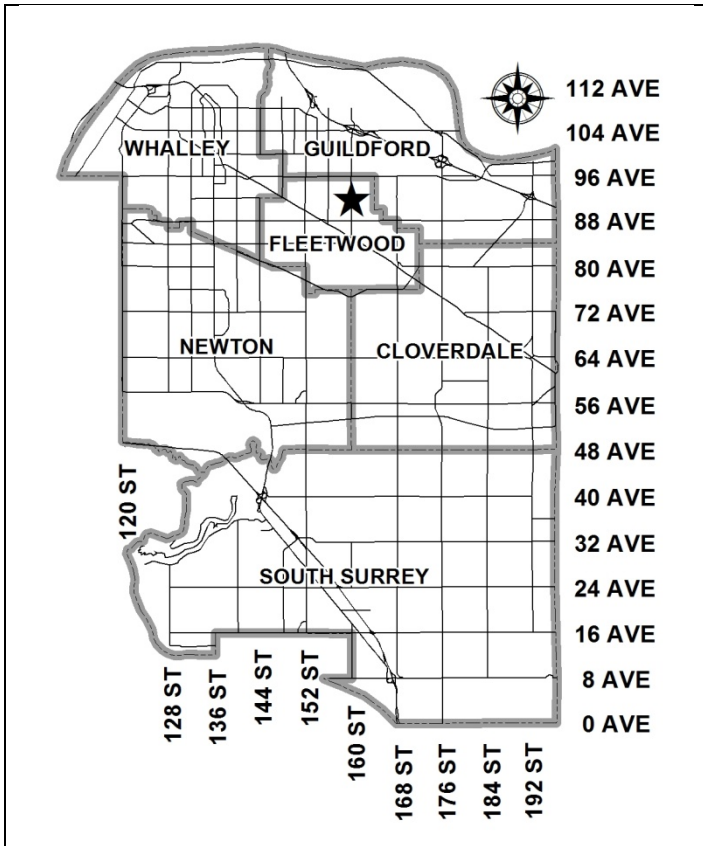


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0269-00

Planning Report Date: May 27, 2013



PROPOSAL:

- **Rezoning** from RA to RF

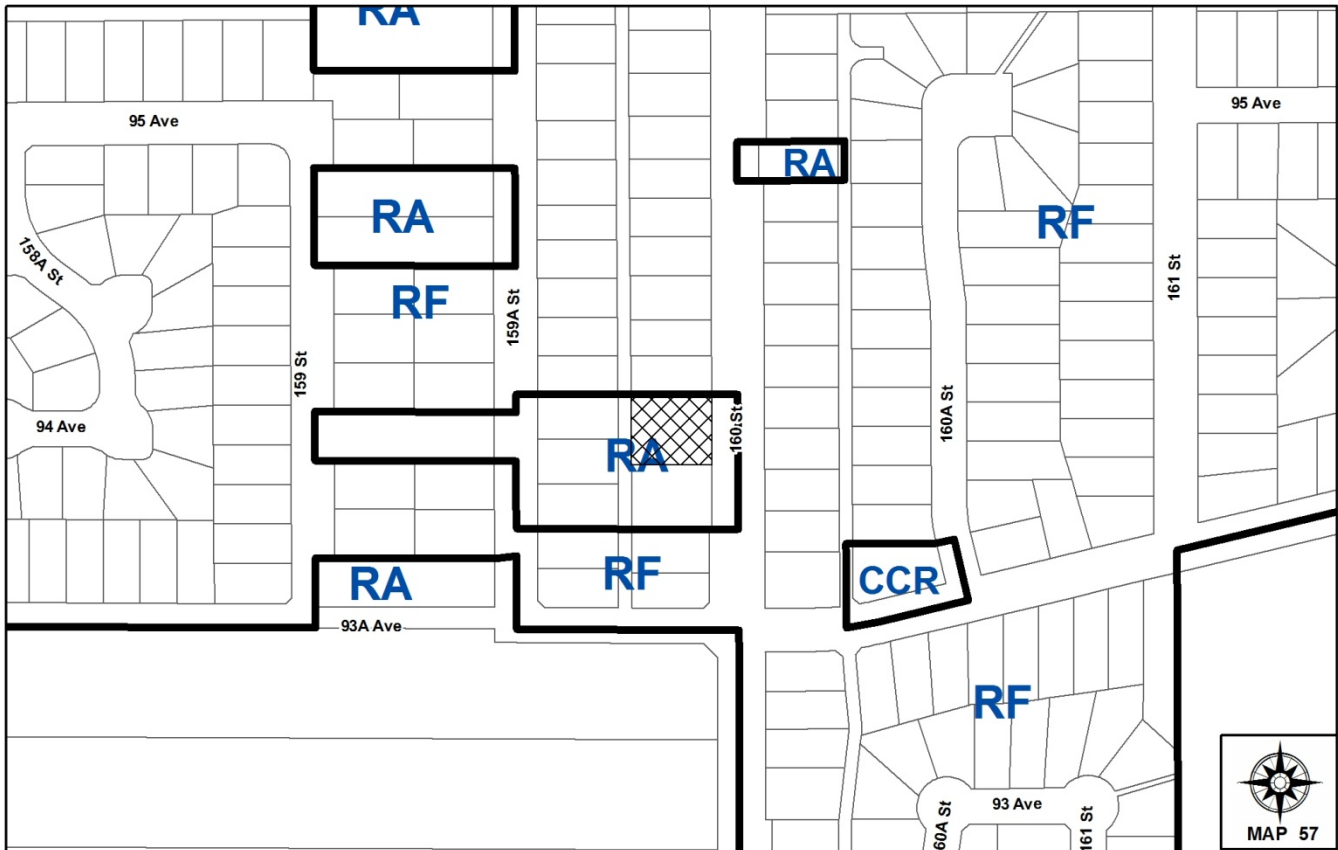
in order to permit a subdivision into two (2) single family lots.

LOCATION: 9415 - 160 Street

OWNERS: Amandeep K Gill and Sarbjeet S Sahota

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Lot 1 does not meet the minimum lot width requirement prescribed in Policy No.O-30 for infill lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- While proposed Lot 1 does not meet the minimum 16.5-metre (54 ft.) lot width prescribed under the Infill Policy, it exceeds the minimum requirements of the RF Zone in terms of lot area, lot width and depth.
- The subject lot is one of the last two properties in the block with subdivision potential and the proposal is generally consistent with the development pattern established in the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant on proposed Lot 2 for protection of the trees on the adjoining lot to the south; and
 - (e) the applicant address the shortfall in tree replacement 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 Woodland Park Elementary School
0 Secondary students at North Surrey Secondary School

(Appendix IV)

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

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 160 Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RA
West:	Single family dwellings.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject lot, at 9415 – 160 Street, is located on the west side of 160 Street, north of 93A Avenue in Fleetwood.
- The 0.30-acre (1,214-square metre) subject site 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 lot from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into two (2) single family lots.
- Both of the proposed lots conform to the minimum requirements of the RF Zone, with lot areas of 577 square metres (6,215 sq. ft.) and 594 square metres (6,392 sq. ft.), lot widths of 16.04 metres (53 ft.) and 16.50 metres (54 ft.), and lot depth of 36 metres (118 ft.).
- The subject lot is within an infill area. Council's Infill Policy requires the proposed lots to reflect the average lot width of lots within the block or have a minimum width of 16.5 metres (54 ft.).
- Proposed Lot 1 has a lot width of 16.04 metres (53 ft.) which is slightly less than the average width of the lots to the north and south. Proposed Lot 2 meets the Infill Policy with a proposed lot width of 16.5 metres (54 ft.).
- With a 30-metre (98 ft.) frontage, the property located at 9405 – 160 Street, immediately south of the subject lot is the only other remaining lot along this block with subdivision potential. Under Development Application No. 7903-0027-00, a no-build Restrictive Covenant (RC) was registered on the property further south, located at 9375 – 160 Street. The no-build RC identifies a 3.58-metre (12 ft.) wide portion to be consolidated with 9405 -160 Street if proposed to be subdivided in the future, creating two lots with a lot width greater than 16.5 metres (54 ft.).
- While the creation of a 16.04-metre (53 feet) wide lot (proposed Lot 1) does not meet the requirement of the City's Infill Policy, the proposal exceeds the minimum requirements of the RF Zone and supports the City's desire to use land efficiently.

- There have been no public concerns expressed about the proposed subdivision.
- The two 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 construct a previously dedicated north-south lane along the western edge of the subject property that will permit vehicle access to the proposed lots.

Building Design Guidelines and Lot Grading

- 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).
- The applicant proposes to have in-ground basements on both lots and is not proposing any fill. A preliminary lot grading plan submitted by Mainland Engineering (2007) Corporation has been reviewed by staff and found generally acceptable.

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 6 mature trees. All of the trees within the development site will need to be removed to accommodate the construction of two new single family dwellings. The following chart reflects the trees proposed for removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Cherry	2	0	2
Chestnut	1	0	1
Hawthorn	1	0	1
Maple	1	0	1
Spruce	1	0	1
Total	6	0	6

- The proposal indicates that 6 trees will be planted on-site. However, 16 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 \$3,000 towards the Green City Fund for the shortfall of replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent on December 4, 2012 and staff received two (2) phone calls from property owners within the pre-notification area. The property owners expressed the following comments:

- Concern with the removal of a Deodar Cedar and Willow tree.

(As a standard requirement for all projects, the applicant for the subject site has retained an arborist. The arborist report confirms that the construction of the north-south lane extension will impact the existing Cedar tree and two Willow trees. One of the Willow trees is located on the neighbouring property at 9422 – 159A Street and removal will require the owner's written permission.)

- Both property owners requested information regarding the lane.

(Staff indicated that the 6-metre (20 ft.) wide lane will be constructed along the western property line of the subject site. The lane had been dedicated in 1959, when the subject lot was created.)

- Concern with the impact of the proposed lot grading on neighbouring properties to the west.

(The applicant proposes to have in-ground basements on both lots and is not proposing any fill. A preliminary lot grading plan submitted by Mainland Engineering (2007) Corporation has been reviewed by staff and found generally acceptable.)

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

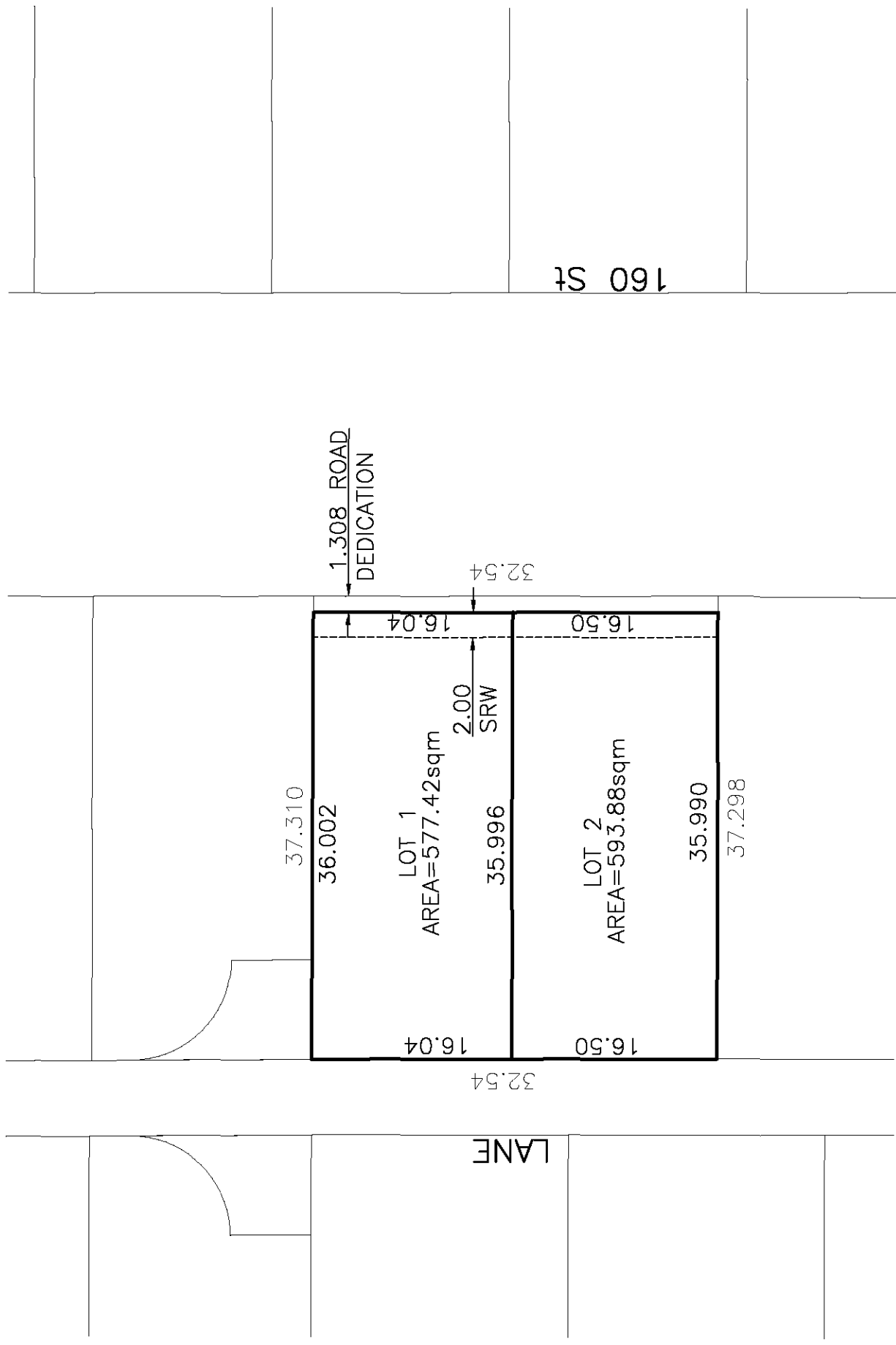
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.30 acre
Hectares	0.12 hectare
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.04 m- 16.5 m
Range of lot areas (square metres)	577 m ² - 594 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17 lots/hectare & 7 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	11%
Total Site Coverage	51%
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



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

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

DATE: **March 5, 2013** PROJECT FILE: **7812-0269-00**

RE: **Engineering Requirements
Location: 9415 - 160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.308 metres on 160 Street for a total of 27.000 metres; and
- Provide 2.000 metre wide statutory right-of-way along 160 Street.

Works and Services

- Construct north-south lane;
- Construct storm sewer main;
- Secure working easement from neighbours for lane construction.

Servicing and lot grading designs must clearly indicate any potential conflicts with neighbouring properties and trees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Monday, September 24, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12-0269-00

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

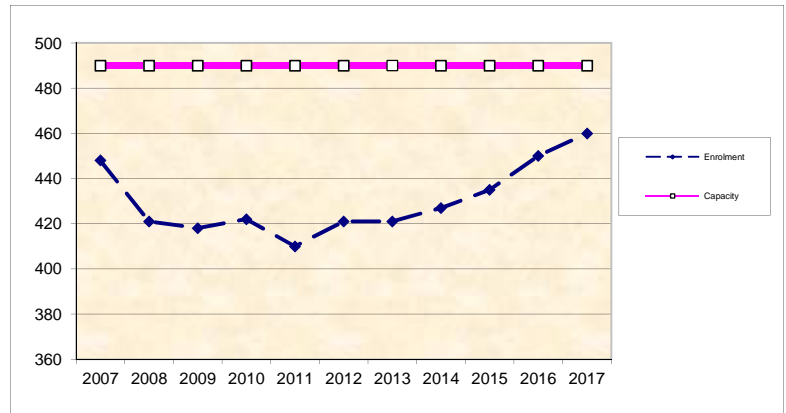
Woodland Park Elementary	
Enrolment (K/1-7):	44 K + 366
Capacity (K/1-7):	40 K + 450
North Surrey Secondary	
Enrolment (8-12):	1556
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12);	1269

School Enrolment Projections and Planning Update:

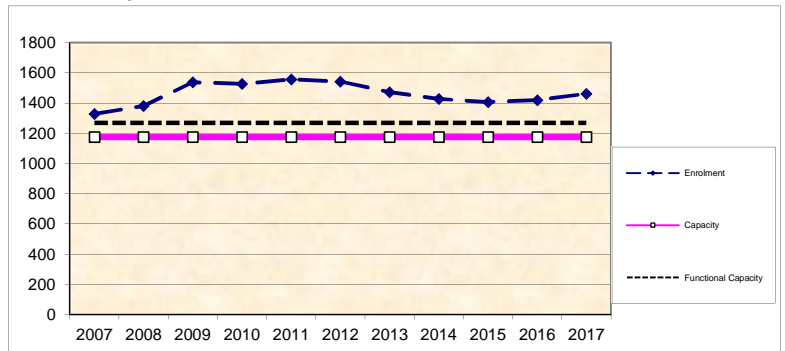
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. It is also anticipated that there would be an enrolment move to the proposed new North Clayton Area Secondary School when it opens (beyond five years).

Woodland Park Elementary



North Surrey 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: 7912-0269-00
 Project Location: 9415 - 160 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located in an old growth area in the 9300 and 9400 blocks of 160 Street. With the exception of the subject site and the adjacent lot to the south, all lots are built to their ultimate potential for the foreseeable future. Therefore, the character for this area will remain in its present condition well into the future. The subject site is a two lot infill into an area in which the character is well established, but to an older standard.

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is : 50 years old (7%), 40 years old (29%), 30 years old (43%), and 20 years old (21%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows : 2001-2500 sq.ft. (21%), 2501-3000 sq.ft. (43%), and 3001-3550 sq.ft. (36%). Styles found in this area include : "Old Urban" (21%), "West Coast Traditional" (7%), "West Coast Modern" (36%), "Rural Heritage" (21%), and "Neo-Traditional" (14%). Home types include: Split Level (14%), Basement Entry (50%), Cathedral Entry (7%), and Two-Storey (29%).

The massing scale found on neighbouring homes ranges from "mid-scale" to "high scale". The massing scale distribution is: mid-scale structures (14%), mid-to-high-scale structures (50%), high scale structures (29%), high scale structures with box-like massing (7%). The scale range for the front entrance element is: one storey (50%), one storey front entrance veranda in heritage tradition (29%), and 1.1/2 storey front entrance (21%).

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (72)%, moderate slope (6:12 to 7:12) = (21)%, and steeply sloped (8:12 and steeper) = (7)%. Main roof forms (largest truss spans) include : common hip (50%), common gable (29%), Dutch hip (7%), and Boston gable (14%). Feature roof projection types include : common hip (25%), common gable (40%), Dutch hip (5%), Boston gable (5%), shed (20%), and carousel hip (5%). Roof surfaces include: roll roofing (7%), interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (29%), shake profile asphalt shingles (21%), concrete tile (rounded Spanish profile) (14%), concrete tile (shake profile) (14%), and cedar shingles (7%).

Main wall cladding materials include : horizontal vinyl siding (64%), and stucco cladding (36%). Feature veneers on the front façade include : no feature veneer (57%), brick (21%), and stone (21%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (65%), Natural (earth tones) (12%), and primary derivative (red, blue, yellow) (24%).

Covered parking configurations include : Front access double garage (21%), and Rear garage (79%).

A variety of landscaping standards are evident ranging from modest (sod and a few shrubs only) to "extraordinary modern urban". Driveways include : gravel (8%), asphalt (15%), rear driveway (77%).

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

- 1) **Context Homes:** Thirty six percent of homes can be considered 'context homes' including 9363 - 160 Street, 9375 - 160 Street, 9429 - 160 Street, and 16015 - 93A Avenue, providing suitable architectural context for the subject site. Sixty four percent of homes can be considered 'non-context', and are not recommended for emulation.
- 2) **Style Character :** Styles found in this area include : "Old Urban", "West Coast Traditional", "West Coast Modern", "Rural Heritage", and "Neo-Traditional". The recommended style range is "Neo-Traditional" and "Neo-Heritage", which is compatible with the existing styles. Note however, that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home types (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. 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 1.1/2 storeys in height. The recommendation however 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, and reasonable flexibility is justified. Recommended cladding materials include cedar, Hardiplank, Stucco, Vinyl, Brick, and Stone.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used, including asphalt shingles, concrete roof tiles, cedar shingles, and roll roofing. The roof surface is not a character defining element in this neighbourhood, and so reasonable flexibility is justified.
- 8) **Roof Slope :** Most homes have low slope roofs (72% have a slope of 5:12 or less). The recommendation is to use a minimum slope of 7:12 which is the most common standard for new RF zone subdivisions.

Streetscape: The subject lots and surrounding homes all front 160 Street, an arterial. Therefore, all homes have rear garages. Lots are 17-20m wide RF zone type, with landscape standards ranging from "modest" (sod and a few shrubs only) to "extraordinary modern urban" featuring dozens of shrubs and multiple planting beds. Most homes are 3000 - 3500 square feet in size. Most of the homes from the 1970's and 1980's are Basement Entry type with high mass designs. Homes from the 1990's in this area are Two-Storey type with mid to high scale massing designs. Roof slopes range from less than 5:12 to 8:12, and a wide variety of roof forms have been used including common hip, common gable, Boston gable, Dutch hip, carousel, and shed. Roof surfaces include asphalt shingles, rounded concrete roof tiles, cedar shingles, and roll roofing. Vinyl and stucco are the dominant roofing materials.

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)

There are four homes in the surrounding neighbourhood that could be considered "context homes". These homes are located at 9363 - 160 Street, 9375 - 160 Street, 9429 - 160 Street, and 16015 - 93A Avenue. However, massing design standards have improved since the era in which these homes were constructed, and so the recommendation is to adopt common higher standards that are currently being used in new RF zone subdivisions (with respect to massing designs, trim and detailing elements, and construction materials), rather than to specifically emulate the context homes.

Driveways are to be rear lane access only.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Nov 22, 2012

Reviewed and Approved by:



Date: Nov 22, 2012

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0269-00
Project Location: 9415 - 160 Street
Arborist: Peter Mennel (PN5611-A)

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

Ground cover for the developable portion of the site consists primarily of turf grasses. The dominant tree resource includes a moderately structured chestnut at the southwest corner and a declining bigleaf maple to the north. The remaining trees include non native broadleaf and coniferous species of moderate structure and health.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 6
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 8
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (0 alder and cottonwood X 1 and 8 others X 2)	(E) 16
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 10
Total number of Prot. and Rep. Trees on site (D+F)	(H) 6
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) (J) 3

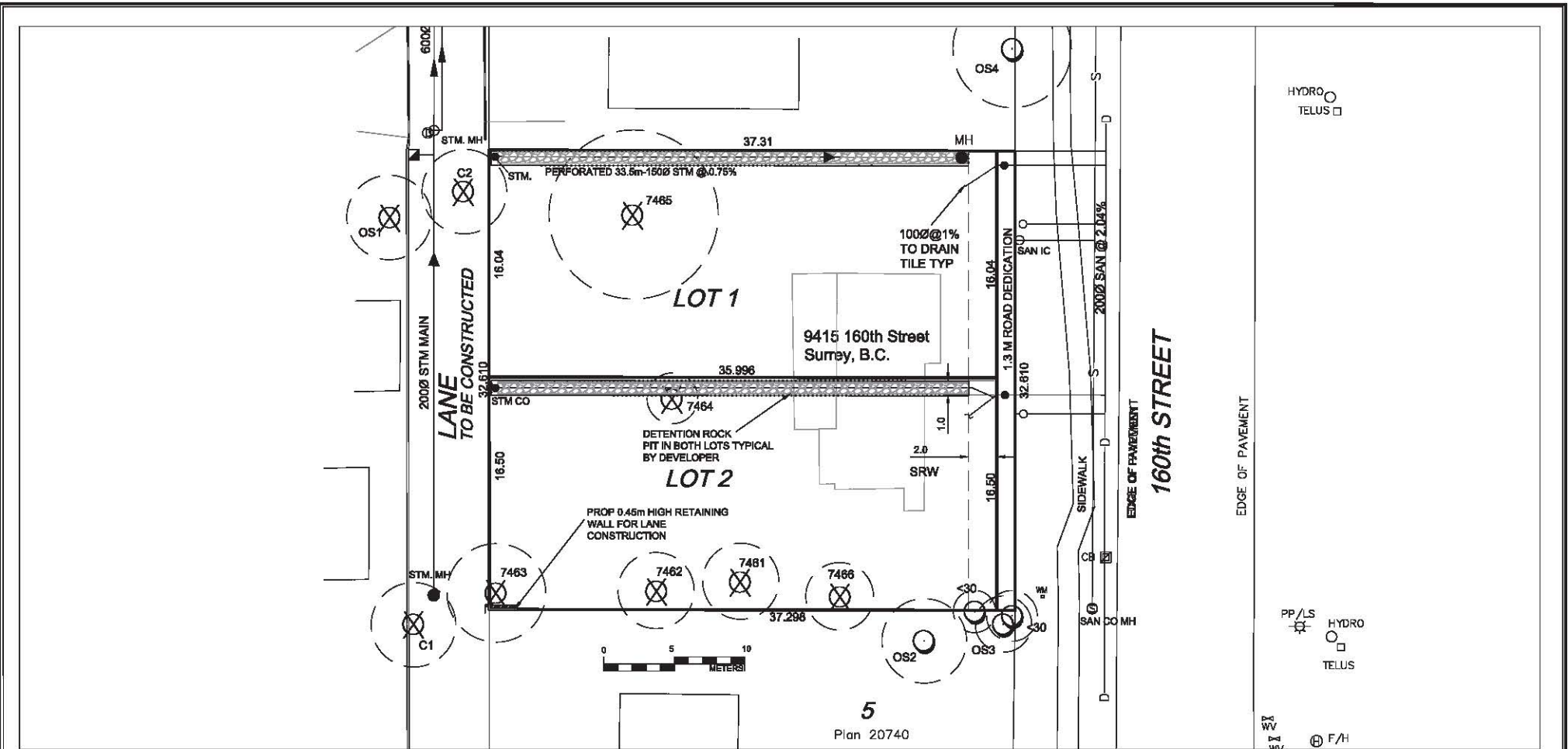
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: April 5, 2013





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
Ph: (778) 583-0300
Fax: (778) 583-0302
Mobile: (804) 240-0308
Email: mfadum@fadum.ca

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PROJECT TITLE
9415 160 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

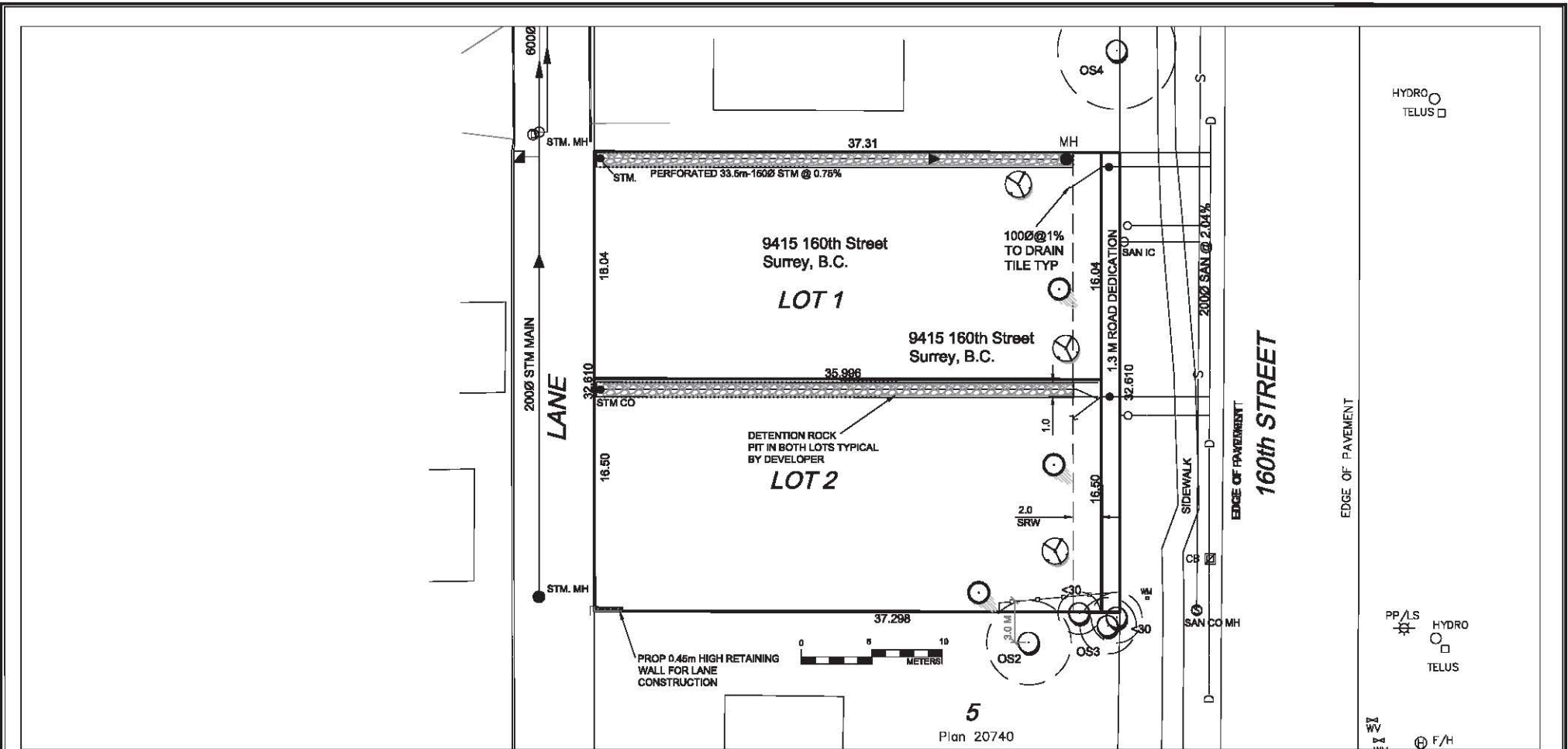
CLIENT

DATE
NOVEMBER 27, 2012

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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 (5X DIAMETER AS PER CITY OF SURREY POLICY)
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- TREE PROTECTION FENCING

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

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

STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

8105, 8277 128 ST.
 Surrey, British Columbia
 V3W 0A8
 Ph: (778) 583-0300
 Fax: (778) 583-0302
 Mobile: (804) 240-0308
 Email: mrfadum@fadum.ca

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PROJECT TITLE
9415 160 ST.
SURREY, B.C.

SHEET TITLE
TZ - TREE PROTECTION AND REPLACEMENT PLAN

CLIENT

DRAWN
 SCL

SCALE
 AS SHOWN

DATE
 NOVEMBER 27, 2012



T-2
 SHEET 2 OF 2