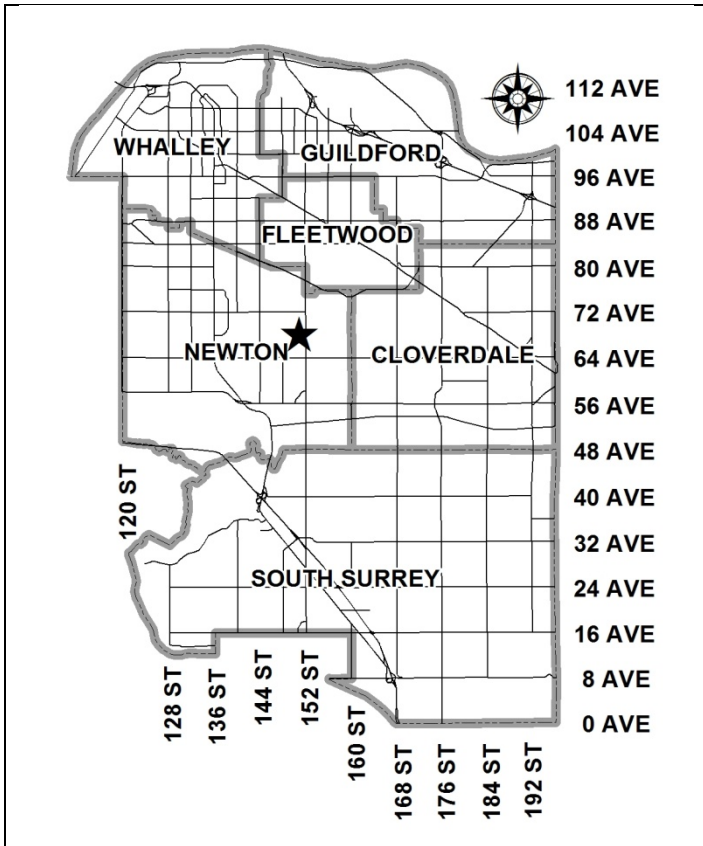


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0014-00

Planning Report Date: July 08, 2013



PROPOSAL:

- **Rezoning** from RH to RF in order to allow subdivision into two single family lots

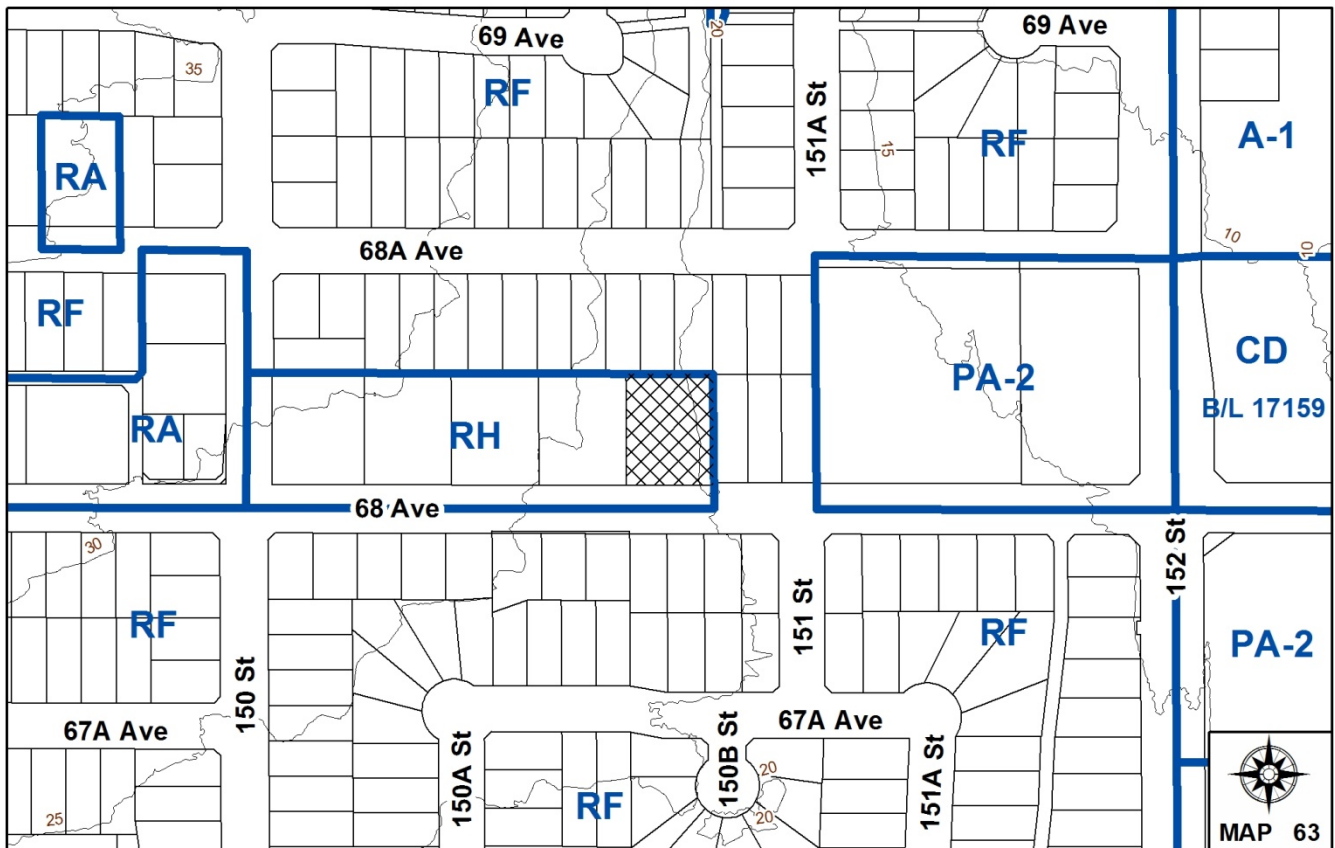
LOCATION: 15095 - 68 Avenue

OWNER: Kartar K Nijjar
 Naginder S Nijjar

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family 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 OCP Designation.
- Complies with East Newton South NCP Designation.
- The proposed subdivision is consistent with the evolving changes in the area in recent years, and complements existing development in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation 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, including road dedication of 1.942 metres along 68 Avenue, as outlined in Appendix III.

School District:

Projected number of students from this development:

- 1 Elementary students at T. E. Scott Elementary School
- 1 Secondary students at Frank Hurt Secondary School

(Appendix IV)

The applicant has advised that the project is anticipated to be completed by March 2014.

Parks, Recreation & Culture:

No concerns.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North:	Single family dwellings	Urban / Urban Single Family Residential	RF

Direction	Existing Use	OCP / NCP Designation	Existing Zone
East:	Single family dwellings	Urban / Urban Single Family Residential	RF
South (Across 68 Ave):	Single family dwellings	Urban / Urban Single Family Residential	RF
West:	Single family dwellings	Urban / Urban Single Family Residential	RH

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in the East Newton South NCP area, and complies with the Urban Single Family Residential designation, approved in 1997 by Council.
- The subject lot is 0.46 acre (0.19 hectare) and is zoned "Half-Acre Residential Zone (RH)".
- The subject lot is located midblock, with adjacent RF lots to the east, and larger RH lots to the west. All lots to the north and south (across 68 Ave) are RF lots.
- The RF lots to the north have been created in 1990, with lots to the east created in 2006, and lots across 68 Ave created in the late 1990's, 2003 and 2009.
- The subject lot had a previous application 7997-0153-00 for rezoning from RH to RF and subdivision into 2 lots that was closed due to inactivity. The current application is from a different owner.

Proposal

- The property is currently zoned "Half Acre Residential Zone (RH)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into two (2) single family lots.
- Both proposed lots meet the minimum requirements of the RF Zone: 560 m² (6,000 sq.ft.) lot area, 15 m (50 ft.) lot width and 28 m (90 ft.) lot depth. The proposed lots far exceed these requirements with lot areas of 756 m² (8,138 sq. ft.) and 1024 m² (11,023 sq. ft.), lot widths of 16.2 m (53 ft) and 21.9 m (72 ft), and lot depths of 46.7 m (153 ft).
- Proposed Lot 1 is significantly larger, where the house is being retained, with potential for future subdivision if consolidated with the lot to the west.
- The applicant has provided a concept plan to show potential redevelopment for the four lots to the west to be rezoned from RH to RF, and has proposed a "no-build" Restrictive Covenant to assist with the future consolidation with 15073-68 Avenue to the west.
- The "no-build" Restrictive Covenant and the extra width proposed for Lot 1 will provide a good interim transition from the RF lots to the RH lots.

- The applicant is proposing to dedicate approximately 2 m (6.5 ft.) for ultimate 23 m (76 ft.) 68 Ave road allowance, with a 0.5 m (1.6 ft.) right-of-way, as per Engineering requirements (Appendix III). The applicant will construct the northern half of the road to ultimate pavement width of 14 m, with 2.3 m (7.5 ft.) streetlight & tree strip and 1.8 m (6 ft.) sidewalk, with a 1.8 m (6 ft.) curb extension to match existing curb constructed under application 7904-0243-00.

Building scheme and lot grading

- The applicant for the subject site has retained Tej Singh of Simplex Designs 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 IV).
- The site slopes gently from the west side boundary to the east, and the applicant is proposing some fill on Lot 2. This will result in a +/- 1.4 metre (4.60 ft.) retaining wall between Lot 2 and the adjacent lot at 15115-68 Ave.
- The applicant proposes in-ground basements on all lots with minimum fill. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation and Replacement / Tree Survey and Preservation

- The applicant has submitted an arborist assessment prepared by Mike Fadum. The report has been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage; however, the applicant will be required to demonstrate appropriate building envelopes on all lots prior to final approval.
- The report has identified three mature trees on the property, all proposed to be removed, as well as two trees on the adjacent property to the east to be removed. The applicant proposes to remove 5 trees to accommodate construction. The on-site trees include apple, black cottonwood, and pear, and the off-site trees are western red cedar.
- The chart below provides a preliminary summary of tree removal by species, and tree replacement:

Tree Species	Trees identified	Trees retained	Trees removed	Replacement trees
Apple	1 (on-site)	-	1	2 (2:1)
Western Red Cedar	2 (off-site)	-	2	-
Black Cottonwood	1 (on-site)	-	1	1 (1:1)
Pear	1 (on-site)	-	1	2 (2:1)
TOTAL	5	-	5	5

- All trees proposed for removal are located within, or near the building envelope or road dedication.

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. There is one black cottonwood tree on site to be replaced at 1:1 ratio, with the apple and pear trees replaced at 2:1 ratio. A total of five (5) replacement trees would be required for this application. The applicant proposes five (5) replacement trees, with no tree replacement deficit.

House retention

- The applicant has provided a location certificate that confirms the existing house conforms to the setbacks of the proposed RF Zone, and no variances will be required. A spatial separation report has been submitted and is required to be approved as a condition of retaining the existing house.

PRE-NOTIFICATION

Pre-notification letters were sent on February 27, 2013 and staff has received no responses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26 2013. 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"> Consistent with “Urban Single Family Residential” designation on East Newton South NCP, and consistent with “Urban” OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Density proposed is 4.5 units per acre (permitted is 6 units per acre). All seven proposed lots are RF, residential use, ranging from 756 m² – 1,024 m² (minimum lot size 560 m²). A Restrictive Covenant will be registered on Lot 1, to allow for future consolidation and further subdivision to the east.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Applicant is proposing 2,5 trees to be planted per lot (total of 5 trees), with no tree replacement deficit.
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"> n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Character Study and Building Scheme developed, and will be registered as a Restrictive Covenant on the title of the new lots.

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, Site Plan, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. East Newton South NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/NA/da

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DRV 7/4/13 4:30 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mangal Nijjar

 Address: 15095 - 68 Avenue
 Surrey, BC V3S 2B8

 Tel: 604-825-0901 - Work
 604-825-0901 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 15095 - 68 Avenue

 - (b) Civic Address: 15095 - 68 Avenue
 Owner: Naginder S Nijjar
 Kartar K Nijjar
 PID: 016-451-287
 Lot 5 Section 15 Township 2 New Westminster District Plan 86752

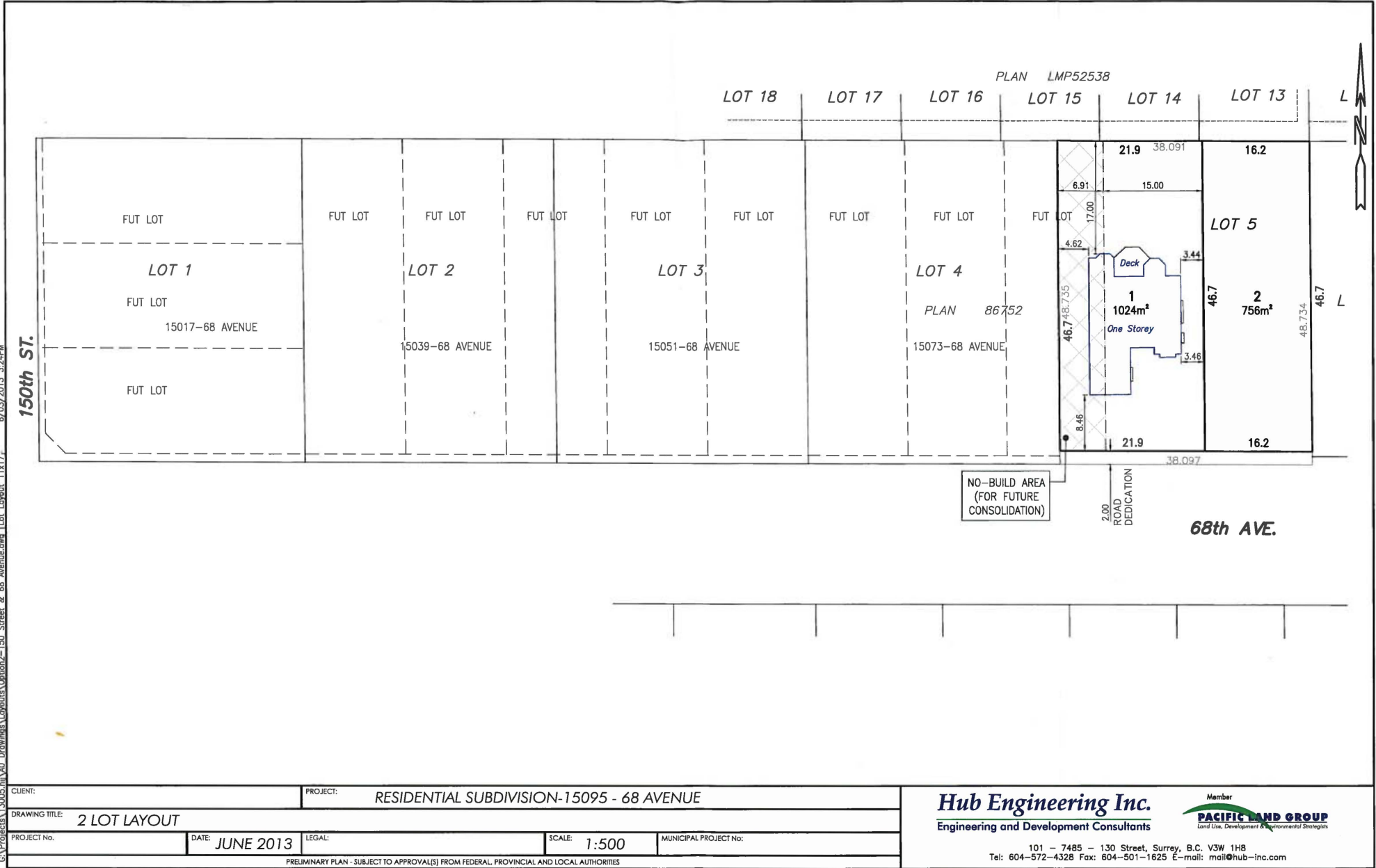
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.46 acres
Hectares	0.19 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.2 m to 21.9 m
Range of lot areas (square metres)	756 m ² to 1024 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.7 uph / 4.3 upa
Lots/Hectare & Lots/Acre (Net)	11.2 uph / 4.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	46%
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	YES
Others	NO

G:\Projects\13005\13005.mxd Drawings\Layouts\Option2-150 Street & 68 Avenue.dwg [Lot Layout 11x17]



CLIENT:	PROJECT: RESIDENTIAL SUBDIVISION-15095 - 68 AVENUE			
DRAWING TITLE: 2 LOT LAYOUT				
PROJECT No.	DATE: JUNE 2013	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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

FROM: **Development Services Manager, Engineering Department**

DATE: **July 2, 2013** PROJECT FILE: **7813-0014-00**

RE: **Engineering Requirements
Location: 15095 68 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metre width on 68 Avenue to provide 12.0 m from centre line for ultimate 24.0 metre wide Collector Road.
- Register 0.50 metre wide statutory right of way along the north side of 68 Avenue.

Works and Services

- Construct the north side of 68 Avenue to the Collector standard (14.0 metre wide pavement), including curb extension on 68 Avenue to match existing curb constructed under project 7804-0243-00
- Confirm downstream drainage system has adequate capacity for the proposed development and upgrade, if required.
- Provide water, sanitary and storm servicing for the proposed lots.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Wednesday, April 17, 2013
Planning

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 in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school schools capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7913 0014 00

SUMMARY

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

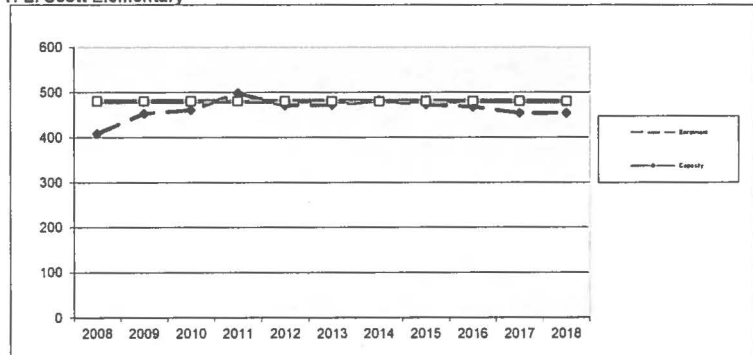
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

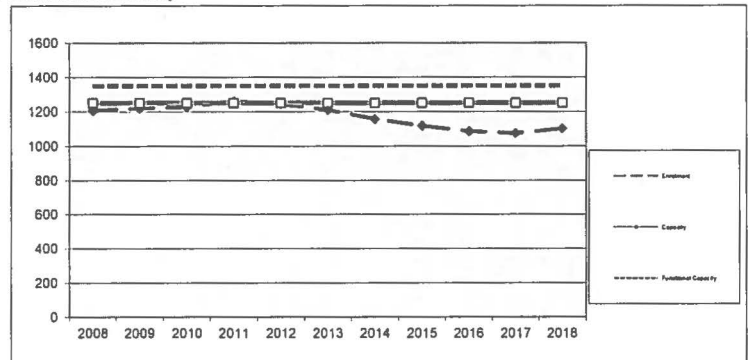
September 2012 Enrolment/School Capacity

T. E. Scott Elementary	
Enrolment (K/1-7):	60 K + 41 t
Capacity (K/1-7):	80 K + 400
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

T. E. Scott Elementary



Frank Hurt 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 #: 7813-0014-00
Project Location: 15095 – 68 Avenue, 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:

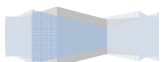
The area surrounding the subject property consists of a majority of homes built about 5-8 years ago along with a handful of homes built approximately 20 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 2000sf up to 2900 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 5-8 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is either stucco or siding with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of approximately 15 year old “traditional west coast” homes around 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces or cedar shakes. 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 3 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: 3 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 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

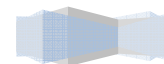
Dwelling Types/Location: 3 storey split levels.

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.

Colors: "Natural" colors 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. Colors



such as pink, rose, peach, salmon are not permitted.

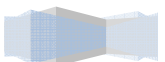
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 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" or "brushed" finished 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: June 28, 2013

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

Date: June 28, 2013



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0014-00
Project Location: 15095 - 68 Avenue
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 tree resource includes two fruit trees and one black cottonwood at the south end of the property. The pear is well conditioned while the cottonwood and apple are poorly structured and appear to be in decline.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 3
Number of Protected Trees declared hazardous due to Natural causes	(B) 0
Number of Protected Trees to be removed	(C) 3
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (1 alder and cottonwood X 1 and 2 others X 2)	(E) 5
Number of Replacement Trees proposed	(F) 5
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 5
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) 2.5

3. Tree Survey and Preservation/Replacement Plan

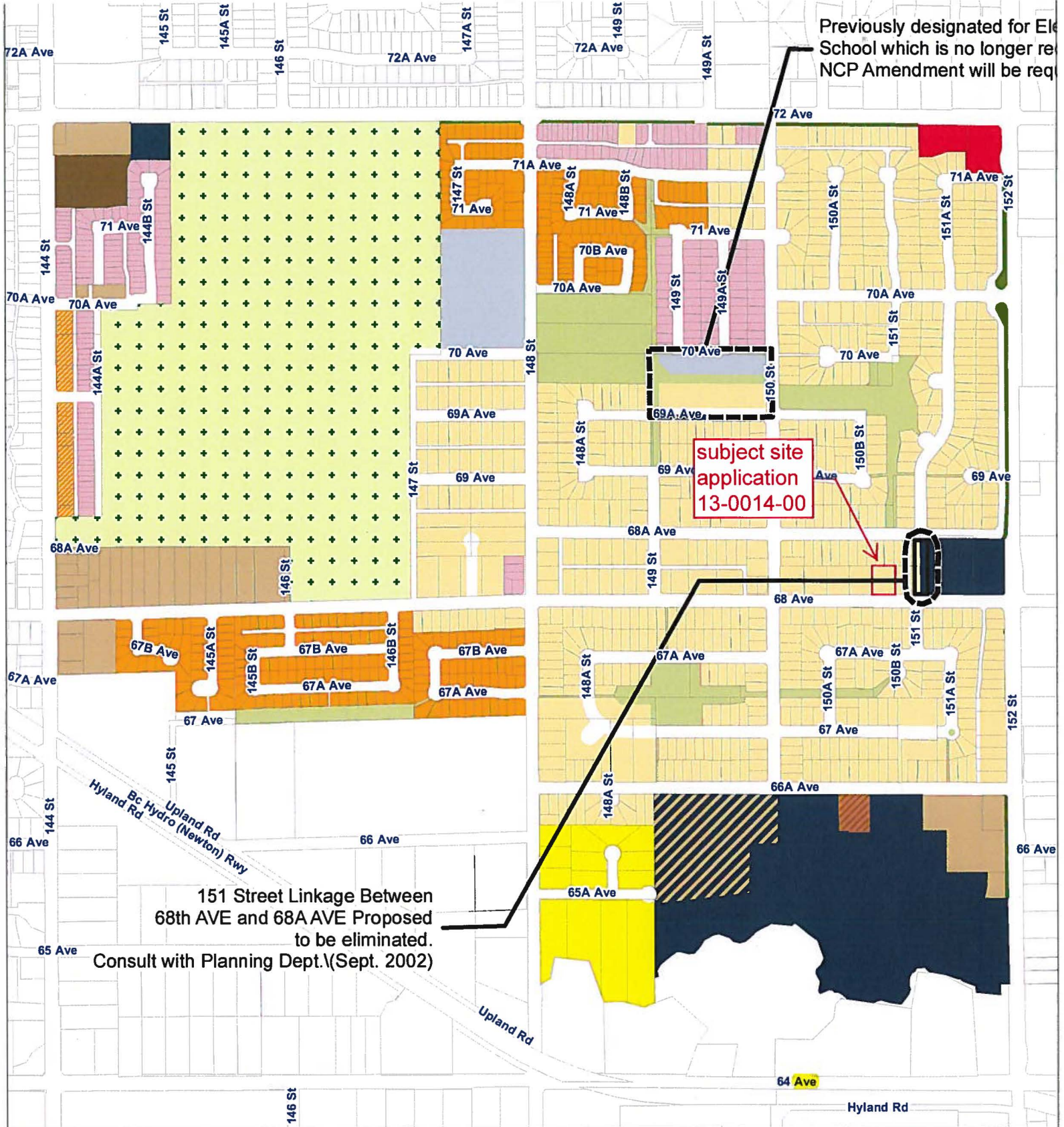
Tree Survey and Removal Plan is attached.
The replacement plan to be provided by others.

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

Date: June 3, 2013



Previously designated for El...
School which is no longer re...
NCP Amendment will be req...



- | | |
|---|--|
| HALF ACRE SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL) |
| URBAN SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL / TOWNHOUSES |
| SINGLE FAMILY SMALL LOTS | NEIGHBOURHOOD / LOCAL COMMERCIAL |
| SEMI-DETACHED | ELEMENTARY SCHOOL |
| LOW DENSITY COMPACT HOUSING (max. 10 upa) | PARKS AND OPEN SPACE |
| TOWNHOUSES (max. 15 upa) | CEMETERY |
| Townhouses (max. 20 u.p.a.) | LANDSCAPE BUFFER STRIPS |
| MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa) | |

