
Min. Width: 9m
Min. Depth: 28m

OFFICIAL COMMUNITY PLAN:
Existing Designation: Suburban
Proposed Designation: Suburban

LOT YIELD:
Existing: 1 Lot
Proposed: 4 Lots

GROSS DENSITY:
11.1 u.p.a.

NOTE:

- This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
- Full environmental, geotechnical and soil assessments.
- Legal and topographical survey.
- Tree survey and assessment.
- Park dedication requirements or cash in lieu of
- School site acquisition requirements and/or charges.
- Storm water detention requirements.
- Road dedication requirements.
- Environmentally sensitive areas and setback requirements.
- Building locations.
- Right-of-way and/or easement requirements.



Project 11-145
22 Nov 2011



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

FROM: Development Project Engineer, Engineering Department

DATE: October 19, 2011 **PROJECT FILE: 7811-0183-00**

**RE: Engineering Requirements
Location: 15438 26 Ave.**

REZONE/SUBDIVISION

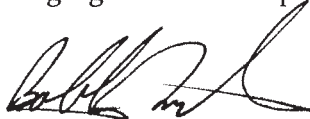
Property and Right-of-Way Requirements

- Provide 0.5 metre wide statutory right-of-way on 26 Avenue.

Works and Services

- Construct the south side of 26 Avenue to the modified Neo-Traditional Standard;
- Construct lane to SSD-R.12;
- Construct sanitary sewer main on 26 Avenue; and
- Construct storm sewer mains.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0183-00
Project Location: 15436 – 26 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 area that was substantially built out in the 1960's and 1970's. There is only one 70 (plus) year old (1940's or older), 500 sq.ft. simple small "Old Urban" Bungalow. All other homes were constructed in the 1960's and 1970's.

There is one 2200 sq.ft. "West Coast Traditional" style Split Level home with low to mid-scale massing characteristics. The home is well balanced and proportionally consistent, but is more than 50 feet wide, and so does not provide acceptable context for the proposed 25 foot wide homes on RF9C lots.

There are two Bungalows from the 1960's; the site home at 15438 – 26 Avenue, which is a simple rectangular, 60 foot wide structure that is proposed for demolition, and so will not form a part of the future character area. The other Bungalow is a 40 foot wide simple rectangular structure with 4 ½ :12 pitch main common hip roof. The home and landscaping are agreeable, but not suited to a new RF-9C development, and so these homes should not be used for context.

There are two Cathedral Entry type homes from the 1960's, one Cathedral Entry home from the 1970's, and one Basement Entry home from the 1970's. These homes all share the common characteristic in which the upper floor is constructed directly above the lower floor on all sides of the structure, resulting in a box-like massing appearance that does not meet common new massing design standards. These homes also do not meet new RF zoning by-law restrictions (which were not in place when these homes were constructed), that require the upper floor to be set back from the lower floor at the front of the home.

There is one 1970's, 3000 sq.ft. "Traditional English Tudor" style Two-Storey type home at 15490 – 26 Avenue. This is a well balanced, well proportioned attractive home with an estate-like appearance. However, the scale of this home makes it unsuitable for use as context at the subject site, except that the traditional style could provide some reference.

Roof slopes range from 2:12 to 12:12. Roof surfaces include asphalt shingles, cedar shingles, and tar & gravel, in order of precedence. Homes are clad in cedar or stucco. Yards are landscaped to an old urban standard.

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

- 1) Context Homes: None of the neighbouring housing stock provides suitable architectural context for a year 2011 RF-9C type development. A new character is proposed in which 25 foot wide, 1865 sq.ft. "Traditional", "Neo-Traditional", and "Neo-Heritage" style Two-Storey type homes are constructed to a high modern standard.
- 2) Style Character: There is one "Traditional" style home in this neighbourhood that is significant to the styles proposed for this neighbourhood.
- 3) Home Types: There are a wide variety of home types including Bungalows, Split Level, Cathedral Entry, Basement Entry, and Two-Storey.
- 4) Massing Designs: Massing designs for existing homes are not suitable for the subject site because the existing homes are either too wide or too box-like to be considered appropriate for a year 2011 RF9C development.
- 5) Front Entrance Design: All homes in this area have a one storey high front entrance.
- 6) Exterior Wall Cladding: A wide variety of wall cladding materials have been used in this area, and a wide variety should therefore be permitted.
- 7) Roof surface: Roof surfaces are asphalt shingles (dominant), cedar shingles (used on two homes), or tar&gravel (one home).
- 8) Roof Slope: Roof pitch ranges from 2:12 to 12:12.

Dwelling Types /Locations: Two-Storey, Basement Entry/Cathedral Entry, Rancher (bungalow), and Split Level type homes are all found in this area.

Exterior Treatment Wall cladding materials include stucco, cedar, brick, and stone.

Roof Pitch and Materials: Roof surface materials include asphalt shingles (dominant), cedar shingles (used on two homes), or tar&gravel. Roof slope range is 2:12 to 12:12.

Window/Door Details: Rectangular dominant.

Streetscape: The area surrounding the subject site contains numerous old urban Bungalow, Cathedral Entry, Basement Entry, Split Level and Two-Storey type homes. The Bungalows have a low, wide profile, and the Cathedral Entry/Basement Entry type homes have a high mass, box-like appearance. There are a wide range of roof slopes, and a range of roof surface materials including asphalt shingles, cedar shingles, and tar and gravel. Most homes are clad in stucco, or in cedar, and only a few homes have a brick or stone accent. Landscapes are "old urban" featuring mature shrubs and trees. Most homes have an asphalt driveway.

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: "Traditional", "Neo-Traditional", "Heritage", or "Neo-Heritage". Note however 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 one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings) No existing neighbouring homes provide suitable context for the proposed RF-9C type homes at the subject site. Interfacing treatments are therefore not contemplated.

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, 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: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. 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 Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 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: Tvnan Consulting Ltd. Date: Sep 30, 2011

Reviewed and Approved by:  Date: Sep 30, 2011



TREE PRESERVATION SUMMARY

Surrey Project No.:

Project Location:

15438 26th 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: Less than ½ acre parcel with one residence and a city owned lane at the rear with no access. Protected sized pioneer species trees found within the site.

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

Number of Protected Trees Identified	12	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	6	(C)
Number of Protected Trees to be Retained (A-B-C)	6	(D)
Number of Replacement Trees Required (C-B) x 2	12	(E)
Number of Replacement Trees Proposed	4	(F)
Number of Replacement Trees in Deficit (E-F)	8	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	10	(H)
Number of Lots Proposed in the Project	4	(I)
Average Number of Trees per Lot (H / I)	2.5	

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

October 14,
2011

Date