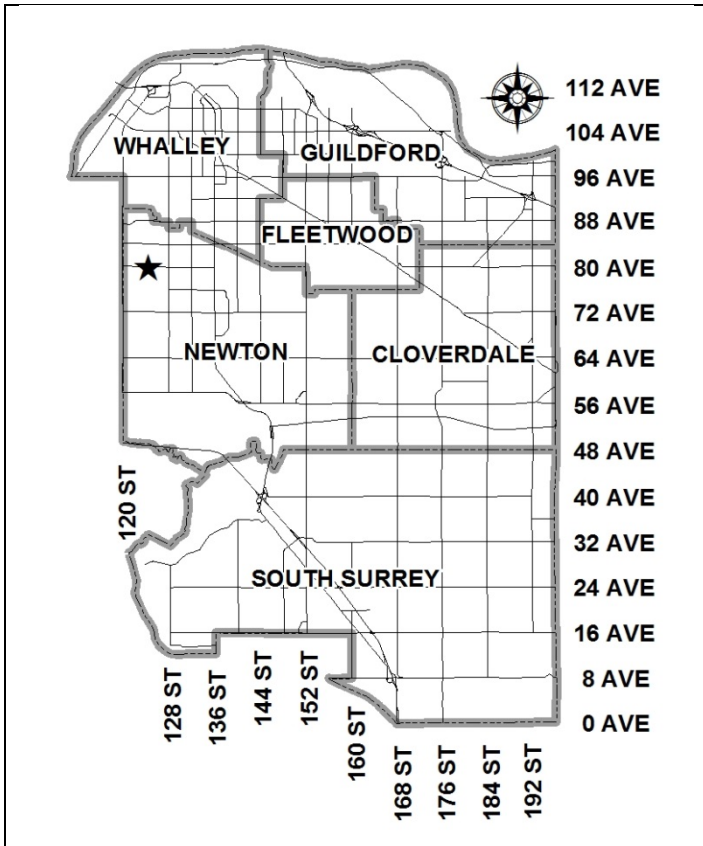


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0210-00

Planning Report Date: June 29, 2015



PROPOSAL:

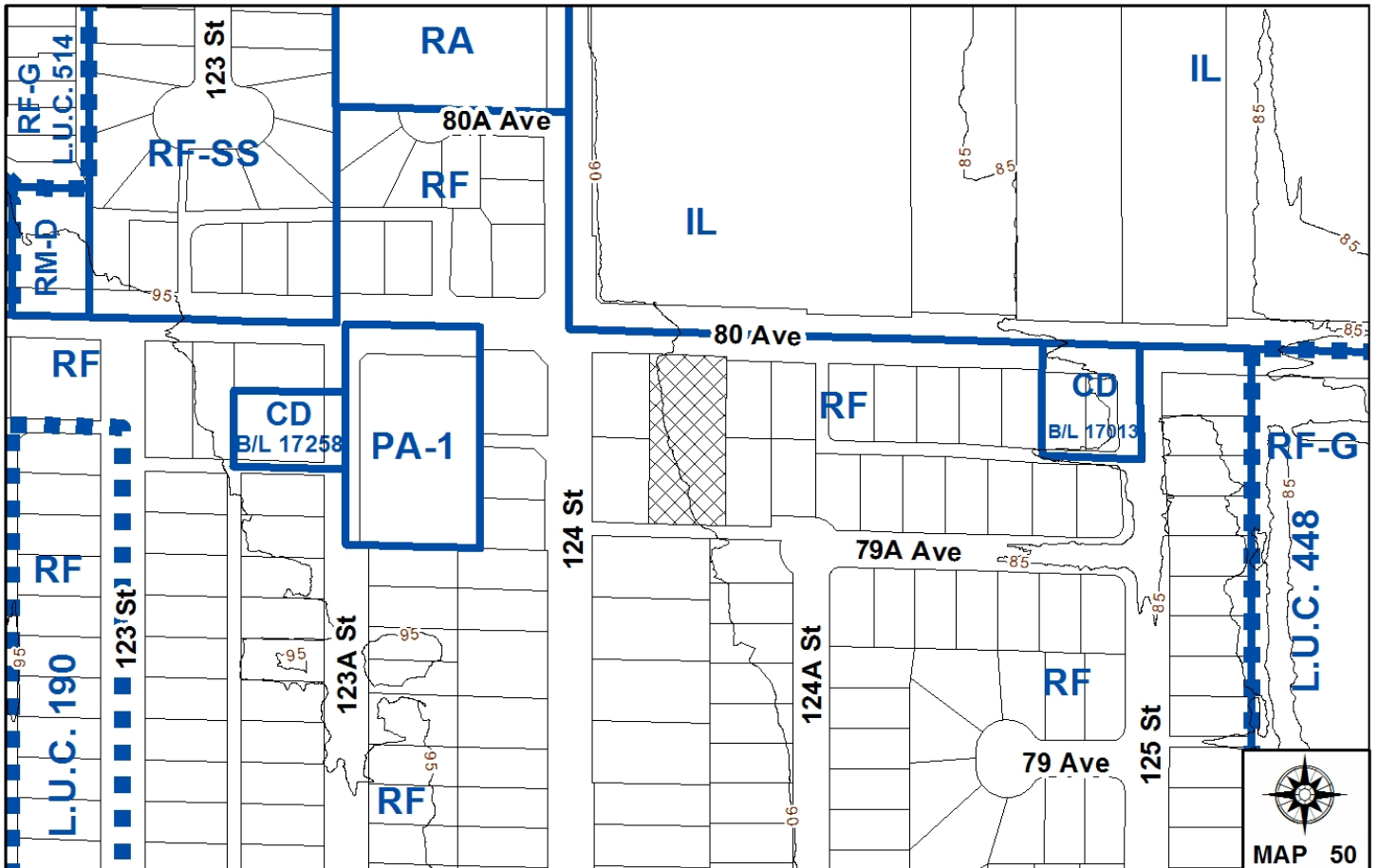
- **Rezoning** from RF to RF-12 in order to allow subdivision into 4 small single family lots.

LOCATION: 12424 - 80 Avenue

OWNERS: Gurmit S Kang
 Karmjit K Kang
 Gurbir S Kang
 Kulwant K Kang

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this part of Newton.
- The proposed layout provides for retention of a large, healthy Douglas Fir tree, while allowing for adjacent properties to the west to develop independently, at similar RF-12 density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Covenant on the title of proposed Lot 4 for tree protection, and to emphasize that no subdivision will be allowed while the Douglas Fir being retained remains healthy and safe for retention;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Strawberry Hill Elementary School
1 Secondary student at Princess Margaret Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

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

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 80 Avenue):	Dick's Lumber (industrial facility)	Industrial	IL
East:	Overflow parking for Sick's Lumber (unauthorized) and single family dwellings	Urban	RF
South (Across lane):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS**Background and proposal**

- The site area is approximately 2,639 m² (0.65 acres sq. ft.) in area. The applicant proposes to create four (4) single family residential lots (RF-12).
- The existing dwelling is proposed to be removed.
- The new lots will range in size from 346 m² (3,724 sq. ft.) to 818 m² (8,805 sq.ft.). Proposed Lot 4 is exceptionally large at 818 m² (8,805 sq.ft.) in order to retain a large specimen Douglas Fir tree. See the proposed layout attached as Appendix II.
- All lot areas comply with the provisions of the proposed RF-12 zone. Lot width has been relaxed from 12 m (40 ft.) to 11.55 m (38 ft.) on proposed Lots 1, 2 and 3, to accommodate retention of a large tree on proposed Lot 4. Lot width is being relaxed under the Zoning By-Law, General Provisions (Part 4), E.21 (g), where the Approving Officer has the authority to reduce the width requirement by no more than 10%, if the strict application of the width requirement would result in a lot substantially larger than the minimum area required. In this case, the relaxation was of 3.8%.
- When complete, the development will have a net density of 23.5 units per hectare (9 u.p.a.), which complies with the "Urban" designation in the OCP.

- All lots are proposed with lane access, which is proposed from 79A Avenue. Direct access to 80 Avenue is not allowed (arterial road). The lane will terminate at proposed Lot 1, as future subdivisions of the lots to the west are permitted direct access to 124 Street.
- The properties to the west of this application also have subdivision potential under the RF-12 Zone. The applicant prepared a concept plan and demonstrated to staff's satisfaction that the properties to the west could be independently rezoned and subdivided, without involving the subject property.

PRE-NOTIFICATION

Pre-notification letters were sent on April 23, 2015. Staff received one phone call asking for additional information, and two (2) from adjacent neighbors, with the following concerns:

- Removal of a large Douglas Fir tree on the subject site.

(The layout was revised to retain the large tree. Specifically, Lot 4 is significantly oversized to accommodate the tree. No subdivision of Lot 4 will be entertained as long as the tree remains healthy. A Section 219 Covenant is to be registered with the subdivision to this effect.)

- Subdivision potential for adjacent lot independent from subject application.

(The applicant has demonstrated that both properties to the west have subdivision potential independent from this application under the RF-12 Zone, as they could take access from 124 Street.)

DESIGN PROPOSAL AND REVIEW

Building Scheme and Lot Grading

- The applicant has retained Ran Chahal of Apex Design Group Inc. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by WSP Canada Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Monica Ardiel, 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
Alder and Cottonwood Trees			
Alder / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	10	10	0
Dogwood, Pacific	1	1	0
Walnut, English	2	2	0
Coniferous Trees			
Cedar, Western Red	1	1	0
Douglas Fir	7	6	1
Total (excluding Alder and Cottonwood Trees)	21	20	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		\$9,300	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, with no Alder and Cottonwood trees. 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. The tree to be retained is a large Douglas Fir (dbh=145 cm) on proposed Lot 4.
- 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 40 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 2 trees per lot, and 3 on the larger lot), the deficit of 31 replacement trees will require a cash-in-lieu payment of \$9,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with a contribution of \$9,300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 06, 2015. 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)	• Urban Infill Area
2. Density & Diversity (B1-B7)	• Density is appropriate for Urban area
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• Homes will be designed with “eyes on the street”
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

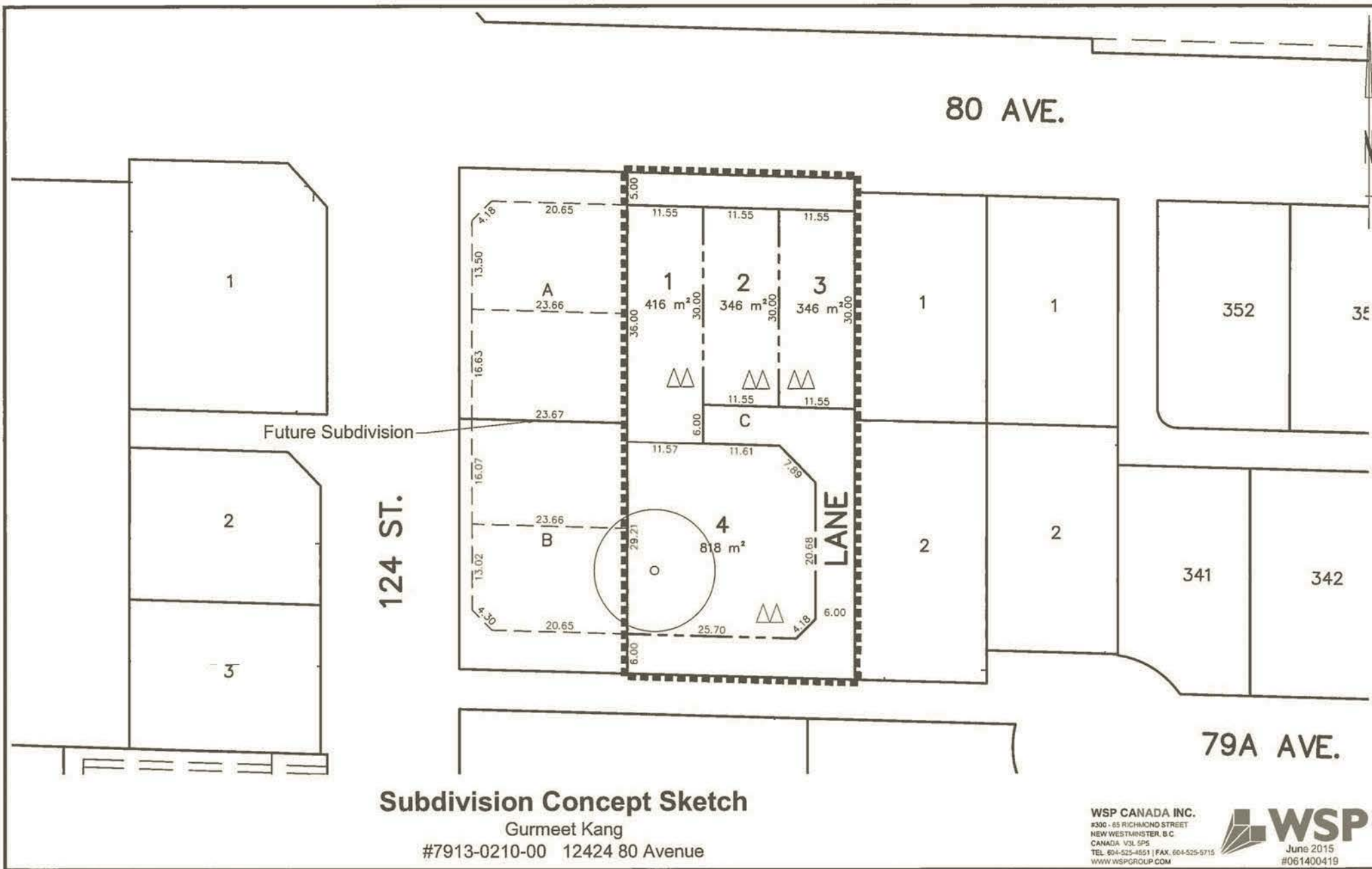
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.652 acres
Hectares	0.2639 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	11.55 m to 27.5 m
Range of lot areas (square metres)	346 m ² to 818 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	23.5 uph / 9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	37%
Total Site Coverage	87%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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



WSP CANADA INC.
 #500 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4551 | FAX. 604-525-5715
 WWW.WSPGROUP.COM



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: June 17, 2015 **PROJECT FILE: 7813-0210-00**

**RE: Engineering Requirements
Location: 12424 80 Ave**

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

- dedicate 4.942 m road allowance along south side of 80 Avenue for ultimate 30.000 m arterial road allowance;
- dedicate 5.404 m road allowance along 79A Avenue for ultimate 16.500 m local road allowance;
- dedicate 6.000 m road allowance for ultimate internal 6.000 m wide lane;
- dedicate 5.5 m x 5.5 m corner cut at lane intersection; and
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance along 80 Avenue and 79A Avenue frontages.

Works and Services

- construct north side of 79A Avenue to the local road standard with a minimum 6.0 m pavement (ultimate 8.0 m pavement width), barrier curb & gutter, 2.75 m street tree/utility strip, and 1.5 m sidewalk;
- construct internal lanes to residential standard with rollover curb & gutter;
- construct adequately sized water, storm, and sanitary service connections to each lot, complete with inspection chambers;
- construct storm facilities along proposed lanes to facilitate road drainage; and
- extend a 200mm watermain on 79A Avenue from 124A Street to 124 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Planning

March-24-15

School Enrolment Projections and Planning Update:

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

There is room for additional enrolment growth at Strawberry Hill Elementary and Princess Margaret Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0210 00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

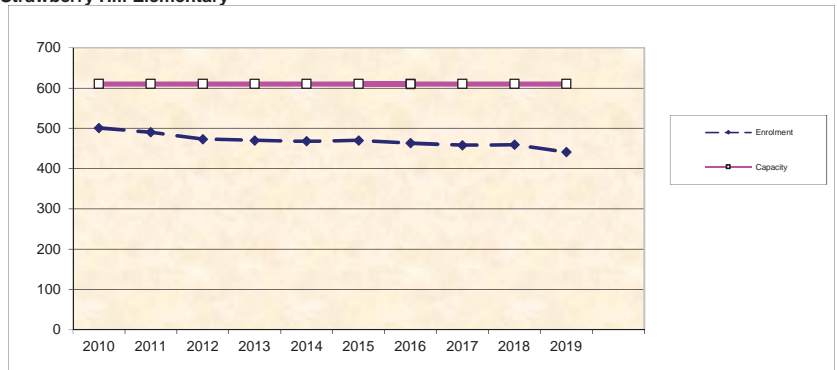
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

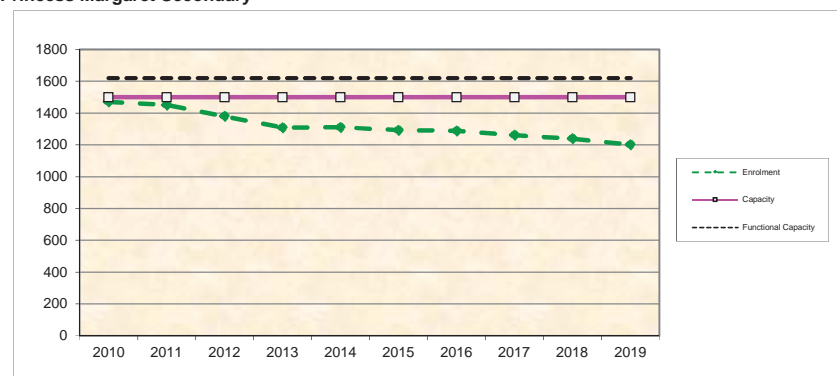
September 2014 Enrolment/School Capacity

Strawberry Hill Elementary	
Enrolment (K/1-7):	59 K + 409
Capacity (K/1-7):	60 K + 550
Princess Margaret Secondary	
Enrolment (8-12):	1311
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Strawberry Hill Elementary



Princess Margaret 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.: 13-0210-00
Property Location: 12424-80 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 – 1990'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 92% of the homes having a one 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), Cedar and Vinyl Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 19% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 20-50 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” 81.0%

“Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 19.0%
 “Split Levels” 0.0%

Dwelling Sizes/Locations: Size range: 65.0% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 35.0% 2001 - 3000 sq.ft excl. garage
 0.00% over 3001 sq.ft excl. garage

Exterior Treatment Cedar: 27.0% Stucco: 46.0% Vinyl: 17.0%
 /Materials: Brick or stone accent on 23.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 81.0% Cedar Shingles: 0.00%
 Concrete Tiles: 19.0% 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”, 20-50 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Stucco and Cedar.

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 No specific interface treatment. However, all permitted
 /Materials: 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.

February 26, 2015
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0210-00

Address: 12424 - 80 Avenue, Surrey, BC

Registered Arborist: Monica Ardiel

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)	21
Protected Trees to be Removed	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = _____ - All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 40 _____ 	40
Replacement Trees Proposed	9
Replacement Trees in Deficit	31
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	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 0 X two (2) = 0 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	

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

Signature of Arborist:	Date: June 19, 2015
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

