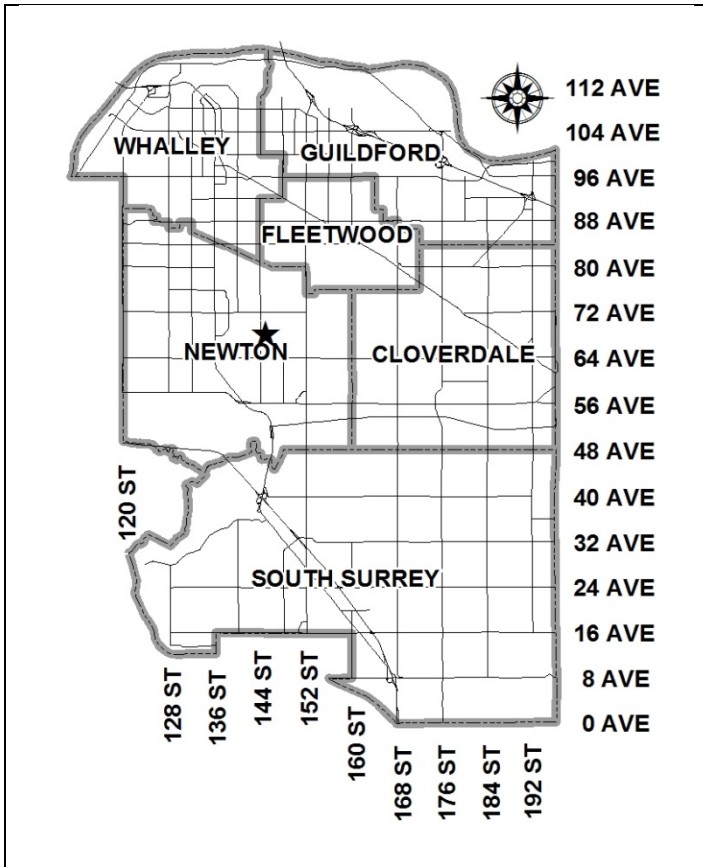


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0281-00

Planning Report Date: September 29, 2014



PROPOSAL:

- **NCP Amendment** from "Townhouses (max. 15 upa)" to "Single Family Small Lots"
- **Rezoning** from RA to RF-10

in order to allow subdivision into 8 single family small lots.

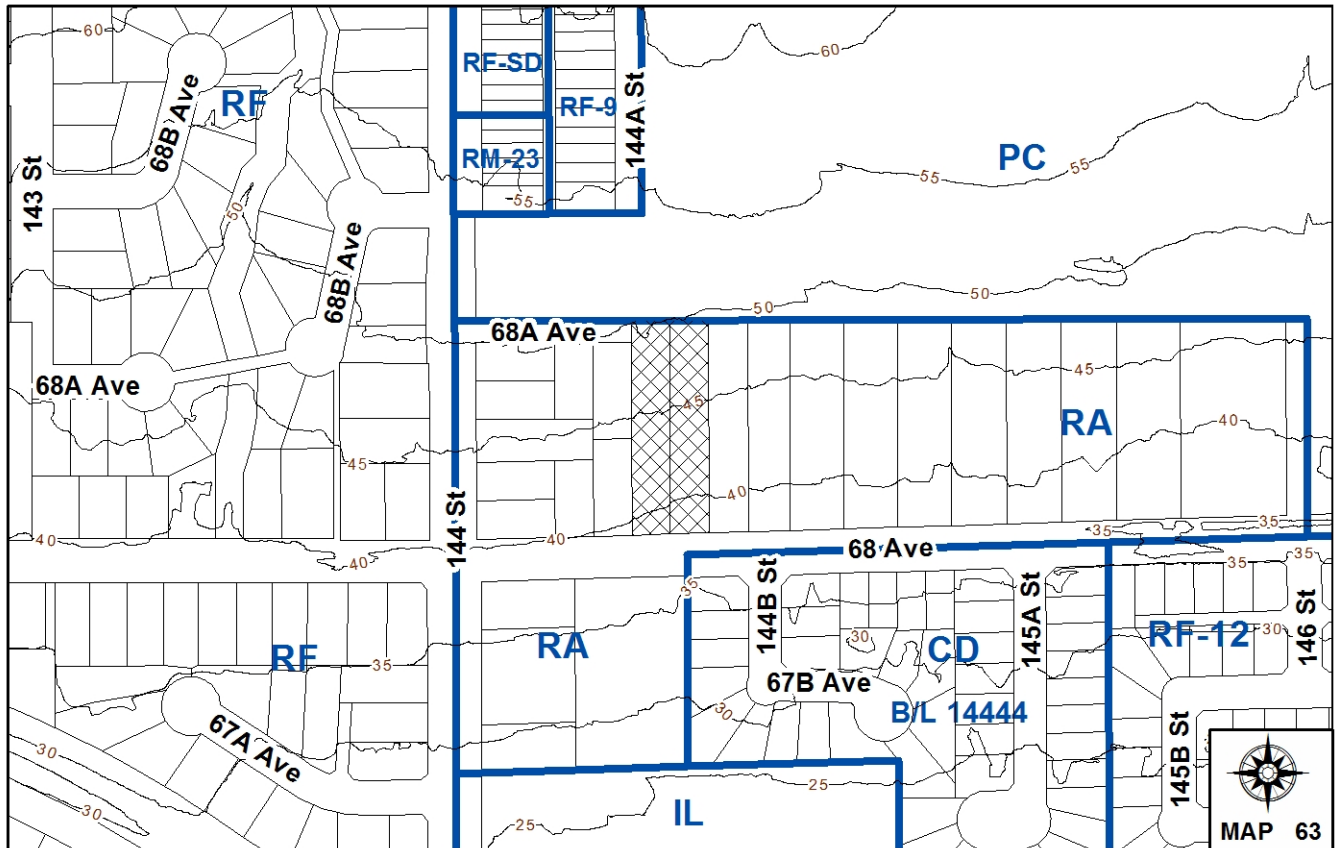
LOCATION: 14441 and 14451 - 68 Avenue

OWNER: Jane L Bryson
 Debbie Aikins

ZONING: RA

OCp DESIGNATION: Urban

NCP DESIGNATION: Townhouses (max. 15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the East Newton South NCP from "Townhouses (max. 15 upa)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposal to amend the East Newton South NCP in order to decrease the allowable density is supportable given the fact that:
 - the proposed density under RF-10 (with secondary suites) is comparable to the density that could be achieved under the Townhouse (max. 15 upa) designation;
 - the proposed small lot subdivision is the most equitable arrangement for the future development of the unconsolidated parcel at 14465 - 68 Avenue;
 - the proposed land use and density are similar to the context of the surrounding area; and
 - no objections were received through the pre-notification process.

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 (10) Zone (RF-10)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (g) registration of a Section 219 'no-build' Restrictive Covenant on proposed Lot 8;
 - (h) registration of a Section 219 Restrictive Covenant for 6.0 metre rear yard setback for the garages on proposed Lots 1-8; and
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouses (max. 15 upa) to "Single Family Small Lots" when the project is considered for final adoption.

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:

4 Elementary students at Georges Vanier Elementary School
2 Secondary students at Frank Hurt 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 Summer, 2015.

Parks, Recreation & Culture:

Parks, Recreation and Culture has no objection to the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Valley View Cemetery.	Urban/Cemetery	PC
East:	Single family dwelling.	Urban/Townhouses (max. 15 upa)	RA
South (Across 68 Avenue):	Single family dwellings.	Urban/Low Density Compact Housing (max. 10 upa)	RF-12 & CD (By-law No. 14444)
	Vacant lot under application (No. 7909-0114-00) for 20 townhouse units	Urban/Townhouses (max. 15 upa)	RA
West:	Single family dwellings.	Urban/Townhouses (max. 15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- Despite considerable effort, which has been documented for staff review, the applicant was unable to consolidate the adjacent property to the east (14465 - 68 Avenue).
- The proposed small lot subdivision is the most equitable arrangement for the future development of 14465 - 68 Avenue, as demonstrated on the applicant's site plan.
- No objections were received through the pre-notification process.

DEVELOPMENT CONSIDERATIONS

Background, Site Context and Land Use Rationale

- The development site consists of two (2) properties currently zoned "One-Acre Residential Zone (RA)". The site is designated "Urban" in the OCP and "Townhouses (max. 15 upa) in the East Newton South NCP.
- The applicant is proposing an NCP amendment from "Townhouses (max. 15 upa)" to "Single Family Small Lots" and rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to allow subdivision into eight (8) single family small lots.
- The applicant has attempted to involve the adjacent property at 14465 - 68 Avenue in the application, but this property owner is not interested in selling or developing jointly at this time.
- A conceptual plan to show how 14465 - 68 Avenue could develop in the future is included on the attached site plan (Appendix II).
- The development site slopes approximately 10 metres (33 ft.) from the north property line toward 68th Avenue.
- The Valley View Cemetery is located to the north of the development site.
- The properties to the west of the development site are designated "Townhouses (max. 15 upa)" in the East Newton South NCP.
- To the east of the subject site is a townhouse development under application no. 7913-0036-00, which received Third Reading on September 23, 2013. This application will convey 14475 68 Avenue to the City for the future northerly extension of 144B Street, which will run along the east property line of the unconsolidated property at 14465 - 68 Avenue.
- The properties on the south side of 68 Avenue were amended from "Townhouses (max. 15 upa)" to "Low Density Compact Housing (max. 10 u.p.a)" in 2001 and 2002 due to market demand for small lots. Single family residential dwellings on small lots exist along the south side of 68 Avenue.
- Also on the south side of 68 Avenue is a property under application (no. 7909-0114-00) for a 20-unit townhouse development at 17 upa (42 uph). Third reading of this application was granted on September 12, 2011.

Vehicular Access and Parking

- The applicant is required to dedicate:
 - 1.94 metres (6.37 ft.) along 68th Avenue complete with a 0.50 metre (1.6 ft.) Statutory Right-of-Way; and

- 12.50 metres (41 ft.) for 68A Avenue complete with a 0.500 metre (1.6 ft.) Statutory Right-of-Way; and
 - 6.00 metres (19.7 ft.) for the Lane.
- Access to the lots is via a rear lane, which will be accessed through a temporary Statutory Right-of-Way through proposed Lot 8.
- A Section 219 Restrictive Covenant prohibiting construction on Proposed Lot 8 will be registered on title to accommodate the temporary lane outlet to 68 Avenue.
- Upon future development of 14465 – 68 Avenue, the No-build Restrictive Covenant and the statutory-Right-of-Way can be discharged from proposed Lot 8 and the lot can be built upon.

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan, of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional and Neo-Heritage. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The exterior materials will consist of stucco, cedar, vinyl, hardiplank, brick and stone.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 8:12.
- Entrance elements will be limited in height to 1 storey.
- The only permissible roof materials would consist of cedar shingles, concrete roof tiles in a ridge cap and environmentally sustainable roofing products.
- A preliminary Lot Grading Plan, submitted by Aplin and Martin Consultants Ltd., has been reviewed by the Building Division and is generally acceptable.
- The potential for in-ground basements will be explored in further detail during the detailed Engineering stage. A final Lot Grading Plan is required prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on March 10, 2014 to 65 households within 100 metres (328 feet) of the subject site. Staff received one letter from an agent for the owner of the Valley View cemetery expressing concern about the potential opposition to future cemetery development by residents of the proposed lots adjacent to the cemetery.

Staff have attempted to contact the agent in writing to set up a meeting to discuss their concerns. To date, Staff have not received a response from the agent. Staff are willing to

meet with the agent as the project proceeds to the detailed review stage to address their concerns.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horsechestnut	3	3	0
Holly	2	2	0
Pacific dogwood	1	1	0
Walnut	1	1	0
White poplar	1	1	0
Cherry and Plum	4	4	0
Coniferous Trees			
Deodar cedar	1	1	0
Cypress	1	1	0
Sitka spruce	1	1	0
Douglas-fir	18	16	2
White cedar	1	1	0
Western redcedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	37	35	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		16	
Contribution to the Green City Fund		\$15,000	

- The Arborist Assessment states that there are a total of thirty-seven (37) protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 10 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the slope of the site (10 metres (33 ft.) from north to south), the location of services, building footprints, road dedication and proposed lot grading.
- The two trees being retained are Douglas Firs. One of them (#773) is 75cm in diameter and is among the largest trees on the site.

- The proposed alignment of the sidewalk on 68 Avenue was altered in order to retain the two (2) Douglas Fir trees. This will require a suspended slab for the sidewalk.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of seventy-four (74) replacement trees on the site. Since only fourteen (14) replacement trees can be accommodated on the site (based on an average of two (2) trees per lot), the deficit of sixty (60) replacement trees will require a cash-in-lieu payment of \$15,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of sixteen (16) trees are proposed to be retained or replaced on the site with a contribution of \$15,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 9, 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"> • East Newton South NCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 21.37 uph (8.64 upa) • 8 secondary suites
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Composting pickup • Recycling pickup • Organics waste pickup
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 177 m/hectare (71 m/acre) of sidewalk provided
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"> • N/A

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. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

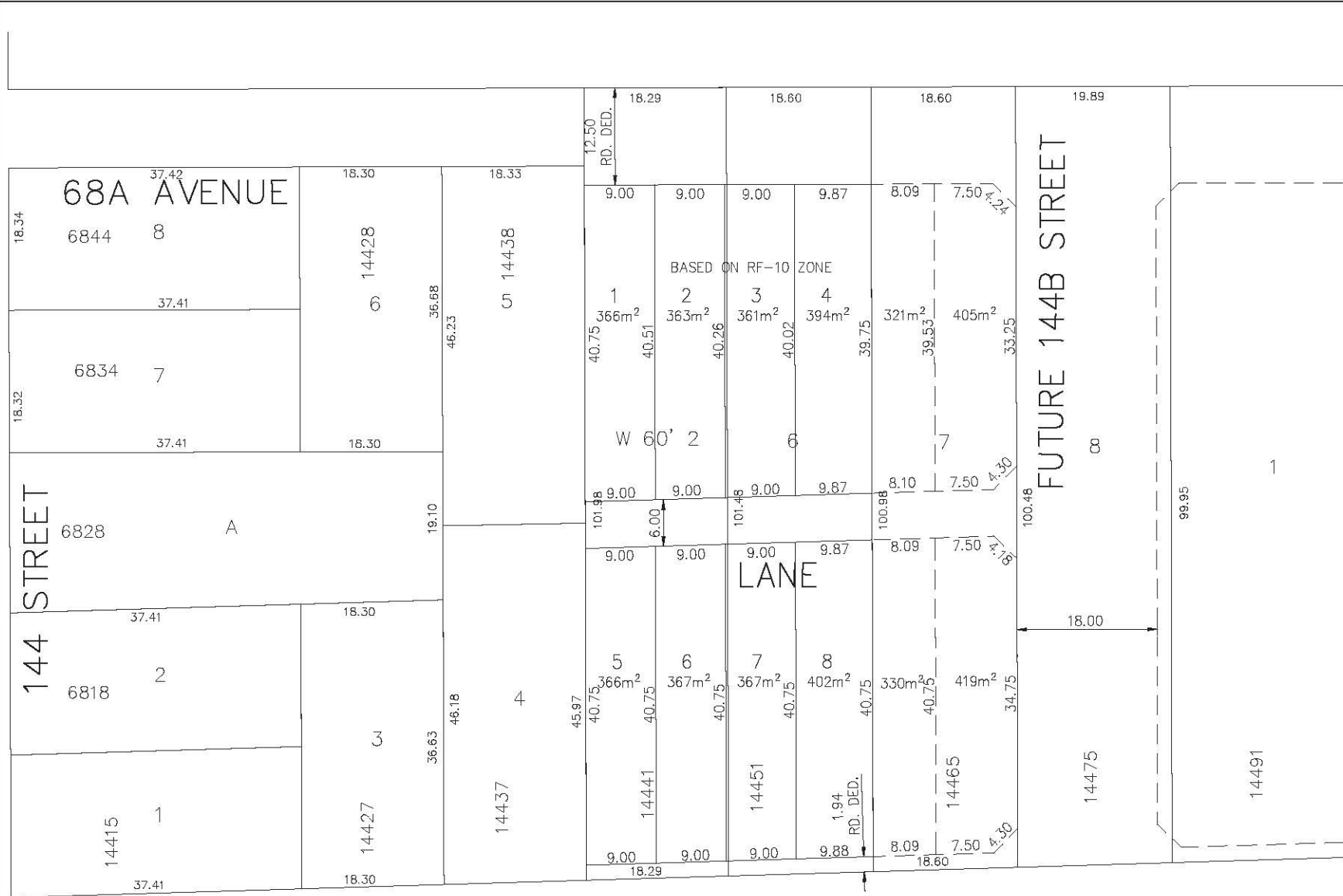
TH/da

\\file-server1\net-data\csdc\generate\areaproduct\save\23023704095.doc
DRV 9/25/14 12:18 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.925
Hectares	0.374
NUMBER OF LOTS	
Existing	2
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	9 m – 9.88 m
Range of lot areas (square metres)	378 m ² – 425 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.37 uph (8.65 upa)
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 % driveway, 5% lane, 18% road
Total Site Coverage	82%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER 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.
 4. DVP REQUIRED ON LOTS 5-6 TO REDUCE LOT DEPTH FROM 36m TO 34.91m.
 5. DVP REQUIRED ON LOT 4 TO REDUCE REAR YARD SETBACK FOR AN ACCESSORY BUILDING FROM 6m TO 0.5m.

No.	Date	Revision	Dr.	Ck.
2	14/08/08	1.94m ROAD DEDICATION ADDED ON 68A AVENUE	LC	DS
1	14/05/07	INCREASED ROAD DEDICATION TO 12.5m ON 68A AVENUE	LC	DS

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



JANE BRYSON
 12636 - 27A AVENUE, SURREY, BC, V4A 2N3,
PRELIMINARY LOT LAYOUT
 SITE AT 14441/14451 - 68 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7913-0281-00	Dwg. No. B
Drawn: JC	Mun. Dwg. No.	
Designed: SS	Job No. 13-3062	Df
P.W. P.U.	Date APR / 2014	Revision 2
Approved:		destroy all prints bearing previous number

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

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

DATE: **August 13, 2014** PROJECT FILE: **7813-0281-00**

RE: **Engineering Requirements
Location: 14441/51 68th Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres along 68th Avenue for the ultimate Collector Road Standard.
- Dedicate 12.500 metres for 68A Avenue for the ultimate 12.500 metre Unique Local Road Standard.
- Dedicate 6.000 metres for the Lane.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along 68th Avenue and 68A Avenue.
- Provide SRW's as required for lane outlet and temporary sanitary mains.

Works and Services

- Construct the north half of 68th Avenue to the Collector standard.
- Construct 68A Avenue to the 12.500 metre Unique Local Road Standard.
- Construct 6.0 metre lane.
- Construct a temporary 6.0 metre lane outlet
- Upgrade the existing portion of 68A Avenue to a minimum of 6.0 metre pavement width.
- Provide on-site sustainable drainage features as per the NCP requirements.
- Construct drainage mains, sanitary mains, water mains, and service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Planning

March-04-14

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. The proposed development will have positive impact on these projections. Capacity in the table below is adjusted for the inclusion of full day Kindergarten and a "Strongstart" program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0281 00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

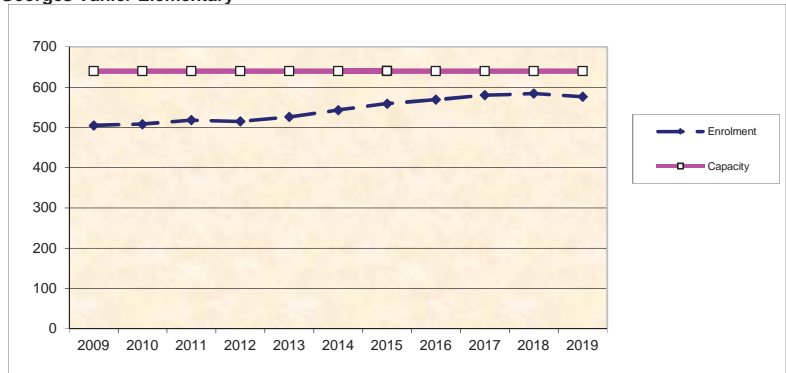
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

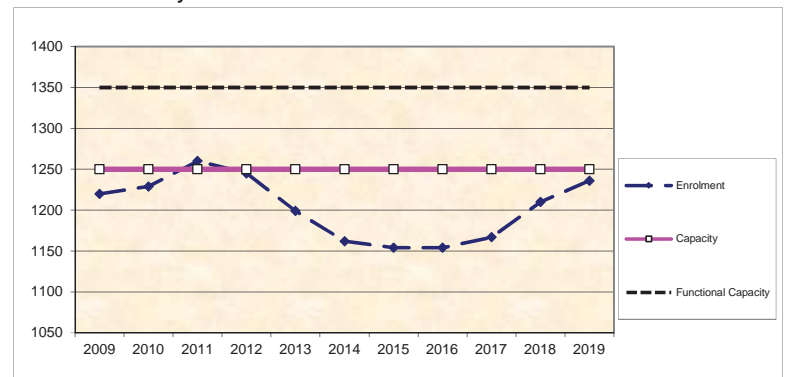
September 2013 Enrolment/School Capacity

Georges Vanier Elementary	
Enrolment (K/1-7):	78 K + 448
Capacity (K/1-7):	40 K + 600
Frank Hurt Secondary	
Enrolment (8-12):	1199
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

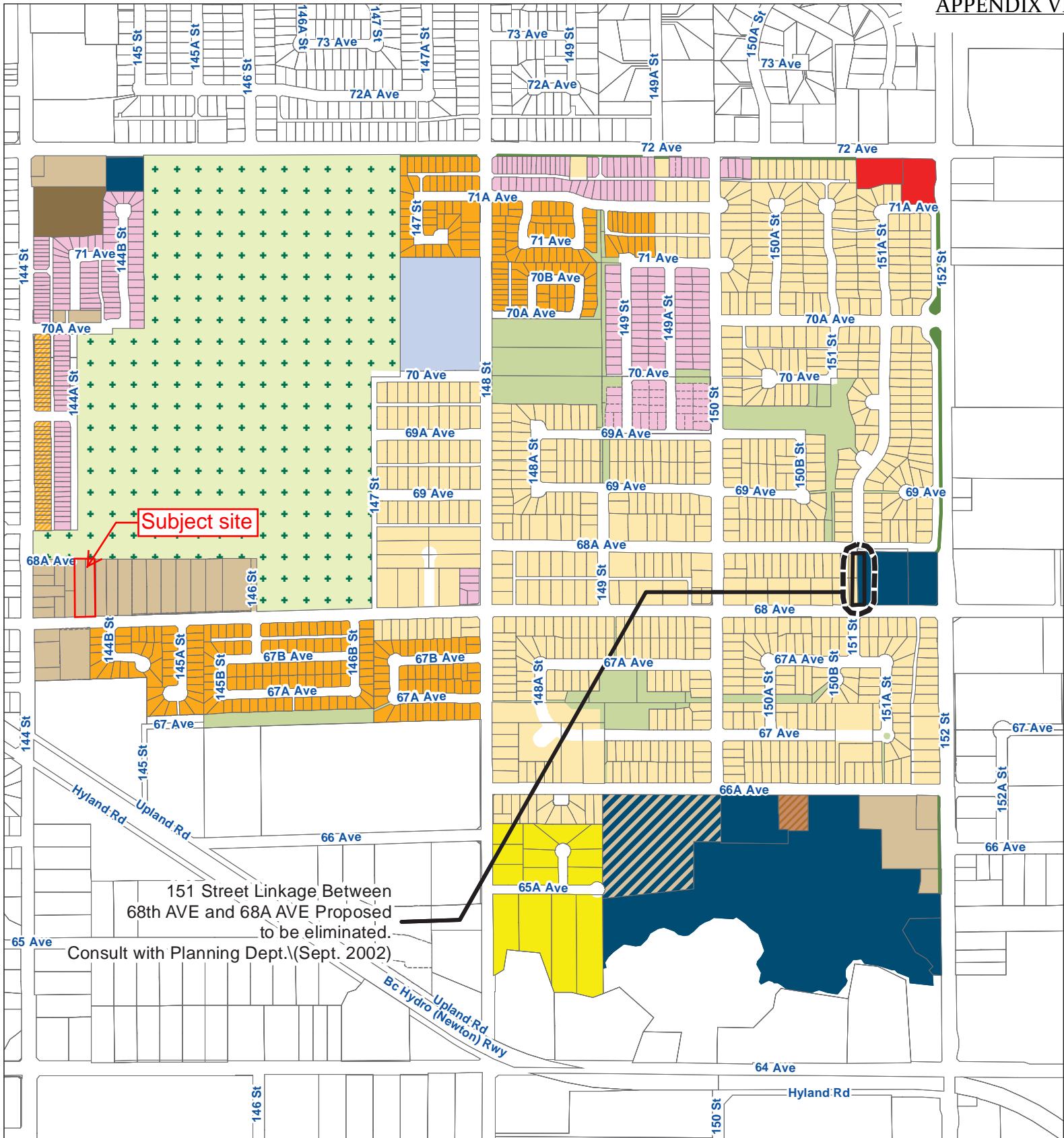
Georges Vanier Elementary



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.



- HALF ACRE SINGLE FAMILY RESIDENTIAL
- URBAN SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY SMALL LOTS
- SEMI-DETACHED
- LOW DENSITY COMPACT HOUSING (max. 10 upa)
- TOWNHOUSES (max. 15 upa)
- Townhouses (max. 20 u.p.a.)
- MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)

- INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
- INSTITUTIONAL / TOWNHOUSES
- NEIGHBOURHOOD / LOCAL COMMERCIAL
- ELEMENTARY SCHOOL
- PARKS AND OPEN SPACE
- + CEMETERY
- LANDSCAPE BUFFER STRIPS

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 30 July 2014

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.