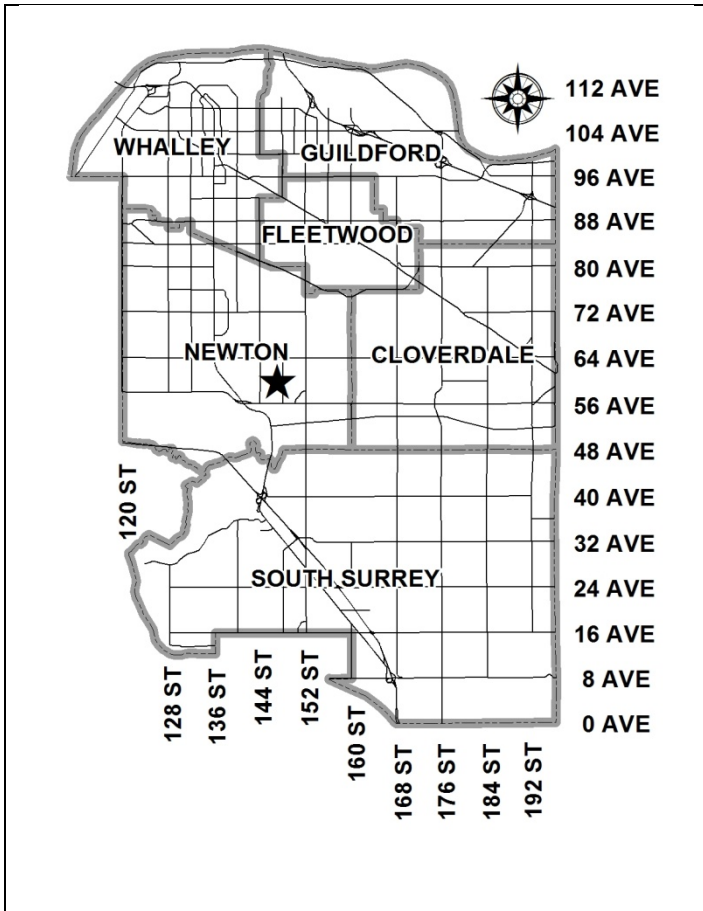


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0076-00

Planning Report Date: July 22 2013



PROPOSAL:

- **Rezoning** from RA to RF-9

in order to allow subdivision into two small single family lots.

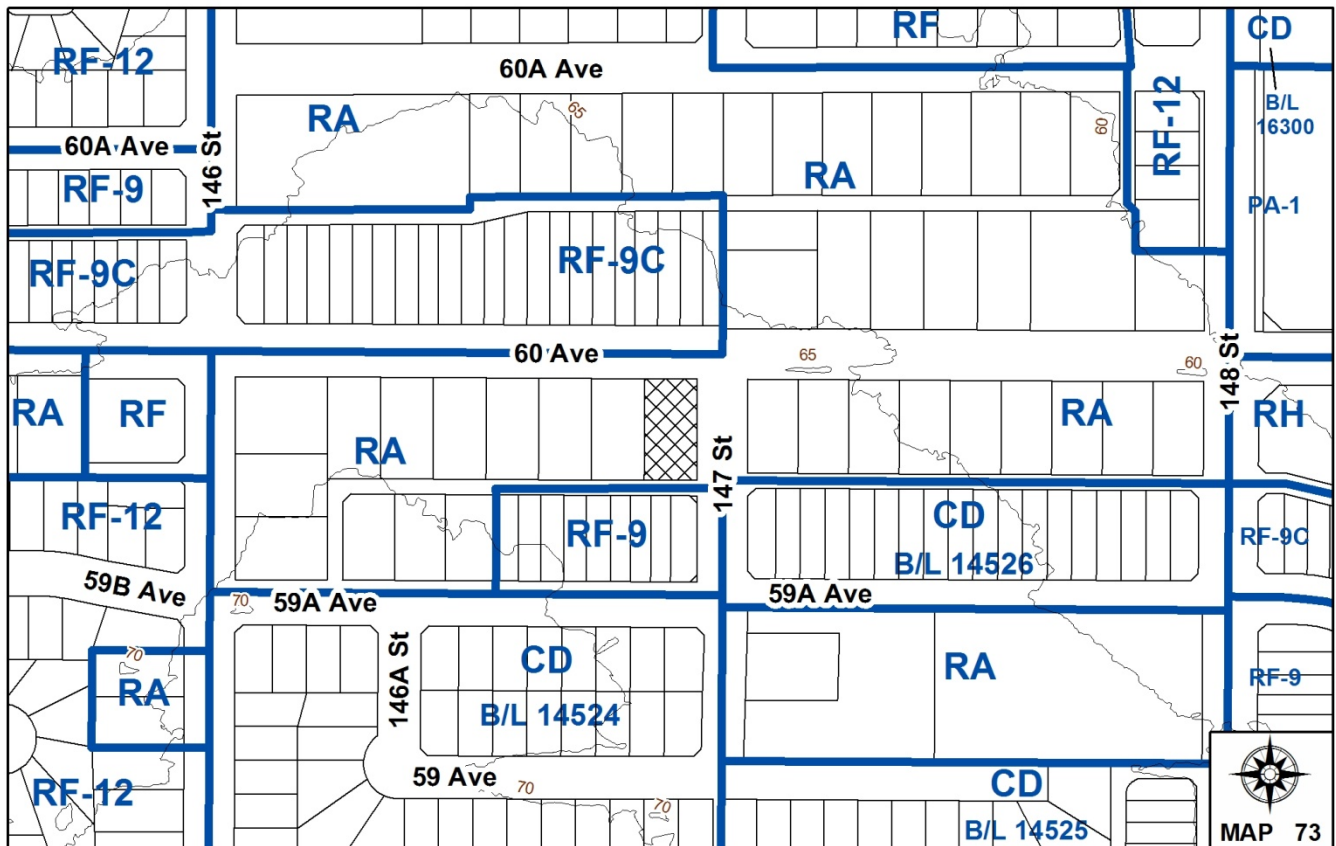
LOCATION: 14690 - 60 Avenue

OWNER: Jasvir S Dhahan
 Rajinder K Dhahan
 Kanchan K Dhahan

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small lots



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 South Newton NCP Designation.
- The proposed RF-9 lots are consistent with recent development on the north side of 60 Avenue and along 59A Avenue.

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. 12,000) to "Single Family Residential (g) Zone (RF-g)" (By-law No. 12,000) 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) applicant adequately address the shortfall in tree replacement.

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 students at Goldstone Park Elementary School
1 Secondary students at Sullivan Heights 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 July 2014.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Rezoning Approval is granted pursuant to section 52 (3)(a) of the *Transportation Act*, and valid for one year from April 26 2013

SITE CHARACTERISTICS

Existing Land Use: single family dwelling (house to be removed)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Ave):	Single family dwelling with coach house	Urban/Single Family Small Lots	RF-9C
East (Across 147 St):	Single family dwelling	Urban/ Single Family Small Lots	RA
South (Across lane):	Single family dwelling	Urban/ Single Family Small Lots	RF-9
West:	Vacant lot	Urban/ Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONS

Background and proposal

- The site area is approximately 841 m² (9,050 sq. ft.) in area. The applicant proposes to create two (2) single family residential lots (RF-9).
- The new lots will range in size from 383 m² (4,123 sq. ft.) to 408 m² (4,392 sq.ft.). See the proposed layout attached as Appendix II.
- All lot areas and minimum dimensions comply with the provisions of the proposed RF-9 zone.
- The existing dwelling is proposed to be removed.
- When complete, the development will have a density of 23.8 units per hectare (9.6 u.p.a.), which complies with the "Urban" designation in the OCP, and the "Single Family Small Lot" designation in the South Newton NCP.
- The properties to the west of this application also have subdivision potential. The applicant was required to prepare a concept plan and demonstrate to staff's satisfaction that the properties to the west could be independently subdivided, without involving the subject property.

Building Scheme and Lot Grading

- The applicant 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, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Citiwest, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. 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

- The applicant has retained Peter Mennel, from Mike Fadum and Associates Ltd. to provide an arborist report to assess all trees on the subject property (summary attached as Appendix VI).
- The arborist has identified 3 trees on the subject site, and proposed to remove all 3 trees due to construction. The trees are located around the site perimeter and are of a semi mature to mature age class. Summary table below:

Tree Species	Trees Retained	Trees Removed	Replacement Trees
Cherry		1	2
Cherry, Bitter		1	2
Falsecypress		1	2
Plum, purple leaf	1 (off-site)		
TOTAL	1	3	6

- There are two hazelnut trees identified in the report, that do not need a permit, but written confirmation from adjacent property owner for the removal will be required. Only one of the trees was identified for removal in the report, but excavation for construction would likely kill the tree. Therefore the City recommends removal of both hazelnut trees, with written consent from owner of 14680-60 Ave. A written permission will also be require for tree #8615 (bitter cherry), as this is also a shared tree with adjacent property.
- The applicant is required to provide 6 replacement trees. It appears there is room for no more than one replacement tree per lot, resulting in a with a shortfall in 4 replacement trees. Compensation to the City's Green Fund for this shortfall is required.

PRE-NOTIFICATION

Pre-notification letters were sent on April 24, 2013. Staff received one phone call of a nearby property owner wanting to understand development potential for their own property. They expressed support for this application.

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
- 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 Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.2078 acres
Hectares	0.0841 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10 m to 10.95 m
Range of lot areas (square metres)	383 m ² to 408 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24 units per hectare / 10 u.p.a.
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	59%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



- 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.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



JASVIR SINGH DHAHAN
 19149 - 67A AVENUE, SURREY, BC, V4N 6A6, PH: 778-229-7195

PRELIMINARY LOT LAYOUT
 SITE AT 14690 - 60 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3017	Of
P.W. P.U.	Date MAR / 13	Revision
Approved:		

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

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

DATE: **June 27, 2013**

PROJECT FILE: **7813-0076-00**

RE: **Engineering Requirements
Location: 14690 60 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 60 Avenue for the 24.0 metre Collector Road Standard.
- Dedicate 3.0 x 3.0 metre corner cut at the intersection of 60 Avenue and 147 Street.
- Provide 0.50 metre Statutory Right-of-Way's (SRW) along frontages of 60 Avenue and 147 Street.

Works and Services

- Construct south half of 60 Avenue to the Collector Road Standard.
- Construct west half of 147 Street to the Local Road Standard.
- Construct 2.0 metre wide interim curb extension on 60 Avenue to match existing.
- Construct drainage mains along 60 Avenue and 147 Street frontages.
- Construct drainage features per Hyland Creek ISMP.
- Provide drainage, water, and sanitary service connections to service each lot.
- Pay all required fees associated with Sanitary Latecomer Agreement 5803-0133-00-2

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Monday, April 22, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7913 0076 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

Goldstone Park Elementary	
Enrolment (K/1-7):	0 K + 0
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

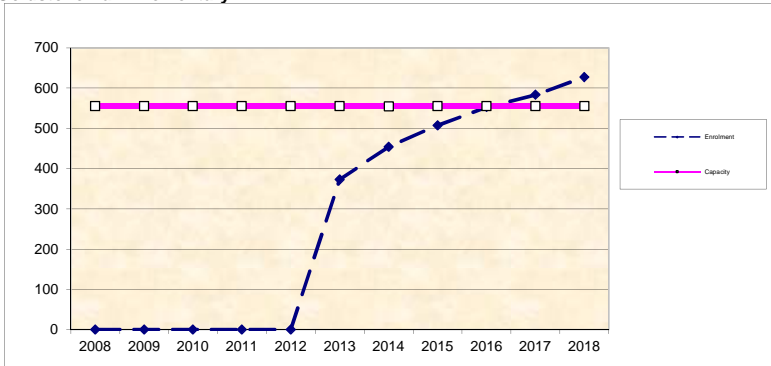
School Enrolment Projections and Planning Update:

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

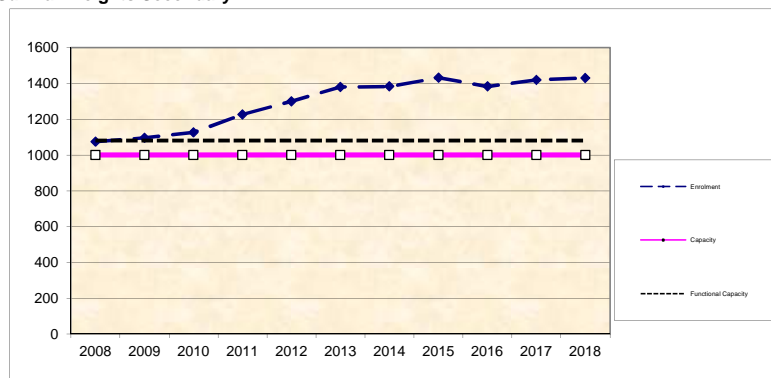
Goldstone Park Elementary is a new school under construction, which will be open in 2013-2014 school year. The enrolment for the school will be hosted at Cambridge Elementary until the school opens (earliest after winter break). The new school will relieve overcrowding at both Cambridge and Woodward Hill. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). A future addition to Sullivan Heights is also a possible consideration.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, does not involve an NCP amendment and is consistent with the NCP build out estimates when it was adopted.

Goldstone Park Elementary



Sullivan Heights 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 #: 7913-0076-00
 Project Location: 14690 – 60 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:

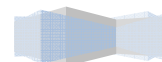
The area surrounding the subject property consists of homes built approximately 25-30 years ago to the north along with newer homes built about 5 years ago. The style of the homes in the area “traditional west coast” and “neo-traditional” which range from 1500sf up to 3300 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 5 years old “Neo-Traditional” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly “shake profile” asphalt shingles and the cladding is primarily vinyl siding with cedar shake accents. All these homes have rear lanes access with garages off the lane. These newer homes can be used as context homes.
- There are only a handful of approximately 25-30 year old “traditional west coast” homes under 1500 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 a combination of stucco, wood siding, and 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 “Neo-Traditional”.
- 2) All context homes are 2 storey or 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly "traditional west coast" 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 or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, cedar, or vinyl, 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 newer "Neo-Traditional" style 2 or 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:

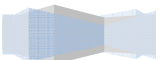
Dwelling Types/Location: 2 storey or 3 storey split levels with rear garages.

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

Colours: "Natural" colours such as charcoal, browns, greens, clays, sage, 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.

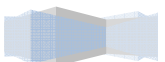
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 12 shrubs of a minimum 3 gallon pot size and for corner lots, minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "brushed" or "broom-finish" 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: April 26, 2013

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

Date: April 26, 2013



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0076-00
Project Location: 14690 - 60 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 one native cherry, one ornamental cherry and one falsecypress. The trees are located around the site perimeter and are of a semi mature to mature age class.

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 (0 alder and cottonwood X 1 and 3 others X 2)	(E)	6
Number of Replacement Trees proposed	(F)	6
Number of Replacement Trees in deficit (E-F)	(G)	0
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/Replacement Plan is attached

This plan will be available before final adoption

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

Date: May 13, 2013

