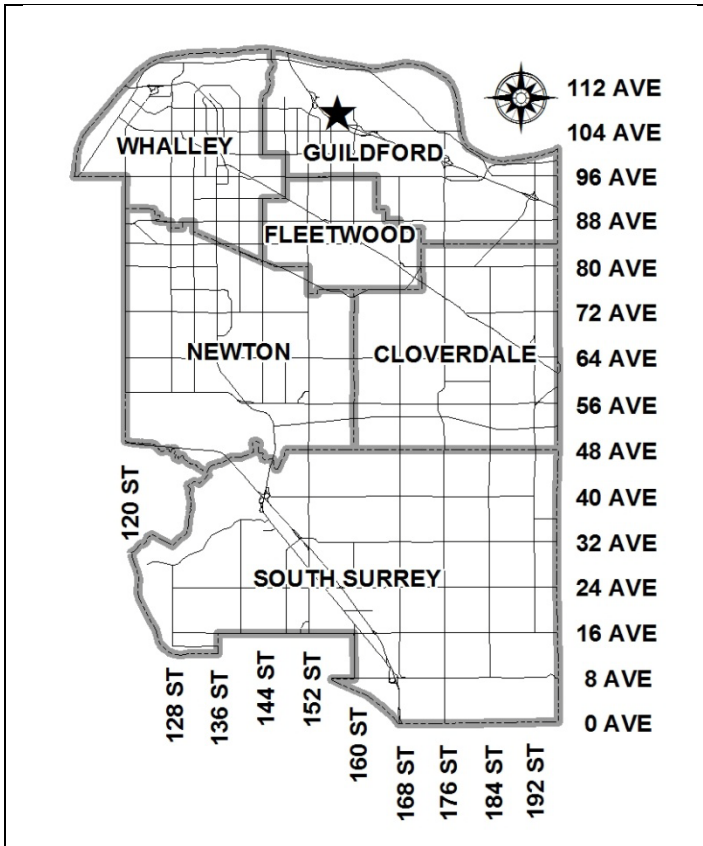


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0192-00

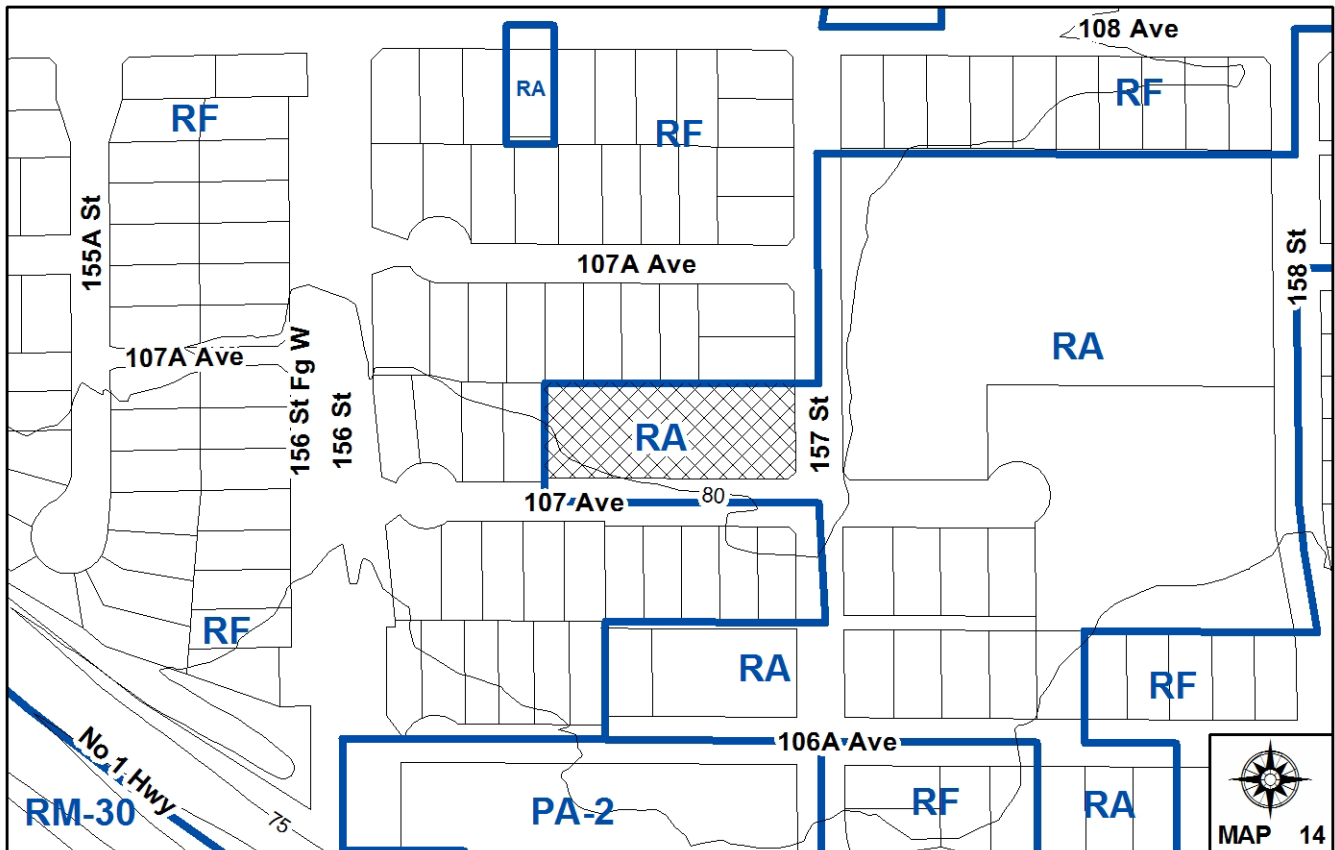
Planning Report Date: September 10, 2012



**PROPOSAL:**

- **Rezoning** from RA to RF in order to allow subdivision into 7 single family lots.

**LOCATION:** 10709 - 157 Street  
**OWNER:** Adeline M Stewart  
**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 subdivision conforms to the City's Infill Policy.
- The proposed development is consistent with the development pattern established in the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject 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.
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) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree and root zone protection on proposed Lots 4, 5, 6 and 7;
  - (g) registration of a Section 219 Restrictive Covenant to limit the future building envelope and driveway location for proposed Lot 6; and
  - (h) registration of a Section 219 Restrictive Covenant to specify the driveway location for proposed Lot 7.

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:**

4 Elementary students at Dogwood Elementary School  
2 Secondary students at Fraser 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 August 2013.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval is granted for one year.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained on proposed Lot 6.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 157 Street):	Elementary School (Dogwood Elementary)	Urban	RA
South (107 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The 4,275-square metre (1.06 acre) subject property is located on the north-west corner of 107 Avenue and 157 Street in the Fraser Heights area. The site is designated "Urban" in the Official Community Plan (OCP).
- The subject site is currently zoned "One-Acre Residential (RA)". The application proposes rezoning the site to "Single Family Residential Zone (RF)" and subdividing into seven (7) lots. The proposed RF Zone is consistent with the Urban designation in the Official Community Plan (OCP).
- Proposed Lots 1 to 5 are approximately 629 square metres (6,770 sq. ft.) in area, each with lot widths of approximately 15.6 metres (51 ft.) and lot depths of approximately 40.3 metres (132 ft.). Proposed Lot 6 has an area of approximately 584 square metres (6,286 sq. ft.), a width of 20.4 metres (67 ft.) and a depth of 28 metres (92 ft.). Proposed Lot 7 is approximately 544 square metres (5,855 sq. ft.), with a lot width of 19.4 metres (64 ft.) and a depth of 28 metres (92 ft.).
- Proposed Lots 1 to 6 meet the area and dimension standards of the RF Zone which requires a 560-square metre (6,000 sq. ft.) lot area, a 15-metre (50 ft.) lot width, and a 28-metre (90 ft.) lot depth. Proposed Lot 7 meets the dimension standards of the RF Zone, but falls below the minimum area dimension. The applicant is seeking the Approving Officer's discretion as prescribed in Sub-section E.21(h) of Part 4 General Provisions of Surrey Zoning By-law No.

12000, to allow one proposed lot to have a total area of no less than 90% of the minimum required lot area.

- 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 16.5m (54 ft.). Although the proposed lot widths are slightly less than the average width of the lots to the north and south, the applicant has demonstrated community support for the proposal.
- The proposed subdivision will complete the pattern of development along the north side of 107 Avenue, west of 157 Street and will reflect the existing subdivision pattern on the south side of 107 Avenue.
- The applicant is proposing to retain the dwelling that is located on the subject site, on proposed Lot 6. The total floor area of the existing dwelling is approximately 233 square metres (2,508 sq. ft.) resulting in a floor area ratio (FAR) of 0.41 which meets the maximum 0.48 FAR for lots in excess of 560 square metres (6,000 sq. ft.) in the RF Zone. The dwelling will also meet the setback requirements of the RF Zone.

#### 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 included as Appendix V.
- In order to reflect the established character of the 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 two-storey "Neo-Traditional" and "Neo-Heritage" designs, with front entrance porticos ranging in height from one to one and a half storeys.
- Front entrance design will be permitted to a maximum height of one and a half storeys.

#### Lot Grading

- Preliminary lot grading plans were prepared by HY Engineering Ltd. The plans were reviewed by staff and found acceptable.
- Given the depth of the existing servicing, in-ground basements can be achieved for all proposed Lots.

#### Trees Survey and Replacement/Preservation Plans

- Froggers Creek Tree Consultants Ltd prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable subject to modifications.

- The Arborist Report indicates there are 30 mature trees on the subject property. The report proposes the removal of six (6) trees because they are located either within the proposed building envelopes or within the footprint of proposed driveways or within access required for underground services. The remaining 24 trees will be retained over proposed Lots 4, 5, 6 and 7. The report proposes 11 replacement trees, providing an average of 5 trees per lot.

Tree Species	Total No. of Trees	Total Retained	Total Removed
Western Red Cedar	4	3	1
Douglas Fir	3	3	-
Cherry	3	3	-
Grand Fir	12	11	1
Sitka Spruce	1	1	-
Maple	3	2	1
Willow	2	1	1
Red Alder	1	-	1
Scot Pine	1	-	1
<b>Total</b>	<b>30</b>	<b>24</b>	<b>6</b>

- The Arborist Report also indicates that there is one mature (Maple) City tree within the 157 Street right-of-way and one mature (Western Red Cedar) tree on a neighbouring property at 15648-107A Street to the north-west of the subject site. Both trees will be retained.
- Under Tree Protection By-law No. 16100, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As one Red Alder tree is proposed to be removed, and five other trees are to be removed, a total of 11 replacement trees would be required to meet the above noted ratio. 11 replacement trees are proposed which meets the requirements of the Tree Protection By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent to surrounding properties on July 13, 2012 and Planning staff received no response.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TJH/kms



## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.06
Hectares	0.4275
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.6 – 20.4
Range of lot areas (square metres)	544 – 629
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16.3 uph / 6.6 upa
Lots/Hectare & Lots/Acre (Net)	NA
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	8.8%
Total Site Coverage	48.8%
<b>PARKLAND</b>	
Area (square metres)	NA
% of Gross Site	
	<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





# PROPOSED SUBDIVISION LAYOUT

APPENDIX II

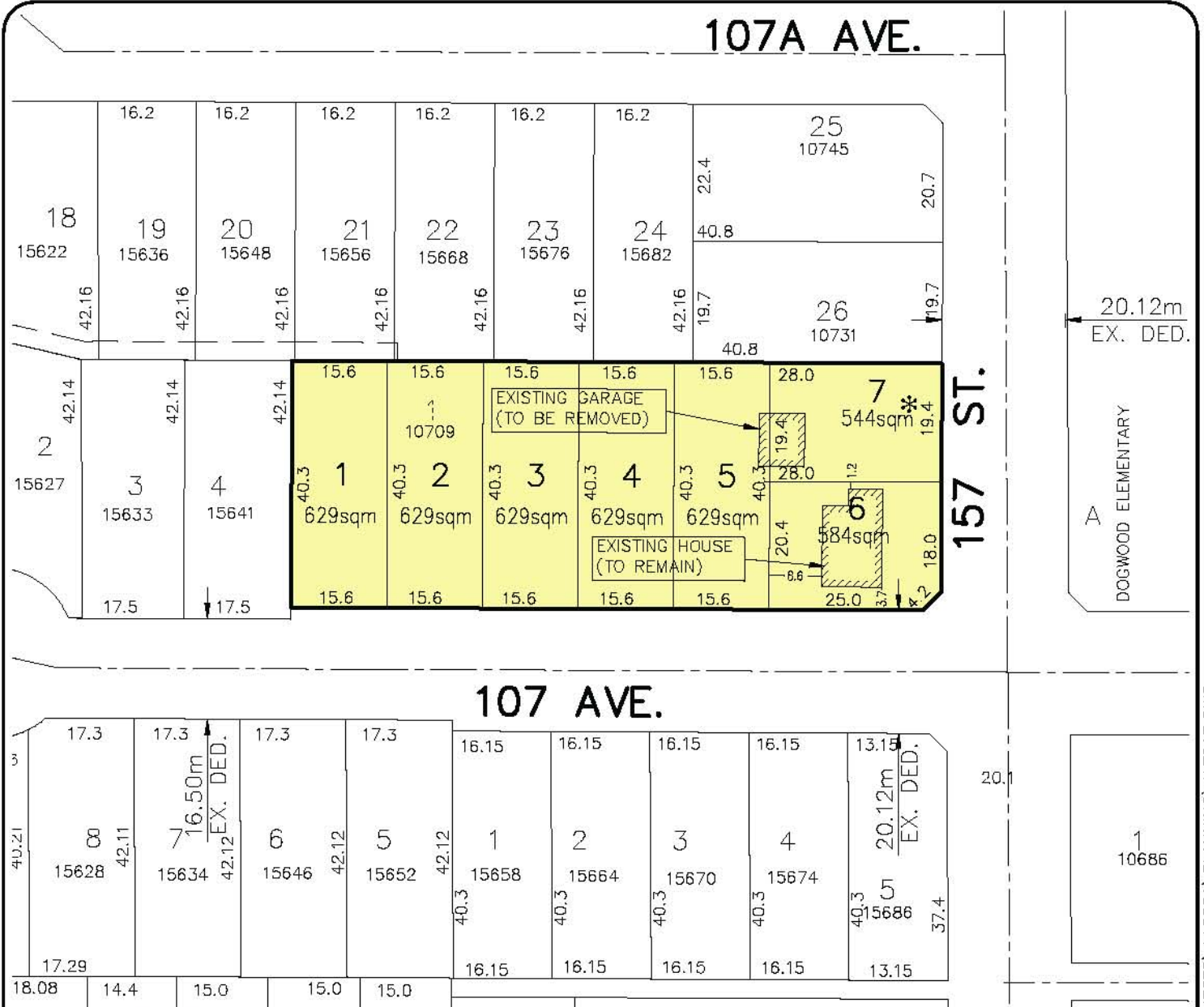
Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7911-0192-00  
 MAP #: 14  
 EXIST. ZONE: RA  
 PROP. ZONE: RF



CIVIC ADDRESS: #10709-157 ST.

LEGAL: LOT 1, SECTION 22, RANGE 1, N.W.D., PLAN LMP7926



GROSS SITE AREA: 4,275sqm (1.06ac)  
 5% PARK DEDICATION: 214sqm (CASH-IN-LIEU)  
 \* 10% REDUCTION FOR AREA ON LOT 7

#200-9128-152nd. ST. Surrey, BC V3R 4E7 TEL 604-583-1616  
 Website: www.hyengineering.com FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:113331 ALTERNATIVE#01B DATE: 27 JAN/12 SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\113331\PLANNING\ALTO1B.DWG

INTER-OFFICE MEMO

---

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

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

DATE: **August 17, 2012**

PROJECT FILE: **7811-0192-00**

---

RE: **Engineering Requirements  
Location: 10709 157 St.**

**REZONE/SUBDIVISION**

***Works and Services***

- construct 157 Street to a 20.0-metre local road standard;
- construct 107 Avenue to a 20.0-metre limited local road standard; and
- construct sanitary sewer along 157 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

ssa

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7911-0192-00  
Project Location: 10709 - 157 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:**

Directly south of the subject site is an "under construction" RF zoned development that provides the best architectural context in the immediate area. These homes are 3000 - 3500 square foot "Neo-Traditional" and "Neo-Heritage" style, Two-Storey type. The homes have mid-scale massing characteristics, and meet common modern massing design standards with respect to balance and proportional consistency in the volume allocated to various projections on the front of the home. Most of these homes have a 1 ½ storey entrance veranda. Main roofs are common hip type with two or more street facing common gable projections. The roof slope on the newer homes is 8:12 and higher. Roofs are surfaced with shake profile asphalt shingles. These homes are all clad in stucco and all have a stone accent. Yards are either not yet landscaped, or are landscaped to a common standard for post year 2010's RF zoned developments.

Other homes in this area were constructed in the 1950's, 1960's, 1980's, and 1990's. The 1950's homes are small simple, old urban Bungalows. The 1960's homes include the site home (to be retained), which is a 2500 sq. ft. "Old Urban" Basement Entry home, and a 2400 sq.ft. "Old Urban" Bungalow with above ground basement. Neither provide suitable design context for the subject site. The 1980's homes include four Basement Entry type, which were designed specifically to appear as Two-Storey type, and three Two-Storey type. All of these homes have a roof system extending up from the ground floor to the upper floor, thus reducing apparent mass by concealing upper floor wall area. These homes all have a single storey front entrance. Roofs are common hip, common gable, or Boston gable, Boston hip at slopes ranging from 5:12 to 12:12. Roofs are surfaced in either cedar shingles or asphalt shingles. Walls are clad in vinyl. Some homes have a modest brick accent, but most have none. There is one 1990's Two-Storey type that is not objectionable, but should not be considered a context home.

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

- 1) Context Homes: Only the five homes located at 15658, 15664, 15670, 15674, and 15686 – 107 Avenue provide suitable architectural context for a year 2011 RF zone development in this area.

- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of the context homes found in this area, and are the recommended style range.
- 3) Home Types : All "context homes", as defined above, are Two-Storey type.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The 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 : Vinyl has been used widely in this area. However, vinyl has not been used on any of the aforesaid context homes. The recommendation is to allow vinyl, providing the vinyl is not visible from the street.
- 7) Roof surfaces : Cedar shingles or Shake profile asphalt shingles with raised ridge caps.
- 8) Roof Slope : Roof pitch 8:12 or higher on the new context homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	53%
	Basement Entry/Cathedral Entry	33%
	Rancher (bungalow).....	13%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in stucco with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Most homes have a brick or stone accent.

**Roof Pitch and Materials:** All homes at context site have a shake profile asphalt shingle roof. Cedar shingles are also found on the older homes.

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

**Streetscape:** At the context site to the south there is obvious continuity of appearance. All homes are 3500 square foot "Neo-Traditional" and “Neo-Heritage” style Two-Storey type homes, either under construction or recently completed. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections. All context homes have a shake profile asphalt shingle roof and all are clad in stucco. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional” 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 15600 block of 107 Avenue. Homes will therefore be “Neo-Traditional” and “Neo-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, Vinyl (not on front), 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, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of a new 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 of the dwelling. 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 minimum 20 shrubs of a minimum 3 gallon pot size. The corner lot shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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: August 10, 2011

**Reviewed and Approved by:**       Date: August 10, 2011



Tuesday, July 17, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11-0192-00

**SUMMARY**

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	4
Secondary Students:	2

September 2011 Enrolment/School Capacity

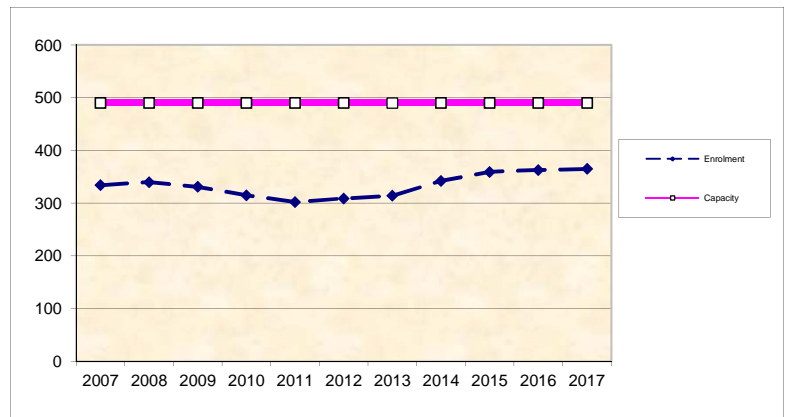
<b>Dogwood Elementary</b>	
Enrolment (K/1-7):	48 K + 254
Capacity (K/1-7):	40 K + 450
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1527
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

**School Enrolment Projections and Planning Update:**

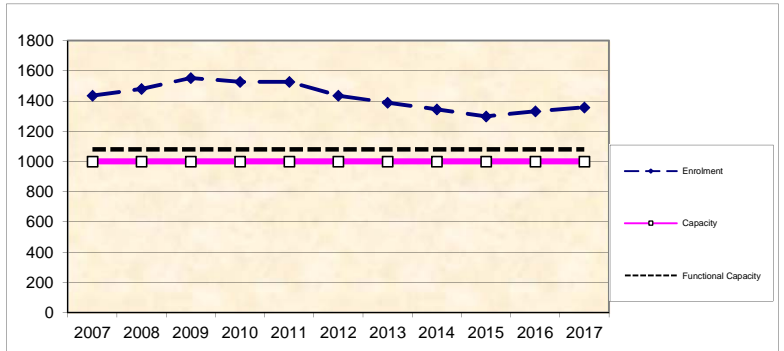
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary change from a neighbouring school is being proposed for Dogwood Elementary. An addition to Fraser Heights Secondary is identified as #3 priority in the 2010-2014 the Five Year Capital Plan (subject to Ministry funding approval). The proposed residential development will not have an impact on these projections.

**Dogwood Elementary**



**Fraser 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.