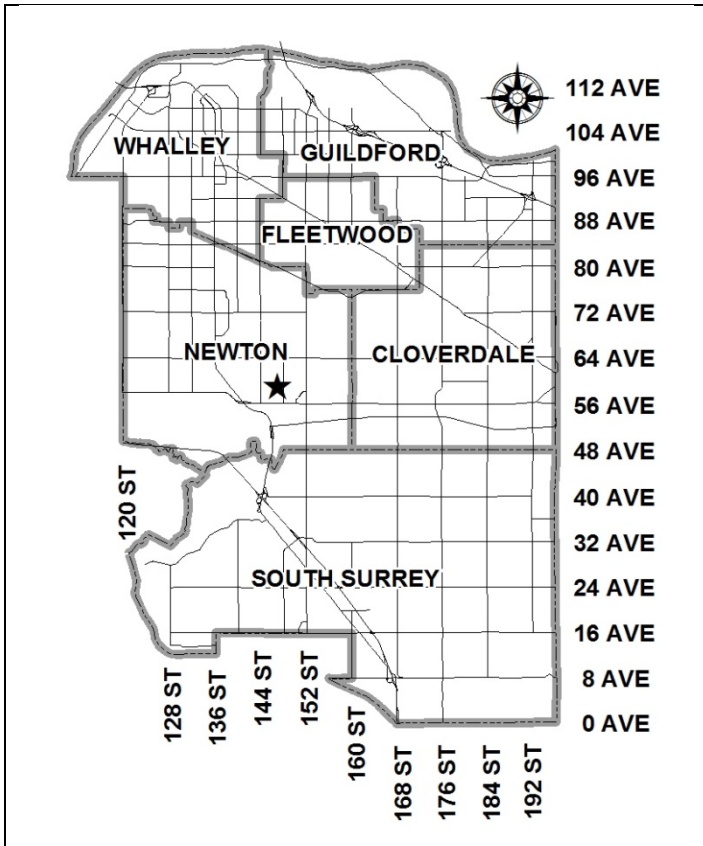


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0070-00

Planning Report Date: December 1, 2014



PROPOSAL:

- **Rezoning** from RA to RF-10

in order to allow subdivision into two single family lots.

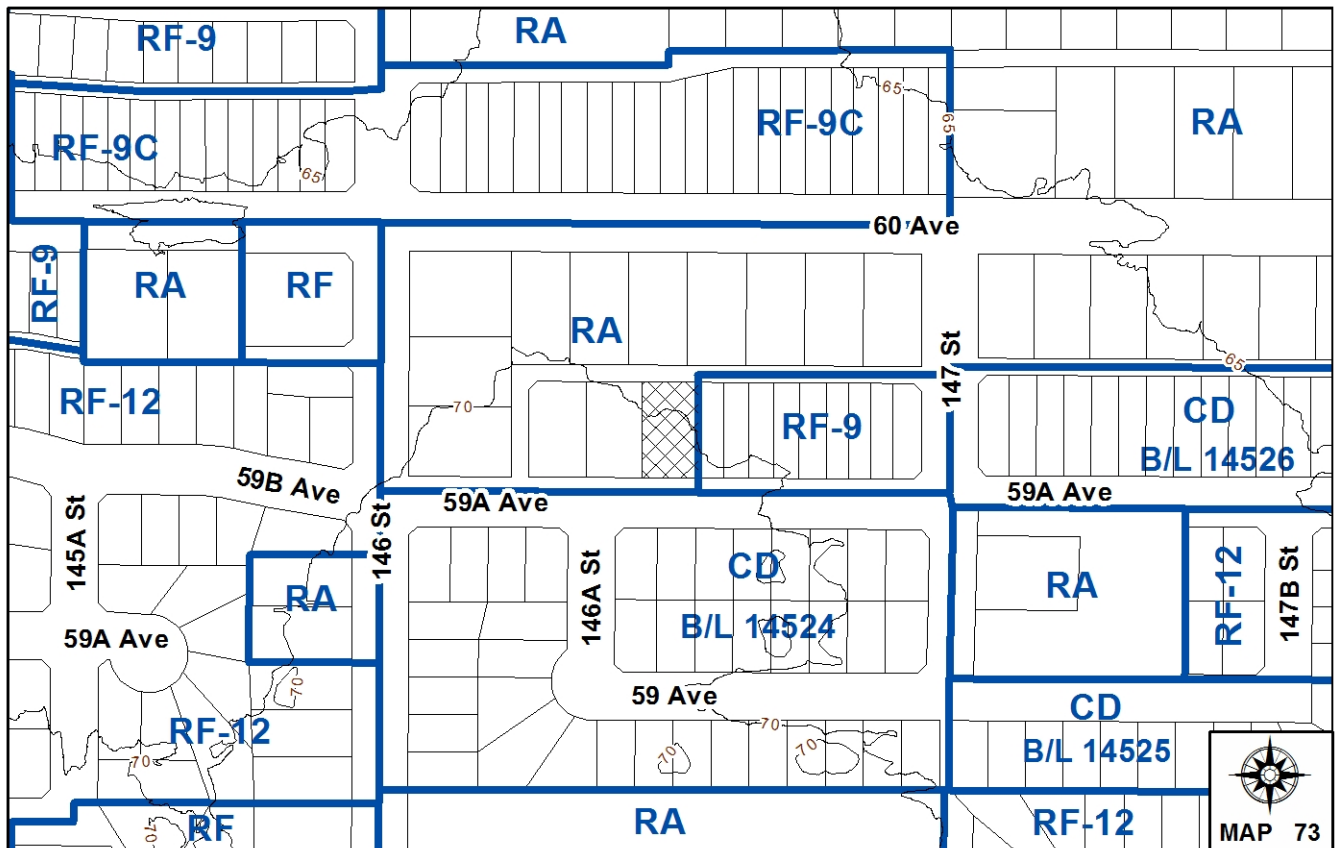
LOCATION: 14651 - 59A Avenue

OWNER: Simerjeet K. Mandair
 Varinder S. Mander
 Sarbjit K. Pooni

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

- Complies with OCP Designation.
- Complies with South Newton NCP Designation.
- The proposed RF-10 lots are consistent with recent small lot development east of the subject property and along 60 Avenue.

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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>1 Elementary student at Goldstone Park Elementary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2015.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning pursuant to section 52(3)(a) of the <i>Transportation Act</i> , and valid for one year from July 7, 2014.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across lane):	Single Family Residential	Urban/ Single Family Small Lots	RA
East:	Single Family Residential	Urban/ Single Family Small Lots	RF-9
South (Across 59A Avenue):	Single Family Residential	Urban/ Single Family Small Lots	CD (By-law 14524)
West:	Single Family Residential	Urban/ Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located in South Newton on the north side of 59A Avenue, mid-block between 146 Street and 147 Street. The site is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP). The property is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is 680 square metres (7,320 square feet) in area, 20 metres (65 feet) wide, and 34 metres (112 feet) deep.
- The development of the subject property will follow a similar small lot development pattern established by RF-9 and RF-9 type properties to the east along the north side of 59A Avenue. The neighbouring properties to the west are appropriately sized to continue with similar single family small lot development in the future. The properties on the south side of 60 Avenue within the same block are also expected to follow similar development with the property at 14690 – 60 Avenue currently under Development Application No. 7913-0076-00 to rezone to RF-10.

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 create two equally sized lots.
- The two proposed lots are 340 square metres (3,660 square feet) in area, 9.97 metres (33 feet) wide, and 34 metres (112 feet) in depth, and complies with the standard lot requirements of the proposed RF-10 Zone (Type I).
- When complete, the proposed development will have a density of 29.4 units per hectare (11.9 units per acre), which complies with the "Urban" designation in the OCP, and the "Single Family Small Lot" designation in the South Newton NCP.

Road Dedication & Access

- No road dedication is required. The applicant will be required to construct the north half of 59A Avenue to the Local Road standard. The applicant will also be required to construct a standard residential lane along the rear of the subject property.
- The proposed lots are required to have vehicle access from the lane as access from 59A Avenue is not permitted.

Building Scheme 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 proposed Building Design Guidelines to suit development in this neighbourhood.
- The Character Study found that the surrounding area consists of a mix of older homes built in the 1960's and newer homes built in the 2000's. The proposed Design Guidelines propose modern design, massing, and finishing standards compatible with the newer style homes, including the prevailing feature of spacious covered verandas with generous sized built-up posts at the front of the home. 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 Mainland Engineering Consultants Corporation has been reviewed by staff and found to be generally acceptable. Based on the proposed lot grading, basements are proposed for both lots.

TREES

- Scott Lee, ISA Certified Arborist of Mike Fadum and Associates 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	

Contribution to the Green City Fund	NIL
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- The Arborist Assessment states that there is a total of one (1) protected tree on the site. There are no Alder and Cottonwood trees on the site. 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, and proposed lot grading.
- For the single tree that cannot be retained, the applicant will be required to plant trees on 2 to 1 replacement ratio for all other trees excluding Alder and Cottonwood trees. This will require a total of two (2) replacement trees on the site. The applicant is proposing four (4) replacement trees, meeting City requirements.

PRE-NOTIFICATION

Pre-notification letters were sent on July 28, 2014 to 89 property owners within 100 metres (328 feet) of the subject site, as well as the Panorama Neighbourhood Association and Sullivan Community Association. 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

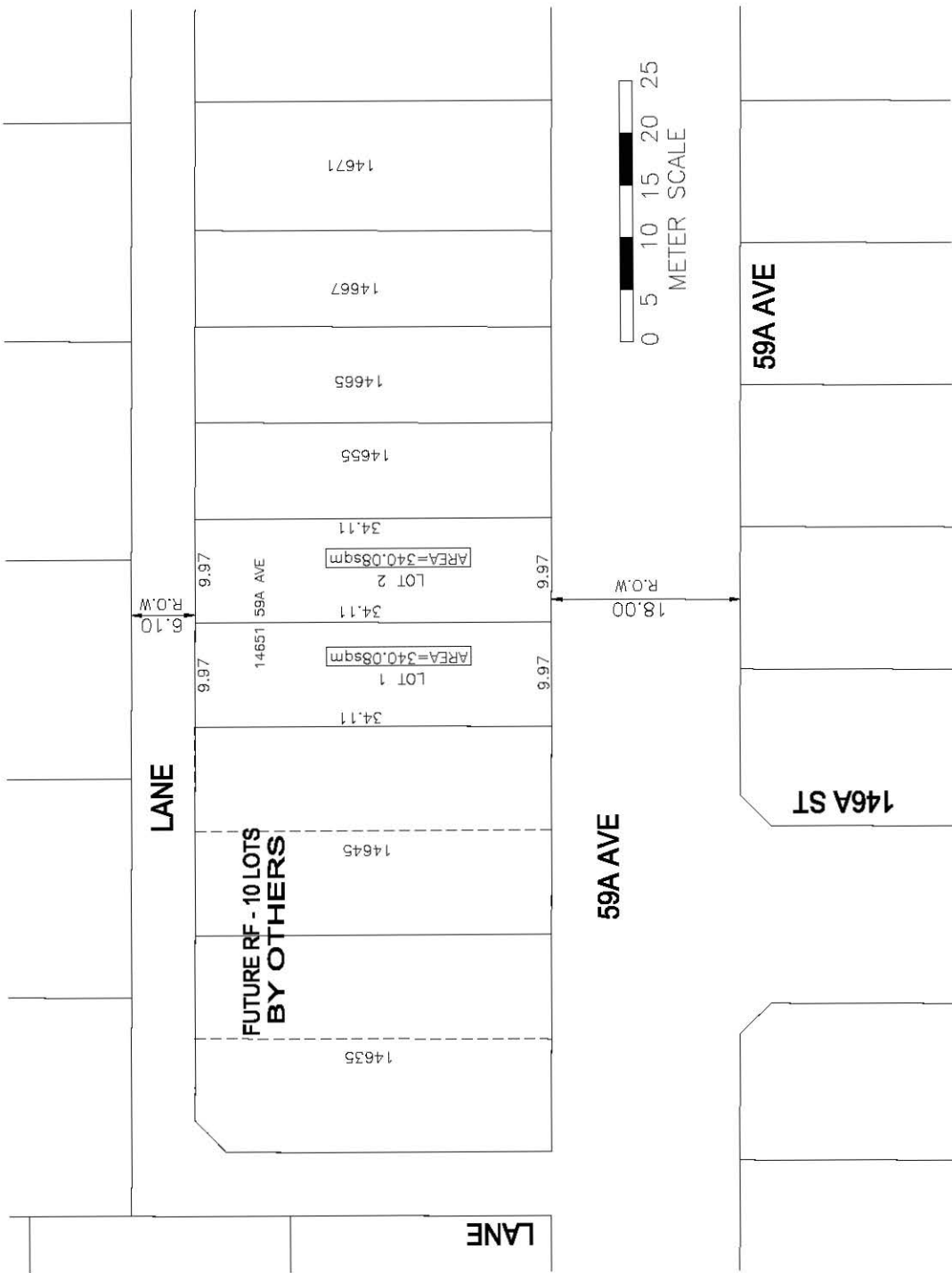
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.17
Hectares	0.07
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	9.97 m
Range of lot areas (square metres)	340 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	29.4 lots/ha & 11.9 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	63%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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



2 LOT SUBDIVISION, PROPOSED RF-10 ZONING
 14651 59A AVE, SURREY B.C.
 DATE: MARCH 17, 2014

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

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

DATE: **November 25, 2014**

PROJECT FILE: **7814-0070-00**

RE: **Engineering Requirements
Location: 14651 59A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- register 0.50-metre statutory right-of-way (SRW) along the site frontage (fronting 59A Avenue) for utility and sidewalk maintenance.

Works and Services

- construct the north side of 59A Avenue to the Through Local standard;
- construct a standard residential lane, including rollover curb & gutter and one speed hump (special consideration will be required to address existing trees on neighbouring properties);
- construct adequate drainage facilities to drain the lane;
- construct adequately-sized storm, sanitary, and water service connections (complete with inspection chambers) to each lot;
- provide on-site stormwater management measures in conformance with Hyland Creek Integrated Stormwater Management Plan; and
- abandon any existing service connections no longer required, and cap at the main.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, August 19, 2014
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0070-00

SUMMARY

The proposed 2 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:	0

September 2013 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	59 K + 237
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

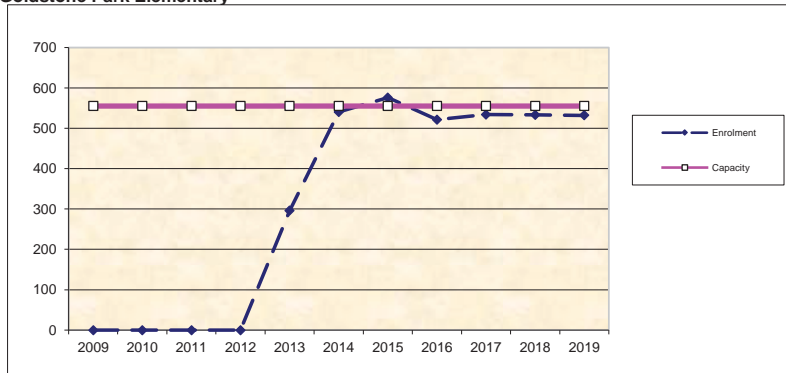
School Enrolment Projections and Planning Update:

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

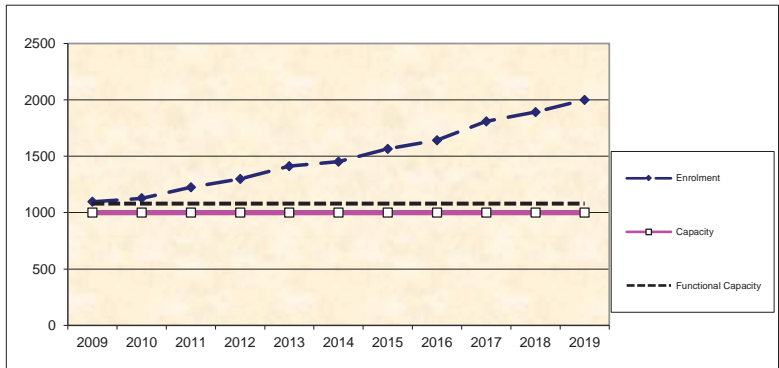
Goldstone Park Elementary opened in February 2014, with the schools enrolment moving from Cambridge Elementary prior to spring break. The new school will relieve overcrowding at both Cambridge and Woodward Hill. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may 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 (i.e. possible enrolment moves or program change considerations). A future addition to Sullivan Heights is also a possible consideration.

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. The location of this application was originally within the Woodward Hill school catchment, but was moved to the new school catchment for Goldstone Park, as the new school has been built larger and would be better able to accommodate the higher than projected growth fronting 144th Avenue. This particular application, although it involves an NCP amendment, will not significantly impact the number of projected students for Goldstone Park Elementary. Goldstone Park is projected to reach its capacity by 2015 about the same time that the residential development within the new schools catchment is projected to be near fully built out.

Goldstone Park 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**V.2.0**

Surrey Project no.: 14-0070-00 (Sarbjit Simerjeet)
Property Location: 14651-59A Ave, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.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 – 2000'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 60% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

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

Landscaping is of a moderate planting standard with 60% of the homes having Exposed Aggregate driveways.

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

A few of the newer homes include covered front verandas with large built-up posts, but 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” 65.0%
“Basement Entry/Cathedral Entry” 0.00%
“Rancher (Bungalow)” 35.0%
“Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 35.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 65.00% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 35.0% Stucco: 5.0% Vinyl: 60.0%
/Materials: Brick or stone accent on 0.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 100.00% Cedar Shingles: 0.00%
Concrete Tiles: 0.00% 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”, 10-40 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 asphalt shingles on most of the homes. Most homes are clad in 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: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) 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:	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 7:12
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.

July 23, 2014
 Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0070-00

Address: 14651 - 59A Avenue, Surrey, BC

Registered Arborist: Scott Lee

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)	1
Protected Trees to be Removed	1
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 $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$ 	2
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
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	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$ 	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

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

Signature of Arborist:



Date: November 24, 2014



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

