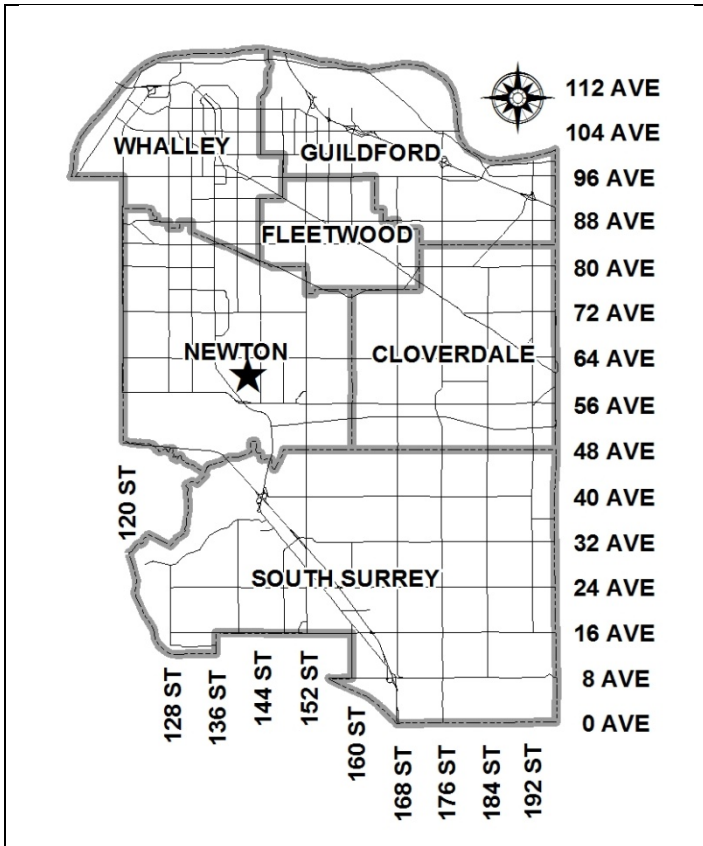


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0151-00

Planning Report Date: May 27th, 2013



PROPOSAL:

- Rezoning from RA to RF-9 and RF-12 in order to permit subdivision into 15 single family small lots and a remainder parcel.

LOCATION:

6081 – 142 Street

OWNER:

0939827 B.C. LTD

ZONING:

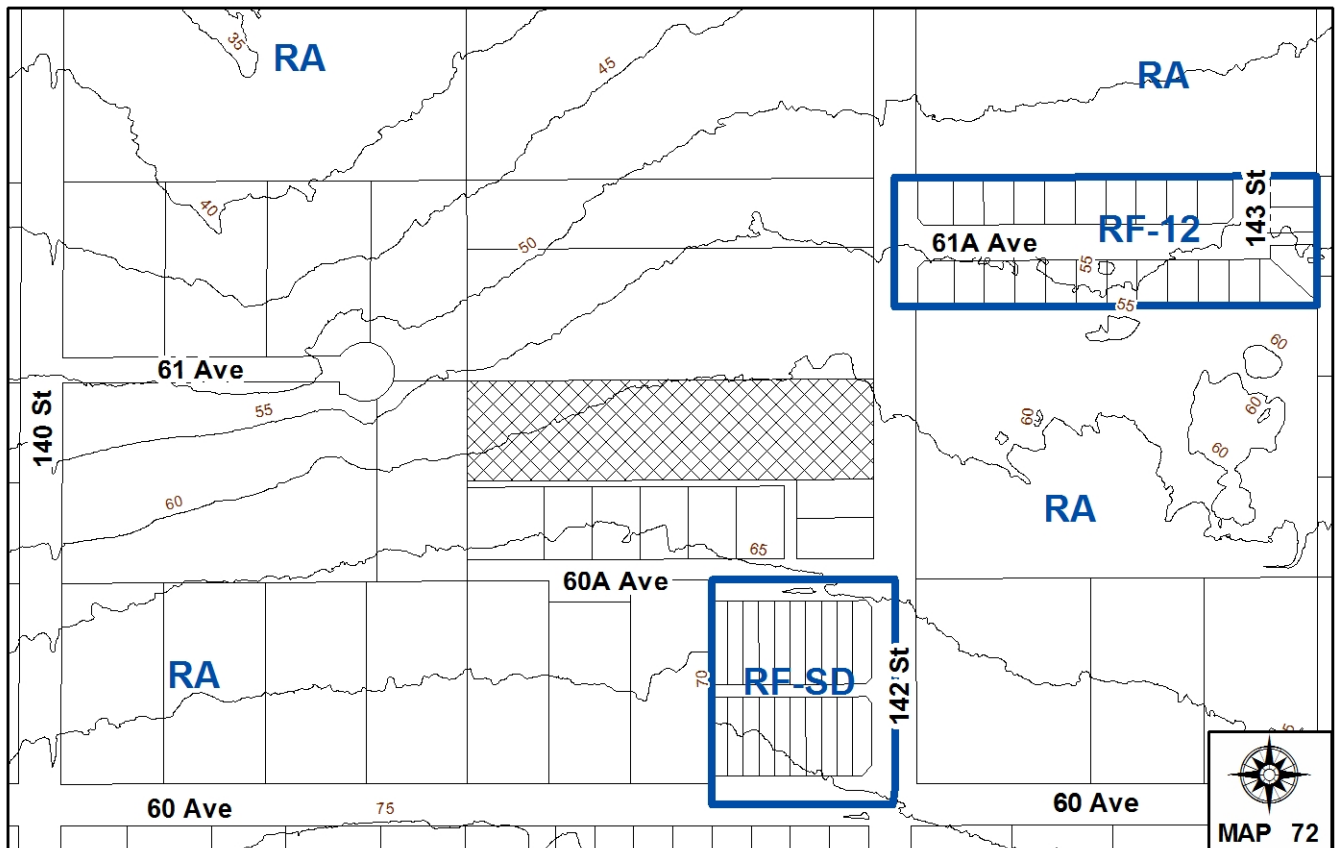
RA

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

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed subdivision layout is consistent with the South Newton Neighbourhood Concept Plan (NCP) and introduces an additional north-south road (141 Street) which improves connectivity and vehicle circulation within the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block B of the subject site on the attached Survey Plan (Appendix VI) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Blocks A and C of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" 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) final approval from B.C. Hydro for the proposed vehicle crossing (61 Avenue) through the existing statutory right-of-way;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission and approval of a preliminary lot grading plan to the satisfaction of the Planning & Development Department;
 - (f) submission of detailed design drawings for suspended slabs of the portion of laneway that extends over the critical root zones of offsite trees located at 14147 and 14157 60A Avenue to the satisfaction of the Engineering Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Building Scheme to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant (No Build) for tree preservation;
 - (j) the applicant address the shortfall in tree replacement; and
 - (k) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 16 for the future South Newton Greenway, as per the NCP.

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:**

 5 Elementary students at Woodward Hill Elementary School
 2 Secondary students at Sullivan Heights Secondary School

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

 (Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department (PRC) will accept 5% cash-in-lieu of parkland dedication and acquire the encumbered portion of the B.C. Hydro right-of-way required for completion of the South Newton Greenway, as per the NCP.

B.C. Hydro: The proposed north-south road (141 Street) may not encroach into the B.C. Hydro right-of-way. The proposed road crossing the B.C. Hydro corridor (61 Avenue) must be located at least 6 metres from all hydro poles. Any costs to relocate hydro poles will be done at the expense of the developer. In addition, park/open space in the B.C. Hydro right-of-way must be assigned a lot number to protect the rights of B.C. Hydro.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential (Currently under application 7907-0371-00 for rezoning to RF-12 and subdivision)	Urban/Single Family Residential Flex (6 – 14.5 u.p.a.) and Utility Right-of-Way/Greenway	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 142 Street):	Woodward Hill Elementary School	Urban/ Proposed School and Parks	RA
South:	Single family residential	Urban/ Single Family Residential Flex (6 – 14.5 u.p.a.)	RA
West:	Single family residential (Currently under application 7911-0247-00 for rezoning to CD for townhouses – at 3 rd Reading).	Urban/ Single Family Residential Flex (6 – 14.5 u.p.a.)	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is a 0.92 hectare (2.28 acres) parcel located on the west side of 142 Street between 60 Avenue and 62 Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex (6 – 14.5 u.p.a.)" in the South Newton Neighbourhood Concept Plan; the western portion of the property (encumbered by a B.C. Hydro right-of-way corridor) is designated "Utility Right-of-way/Greenway" in the South Newton (NCP). The subject property is currently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the property to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)" in order to permit subdivision into twelve (12) RF-9 lots and three (3) RF- 12 lots.
- The adjacent property at 6109 – 142 Street is currently under application (File No. 7907-0371-00) to permit rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)" in order to permit subdivision into single family small lots. At present, the application has yet to be brought to council for consideration.
- In addition, a development application is presently under review at 14066/14084 – 61 Avenue (File No. 7911-0247-00) in order to amend the South Newton NCP from Single Family Residential Flex (6 – 14.5 u.p.a.) to Townhouse (25 u.p.a.), rezone from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-30) in order to obtain a Development Permit for 93 townhouses. The proposal was granted 3rd Reading on February 28th, 2013.

Proposed Subdivision Layout

- The proposed subdivision layout is generally consistent with designations in the South Newton NCP. The NCP road concept plan was modified under application 7909-0132-00 (north of the subject site), introducing a new north-south road (141 Street) parallel to the BC Hydro utility corridor, as well as an extension of 61 Avenue across the utility corridor to ultimately connect with 140th Street. The applicant has responded to the city's request to continue this road pattern and proposes to dedicate the necessary land accordingly.

- The revised road network is supported by Transportation as it provides for increased densification as well as improved vehicle and pedestrian connectivity, better serving the needs of future residents in the surrounding neighbourhood.
- The proposed subdivision layout will enable the applicant to proceed independently.
- A portion of the proposed road, 61 Avenue, will veer south slightly to accommodate long term retention of an existing house on the neighbouring property at 6109 142 St. The owners of the two properties have reached a private agreement for the inequality in road dedication.
- Retention of the house at 6109 142 St. will require a development variance permit to be assessed as part of application 7907-0371-00.
- All proposed lots will conform to the minimum requirements of the RF-12 and RF-9 Zones in terms of lot width, depth and area.
- The proposed RF-12 lots are 14.44 metres – 17.1 metres (47 – 56 ft.) wide and range in area from 339 - 375m² (3650 – 4036 sq. ft.).
- The proposed RF-9 lots are 9 metres (30 ft.) to 10.5 metres (34 ft.) wide and range in area from 285 m² to 323 m² (3,218 - 3,800 sq. ft.).
- The applicant has provided a sketch demonstrating that a minimum 2-car garage plus one additional parking space can be provided on the proposed RF-9 lots without the need for a development variance permit. The lots are of sufficient length (31.6 metres/104 ft.) to support a maximum sized dwelling permitted by the RF-9 zone and also provide the required 6.0 metres (20 ft.) of separation between the principle dwelling and garage.
- The applicant has also submitted a concept plan which illustrates the development potential of adjacent properties. The concept plan illustrates a combination of "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential (12) Zone (RF-12)" type lots are achievable in future in keeping with the South Newton NCP land-use (flex) designation.
- The City of Surrey will purchase proposed Lot 16, currently encumbered by a B.C. Hydro statutory right-of-way for future completion of the South Newton Greenway as per the South Newton NCP.

Building Design and Lot Grading

- The applicant has retained Davenport Designs as the Design Consultant. The Design Consultant conducted a character study of the surrounding neighbourhood and, based on the findings of the study, proposed a set of building design guidelines. Staff have reviewed the proposed Design Guidelines and found them to be generally acceptable.
- The preliminary Lot Grading Plan submitted by Citiwest Consulting has been reviewed by staff and is found to be generally acceptable. Fill in excess of 0.5 metres is required at the rear of proposed lots 3 -12 in order to address the transition between the laneway and garage access. Final grading will need to show any trees to be retained.

Tree Preservation

- Mike Fadum and Peter Mennel of Mike Fadum and Associates prepared the Arborist Report and Tree Preservation/Replacement Plans. These have been reviewed by the City's Landscape Architect and found to be generally acceptable.
- The Arborist Report indicates there are 38 mature by-law sized trees on the subject property. The applicant is proposing to remove all trees on-site because they are located either within proposed building envelopes, the rear lane, the road right-of-way or assessed as hazardous. Tree retention on the subject site is challenging given the small lot configuration, as well as cutting and filling required to meet the ultimate road grade on 61 Avenue. A summary of on-site trees is contained in the table below.

Tree Species	Existing Trees	Trees Proposed for Removal	Trees Proposed for Retention
Red Alder	16	16	-
Paper Birch	1	1	-
Deodar Cedar	1	1	-
Western Redcedar	12	12	-
Cherry	1	1	-
Douglas Fir	4	4	-
Falsecypress	1	1	-
English Oak	2	2	-
Total	38	38	0

- The applicant is proposing a total of 9 replacement trees on-site, at an average of 0.6 trees per lot, consistent with the City's tree replacement policies.
- The critical root zones of two offsite trees, located on the adjacent properties at 14147 and 14157 60A Avenue, extend into the proposed laneway of the subject site. As these trees are proposed to be retained, a suspended concrete slab will be required to be constructed over this portion of laneway in order to prevent damage to the roots of these trees. Detailed design drawings will be submitted to Engineering during the servicing agreement stage of the application.
- Under the Tree Protection By-law, tree replacement is required for protected trees at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 16 alder trees/cottonwood trees and 22 other trees are proposed to be removed, a total of 60 replacement trees would be required for this application. The applicant is proposing 9 replacement trees and a \$15,000 contribution to the City Green Fund to address the deficit of 49 replacement trees.

PRE-NOTIFICATION

Pre-notification letters were mailed on September 25th, 2012 to 34 properties within 100 metres of the subject site. A Development Proposal Sign was posted in front of the property on May 13th, 2013. To this date, staff have received no comments on the application.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 14th, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within the South Newton NCP. Consistent with the OCP. • Adjacent to Woodland Hill Elementary School.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Development provides for a future parkland/greenway.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None
6. Green Certification (F1)	<ul style="list-style-type: none"> • None
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheet
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Preservation
Appendix VI	Rezoning Block Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 & RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.28
Hectares	0.9240
NUMBER OF LOTS	
Existing	1
Proposed	15 (+ 1 for future park)
SIZE OF LOTS	
Range of lot widths (metres)	9 - 17.1
Range of lot areas (square metres)	285m ₂ - 385m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.23/6.58
Lots/Hectare & Lots/Acre (Net)	32.84/13.27
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37%
Estimated Road, Lane & Driveway Coverage	40%
Total Site Coverage	77%
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

- Construct drainage mains along 61 Avenue and 141 Street.
- Construct drainage main in lanes for road drainage.
- Provide CIL for construction of drainage main along 61 Avenue west of 141 Street.
- Construct 200 mm water main along 61 Avenue.
- Provide CIL for construction of water main along 61 Avenue west of 141 Street.
- Construct sanitary main along 61 Avenue.
- Construct sanitary main along 141 Street.
- Construct sanitary main in east/west lane.
- Provide CIL for construction of sanitary main in north/south lane.
- Provide drainage, water, and sanitary service connections to service each proposed lot.
- Pay all applicable latercomer and front ender charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Friday, July 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0151 00

SUMMARY

The proposed 16 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2011 Enrolment/School Capacity

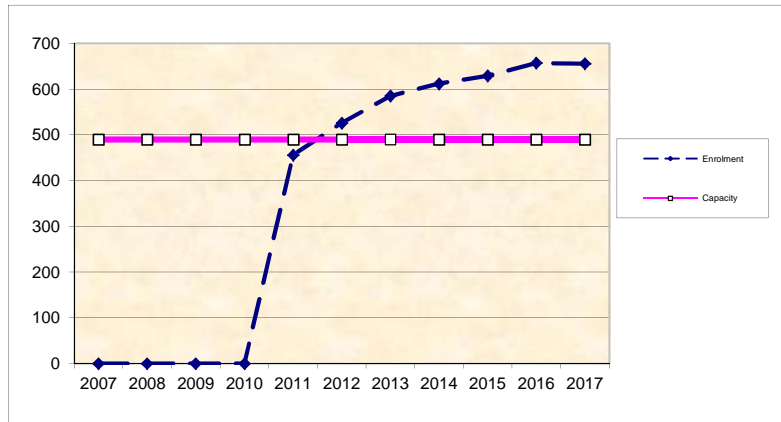
Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 390
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

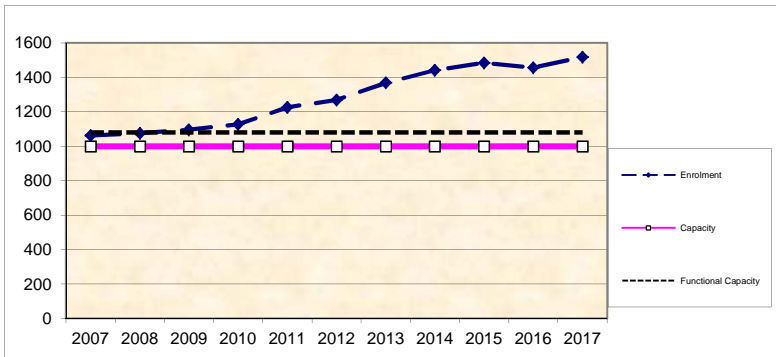
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. 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 is approved to be constructed on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary. The new school will relieve projected overcrowding at Cambridge Elementary and also draw some students from Woodward Hill Elementary. Also, a Capital plan approval has been received for an addition to Panorama Ridge Secondary. 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0151-00
Project Location: 6081 - 142 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 small stands of mature western redcedar including some large diameter individuals across the west half of the site. The cedar are typically of moderate to good structure and health although some display structural defects associated with past leader failure. A few previously topped Douglas-fir flank 142 Street and one mature individual is located in the south central area. Much of the remainder of the site has a sporadic canopy and includes small groups of poorly structured red alder.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	38
Number of Protected Trees declared hazardous due to Natural causes	(B)	0
Number of Protected Trees to be removed	(C)	38
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (16 alder and cottonwood X 1 and 22 others X 2)	(E)	60
Number of Replacement Trees proposed	(F)	9
Number of Replacement Trees in deficit (E-F)	(G)	51
Total number of Prot. and Rep. Trees on site (D+F)	(H)	10
Number of lots proposed in the project	(I)	15
Average number of Trees per Lot	(H/I)	(J) 0.25

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

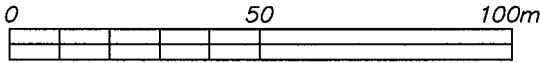
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

March 9th, 2013

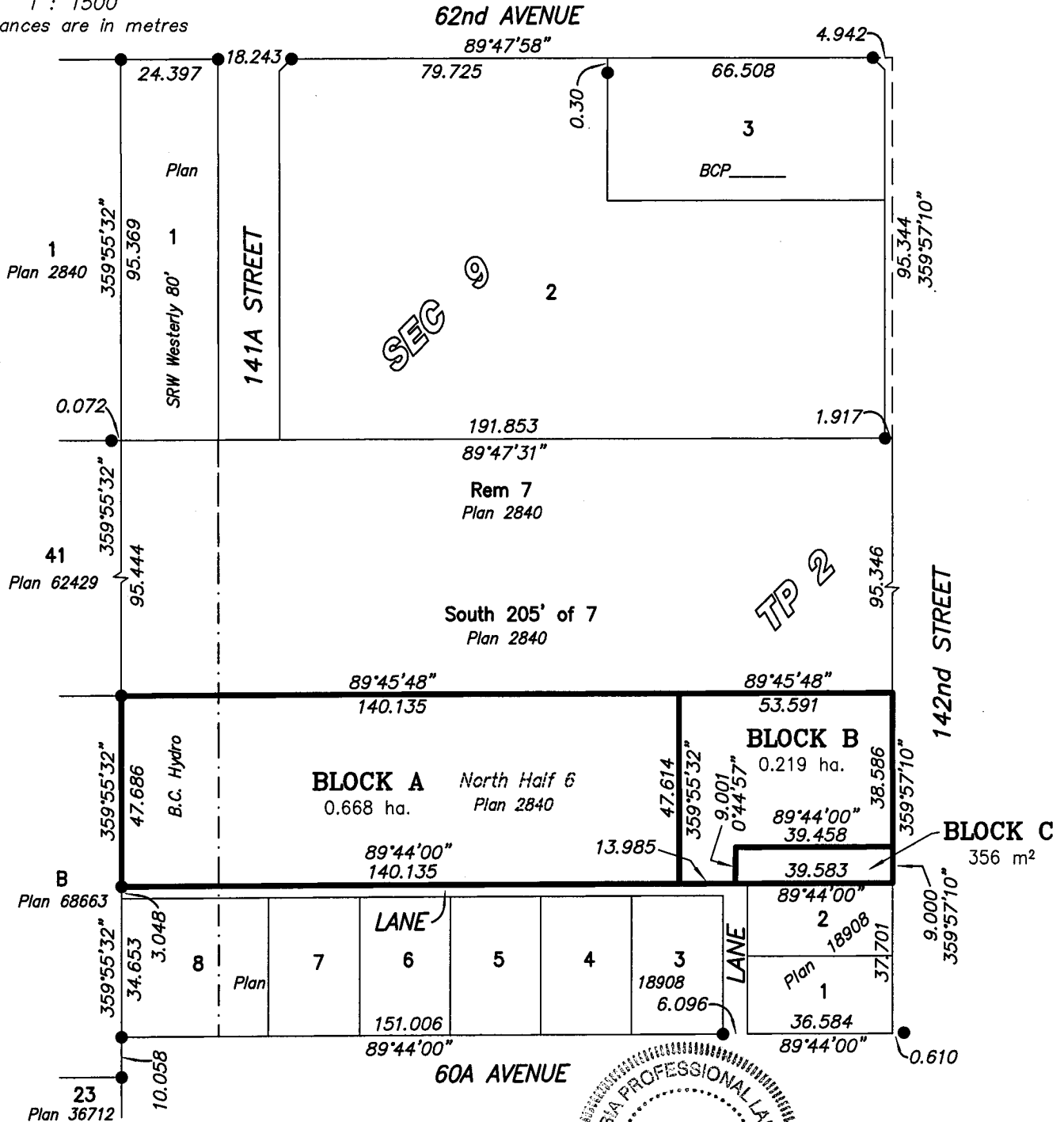


SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF THE NORTH HALF LOT 6, BLOCK 3, SECTION 9, TOWNSHIP 2, NWD, PLAN 2840

City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1500
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Legend:

- Denotes iron post found
- ha. Denotes hectares

Certified correct to survey dated
 this: 10th day of October, 2012.
 Kenneth W. Schuurman, B.C.L.S.