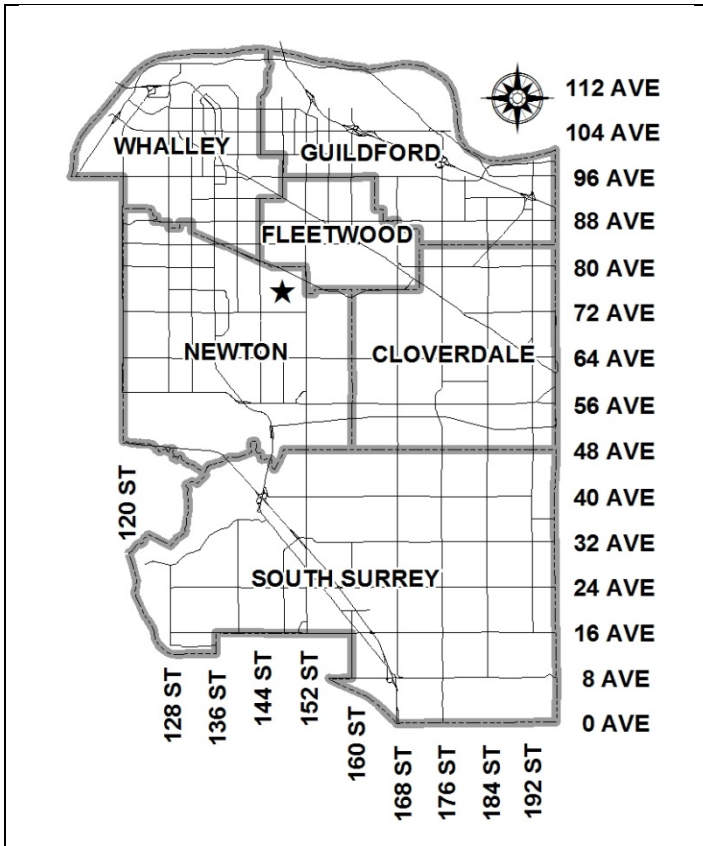


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0305-00

Planning Report Date: January 12, 2015

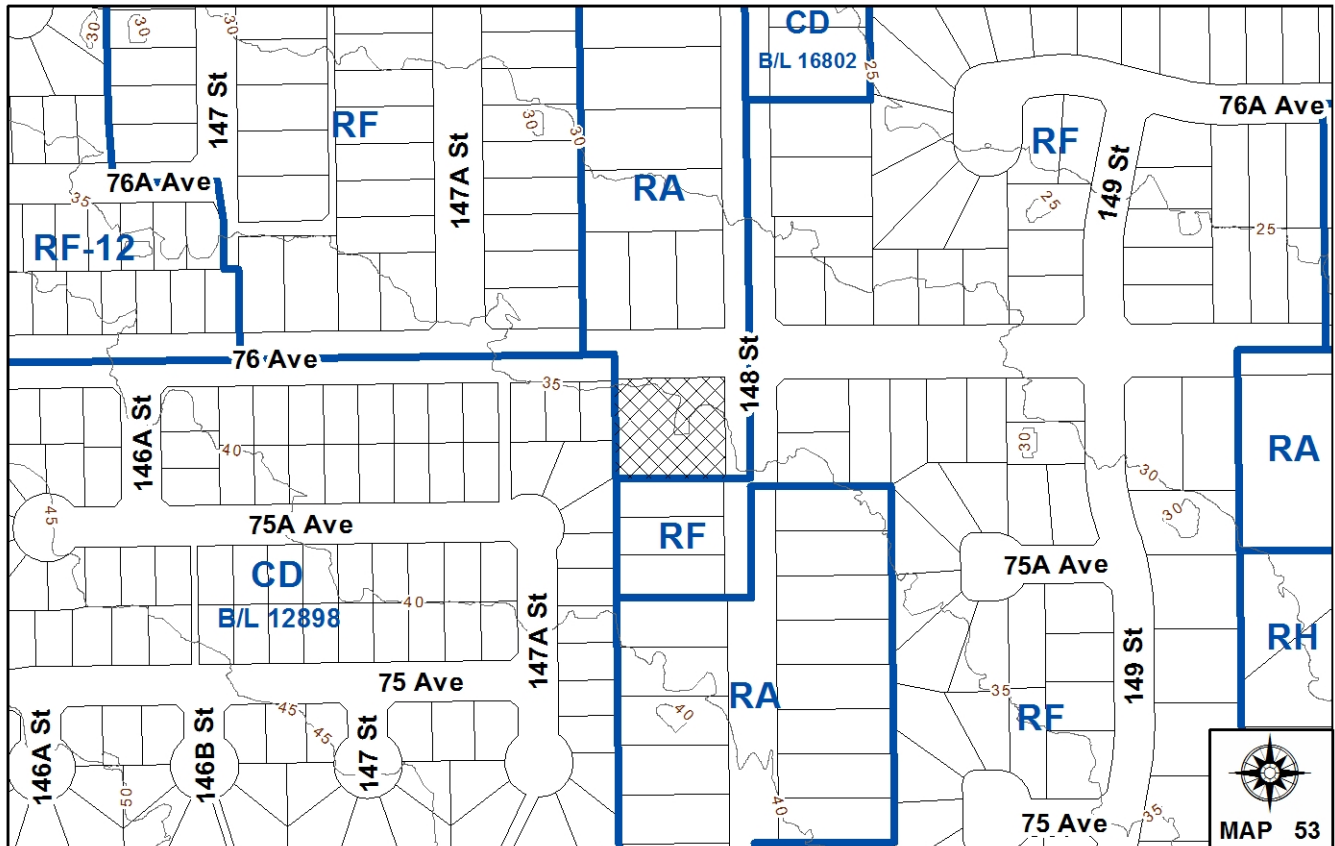


PROPOSAL:

- **Partial NCP Amendment** from Urban Residential to Urban Residential and Urban Compact Housing
- **Rezoning** from RA to RF and RF-12

in order to allow subdivision into three (3) single family RF-12 lots and one (1) single family RF lot.

LOCATION: 14784 - 76 Avenue
OWNER: Dream Castle Homes Ltd
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the East Newton North Neighbourhood Concept Plan is required, from "Urban Residential" to "Urban Compact Housing" on a portion of the subject site.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with the evolving residential character in the area since the NCP was adopted and partially complies with the NCP Designation.
- The proposed RF-12 lots are consistent with the lot sizes established to the immediate west and completes the pattern of development along 76 Avenue for this block.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Block Survey Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B 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 issue(s) prior to final adoption/approval:
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
3. Council pass a resolution to amend the East Newton North NCP to redesignate the north portion of the site from "Urban Residential" to "Urban Compact Housing" when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: Projected number of students from this development:

2 Elementary students at Chimney Hill Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: Single family

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 76 Ave):	Single Family	Suburban / Transitional Suburban	RA
East (Across 148 St):	Single Family	Urban / Urban Residential	RF
South:	Single Family	Urban / Urban Residential	RF
West:	Single Family	Urban / Urban Compact Housing	CD (By-law No. 12898)

DEVELOPMENT CONSIDERATIONS**Background**

- The subject property is a 1,859 sq m (20,008 sq ft) parcel located at the south-west corner of 76 Avenue & 148 Street. It is designated "Urban" in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)" and designated "Urban Residential" in the East Newton North Neighbourhood Concept Plan (NCP).
- This area contains a mix of lots zoned "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)", which were subdivided and re-zoned throughout the 1990's and 2000's.

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)" to subdivide into 4 single family lots.

- Specifically, 3 RF-12 lots are proposed on the northern portion of the site, fronting 76 Avenue. These lots range in size from 348 m² (3,746 sq. ft.) to 385 m² (4,144 sq. ft.). Proposed Lot 4 is to be rezoned to RF and will front 148 Street. Lot 4 is proposed to be 665 m² (7,158 sq. ft.) in area (Appendix II).

Lot Grading & Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development. The proposed Building Design Guidelines are attached as Appendix V.
- The proposed Design 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.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all four proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 7, 2014. Staff have received two comments to date from area residents, both of which discussed concerns with parking related to secondary suites. Staff responded noting that the density increase proposed in this application is minimal and will be a continuation of similar development patterns to the south and west. Houses are limited to one secondary suite each and off-street parking conforming to the requirements outlined in Zoning By-Law No. 12000 will be provided. The applicant has indicated that the houses will have double garages to accommodate 2 vehicles parked side-by-side and additional parking for 2 vehicles in the driveway, providing a total of 4 parking spaces per lot.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed re-zoning and partial NCP amendment is consistent with the changing character of the area and surrounding development patterns.
- Pre-Notification generated only two responses that primarily expressed concern with parking and secondary suites. Adequate parking will be provided as per the requirement of the Zoning By-law.
- Specifically, the RF-12 lots proposed along 76 Avenue are consistent with the lot sizes established to the immediate west and completes the pattern of development for the block.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	4	4	0
Western Flowering Dogwood	1	1	0
Hawthorn	1	1	0
Laurel	1	1	0
Coniferous Trees			
Norway Spruce	16	15	1
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	25	24	1
Additional Estimated Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$12,000	

- The Arborist Assessment states that there are a total of 25 mature trees on the site, excluding Alder and Cottonwood trees. There are no existing Alder or Cottonwood trees on site. It was determined that 1 tree 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 a 2 to 1 replacement ratio for the trees being removed. This will require a total of 48 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 40 replacement trees will require a cash-in-lieu payment of \$12,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 76 Avenue and 148 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$12,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 21, 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"> • Site is located within the East Newton North NCP Area and within 2 km of Newton Town Centre. The proposal is consistent with the OCP and partially consistent with the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is consistent with development to the west and south. The development includes a mix of single family housing types. • Secondary suites are allowed in this zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Rain water management design considerations include: <ul style="list-style-type: none"> ○ Dry swales; ○ Natural landscaping; and ○ Sediment Control Devices. • The site does not contain any environmentally sensitive features, riparian or Green Infrastructure Network areas • Re-Think Recycling pick-up may be available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Infrastructure improvements will include sidewalks and street lighting may be available.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses will be designed with "eyes on the street"
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Development sign installed • Pre-Notification letters sent

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 and Block Survey Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

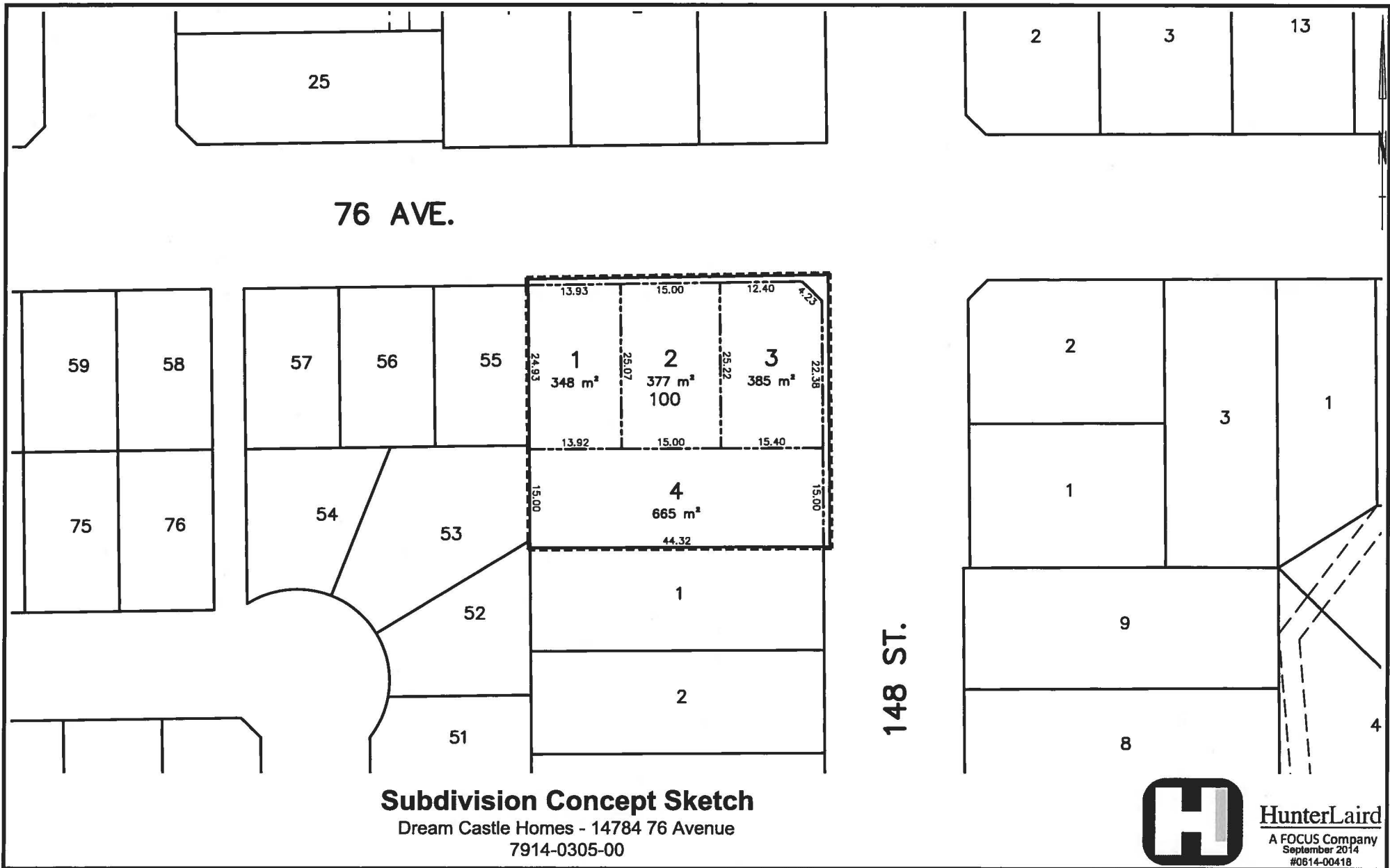
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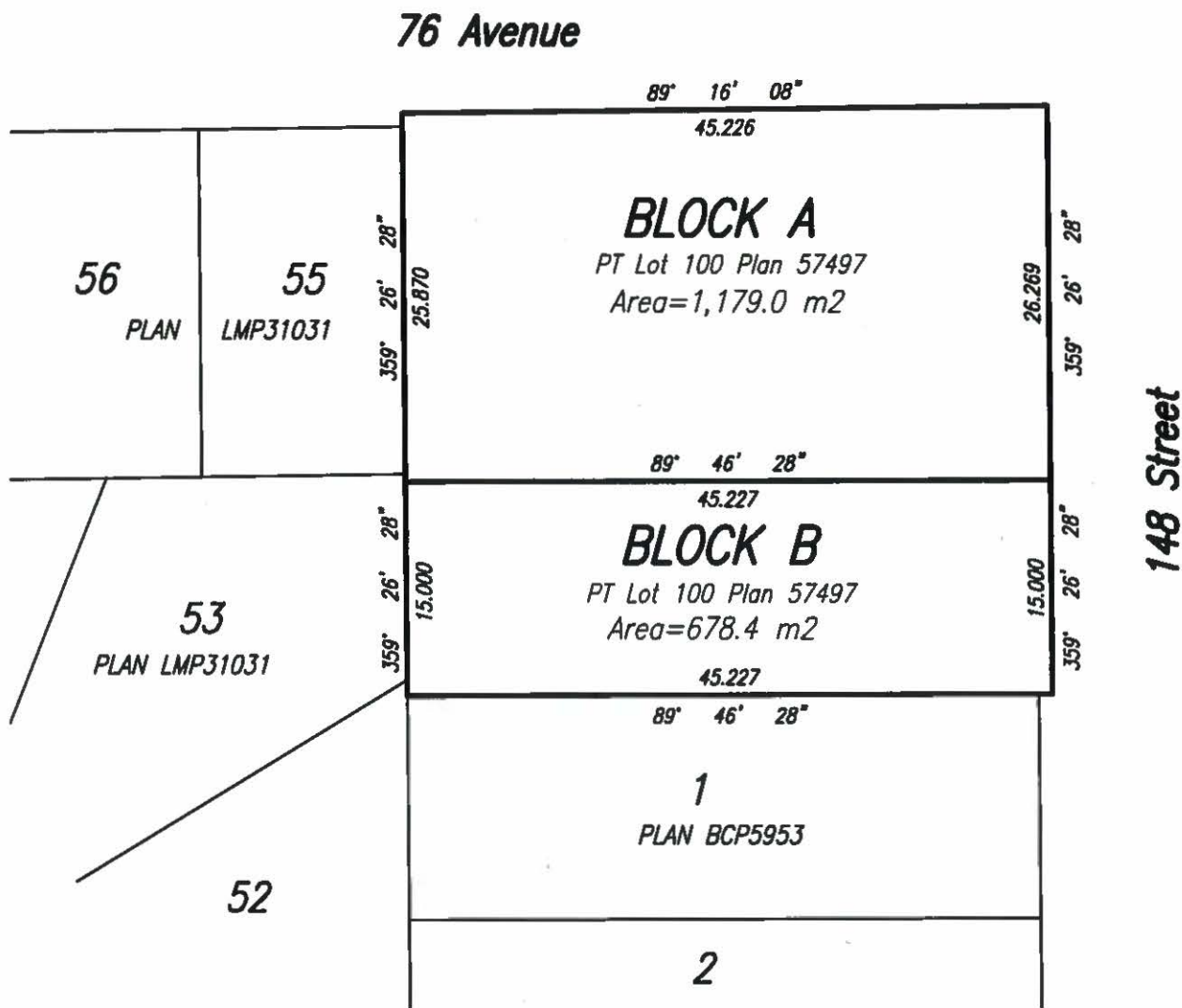
SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed	
GROSS SITE AREA	1859 sq m	
Acres	0.46 acres	
Hectares	0.1859 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	RF	RF-12
	1	3
SIZE OF LOTS	RF	RF-12
Range of lot widths (metres)	15 m	13.92 - 15.40 m
Range of lot areas (square metres)	665 sq m	348 - 385 sq m
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	8.7 upa	
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)	RF	RF-12
Maximum Coverage of Principal & Accessory Building	36%	50%
Estimated Road, Lane & Driveway Coverage	2%	2%
Total Site Coverage	38%	52%
PARKLAND		
Area (square metres)		
% 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	



**Block Survey Plan to Accompany City of Surrey Rezoning
Bylaw No. _ _ _ of Lot 100 Section 22 Township 2
New Westminster District Plan 57497**



<p>Block A Area = 1,179.0 m² RA to RF-12</p>
<p>Block B Area = 678.4 m² RA to RF</p>



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:500.

Certified Correct this
6th day of January, 2015.

G. A. Hol

G.A. Hol B.C.L.S.

WSP

WSP Survey (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC
t: 604-525-4651

PROJECT REF./DRAWING No.
052229 ZONING PLAN

2015/01/06 - 12:01 C:\Southern BC MS\010052229 HL Dream Centre\CAD\Working\052229 zoning plan.dwg

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

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

DATE: **January 7, 2015** PROJECT FILE: **7814-0305-00**

RE: **Engineering Requirements
Location: 14784 76 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 metres on 76 Avenue for ultimate 22.00 metre wide Collector road allowance, with 5.0 metre x 5.0 metre corner cuts at 148 Street.
- Dedicate 0.942 metres on 148 Street for ultimate 22.00 metre wide Collector road.

Works and Services

- Construct south side of 76 Avenue to the Collector standard.
- Construct west side of 148 Street to the Collector standard.
- Confirm adequacy of the downstream drainage systems, upgrade if required.
- Construct water, storm and sanitary service connections for each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning November-05-14

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.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0305 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

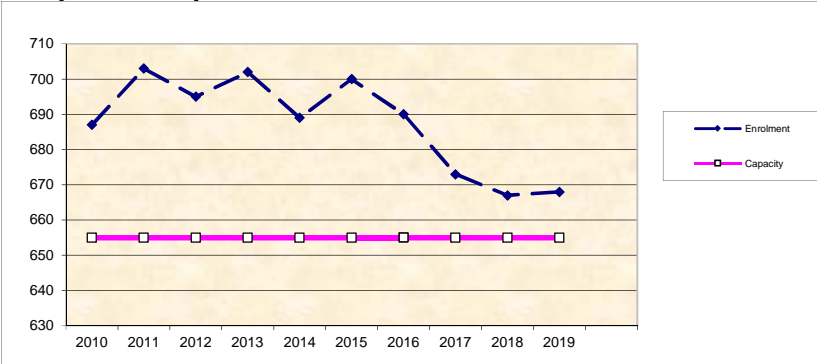
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

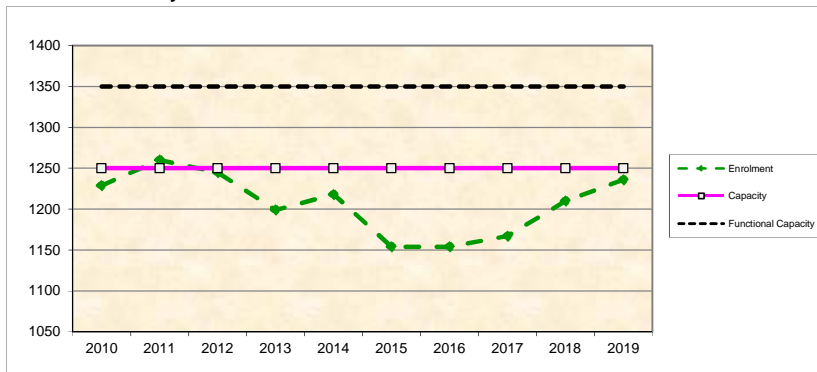
September 2014 Enrolment/School Capacity

Chimney Hill Elementary	
Enrolment (K/1-7):	77 K + 612
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Chimney Hill Elementary



Frank Hurt 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.1.0**

Surrey Project no.: 14-0305-00
Property Location: 14784-76 Ave, 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 – 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 55% 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: Stucco (dominant), Vinyl and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 63% 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 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” 74.0%
 “Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 26.00%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 37.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 63.00% 2001 - 2500 sq.ft excl. garage
 0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Cedar: 20.0% Stucco: 46.0% Vinyl: 34.0%
 Brick or stone accent on 52.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 55.0% Cedar Shingles: 0.00%
 Concrete Tiles: 45.00% 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 Tiles on most of the homes. Most homes are clad in Stucco.

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.

November 04, 2014
 Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	14784 76 th Avenue, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	48
Replacement Trees Proposed	8
Replacement Trees in Deficit	40
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

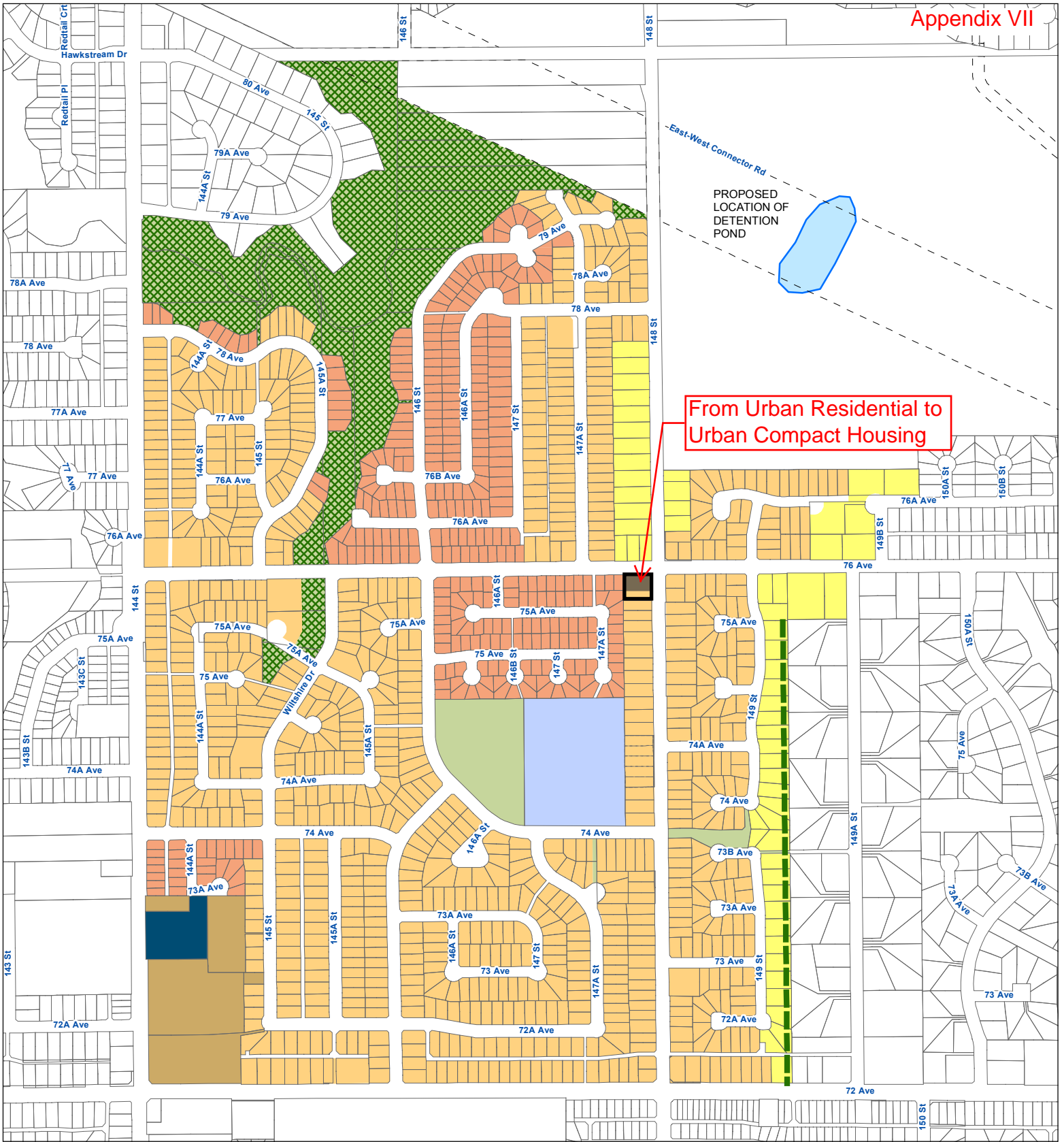
Summary prepared and
submitted by:

Arborist



October 8, 2014

Date



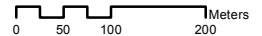
- EXISTING TRANSITIONAL SUBURBAN
- URBAN RESIDENTIAL
- URBAN COMPACT HOUSING

- MULTIPLE RESIDENTIAL (Townhouses)
- SCHOOL
- INSTITUTIONAL

- OPEN SPACE PARK
- COVENANT TREE RETENTION AREA
- PROP. WET DETENTION POND
- CREEK PRESERVATION AREA (approximate)

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 9 Sept 2013



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.