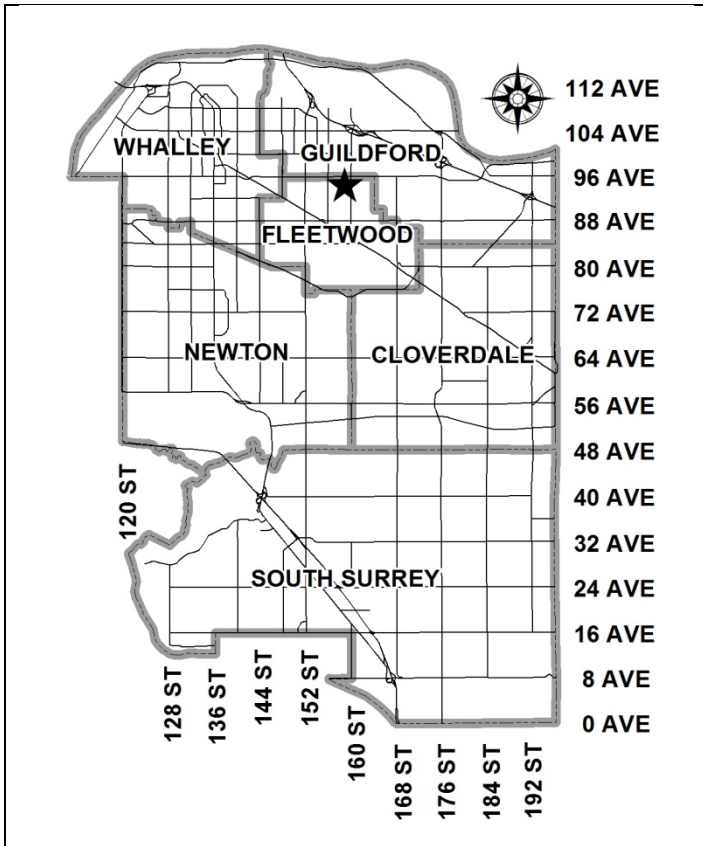


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0074-00

Planning Report Date: May 27, 2013



**PROPOSAL:**

- **Rezoning** from RA to RF

in order to allow subdivision into two single family lots.

**LOCATION:**

9471 - 159A Street

**OWNERS:**

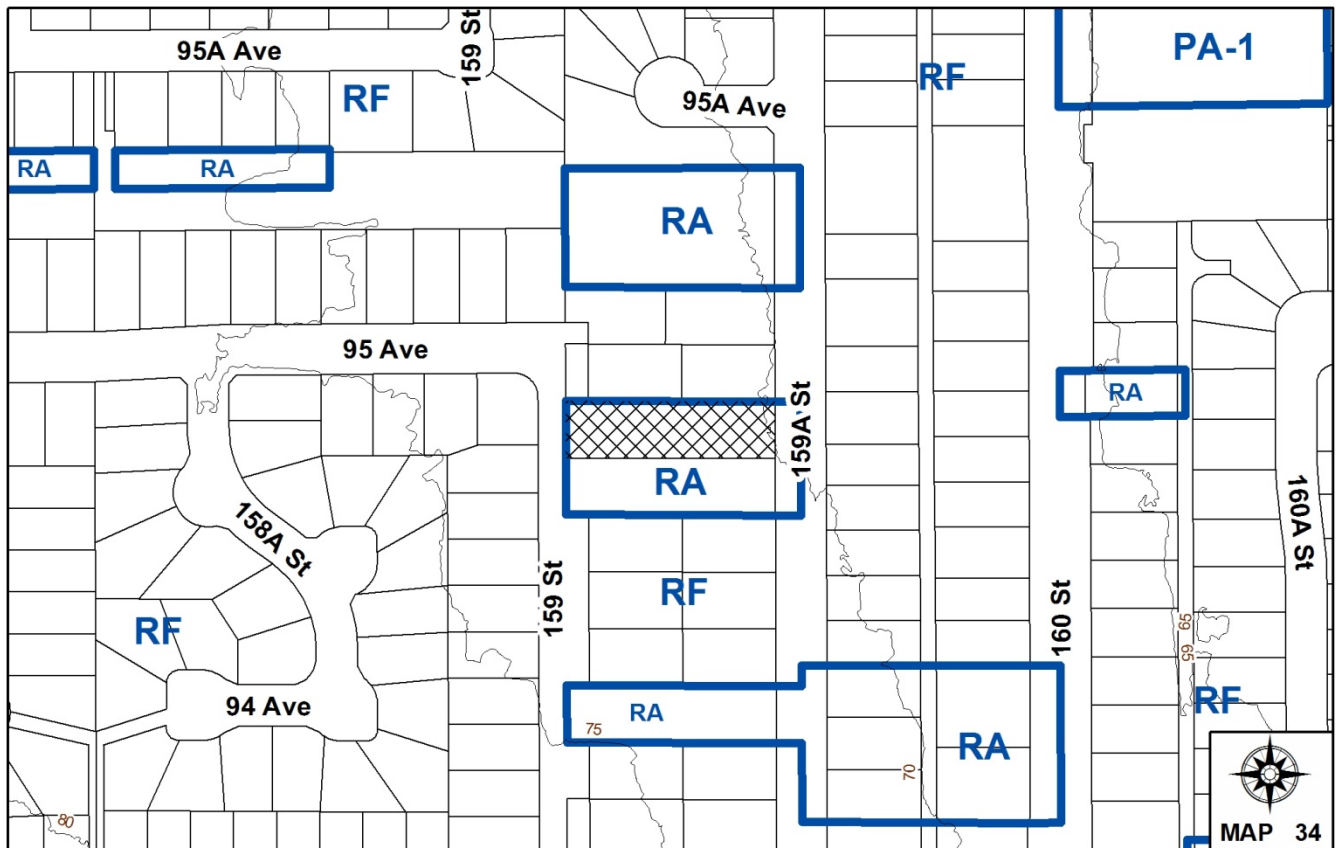
Sukhpreet and Parmvir Dosanjh

**ZONING:**

RA

**OCP DESIGNATION:**

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Is consistent with the land use and subdivision pattern in the area.
- The proposed subdivision conforms to the City's Infill Policy.

## 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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
  - (e) removal 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 as outlined in Appendix III.

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

5 Elementary students at Lena Shaw Elementary School  
2 Secondary students at Guildford 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 mid-2014.

## SITE CHARACTERISTICS

Existing Land Use: Single family house on eastern portion of the property, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 159A Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling on half-acre lot.	Urban	RA
West (Across 159 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located south of 95 Avenue between 159 and 159A Streets in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The property is 1,87 -square metres (1/2 acre) in size and is currently zoned "One-Acre Residential Zone (RA)". The applicant is proposing to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into two (2) single family lots.
- Both of the proposed lots meet all of the minimum requirements of the RF Zone.
- The subject site is located in a block that has been undergoing small-scale redevelopment, over the past few years. The proposed rezoning and subdivision application is consistent with the emerging development pattern in the block, including completed land development Application No. 7909-0203-00, which rezoned the property immediately north of the site from RA to RF in order to subdivide into two single family lots.
- The single family dwelling currently located on the east side of the lot fronting 159A Street, is intended to be removed.

Building Scheme and Lot Grading

- Simplex Consultants Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., has been reviewed by staff and found to be generally acceptable.

- The applicant proposes in-ground basements on both lots and fill is not needed to achieve basements. 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 Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review.
- The chart below provides a preliminary summary of on-site tree retention and removal by species:

<b>Tree Species</b>	<b>Total No. of Trees</b>	<b>Total Proposed for Retention</b>	<b>Total Proposed for Removal</b>
Bigleaf Maple	2	0	2
Black Pine	1	0	1
Dawn Redwood	1	0	1
Giant Sequoia	1	0	1
Magnolia	1	0	1
Red Alder	1	0	1
Western Hemlock	1	0	1
Western Red Cedar	15	0	15
<b>Total</b>	<b>23</b>	<b>0</b>	<b>23</b>

- Many of the trees proposed for removal are located in raised planter beds surrounded by concrete pavers. These trees will be damaged once the pavers and planters are removed to develop the lots. The other trees proposed for removal are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- Based upon 23 trees to be removed, 49 replacement trees are required. The development proposes 6 replacement trees, leaving a deficit of 43 replacement trees. The applicant will provide cash-in-lieu for the shortfall in replacement trees. The average number of trees proposed per lot is 3.

#### PRE-NOTIFICATION

Pre-notification letters were sent on April 25, 2013 and staff received no responses.

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

JD/da

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.46
Hectares	0.19
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	22.5 metres
Range of lot areas (square metres)	835 sq. metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.5 upha & 4.3 upa
Lots/Hectare & Lots/Acre (Net)	11.7 upha & 7.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	44.7
Estimated Road, Lane & Driveway Coverage	15.7
Total Site Coverage	60.4
<b>PARKLAND</b>	
Area (square metres)	NA
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

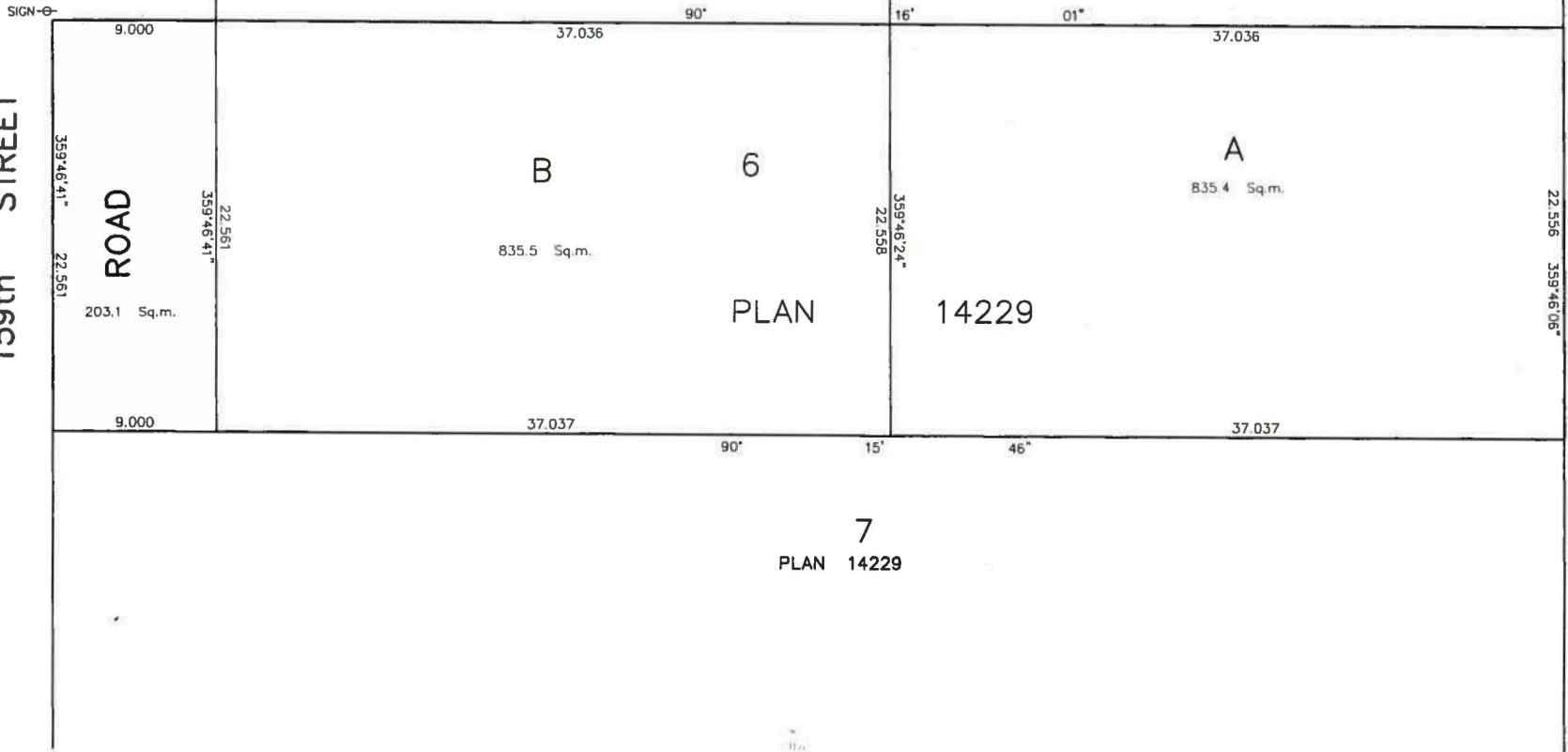


**PROPOSED SUBDIVISION OF LOT 6 SECTION 35 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 14229**

Current Civic Address:  
9471 - 159A Street  
Surrey, B.C.  
SCALE : 1:250

159th STREET

ROAD



159A STREET

APPENDIX II

© COPYRIGHT  
DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1205007

PLAN BCP46729

PLAN 14229

PLAN 7  
PLAN 14229

PLAN LMP50597

7913-0074-00

INTER-OFFICE MEMO

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

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

DATE: **May 21, 2013** PROJECT FILE: **7813-0074-00**

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RE: **Engineering Requirements  
Location: 9471 159A St**

**REZONE/SUBDIVISION**

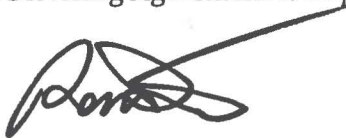
***Property and Right-of-Way Requirements***

- Dedicate 9.0 metres along 159 Street for ultimate 20.0 metre Through Local Road Standard.
- Provide a 0.50 metre Statutory Right of Way (SRW) along frontages of 159 Street and 159A Street.

***Works and Services***

- Provide cash-in lieu for construction of east half of 159 Street and west half of 159A Street to Through Local Road Standard.
- Provide storm, water and sanitary service connections to each lot.
- Pay Sanitary Developer Reimbursed Fee (SDR) for use of service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Monday, April 22, 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.

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).

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 0074 00

**SUMMARY**

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

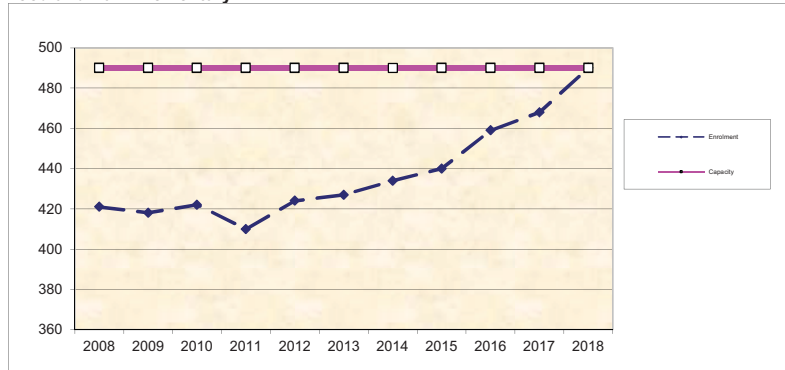
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

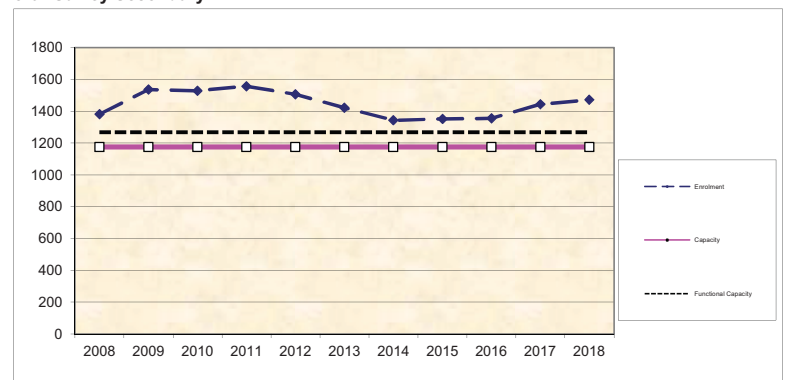
September 2012 Enrolment/School Capacity

Woodland Park Elementary	
Enrolment (K/1-7):	63 K + 361
Capacity (K/1-7):	40 K + 450
North Surrey Secondary	
Enrolment (8-12):	1507
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

**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 #: 79xx-xxxx-00  
 Project Location: 9471 – 159A 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:

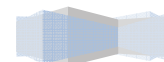
The area surrounding the subject property consists of a mixture of homes built approximately 15-20 years ago along with some relatively newer homes built about 5-10 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are quite a few homes surrounding the property which are approximately 5-10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 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 or siding with stone or brick accents. These newer homes can be used as context homes.
- There are also a few homes which are approximately 15-20 year old “traditional west coast” ranchers and two storey split level homes from 1200 sf to about 2000sf., 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 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 and 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:

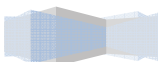
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**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.

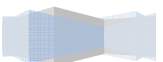
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-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: May 21, 2013

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

\_\_\_\_\_  
Date: May 21, 2013



Arborist Report – 9471 159A Street, Surrey.

### TREE PRESERVATION SUMMARY

Project Location: 9471 159A Street, Surrey, BC Surrey File 13-0074  
 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:

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		23	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		23	(C)
Number of Protected Trees to be Retained	( A-B-C )	0	(D)
Number of Replacement Trees Required	( 1 @ 1:1 plus 13 @2:1)	49	(E)
Number of Replacement Trees Proposed		6	(F)
Number of Replacement Trees in Deficit	( E-F )	43	(G)
Total Number of Protected and Replacement Trees on Site	( D+F )	6	(H)
Number of Lots Proposed in the Project		2	(I)
Average Number of Trees per Lot	( H / I )	3.00	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

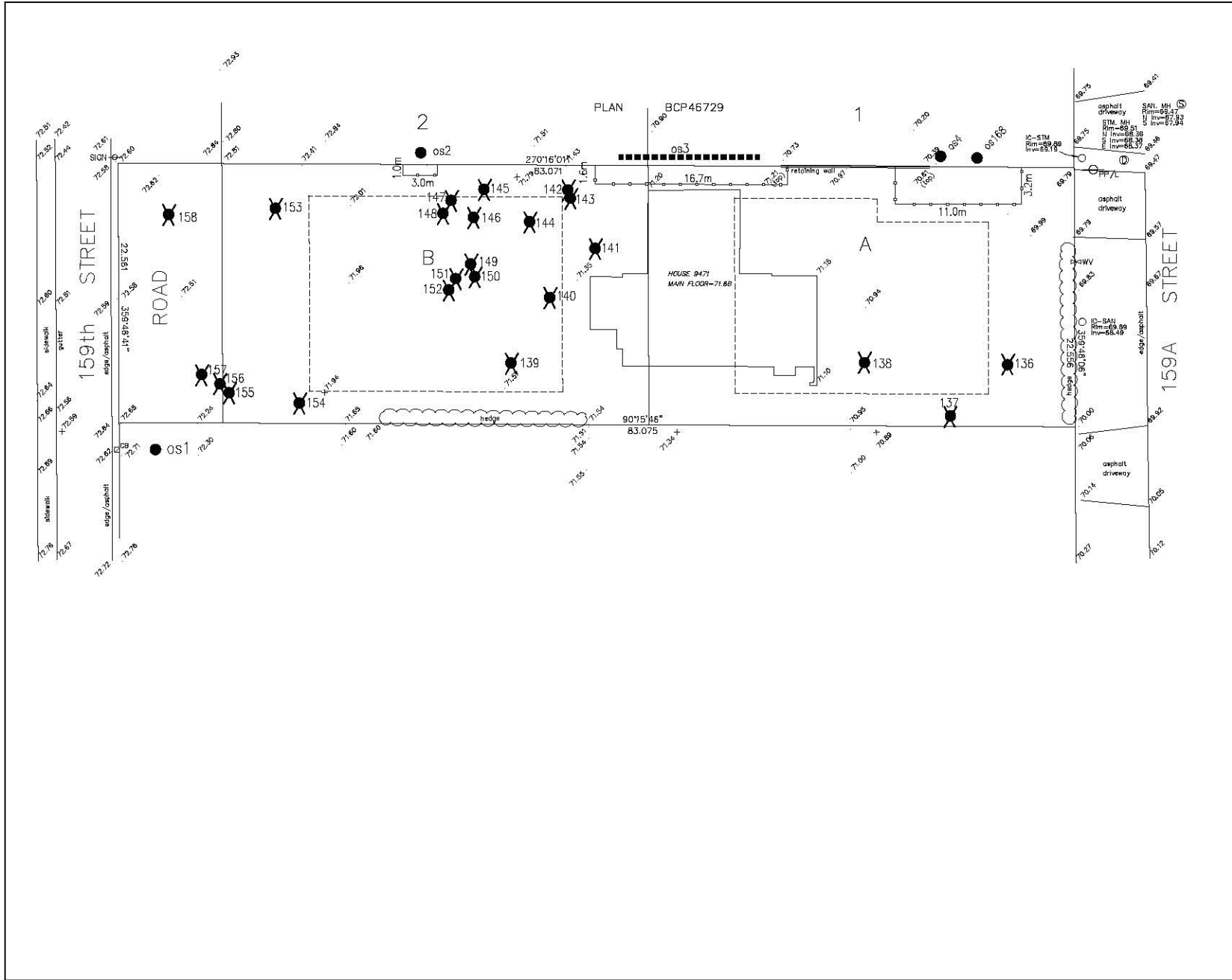
This plan will be available before final adoption

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

May 3, 2013

\_\_\_\_\_  
 Date



- LEGEND**
- = TREES TO BE RETAINED
  - ⊗ = TREES TO BE REMOVED
  - = PROTECTION BARRIER

DATE	ISSUES	REV.

**KAVOLINAS & ASSOCIATES INC**  
 2345 JOHQUIL COURT  
 ABBOTSFORD, B.C.  
 V3C 3J8  
 PHONE (604) 857-2376

**DRAFT**  
 Mr. HARRY DOSANLI  
 ALL-SEASON WATER PROOFING  
 c/o CONSTABLE ENGINEERING & SURVEYORS LTD.  
 #101 - 1835E - 40 AVENUE,  
 SURREY, B.C. V3R 2J2  
 (604) 532-6700

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 TWO LOT SUBDIVISION  
 9471 - 158A STREET  
 SURREY, B.C.

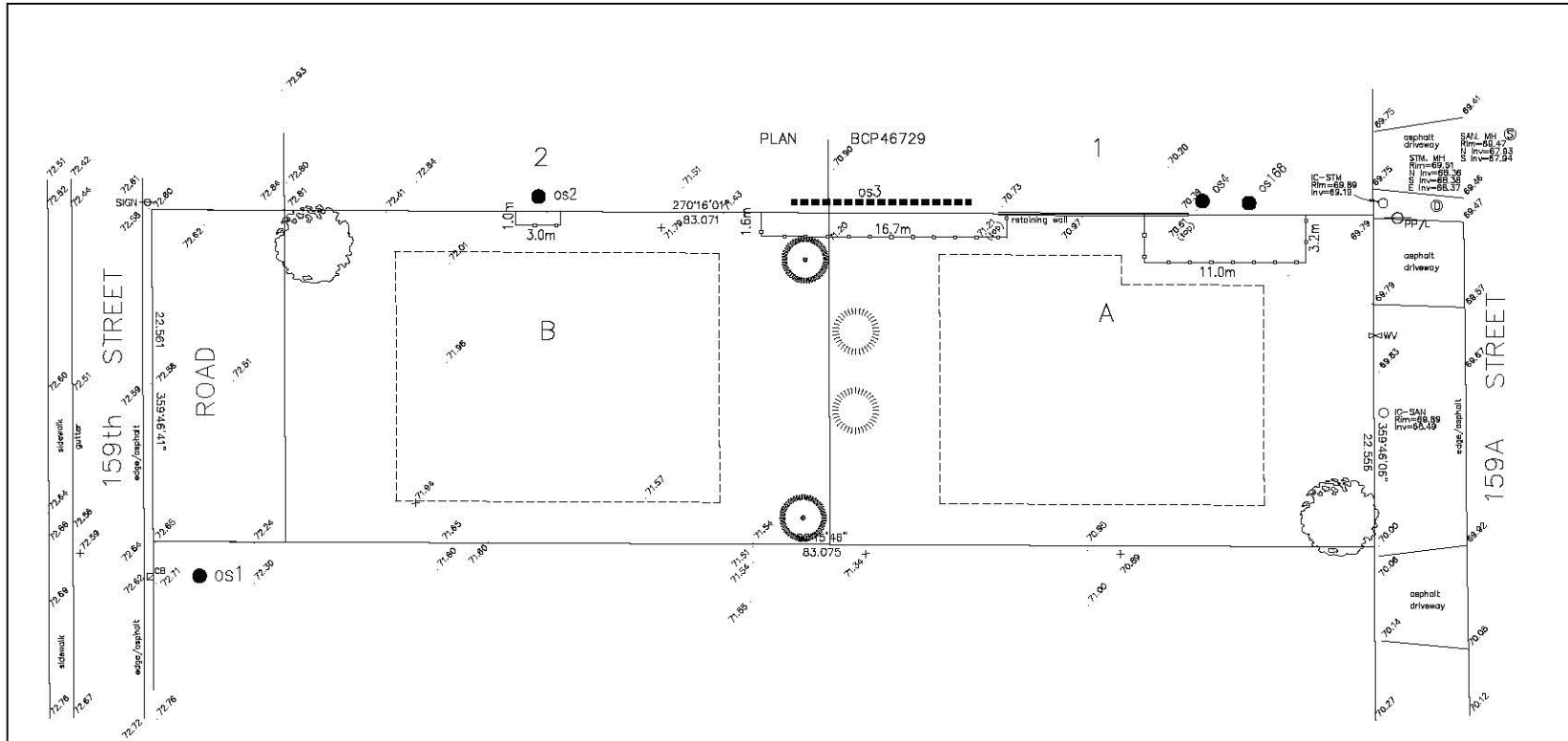
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FINAL	04/13
APPROVED	AS N.E.T.


PRINTED	JOB NO.

DRAWING NO. **TR-1**




Printed: February 13, 2013 10:00 AM










**LEGEND**

-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER

DATE	REVISED	REL.

**D. KAVOLINAS & ASSOCIATES INC.**  
 BCLNA BCSLA  
 2482 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E2  
 PHONE (604) 857-2378

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PICEA OMORIKA	SERBIAN SPRUCE	2	4.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	2	4.00 METERS	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	8 CM. CAL.	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

**CLIENT**

Mr. HARRY COZZALI  
 ALL-SEASON WATER PROOFING  
 1/4 CONSTABLE ENGINEERING & SURVEYING LTD.  
 #101, 1838 - 80 AVENUE,  
 SURREY, B.C. V3C 3K2  
 (604)533-9700

**TITLE**

PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 TWO LOT SUBDIVISION  
 9471 - 159A STREET  
 SURREY, B.C.

SCALE	DATE
1:150	FEB/13
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