

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0122-00

Planning Report Date: September 27, 2021

PROPOSAL:

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

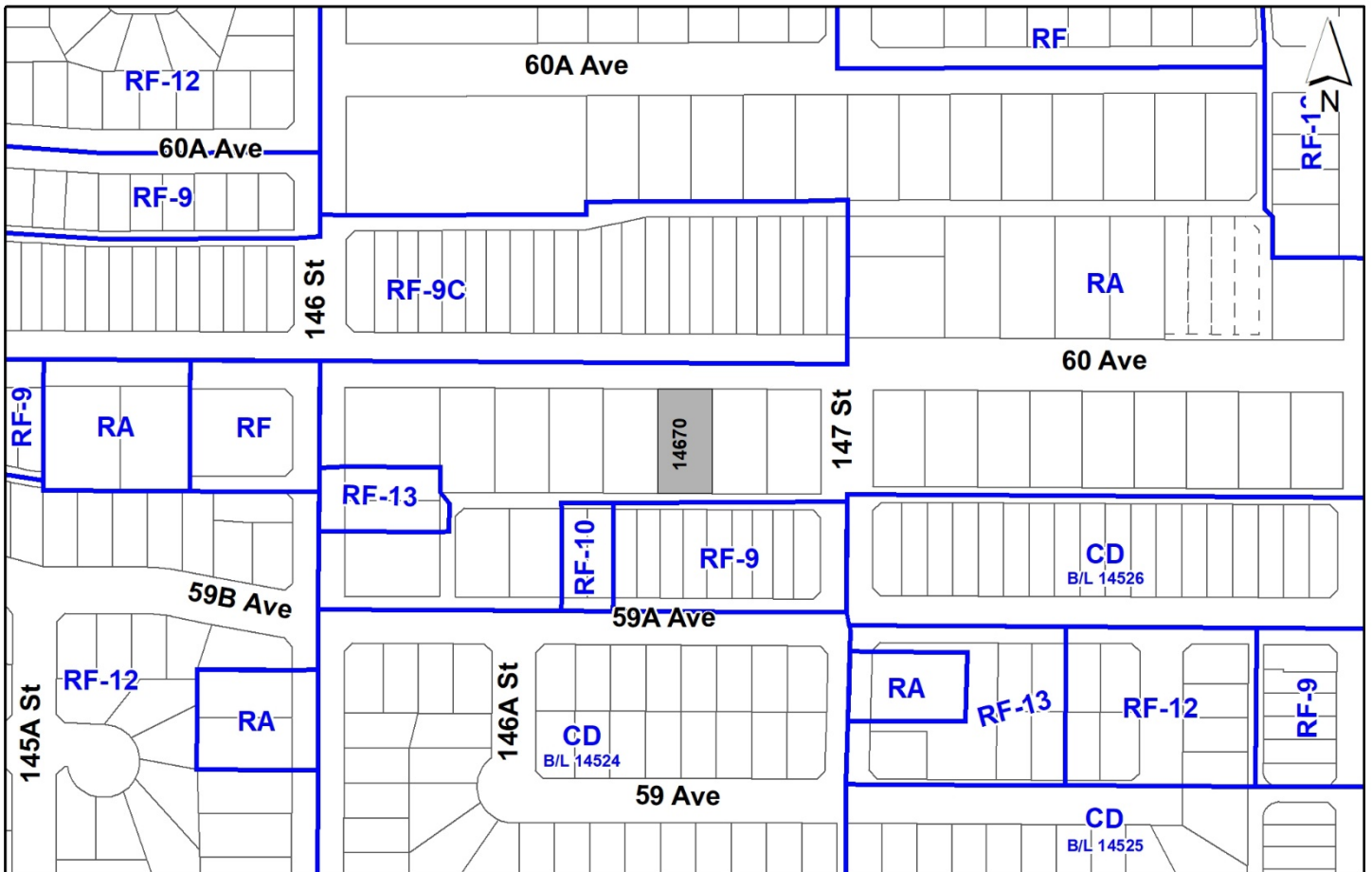
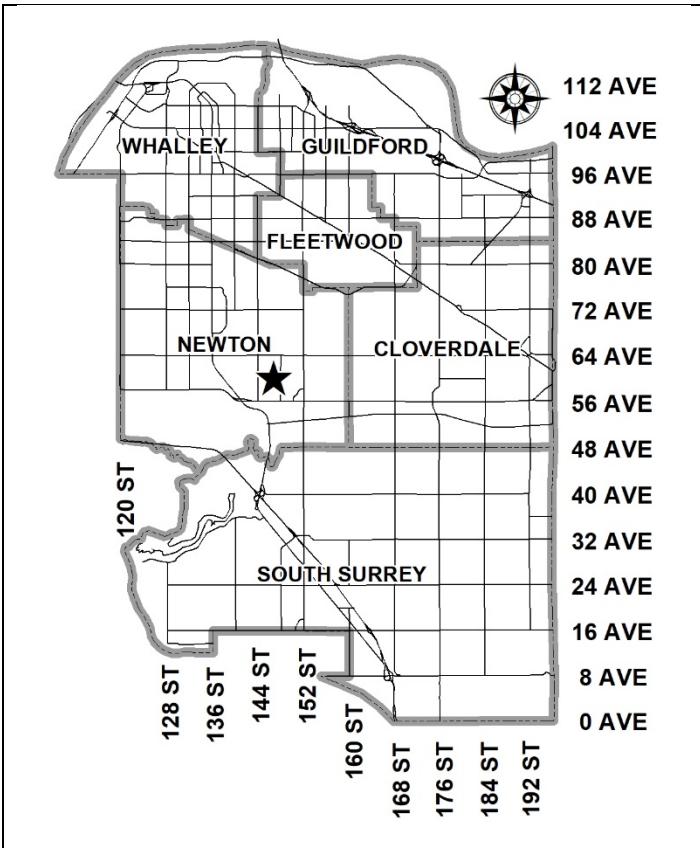
to allow subdivision of the property into two (2) single family small lots.

LOCATION: 14670 - 60 Avenue

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 site's "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the site's "Single Family Small Lot" designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed RF-10 lots are consistent with the established small lot development pattern along the north side of 60 Avenue and the north side of 59A Avenue.
- Area residents have indicated support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Single Family Small Lots	RA
North (Across 60 Avenue):	Single Family Residential	Single Family Small Lots	RF-9C
East:	Single Family Residential	Single Family Small Lots	RA
South:	Single Family Residential	Single Family Small Lots	RF-9
West:	Single Family Residential	Single Family Small Lots	RA

Context & Background

- The property is located on the south side of 60 Avenue and is 843 square metres in area, 21 metres wide, and 40.2 metres deep.
- The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The property at 14650 – 60 Avenue to the west has conditional approval (Third Reading), through Development Application No. 7917-0328-00, for rezoning from "One-Acre Residential (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision of the property into two (2) single family small lots.
- The north side of the 14600 block of 60 Avenue is fully developed under the South Newton NCP with single family small lots with coach houses.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to the "Single Family Residential (10) Zone (RF-10)" to allow for the subdivision of the property into two (2) single family residential lots.
- Each of the two proposed lots are 401 square metres in area, 10.5 metres wide, and 38.3 metres deep.
- The proposed lots exceed the minimum size requirement of an RF-10 Type III Interior Lot by 77 square metres.
- The RF-10 lots front onto 60 Avenue and continue the established pattern of small lots along the north side of 60 Avenue. The small lot development pattern is also envisioned for the south side of 60 Avenue under the site's Single Family Small Lots designation in the NCP.

	Proposed
Lot Area	
Gross Site Area:	843 square metres
Road Dedication:	1.942 metres
Undevelopable Area:	40.8 square metres
Net Site Area:	802 square metres
Number of Lots:	2
Unit Density:	24.9 units per hectare
Range of Lot Sizes	401 square metres
Range of Lot Widths	10.5 metres
Range of Lot Depths	38.3 metres

Referrals

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

School District: **The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Goldstone Park Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2022.

Parks, Recreation & Culture: Parks accepts the proposed removals of on-site shared trees. All works on future or existing parkland, and/or work that may impact City trees and plantings in boulevard areas are to meet Parks Construction Standards 2011. The applicant should seek to maximize the number of boulevard trees that can be planted by designing driveway let downs, service connections, street lights, and all other infrastructure and utilities in a manner that supports the goal of one boulevard tree per 10m of linear road edge.

Ministry of Transportation & Infrastructure (MOTI): On July 16, 2021, Preliminary Approval was granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be required from the existing rear lane located along the south property lines. The proposed RF-10 Zoning requires that vehicle access be provided from a rear lane.
- The applicant is providing a 1.942 metre wide road dedication along 60 Avenue to achieve an ultimate 12.0 metre road allowance from center line.
- The proposed development is located in close proximity to transit service. A bus stop is located approximately 100 metres east of the site, serviced by bus route 342 with connections between the Newton Bus Exchange and Langley City Centre.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

(The proposed lot sizes are consistent with those found in the immediate neighbourhood and the proposed building scheme highlights the requirement for new homes to be of a similar home type, style and size as neighbouring context homes).

Secondary Plans

Land Use Designation

- The proposal complies with the site's "Single Family Small Lots" designation in the South Newton Neighbourhood Concept Plan (NCP).

Themes/Policies

- The proposal is consistent with the following Goals and Objectives of the South Newton NCP:
 - Recognize and protect development patterns and character of existing single family urban and suburban subdivision in planning for future land uses;

- Create pedestrian-friendly, walkable neighbourhoods; and
- Ensure the provision of cost-efficient and effective engineering services.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)".

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	24.9 units per hectare
Lot Size (Type III Interior Lot)		
Lot Size:	324 square metres	401 square metres
Lot Width:	9 metres	10.5 metres
Lot Depth:	36 metres	38.3 metres

- The "Single Family Residential (10) Zone (RF-10)" was introduced through Corporate Report No. R119; 2013 and adopted at the July 22, 2013, Regular Council – Public Hearing meeting. The RF-10 Zone was intended to replace the RF-9 zone.
- Staff find that the proposal to rezone the property from RA to RF-10 is appropriate as it reflects the block pattern that was conceptualized under Development Application No. 7917-0328-00 for the property located at 14650 60 Avenue, and 7903-0133-00 for the properties located along the north side of the 14600 block of 60 Avenue.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Design Guidelines outline the permitted and restricted design elements that are to be used for the new single family dwellings so that they are complementary to the existing homes in the neighbourhood.
- The subject property is located in an urban development area with a mix of recently constructed homes and older homes built 20-25 years ago. Recently built homes in the area are of "West Coast Traditional" style with mid-scale massing characteristics. Older context homes in the area are of "Neo-Traditional" style. The permitted architectural styles will include "Neo-Traditional" and "West Coast Traditional" style homes on the proposed lots to ensure compatibility with existing homes in the area.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated September 13, 2021, has been reviewed by staff and found to be generally acceptable.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and South Newton NCP designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 18, 2021, and the Development Proposal Signs were installed on August 9, 2021.
- Staff received one (1) response from a neighbouring resident who expressed support for the project, stating that it would significantly improve the area.
- A pre-notification letter was sent to the Panorama Neighbourhood Association and the Sullivan Amateur Athletic and Community Association, which did not provide any comments on the application.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Cherry	4	4	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$2,200	

- The Arborist Assessment states that there are a total of four (4) mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of eight (8) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$2,200, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of four (4) trees are proposed to be replaced on the site with a contribution of \$2,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

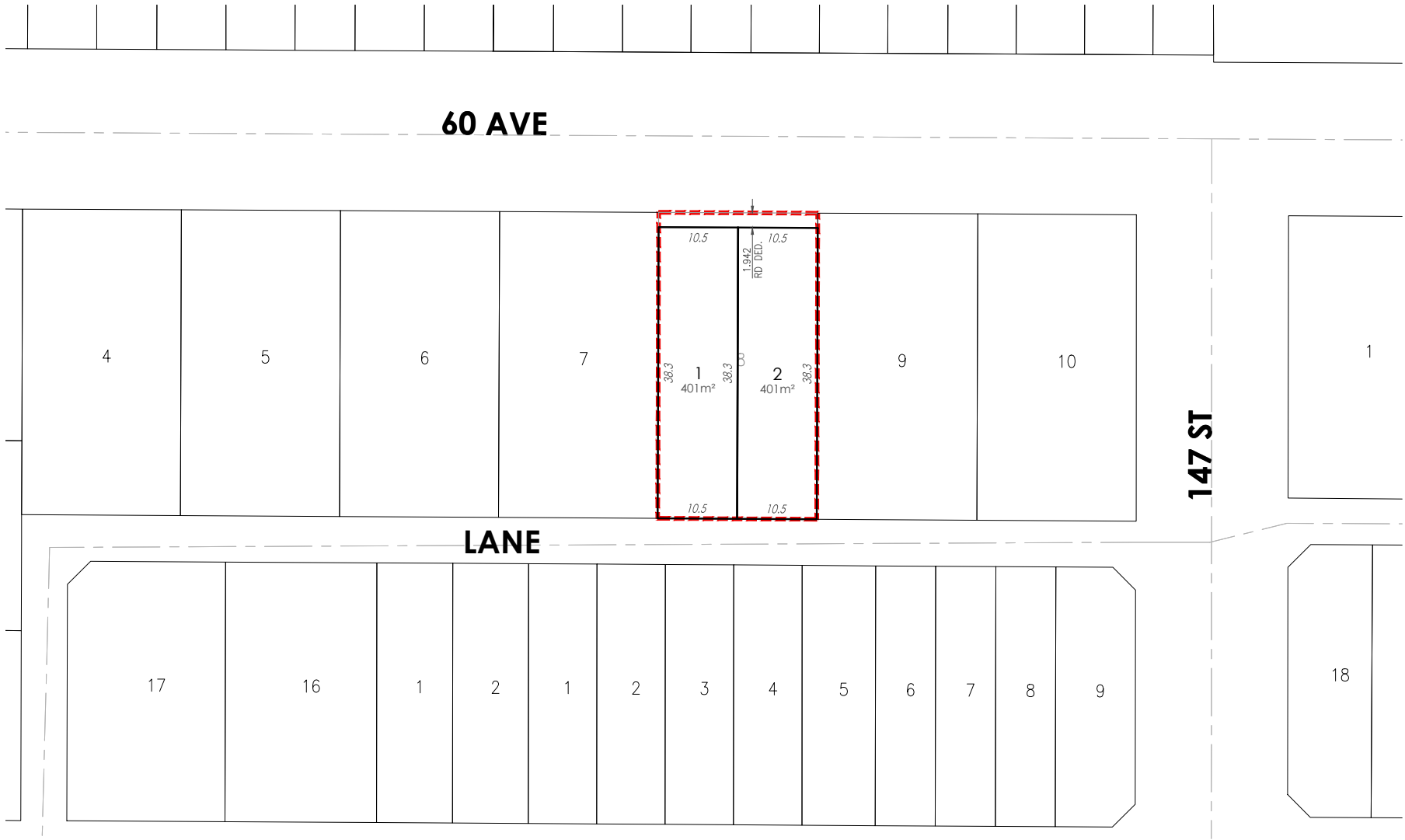
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Requirements Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

HD/cm



PRELIMINARY
FOR DISCUSSION PURPOSES

Title				RESIDENTIAL SUBDIVISION			
Address				14670 - 60 AVENUE, SURREY BC			
Project No.	20-011	Date	2021-09-21	Scale	1:500	Dwg No.	-



GurSimer
Design and
Management Inc.
Tel: 778-895-658 | Email: nirvair@gs-gm.com



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 14, 2021** PROJECT FILE: **7821-0122-00**

RE: **Engineering Requirements
Location: 14670 60 Ave**

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

- Dedicate 1.942 m along 60 Avenue; and
- Register 0.50 m statutory right-of-way (SRW) along 60 Avenue frontage.

Works and Services

- Relocate sidewalk along 60 Avenue to be adjacent with property line; and
- Construct water, drainage, and sanitary service connection to service the lots.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 is required.

Jeff Pang, P.Eng.
Development Engineer

M51



June 16, 2021

Planning

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

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2020, all three schools are severely overcrowded. To meet in-catchment demand, 25 portables, across the three sites, are in use as enrolling spaces.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new school targeted to open in 2024 will provide enrolment relief to the three neighbouring schools: Woodward Hill, Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is currently in construction and targeted to open March 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0122 00

SUMMARY

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

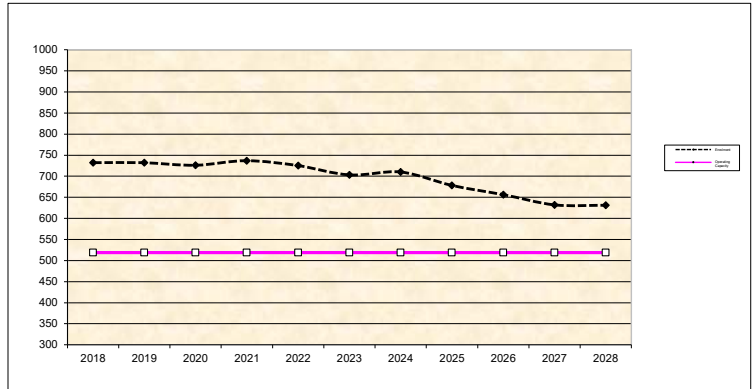
Goldstone Park Elementary	
Enrolment (K/1-7):	75 K + 651
Operating Capacity (K/1-7)	76 K + 443
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development:	4
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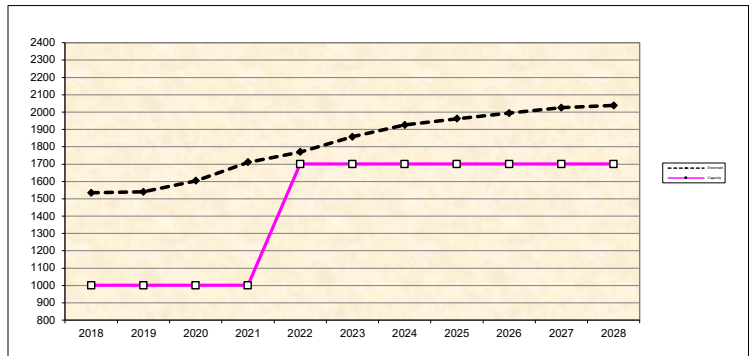
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Goldstone Park Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0122-00
 Project Location: 14670 60 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:

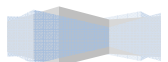
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 4:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 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:

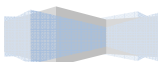
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 No basement entry homes.

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.



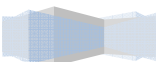
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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: June 18, 2021

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

Date: June 18, 2021



8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14670 60 Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	4
Protected Trees to be Removed	4
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	0
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 4 X two (2) = 8	8
Replacement Trees Proposed	4
Replacement Trees in Deficit	4
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:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

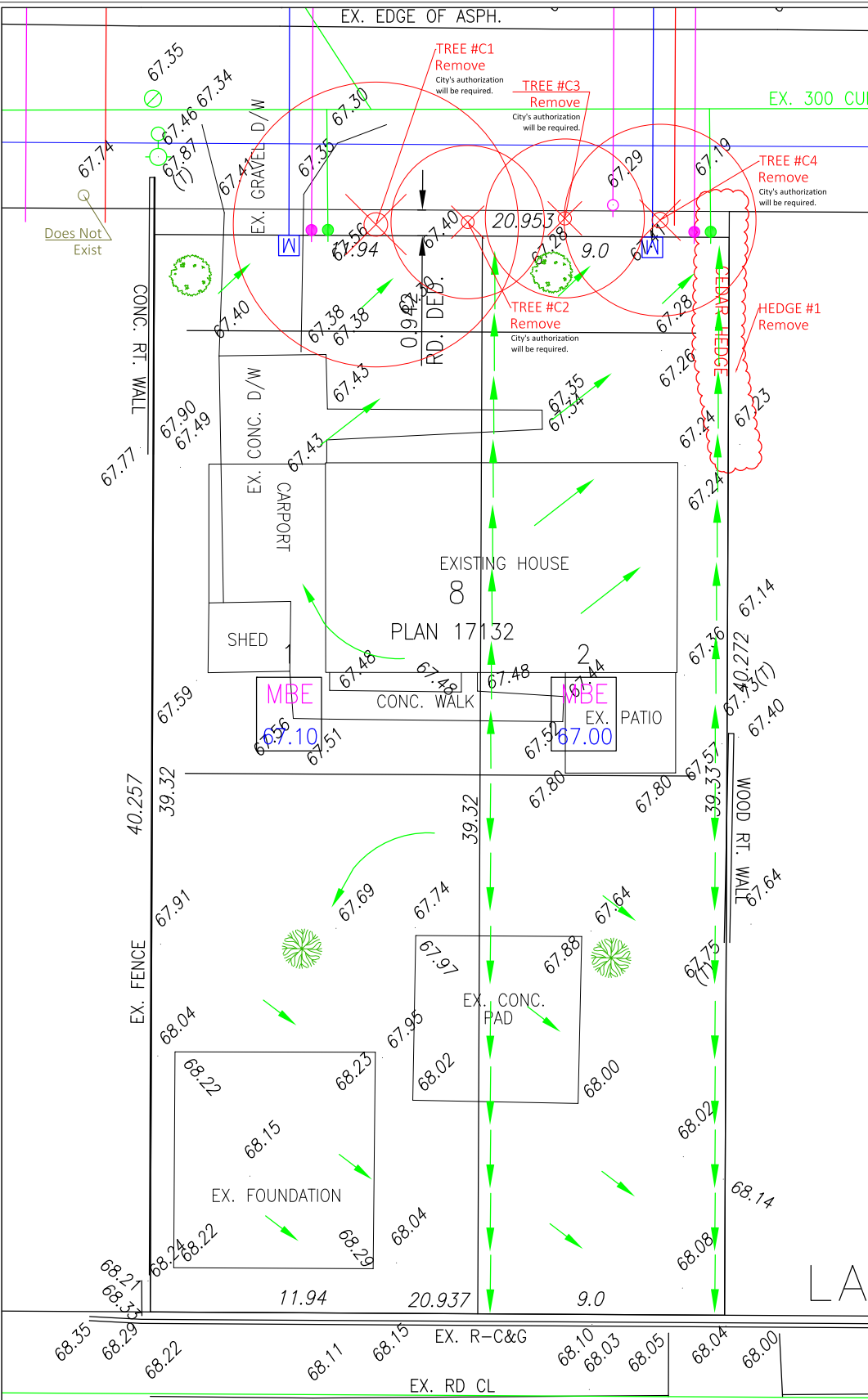
Summary, report and plan prepared and submitted by:



September 14, 2021

(Signature of Arborist)

Date



Revisions	
No.	Date

Consultants

Project Title

TREE MANAGEMENT PLAN

Project Number

LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	2	Parrotia persica	Persian ironwood	6cm.
	2	Acer rubrum	Armstrong maple	6cm.



REMOVAL OF FOUR (4) AND ONE (1) HEDGE TREES AS PER ARBORIST REPORT. TREES #C1-C4 AND HEDGE #1 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

Date	April 16, 2021	Sheet #	
Scale	1:150		
Drawn			
Checked			