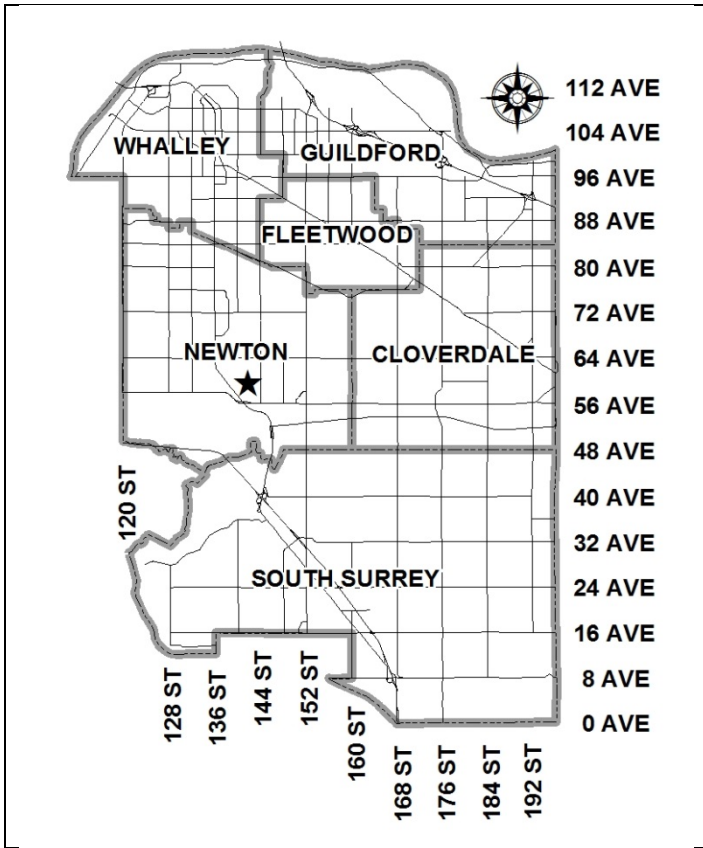


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0048-00

Planning Report Date: September 29, 2014



PROPOSAL:

- **Rezoning** from RA to RF-10 in order to allow subdivision into four (4) single family residential lots.

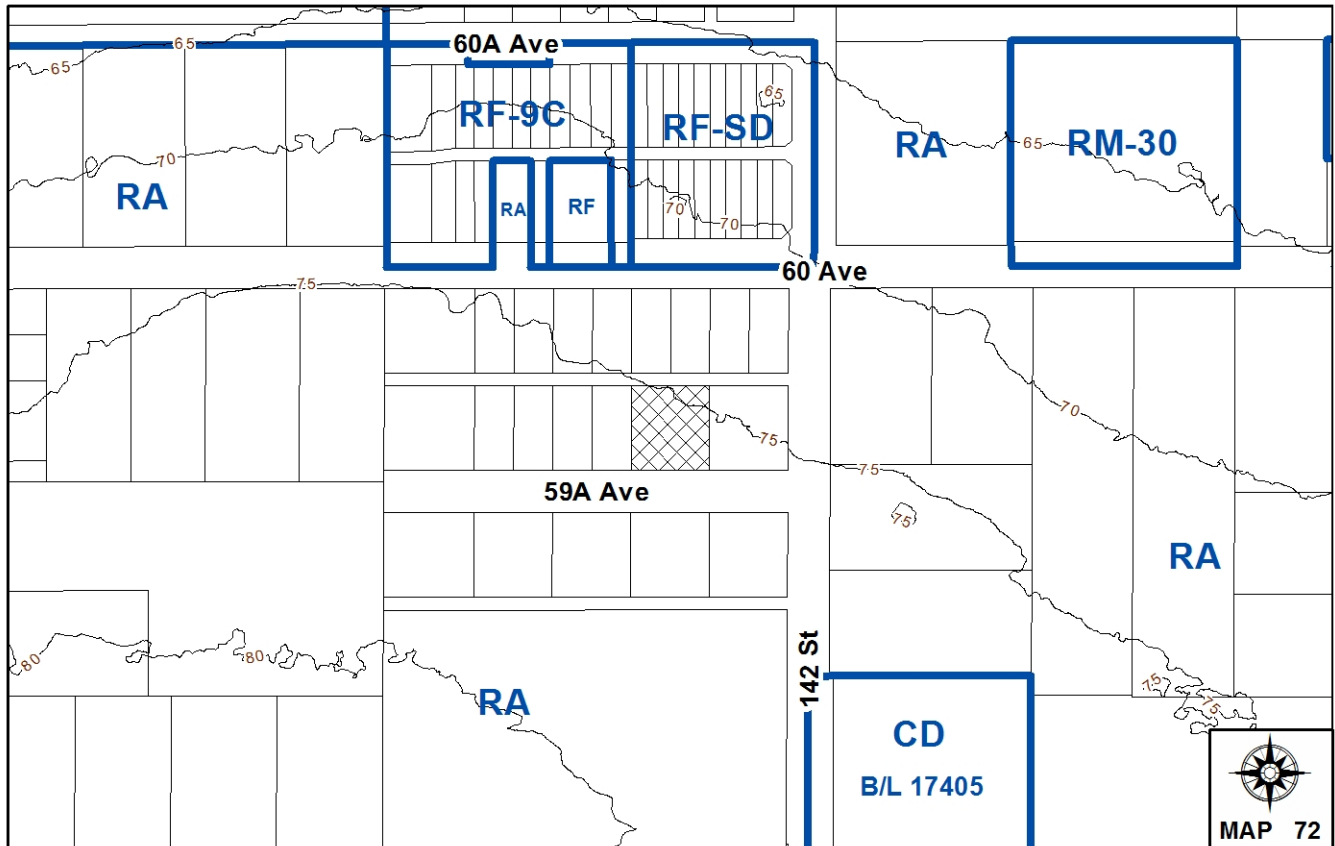
LOCATION: 14185 - 59A Avenue

OWNER: Paljit K. Nijjar
 Balbir S. Nijjar

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposal complies with the South Newton NCP.
- The subject property is the first on the block to develop into single family small lots. The neighbouring properties to the east and west are appropriately sized to continue the development pattern of single family small lots in the future.

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy 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:**

1 Elementary student at Woodward Hill Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer of 2015.

Parks, Recreation & Culture: Parks has no objection to the proposed development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/ Single Family Small Lots	RA
East and West:	Single family residential	Urban/ Single Family Small Lots	RA
South (Across 59A Street):	Single family residential and proposed application to develop (No. 7913-0176-00)	Urban/ Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of 59A Avenue, west of 142 Street. The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "One-Acre Residential Zone (RA)".
- The property is 1,500 square metres (16,146 square feet) in area, 37.3 metres (122 feet) wide, and 40.2 metres (132 feet) deep.
- The subject property is the first on the north side of the block to propose redevelopment into single family small lots. The adjacent properties are appropriately sized to continue with similar RF-10 redevelopment in the future. Across 59A Avenue from the subject property, there currently is a proposal (Development Application No. 7913-0176-00) to rezone and subdivide to create four single family small lots. The application has received conditional approval with Third Reading.

Current Proposal

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to subdivide into four single family residential lots. (Appendix II).
- The four proposed RF-10 lots are equally 375 square metres (4,036 square feet) in area, 9.3 metres (31 feet) wide, and 40.2 metres (132 feet) deep. The lots meet the minimum width, depth, and area requirements of the zone.

Building Design and Lot Grading

- The applicant retained design consultant, Tejeshwar Singh of Simplex Consultants Ltd. 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 in this neighbourhood. A summary of the Building Design Guidelines is attached as Appendix V.
- The Character Study found that the majority of the existing homes in the area are 20 to 25 years old, "traditional west coast" ranchers and two-storey split level homes. Only a handful of homes surrounding the property are 5 to 10 years old, "west coast modern" style homes that can be used to provide suitable architectural context for new development.
- The proposed design guidelines propose similar "west coast modern" style home types and sizes with neighbouring context homes. Modern massing characteristics, trim and detailing, modern roofing and construction materials will meet the standard of the newer homes. 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 Citiwest Consulting Ltd. has been reviewed by staff and found to be generally acceptable. Basements are proposed for all four lots.

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/Cottonwood	18	18	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Cherry, Bitter	1	1	0
Maple, Big Leaf	1	1	0
Maple, Norway	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		\$9,600	

- The Arborist Assessment states that there are a total of 6 protected trees on the site, excluding Alder and Cottonwood trees. There are 18 existing trees, approximately 75% 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, however the Parks, Recreation & Culture Department will be required to approve the removal of 3 city-owned trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, 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 40 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 32 replacement trees will require a cash-in-lieu payment of \$9,600, 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 February 13, 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)	• The site is located within the South Newton NCP.
2. Density & Diversity (B1-B7)	• The proposal is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	• Recycling and organic waste pickup to be serviced by ReThink Waste program.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• 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 June 25, 2014 to 64 households within 100 metres (328 feet) of the subject property. A Development Proposal Sign was installed in front of the property on April 28, 2014. To date, the Planning and Development Department received one (1) phone call from an area resident requesting information only.

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

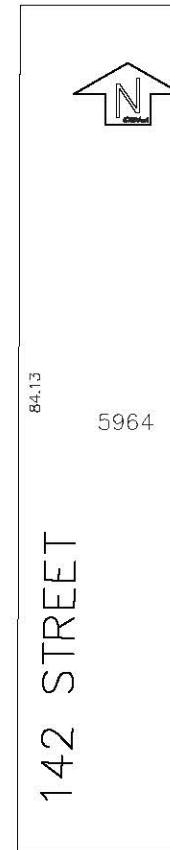
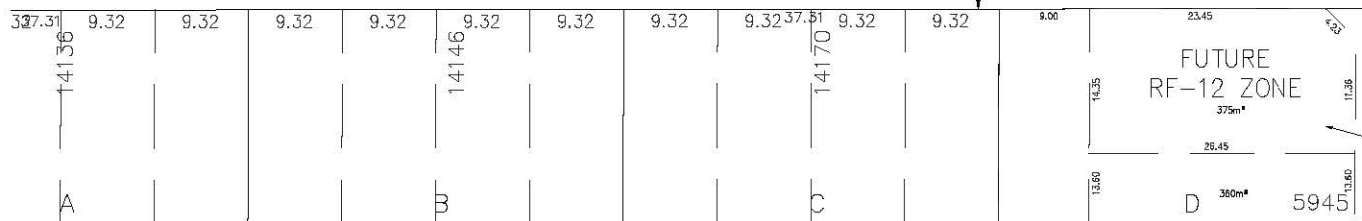
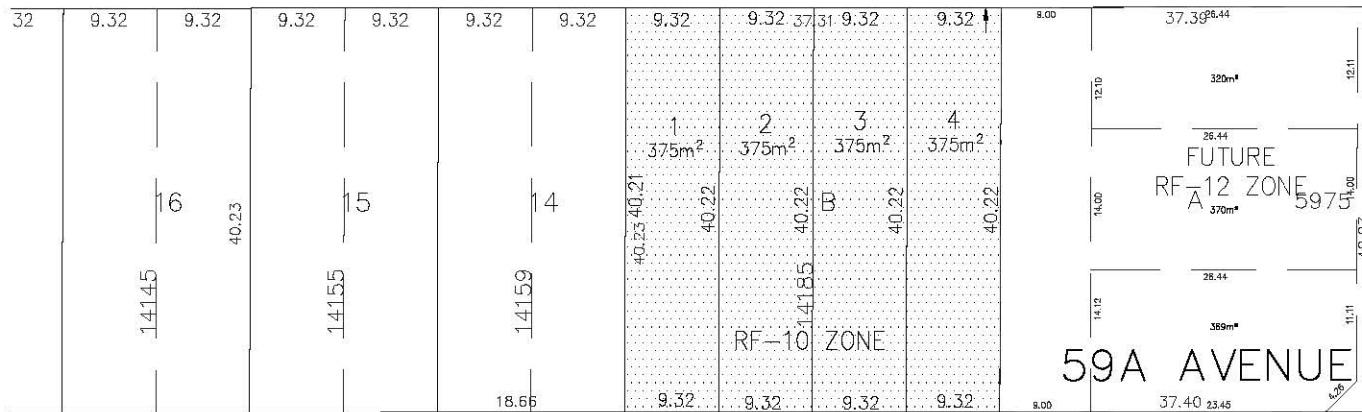
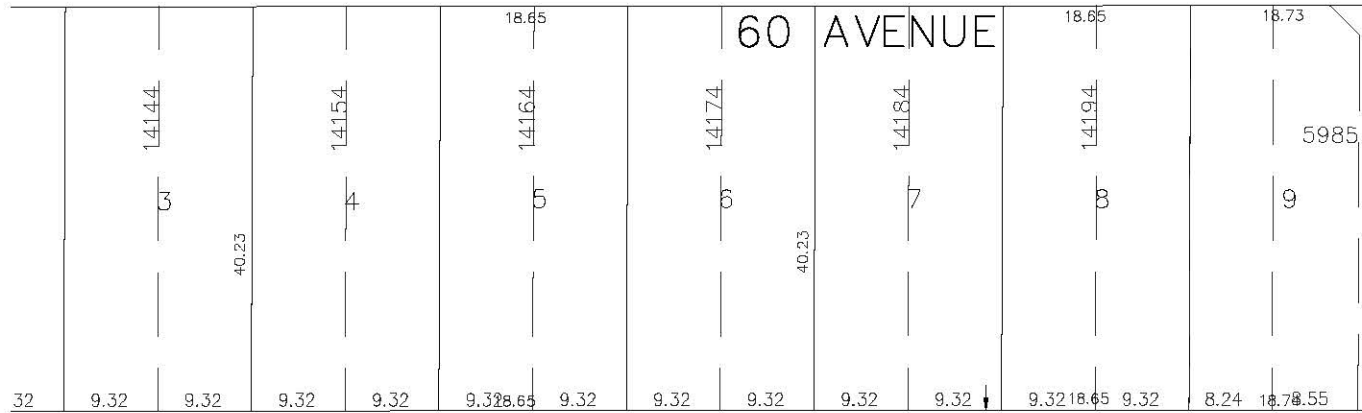
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.37
Hectares	0.15
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9.32 m
Range of lot areas (square metres)	375 sq.m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	26.6 lots/ha & 10.8 lots/ac
Lots/Hectare & Lots/Acre (Net)	29.8 lots/ha & 12.1 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	10.6%
Total Site Coverage	62.6%
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



- 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.

SEE SURVEY PROJECT 7913-0178-00

No.	Date	Revision	By	Check
1	14/09/12	CONCEPT PLAN SHOW	JW	SS
			Dr	Ch

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citiwest.com



BALBIR NIJJAR
 6987 - BRISTOL PLACE, SURREY, BC, V3W 6H1, PH: 604-807-0318, FAX: 604-590-5167

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 14185 - 59A AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 14-3107	Of
P.W. P.U.	Date FEB/2014	Revision 1
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

INTER-OFFICE MEMO

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

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

DATE: **Sept. 23, 2014** PROJECT FILE: **7814-0048-00**

RE: **Engineering Requirements
Location: 14185 59A Avenue**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- register a 0.50 metre statutory right-of-way (SRW) along 59A Avenue.

Works and Services

- construct north side of 59A Avenue to the Limited Local Road Standard;
- construct rear lane to residential lane standard, extended to 142 Street;
- construct storm and sanitary sewers to service the site;
- provide on-site stormwater management features; and
- provide service connections (sewer, metered water, drainage) to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Tuesday, August 19, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

7914-0048-00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2013 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 463
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

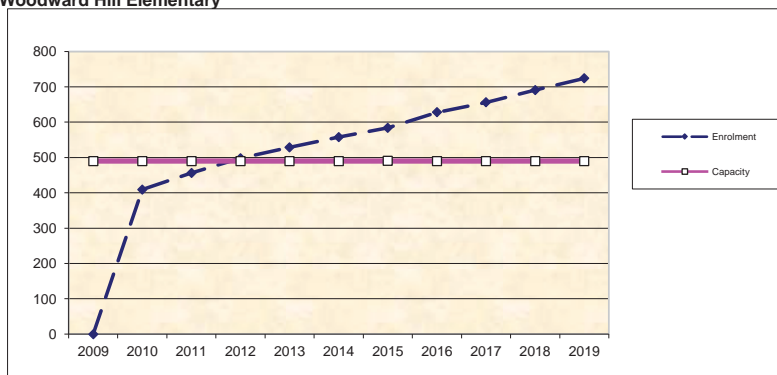
School Enrolment Projections and Planning Update:

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

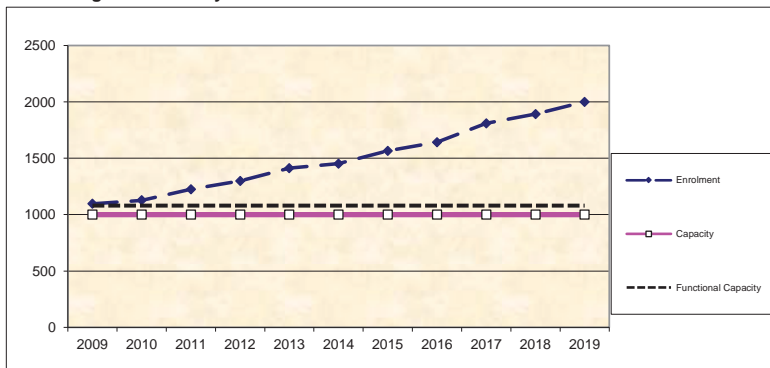
Woodward Hill Elementary opened in spring 2010, the capacity in the table below does not include a modular classroom that was added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school, Goldstone Park Elementary, is under construction on Site #211 on 146th Street immediately east of Sullivan Heights Secondary and is expected to open in 2013-2014 school year. The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in a significant increase to enrolment projections. The School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7914-0048-00
 Project Location: 14185 – 59A Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

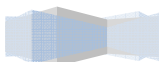
The area surrounding the subject property consists of a majority of homes built approximately 20-25 years ago along with only a handful of relatively newer homes built about 5-10 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- Majority of the homes are approximately 20-25 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.
- There are only a handful of 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 asphalt shingles and the cladding is primarily stucco or siding with stone or brick accents. These newer homes can be used as context homes.

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 traditional west coast context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 storey 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:

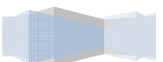
Dwelling Types/Location: 2 storey or 3 storey split levels.

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



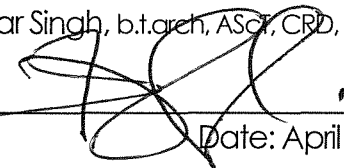
such as pink, rose, peach, salmon are not permitted.

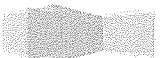
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 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: April 7, 2014

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


Date: April 7, 2014




Tree Preservation Summary

Surrey Project No: 14-0048-00
 Address: 14185 – 59A Avenue
 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)	24
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = <u>18</u> - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u>	40
Replacement Trees Proposed	8
Replacement Trees in Deficit	32
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: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

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

Signature of Arborist: 	Date: September 23, 2014
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Mike Fadum and Associates Ltd.
 #105, 8277-129 Street, Surrey, BC, V3W 0A6
 Phone 778-593-0300 Fax 778-593-0302

