

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0204-00

Planning Report Date: April 2, 2012

PROPOSAL:

- **Rezoning** from RA to RF-12

to permit the development of 8 single family RF-12 lots

LOCATION:

6087 - 140 Street

OWNER:

Jasvir Hayer and Manjit Hayer

ZONING:

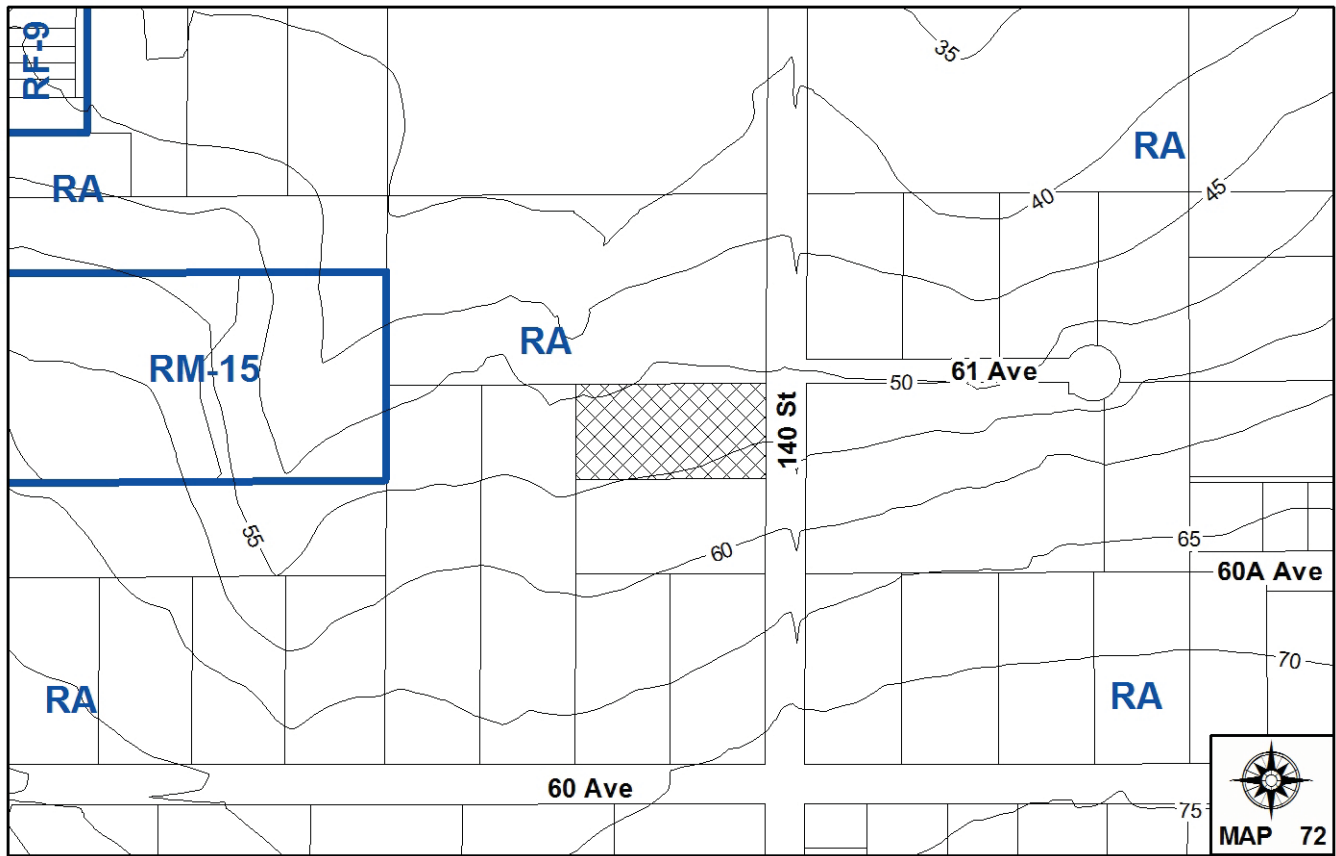
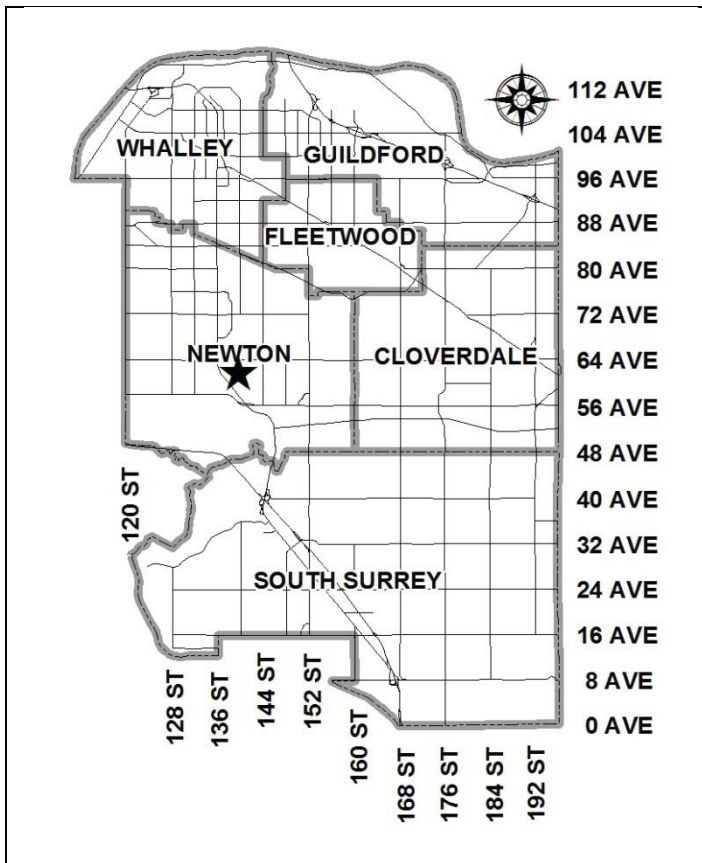
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential Flex 6-14.5 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None

RATIONALE OF RECOMMENDATION

- The proposal compiles with the Official Community Plan and the South Newton Neighbourhood Concept Plan.
- The proposed land use, density and building form are appropriate for this part of South Newton
- The project will result in the completion of 61 Avenue west of 140 Street.

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 (12) Zone (RF-12)" (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 adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development.

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:**

3 Elementary students at Woodward Hill School
1 Secondary student at Sullivan Heights School

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

Parks, Recreation & Culture: Parks has no objection to the proposed development.

SITE CHARACTERISTICS

Existing Land Use: The property contains a large single family house.

Adjacent Area*:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family house*	Urban/Single Family Residential Flex 6-14.5 upa, Creek and Riparian Setback	RA
East (across 140 Street):	Single family house*	Urban/ Single Family Residential Flex 6-14.5 upa	RA
South:	Single family house.	Urban/ Single Family Residential Flex 6-14.5 upa	RA
West:	Single family house.	Urban/ Single Family Residential Flex 6-14.5 upa	RA

* The properties north and east of the site are also under application. The proposal at 6129 140 Street (#7910-0245-00), north of the site, is being rezoned to create 22 RF-12 lots. The proposal for 14066 and 14084 61 Avenue, east of the site, (#7911-0247-00), is for an NCP amendment and rezoning to allow 96 row houses.

DEVELOPMENT CONSIDERATIONSProposal

- The development site is located on the west side of 140 Street, between 60 and 62 Avenue in South Newton. The site, approximately 0.455 hectares (1.12 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex 6-14.5 upa" in the South Newton Neighbourhood Concept Plan (NCP). The property is zoned RA.
- The applicant is proposing to rezone the property from 'One-Acre Residential (RA)' to 'Single Family Residential (12) Zone (RF-12)' to permit the creation of eight (8) RF-12 lots. The proposed use is in keeping with the OCP and the South Newton NCP which support urban small lot development.
- In all, the applicant is proposing to create a total of seven (7) interior Type II RF-12 lots and one (1) corner Type I lot. Five (5) lots will front 61 Avenue and three (3) lots will front 140 Street. The proposed lots range in size from 385 sq.m. (4,144 sq. ft.) to 551 sq.m. (5,931 sq. ft). No variances are required.
- As part of the development, the applicant will be required to dedicate 6.50 m along the northern edge of the property. The dedication will enable the completion of 61 Avenue to an ultimate 18 metre standard and complete this part of the South Newton road network.

Tree Retention

- On January 19, 2012, the applicant's arborist submitted a report identifying a total of 33 protected trees on-site. However, as the report and tree preservation and replacement plan note, none of these trees may be retained on site due to road construction, site grading and poor health.
- In particular, of the 33 trees on site, 15 trees will need to be removed to accommodate the completion of 61 Avenue; while another 16 trees will need to be removed to cut and grade the site to meet the elevation of the proposed road. The two (2) remaining trees are of marginal or poor quality and cannot be reasonably preserved. The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Removed
Alder, Red	3	3
Cedar, Deodar	1	1
Cedar, Western Red	2	2
Cherry	2	2
Falsecypress	1	1
Pine, Scots	1	1
Spruce	21	21
Spruce, Colorado Blue	1	1
Spruce, Sitka	1	1
TOTAL	33	33

- Prior to bringing this report to Council, staff examined a number of options to preserve more trees on-site. However, neither changes in land use nor alternative lot layouts made any difference to the number of trees which might be preserved. Regardless of whether the site is developed as small lots or townhouses, the required road construction and site grading continue to affect the protected trees on site.
- Additional work was also completed to try to preserve tree seven #7 on proposed Lot 4. On March 22, 2012, the arborist for the project revisited the site to confirm whether this tree might be saved. The tree, however, consists of four (4) trees attached at the base and has such a massive trunk size that the required tree protection zone would render three (3) of the eight (8) proposed lots undevelopable.
- In lieu of the trees to be removed from the site, three (3) trees will be replaced on a 1:1 basis, while the other 30 trees will be replaced on a 2:1 basis, for a total of 63 new replacement trees. Of the required trees, the applicant is proposing to plant 24 trees on the site or an average of three (3) new trees per lot. Cash-in-lieu for the remaining thirty nine (39) trees is to be collected for the City's Green Fund.

Building Scheme, Lot Grading Plan

- A set of building design guidelines has been developed for the site by Tynan Consulting Ltd. The guidelines are consistent in theme and character with those developed for the 22 lot development directly north of subject site (Development Application 7910-0245-00).
- The proposed guidelines will establish a new form of housing and introduce 'neo-traditional' and 'neo-heritage' styles which will blend in with the existing larger 'old urban' and 'heritage' styled homes in the area. The guidelines also call for

- Moderate pitched roof lines, cedar shingles, shake profile concrete roof tiles
 - Exterior stucco, cedar, vinyl, hardiplank, brick and stone wall cladding
 - Wood accents, trim and detailing
 - Natural and Neutral colours with some subdued primary, warm colours
- A summary of the guidelines for the project is included in Appendix V. In February 2012, the site's preliminary lot grading plan was reviewed and approved by the Building Division.

SUSTAINABILITY CHECKLIST

- On March 23, 2012, the applicant prepared and submitted a sustainable development checklist for the site. While there are limited opportunities to include environmental technology in residential subdivision, the proposed development is consistent with the area's Secondary plan.
- The development density is also appropriate for the area. According to the applicant the final developed lots will also incorporate low impact development standards (LIDS) in its final design.
- The site is also not impacted by any recognized environmentally sensitive terrestrial hub or site identified through the City's EMS.

PRE-NOTIFICATION

Pre-notification letters were sent out for this application January 6, 2012; and a development sign was posted on-site at the beginning of February 2012. To date, the Planning and Development Department has received few calls asking about the proposed layout.

(In response staff have responded to questions and provided copies of the development layout at the front counter).

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

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.12 acres
Hectares	.45 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	13.40 – 14.00
Range of lot areas (square metres)	385–551 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.58/7.14
Lots/Hectare & Lots/Acre (Net)	17.58/7.14
SITE COVERAGE (in % of gross site area)*	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	21%
Total Site Coverage	71%
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

*Provided by Applicant

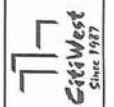


NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND IS TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED

Man. Proj. No.	711-0240-00	Dep. No.	A1
Man. Draw. No.		Man. Draw. No.	
Job No.	11-2842	Date	AUG/11
Revision		Revision	1

Scale:	1:1000
Drawn:	JC
Checked:	RU
Approved:	P.W. P.U.

MANJIT HAYER
 No. 266 - 8128 - 128 STREET, SURREY, BC, V4N 1R1 PH: 604-724-8873 FAX: 604-577-3008
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6087 - 140 STREET, SURREY, BC



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

REVISED PER CITY COMMENTS	
11/17/09	
1	
2010	

FIGURE OF THIS PLAN TO BE CONFIRMED AND SETBACKS

E 165' 4
 BR286287



INTER-OFFICE MEMO

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

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

DATE: **March 28, 2012** PROJECT FILE: **7811-0204-00**

RE: **Engineering Requirements
Location: 6087 140 Street**


REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 6.50 metre width for ultimate 18.00 metre wide road allowance, including 3.00 metre by 3.00 metre corner cut at the intersection of 140 Street and 61 Avenue.
- Register 0.50 metre wide Statutory Right of Way (SRW) along the south side of 61 Avenue and west side of 140 Street.

Works and Services

- Construct the west side of 140 Street to the Neo Traditional Through Road Standard, and curb extension at 61 Avenue.
- Construct extruded asphalt curb extension on 140 Street to match existing pavement edge with cash-in-lieu for removal to minimize on-street tree removal at 6077 - 140 Street.
- Construct the south half of 61 Avenue to the Neo Traditional Through Road Standard.
- Construct a 2.25 metre wide curb extension at 140 Street.
- Secure lands for detention ponds P1C and P4B.
- Construct storm drainage systems to service the proposed lots.
- Extend an adequately sized water main (minimum 200mm) on 140 Street: from 60 Avenue to the north property line of the subject development.
- Construct water mains on 61 Avenue to service the proposed development.
- Construct sanitary sewers along 61 Avenue and 140 Street to service each of the proposed lot with a gravity service connection.
- Pay 100% of Drainage DCC relative to community detention ponds, and related Drainage Development Work Agreement Levy for the Community Detention ponds, if applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.


Bob Ambaradar, P.Eng.
Development Project Engineer

IK

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, January 10, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0204 00

SUMMARY

The proposed 8 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2011 Enrolment/School Capacity

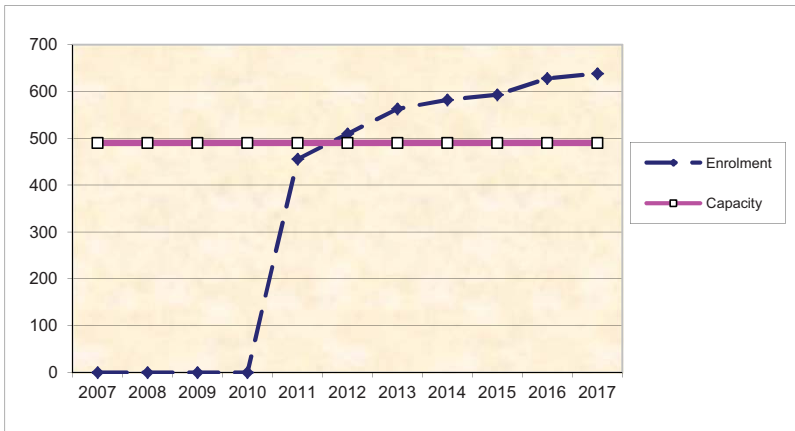
Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 390
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

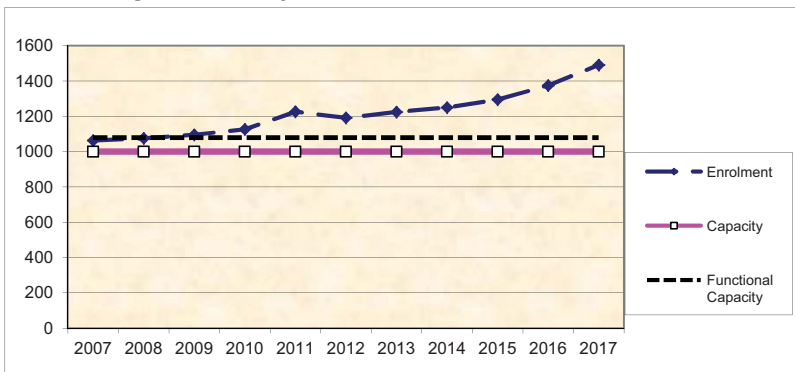
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary, is the #2 priority for funding in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary (#4 priority in the plan). 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). The proposed development will not have an impact on these projections.

Woodward Hill 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 no: 7911-0204-00
 Project Location: 6087 - 140 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 area surrounding the subject site is comprised of older homes from the 1950s and 1970s. These include three small rectangular Bungalows built in the 1950s and one 2600 square foot basement entry house constructed in the 1970s. The remainder of the properties contain houses that are either screened from street view by growth, or do not contain any structures. These old homes are clad in stucco or full height masonry. Roof pitches on all homes range from 3:12 to 9:12. All homes have common gable or common hip roofs with and all homes have interlocking tab type asphalt shingle roof surfaces. Neither the dwellings nor the landscaping provide suitable context for a year 2011 RF-12 zone development in Surrey.

A significant influence at this site is the proposed new 22 lot RF-12 zone site which is located adjacent to, and north of the subject site (the subject site is located on the south side of 61 Avenue and the 22 lot site is located on the north side of 61 Avenue). The application for the 22 lot site is identified as Surrey project 7910-0245-00. Building scheme regulations have been written for the 22 lot site, and will establish the form and character for new housing in this area. There is no opportunity therefore to establish this site as a new character area. New homes at the subject site should be consistent in theme, representation, and character, with homes implied by building scheme regulations for the 22 lot site to the north. Therefore, the most ideal context for the subject site is "regulations context" provided by the building scheme for the 22 lot site.

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

- 1) Context Homes: Homes in the surrounding area do not provide acceptable residential design context, with the exception of one older Heritage dwelling at 6185 – 140 Street. Building scheme regulations for the adjacent 22 lot site to the north will provide guidance for what will soon be context quality homes on the north side of 61 Avenue.
- 2) Style Character: Existing homes are Old Urban or Heritage in style. "Neo-Traditional" and "Neo-Heritage" styles blend in well with the existing styles and are recommended. The existing Old Urban style homes are unsuitable for modern development.
- 3) Home Types: There are three Bungalows and one Basement Entry type home within the character area. Although there are currently no Two-Storey type homes, it is expected that all of the proposed homes will be Two-Storey type.

- 4) Massing Designs : The old urban homes, with the exception of one older Heritage dwelling at 6185 – 140 Street, do not provide desirable massing context.
- 5) Front Entrance Design : Front entrance porticos are not an architecturally significant feature on homes in this area.
- 6) Exterior Wall Cladding : A variety of wall claddings have been used.
- 7) Roof surface : Roof surfaces are asphalt shingles. One home has both asphalt shingles and concrete roof tiles.
- 8) Roof Slope : Roof pitch 3:12 to 9:12.

Dwelling Types/Locations:	Two-Storey.....	0%
	Basement Entry/Cathedral Entry	25%
	Rancher (bungalow).....	75%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in stucco, masonry or aluminum.

Roof Pitch and Materials: All homes have asphalt shingle roofs.

Window/Door Details: Rectangular dominant.

Streetscape: Forty to sixty year old, small, low-impact “old urban” Bungalows and high mass Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways. No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated.

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”, “Craftsman-Heritage”, or “Rural 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.

Proposed Design Solutions:

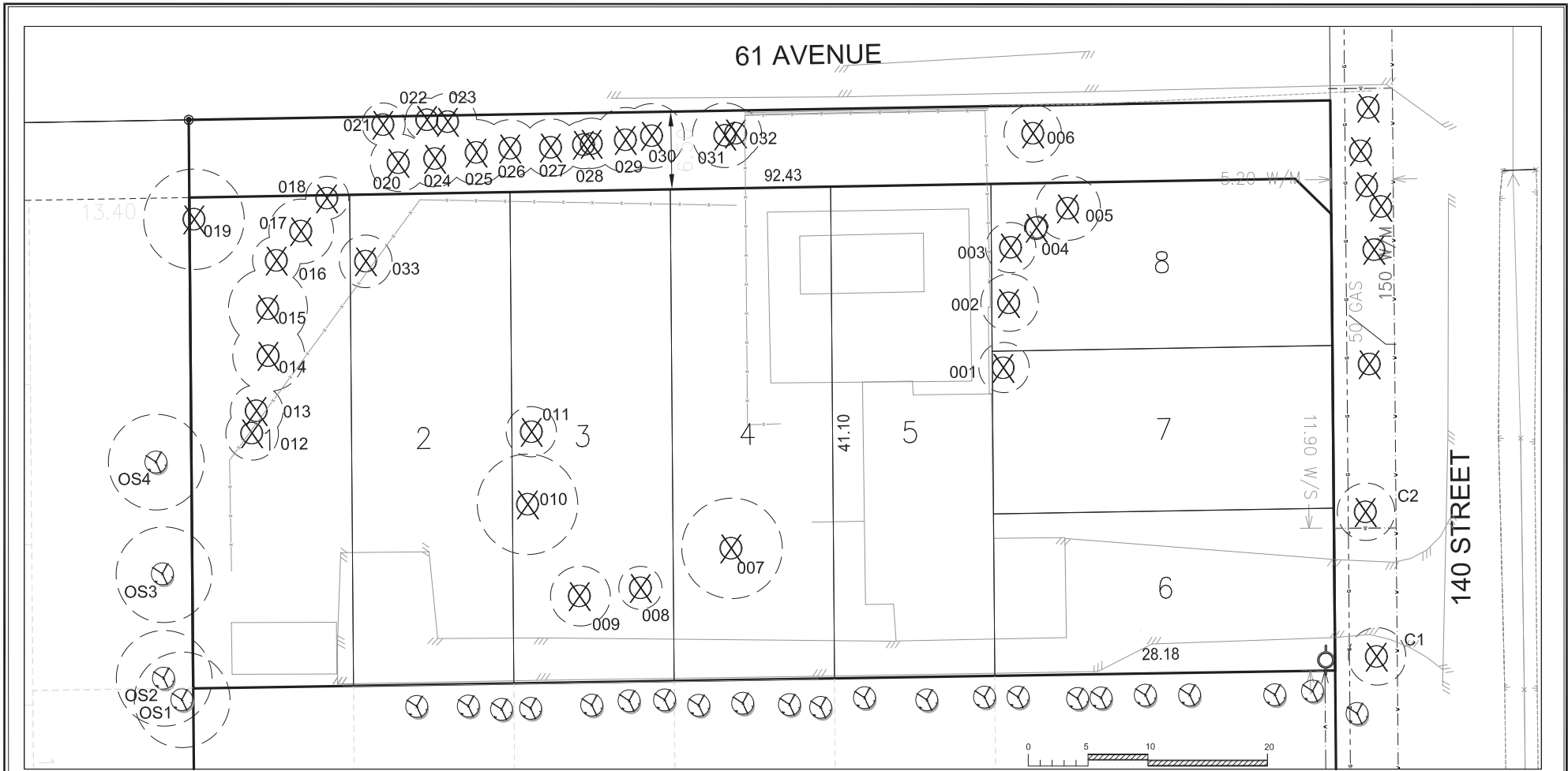
- Interfacing Treatment with existing dwellings** No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, new homes at the subject site will be consistent in theme, representation, and character with proposed new homes in the 22 lot RF-12 site to the north (7910-0245-00)
- 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 or brown only. New environmentally sustainable roofing products can be permitted providing that the aesthetic properties of the new materials are equal to or better than the traditional roofing products listed above. Grey or brown only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** 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 of the single family dwelling. The upper floor is set back a minimum of 0.9 metres from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Additional 10 shrubs on the flanking street side of corner lot 8. Sod from street to face of home. Driveways: exposed agg., interlocking masonry pavers, stamped concrete.

Compliance Deposit: \$5,000.00



Summary prepared and submitted by: Tynan Consulting Ltd.
Reviewed and Approved by:



Date: January 6, 2012
Date: January 6, 2012



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

11140 - 92A Avenue
 Delta, British Columbia
 V4C 3L8
 Ph: (604) 582-0309
 Fax: (604) 589-2888
 Email: mfadum@fadum.ca

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PROJECT TITLE
 6087 140 ST.
 SURREY, B.C.

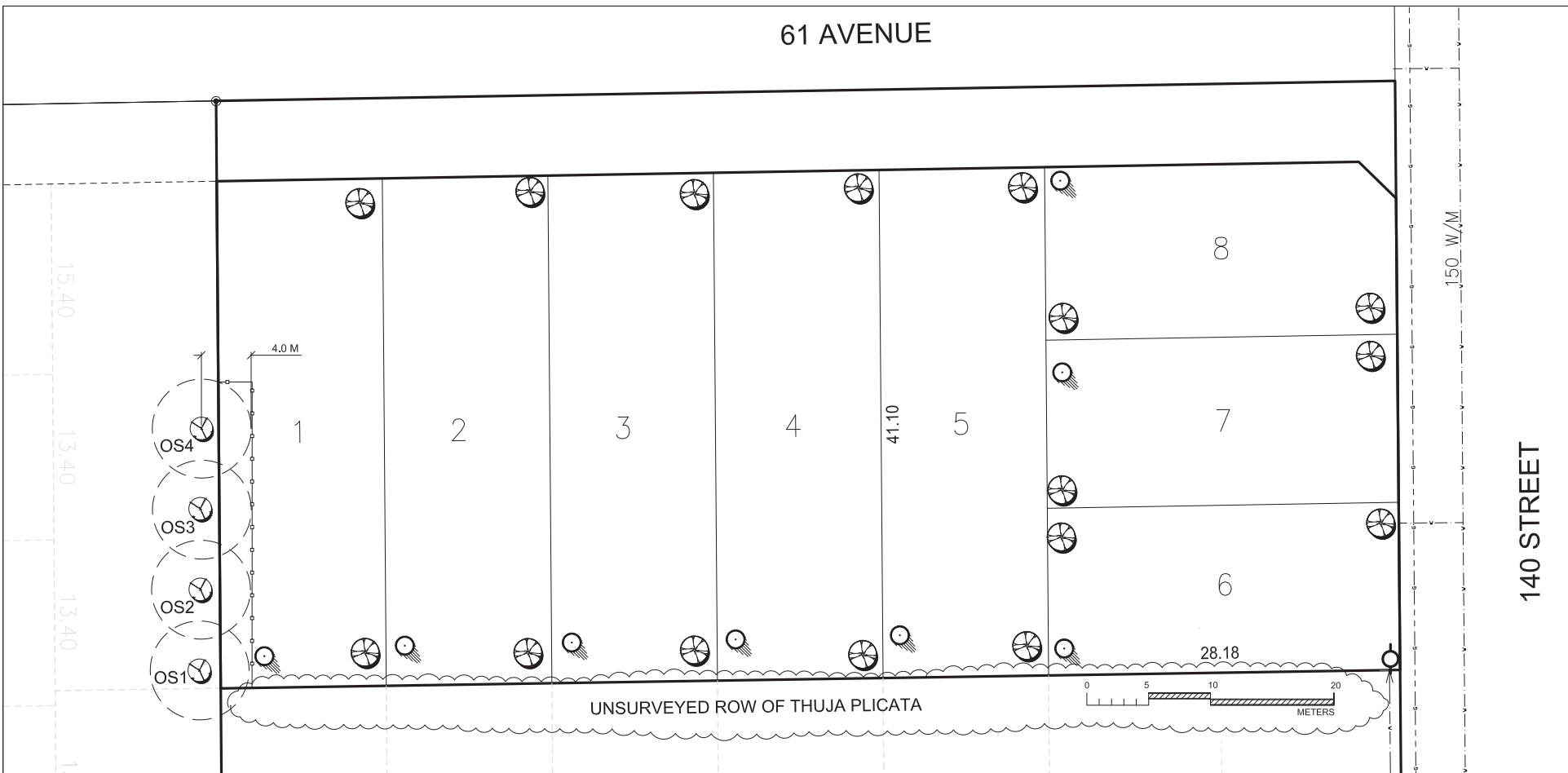
SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN SGL	T-1
SCALE AS SHOWN	
DATE DECEMBER 8, 2011	SHEET 1 OF 2

61 AVENUE

140 STREET



LEGEND

-  TREE TO BE RETAINED
-  DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
-  CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  TREE PROTECTION FENCING

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

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



STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

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PROJECT TITLE
6087 140 ST.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN
CLIENT

DRAWN
SGL
SCALE
AS SHOWN
DATE
DECEMBER 8, 2011

T-2
SHEET 2 OF 2