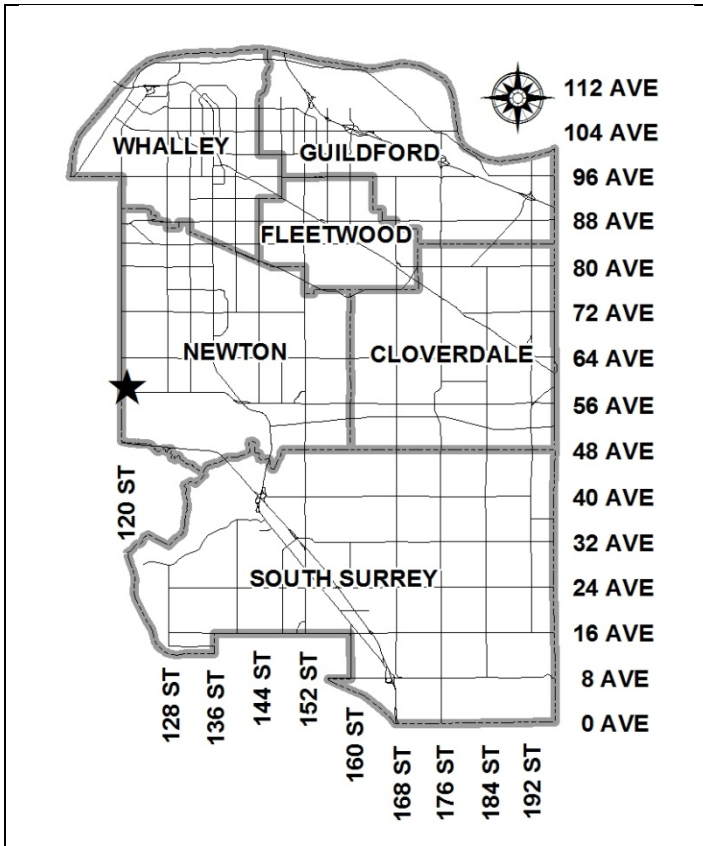


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0303-00

Planning Report Date: November 26, 2012

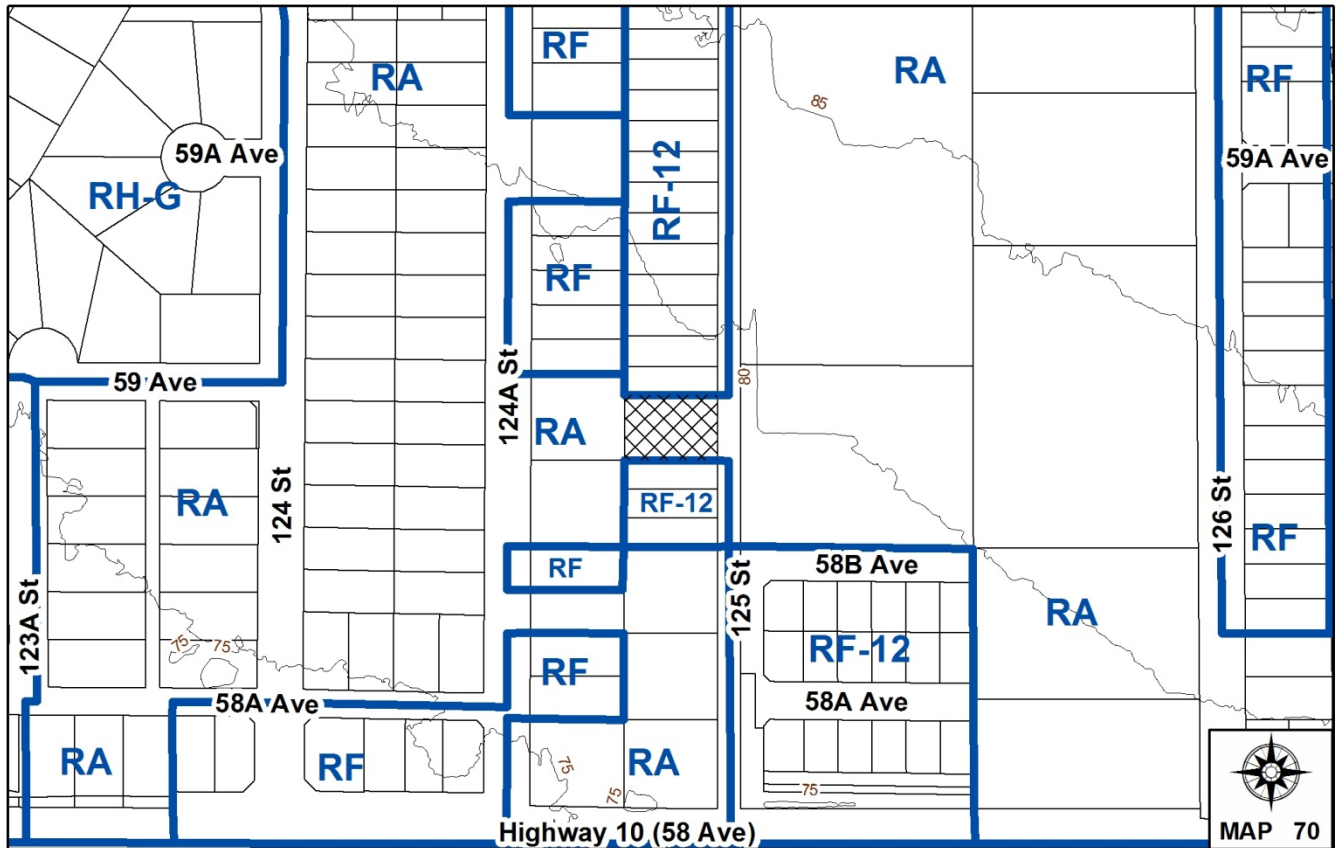


PROPOSAL:

- **OC**P amendment from "Suburban" to "Urban"
- **Rezoning** from RA to RF-12

in order to allow subdivision into two single family lots.

LOCATION: 5891 - 125 Street
OWNER: Kamaljit K Sekhon
 Kanwaljit S Sekhon
 Amarpreet K Gill
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Small Lot (10 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an OCP Amendment from "Suburban" to "Urban".

RATIONALE OF RECOMMENDATION

- The required OCP amendment from "Suburban" to "Urban" was anticipated as part of the implementation of the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- Complies with NCP designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. 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.
4. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the shortfall in tree retention; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

1 Elementary student at J.T. Brown Elementary School
 0 Secondary students at Tamanawis Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by April 2014.

(Appendix IV)

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban/Small Lot (10 upa)	RF-12
East (Across 125 Street):	City Parkland.	Suburban/Schools & Small Lot (10 upa)	RA
South:	Single family dwelling.	Urban/ Small Lot (10 upa)	RF-12
West:	Single family dwelling.	Suburban/Proposed Single Family Residential (6 upa)	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the west side of 125 Street, a block north of Highway 10, in West Newton. The site is designated "Suburban" in the Official Community Plan (OCP) and "Small Lot (10 upa)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One Acre Residential" (RA).

Justification for Plan Amendment

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and "Small Lot (10 upa)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required for the application. This OCP amendment is consistent with the designations in the West Newton/Highway No. 10 NCP, was anticipated as part of the implementation of this NCP and is therefore supportable.

Proposal

- The applicant is proposing to rezone the site to "Single Family Residential 12 Zone (RF-12)" in order to allow subdivision into 2 RF-12 small lots (Appendix II). The proposal is consistent with the designation in the West Newton/Hwy 10 NCP, and the land uses established north and south of the subject property along the west side of 125 Street.

- Both proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. The proposed lots are approximately 41 metres (134 ft.) deep and 583 square metres (6,275 sq. ft.) in area, both of which exceed the minimum requirements of the zone. Both proposed lots are 14.32 metres (47 ft.) wide.
- Both proposed lots will front onto and take access from 125 Street.

Building Design and Lot Grading

- The applicant has retained Ran Chahal of Apex Design Group as the Design Consultant. The consultant conducted a character study of the surrounding homes and based on the findings, and current market trends, proposed a set of building design guidelines (Appendix V).
- Preliminary lot grading information was submitted on November 2, 2012 by HUB Engineering. In ground basements are proposed based on the lot grading information that was provided by the applicant. The preliminary lot grading plan has been reviewed by staff and is generally acceptable subject to some minor revisions. A final lot grading plan will be required prior to final subdivision approval.

Trees

- Diamond Head Consulting prepared the Arborist Report and Tree Preservation/Replacement Plans, dated October 17, 2012. They have been reviewed by the City's Landscape Architect and while minor revisions are required prior to PLA issuance, the information is acceptable to proceed.
- The Arborist Report indicates there are 13 mature trees on the subject site. The report proposes the removal of 9 trees because they are assessed as hazardous, located within the building envelope, located within the footprint of proposed driveways, or located within the footprint of underground services.

Tree Species Summary

Tree Species	Total No. Of Trees	Total Retained	Total Removed
Birch	1	0	1
Cherry	1	0	1
Douglas Fir	9	4	5
Plum	1	0	1
Western Red Cedar	1	0	1
Total	13	4	9

- The Arborist Report proposes four (4) trees be retained on proposed Lot 1. Six (6) replacement trees will be planted for a total of ten (10) trees on site, providing for an average of five (5) trees per lot.
- Under Tree Protection By-law (16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1; therefore, a total of eighteen (18) replacement trees would be required for this application. The applicant proposes six (6) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in

a tree replacement deficit of twelve (12) trees. As such, under the By-law, monetary compensation for the replacement trees would be \$3,600 based on \$300/tree.

SUSTAINABLE DEVELOPMENT CHECKLIST

- The applicant prepared and submitted a sustainable development checklist for the subject site on November 2, 2012. Aside from meeting the density requirements of the NCP and incorporation of rain water management features, the proposed development incorporates no significant sustainable design elements.

PRE-NOTIFICATION

- Pre-notification letters were sent November 20, 2012 and no responses were received.

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.	OCP Redesignation Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/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: Rod Gonzalez
 Hub Engineering Inc.
 Address: #101 - 7485 - 130 Street
 Surrey, B.C. V3W 1H8

 Tel: (604) 572-4328

2. Properties involved in the Application
 - (a) Civic Address: 5891 - 125 Street

 - (b) Civic Address: 5891 - 125 Street
 Owners: Amarpreet K Gill
 Kanwaljit S Sekhon
 Kamaljit K Sekhon

 PID: 007-618-603
 Lot 15 Section 7 Township 2 New Westminster District Plan 15760

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Application is under the jurisdiction of MOTI.

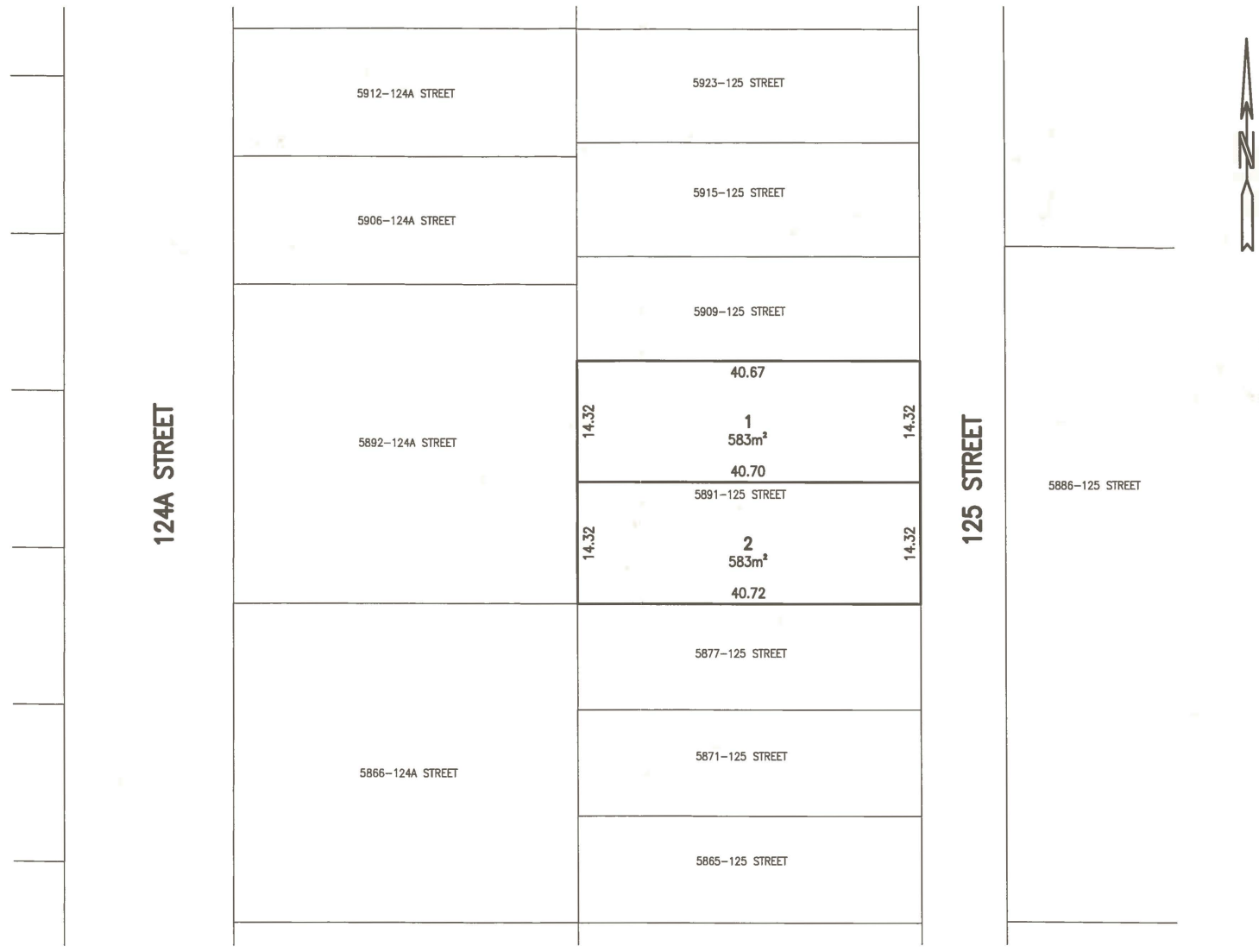
 MOTI File No.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.288
Hectares	0.116
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.32
Range of lot areas (square metres)	583
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17 & 6.9
Lots/Hectare & Lots/Acre (Net)	17 & 6.9
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	7.7
Total Site Coverage	47.7
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
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

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CLIENT: KAMALJIT K. SEKHON

PROJECT: 5891-125 STREET, SURREY

DRAWING TITLE: TWO LOT SUBDIVISION (RF) DATE: NOV. 2011

LEGAL: LOT 15, SEC 7, TWP 2, NWD PL 15780 SCALE: 1:500

SURREY PROJECT No: -

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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

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

DATE: **November 16, 2012** PROJECT FILE: **7811-0303-00**

RE: **Engineering Requirements
Location: 5891 125 St.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.500 metre wide SROW along 125 Street; and
- Provide 1.0 metre wide SROW on 125 Street from the Parks property at 5886 – 125 Street.

Works and Services

- Construct 125 Street to the Through Local standard to match existing road adjacent to development;
- Pay latecomer charges and sanitary connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Monday, November 19, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11-0303-00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

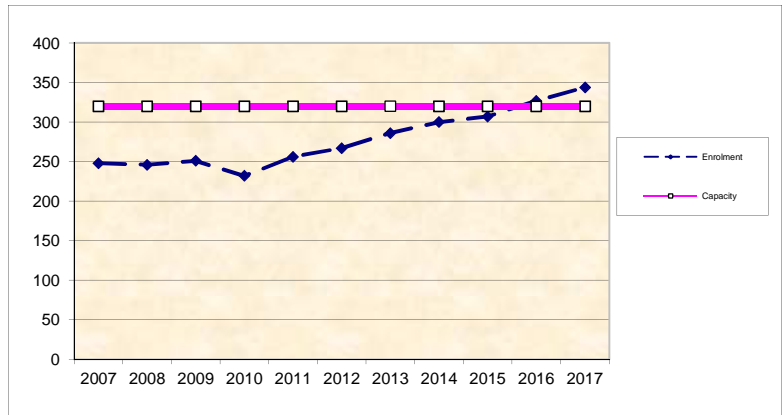
J.T. Brown Elementary	
Enrolment (K/1-7):	43 K + 213
Capacity (K/1-7):	20 K + 300
Tamanawis Secondary	
Enrolment (8-12):	1494
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12);	1215

School Enrolment Projections and Planning Update:

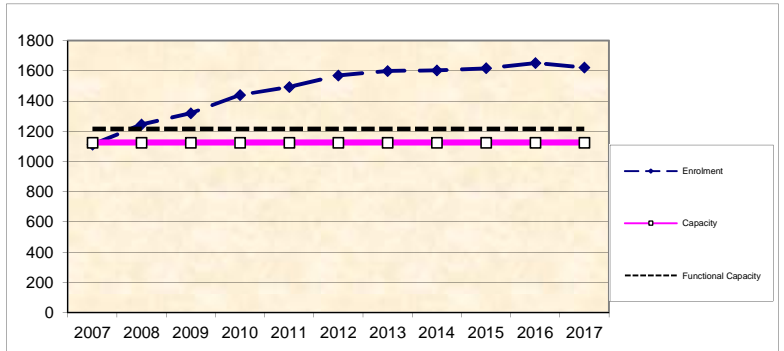
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The overcrowding at Tamanawis was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. The School District is reviewing capacity shortfall issues for secondary schools throughout the district. The proposed development will not have an impact on these projections.

J.T. Brown Elementary



Tamanawis 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

V.1.0

Surrey Project no.: 11-00303-00
Property Location: 5891-125 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 a new urban area built out in the 2000’s. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1000-2500sf.

Most of the existing homes have mid to mid-massing characteristics with 53% of the homes having a one and half storey front entry.

Roof pitch varies from economical low 6/12 to a high14/12 pitch roof with common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 82% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000’s levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: “Two-Storey”	88.0%
“Basement Entry/Cathedral Entry”	0.00%

	“Rancher (Bungalow)”	12.0%
	“Split Levels”	0.00%
Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	18.00% under 2000 sq.ft excl. garage 82.00% 2001 - 2500 sq.ft excl. garage 0.00% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 18.0% Stucco: 0.00% Vinyl: 82.0%	Brick or stone accent on 82.0% of all homes
Roof Pitch and Materials:	Asphalt Shingles: 100.00% Cedar Shingles: 0.00%	Concrete Tiles: 0.00% Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	
Window/Door Details:	100% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Vinyl.	

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Two-Storey or Split Levels	-	2000 sq.ft. minimum
Basement Entry	-	2000 sq.ft. minimum
Rancher or Bungalow	-	1400 sq.ft. minimum

(Exclusive of garage or in-ground basement)

**Exterior Treatment
/Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 7:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

October 17, 2012
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-303-00
Project Location: 5891 - 125 Street, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a small stand of Douglas-fir in the front and rear yards. Both stands are considered to be of moderate structure and moderate health and extend to the south and north properties respectively. Other trees include relatively small diameter, low value fruit trees in the rear yard and a good quality western redcedar on City property.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 13
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 9
Number of Protected Trees to be retained (A-C)	(D) 4
Number of Replacement Trees required (0 alder and cottonwood X 1 and 9 others X 2)	(E) 18
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 12
Total number of Prot. and Rep. Trees on site (D+F)	(H) 10
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) (J) 5

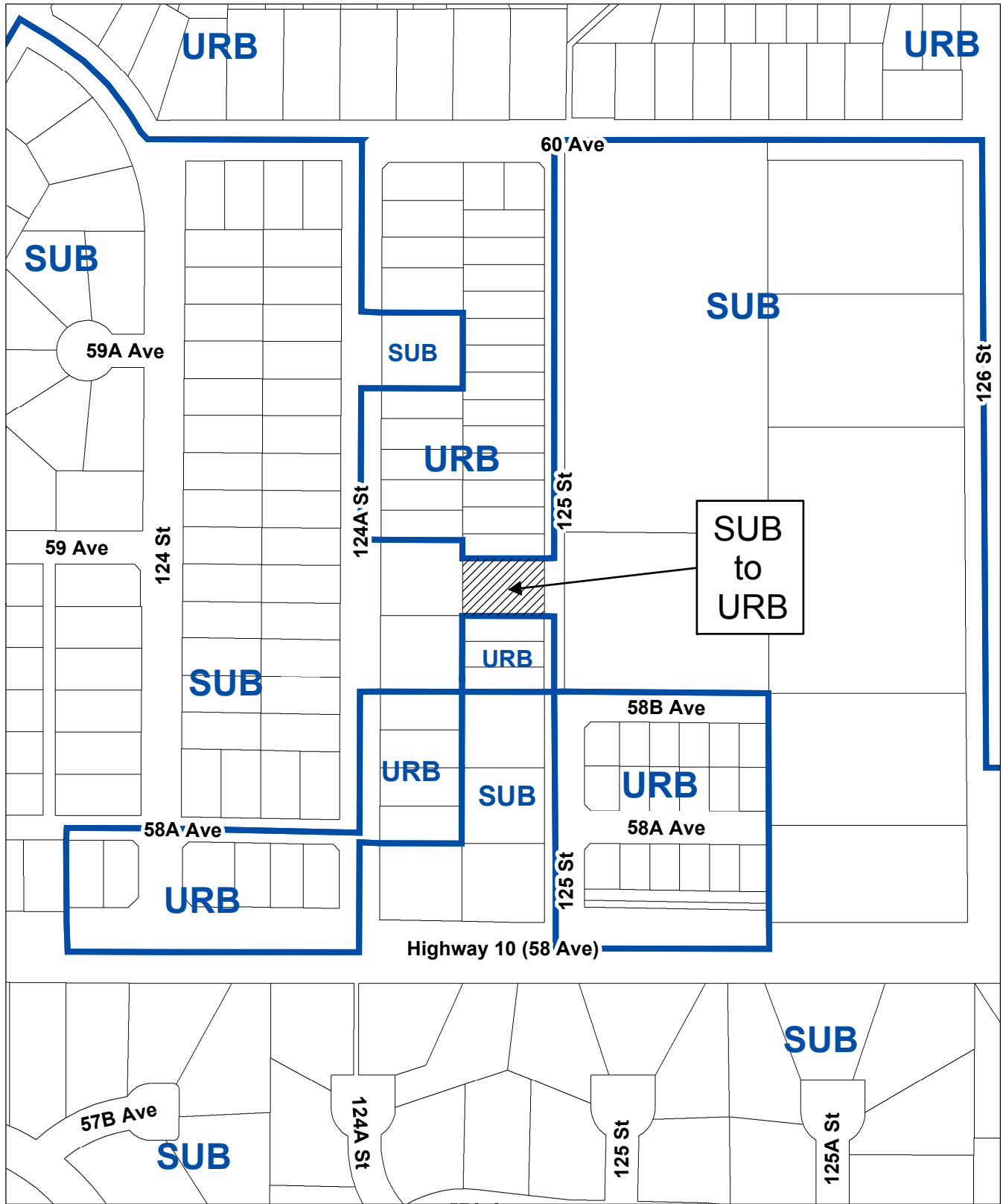
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: October 18, 2012





OCP Amendment

Proposed amendment from Suburban to Urban

