

INTER-OFFICE MEMO

Regular Council - Land Use

B.4 7921-0031-00

Monday January 16, 2023

Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Planning & Development – South Division

DATE: January 16, 2023 FILE: 7921-0031-00

RE: Agenda Item B.4, January 16, 2022 Regular Council – Land Use Meeting
Development Application No. 7921-0031-00
Replacement Page for the Planning Report

ADDRESS: 12750 60 Avenue

PROPOSAL: NCP Amendment from “Proposed Single Family (6 u.p.a.)” to “Small Lot (10 u.p.a.)
Rezoning from RA to RF-13 and RF-10
Development Variance Permit

To permit subdivision into 6 single family lots.

Development Application No. 7921-0031-00 is on the agenda for consideration by Council at the January 16, 2022 Regular Council – Land Use Meeting under Item B.4.

Council is advised that subsequent to the January 16, 2022 Regular Council – Land Use Meeting being finalized, an error was found in the Planning Report within the “PROPOSAL” section on page one and the “RATIONALE OF RECOMMENDATION” section on page two. The report incorrectly states that the proposed subdivision is for 5 lots as opposed to 6.

Pages one and two of the Planning Report have been updated to reflect the correct figure of 6 lots. A revised copy of each page of the Planning Report is attached to this memo as ‘Schedule A’ in addition to a red line version of the report identifying the change.


Shawn Low,
Acting Manager, Planning & Development – South Division

Attachments (2)

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0031-00

Planning Report Date: January 16, 2023

PROPOSAL:

- NCP Amendment from "Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.) and for changes to the road network.
- Rezoning from RA to RF-13 and RF-10
- Development Variance Permit

to allow subdivision into ~~5~~⁶ single family small lots.

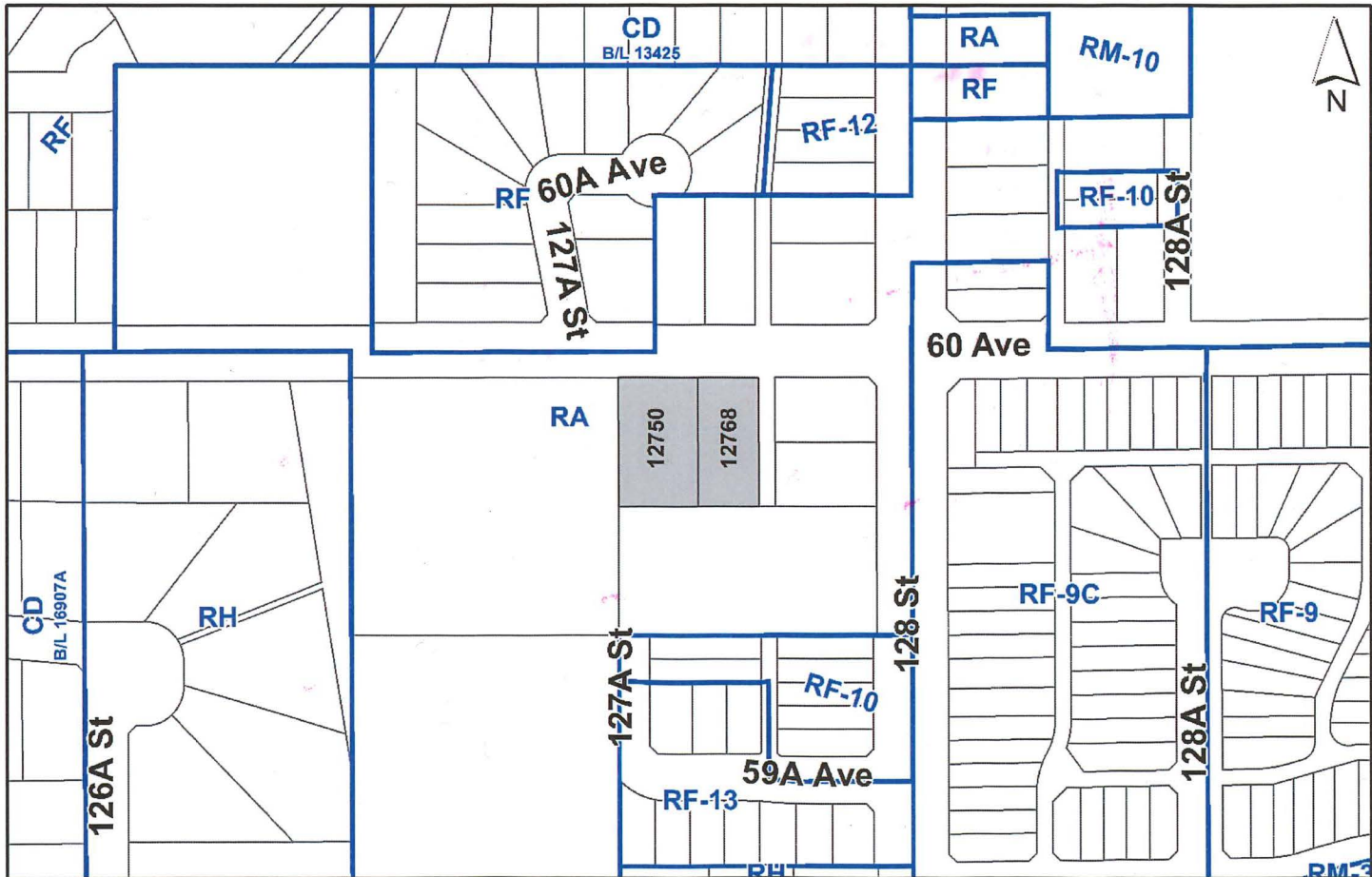
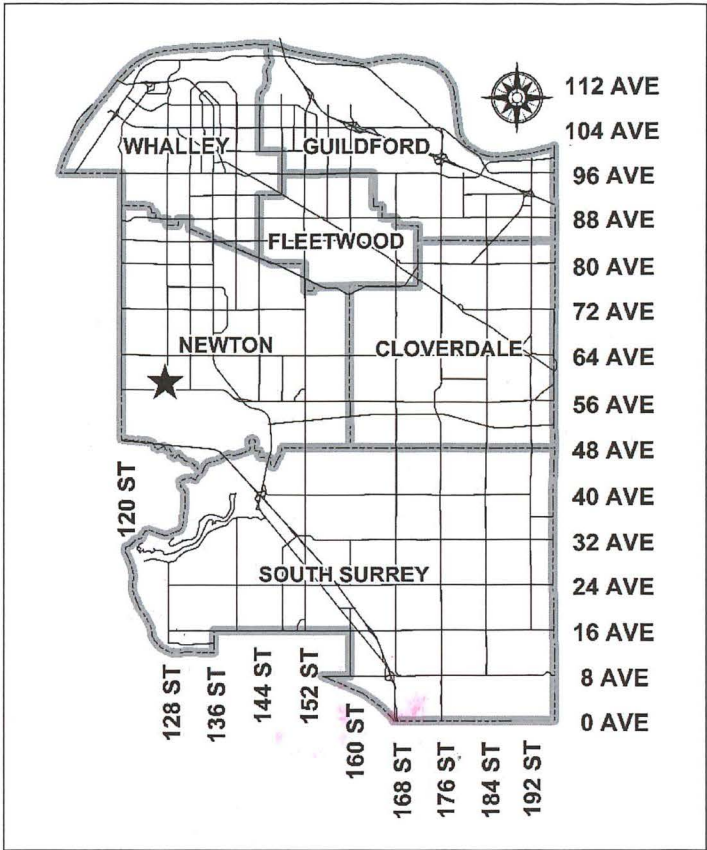
LOCATION: 12750 - 60 Avenue

12768 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) from " Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.)."
- Proposing to reduce the minimum lot width requirements of the "Single Family Residential (13) Zone (RF-13)."

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The applicant proposes to amend the West Newton/Highway 10 NCP from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" to facilitate ⁶single family small lots on the subject site. Development Application No. 7916-0353-00, two properties to the south of the subject site, set a precedent for RF-10 lots fronting 127A Street. The proposed NCP Amendment and rezoning to RF-13 and RF-10 lots aligns with the development pattern established under Development Application No. 7916-0353-00.
- Development Application No. 7919-0199-00, abutting the subject site to the south, was granted Third Reading on December 21, 2020 and proposes to continue RF-10 lots along 127A Street to the south property line of the subject. The applicant proposes to continue a similar development pattern along 127A Street up to 60 Avenue.
- The proposed changes to the road network allow for more equitable road dedication requirements between the subject site and the site to the west at 12738 - 60 Avenue. The road alignment has been coordinated with adjacent Development Application Nos. 7919-0199-00 and 7921-0052-00.

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) from " Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.)."
- Proposing to reduce the minimum lot width requirements of the "Single Family Residential (13) Zone (RF-13)."

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The applicant proposes to amend the West Newton/Highway 10 NCP from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" to facilitate 5 single family small lots on the subject site. Development Application No. 7916-0353-00, two properties to the south of the subject site, set a precedent for RF-10 lots fronting 127A Street. The proposed NCP Amendment and rezoning to RF-13 and RF-10 lots aligns with the development pattern established under Development Application No. 7916-0353-00.
- Development Application No. 7919-0199-00, abutting the subject site to the south, was granted Third Reading on December 21, 2020 and proposes to continue RF-10 lots along 127A Street to the south property line of the subject. The applicant proposes to continue a similar development pattern along 127A Street up to 60 Avenue.
- The proposed changes to the road network allow for more equitable road dedication requirements between the subject site and the site to the west at 12738 - 60 Avenue. The road alignment has been coordinated with adjacent Development Application Nos. 7919-0199-00 and 7921-0052-00.

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 (13) Zone (RF-13)" for the portion shown as Block A on the attached Survey Plan (Appendix II), and to "Single Family Residential (10) Zone (RF-10)" for the portion Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 21-0031 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width for a Type II Interior Lot under Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 2 and 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; ;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) 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 Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to re-designate the land from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwellings	Urban/ Proposed Single Family (6 u.p.a.)	RA
North (Across 6o Ave):	Single family dwellings	Urban/ Proposed Single Family (6 u.p.a.)	RA/RF
East:	Single family dwellings, instream Development Application no. 7916-0647-00 (third reading).	Urban/Small Lot (10 u.p.a.)	RA
South:	Single family dwelling, instream Development Application no. 7919-0199-00 (third reading).	Urban/Small Lot (10 u.p.a.)	RF-10/RF-13
West:	Single family dwelling, instream Development Application no. 7921-0052-00 (pre-council).	Urban/Proposed Single Family (6 u.p.a.)	RA

Context & Background

- The subject site consists of properties 12750 & 12768 – 6o Avenue and is 0.27 hectares in size. The subject site is designated "Urban" in the Official Community Plan (OCP); designated "Proposed Single Family (6 u.p.a.)" in the West Newton/Highway 10 NCP; and zoned "One-Acre Residential Zone (RA)".
- Completed Development Application No. 7916-0353-00 to the south of the subject site, set a precedent for providing RF-10 lots fronting 127A Street. Development Application No. 7919-0199-00 was granted Third Reading on December 21, 2020 continuing the pattern of RF-10 lots north along 127A Street which will abut the subject site to the south.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to re-designate the subject site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" and for changes to the local road network and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)", to allow subdivision into 6 single family small lots.
- The applicant has proposed a layout which aligns with the development pattern established under Development Application No. 7016-0353-00 and Development Application No. 7919-0199-00 which was granted Third Reading on December 21, 2020.
- All of the proposed lots will meet the minimum lot area and lot depth requirements of the RF-13 and RF-10 Zones. Proposed Lots 2 and 3 require a lot width variance from 13.4 metres to 13.35 metres.

	Proposed
Lot Area	
Gross Site Area:	2,665 square metres
Road Dedication:	350 square metres
Net Site Area:	2,315 square metres
Number of Lots:	6
Unit Density:	10.0 units per acre (24.7 units per hectare)
Range of Lot Sizes	351.5 – 401.5 square metres
Range of Lot Widths	9.0 – 15.4 metres
Range of Lot Depths	29.3 – 46.7 metres

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: The School District has advised that there will be approximately 6 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at J. T. Brown Elementary School
2 Secondary students at Tamanawis Secondary School

(Appendix IV)

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.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement.

Panorama Park is the closest active park and contains amenities including, a dog off leash area, playground, bike park, and natural area. The park is 260 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

Transportation Considerations

- The applicant is required to provide 1.94 metre wide dedication for 60 Avenue and a total of 243.80 square metres 127A Street. The applicant is required to register a 0.5 metre wide statutory right-of-way along 127A Street and 60 Avenue.

- Changes to the local road network will allow for an efficient lot layout and enhance connectivity in the area. Also, the proposed road alignment is more equitable between the subject site and the site to the west at 12738 - 60 Avenue. The adjustment to the alignment of 127A Street does not impact the lot yield of adjacent lands and will ultimately allow for connection to 60 Avenue in alignment with 127A Street to the north.
- The proposed alignment of 127A Street has been coordinated with the neighbouring development applications.
- Any minor modification to the pavement alignment of 127A Street can be addressed through the detailed design review stage of this application.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposed rezoning and subdivision to four (4) RF-13 lots and two (2) RF-10 lots complies with the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The subject property is designated "Proposed Single Family (6 u.p.a.) in the West Newton/Highway 10 NCP. The six (6) proposed single family small lots on the subject site do not meet the "Proposed Single Family (6 u.p.a.)" designation.

Amendment Rationale

- The applicant is proposing to amend the NCP designation for the subject site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network (Appendix VIII).

- A development pattern of RF-13 and RF-10 lots was initiated by the completion of Development Application No. 7916-0353-00 to the South. Development Application 7919-0199-00 proposes to continue RF-10 lots along future 127A Street, which received Third Reading on December 21, 2020. The applicant’s proposal will continue RF-10 and RF-13 north to 60 Avenue.
- The proposed changes to the road network would allow for an efficient subdivision layout and enhanced connectivity to the north and west to 60 Avenue through future development on adjacent lands.
- The proposed development will be subject to the Tier 1 and Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "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 (13) Zone (R-13)", "Single Family Residential (10) Zone (RF-10)", and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Side Yard Flanking:	Principal Building: 2.4 metres Accessory Buildings and Structures: 6.0 metres	Principal Building: 2.4 metres Accessory Buildings and Structures: 6.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Dimensions -RF-13 Type I		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 336 square metres Corner Lot: 396 square metres
Lot Width:	Interior Lot: 12.0 metres Corner Lot: 14.0 metres	Interior Lot: 12.0 metres Corner Lot: 15.4 metres
Lot Depth:	Interior Lot: 28.0 metres Corner Lot: 28.0 metres	Interior Lot: 29.3 metres Corner Lot: 29.3 metres

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Lot Dimensions – RF-13 Type II		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 381-382 square metres Corner Lot: 437 square metres
Lot Width:	Interior Lot: 13.4 metres Corner Lot: 15.4 metres	Interior Lot: 13.35* Corner Lot: 16.3 metres
Lot Depth:	Interior Lot: 24 metres Corner Lot: 24 metres	Interior Lot: 27.1 metres Corner Lot: 27.1 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls per lot	3 off-street parking stalls per lot

*Variance Required

RF-10 Zone (Part 17C) Type III Lots	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0.85 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0.85 metres
Side Yard Flanking:	Principal Building: 2.7 metres Accessory Buildings and Structures: 3.0 metres	Principal Building: 2.7 metres Accessory Buildings and Structures: 3.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 6.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 6.0 metres
Lot Dimensions -RF-10 Type III		
Lot Size:	Interior Lot: 324 square metres	Interior Lot: 382.6 square metres
Lot Width:	Interior Lot: 9.0 metres	Interior Lot: 9.0 metres
Lot Depth:	Interior Lot: 36.0 metres	Interior Lot: 42.5 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls per lot	3 off-street parking stalls per lot

Lot Width Variance

- The applicant is requesting the following variances:
 - to reduce the minimum lot width for a Type II Interior Lot under Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)” from 13.4 metres to 13.3 metres for proposed Lots 2 and 3;
- Lots 2 and 3 are oversized RF-13 interior lots that exceed the minimum lot area required for an interior RF-13 lot by approximately 60 square metres.

- The proposed lot width variance is minor and will not be visually perceptible from a standard RF-13 lot at the minimum 13.4 metre lot width.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejashwar 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 V.).
- The subject site is located in a suburban area with numerous large RA and RH zoned lots. However, the character of this area is now in transition to "detached compact modern urban" homes, due to dozens of new compact RF-9, RF-9C, RF-10 and RF-13 zoned lots, especially to the south and east of the subject site.
- There are numerous homes in this area that provide acceptable architectural context for the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in single family small lot subdivisions now exceed standards on the context homes. The design guidelines propose home designs identifiable as "Neo-Traditional" which is based off the existing context homes in the area.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd. and dated June 2021, has been reviewed by staff and found to be generally acceptable. The applicant intends to propose in-ground basements. 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.

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 is \$2,000 per new unit within a secondary land use plan area. This rate is subject to change based on the applicable rate that will be charged at Final Adoption.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the West Newton Highway 10 Neighbourhood Concept Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$15,000 per unit if completed after January 1, 2022). This rate is subject to change based on the applicable rate that will be charged at Final Adoption.

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 July 5, 2021, and the Development Proposal Signs were installed on May 12, 2021. Staff did not receive any responses from neighbouring residents.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	27	27	0
Total (excluding Alder and Cottonwood Trees)	27	27	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		10	
Contribution to the Green City Program		\$24,200	

- The Arborist Assessment states that there are a total of 27 mature trees on the site and no Alder and Cottonwood trees. It was determined that the 27 on-site trees would not be able to 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 54 replacement trees on the site. Since 10 replacement trees can be accommodated on the site (based on an average of 1.67 trees per lot), the deficit of 44 replacement trees will require a cash-in-lieu payment of \$24,200.00

representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- The proposal also includes removal of 18 mature off-site trees. The off-site trees proposed for removal include sixteen (16) on 12738 60 Avenue, one on 5977 128 Street, and one on 5989 128 Street. The off-site trees on 12738 60 Avenue require removal due to the impacts of road construction for the final alignment of 127A Street. The removal of off-site trees on 5977 and 5989 128 Street is due to conflicts with construction of a lane servicing the eastern portion of the property.
- The Arborist's Tree Management Plan identifies several trees for removal on 5974 127A Street. These trees are not included in the summary or replacement requirements for the subject application, as they are associated with Development Application No. 7919-0199-00 and the subject tree cutting permits have already been issued.
- The removal of 18 mature off-site trees will require a total of 36 replacement trees. Since replacement trees cannot be credited for off-site deficits, the deficit of 36 replacement trees will require a cash-in-lieu payment of \$19,800.00 to the Green City program.
- In summary, a total of 10 trees are proposed to be replaced on the site with a contribution of \$24,200.00 for on-site trees and \$19,800.00 for off-site trees for a combined sum of \$44,000.00 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.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7921-0031-00
Appendix VIII.	NCP Amendment Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/ar

**PROPOSED SUBDIVISION SKETCH OF LOT "B" PLAN 18801
WEST 100 FEET LOT 1 PLAN 13698,
ALL OF SEC 7 TP 2 NWD**

DRAFT: Jan-20-2022

CIVIC ADDRESS:

12768 60th Ave, Surrey, B.C.

P.I.D. 006-988-083

12750 60th Ave, Surrey, B.C.

P.I.D. 008-900-558



SCALE 1 : 500

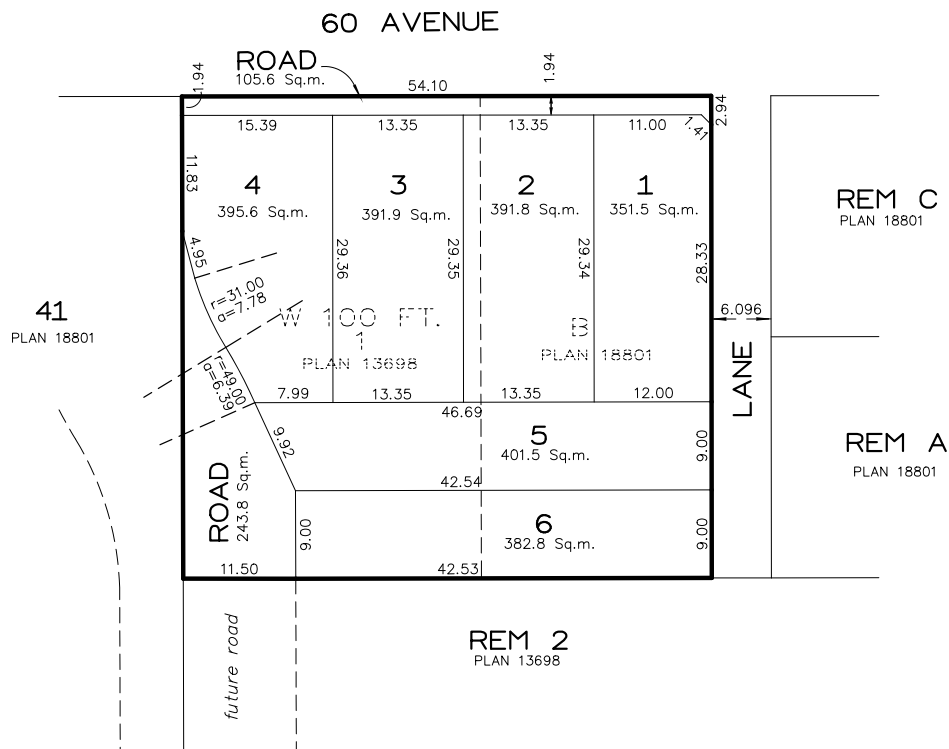


ALL DISTANCES ARE IN METRES

Lot dimensions are derived from FIELD SURVEY.

- PRELIMINARY LAYOUT ONLY. SUBJECT TO CITY REVIEW AND APPROVAL
- NOT TO BE USED FOR LEGAL TRANSACTIONS

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.



SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO:_____ OF LOT "B" PLAN 18801 AND WEST 100 FEET LOT 1 PLAN 13698, ALL OF SEC 7 TP 2 NWD

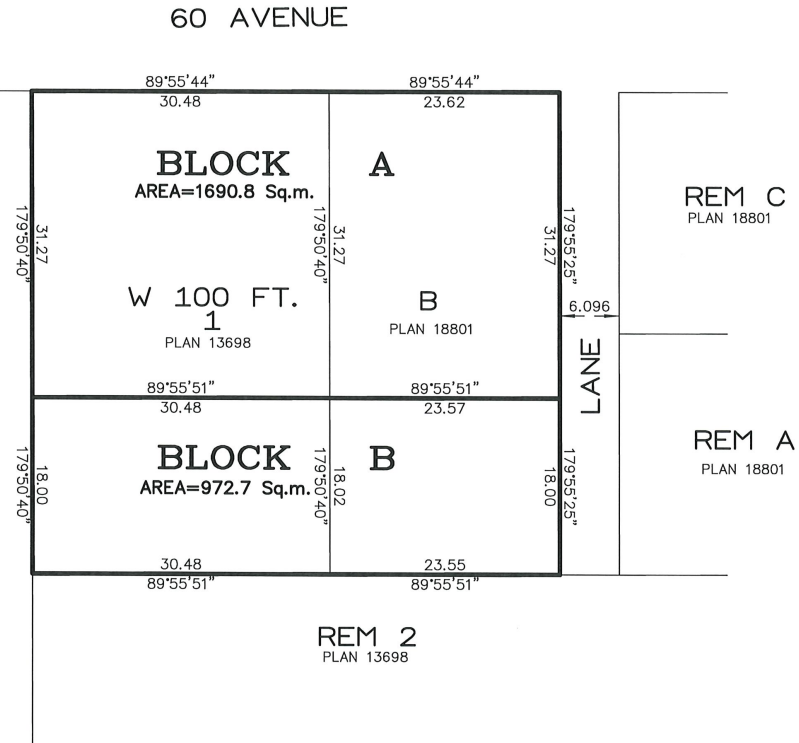


SCALE 1 : 500
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 ALL DISTANCES ARE IN METRES

Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
 DATED THIS 10th DAY OF May, 2021

M. Adam Fulkerson B.C.L.S.





INTER-OFFICE MEMO

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

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

DATE: **February 8, 2021** PROJECT FILE: **7821-0031-00**

RE: **Engineering Requirements
Location: 12750/12768 60 Avenue**

REZONE/SUBDIVISION***Property and Statutory Right-of-Way (SRW) Requirements***

- Dedicate 1.942 metres for 60 Avenue with 0.5 metre SRW
- Dedicate 3.0 by 3.0 metre corner cut at 60 Avenue and the lane
- Dedicate varying width area for 127A Street half road with 0.5 metre SRW
- Register offsite SRW for 127A Street and vehicle turnaround
- Dedicate 6.0 metres for lane

Works and Services

- Construct south side of 60 Avenue
- Construct east side 127A Street half road on the site and within offsite SRW
- Construct residential lane
- Extend storm sewer on 127A Street
- Extend storm sewer within the lane
- Implement onsite low impact development storm water management features
- Extend water main on 127A Street
- Build sanitary sewer on 60 Avenue
- Extend sanitary sewer on 127A Street and within the lane
- Install water, sanitary, and drainage service connections to each lot

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

Jeff Pang, P.Eng.
Development Services Manager

KMH



July 5, 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.

According to the District's enrolment projections, JT Brown modestly grew this year and is projected to continue to grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

Tamanawis Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 263 students. Approval to move forward on 425-capacity addition came late 2019. The District prepared a feasibility study; and now are waiting for the Ministry of Education capital funding approval to move to design and construction. This last phase will take 4 years to complete; consequently, the earliest this addition would be open is September 2025.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0031 00

SUMMARY

The proposed 6 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:	3
Secondary Students:	2

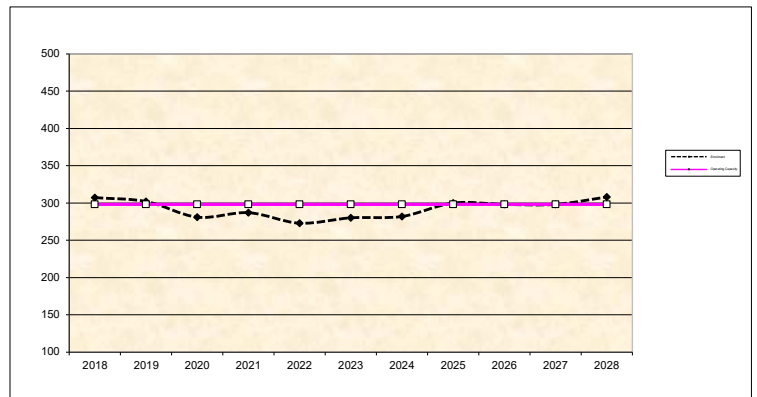
September 2020 Enrolment/School Capacity

J.T. Brown Elementary	
Enrolment (K/1-7):	29 K + 252
Operating Capacity (K/1-7):	19 K + 279
Tamanawis Secondary	
Enrolment (8-12):	1427
Capacity (8-12):	1125

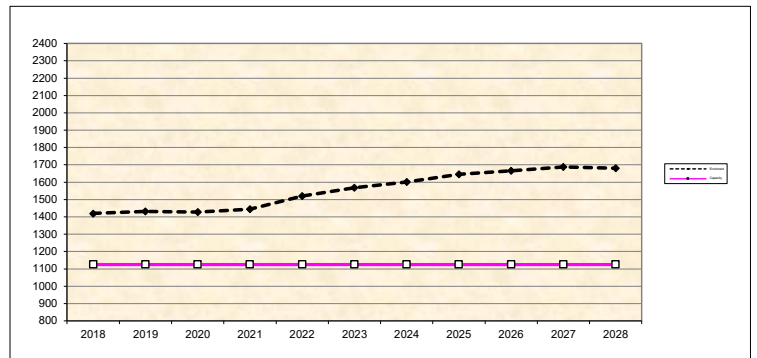
Projected population of school-age children for this development:	8
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Population : The projected population of children aged 0-19 Impacted by the development.
Enrolment : The number of students projected to attend the Surrey School District ONLY.

J.T. Brown Elementary



Tamanawis 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-xxxx-00
Project Location: 12750 & 12768 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:

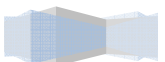
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main 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:

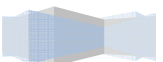
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.



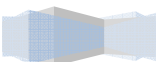
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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: May 10, 2021

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

Date: May 10, 2021



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0031-00

Address: 12750 / 68 - 60 Avenue

Registered Arborist: Peter Mennel #PN-5611A & Rhythm Batra PN-8932A

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)	27
Protected Trees to be Removed	27
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 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54 	54
Replacement Trees Proposed	10
Replacement Trees in Deficit	44
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	18
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36 	36
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

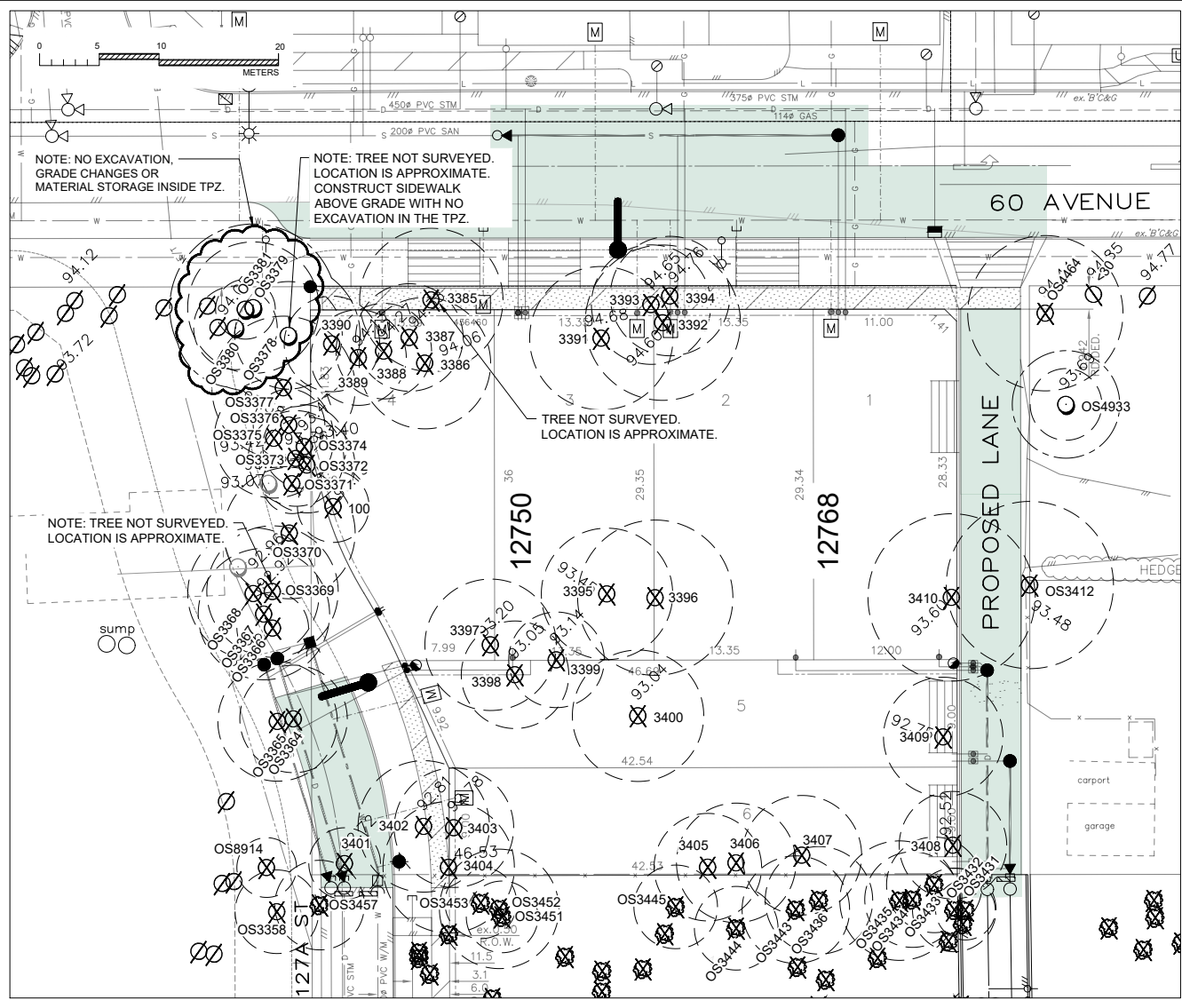
Signature of Arborist:

Date: January 9, 2023



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





GENERAL NOTES:
 • REASSESS ALL TREES WITH FINAL CONSTRUCTION AND DEVELOPMENT PLANS.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	TREE NOT IDENTIFIED DURING OF SITE VISIT
	MINIMUM NO DISTURBANCE ZONE
	1.5m EXCAVATION OFFSET
	TREE >4m FROM PL - NOT ASSESSED
	TREE TO BE REMOVED AS PER PROJECT #7819-0199-00

NO.	DATE	BY	REVISION
1	APR21/21	MK	SUBDIVISION LAYOUT
2	OCT07/21	MK	SUBDIVISION LAYOUT
3	OCT25/21	MK	KEY & GRADING PLAN
4	JAN28/22	MK	KEY & GRADING PLAN
5	NOV25/22	MK	KEY & GRADING PLAN

NO.	DATE	BY	REVISION
6	JAN09/23	MK	KEY & GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
12750 & 12768 - 60 AVENUE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JANUARY 6, 2021

T-1
 SHEET 1 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0031-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-900-558

West 100 Feet Lot 1 Section 7 Township 2 New Westminster District Plan 13698
12750 - 60 Avenue

Parcel Identifier: 006-988-083

Lot "B" Section 7 Township 2 New Westminster District Plan 18801
12768 - 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot width for a Type II Interior Lot is reduced from 13.4 metres to 13.3 metres for proposed Lots 2 and 3.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

**PROPOSED SUBDIVISION SKETCH OF LOT "B" PLAN 18801
WEST 100 FEET LOT 1 PLAN 13698,
ALL OF SEC 7 TP 2 NWD**

DRAFT: Jan-20-2022

CIVIC ADDRESS:

12768 60th Ave, Surrey, B.C.

P.I.D. 006-988-083

12750 60th Ave, Surrey, B.C.

P.I.D. 008-900-558

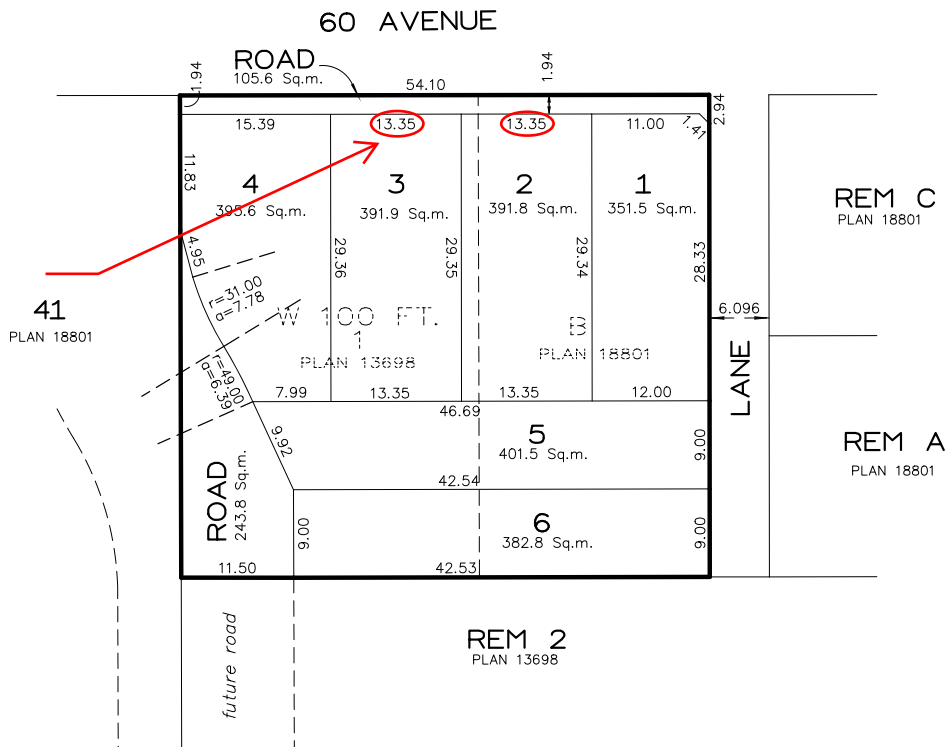


SCALE 1 : 500



ALL DISTANCES ARE IN METRES

RF-13 Type II Interior Lot Width is proposed to be reduced from 13.4 metres to 13.3 metres for Lots 2 and 3.

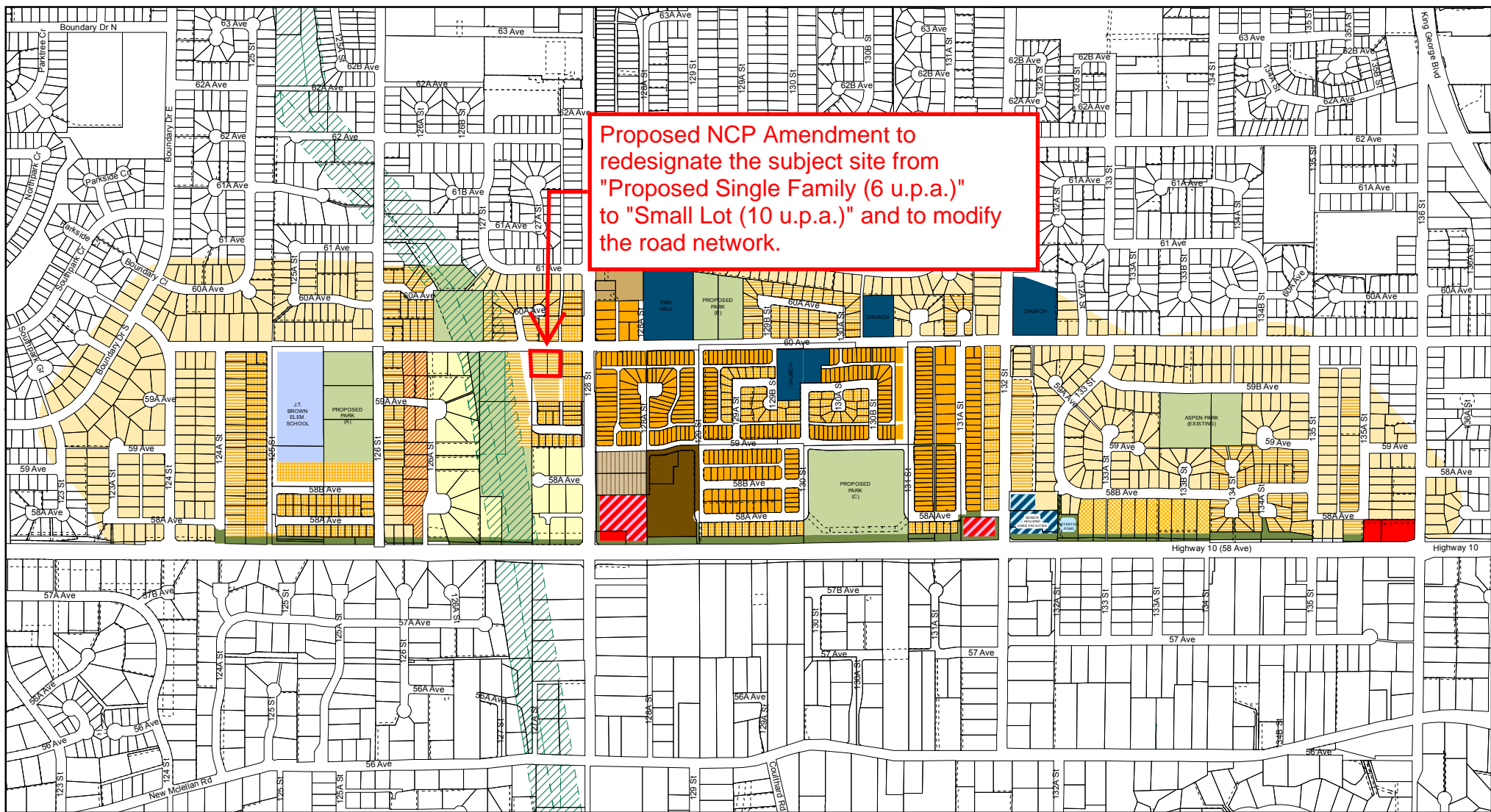






















Lot dimensions are derived from FIELD SURVEY.

- PRELIMINARY LAYOUT ONLY. SUBJECT TO CITY REVIEW AND APPROVAL
- NOT TO BE USED FOR LEGAL TRANSACTIONS

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- | | | | |
|--|---|---|--|
|  EXISTING HALF ACRE LOTS |  APPROVED CLUSTER HOUSING (10 UPA) |  INSTITUTIONAL |  BUFFER / GREENWAYS |
|  SUBURBAN TRANSITION LOTS |  SMALL LOT (10 UPA) |  PROPOSED INSTITUTIONAL |  PARKS |
|  EXISTING SUBURBAN TRANSITION LOTS |  SMALL LOT WITH LANE (13 UPA) |  EXISTING LOCAL COMMERCIAL |  WALKWAYS |
|  PROPOSED SINGLE FAMILY (6 UPA) |  Townhouse (25 u.p.a) |  PROPOSED LOCAL COMMERCIAL |  MUNICIPAL R.O.W. |
|  EXISTING SINGLE FAMILY |  SENIORS HOUSING (20 UPA) |  SCHOOLS |  R.O.W. (BC HYDRO) |

WEST NEWTON/HWY #10 NCP LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



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