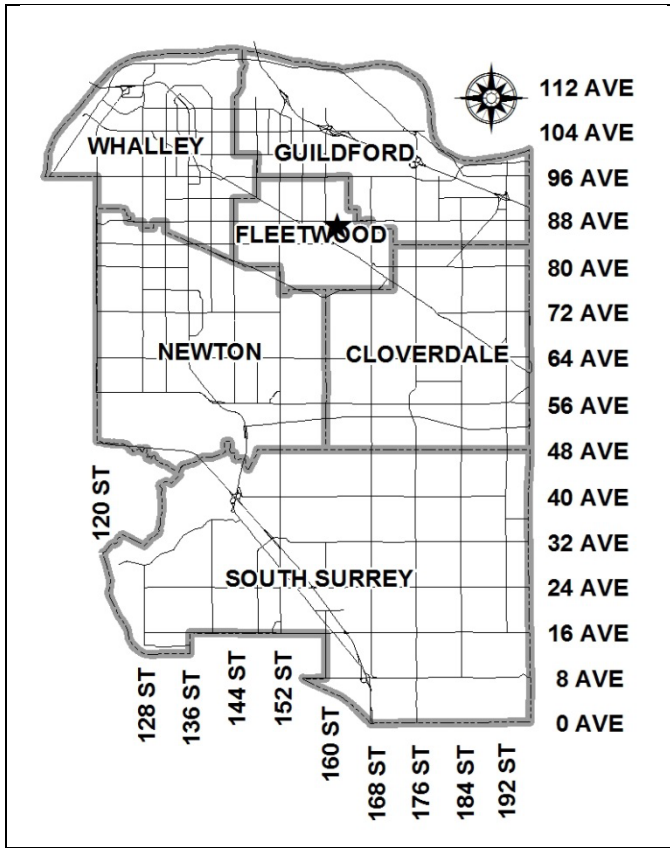


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0015-00

Planning Report Date: December 1, 2014

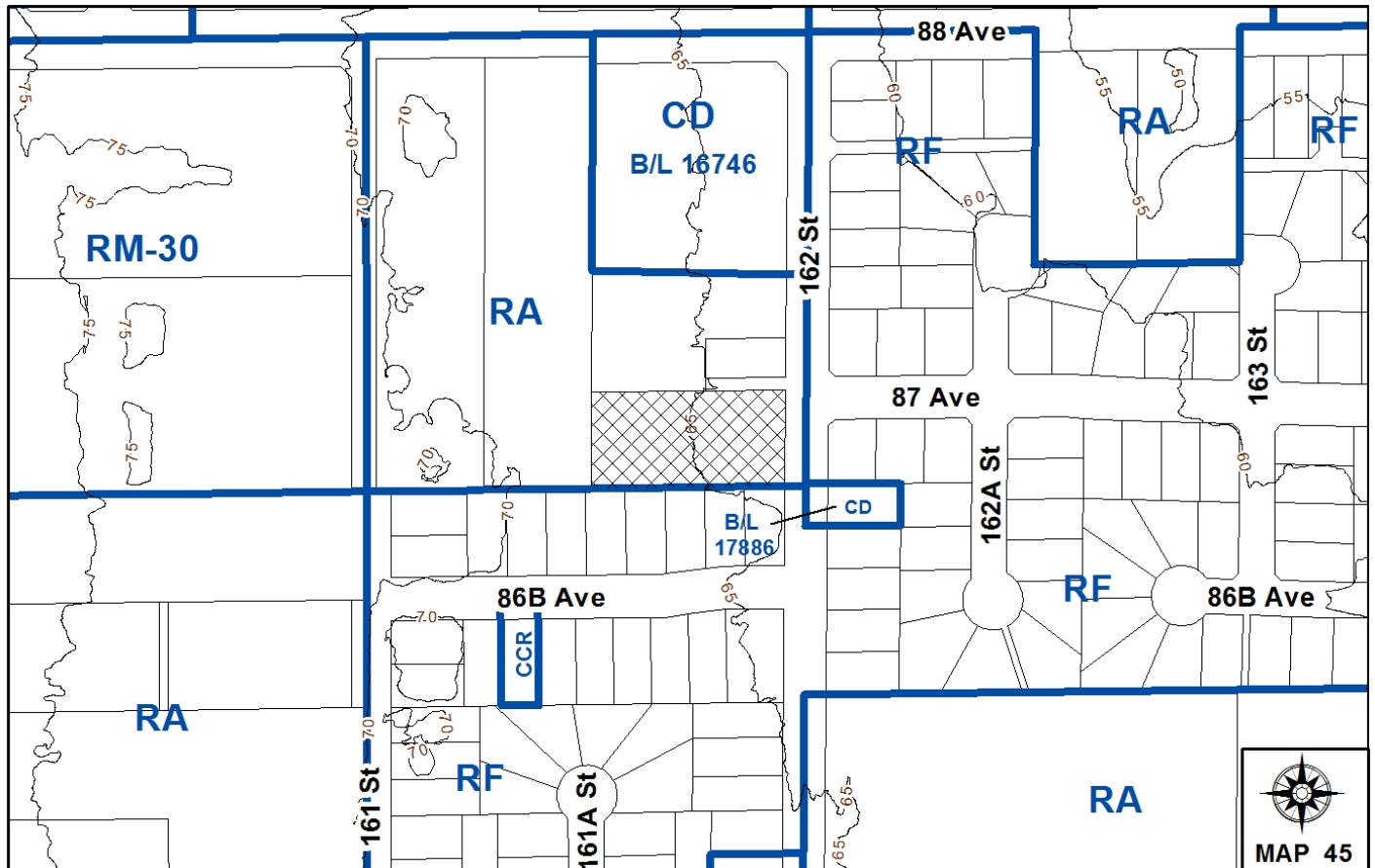


PROPOSAL:

- **TCP Amendment** from Medium Density Townhouses to Single Family Urban
- **Rezoning** from RA to RF-SD and RF-12
- **Development Variance Permit**

in order to allow subdivision into 10 RF-SD lots and 1 RF-12 lot.

LOCATION: 8709 – 162 Street
OWNER: Twin City Developments Inc.
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment is proposed to redesignate the subject site from "Medium Density Townhouses" to "Single Family Urban" in the Fleetwood Town Centre Plan (TCP).
- Requesting Development Variance Permit to allow a front driveway and garage for an RF-12 Type 1 corner lot.

RATIONALE OF RECOMMENDATION

- The proposed RF-12 and RF-SD-zoned lots provide an appropriate density transition between the existing single family neighbourhood to the south and east, and the lands to the north and west designated medium density townhouses in the Fleetwood Town Centre Plan, while still providing sufficient and appropriate residential density for this town centre location.
- The 10 proposed fee-simple duplexes will provide another housing option in the Fleetwood Town Centre.
- The applicant has demonstrated community support for the proposal, including support from the Fleetwood Community Association.
- Allowing a front access driveway on proposed Lot 11 will increase on-street parking opportunities on 162 Street, to assist with the parking concerns in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the site from “One-Acre Residential Zone (RA)” to “Semi-Detached Residential Zone (RF-SD)” (Block A on the Survey Plan attached as Appendix II), and the remaining portion from “One-Acre Residential Zone (RA)” to “Single Family Residential (12) Zone (RF-12)” (Block B on the Survey Plan), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0015-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit a front access double garage on a Type I corner lot in the RF-12 Zone for proposed Lot 11.
3. 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) completion of the Developer Coordinated Works for the west side of 162 Street for the frontage of the property at 16183-86B Avenue;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (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, landscaping cost estimate, and landscaping security to the specifications and satisfaction of the Planning and Development Department, and registration of a Section 219 Restrictive Covenant for landscaping the front yards of proposed Lots 1-10;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant address the shortfall in NCP amenity contributions resulting from the proposed Fleetwood Town Centre Plan amendment;
 - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1-10 for structural independence;
 - (j) registration of a Section 219 Restrictive Covenant on proposed Lots 1-10 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;

- (k) registration of access easements on proposed Lots 1-10 for the maintenance of exterior finishes and drainage; and
 - (l) registration of an access easement on proposed Lots 1-10 for the maintenance and use of a party wall.
4. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate the land from "Medium Density Townhouses" to "Single Family Urban" 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 Frost Road Elementary School
2 Secondary students 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 Autumn 2015.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings to be demolished.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across unconstructed 87 Avenue):	Single family dwelling and accessory buildings, under Development Application No. 7913-0201-00 for 23 townhouses, currently at Third Reading.	Medium Density Townhouses	RA (RM-30 at Third Reading)

Direction	Existing Use	TCP Designation	Existing Zone
East (Across 162 Street):	Single family dwellings.	Single Family Urban	RF
South:	Single family dwellings.	Single Family Urban	RF
West:	Single family dwelling and accessory buildings on 2.5-acre lot.	Medium Density Townhouses	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is 0.4 hectare (1 acre) in size and is located near the intersection of 162 Street and 87 Avenue in the Fleetwood Town Centre Plan (TCP) area.
- The subject site is designated "Urban" in the Official Community Plan (OCP), is designated "Medium Density Townhouses" in the Fleetwood Town Centre Plan (TCP), and is zoned "One-Acre Residential Zone (RA)".
- The applicant originally proposed to rezone the subject site entirely to Semi-Detached Residential Zone (RF-SD) in order to create 6 semi-detached buildings on 12 lots.
- As a result of the pre-notification letters (see Pre-Notification and Public Information Meeting Section), concerns were raised about the amount of tandem parking as part of the proposal.
- In response to the concerns, the applicant subsequently amended the proposal to reduce the number of RF-SD lots to 5 semi-detached buildings on 10 lots, and one RF-12 lot with a front access double garage.

Current Proposal

- The applicant proposes to amend the Fleetwood Town Centre Plan to redesignate the subject site from "Medium Density Townhouses" to "Single Family Urban", and to rezone the site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone" and "Single Family Residential (12) Zone" to permit development of 5 semi-detached residential buildings on 10 lots and one (1) single family residential small lot.
- As part of the proposal, the developer will dedicate and construct the south portion of 87 Avenue.
- Lots 1-10 are proposed to be zoned RF-SD and Lot 11 is proposed to be zoned RF-12. All of the proposed lots comply with their respective zones in terms of width, depth, and area.
- The 10 proposed RF-SD lots will front 87 Avenue and back on to developed RF-zoned lots.
- The RF-SD Zone requires a minimum rear yard setback of 6.5 metres (21 ft.) which allows an opportunity for private landscaping in the rear yards.

- The proposed RF-12 lot (proposed Lot 11) is a corner lot fronting 87 Avenue and flanking 162 Street.
- The applicant is requesting a Development Variance Permit (DVP) to allow a double garage accessed from 87 Avenue for proposed Lot 11 (see By-law Variance Section).

Justification For Plan Amendment

- The applicant is proposing to amend the Fleetwood Town Centre Plan (TCP) designation from "Medium Density Townhouses" to "Single Family Urban". In support of the proposed TCP Amendment, the applicant provided the following justification:
 - The proposed development provides an appropriate transition land use and density between the existing single family residential neighbourhood to the south of the subject site and the proposed townhouse development to the north of the subject site, while still providing sufficient and appropriate densities for this town centre location;
 - Proposed Lot 11 is a corner lot which interfaces with the existing single family dwellings to the south and east;
 - The applicant has agreed to pay TCP amenity fees based on the adopted land use and density prescribed under the TCP to ensure that there is no financial shortfall in amenity fees to be collected from this site; and
- In addition, the 10 proposed RF-SD-zoned, fee-simple duplexes will provide another housing option in the Fleetwood Town Centre.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines. The guidelines adopt the standards found in post year 2010 RF-SD and RF-12 subdivisions.
- The building design guidelines include the following additional measures for the front-loaded RF-SD-zoned lots (proposed Lots 1-10):
 - Enhanced shrub planting at the front of the lots that results in concealment of vehicles on neighbouring lots; and
 - Additional accent materials required on the front façade.
- The building design guidelines include the following additional measures for the front-loaded RF-12-zoned lot (proposed Lot 11):
 - Massing of the garage element is minimized by including additional design criteria for the garage roof elements; and,
 - The garage will be set back no less than 4 metres (12 ft.) from the entrance porch or veranda.

- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on proposed Lots 1-10 and no in-ground is proposed for Lot 11. The feasibility of in-ground basements for proposed Lots 1-10 will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- Pre-notification letters were sent on February 20, 2014, advising area residents of the original proposal:
 - Fleetwood Town Centre Plan (TCP) designation amendment from "Medium Density Townhouses" to "Single Family Urban"; and
 - Rezoning from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)"

in order to subdivide into 12 lots with 6 semi-detached buildings on 12 lots.

- In response to the pre-notification letters, the Fleetwood Community Association expressed concern about the amount of tandem parking in the proposal. The applicant subsequently modified their proposal to the following:
 - Fleetwood Town Centre Plan designation amendment from "Medium Density Townhouses" to "Single Family Urban"; and
 - Rezoning from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" and "Single Family Residential (12) Zone (RF-12)"

in order to subdivide into 10 lots with 5 semi-detached buildings on 10 lots, and one single family small lot.

- Revised pre-notification letters were sent on September 9, 2014 and a Public Information Meeting (PIM) was held on September 30, 2014 at the Fleetwood Library located at 15996 - 84 Avenue. 6 people attended the meeting, including representatives from the Fleetwood Community Association. Four (4) people signed in representing 2 households.
- Comment sheets were provided at the meeting, however no comment sheets were returned. Themes expressed at the Public Information Meeting (PIM) on the proposal (Appendix II) and the applicant's comments are as follows (*with staff comments in italics*):

- Parking

The RD-SD Zone will allow for 2 off-street tandem parking spaces and the RF-12-zoned lot will allow for 4 off-street parking spaces, which complies with the minimum requirements of the Zoning By-law. The completion of 87 Avenue under this project will allow for on-street parking on both sides. Completion of 162 Street along the west side will also allow for additional parking along the west side.

(The requirements for the subject development application include, along the extent of the site, dedication and construction of the south portion of 87 Avenue and construction of the west side of 162 Street. The north portion of 87 Avenue will be dedicated and constructed as part of Development Application No. 7913-0201-00 and the future development of 8745-162 Street. Once the full dedication and construction of 87 Avenue is complete, there will be on-street parking available on both sides of the 87 Avenue. On-street parking will also be available on both sides of 162 Street.)

- Road construction (including sidewalks)

As part of this development, the south portion of 87 Avenue will be constructed, which can provide parking on both sides. The pavement on the west side of 162 Street will be widened to the ultimate road cross-section across the frontage of the site. The applicant has offered to construct west side of 162 Street, including sidewalks, from the south property line to 86B Avenue, through Developer Coordinated Works (paid by the City of Surrey).

(Once Development Application No. 7913-0201-00 and the future development of 8745-162 Street completes, on-street parking will be available on both sides of 87 Avenue adjacent to the subject site. The developer of the subject application is responsible for construction of the south portion of 87 Avenue and the completion of the west side of 162 Street, including curbs, gutters, street lighting, and sidewalks. The west side of 162 Street will be completed from 87 Avenue south to 86B Avenue through Developer Coordinated Works, which is paid for by the City. The applicant has agreed to construct the Developer Coordinated Works.)

- In-ground basements

The potential for in-ground basements is dependent on the depth of services and surcharge elevation of the services. Based on the applicant's current analysis, proposed Lots 1-10 can achieve basements. The basements must be 50% in-ground from the average grade calculated on each lot.

(Staff reviewed the preliminary lot grading plans, and it appears that basements are possible for proposed Lots 1-10, and no basement is proposed for proposed Lot 11.)

- Grading along the south property line

There will be some fill placed on the site; however there will be no grade change along the south property line. No grade change along the south property line will result in no impact to on any hedges, fences, trees, etc. on the properties to the south.

(Preliminary lot grading plans were reviewed by staff and are acceptable as proposed.)

- Housing types

Sample house photos were presented at the Public Information Meeting to show possible housing types. The owner will be registering Building Design Guidelines in order to control the design features of the proposed new dwellings.

(Photos of similar house designs are attached as Appendix VIII. The draft building design guidelines include enhanced landscaping and enhanced accent materials for the RF-SD-zoned lots, and enhanced design elements to reduce the massing of the garage for the front-loaded RF-12 lot.)

- The Fleetwood Community Association has not expressed concerns with the modified proposal or to the applicant's response to comments and concerns raised at the PIM.

TREES

- Trevor Cox, ISA Certified Arborist of Diamondhead 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	19	19	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Pine	2	2	0
Cherry	1	1	0
Maple (vine)	4	4	0
Maple (Norway)	2	2	0
Maple (Bigleaf)	2	2	0
Coniferous Trees			
Cypress	1	1	0
Douglas Fir	2	2	0
Western Hemlock	6	6	0
Spruce (Sitka)	2	1	1
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	22	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		13	
Contribution to the Green City Fund		\$15,000	

- The Arborist Assessment states that there are a total of 23 protected trees on the site, excluding Alder and Cottonwood trees. Twenty-one (21) existing trees, approximately 47% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree (Sitka Spruce) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk along 162 Street was altered in order to retain a Sitka Spruce on the site. This will require the sidewalk to meander around the tree, potentially suspended slab for the sidewalk and supervision by an arborist during construction.
- 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 67 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 1 tree per RF-SD lot and 3 trees for the RF-12 lot), the deficit of 55 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 addition to the replacement trees, boulevard street trees will be planted on 87 Avenue and 162 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 13 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 January 17, 2014. 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"> • <200m from the nearest bus stop, public elementary school, private secondary school, and public park • ~2km from the nearest public secondary school • 1.1km from the nearest grocery store and retail centre
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Located within the Fleetwood Town Centre Plan area. • Proposes a mix of semi-detached dwellings and a single family dwelling • Private gardens possible in backyards
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Composting, recycling and organic waste pickup will be made available

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 180m of sidewalks will be 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"> • A Public Information Meeting was held for this project

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit a double garage from the front of a Type I corner lot (proposed Lot 11).

Applicant's Reasons:

- According to the provisions of the RF-12 Zone, a double garage is permitted from 162 Street, or a single garage is permitted from 87 Avenue.
- Although 162 Street is a local road, it is very busy and it is preferred to have the driveway from 87 Avenue, which is a quieter street.
- A double garage at the front of the house will allow for a better main floor plan than a double garage from 162 Street.

Staff Comments:

- Proposed Lot 11 is a corner lot on two local roads. A driveway is permitted on either 87 Avenue or 162 Street, however the RF-12 Zone specifies double garages shall be on the flanking side yard for corner lots.
- The applicant has agreed to design enhancements for this corner lot to ensure the double garage does not dominate the character of the house facing 87 Avenue, which are reflected in the Design Guidelines to be registered on title.
- On-street parking is a concern in this neighbourhood. Even if the driveway is located on 162 Street, residents will not be able to park within 6 metres (20 ft.) of the stop sign on 87 Avenue. By locating the driveway on 87 Avenue, it will allow for more on-street parking on 162 Street without removing on-street parking spaces from 87 Avenue.
- Staff support the requested variance.

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.	Survey Plan, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary and Sample House Siting Plan
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed Town Centre Plan Amendment
Appendix VIII.	Photos of front-loaded RF-SD houses
Appendix IX.	Development Variance Permit No. 7914-0015-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD and RF-12

Requires Project Data	Proposed	
	RF-SD	RF-12
GROSS SITE AREA		
Acres	0.99 ac	
Hectares	0.4 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	10	1
SIZE OF LOTS		
Range of lot widths (metres)	7.2m-8.0m	14.0m
Range of lot areas (square metres)	247sq.m. - 250sq.m.	429 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	30 uph / 12 upa	
Lots/Hectare & Lots/Acre (Net)	30 uph / 12 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	44%	50%
Estimated Road, Lane & Driveway Coverage	37%	10%
Total Site Coverage	81%	60%
PARKLAND		
Area (square metres)	0	
% of Gross Site		
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	YES	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF PARCEL "ONE" (EXPLANATORY PLAN 13049)
 OF THE EAST HALF OF PARCEL "L" (REFERENCE PLAN 2484)
 NORTH WEST QUARTER SECTION 25, TOWNSHIP 2, NWD**

City of Surrey B.C.G.S. 92G.017

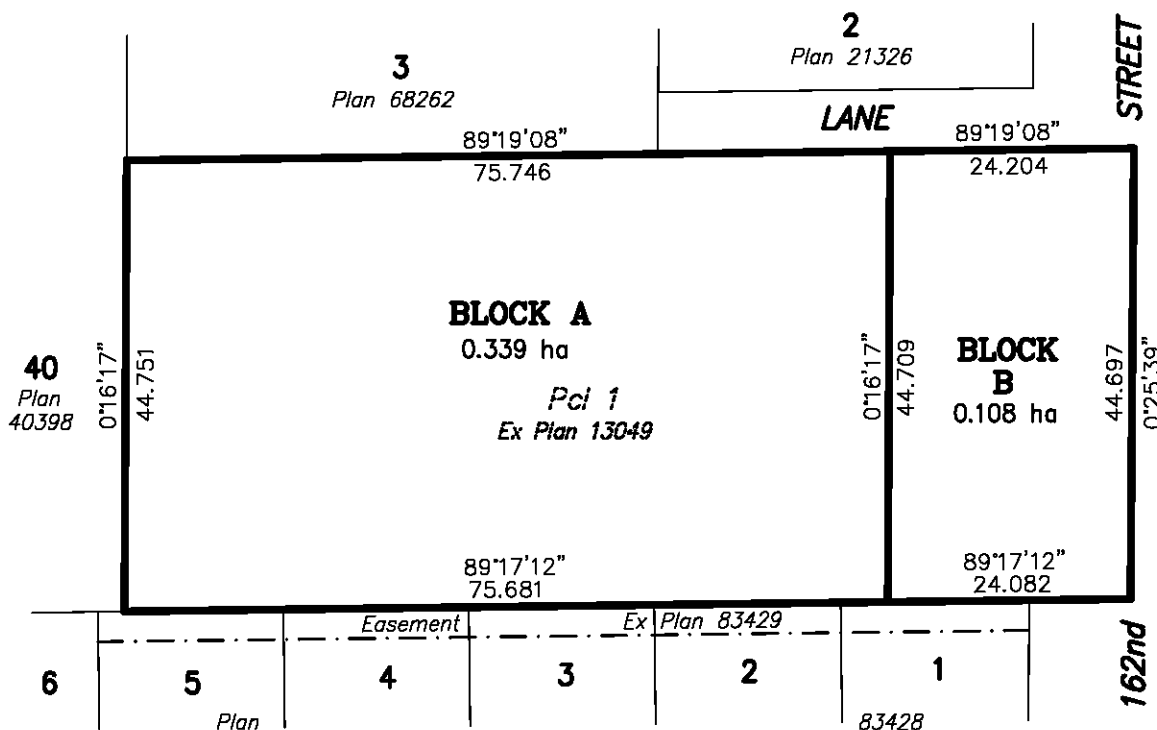
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

PRELIMINARY



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783

This plan lies within the
 Greater Vancouver Regional District

Certified correct to survey dated
 this 16th day of October, 2014

Sean Costello, B.C.L.S.

4921-ZONING



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No.	Date	Revision	Dr	Ch
3	14/09/25	ADDED CONCRETE SIDEWALK	JW	RJ
2	14/08/25	REVISED DRIVEWAY WIDTH	JW	RH
1	14/07/09	LAYOUT REVISED BASED ON AMENDED ROAD ALIGNMENT	JW	RJ

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citivest.com

TWIN CITY DEVELOPMENTS INC.
 7620 ASH STREET, RICHMOND, BC V6Y 2S1 PH: 604-244-1112 FAX: 604-273-5373

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 8709 - 162 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7914-0015-00	Dwg. No. A1
Drawn: PH-JW	Mun. Dwg. No.	
Designed: RJ	Job No. 11-2834	Of
P.W. P.U.	Date SEP/14	Revision 3

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

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

DATE: **November 24, 2014** PROJECT FILE: **7814-0015-00**

RE: **Engineering Requirements
Location: 8709 162 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths from 10.00 metres to 14.00 metres along the north property line for construction of 87 Avenue for an ultimate 20.00-metre through local road;
- Dedicate 3.0-metre x 3.0-metre corner cut at 87 Avenue and 162 Street; and
- Register a 0.50-metre statutory right-of-way (SRW) along the south side of proposed 87 Avenue and the west side of 162 Street for service connections and sidewalk maintenance.

Works and Services

- construct the west side of 162 Street to the Through Local road standard (note that the City will support completion of the west side of 162 Street to 86B Avenue at the City's cost subject to funding availability as part of this project);
- construct the south side of 87 Avenue to the Through Local road standard;
- construct shared 6.00-metre wide concrete driveway letdowns for paired lots 1-10;
- extend storm sewer, sanitary sewer, and water mains along proposed 87 Avenue; and
- provide service connections for storm, sanitary, and water, complete with inspection chambers, to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Thursday, February 13, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0015 00

SUMMARY

The proposed 12 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

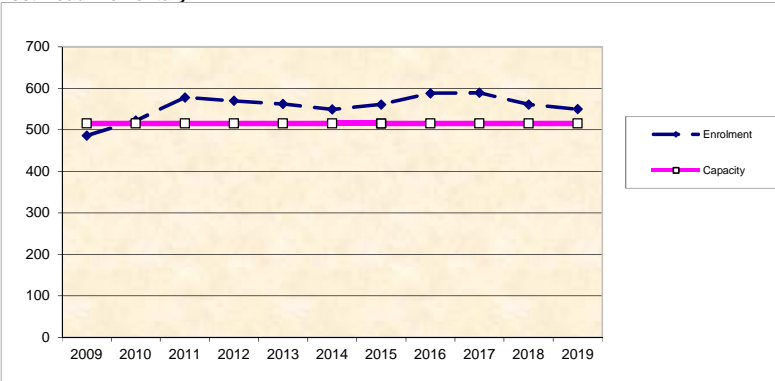
Elementary Students:	4
Secondary Students:	2

September 2013 Enrolment/School Capacity

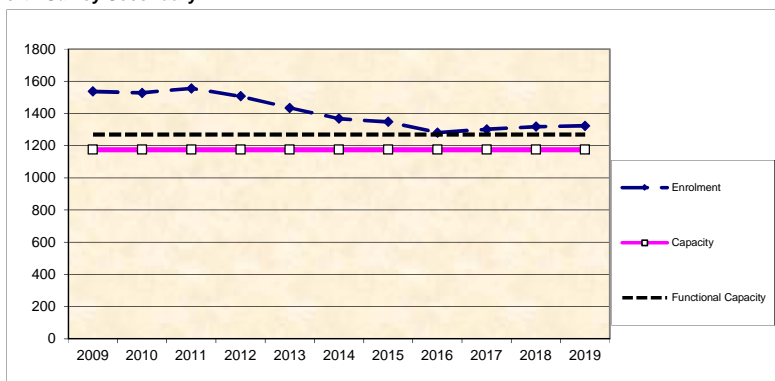
Frost Road Elementary	
Enrolment (K/1-7):	65 K + 497
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1435
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

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.
 The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The school district is working on design drawings for a new secondary school planned in North Clayton Area (approved as a capital project by the Ministry of Education) which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road 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 no: 7914-0015-00
 Project Location: 8709 – 162 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form 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:

This area was built out over a time period spanning from the 1950's to the 1990's. The age distribution from oldest to newest is: 1950's (9%), 1970's (18%), 1980's (45%), and 1990's (27%). Home size distribution is: 1000 - 1500 sq.ft. (36%), 1501 - 2000 sq.ft. (9%), 2001 - 2500 sq.ft. (27%), and 2501 - 3000 sq.ft. (27%). Styles found in this area include: "Old Urban" (45%), "West Coast Modern" (18%), "Modern California Stucco" (9%), "Traditional Cape Cod" (9%), and "Neo-Traditional" (18%). Home types include: Bungalow (27%), Bungalow with above-ground basement (9%), Basement Entry (9%), Two-Storey (55%).

Massing scale (front wall exposure) characteristics include: Low mass structure (27%), low to mid-scale massing (9%), Mid-scale massing (27%), Mid-scale massing with proportionally consistent, well balanced massing design (27%), and High scale massing (9%). All front entrances (100%) are one storey in height.

The range of roof slopes found in this area is: 4:12 (25%), 5:12 (17%), 7:12 (42%), and 12:12 (17%). Main roof forms (largest upper floor truss spans) include: common hip roof (36%), common gable roof (9%), Dutch hip roof (18%), and Boston gable roof (36%). Feature roof projection types include: Common hip (50%), Common gable (15%), Dutch hip (15%), Shed roof (5%), and Carousel hip (15%). Roof surfaces include: Interlocking tab type asphalt shingles (18%), Shake profile asphalt shingles (64%), Cedar shingles (18%).

Main wall cladding materials include: Horizontal vinyl siding (55%), Aluminum siding (9%) and Stucco cladding (36%). Feature wall trim materials used on the front facade include: No feature veneer (9%), Brick feature veneer (82%), Horizontal cedar accent (9%). Wall cladding and trim colours include: Neutral (53%), Natural (29%), Primary derivative (Heritage palette) (18%).

Covered parking configurations include: No covered parking (9%), Single vehicle garage (9%), and Double garage (82%).

A variety of landscaping standards are evident, ranging from "Old urban landscape standard featuring sod and a few shrubs" to "above average modern urban landscape standard". Driveway surfaces include: asphalt (18%), broom finish or smooth concrete (9%), and exposed aggregate (73%).

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** 27 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 73 percent of homes are considered 'non-context'. Context homes include: 16221 - 87 Avenue, 16226 - 87 Avenue, and 8676 - 162 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-SD zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-SD zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** New homes in the surrounding area are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF-SD zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including Vinyl, cedar, aluminum, stucco, and brick. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF-SD zone developments.
- 7) **Roof surface:** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles, and shake profile sustainable products are recommended.
- 8) **Roof Slope:** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The area surrounding the subject site contains a variety of single family residential zonings including RF, CD, and RA, which were developed over 60 year (plus) period. This has resulted in a wide variety of homes of different types (Bungalow, Two-Storey, Basement Entry), sizes (under 1000 sq.ft. to over 3000 sq.ft.), and styles (Old urban, West Coast Traditional, Modern California Stucco, and Neo-Traditional). There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average modern urban". The area is considered a "varied character area". Three lots north of the subject site is a recently completed multifamily project featuring structures with three storeys vertical massing in a Neo-Traditional style.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Cape Cod Traditional", "West Coast Modern" or "Modern California Stucco". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (16221 – 87 Avenue, 16226 – 87 Avenue, and 8676 – 162 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF-SD zone subdivisions exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-SD zoned subdivisions, rather than to specifically emulate the aforesaid three context homes.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant.

Roof Pitch: Minimum 7:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

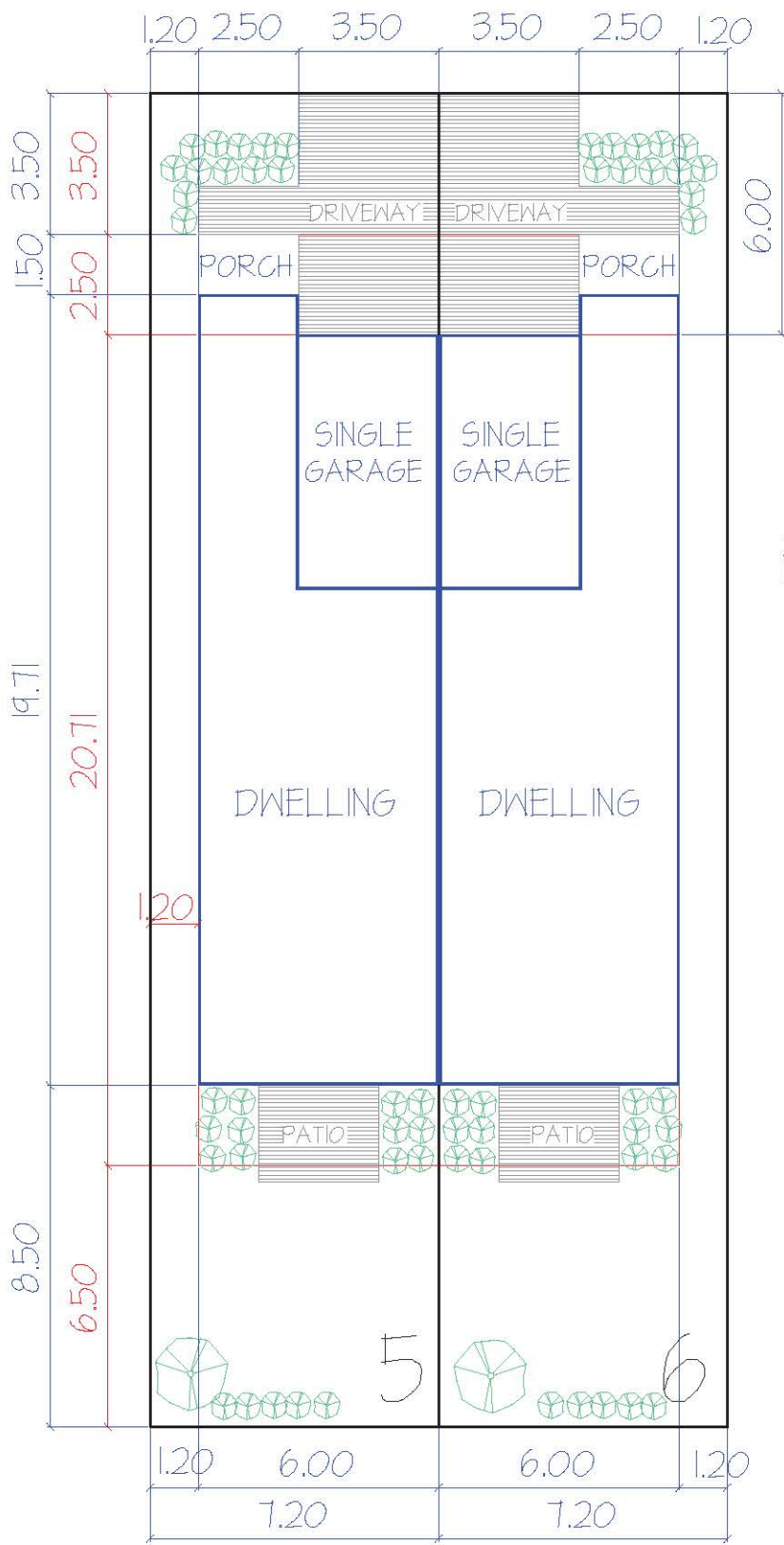
Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Corner lot homes should have an additional 8 shrubs of a 3 gallon pot size planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 11, 2014

Reviewed and Approved by:  Date: March 11, 2014



LOT AREA = 239.1 m²
 MAX. F.A.R @ 0.72 = 172.16 m²
 (1853 SQ.FT.) INCLUDING GARAGE

FOOTPRINT ILLUSTRATED:
 MAIN FLOOR = 114.76 m² (1235 SQ.FT.)
 UPPER FLOOR = 57.4 m² (618 SQ.FT.)
 TOTAL = 1853 SQ.FT. = BYLAW MAX.

MBE (LOT 5) = 64.85
 BASEMENT SLAB LOTS 5,6 = 64.85
 MAIN FLOOR ELEVATION = 67.56

GARAGE SLAB = 66.57
 (5 RISERS @ 7.75" BELOW MAIN FLOOR)
 DRIVEWAY SLOPE = 12 %

NOTE: PORCH IS ILLUSTRATED SET
 3.50m FROM FRONT LOT LINE
 (BYLAW MINIMUM IS 2.0m)

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	8709 - 162 Street, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	44
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 21 X one (1) = 21	67
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	
Replacement Trees Proposed	12
Replacement Trees in Deficit	55
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

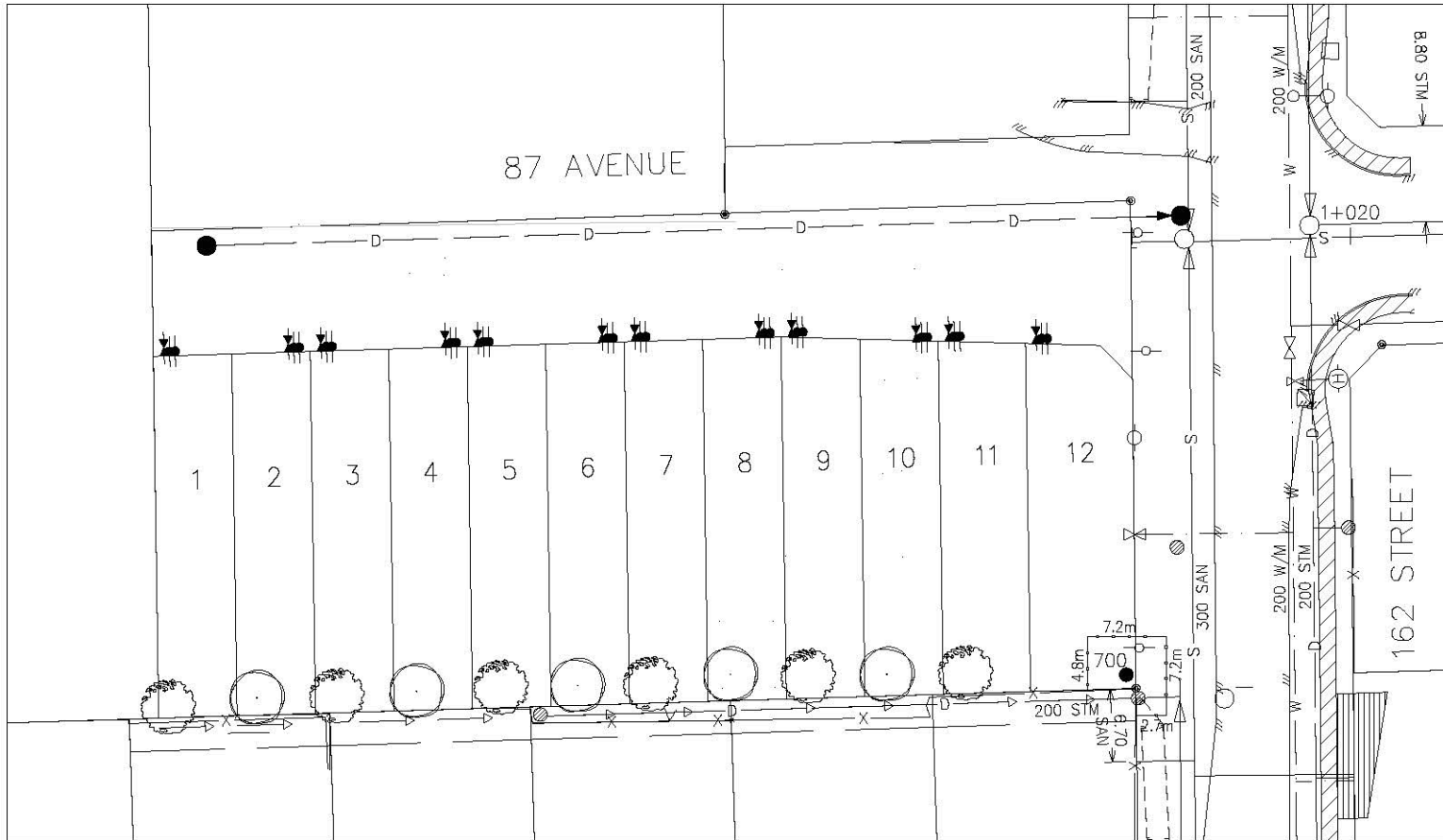
Summary prepared and
submitted by:

Arborist



September 23,
2014

Date





87 AVENUE

162 STREET




1 2 3 4 5 6 7 8 9 10 11 12

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'OSAKAZURI'	GREEN JAPANESE MAPLE	6	2.50 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	3.00 METERS	AS SHOWN	B. & B.



LEGEND


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

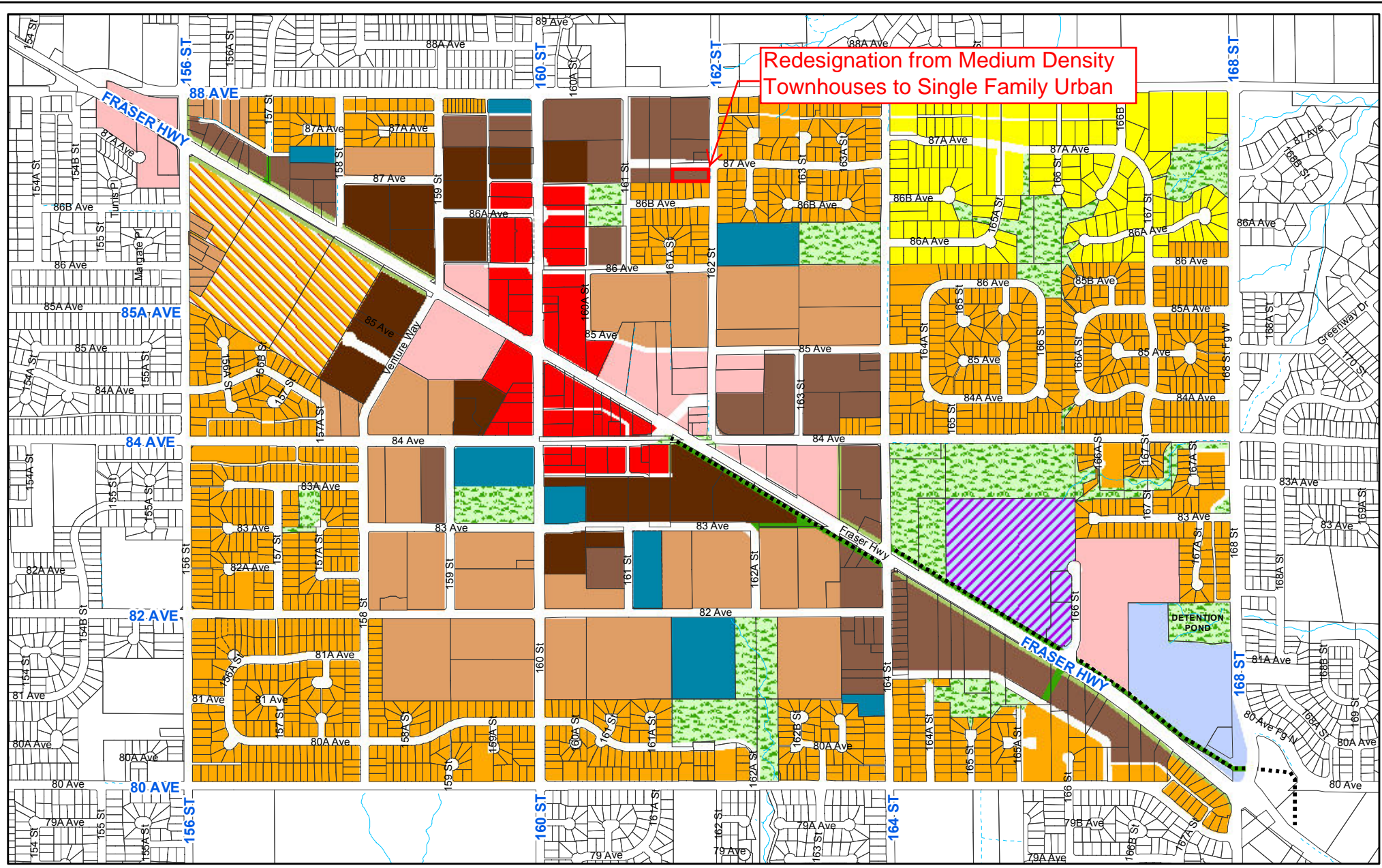
C.KAVOLINAS & ASSOCIATES INC.
BCSIA ES&A
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3N 3J9
PHONE (604) 857-2376

CLIENT
MR. RANDY SCHLETTE, PRESIDENT
TWIN CITY DEVELOPMENTS INC.
7820 ASH STREET
RICHMOND, B.C.
V6V 2S1
604-244-1112

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
12 LOT SUBDIVISION
8708 - 162 STREET
SURREY, B.C.

SCALE: 1:200	DATE: APR/14
DRAWN BY: CHW	CHECKED BY: CHW
DATE: CHW	DATE: CHW
APPROVED BY: [Signature]	DATE: [Date]

PROJECT: [Blank] JOB NO.: [Blank]
DRAWING NO.: TR-2 



Redesignation from Medium Density Townhouses to Single Family Urban

- | | | | |
|---|------------------------|--------------------------|--------------------------------------|
| Community Commercial | Low Density Townhouses | Industrial | Institutional / Commercial |
| Highway Commercial | Single Family Urban | Institutional | Multiuse Corridor / Landscape Buffer |
| Apartments and/or High Density Townhouses | Single Family Suburban | Parks & Linear Corridors | Buffer Within Private Land |
| Medium Density Townhouses | Manufactured Homes | 4m Wide Paved Path | |



FLEETWOOD TOWN CENTRE LAND USE PLAN
 City of Surrey Planning & Development Department
 Approved by Council Nov. 1, 2000 - Amended 13 November 2013

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.





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0015-00

Issued To: Twin City Developments Inc.

("the Owner")

Address of Owner: 7620 Ash Street
Richmond BC
V6Y 2S1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-238-728

Parcel "One" (Explanatory Plan 13049) of the East Half of Parcel "L" (Reference Plan 2484)
North West Quarter Section 25 Township 2 New Westminster District

8709 162 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to permit a double garage from the front of a Type I corner lot on proposed Lot 11.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor

City Clerk



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

Scale:	1:1000	Mun. Proj. No.	7914-0015-00	Dwg. No.	A1
Drawn:	PH-JW	Mun. Dwg. No.			
Designed:	RJ	Job No.	11-2834	Of	3
P.W. P.U.:		Date	SEP/14	Revision	
Approved:		entry of prints bearing previous number			

TWIN CITY DEVELOPMENTS INC.
 7620 ASH STREET, RICHMOND, BC V6T 2S1 PH: 604-244-1112 FAX: 604-273-5373

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 8709 - 162 STREET, SURREY, BC



CITIWEST CONSULTING LTD.
 No. 101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

No.	Date	Revision
1	14/07/09	LAYOUT REVISED BASED ON AMENDED ROAD ALIGNMENT
2	14/08/09	REVISED DRIVEWAY WIDTH
3	14/09/09	ADDED CONCRETE SUBWALK

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