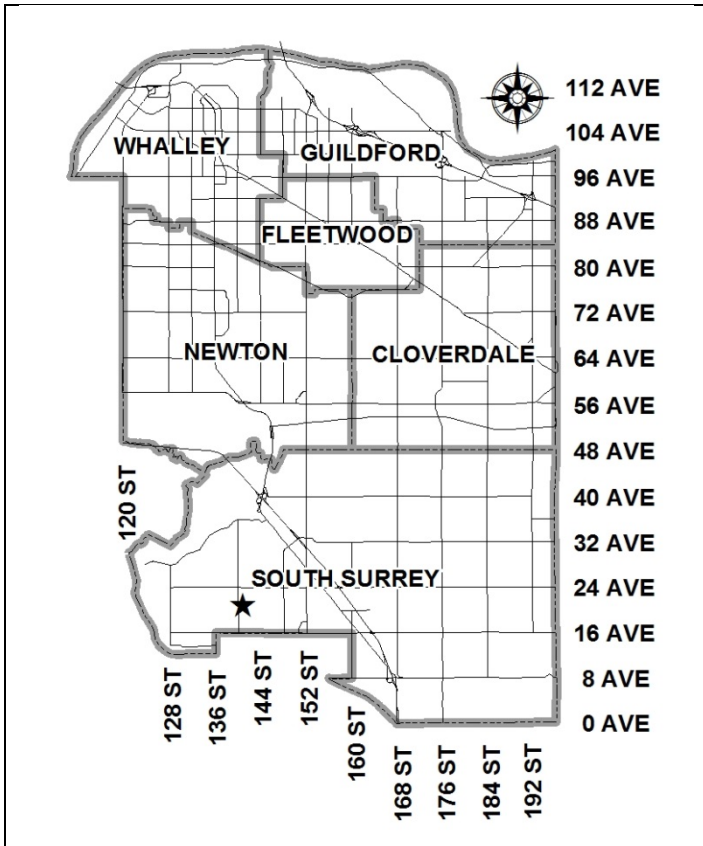


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0089-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Rezoning** from RA to RF

in order to allow subdivision into 2 single family lots.

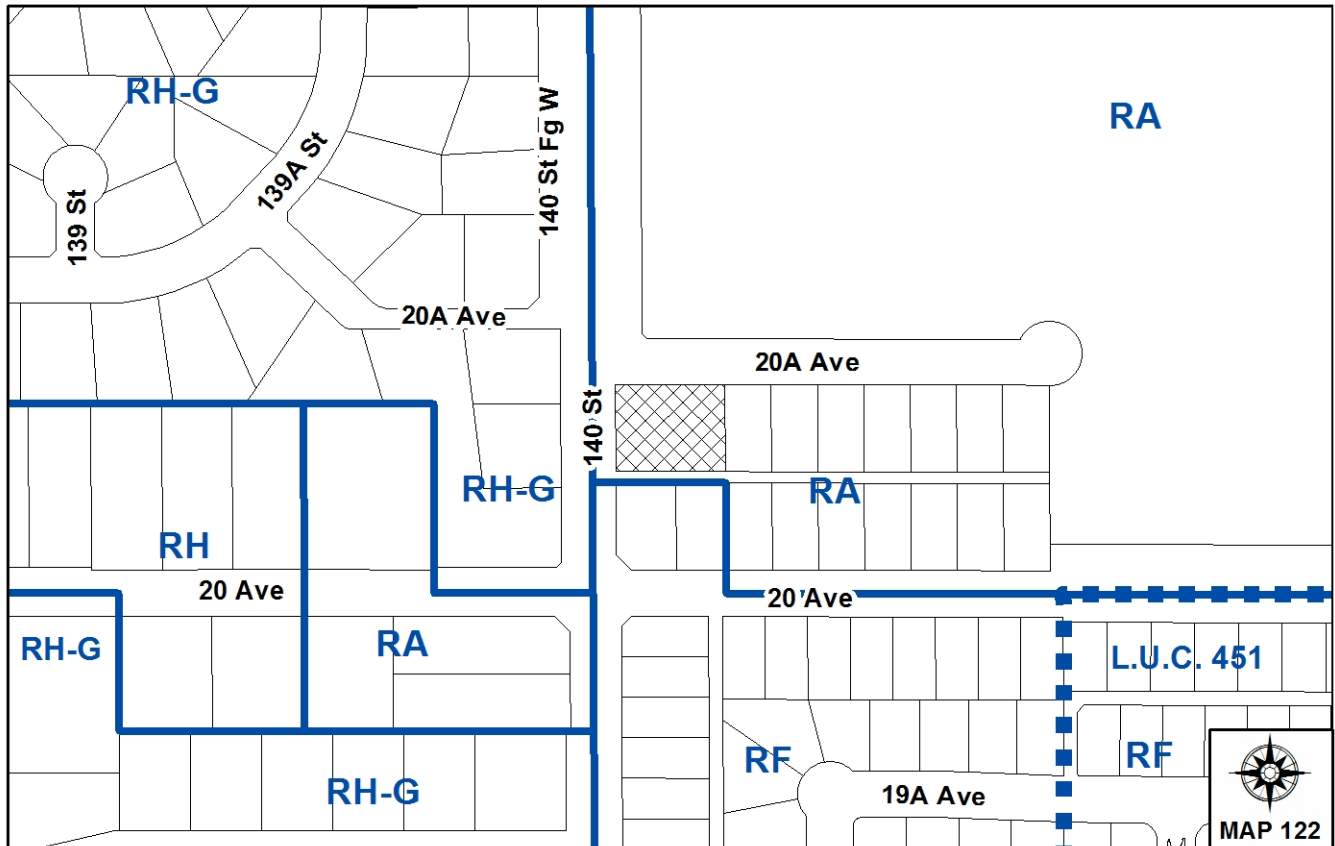
LOCATION: 2034 - 140 Street

OWNER: Ge X Wang

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

- Complies with OCP Designation.
- Complies with the Central Semiahmoo Peninsula Plan (Local Area Plans).
- The proposed subdivision complements and completed the existing pattern on the block.

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 address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; 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: **Projected number of students from this development:**

1 Elementary students at Bayridge Elementary School
1 Secondary students at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2015 or 2016.

(Appendix IV)

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff to discuss an appropriate park amenity contribution.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 20A Avenue):	Sunnyside Acres Urban Forest	Conservation / Open Space	RA
East:	Single family dwellings	Urban / Urban Residential	RA
South:	Single family dwellings	Urban / Urban Residential	RF and RA
West (Across 140 Street):	Single family dwellings	Suburban / Suburban Residential ½ Acre	RH-G

DEVELOPMENT CONSIDERATIONSProposal and Land Use Rationale

- The subject site consists of one property with a total area of 1,788 m² [0.44 acres]. The site is located on the southeast corner of 140 Street and 20A Avenue. It is designated Urban in the OCP, and zoned RA. On the north side of 20A Avenue, and at the east end of the 20A Avenue cul-de-sac is the Sunnyside Acres Urban Forest.
- The applicant is proposing to rezone the site from RA to RF, and subdivide the lot into 2 single family lots.
- The proposed lots are 815.5 m² [8,778 sq. ft.] and 776.6 m² [8,359 sq. ft.] in area, which exceeds the 560 m² [6,000 sq. ft.] minimum area of the RF Zone. The proposed lots also comply with the minimum lot width of 15 m [50 ft] and minimum depth of 28 m [90 ft.]. Both proposed lots are 37.7 m [123.6 ft.] deep , with proposed Lot 1 22.1 m [72 sq. ft.] wide, and proposed Lot 2 20.4 m [67 ft.] wide.
- The proposed development replicates and completes development on the block, with similar lot widths and sizes.

DESIGN PROPOSAL AND REVIEW

- The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by McElhanney Consulting Serviced Ltd., has been reviewed by staff and found to be generally acceptable.

- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture 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)			
-	0	0	0
Coniferous Trees			
Douglas Fir	9	0	9
Western Hemlock	5	0	5
Total (excluding Alder and Cottonwood Trees)	14	0	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		n/a	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 14 protected trees on the site, with no Alder and Cottonwood trees. It was determined that all 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.
- The proposed alignment of the sidewalk on 140 Street will need to be altered in order to maximize tree preservation on the site. This will not be constructed at this time.
- In summary, a total of 14 trees are proposed to be retained, with no requirement for replacement trees or contribution to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on May 02, 2014, and staff received one comment:

- Resident was concerned about the integrity of the park.

(Staff explained that this application was restricted to the already residential portion of 20A Avenue and did not include any expansion into Sunnyside Acres Urban Forest Park.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 10, 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)	• Development is consistent with OCP and LAP.
2. Density & Diversity (B1-B7)	• Density proposed consistent with urban designation.
3. Ecology & Stewardship (C1-C4)	• All existing By-Law-sized trees are being retained.
4. Sustainable Transport & Mobility (D1-D2)	• Proximity to bike route on 140 Street and bus route on 20 Avenue
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. 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

LFM/da

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DRV 9/4/14 9:06 AM

Information for City Clerk

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

1. (a) Agent: Name: Dwight Heintz
McElhanney Consulting Services Ltd.
Address: 13450 - 102 Avenue, Unit 2300
Surrey, BC V3T 5X3

Tel: 604-424-4889 - Work

2. Properties involved in the Application

- (a) Civic Address: 2034 - 140 Street
- (b) Civic Address: 2034 - 140 Street
Owner: Ge X Wang
PID: 012-818-771
Lot "A" Block 32 Section 16 Township 1 New Westminster District Plan 2587

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	0.44 acres
Hectares	0.1788 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.4 m to 22.1 m
Range of lot areas (square metres)	776.6 m ² to 815.5 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.54 upa / 11.2 unites per hectare
Lots/Hectare & Lots/Acre (Net)	4.54 upa / 11.2 unites per hectare
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	26%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

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

FROM: Development Services Manager, Engineering Department

DATE: September 02, 2014 PROJECT FILE: 7814-0089-00

**RE: Engineering Requirements
 Location: 2034 140 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942m along 140 Street for road widening for an ultimate 30.00 metre arterial road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at intersection of 140 Street and 20A Avenue;
- Register a 0.50-metre statutory right-of-way along the north property line, fronting 20A Avenue; and
- Register a 0.50-metre statutory right-of-way along the west property line, fronting 140 Street.

Works and Services

- construct driveway access for both Lots from 20A Avenue;
- construct a sanitary, water, and storm service connection, complete with inspection chambers, to each lot; and
- abandon any existing service connections no longer required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Planning

April-29-14

School Enrolment Projections and Planning Update:

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

There are no projects identified at Bayridge Elementary in the Capital Plan. The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area to relieve projected long term secondary school capacity shortfall in South Surrey. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

14-0089-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

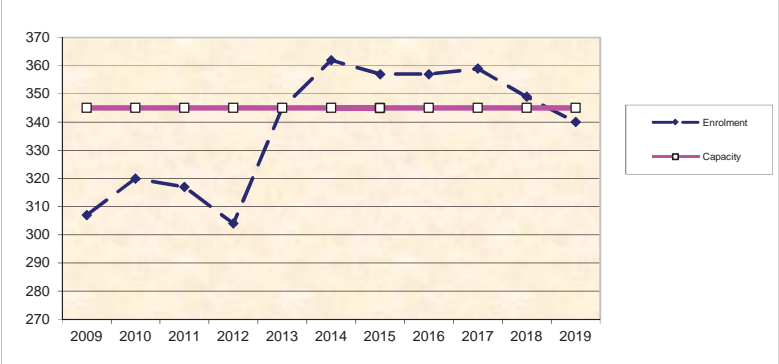
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

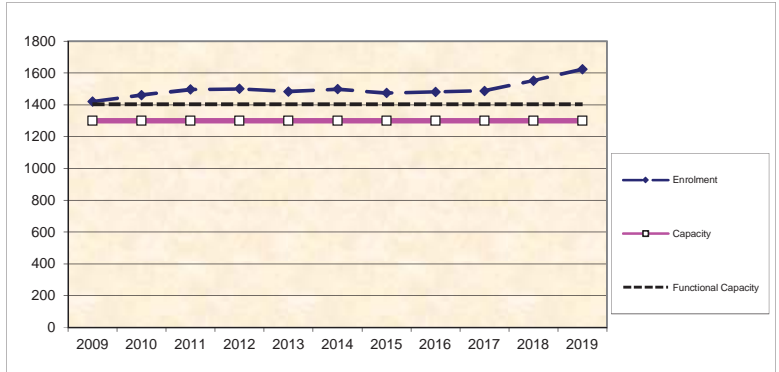
September 2013 Enrolment/School Capacity

Bayridge Elementary	
Enrolment (K/1-7):	36 K + 309
Capacity (K/1-7):	20 K + 325
Semiahmoo Secondary	
Enrolment (8-12):	1484
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

Bayridge Elementary



Semiahmoo 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: 7914-0089-00
 Project Location: 2034 - 140 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 first saw development in the 1960's and then more recently in the 1990's. The age distribution from oldest to newest is: 1960's (50%) and 1990's (50%).

A majority of homes in this area have a floor area in the 3000 - 3550 sq.ft. size range. Home size distribution is between 2001 - 2500 sq.ft. (38%) and 3000 - 3550 sq.ft. (63%). Styles found in this area include: "Old Urban" (38%), "West Coast Traditional (English Tudor emulation)" (13%), "Craftsman Heritage" (13%), and "Neo-Traditional" (38%). Home types include: 1½ Storey (13%), Basement Entry (38%), Cathedral Entry (13%), and Two-Storey (38%).

Massing scale (front wall exposure) characteristics include: Mid-to-high scale massing with proportionally consistent, well balanced massing design (50%), High scale massing (13%), and High scale, box-like massing (38%). The scale (height) range for front entrance structures include: One storey front entrance (50%), One storey front entrance veranda in heritage tradition (13%), 1½ storey high front entrance (25%), and two storey front entrance (13%). The range of roof slopes found in this area is: flat (1% slope for drainage) (13%), 3:12 (13%), 4:12 (13%), 5:12 (13%), 7:12 (25%), 10:12 (13%), and 12:12 (13%).

Main roof forms (largest upper floor truss spans) include: main common hip roof (38%), main common gable roof (50%), and flat roof (13%). Feature roof projection types include: None (15%), Common hip (15%), Common gable (38%), Dutch hip (23%), and Shed roof (8%). Roof surfaces include: Tar and gravel (13%), Interlocking tab type asphalt shingles (38%), and shake profile asphalt shingles (50%).

Main wall cladding materials include: Horizontal cedar siding (13%), Horizontal vinyl siding (25%), and Stucco cladding (63%). Feature wall trim materials used on the front facade include: No feature veneer (25%), Brick feature veneer (38%), Stone feature veneer (13%), Horizontal cedar accent (13%), and Vertical board and batten cedar accent (13%). Wall cladding and trim colours include: Neutral (50%) and Natural (50%).

Covered parking configurations include: No covered parking (25%), Single carport (25%), and Double garage (50%).

A variety of landscaping standards are evident ranging from an old suburban landscape standard with sod and modest plantings to an above average modern urban landscape standard featuring numerous shrub plantings. Driveway surfaces include: gravel (13%), Asphalt (38%), Broom finish concrete (25%), and exposed aggregate (25%).

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

- 1) **Context Homes:** There are only a few homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area. However, post year 2010 standards for RF zone developments now exceed standards found on the neighbouring context homes. Therefore, the recommendation is to employ new standards for RF zone subdivisions rather than specifically emulate certain homes in this neighbourhood.
- 2) **Style Character:** There is 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:** There is a range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Basement Entry, Cathedral Entry, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF 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 range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** This is an area with high land values in which high value homes should be constructed, with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value. Vinyl therefore, is not recommended.
- 7) **Roof surface:** This is an 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 single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or 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: There are two character subareas. The first is the 2000 block of 140 Street which contains old urban high mass Basement Entry and Cathedral Entry type homes from the 1960s. The second is the 14000 block of 20A Avenue which contain context quality 3000-3550 sq.ft. "Neo-Traditional", "Neo-Heritage" and "Craftsman-Heritage" style Two-Storey type homes with proportionally consistent well balanced massing designs. Homes on 20A Avenue are considered context quality. These context homes have a roof slopes of 7:12 or higher, and all have asphalt shingle roofs. The homes are clad in stucco or vinyl and have masonry or cedar accent. The colour range includes only natural and neutral hues. Landscaping meets an above average modern urban standard.

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", "Neo-Heritage", or "Craftsman-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study that 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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Compatible relationship with neighbouring "context homes" including 14062 – 20A Avenue, 14054 – 20A Avenue, 14046 – 20A Avenue, and 14036 – 20A Avenue, subject to updated massing design and trim and detailing standards. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and "Craftsman-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature

veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

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 40 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 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 3, 2014

Reviewed and Approved by:  **Date:** June 3, 2014

Tree Preservation Summary

Surrey Project No:

Address: 2034 - 140th Street, Surrey

Registered Arborist: Meredith Mitchell, ISA # 6089A

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)	14
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	14
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

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 $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Meredith Mitchell
(Signature of Arborist)

11-Jul-14
Date