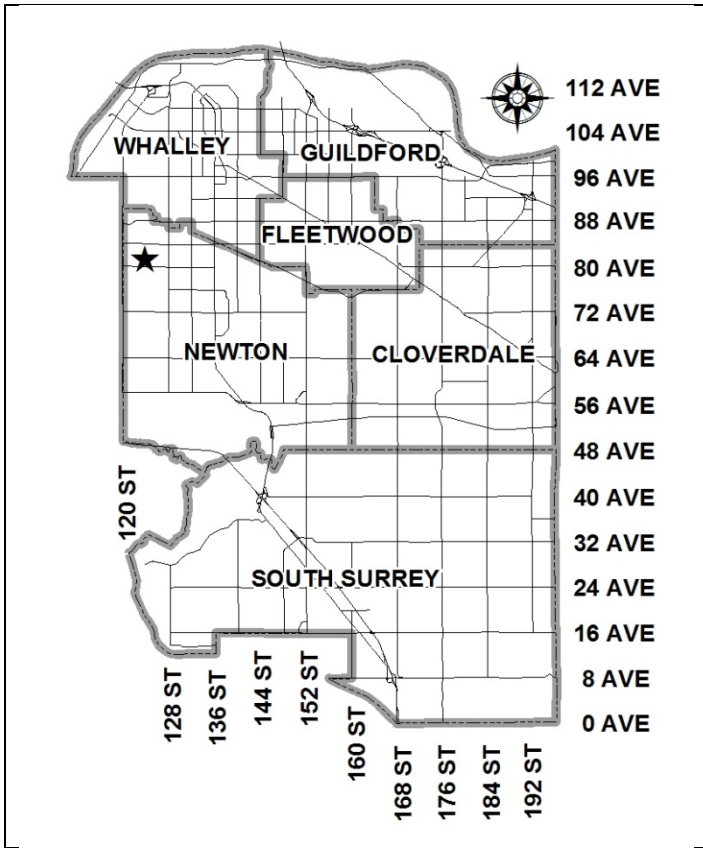


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0043-00

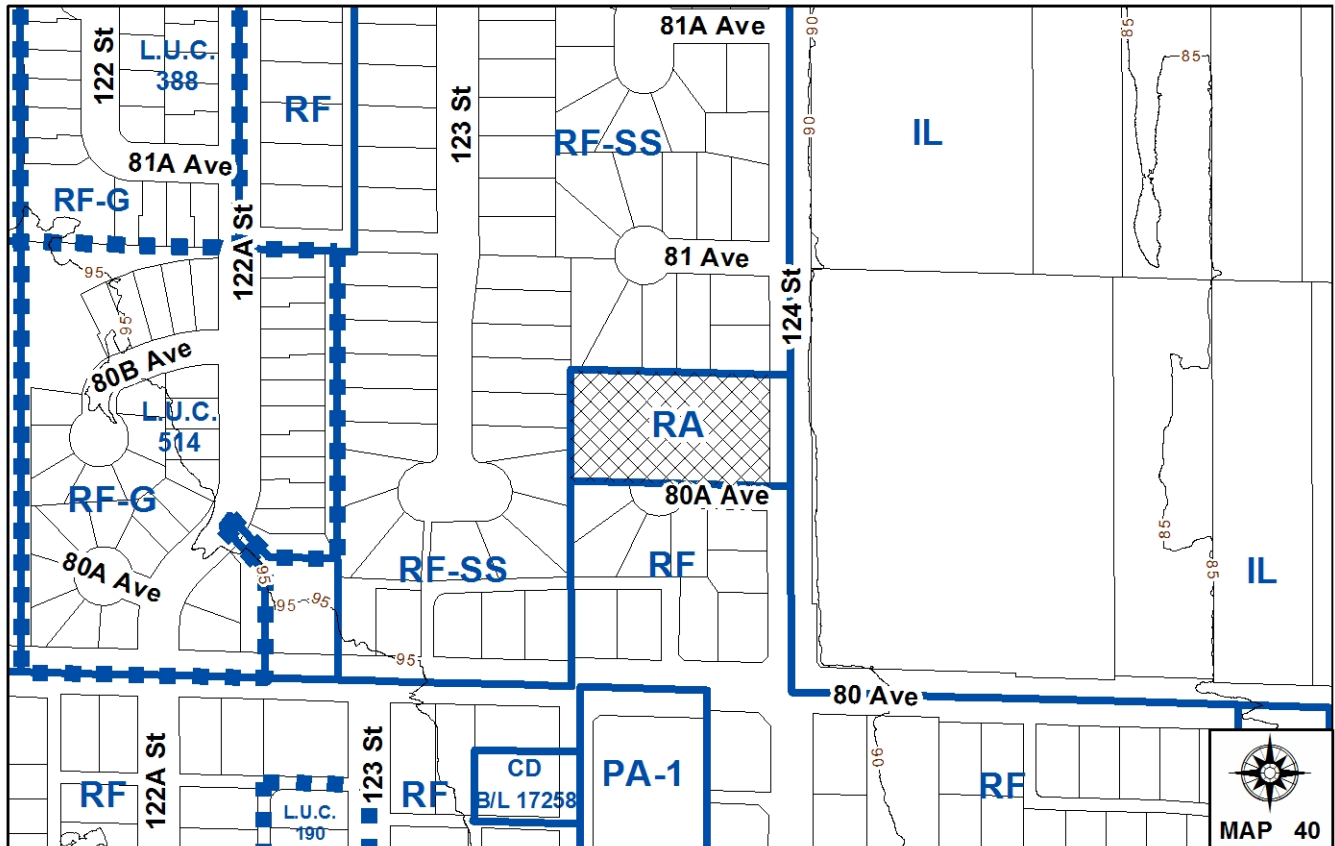
Planning Report Date: September 29, 2014



PROPOSAL:

- **Rezoning** from RA to RF in order to allow subdivision into seven (7) single family residential lots.

LOCATION: 8065 - 124 Street
OWNER: Raymond P. Berkenbos
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposal complies with the Central Newton LAP Designation.
- The subject property is one of a few remaining residential lots in the area to have potential for subdivision. The subject property will complete the north half of the 80A Avenue cul-de-sac with single family lots appropriately sized to surrounding properties.

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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, 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:**

2 Elementary students at Kennedy Trail Elementary School
1 Secondary students at L.A. Matheson 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 2015.

Parks, Recreation & Culture:

Parks supports the development but has some concerns about the pressure that this development will place on existing parks facilities in the neighbourhood. The applicant has agreed to make a park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|------------------------------|---------------------------|-----------------------------------|---------------|
| North and West: | Single family residential | Urban/ Urban Residential | RF-SS |
| East (Across 124 Street): | Industrial | Industrial/ General Industrial | IL |
| South: | Single family residential | Urban/ Urban Residential | RF |

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject property is located on the west side of 124th Street and north of 80th Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Central Newton Local Area Plan (LAP).
- The subject property is currently zoned "One-Acre Residential Zone (RA)".
- The property is 5,008 square metres (1.24 acres) in area, 53 metres (174 feet) wide and 94.5 metres (310 feet) deep.
- Development of the subject property would complete the north half of the 80A Avenue cul-de-sac. The south half of the 80A cul-de-sac was completed in 1998 under Development Application No. 7992-0062-00 and 7992-0434-00.

Current Proposal

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to subdivide into seven (7) single family residential lots.
- The proposed RF Zone lots (Lots 1 to 7) range in area from 560 square metres (6,028 square feet) to 689 square metres (7,416 square feet) and meet the minimum depth, width, and area requirements. Six of the proposed lots will front the north half of the 80A Avenue cul-de-sac and one lot is proposed to front 124th Street.

- The subject property is one of a few remaining residential lots in the area to have potential for subdivision. The proposed development will complete the 80A Avenue cul-de-sac with single family lots appropriately sized to surrounding properties.

Building Design and Lot Grading

- The applicant retained design consultant, Ran Chahal of Apex Design Group Inc. to conduct a character study of the surrounding homes and based on the findings, has proposed a set of Building Design Guidelines to suit development for the proposed subdivision.
- The Character Study found that the majority of the existing homes in the neighbourhood are older "West Coast Traditional" style built in the 1960's and 1990's with few embellishments and details. The design guidelines propose modern development standards with respect to massing, trim and detailing, and construction materials to achieve a contemporary urban character which will ensure the continuity of character. The proposed design guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by Hub Engineering Inc. has been reviewed by the Building Division and found to be generally acceptable. Based on the proposed lot grading, in-ground basements are not proposed.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates 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 | 10 | 10 | 0 |
| Cottonwood | 33 | 33 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Aspen, Trembling | 3 | 3 | 0 |
| Cherry, Bitter | 1 | 1 | 0 |
| Maple, Vine | 2 | 2 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 6 | 6 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 21 | |
| Total Retained and Replacement Trees | | 21 | |
| Contribution to the Green City Fund | | \$10,200 | |

- The Arborist Assessment states that there are a total of 6 protected trees on the site, excluding Alder and Cottonwood trees. There are 43 existing trees, approximately 88% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees 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.
- 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 55 replacement trees on the site. Since only 21 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 34 replacement trees will require a cash-in-lieu payment of \$10,200, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 16, 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"> • The site is located within the Central Newton Local Area Plan (LAP). • The proposal is within an existing urban neighbourhood. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The proposal is consistent with the OCP. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • Absorbent soils, roof downspout disconnections, and dry swales will be considered in rain water management. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • N/A |
| 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"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing. |

PRE-NOTIFICATION

Pre-notification letters were sent on May 29, 2014 to 253 property owners within 100 metres (328 feet) of the subject site. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Building Design Guidelines Summary |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

\\file-server1\net-data\csdc\generate\areaproduct\save\2510011022.doc
DRV 9/25/14 12:29 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Sukhpal S. Sran

 Address: 13124 - 72 Avenue
 Surrey, BC V3W 2N2

 Tel: 778-881-0961

2. Properties involved in the Application
 - (a) Civic Address: 8065 - 124 Street

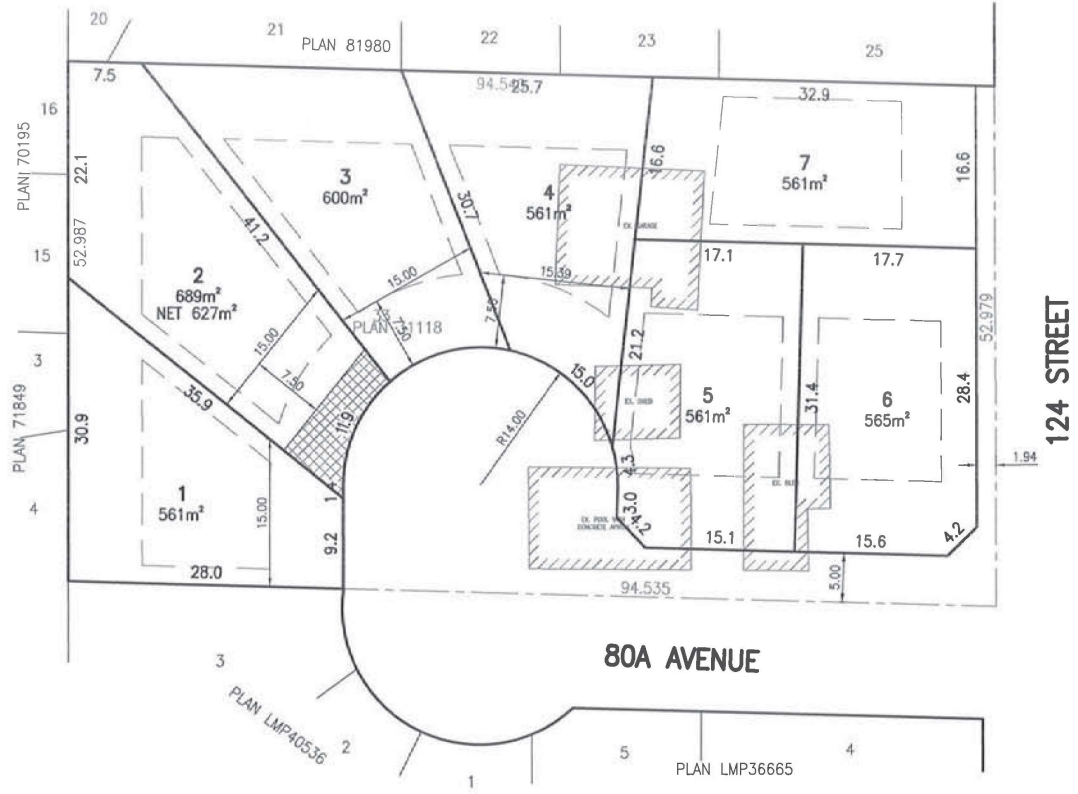
 - (b) Civic Address: 8065 - 124 Street
 Owner: Raymond P. Berkenbos
 PID: 006-559-361
 Lot 33 Section 30 Township 2 New Westminster District Plan 31118

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data | Proposed |
|--|---------------------------------------|
| GROSS SITE AREA | |
| Acres | 1.23 |
| Hectares | 0.50 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 7 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 15m – 18m |
| Range of lot areas (square metres) | 560m ² - 689m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 14 lots/ha & 5.69 lots/ac |
| Lots/Hectare & Lots/Acre (Net) | 17 lots/ha & 6.86 lots/ac |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 40% |
| Estimated Road, Lane & Driveway Coverage | 15% |
| Total Site Coverage | 55% |
| PARKLAND | |
| Area (square metres) | N/A |
| % 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 | NO |



C:\Projects\14020_err\MD Drawings\Layout\Lot Layout - Op 9 - 2014-09-22.dwg [Lot Layout - 11x17] 9/22/2014 11:46AM

| | | | | | |
|--|----------|--|-------|-----------------------|--|
| CLIENT: | | PROJECT: 8065-124 STREET, SURREY, B.C. | | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | | | |
| PROJECT No. | DATE | LEGAL | SCALE | MUNICIPAL PROJECT No: | |
| 14020 | SEP 2014 | LT 33, SEC 30, TWP 2, PL 31118, NWD | 1:500 | | |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES | | | | | |

Hub Engineering Inc.
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com



Tuesday, August 19, 2014
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. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

7914-0043-00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

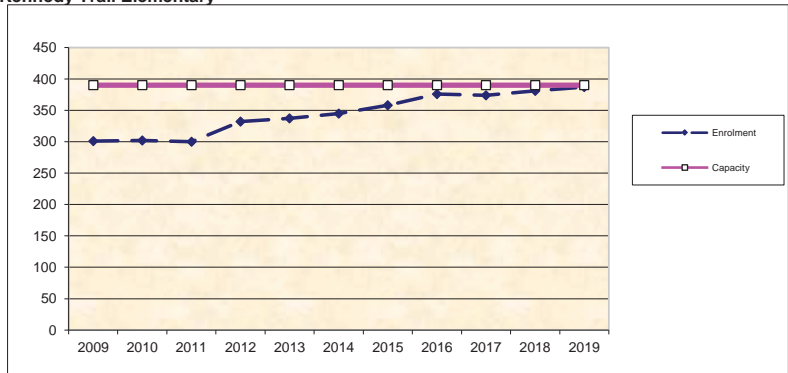
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 2 |
| Secondary Students: | 1 |

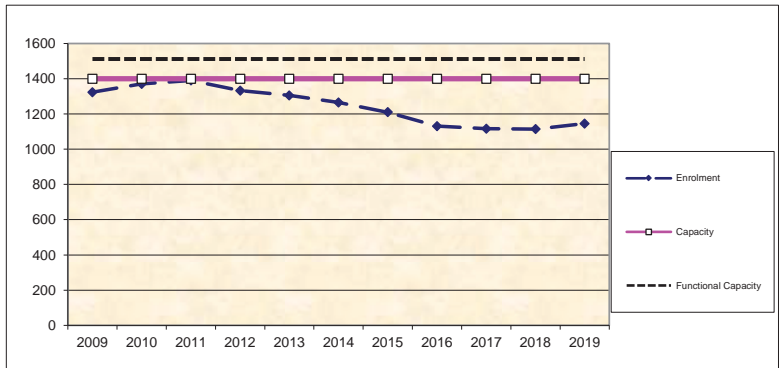
September 2013 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| Kennedy Trail Elementary | |
| Enrolment (K/1-7): | 51 K + 286 |
| Capacity (K/1-7): | 40 K + 350 |
| L. A. Matheson Secondary | |
| Enrolment (8-12): | 1306 |
| Nominal Capacity (8-12): | 1400 |
| Functional Capacity*(8-12): | 1512 |

Kennedy Trail Elementary



L. A. Matheson 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**V.2.0**

Surrey Project no.: 14-0043-00 (Sran)
Property Location: 8065-124 ST, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, AT.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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:**

The area surrounding the subject site is an old urban area built out in the 1960's – 1990's. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 67% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (5/12 or lower) to medium pitch (6-7/12) common truss roofs with simple gables and common hips with Concrete roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Vinyl and Cedar with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 76% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: “Two-Storey” 25.0%

| | |
|----------------------------------|--------|
| “Basement Entry/Cathedral Entry” | 65.00% |
| “Rancher (Bungalow)” | 0.00% |
| “Split Levels” | 10.00% |

**Dwelling Sizes/Locations:
(Floor Area and Volume)** Size range: 24.0% under 2000 sq.ft excl. garage
76.0% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:** Cedar: 10.0% Stucco: 48.0% Vinyl: 42.0%
Brick or stone accent on 80.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 24.00% Cedar Shingles: 0.00%
Concrete Tiles: 76.0% Tar & Gravel: 0.00%
50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 20-50 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Roof Tiles on most of the homes. Most homes are clad in Stucco & Vinyl.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:
(Floor Area and Volume)** Two-Storey or Split Levels - 2000 sq.ft. minimum
Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

**Exterior Treatment
/Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Any street facing side of the house must use a minimum of 50% Stucco. Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 6:12. Upper floor pitch not to exceed 8:12. Gables allowed to have a steeper pitch as long as it doesn't exceed the highest 8:12 upper floor roof peak.
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:


Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

September 24, 2014
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0043-00

Address: 8065 - 124 Street, Surrey, BC

Registered Arborist: Peter Mennel

| 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) | 6 |
| Protected Trees to be Removed | 6 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 43 X one (1) = <u>43</u> - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u> | 55 |
| Replacement Trees Proposed | 21 |
| Replacement Trees in Deficit | 34 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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

Signature of Arborist:

Date: April 22, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

