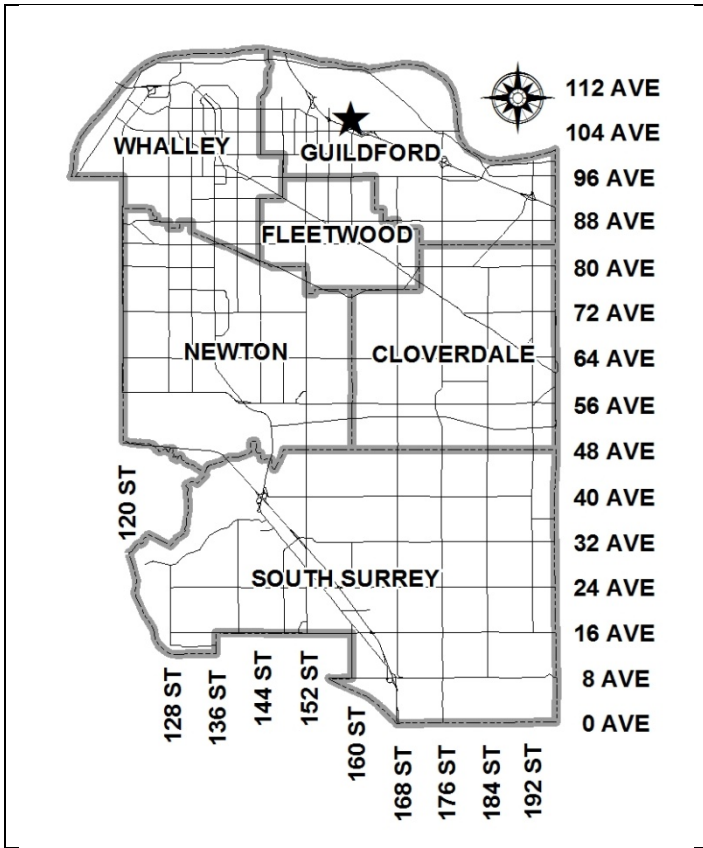


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0175-00

Planning Report Date: February 18, 2013



PROPOSAL:

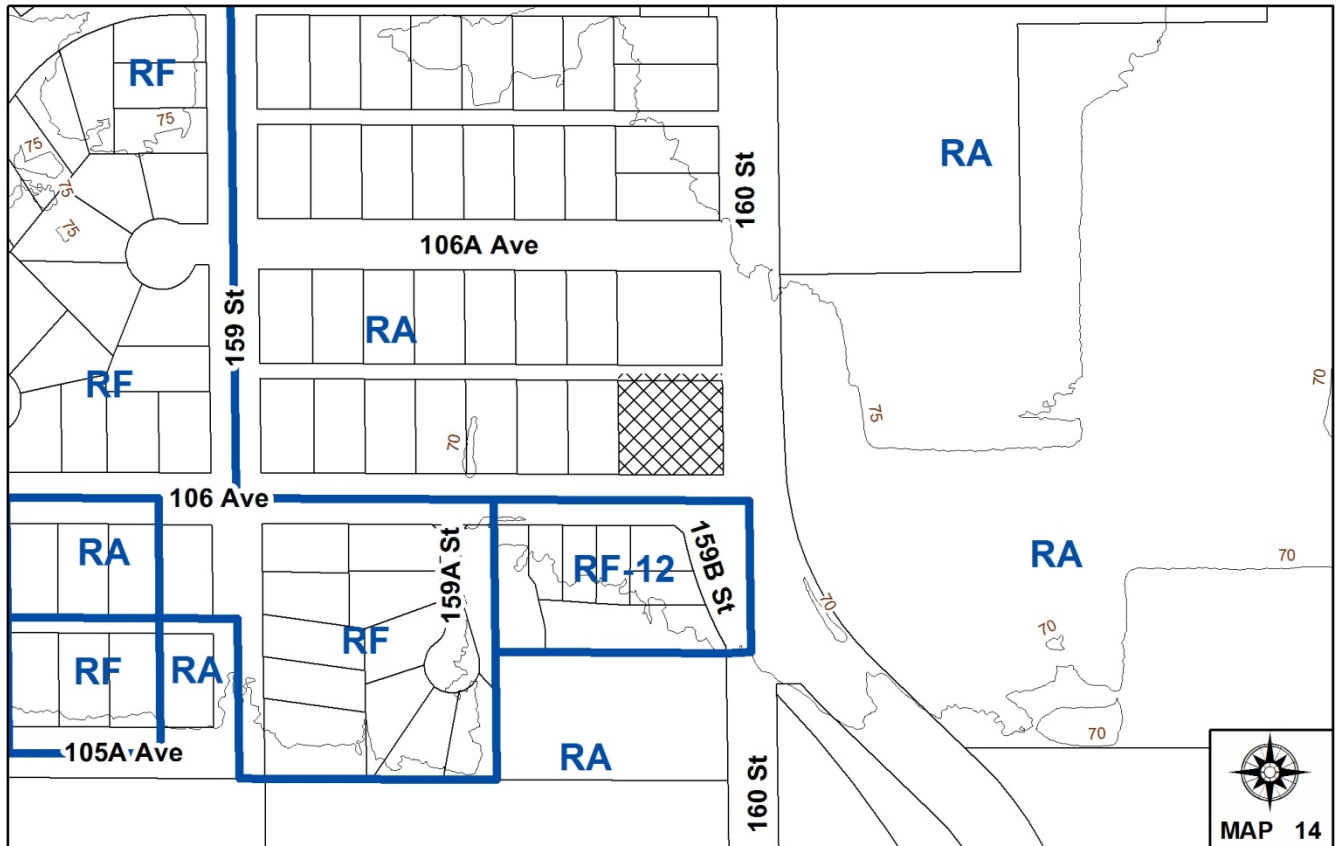
- **Rezoning** from RA to RF-12 in order to permit a subdivision into three (3) single family lots.

LOCATION: 10615 - 160 Street and portion of lane

OWNERS: Rupinder K Kaila and Parminder S Saran

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Small Lot Policy.

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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) completion of the road closure and acquisition of a portion of the existing lane north of the subject site.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **Projected number of students from this development:**

2 Elementary students at Dogwood Elementary School
1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

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

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns with the proposed rezoning and subdivision.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RA
East (Across 160 Street):	Fraser Heights Recreation Centre and park.	Urban	RA
South (Across 106 Avenue):	Single family dwellings.	Urban	RF-12
West:	Single family dwellings.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject lot, at 10615 – 160 Street, is located on the northwest corner of 106 Avenue and 160 Street, northwest of the 160 Street / Highway No. 1 interchange in Fraser Heights.
- The 0.38-acre (1,538-square metre) subject lot is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" to allow for the development of three (3) single family small lots.
- The applicant is also proposing to close and purchase a 107.7-square metre (1,159- sq.ft.) portion of unopened lane along the northern boundary of the subject lot, and to incorporate this closed lane into one of the proposed lots.
- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). The RF-12 Zone may be considered in Urban-designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres, major employment centres or community nodes.
- The subject lot is located approximately 360 metres (1/4 mile) from the commercial retail development at the corner of 108 Avenue and 160 Street. Fraser Heights Secondary School and Fraser Heights Park and Recreation Centre all fall within this area as well.
- There are existing RF-12 lots to the north and to the south of the subject site, across 106 Avenue. These RF-12 lots were created under Development Application Nos. 7903-0257-00 and 7904-0309-00, and the rezonings were approved by Council on July 19, 2004 and July 26, 2012 respectively.

- The proposed RF-12 Zone is supportable within the context of the existing land uses in the surrounding area and in an effort to encourage more efficient land use near a community node.
- All of the proposed lots conform to the minimum requirements of the RF-12 Zone Type II Interior Lot in terms of lot width [13.47 metres (44 ft.)], depth [30 metres (98 ft.)] and area with lot areas ranging from 405 square metres (4,359 sq. ft.) to 409 square metres (4,402 sq. ft.).
- The three proposed lots will front 160 Street but, as 160 Street is an arterial road, no vehicle connection will be permitted from 160 Street to the proposed lots.
- As a result, the applicant is proposing to dedicate and construct a north-south lane along the western edge of the subject property that will permit vehicle access to the proposed lots.
- Currently, 106 Avenue does not connect to 160 Street and no connection will be established as part of this application.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The applicant proposes to have in-ground basements on all lots and is not proposing any fill. A preliminary lot grading plan submitted by Mainland Engineering (2007) Corporation has been reviewed by staff and generally found acceptable.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Glenn Murray, Certified Arborist of Froggers Creek Tree Consultants Ltd. The report has identified 13 mature trees.
- Six of these trees will need to be removed to accommodate the construction of the new north-south lane and one tree will need to be removed to accommodate the construction of a new dwelling.
- Seven of these trees are located within the 160 Street road dedication. However, Engineering has indicated that the widening of 160 Street is not within the 10-year servicing plan and as a result, upgrading of 160 Street will not occur for some time. In the interim, six of the trees will be retained until the future road works are undertaken. One tree is dead and will be removed.

- The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Black Cottonwood	4	0	4
Lombardy Poplar	3	3*	0
Western Red Cedar	2	1*	1
Big Leaf Maple	1	0	1
English Holly	1	1*	0
Horse Chestnut	1	1*	0
Western Hemlock	1	0	1
Total	13	6	7

*trees within the 160 Street dedication to be retained until road works are untaken

- The proposal indicates that 3 trees will be planted on-site. However, 8 replacement trees are required under the Tree Protection By-law. Therefore, the applicant will be required to provide \$300 per tree for a total of \$1,500 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on July 13, 2012 and staff did not receive any comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, 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 Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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DA 2/14/13 12:29 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.38 acres
Hectares	0.1544 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	13.47 m
Range of lot areas (square metres)	405 m ² - 409 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19 lots/ha & 8 lot/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	50%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____
 OF PART OF ROAD DEDICATED BY PLAN 1832
 BLOCK 13 SECTION 22 BLOCK 5 NORTH
 RANGE 1 WEST NEW WESTMINSTER DISTRICT**

0 25 50

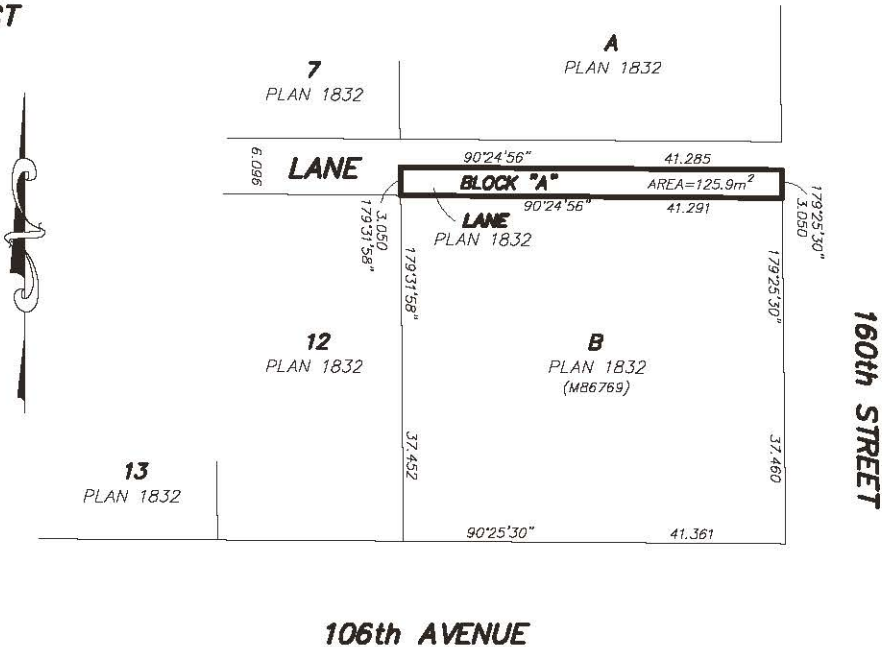


SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED.

GRID BEARINGS ARE DERIVED FROM PLAN 15160.



This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.



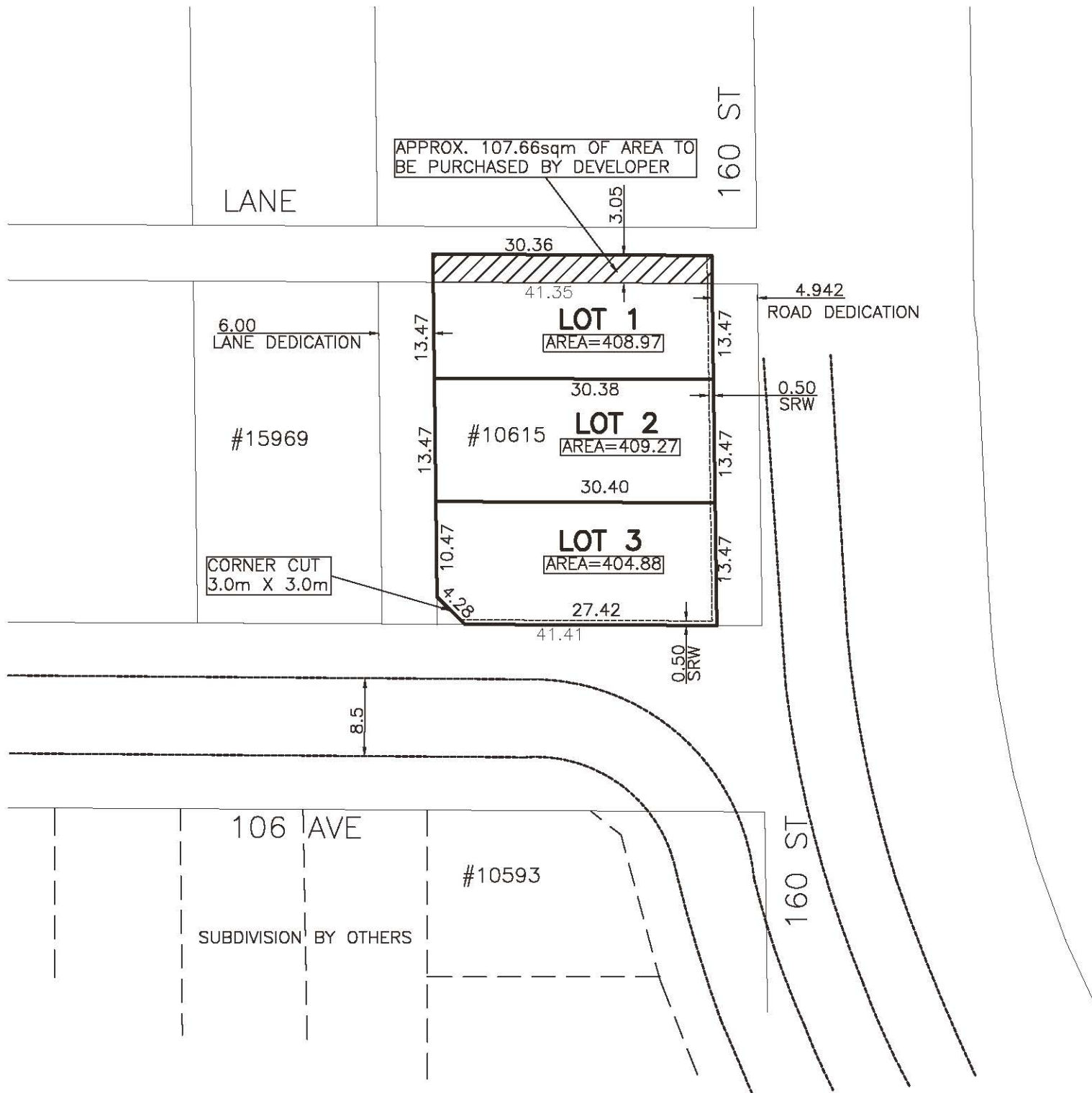
CERTIFIED CORRECT THIS 6th DAY OF FEBRUARY, 2013.

B.C.L.S.

This document is not valid unless originally signed and sealed.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

© **GREWAL & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
 UNIT 204, 15299-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1210-011
 DWG : 1210-011 SK RZ



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

FROM: Development Project Engineer, Engineering Department

DATE: February 12, 2013 **PROJECT FILE: 7812-0175-00**

**RE: Engineering Requirements
Location: 10615 - 160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres on 160 Street;
- Dedicate 6.000 metre wide north-south lane;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 106 Avenue and lane; and
- Provide 0.5 metre wide statutory right-of-way along 160 Street and 106 Avenue.

Works and Services

- Construct 106 Avenue to Through Local standard;
- Construct portion of 160 Street to Limited Local standard;
- Construct north-south lane;
- Construct sanitary main, storm mains and watermain to service the site;
- Pay applicable latecomer charges and sanitary connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Remi Dube, P.Eng.
Development Services Manager

HB



Tuesday, July 17, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12-0175-00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

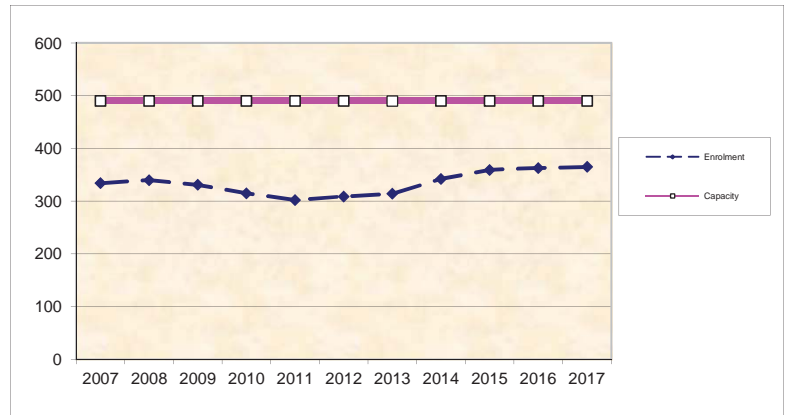
Dogwood Elementary	
Enrolment (K/1-7):	48 K + 254
Capacity (K/1-7):	40 K + 450
Fraser Heights Secondary	
Enrolment (8-12):	1527
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

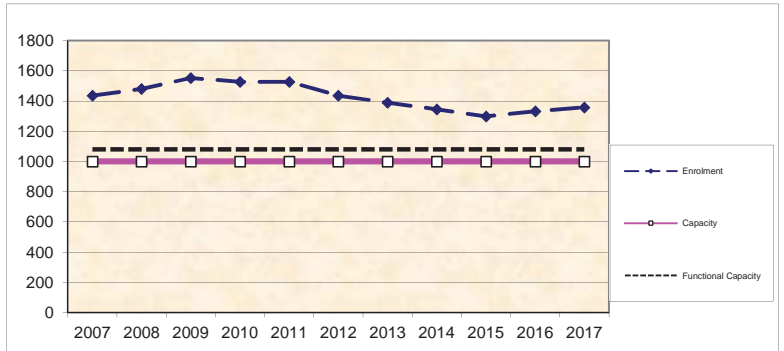
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Dogwood Elementary



Fraser Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7912-0175-00
 Project Location: 10615 – 160 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

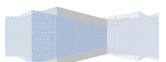
The area surrounding the subject property consists of homes built approximately 25-30 years ago to the north along with newer homes built about 5 years ago. There is a Recreation Centre and a park to the east, adjacent to a Secondary School. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 4000 sf.

Homes in the neighbourhood include the following:

- Majority of the homes surrounding the property are approximately 5 years old "Neo-Traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly "shake profile" concrete tiles and the cladding is primarily hardi siding with cedar shake accents. All these homes have rear garage accesses. These newer homes can be used as context homes.
- There are only a handful of approximately 25-30 year old "Ranchers" and homes under 1500 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with a combination of stucco, wood siding, and vinyl siding.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "Traditional" and "West Coast".
- 2) All context homes are 2 storey or 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly west coast context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 storey or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, cedar, or hardiplank, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern and newer "Neo-Traditional" style 2 or 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

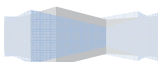
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, Cedar, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in



subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

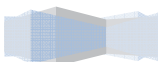
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 9, 2012

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: October 9, 2012



TREE PRESERVATION SUMMARY

Surrey Project No: 7912-0175-00

Project Location: 10615 160th Street, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The site is a very large flat lot with the trees scattered around the property. There are 6 onsite "Protected Trees" assessed and 7 City trees. There are no neighbouring trees that will be impacted by the development of this property. Most of the trees are in fair condition with a couple of the trees having structural issues.

2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	13
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	7
D	Number of Protected Trees to be Retained	6
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	8
F	Number of Replacement Trees Proposed	3
G	Number of Replacement Trees in Deficit (E-F)	5
H	Number of Retained and Replacement Trees on Site (D+F+3)	3
I	Number of Lots Proposed in the Project	3
J	Average Number of Trees per Lot (H/I)	1.0

3. Tree Protection and Tree Replacement Plans

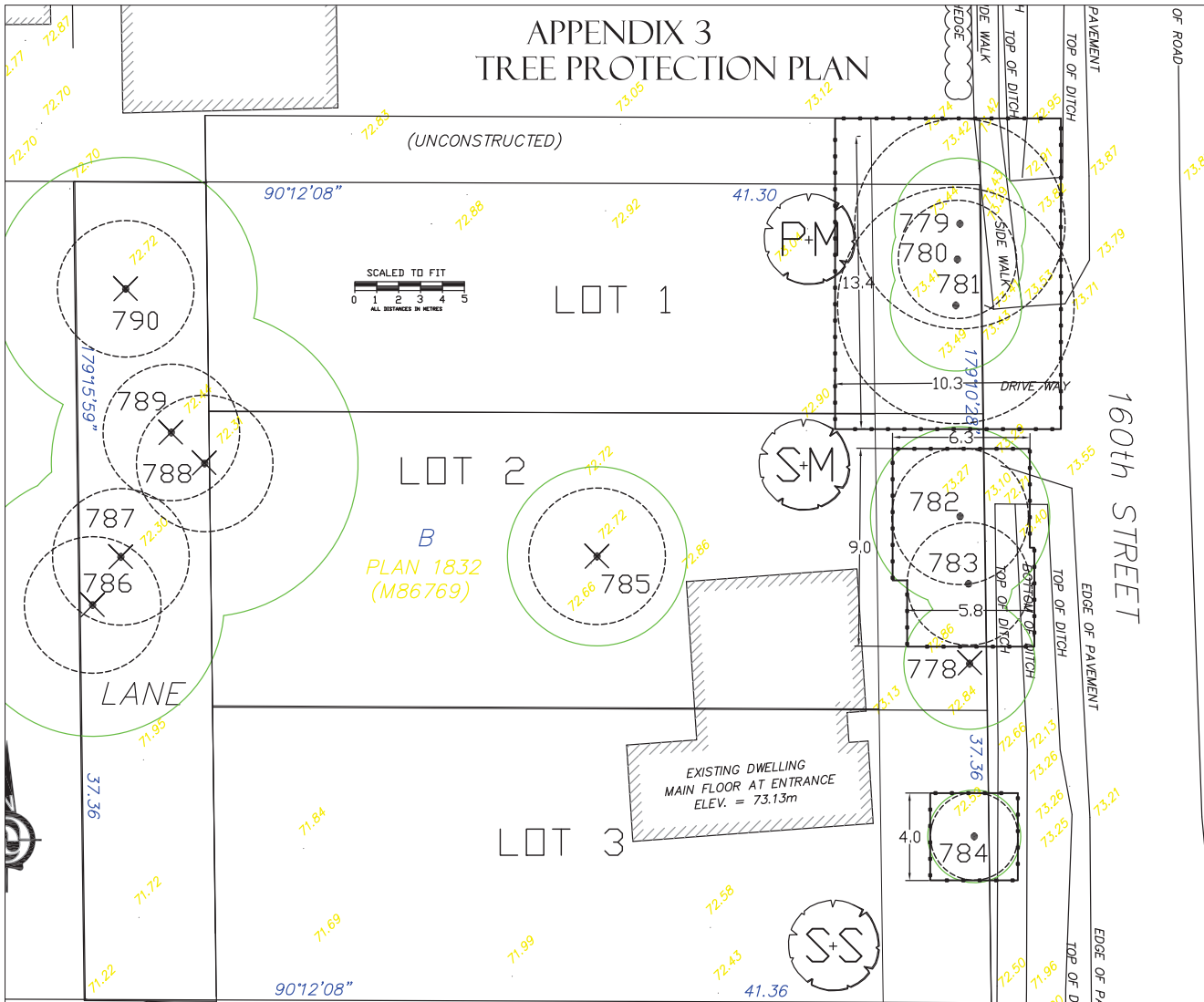
- X The Tree Protection Plan is attached.



Dated: February 5, 2013

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.

APPENDIX 3 TREE PROTECTION PLAN



IC INVERT = 68.80m
UND = 70.94m

106th AVENUE

REPLACEMENT TREES

QTY	Type	Size
1	Saucer Magnolia	6cm
1	Paperbark Maple	6cm
1	Serbian Spruce	3 metres



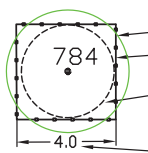
NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

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

TREE PROTECTION FENCING Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
779	Lombardy Poplar	70/70cm	4.8m	15.7ft
780	Lombardy Poplar	40/28cm	2.7m	8.9ft
781	Lombardy Poplar	80/80cm	5.4m	17.7ft
782	Horsechestnut	40/40cm	3.0m	9.8ft
783	Western Red Cedar	47cm	2.8m	9.3ft
784	English Holly	25/20/22	1.9m	6.2ft

TREE PROPOSED FOR RETENTION



CANOPY PROTECTION FENCING
MINIMUM PROTECTION ZONE (MPZ)
FENCING DIMENSIONS IN METRES

LEGEND

TREE PROPOSED FOR REMOVAL



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 - ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

10615 160th STREET, SURREY BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT
FEBRUARY 5, 2013