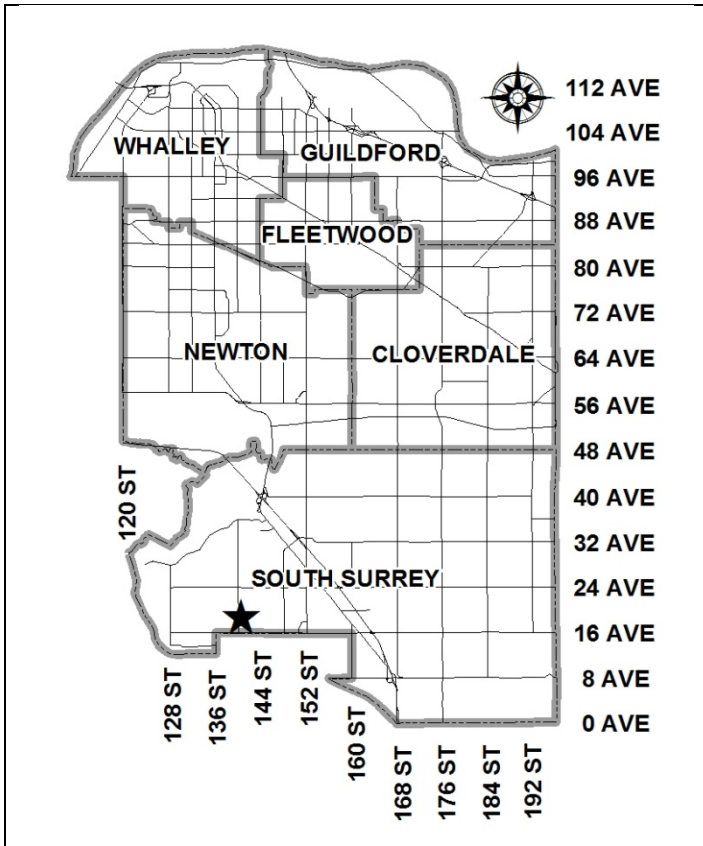


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0222-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **Rezoning** from RF to RF-12 in order to allow subdivision into two single family residential lots.

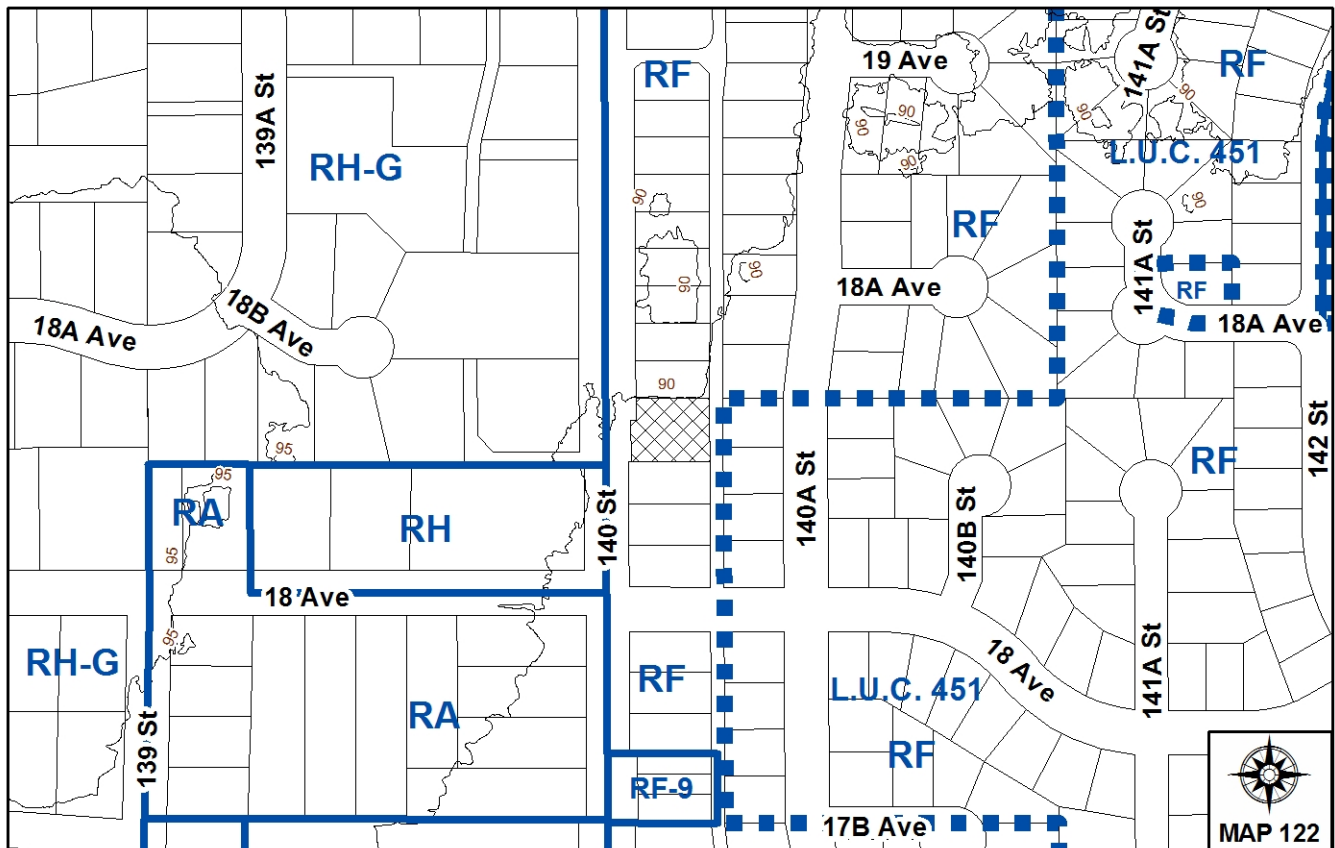
LOCATION: 1834 - 140 Street

OWNER: Gurpreet Nijjer
 Jaswant S Nijjer
 Darshan Singh

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



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.
- The subject property is an oversized lot that presents a good opportunity for sensitive infill.
- The applicant has provided letters of support from surrounding neighbours and demonstrated a willingness to address the concerns raised as a result of the proposed rezoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree replacement;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to establish a 1.8-metre (5 ft.) side yard setback from the south property line; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

1 Elementary student at Bayridge Elementary School
0 Secondary students at Semiahmoo Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be completed by Fall 2013.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, East, and South:	Single family dwellings	Urban/Urban Residential	RF
West (Across 140 Street):	Single family dwellings	Suburban/Suburban Residential (Half Acre)	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 0.1 hectare (0.25 acre) in size and located on the east side of 140 Street, north of 18 Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).
- The subject property is currently zoned "Single Family Residential Zone (RF)".
- An unopened 10-metre (33 ft.) wide lane allowance adjacent to the subject property to the north was consolidated with the subject property in 2006, bringing the width of the subject property to 28.7 metres (94 ft.).

Proposal

- The applicant is seeking to rezone the lot from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and subdivide to create one additional single family lot, as shown on the Proposed Subdivision Layout (Appendix II). The proposed RF-12 Zone is consistent with the "Urban" designation in the Official Community Plan (OCP).
- The proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. The proposed lots are approximately 475 square metres (5,113 sq. ft.) in area, 14.4 metres (47.2 ft.) wide, and 33.1 metres (108.6 ft.) deep.
- The subject proposal builds on the diversity of lot sizes in the area, which include RH-G, RF, and RF-9 sized lots.
- To the south of the subject property across 18 Avenue, 1752 – 140 Street was rezoned from RF to RF-9 in order to allow subdivision into three single family small lots. The rezoning Application No. 7907-0002-00 received final adoption on March 9, 2009.
- Staff have requested that the side yard setback along the south lot line of proposed Lot 2, adjacent to 1824 – 140 Street, be increased from 1.2 metres (4 ft.) to 1.8 metres (6 ft.). The increased setback is consistent with the setback of the adjacent RF lot to the south of the subject property. Proposed Lot 2 is larger in lot area and wider than the typical RF-12 sized lot and therefore the increase in the side yard setback will not affect the ability to construct the principal building to the maximum permitted floor area of 260 square metres (2,800 sq. ft.) of the RF-12 Zone.

Road Requirements

- The applicant is to dedicate 2.302 metres (7.5 ft.) for the widening of 140 Street along the south portion of the property.
- In addition, the applicant is required to register a 0.5 metre (1.5 ft.) wide statutory right-of-way along the western property line.
- The existing driveway off 140 Street will be removed and rear lane driveway access will be provided for the two proposed lots.

Building Design Guidelines

- The applicant for the subject site has retained Mike 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).

Lot Grading and Tree Preservation

- In-ground basements are not proposed based on the lot grading information that was previously provided by the applicant. However, the applicant has provided a revised Preliminary Lot Grading Plan, which is currently being reviewed by staff. Should any further revisions be required, resolution of issues will be completed prior to issuance of preliminary subdivision approval.
- Trevor Cox from Diamond Head Consulting Ltd. has prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These are being reviewed by the City's Landscape Architect and will require approval prior to consideration of final adoption of the rezoning.
- The Arborist Report indicates there are 2 mature trees on the subject property and one will be retained as described below:

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Corkscrew Willow	1	0	1
Red Alder	1	1	0
TOTAL	2	1	1

- Under Tree Protection By-law No. 16100, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder trees are to be replaced at a ratio of 1:1. As one (1) Alder tree is proposed to be removed, a total of one (1) replacement tree would be required to meet the above noted ratio. The applicant will be required to plant the replacement tree on site, or provide cash-in-lieu compensation for the tree replacement deficit.

PRE-NOTIFICATION

Pre-notification letters were sent to surrounding properties on August 15, 2012. Planning received the following comment:

- Staff received an email and phone call from the owner immediately south of the subject property at 1824-140 Street who raised concerns about reduced privacy in their backyard, lack of parking and crime as a result of the proposed development.

(The current RF zoning would permit the owner to build a larger house than currently exists. An increase in the minimum side yard setback from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) along the south lot line for proposed Lot 2 provides a consistent interface with the RF lots to the south. The applicant has agreed to register a Section 219 Restrictive Covenant on title for proposed Lot 2 for the increased sideyard setback requirement.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 16, 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)	<ul style="list-style-type: none"> • The proposal represents infill development within the existing RF Zone neighbourhood.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • One tree to be retained. • Composting and recycling pick-up is available in the area.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Windows will be installed on the front and rear building faces to provide "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Nearby residents have the opportunity to voice their concerns through the public notification process, including at a future Public Hearing.

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. 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

MAJ/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.25
Hectares	0.1
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.4
Range of lot areas (square metres)	475
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	20.0/ha & 8.0/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	50%
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

Nijjar
1834 140 Street, Surrey

CONCEPTUAL LAYOUT

GROSS SITE AREA
Approx. 995m²

EXISTING ZONING & DESIGNATIONS
Zoning: RF Single Family Residential
NCP: n/a
OCP: Urban

PROPOSED ZONING & DESIGNATIONS
Zoning: RF-12 Single Family Residential
NCP: n/a
OCP: Urban

LOT YIELD:
Existing Number of Lots: 1
Proposed Number of Lots: 2

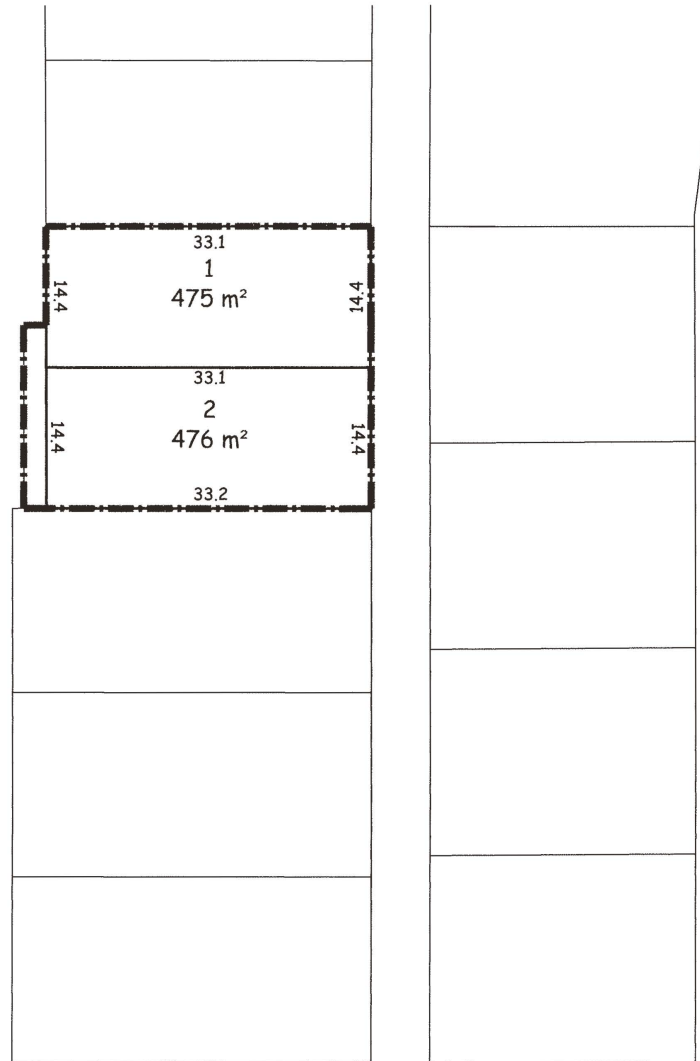
TYPICAL LOT SIZE:
Width: 14.4 m
Length: 33.1 m
Area: 475 m²

NOTE:

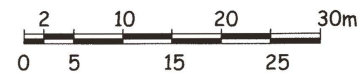
- This plan is conceptual only and subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Environmental, geotechnical and soil assessments
 - Legal and topographical survey
 - Tree survey and assessment
 - Park dedication requirements or cash in lieu of
 - School site acquisition requirements and/or charges
 - Storm water management requirements
 - Road right-of-way dedication requirements
 - Environmentally sensitive areas and setback requirements
 - Building locations
 - Right-of-way and/or easement requirements



140 Street



18 Avenue



211 7848 St. James Street, Suite 200, Surrey, BC, Canada V3W 1Y1
Tel: (604) 581-8600 Fax: (604) 581-8601 Email: info@aplinmartin.com



Project 12-181
25 / 07 / 2012

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: October 5, 2012 **PROJECT FILE: 7812-0222-00**

**RE: Engineering Requirements
Location: 1834 140 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2,302 metres on 140 Street for a total of 27,000 metres; and
- Provide 0.5 metre wide SROW along 140 Street.

Works and Services

- Remove existing access to 140 Street and provide access from the lane.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Monday, August 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0222 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

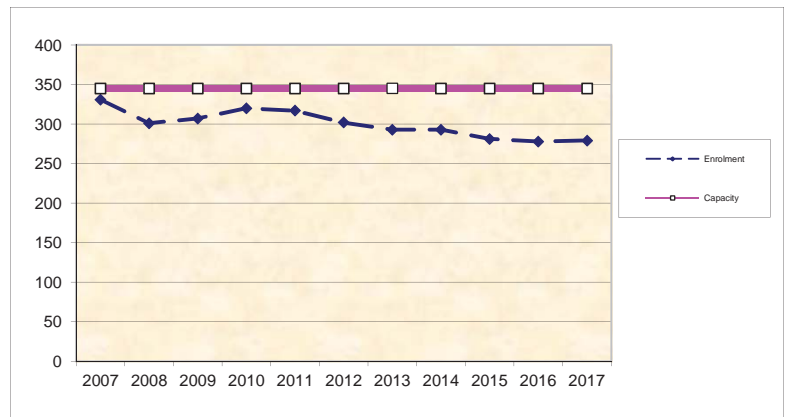
Bayridge Elementary	
Enrolment (K/1-7):	30 K + 287
Capacity (K/1-7):	20 K + 325
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

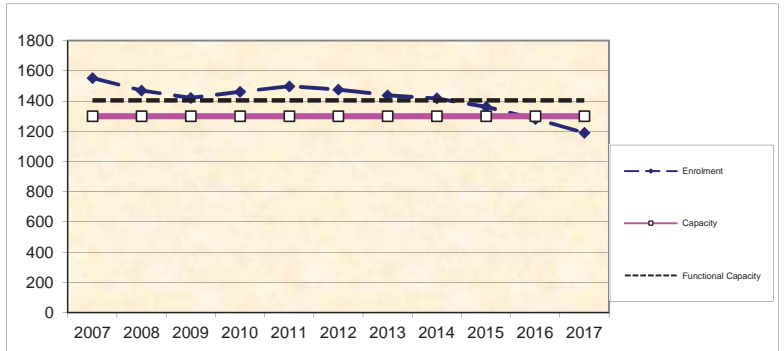
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no projects identified at Bayridge Elementary in the Capital Plan. The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area to relieve projected long term secondary school capacity shortfall in South Surrey. The proposed development will not have an impact on these projections.

Bayridge Elementary



Semiahmoo 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: 7912-0222-00
Project Location: 1834 - 140 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:

Homes on the west side of 140 Street (opposite side of 140 Street from subject site) were all constructed during the 1960's – 1980's, and most can be described as "West Coast Traditional" or "Old Urban" styles. Homes include a 2400 sq.ft. Two-Storey, a 2300 sq.ft. Split Level, a 1600 sq.ft Bungalow, and a 2500 sq.ft. Two-Storey type. Massing designs are representative of the era of construction. Bungalows are small, simple, low mass structures. The Split Level is a simple combination of a single storey mass plus a single Two-Storey mass. The Two-Storey homes are simple, basic forms by modern standards. Roof forms are simple, with slopes ranging from 2:12 (with tar and gravel surface) to 5:12 (with asphalt shingle surface). Siding materials include cedar in various profiles, and one vinyl home. Colours are all in the neutral / natural range. With the exception of one home at 1845 – 140 Street, landscapes are modest. None of the homes or yards provide suitable context for a year 2012 RF-12 zone development in South Surrey. Homes south of the subject site on the east side of 140 Street are similar to those described above.

In stark contrast, the six homes on the east of 140 Street, north of the subject site, are highly desirable homes with an easily recognizable and consistent Heritage / Neo-Heritage / Neo-Traditional theme. Five of these homes are Two-Storey type, all approximately 2900 sq.ft. in size. One is a Bungalow. The homes have desirable mid-scale massing characteristics, and all exhibit good balance, and appropriate proportionality between various elements. All homes have a single storey high front entrance, and four of the six homes have a covered entrance veranda in a heritage tradition. Roof slopes range from 8:12 to 14:12. Homes are configured with either a main common hip or main common gable roof form with between one and four highly articulated street facing feature common gable projections. All of these homes have a shake profile asphalt single roof. The homes are clad in horizontal Hardiplank siding, and are accompanied by a stone feature veneer and/or wood shingles in gable ends. Shutters, bold wood trim, wood gable end brackets and other details contribute to a high trim and detailing standard. All six homes have a wood picket fence at the front lot line, with wood entrance arbour, and all have moderate to high quality modern urban landscapes in the front yard. All six homes provide excellent architectural context.

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

- 1) Context Homes: Context homes are located at 1856, 1866, 1876, 1886, 1896, and 1906 – 140 Street. All six homes located to the north of the subject site provide excellent architectural reference. There is obvious continuity of character, and the appropriate strategy is to extend this desirable character two lots to the south at the subject site. The two new homes should therefore be consistent in theme, representation, and character with the character now-established by the six desirable context homes to the north.
- 2) Style Character : The neighbouring homes context homes can be identified as "Heritage", "Neo-Heritage", and "Neo-Traditional" styles. The recommendation is to extend this desirable style-character at the subject site.
- 3) Home Types : There are a wide variety of home types including Two-Storey, Split Level, and Bungalow. Some flexibility is therefore justified, and restrictions on home types are not recommended. Two Two-Storey type homes are expected.
- 4) Massing Designs : The aforesaid context homes provide desirable massing context. The new homes are well balanced and correctly proportioned, and emulation is recommended.
- 5) Front Entrance Design : All homes in this area have a single storey high entrance. The recommendation is to limit the height of the front entrance to one storey, or 10 feet.
- 6) Exterior Wall Cladding : Vinyl has been used in this area, but has not been used on the context homes identified above. Vinyl is an economical utility product suited to affordable areas. It is however, not suitable for this high value area.
- 7) Roof surface : Roof surfaces include asphalt shingles (clearly dominant), and tar & gravel. Asphalt shingles are clearly characteristic and should be permitted. The recommendation is to require asphalt shingles for consistency with the aforesaid context homes.
- 8) Roof Slope : 72% of homes have a roof slope of 7:12 or higher.

Dwelling Types/Locations:	Two-Storey.....	54%
	Basement Entry/Cathedral Entry	8%
	Rancher (bungalow).....	31%
	Split Levels.....	8%

Exterior Treatment /Materials: Context homes are clad in Hardiplank with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Most homes have a brick or stone accent.

Roof Pitch and Materials: All context homes have a shake profile asphalt shingle roof.

Window/Door Details: Rectangular dominant.

Streetscape: Homes on the west side of 140 Street opposite the subject site are small old urban Bungalows, Split Levels, Basement Entry or Two-Storey type with massing design characteristics common to homes 30-50 years old. These homes are situated on large lots landscaped to a modest standard. Homes north of the subject site are recognizably consistent in theme, representation and character. The homes are 2900 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type (with the exception of one Bungalow). All of these homes have low to mid-scale massing

characteristics, and all are designed to a high modern standard. All of these homes have a single storey front entrance, and most are configured as a covered entrance veranda in a heritage tradition. The homes all have steeply sloped roofs with an asphalt shingle surface. Walls are clad in Hardiplank, and most homes have a wood wall shingles accent in the gable end, with a stone feature. Landscapes are "average modern urban" and better. These lots all have a wood picket fence at the front lot line with a wood entrance arbour.

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", "Neo-Heritage", "Traditional", or "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.
- only high quality cladding materials permitted. No vinyl.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

Strong relationship with neighbouring "context homes" which include 1856, 1866, 1876, 1886, 1896, and 1906 – 140 Street. Homes will therefore be "Neo-Traditional", "Neo-Heritage", "Traditional", or "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, Hardiplank, Brick, and Stone. Vinyl not permitted.

"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 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 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in grey, brown, or black colours 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:** Not applicable - there are no corner lots
- Landscaping:** *High 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.

Compliance Deposit: \$5,000.00

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

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

TREE PRESERVATION SUMMARY

Project Location: 1834 140th Street, Surrey, BC
 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: An approximately 0.244 acre parcel with a single home dwelling and two small out buildings.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


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

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

October 10,
 2012

 Date

140 STREET

89.90 M

90.20 TW

90.26 TW

M.B.E. = 89.55

1.0%

90.16

90.21

PLAN BCP33420

4.9%

4346

2

M.B.E. = 89.40

2.3m

90.05

90.11

4345

89.56

89.66


89.70 M

Rim = 89.92
N Inv. 87.59 250# pvc
S Inv. 87.54 250# pvc
W Inv. 87.61 200# pvc

Rim = 89.24
N Inv. 87.3
S Inv. 87.3

- LEGEND
- TREE TO BE RETAINED
 - ✖ TREE TO BE REMOVED
 - UNSURVEYED TREE
 - ROOT PROTECTION ZONE
 - ROOT PROTECTION FENCING

DATE
October 10, 2012

 DIAMOND HEAD CONSULTING LTD.
342 WEST 8TH AVENUE
VANCOUVER, BC V5Y 3X2
PHONE 604.733.4886

CLIENT
Aplin and Martin
201- 12448 - 82nd Avenue,
Surrey BC, V3W 3E9

TITLE
TREE PROTECTION AND REMOVAL PLAN
1834 140th Street, Surrey BC

57778