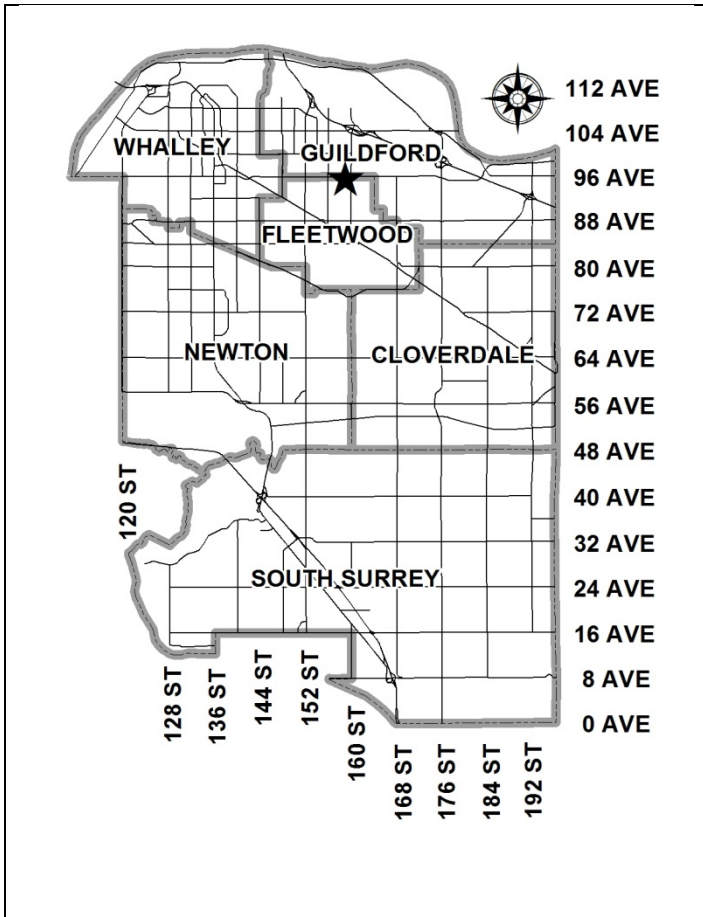


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0147-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **Rezoning** from RA to RF

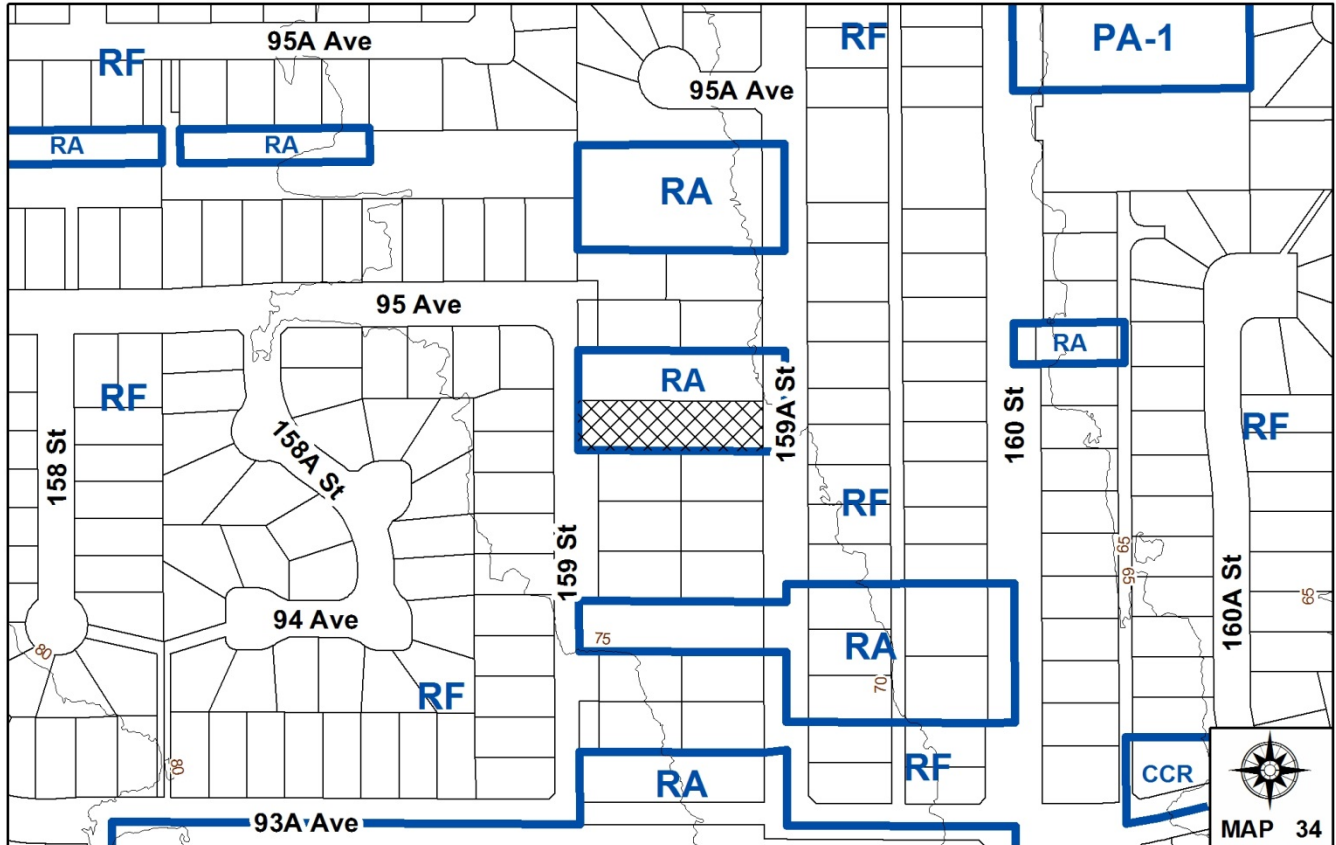
in order to allow subdivision into two single family lots.

LOCATION: 9461 - 159A Street

OWNERS: Jaspal S. Mudhar
 Jasmeen K. Mudhar
 Manjit S. Mudhar
 Pritam K. Mudhar

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 the Urban designation in the OCP.
- 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) registration of a Section 219 Restrictive Covenant for the purpose of tree retention on proposed Lot B;
 - (e) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
 - (f) 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 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
1 Secondary student at North Surrey 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-2015.

SITE CHARACTERISTICS

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

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|--|-----------------|---------------|
| North: | Half-acre lot under Application No. 7913-074-00 (Third Reading) to rezone from RA to RF in order to subdivide into two single family lots. | Urban | RA |
| East (Across 159A Street): | Single family dwellings | Urban | RF |
| South: | Single family dwellings | Urban | RF |
| 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 1,871 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 dimensional 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. Application No. 7909-0203-00 (completed) rezoned a site further north in the block to allow subdivision into two (2) single family lots. The adjacent lot to the north of the subject site is under Application No. 7913-0074-00 (Third Reading on June 17, 2013) and proposes to rezone 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 have been deemed generally acceptable by the City Landscape Architect.
- The chart below provides a preliminary summary of on-site tree retention and removal by species:

| Tree Species | Total No. Trees | Total Proposed for Retention | Total Proposed for Removal |
|------------------------|------------------------|-------------------------------------|-----------------------------------|
| English Walnut | 1 | 1 | 0 |
| Giant Redwood | 1 | 1 | 0 |
| Spruce (Colorado Blue) | 4 | 4 | 0 |
| Spruce (Sitka) | 1 | 1 | 0 |
| Western Hemlock | 2 | 0 | 2 |
| Western Redcedar | 3 | 0 | 3 |
| Total | 12 | 7 | 5 |

- The trees proposed for removal are located within, or near the building envelope or road dedication areas, or are only suitable for retention within a group of trees
- Based upon 5 trees to be removed, 10 replacement trees are required. The development proposes 2 replacement trees, leaving a deficit of 8 replacement trees. The applicant will provide cash-in-lieu for the shortfall in replacement trees.
- The average number of trees proposed per lot is 4.5.

PRE-NOTIFICATION

Pre-notification letters were sent on July 8, 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
- Appendix VII. Aerial Image

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 2/20/14 10:43 AM

SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data | Proposed |
|--|---------------------|
| GROSS SITE AREA | |
| Acres | .463 ac. |
| Hectares | .187 ha. |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 2 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 22.5 m. |
| Range of lot areas (square metres) | 835 sq. m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 10.7 upha / 4.3 upa |
| Lots/Hectare & Lots/Acre (Net) | 12 upha / 4.9 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 44.7 |
| Estimated Road, Lane & Driveway Coverage | 20.9 |
| Total Site Coverage | 65.6 |
| PARKLAND | |
| Area (square metres) | NA |
| % 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 Services Manager, Engineering Department**

DATE: **February 12, 2014** PROJECT FILE: **7813-0147-00**

RE: **Engineering Requirements
Location: 9461 159A Street**

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

- Construction of frontage of east half of 159 Street and west half of 159A Street to Through Local Road Standard.
- Construction of east half of 159 Street and west half of 159A Street north and south of proposed development to Through Local Road Standard to be funded by the City.
- Provide storm, water and sanitary service connections to each

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Wednesday, July 03, 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 0147 00

SUMMARY

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

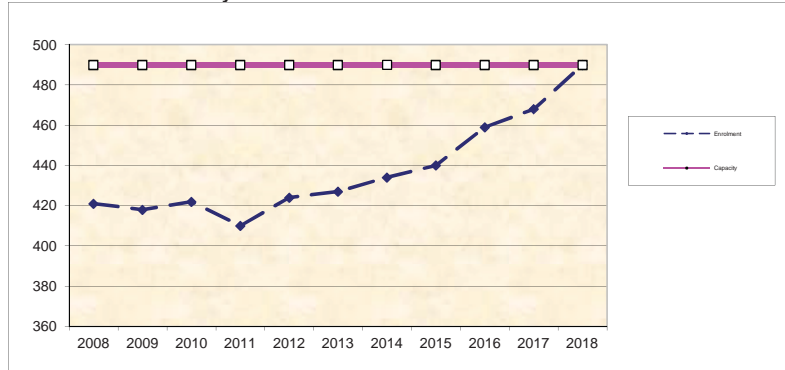
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 1 |
| Secondary Students: | 1 |

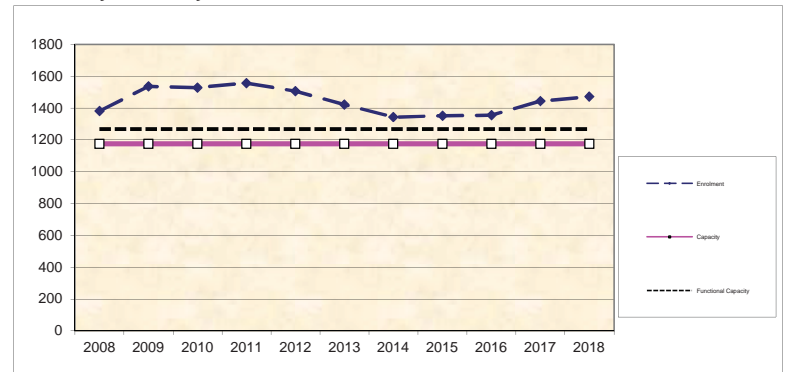
September 2012 Enrolment/School Capacity

| 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 #: 7913-0147-00
 Project Location: 9461 – 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:

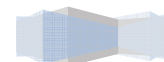
The area surrounding the subject property consists of a mixture of homes built approximately 15-20 years ago along with some relatively newer homes built about 5-10 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

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:

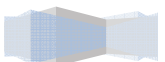
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 25 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: October 24, 2013

Reviewed and Approved by:

Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc


Date: October 24, 2013



TREE PRESERVATION SUMMARY

Project Location: 9461 159a Street, Surrey, BC
 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: 1900m² with one residence and two outbuildings.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

| | | |
|--|----------------|-----|
| Number of Protected Trees Identified | 12 | (A) |
| Number of Protected Trees declared high risk due to natural causes | 0 | (B) |
| Number of Protected Trees to be removed | 5 | (C) |
| Number of Protected Trees to be Retained (A-B-C) | 7 | (D) |
| Number of Replacement Trees Required (xx @ 1:1 plus xx @2:1) | 10 | (E) |
| Number of Replacement Trees Proposed | 2 | (F) |
| Number of Replacement Trees in Deficit (E-F) | 9 8 | (G) |
| Total Number of Protected and Replacement Trees on Site (D+F) | 9 | (H) |
| Number of Lots Proposed in the Project | 2 | (I) |
| Average Number of Trees per Lot (H / I) | 4.5 | |


3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

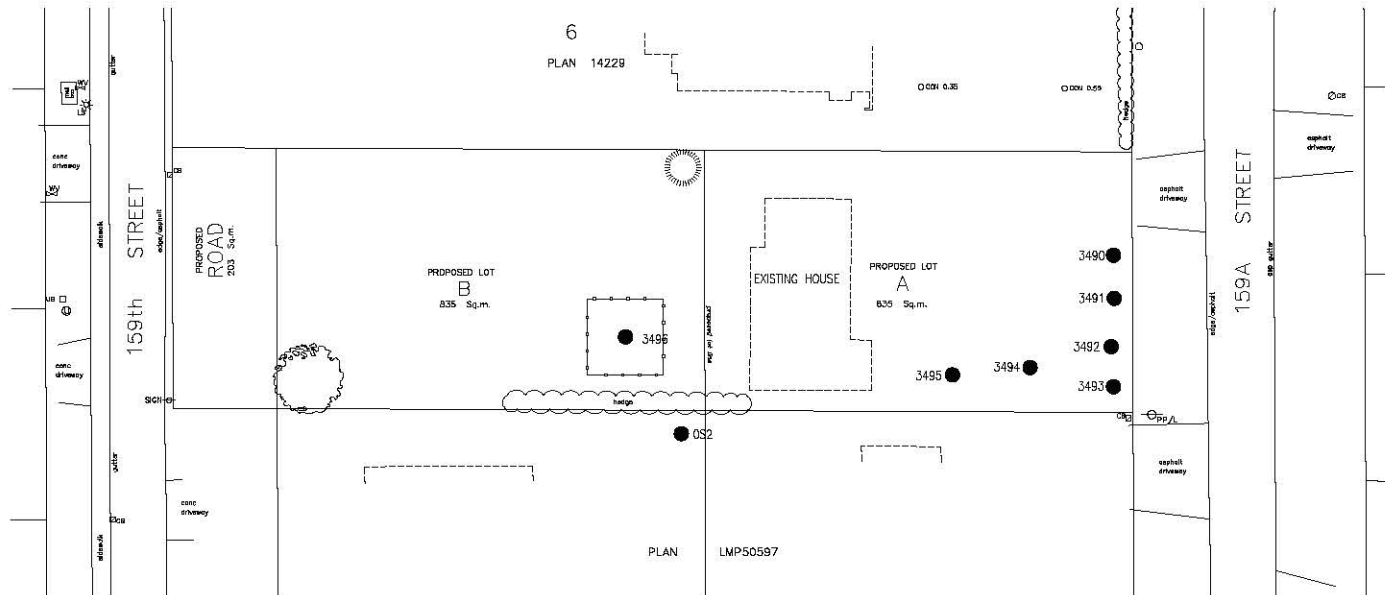
Summary prepared and submitted by:

Arborist



February 7,
2014

Date



LEGEND

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

| | | |
|--------|-----------------------|-----|
| Feb/14 | city of surry request | 2 |
| Jul/13 | costland request | 1 |
| DATE | REVISION | NO. |
| | | |

C. KAVOLINAS & ASSOCIATES INC
 BSLA OSLA
 2445 JONICAL COURT
 ABINGFORD, B.C.
 V3B 2E8
 PHONE (804) 857-3378

CLIENT
 MR. MIKE HELLE
 COASTLAND EXHIBITION & SURVEYING LTD.
 SUITE #101
 19287 - 56 AVENUE
 SURREY, B.C.
 V3L 5P5
 604 533 6700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 2 LOT SPLIT
 8465 - 159A STREET
 SURREY, B.C.
 CL FILE #2385

| | | | |
|--------|---------|------|--------|
| SCALE | 1:200 | DATE | JUL/13 |
| DRAWN | dwg | | |
| CHKD | dwg | | |
| APPROV | RS BULL | | |

PROJECT
 8465 159A STREET
 TR-2

REPLACEMENT TREE LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|-----|-------------------------|-----------------------|------|-------------|----------|---------|
| | CORNUS FLORIDA 'RUBRUM' | RED FLOWERING DOGWOOD | 1 | 6 CM. CAL. | AS SHOWN | B. & B. |
| | THUJA PLICATA | WESTERN RED CEDAR | 1 | 3.00 METERS | AS SHOWN | B. & B. |

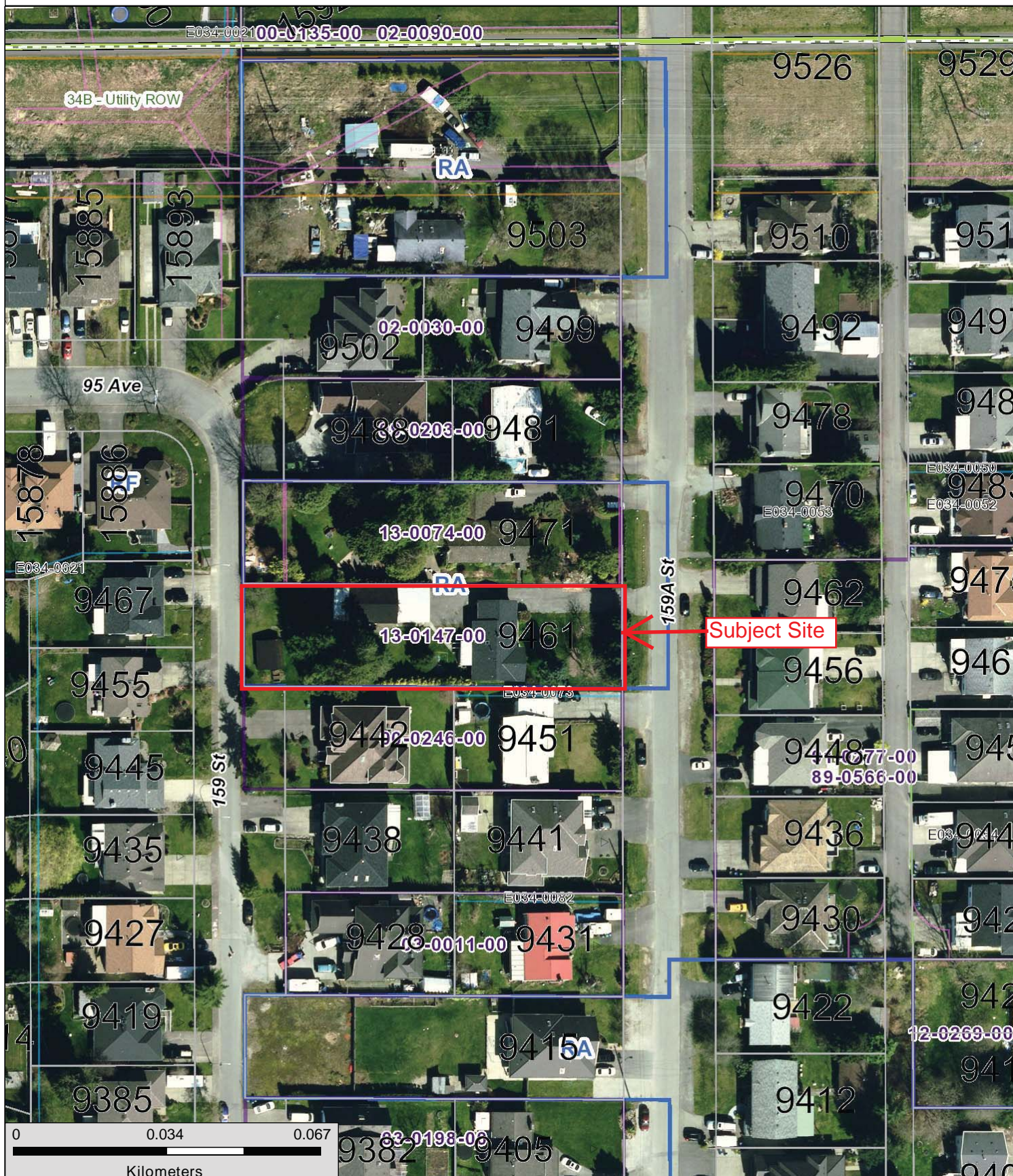
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

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



7913-0147-00



Subject Site

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1:1,124
Map created on: February-12-14