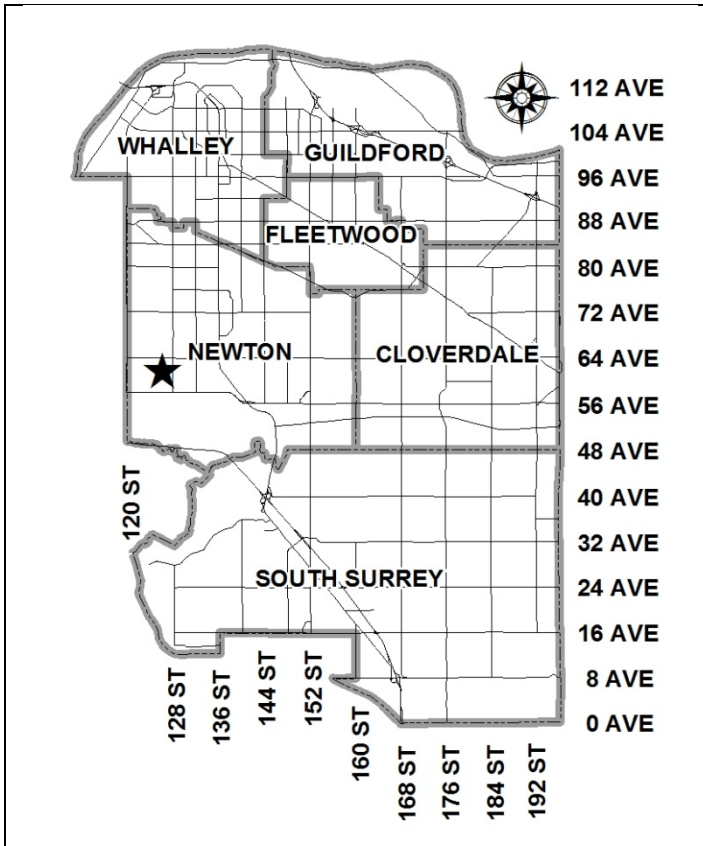


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0152-00

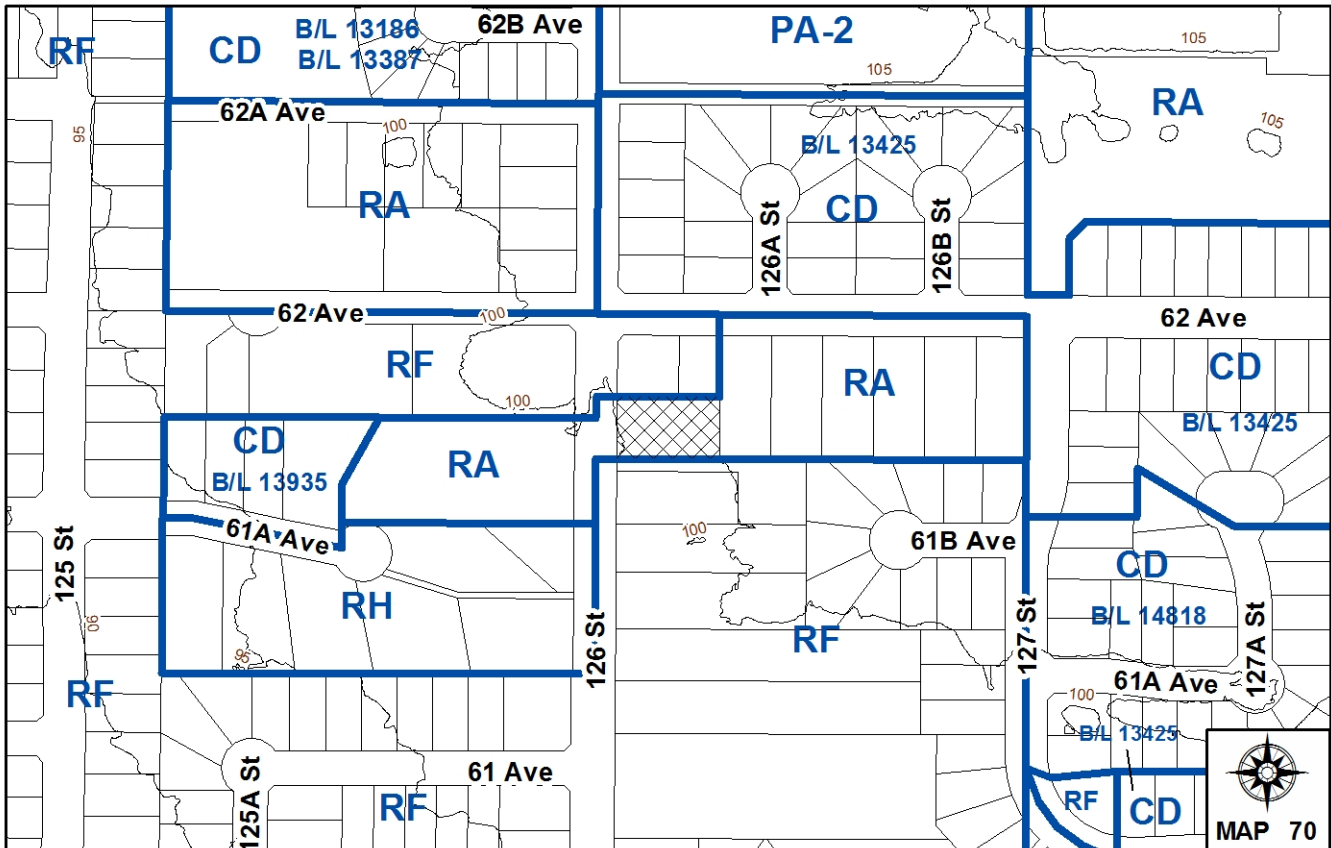
Planning Report Date: October 22, 2012



PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into 2 single family lots.

LOCATION: 6172 - 126 Street
OWNER: Gurdev K Randhawa
 Harmail S Randhawa
 Manpreet K Randhawa
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family



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 the OCP Designation.
- Complies with the West Newton South NCP Designation.

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) submission of a finalized Building Scheme to the satisfaction of City staff;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure tree and root preservation to the satisfaction of the City Landscape Architect.

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

(Appendix IV)

The applicant has advised that the houses in this project are expected to be constructed and ready for occupancy by fall 2013.

BC Hydro: No building encroachment is permitted within the BC Hydro right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Single family dwellings.	Urban / Single Family	RF
South:	Single family dwelling / BC Hydro corridor.	Urban / Single Family	RF
West (Across 126 Street):	BC Hydro corridor with single family dwellings beyond.	Urban	RA and RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.144 hectare (0.36 acre) in size and located on the east side of 126 Street, south of 62 Avenue. The southwest corner of the property is encumbered by a major BC Hydro right-of-way.
- The property is designated as "Urban" in the Official Community Plan (OCP) and "Single Family" in the West Newton South Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into two single family residential lots. The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the West Newton South Neighbourhood Concept Plan (NCP).
- The applicant is proposing to demolish the existing house and subdivide the lot into two.
- The proposed lots exceed the minimum requirements of the RF Zone in terms of lot area and depth. The lot areas range from 708.6 square metres (7,627 sq. ft.) to 732.1 square metres (7,880.3 sq. ft.) and each lot is over 48 metres (158 ft.) deep.
- Northerly proposed Lot 1 meets the 15-metre (50 ft.) lot width requirement of the RF Zone.
- Southerly proposed Lot 2 is 14.49 metres (47.5 feet) wide, which does not meet the 15-metre (50 ft.) minimum lot width requirement of the RF Zone. The proposed 14.49 (47.5 ft.) lot width is within the 10% permitted reduction, at the discretion of the Approving Officer. The reduced lot width is acceptable as the lot area is substantially larger than the minimum lot area requirement of 560 square metres (6,000 sq. ft.).

Building Design and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. has been retained by the applicant as the Design Consultant. A character study of the surrounding single family dwellings has been prepared and forms the basis of the proposed set of building design guidelines (Appendix V).
- A preliminary Lot Grading Plan has been prepared by Hunter Laird Engineering Ltd. and found to be generally acceptable by staff. Basements will be achieved with minimal cut or fill.

Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report indicates that there are 6 By-law sized trees on the subject property. The Report proposes the removal of 1 tree because it is located within the proposed building envelope. The Report proposes 5 trees to be retained.

Tree Species	Total Number of Trees	Total Retained	Total Removed
Paper Birch	1	1	0
Cabbage Palmeto	1	0	1
Ponderosa Pina	1	1	0
Douglas-Fir	2	2	0
Western Red Cedar	1	1	0
Total	6	5	1

- The applicant will be required to replant trees on a 2 to 1 replacement basis for protected, by-law sized trees. Based on these ratios, 2 replacement trees are required on the subject property.
- The applicant intends to plant 3 replacement trees to achieve an average of 4 trees per lot.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 10, 2012. 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)	• The site is located within and consistent with the West Newton South NCP.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship	• Five trees to be retained and 3 replacement trees to be planted.

Sustainability Criteria	Sustainable Development Features Summary
(C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Public notification has taken place.

PRE-NOTIFICATION

Pre-notification letters were mailed out on June 27, 2012 to 53 recipients. A development proposal sign was installed on July 4, 2012. Staff have not received any responses to date.

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. Summary of Tree Survey and Tree Preservation
- Appendix VI. Building Design Guidelines Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

MAJ/kms

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. 10/18/12 10:28 AM

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.36
Hectares	0.144
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.49 – 15.0
Range of lot areas (square metres)	708 – 732
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.8 uph / 5.6 upa
Lots/Hectare & Lots/Acre (Net)	13.8 uph / 5.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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

62 AVE.

126 ST.

1

1

2

3

4

5

1

732.1 m²

48.87

2

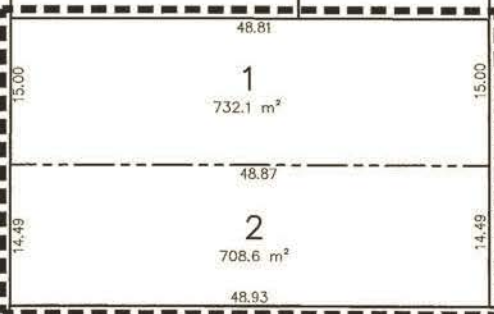
708.6 m²

48.93

19

20

5



Preliminary Subdivision Sketch

#6172 - 126 St., Surrey, BC
7912-0152-00

NOTE: ALL DIMENSIONS AND AREAS TO
BE CONFIRMED BY LEGAL SURVEYOR



HunterLaird
ENGINEERING LTD.
#6696
Scale 1:500



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

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

DATE: **August 20, 2012** PROJECT FILE: **7812-0152-00**

RE: **Engineering Requirements
Location: 6172 126 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.500 metre statutory right-of-way.

Works and Services

- Construct 126 Street to the Urban Forest standard.
- Pay sanitary connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Tuesday, July 03, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12-0152-00

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

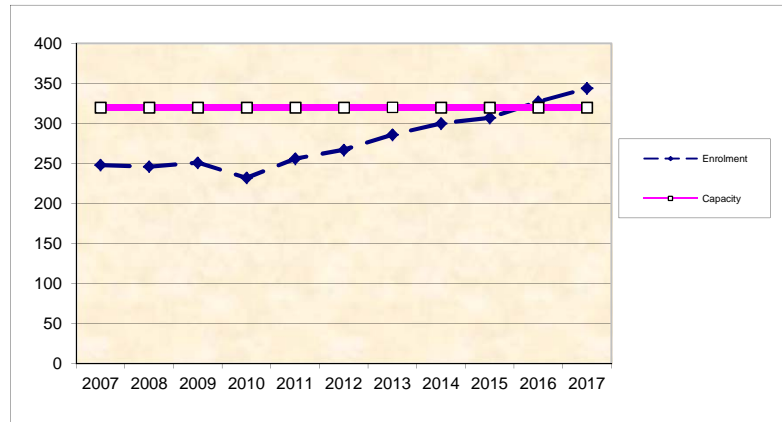
J.T. Brown Elementary	
Enrolment (K/1-7):	43 K + 213
Capacity (K/1-7):	20 K + 300
Tamanawis Secondary	
Enrolment (8-12):	1494
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12);	1215

School Enrolment Projections and Planning Update:

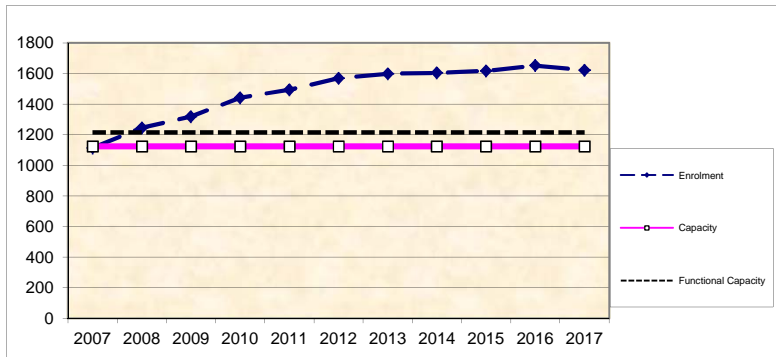
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

TREE PRESERVATION SUMMARY

Project Location: 6172 126th Street Surrey, BC - Surrey File 12-152
 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: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>6</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>1</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>5</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>2</u>	(E)
Number of Replacement Trees Proposed		<u>3</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>8</u>	(H)
Number of Lots Proposed in the Project		<u>2</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>4.00</u>	

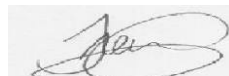
3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

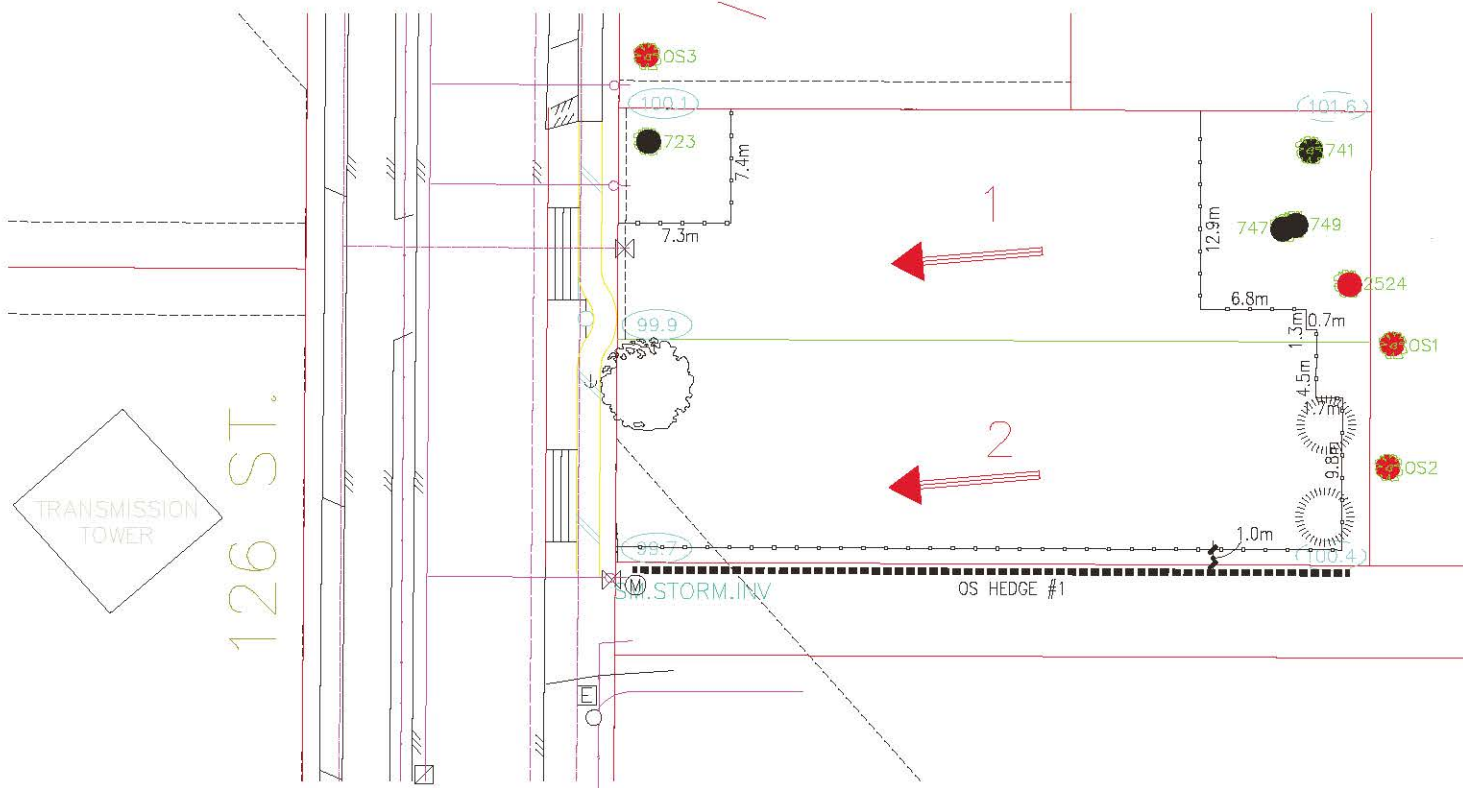
Summary prepared and submitted by:

Arborist



September 6, 2012

Date



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

REV	DATE	BY	NO.
001	08/12	city of surrey request	1
		ISSUED	

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2482 JONQUIL COURT
 ABERFORD, B.C.
 V3E 3E3
 PHONE (804) 857-2378

CLIENT
 MR. DEXTER HIRABE
 HUNTER LAND ENGINEERING LTD.
 SUITE 8306
 45 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 PHONE (804) 525-4451

HL File # 6696

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 2 LOT SPLIT
 8172 - 126 STREET
 SURREY, B.C.

SCALE	DATE
1:150	AUG/12
DRAWN	DATE
DLK	DLK
APPROV	AS SHOWN

PRINTED	ISS. No.
	COVERING No.
	TR-2

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	1	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	2	4.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0152-00
 Project Location: 6172 – 126 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 subject site is located in an area with a variety of zonings including RF, RH, and CD (CD based on an urban designation). The most significant influence in this area is the large Hydro Corridor extending in a northwest to southeast direction, which means it extends diagonally across most lots, which are organized in a north-south / east-west grid. This has significant implications for the siting of structures, some of which are located 7.5 metres from the front lot line, and some more than 100 metres from the front lot line. This siting discontinuity is in addition to character-discontinuity created by a wide range of homes including small old urban Bungalows, large box-like Basement Entry homes, and relatively new "Neo-Traditional" style Two-Storey homes with mid-scale massing designs that exhibit good balance and proportionality. The overall character is identifiable only as "varied".

The age distribution of dwellings from oldest to newest is : 60 years old (13%), 40 years old (38%), 20 years old (25%), and 10 years old (25%). Most homes are in the 3000-3550 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (13%), 1501-2000 sq.ft. (25%), 2501-3000 sq.ft. (13%), 3001-3550 sq.ft. (50%). Styles found in this area include : "Old Urban" (38%), "West Coast Modern" (13%), "Modern California Stucco" (13%), "Traditional Cape Cod" (13%), and "Neo-Traditional" (25%). Home types include : Bungalow (38%), Basement Entry (25%), Two-Storey (38%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale structures with box-like massing resulting from locating the upper floor directly above the floor below, thereby exposing the entire upper floor wall mass to street views. The scale range for the front entrance element is : one storey (75%), 1.1/2 storey front entrance (13%), exaggerated two storey front entrance (13%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (51%), moderate slope (6:12 to 7:12) = (13%), and steeply sloped (8:12 and steeper) = (38%). Main roof forms (largest truss spans) include : common hip (50%), common gable (38%), and Dutch hip (13%). Feature roof projection types include : none (9%), common hip (18%), common gable (55%), and Dutch hip (18%). Roof surfaces include : interlocking tab type asphalt shingles (50%), concrete tile (rounded Spanish profile) (13%), and concrete tile (shake profile) (38%).

Main wall cladding materials include : vertical channel cedar siding (13%), horizontal vinyl siding (38%), and stucco cladding (50%). Feature veneers on the front façade include : no feature veneer (44%), brick (11%), stone (33%), and vertical board and batten cedar (11%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (64%), Natural (earth tones) (36%). There are no homes with "primary colour" schemes.

Covered parking configurations include : No covered parking (43%), double garage (43%), and rear garage (14%).

A variety of landscaping standards are evident including ranging from "modest old urban" to "above average modern urban", though most would be considered "modest". Driveway surfaces include : no driveway (13%), asphalt (63%), exposed aggregate (25%).

Twenty five percent of homes can be considered 'context homes', including 6208 – 126 Street and 12610 – 62 Avenue. Seventy five percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: There are only two homes in the surrounding area that can be considered context homes; 6208 – 126 Street and 12610 – 62 Avenue. One of these homes (12610 – 62 Avenue) is adjacent to the subject site, and one is adjacent to the north side of 12610 – 62 Avenue (i.e. both context homes are in close proximity). New homes at the subject site should be consistent in theme, representation and character with the aforesaid context homes, subject to the usual updating of standards over time.
- 2) Style Character : Both context homes are best described as “Neo-Traditional” style. The style recommendation is "Neo-Traditional" and the compatible “Neo-Heritage” style.
- 3) Home Types : There are a wide variety of home types in this neighbourhood, including Bungalows, Basement Entry and Two-Storey type. No regulations in this regard are needed.
- 4) Massing Designs : The two aforesaid context homes provide the only desirable massing design context in this area. New homes should meet or exceed these standards resulting in homes that are well balanced, correctly proportioned, and aesthetically pleasing.
- 5) Front Entrance Design : One context home has a single storey high front entrance portico and the other has a 1 ½ storey high front entrance, which is an appropriate range for the subject site.
- 6) Exterior Wall Cladding : A wide range of wall cladding materials, including vinyl, have been used in this area. A wide range should be permitted subject to the use of high quality feature veneers such as brick, stone, cedar, or Hardiplank.

- 7) Roof surface : Roof surfaces are concrete tiles or asphalt shingles (50% each). Flexibility should be permitted in roof surface materials, especially given the overall diversity of housing forms in this area.
- 8) Roof Slope : The most common minimum roof slope for new RF zone subdivisions in Surrey is 7:12, which is also recommended for this site.

Window/Door Details: Rectangular dominant.

Streetscape: The dominant feature in this area is the large Hydro corridor running in a diagonal (northwest to southeast) direction over numerous properties, resulting in substantial variations in front setbacks ranging from 7.5m to over 100m. There are also wide variety of housing types including small simple Bungalows, high mass, box-like Basement Entry type homes, and Two-Storey homes with desirable mid-scale massing characteristics. There is also substantial variation in landscape standards, and in wall cladding and roofing materials. The result is an area with substantial variation and a residential character that is not easily identifiable, other than to say the character is "varied".

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” at 6208 – 126 Street, and at 12610 – 62 Avenue. Homes will however also be required to meet high new standards (post year 2010 standards) for construction in design-controlled RF zone subdivisions. Homes will be “Neo-Traditional” and “Neo-Heritage” styles only, and will have similar or better quality massing designs and similar or better exterior construction materials to those used on the aforesaid context homes.

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 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, 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, if permitted, 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 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: October 10, 2012

Reviewed and Approved by:



Date: October 10, 2012