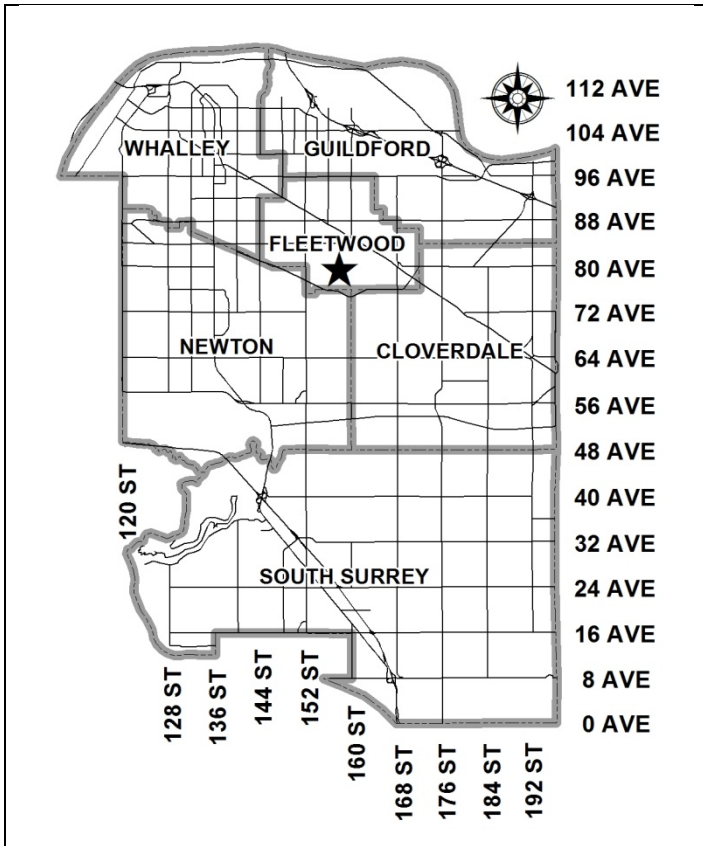


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0257-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **Rezoning** from RM-D to RF in order to allow subdivision into 3 single family lots.

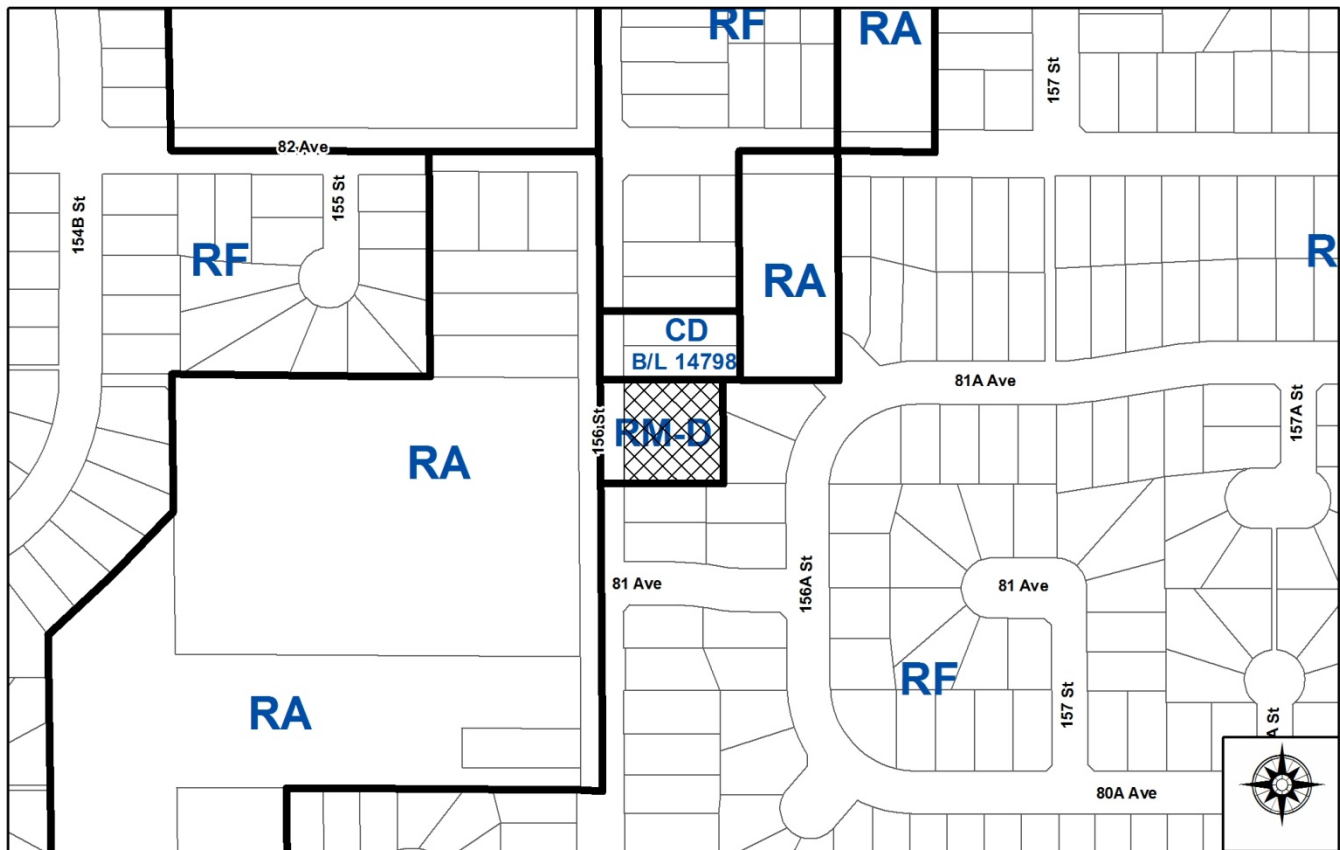
LOCATION: 8136 and 8138 - 156 Street

OWNERS: Sarbjit Bhathal
 Ravinder Bhathal
 Randhir Grewal
 Gurpreet Grewal

ZONING: RM-D

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family 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 the Fleetwood Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant address the tree replacement deficiency 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 Coyote Creek Elementary School
0 Secondary students at Fleetwood Park 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 March 2014.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Urban single family dwellings.	Urban in the OCP; Single Family Urban in the Fleetwood Town Centre Plan.	CD (By-law No. 14798)
East and South:	Urban single family dwellings.	Urban in the OCP; Single Family Urban in the Fleetwood Town Centre Plan.	RF
West (Across 156 Street):	Coyote Creek Elementary School	Urban in the OCP.	RA

DEVELOPMENT CONSIDERATIONSProposed Rezoning, Subdivision and Access

- The subject lot, at 8136 and 8138 – 156 Street, is located on the east side of 156 Street, north of 81 Avenue in Fleetwood.
- The 0.54-acre (2,191-square metre) subject site is currently zoned "Duplex Residential Zone (RM-D)" and designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family" in the Fleetwood Town Centre Plan.
- The applicant is proposing to rezone the lot from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" in order to allow subdivision into three (3) single family lots.
- The proposed lots front onto, and gain access from, 156 Street.
- All of the proposed lots conform to the minimum requirements of the RF Zone, with lot areas ranging from 729 square metres (7,847 sq. ft.) to 731 square metres (7,868 sq. ft.), lot widths of 15.94 metres (52 ft.) and 15.95 metres (98 ft.), and an average lot depth of 45.79 metres (150 ft.).
- The proposed lot widths are similar to the width of existing lots immediately north of the subject site, which complies with City Infill Policy No. O-30.
- The existing duplex is stratified. The strata plan will need to be cancelled in accordance with the *Strata Property Act* prior to the Approving Officer approving the subdivision.

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).
- In order to provide a smooth massing transition between the existing and future homes, the Design Consultant has also provided a streetscape study.
- A preliminary lot grading plan has been submitted and reviewed by staff and found to be generally acceptable.
- The proposed lots will have less than 0.5 metre (1.6 ft.) of fill in the middle of each lot and will meet existing grades at all property lines. Basements cannot be achieved on any of the proposed lots.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified twenty-two (22) mature trees on-site.
- Eight (8) trees will be retained; one (1) within the road right-of-way, one (1) in the rear yard of proposed Lot 2 and six (6) in the rear yard of proposed Lot 3.
- Seventeen (17) of the trees within the development site will need to be removed to accommodate the construction of single family lots and two (2) of the trees need to be removed due to poor health.
- 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
Red Alder	4	0	4
Paper Birch	1	1	0
Western Red Cedar	10	2	8
Cherry	1	1	0
Douglas Fir	2	2	0
Norway Spruce	2	2	0
Weeping Willow	2	0	2
Total	22	8	14

- The proposal indicates that 9 trees will be planted on-site. However, 24 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 \$4,500 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on September 17, 2012 and staff received one (1) phone call and one (1) written response from the same property owner within the pre-notification area. The following concerns were expressed:

- Concern with the lot widths proposed.

(The proposed lot widths are similar to the width of existing lots immediately north of the subject site.)

- Concern with potential for illegal secondary suites.

(Secondary suites are permitted within all single family residential zones.)

- Potential for large dwellings.

(The maximum allowable floor area permitted in the RF Zone for lots in excess of 560 square metres (6,000 sq. ft.) is 330 square metres (3,550 sq. ft.).

- Increase in traffic in an already congested area.

(The existing RM-D zoning allows for a duplex which allows two dwellings units. The applicant is proposing to rezone from RM-D to RF allowing three single family dwelling units. As a result, there will be an increase of one dwelling unit and potentially three secondary suites.

Front driveways and garages can accommodate four (4) vehicles per lot which complies with the Surrey Zoning By-law.)

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

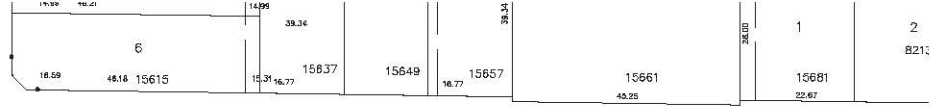
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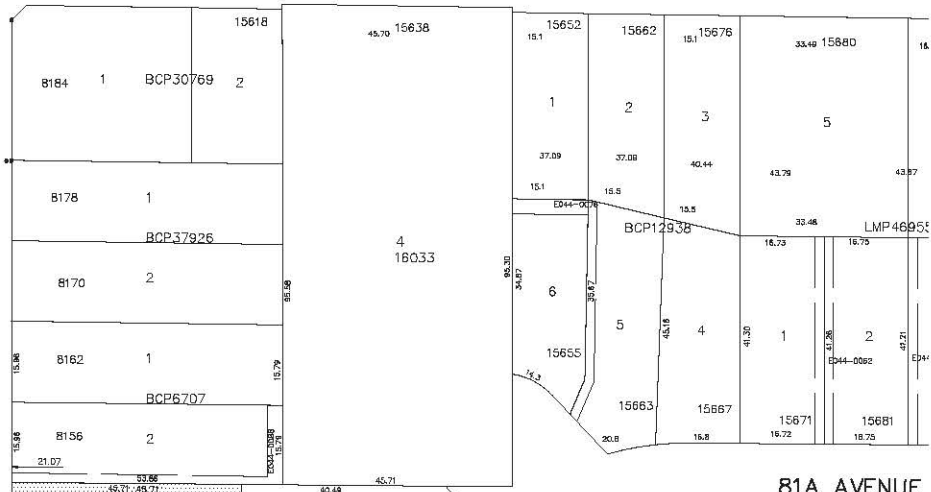
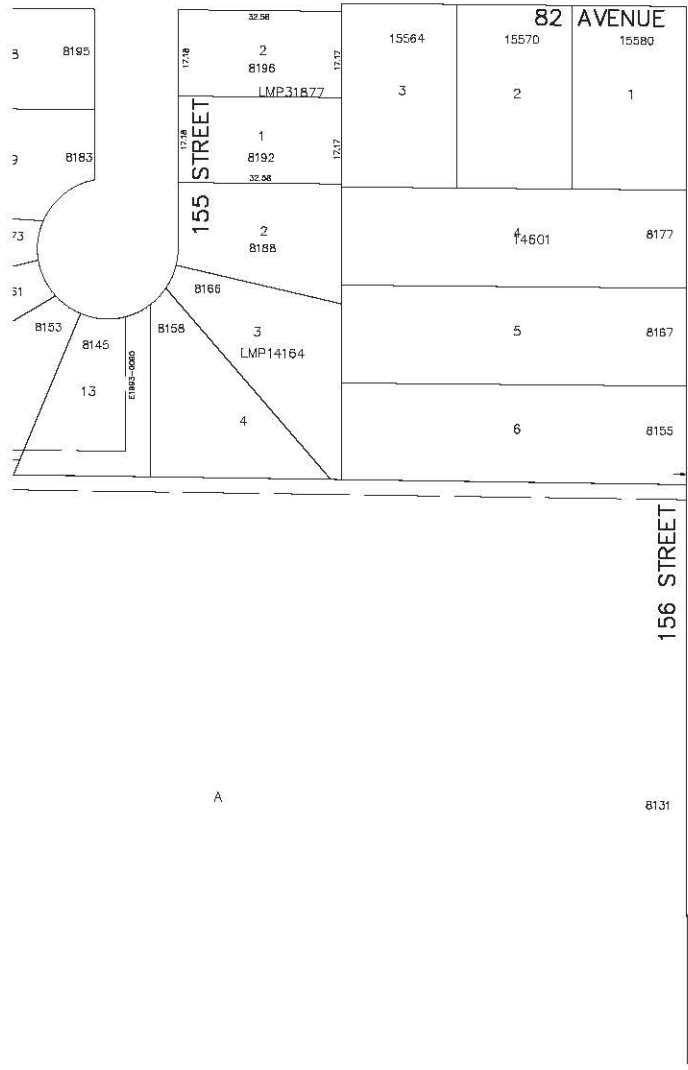
SUBDIVISION DATA SHEET

Proposed Zoning: RF

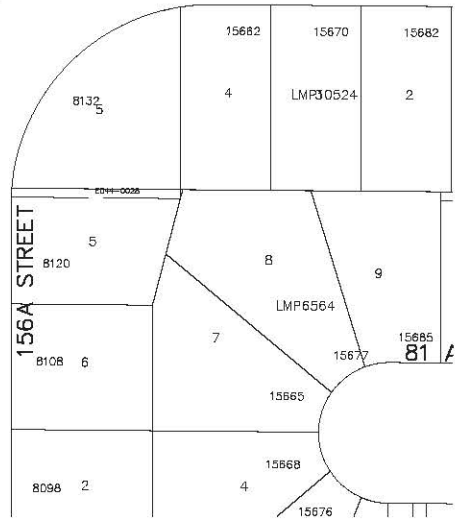
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.56 acres
Hectares	0.23 hectares
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15.94 m – 15.95 m
Range of lot areas (square metres)	729 m ² – 731 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13 lots/ha & 5.36 lots/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	9.6%
Total Site Coverage	49.6%
PARKLAND	
Area (square metres)	
% 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



263



81A AVENUE



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE REMOVED

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2970	Of
P.W. P.U.	Date AUG / 12	Revision 1
Approved:		

No.	Date	Revision	Dr	Ch
1	12/10/19	ROAD DEDICATION REMOVED	TWO	SS

CitiWest Consulting Ltd.
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citiwest.com



GURPREET SINGH GREWAL
 8136 156 STREET, SURREY, BC, V3S 3R5 PH: 604-591-0030
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 8136/8138 - 156 STREET, SURREY, BC

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

FROM: Development Services Manager, Engineering Department

DATE: February 13, 2013

PROJECT FILE: 7812-0257-00


**RE: Engineering Requirements
 Location: 8136 156 Street**

REZONE/SUBDIVISION

Works and Services

- Provide each lot with driveways as well as storm, sanitary, and water service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

AH



Friday, September 14, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7912-0257-00

SUMMARY

The proposed 3 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

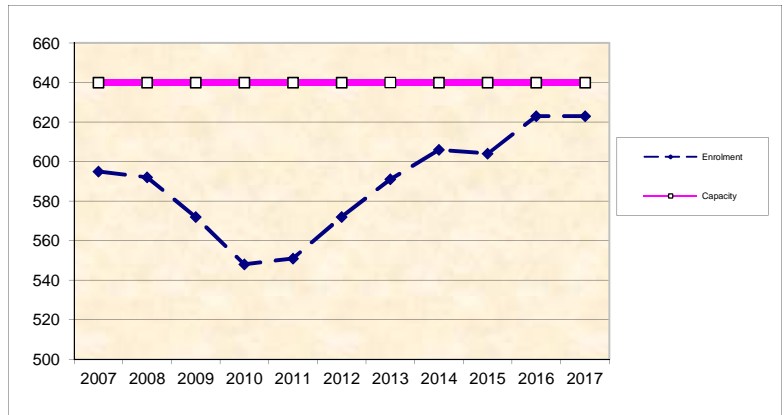
Coyote Creek Elementary	
Enrolment (K/1-7):	73 K + 478
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1345
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

School Enrolment Projections and Planning Update:

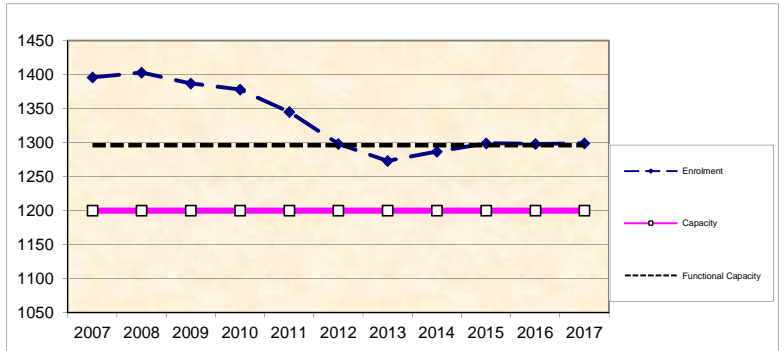
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 #: 7912-0257-00
 Project Location: 8136/8138 – 156 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:

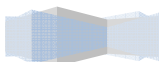
The area surrounding the subject property consists of a mixture of homes built approximately 20-25 years ago along with newer homes built about 10 years ago. There is an Elementary School to the west, directly across the property. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighbourhood include the following:

- Majority of the homes surrounding the property are approximately 10 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 7:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of approximately 20-25 year old "Ranchers" and homes under 1200 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 mainly 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 "West Coast Modern".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, 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 style 2 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:

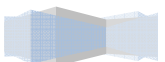
Dwelling Types/Location: 2 storey or 3 storey split levels.

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, Vinyl, 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.

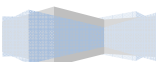
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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 12, 2012

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

Date: October 12, 2012



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0257-00
Project Location: 8136 / 38 - 156 Street, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The dominant tree resource includes two small groups of coniferous trees species at the north and south ends of proposed lot 3. The trees in this area are typically of good structure and health. A poorly structured stand of red alder is found at the west end of the site and a young age class row of western redcedar is found on City property.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	22
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	14
Number of Protected Trees to be retained (A-C)	(D)	8
Number of Replacement Trees required (4 alder and cottonwood X 1 and 10 others X 2)	(E)	24
Number of Replacement Trees proposed	(F)	9
Number of Replacement Trees in deficit (E-F)	(G)	15
Total number of Prot. and Rep. Trees on site (D+F)	(H)	17
Number of lots proposed in the project	(I)	3
Average number of Trees per Lot	(H/I)	(J) 5.7

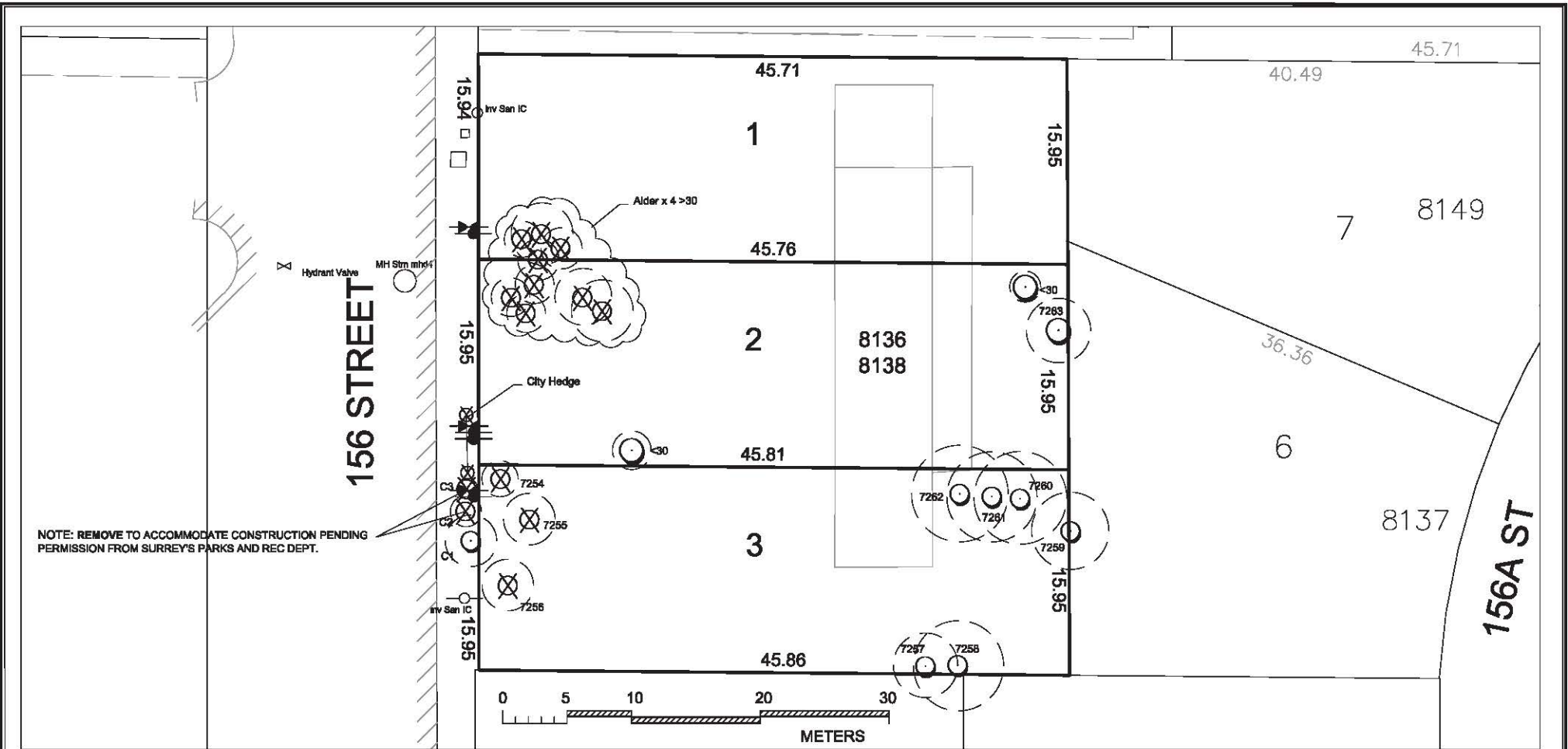
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: June 5, 2013





NOTE: REMOVE TO ACCOMMODATE CONSTRUCTION PENDING PERMISSION FROM SURREY'S PARKS AND REC DEPT.

NOTE: NON BY LAW SHRUBS HAVE BEEN REMOVED FROM PLANS

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

8105, 8277 128 ST.
Surrey, British Columbia
V3W 0A8
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Email: mfadum@fadum.ca

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PROJECT TITLE
8136 8138 156 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

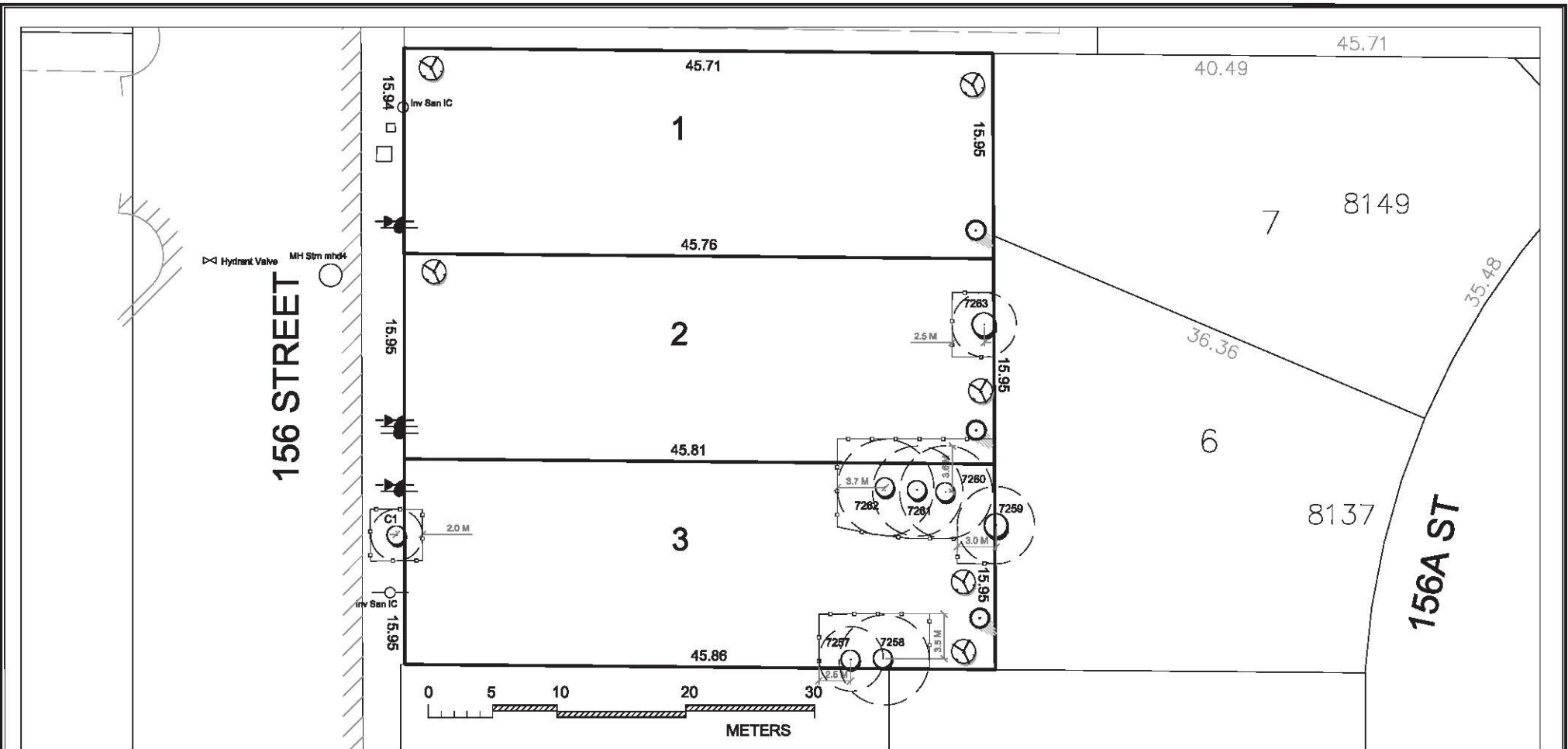
CLIENT

DATE
NOVEMBER 2, 2012






DRAWN
SCL

SCALE
AS SHOWN

T-1
SHEET 1 OF 2



LEGEND

-  TREE TO BE RETAINED
-  DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
-  TREE PROTECTION FENCING

NOTE: NON BY LAW SHRUBS HAVE BEEN REMOVED FROM PLANS

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLABCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



STAMP	NO.	DATE	BY	REASON

MIKE FADUM AND ASSOCIATES LTD
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PROJECT TITLE
8136 8138 156 ST.
SURREY, B.C.

DRAWN
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AS SHOWN
DATE
NOVEMBER 2, 2012

T-2
SHEET 2 OF 2