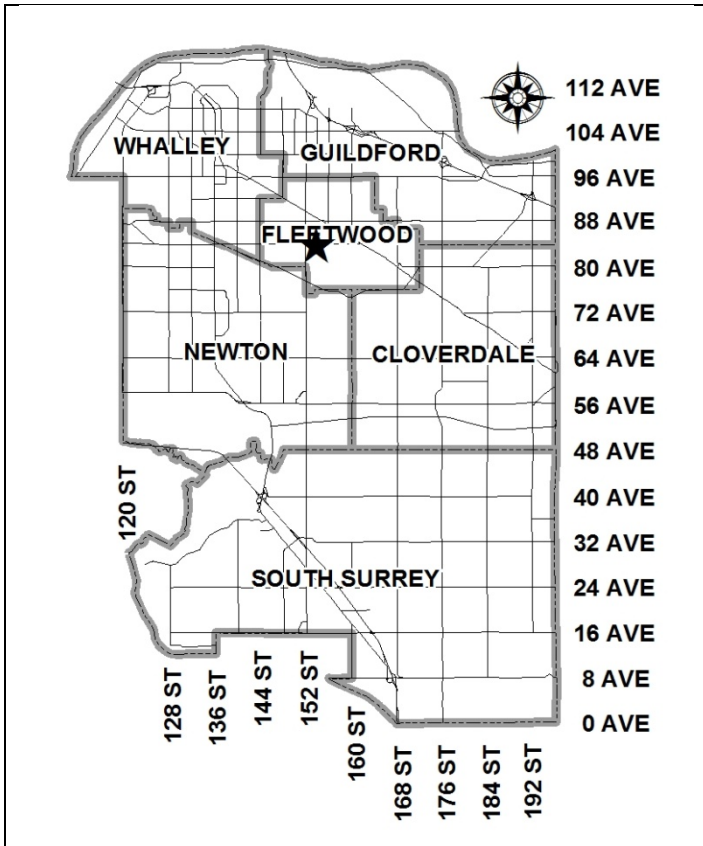


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0214-00

Planning Report Date: February 18, 2013



PROPOSAL:

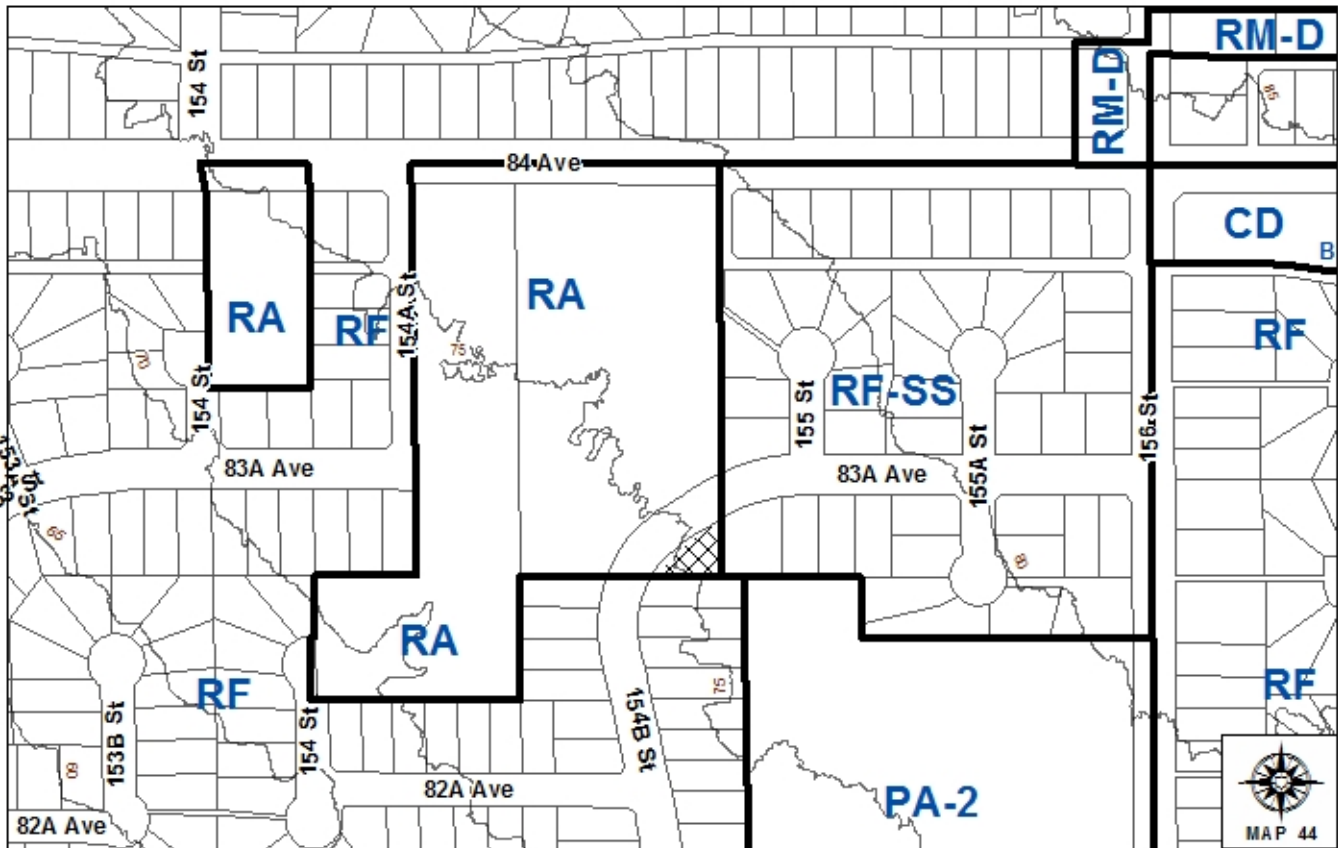
- **Rezoning** from RA to RF in order to create one single family lot.

LOCATION: Portion of 15470 – 84 Avenue

OWNER: City of Surrey

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.
- The proposed subdivision will create one single family residential lot (proposed Lot B shown on Appendix II) and provide a continuous single family streetscape along the south side of 83A Avenue.
- Freedom Dog-Off-Leash Park will remain unaffected on proposed Lot A (Appendix II).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject lot, shown as Block B on the Survey Plan, 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 (Appendix I).
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; and
 - (c) registration of a Section 219 Restrictive Covenant on proposed Lot B for protection of the tree on the adjoining lot and to specify the guidelines for future house design.

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:**

1 Elementary student at Coyote Creek Elementary School

1 Secondary student at Fleetwood Park Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Freedom Dog-Off-Leash Park on the north side of 83A Avenue

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF-SS
South:	Single family dwellings.	Urban	RF
West:	Freedom Dog-Off-Leash Park	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject lot, at 15470 – 84 Avenue, contains the Freedom Dog-Off-Leash Park in Fleetwood.
- The 1.78-hectacre (4.41-acre) subject lot is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- 83A Avenue passes through the south-eastern corner of the lot severing a small, triangular shaped parcel from the balance of the park.
- This fragmented parcel is a "hooked lot" and is still legally part of the larger, park lot.
- The applicant is proposing to rezone the fragmented portion of the lot that lies south of 83A Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to create a single family lot on which a house can be constructed.
- The proposed new single family lot (shown as Lot B in Appendix II) is consistent with the other single family lots along 83A Avenue and conforms to the minimum requirements of the RF Zone in terms of lot area, width and depth. The proposed lot is a minimum 560 square metres (6,000 sq. ft.) in area, 15 metres (50 ft.) in width and 28 metres (90 ft.) in depth.
- The major portion of the lot, proposed Lot A (shown on Appendix II), conforms to the minimum requirements of the existing RA Zone in terms of lot area, width and depth.
- The proposed residential lot, proposed Lot B, will front onto, and gain access from, 83A Avenue.
- Access to the remainder park lot, proposed Lot A, will remain unchanged with vehicular and pedestrian access from 84 Avenue and pedestrian access from 83A Avenue.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Michael Tynan of Tynan Consulting 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).
- An in-ground basement can be achieved with existing grades on the residential lot, proposed Lot B. The applicant is not proposing any fill. A preliminary lot grading plan has been submitted and reviewed by staff and found to be generally acceptable.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Norman Hol, Certified Arborist of Arbortech Consulting Ltd. The report confirmed that there are no trees on proposed Lot B.
- There is one off-site tree on the adjacent property located at 15492 – 83A Avenue that is in close proximity to the east property line of proposed Lot B and, as a result a 1.5-metre (5-ft.) wide tree protection setback area is required to be registered on proposed Lot B.

PRE-NOTIFICATION

Pre-notification letters were sent on August 14, 2012 and staff received one (1) phone call from a property owner within the pre-notification area.

- The resident requested information regarding the portion being rezoned and subdivided.

(Staff indicated that the existing Freedom Dog-Off-Leash Park portion would remain unchanged and the portion south of 83A Avenue is proposed to be rezoned and subdivided to create a single family lot.)

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

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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SUBDIVISION DATA SHEET

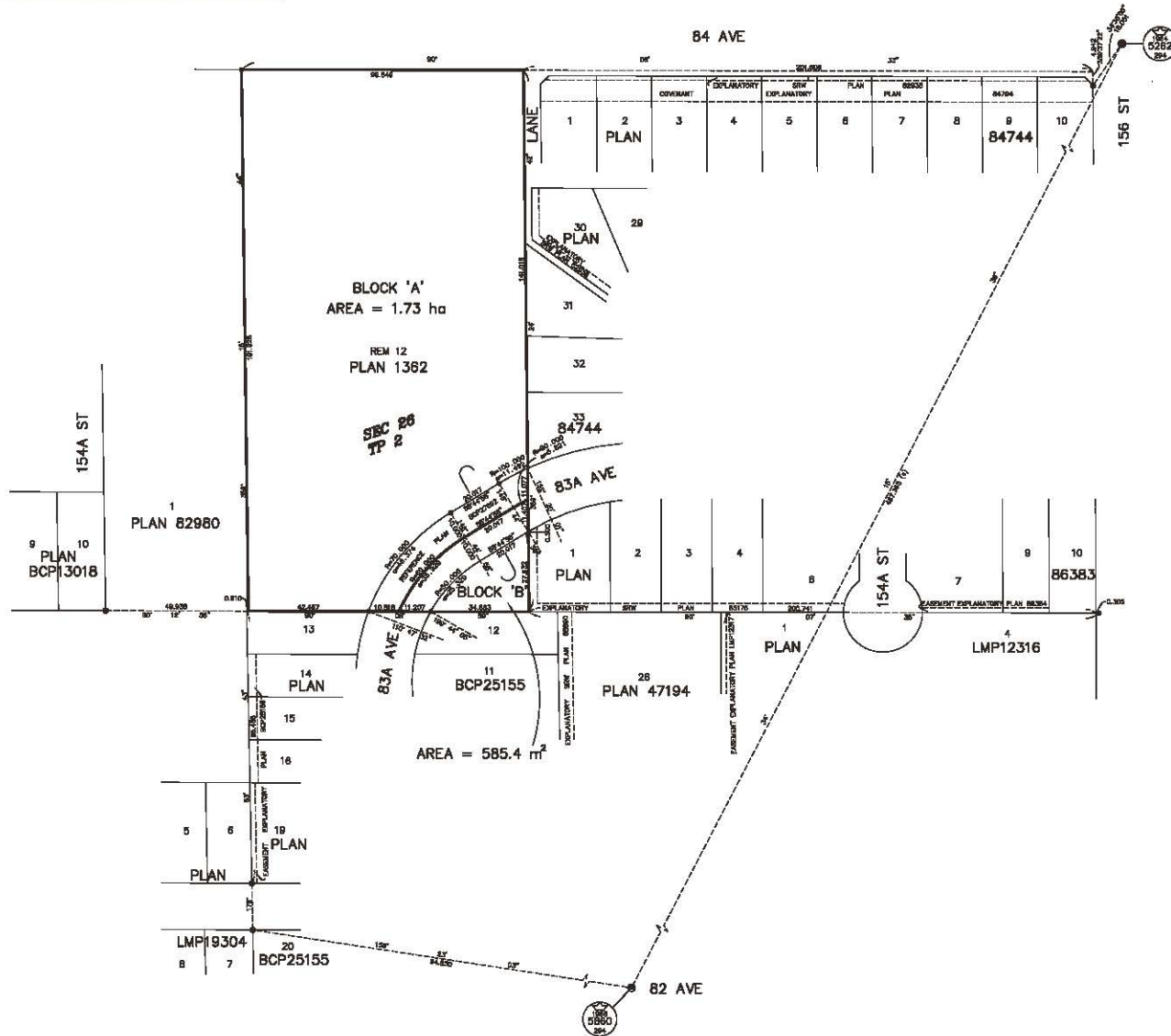
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.414 acres
Hectares	1.78 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	45.30 and 99.85 m
Range of lot areas (square metres)	584.7 square metres and 1.73 ha
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	1.12 lots/ha & 0.45 lots/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	48%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	48%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
DESIGN GUIDELINES	
	YES
HERITAGE SITE Retention	
	NO
FRASER 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 NUMBER _____
 OF LOT 12 EXCEPT: WEST 2 FEET AND PART DEDICATED ROAD ON PLAN BCP27692;
 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 1362
 BCGS 92G.017**

LEGEND

- ⊙ DIMETER CONTROL MONUMENT FOUND
- ⊙ DIMETER STANDARD BORN POINT FOUND



THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT
 CERTIFIED CORRECT ACCORDING TO FIELD SURVEY.
 DATED THE 27th DAY OF FEBRUARY 2015.
 ROBERT A. GLASS, BOLS

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

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

DATE: **February 12, 2013**

PROJECT FILE: **7812-0214-00**

RE: **Engineering Requirements
Location: 15470 84 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate a 3.0 x 3.0-metre corner cut at the 84 Avenue and lane intersection.

A Servicing Agreement is not required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

SSA



Thursday, August 09, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0214 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2011 Enrolment/School Capacity

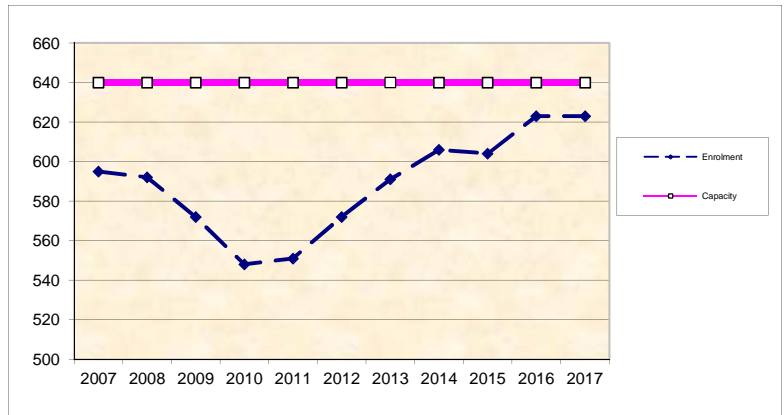
Coyote Creek Elementary	
Enrolment (K/1-7):	73 K + 478
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1345
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

School Enrolment Projections and Planning Update:

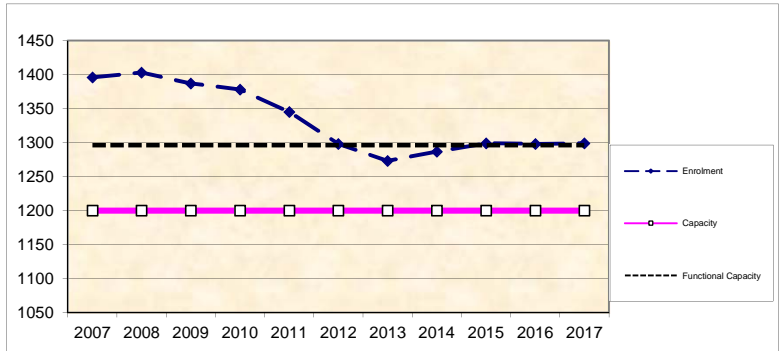
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity of 100. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The estimated new students has been adjusted higher for single family units with secondary suites. Depending upon actual student yield from dwellings with secondary suites, the projected enrolment shown in the graph below may be slightly higher.

Coyote Creek Elementary



Fleetwood Park 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: 7912-0214-00
 Project Location: 15470 - 84 Avenue, 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 at the intersection of an area dividing an old (1980's) growth area to the north and a new (post year 2000's) growth area to the south. The homes to the north are all 3000 - 3550 sq.ft. Basement Entry type homes. Four of the five homes to the north have high scale massing designs resulting from positioning the upper floor directly above the lower floor on all sides of the structure. These homes have low slope roofs (4:12 - 6:12) with either an asphalt shingle surface or a concrete tile surface. Walls are clad in either stucco or vinyl. None of these homes provide suitable architectural context for the subject site. The six closest homes to the south side of the subject site are all new, 3000-3550 sq.ft. "Neo-Traditional" style Two-Storey type homes with modern massing designs in the mid to high scale range. The homes have common hip or common gable roofs at slopes ranging from 8:12 to 12:12. Three of the homes have a shake profile concrete tile roof surface, and three have a shake profile asphalt shingle roof. The homes are all clad in either stucco or vinyl, and have extensive feature areas surfaced with stone, or stucco with Tudor battens, or wood shingles or a combination thereof. The colour range is in neutral and natural hues only. Landscapes meet an average to high modern urban standard.

Overall, this area was built out over a time period spanning from the 1980's to the post 2000's. The age distribution from oldest to newest is: 30 years old (45%), and less than 10 years old (55%). Most homes are in the 3000-3550 sq.ft. size range. Home size distribution in this area is as follows : 2001-2500 sq.ft. (9%), 2501-3000 sq.ft. (9%), 3001-3550 sq.ft. (82%). Styles found in this area include: "Old Urban" (9%), "West Coast Traditional" (9%), "West Coast Modern" (18%), "Neo-Heritage" (18%), and "Neo-Traditional" (45%). Home types include : Basement Entry (36%), and Two-Storey (64%).

The massing scale found on neighbouring homes ranges from mid-scale to high-scale. The scale range for the front entrance element is: one storey (36%), one storey front entrance veranda in heritage tradition (18%), and 1 ½ storey front entrance (45%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (30)%, moderate slope (6:12 to 7:12) = (15)%, and steeply sloped (8:12 and steeper) = (53)%. Main roof forms include: common hip (64%), and common gable (36%). Feature roof projection types include: common hip (33%), common gable (43%), Dutch hip (10%), Boston hip (5%), shed (5%), and carousel hip (5%).. Roof surfaces include: rectangular profile type asphalt shingles (18%), shake profile asphalt shingles (27%), concrete tile (rounded Spanish profile) (18%), concrete tile (shake profile) (27%), and cedar shingles (9%).

Main wall cladding materials include: horizontal vinyl siding (73%), and stucco cladding (27%). Feature veneers on the front façade include: no feature veneer (5%), brick (21%), stone (32%), wood wall shingles (16%), horizontal Hardiplank (11%), 1x4 vertical battens over Hardipanel (5%), and Tudor style battens over stucco (11%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (50%), Natural (earth tones) (50%).

Covered parking configurations include : Double garage (91%), and Triple garage (9%).

A variety of landscaping standards are evident, ranging from "average old urban" to "high quality (above average) modern urban". Driveway surfaces include: broom finish concrete (18%), exposed aggregate (73%), and stamped concrete (9%).

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

- 1) **Context Homes:** Sixty four percent of homes can be considered 'context homes', including 15508 - 83A Avenue, 8292 - 154B Street, 8286 - 154B Street, 8278 - 154B Street, 8283 - 154B Street, and 8291 - 154B Street. Thirty six percent of homes can be considered 'non-context', and are not recommended for emulation.
- 2) **Style Character :** The context homes are all in the “Neo-Traditional” and “Neo-Heritage” style range, which is the recommended style range for this site. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting intent.
- 3) **Home Types :** All homes in the surrounding area are either Two-Storey type or Basement Entry type. Home type (Two-Storey, Bungalow etc.) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions, and should also meet or exceed standards found on context homes identified in subsection 1 above. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, stucco and cedar, and so flexibility is warranted. The recommendation is to permit vinyl, stucco, Hardiplank (or equivalent fibre-cement product), and cedar for main wall cladding materials, and to require the use of brick or stone and/or wood wall shingles, Hardi-shingles, and vertical wood battens over Hardipanel as feature accent materials.
- 7) **Roof surface :** All study area homes have either an asphalt shingle roof, or a concrete tile roof. The recommendation is to permit shake profile concrete roof tiles, or shake profile asphalt shingles with a raised ridge cap, or environmentally sustainable roof products in a heavy shake profile subject to consultant approval.
- 8) **Roof Slope :** Roof pitch is 8:12 or higher on the context homes, and is 4:12 - 6:12 on the neighbouring lots to the north. The recommendation is a minimum 7:12 roof slope.

Streetscape: In the context site to the south there is obvious continuity of appearance. All homes are 3000-3550 square foot "Neo-Traditional" or "Neo-Heritage" style Two-Storey type. The homes have mid-to-high scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Front entrances range from one to 1½ storeys in height. Roofs are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or stone, or slop dash stucco and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof or a concrete tile roof and all are clad in vinyl or stucco, with substantial accent veneers. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard. North of the site are 30 year old high mass, Basement Entry type homes that do not meet standards commonly found in post year 2000's subdivisions.

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" located 15508 - 83A Avenue, 8292 - 154B Street, 8286 - 154B Street, 8278 - 154B Street, 8283 - 154B Street, and 8291 - 154B Street. Homes will therefore be "Neo-Traditional" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

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 are not permitted.

“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 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 [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

In accordance with CPTED principles, fencing along the road frontage shall be permeable type only, comprised of either vertical wood pickets, spaced vertical wood boards or 3 board horizontally aligned type. Fence height shall not exceed 1.2 metres. One shrub is required for each 1m length of fence, and the shrubs shall be dwarf varieties only, with a maturity height of less than 4 feet.

Windows:

In accordance with CPTED principles, not less than 80 sq.ft. of unobstructed glass area shall be located on the northwest wall face of the dwelling (facing the public park) so as to facilitate passive surveillance of the public park.

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:  **Date:** Dec 10, 2012