

**PROPOSAL:**

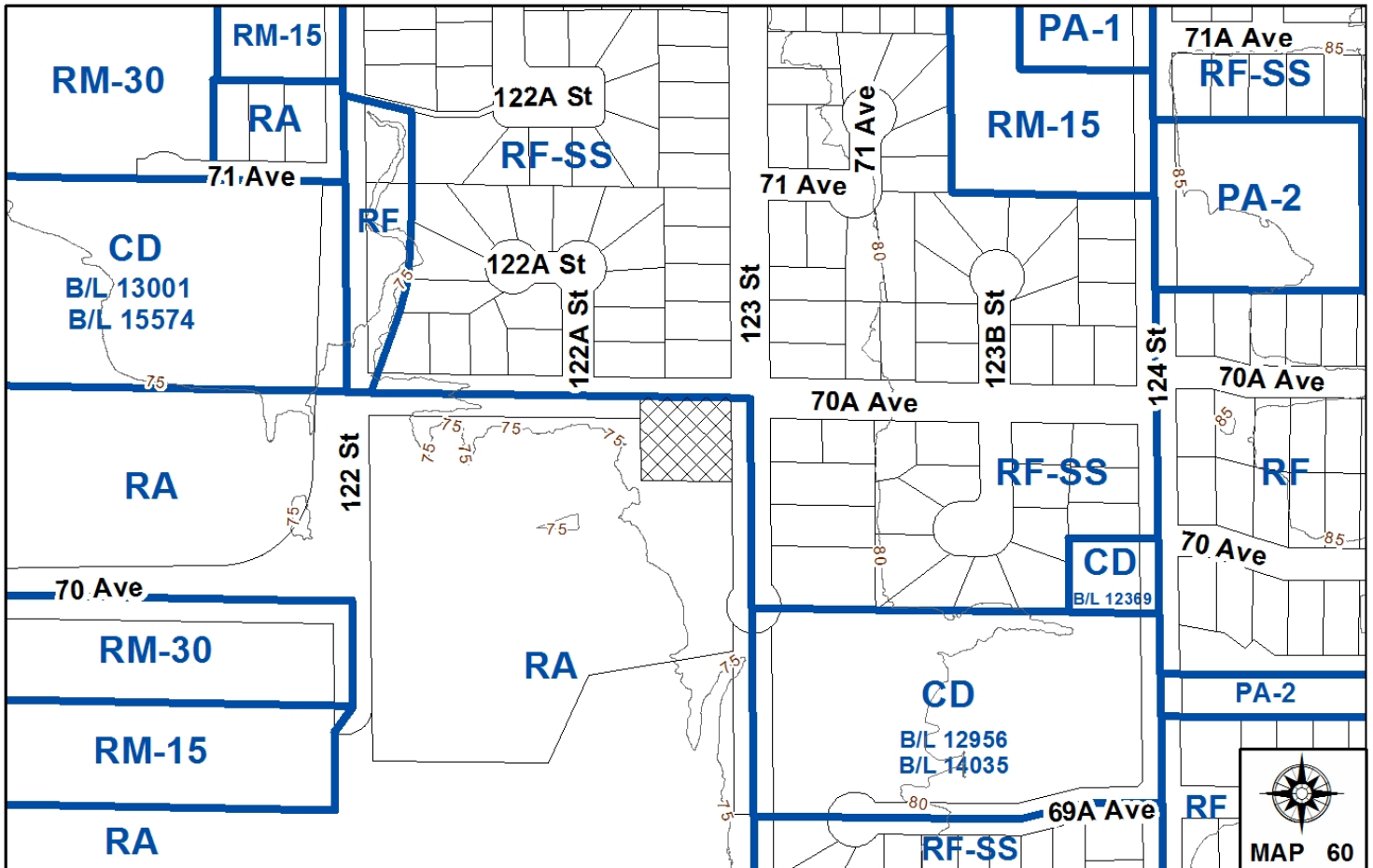
- **Rezoning** from RA to RF.  
 in order to permit subdivision into two (2) single family RF lots.

**LOCATION:** 7027 - 123 Street

**OWNER:** Sandeep S Aulakh  
 Paramjit K Aulakh

**ZONING:** RA

**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 the Urban designation in the OCP.
- The proposed subdivision includes one of the last remaining larger parcels in the area, is consistent with surrounding development, and completes the dedication and construction of 70A Avenue fronting the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

1 Elementary students at Cougar Creek Elementary School  
0 Secondary students at Tamanawis 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 March, 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 will be required to address these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 70A Ave):	Single family dwellings	Urban	RF-SS
East:	Single family dwelling	Urban	RF-SS
South & West:	Cougar Creek Elementary School	Urban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The 2,023 sq. m. (21,775 sq. ft.) subject site is located at 7027 - 123 Street in Newton.
- The site is designated as "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The site contains an existing single family dwelling on the northern portion of the lot, which will be removed as part of the proposed development.
- The subject property is among the last remaining lots with subdivision potential in this area. Existing subdivisions in the area were built out in the late 1980's to the early 1990's.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to permit subdivision into two (2) single family lots.
- Both of the proposed lots meet or exceed the minimum width, depth, and lot area requirements of the RF Zone with lot widths of 23.36 m. (77 ft.), depth of 31.81 m (104 ft.) and lot areas ranging from 738.4 sq. m. (7,950 sq. ft.) to 742.8 sq. m (8,000 sq. ft.).
- The proposal also provides for the completion of the 70A Avenue dedication and construction fronting the subject property.

### Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes in the area and based on the findings of the study, proposed a set of design guidelines for new houses on the proposed lots (Appendix V). The design guidelines will ensure that the new homes are compatible with the design character of other newer homes in the neighbourhood.
- Based on the proposed grading, basements can be achieved on all proposed lots. A preliminary lot grading plan was submitted by Mainland Engineering Design Corporation and reviewed by staff and was determined to be adequate.

### 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
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Plum	1	1	0
Cherry	1	1	0
Cherry, Bitter	1	0	1
<b>Coniferous Trees</b>			
Cedar, Western Red	2	0	2
Douglas Fir	8	4	4
Falsecypress	2	2	0
Spruce	22	1	21
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>37</b>	<b>9</b>	<b>28</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>34</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,600.00</b>	

- The Arborist Assessment states that there are a total of 37 protected trees on the site, with no Alder and Cottonwood trees. It was determined that 28 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 18 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 34 trees are proposed to be retained or replaced on the site with a contribution of \$3,600.00 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 22, 2014 and staff has received no responses.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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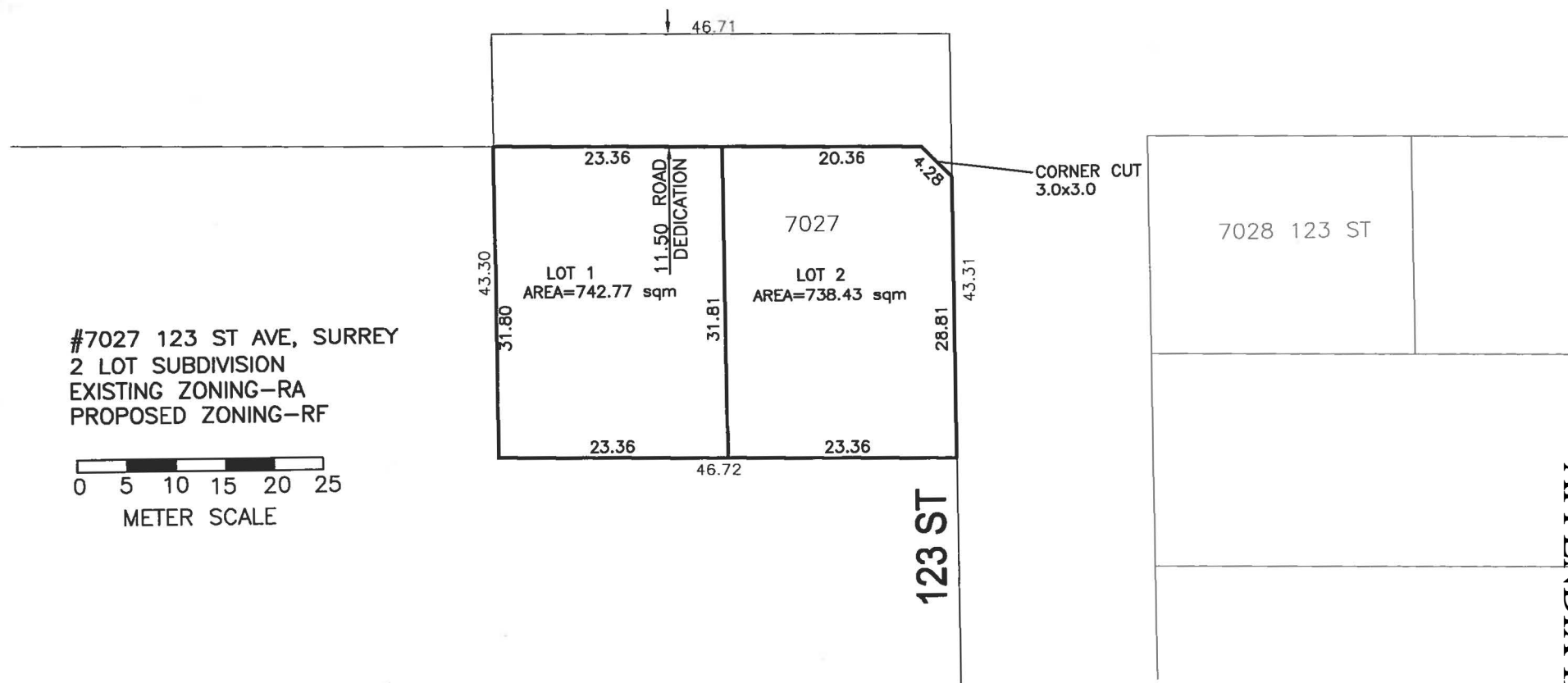
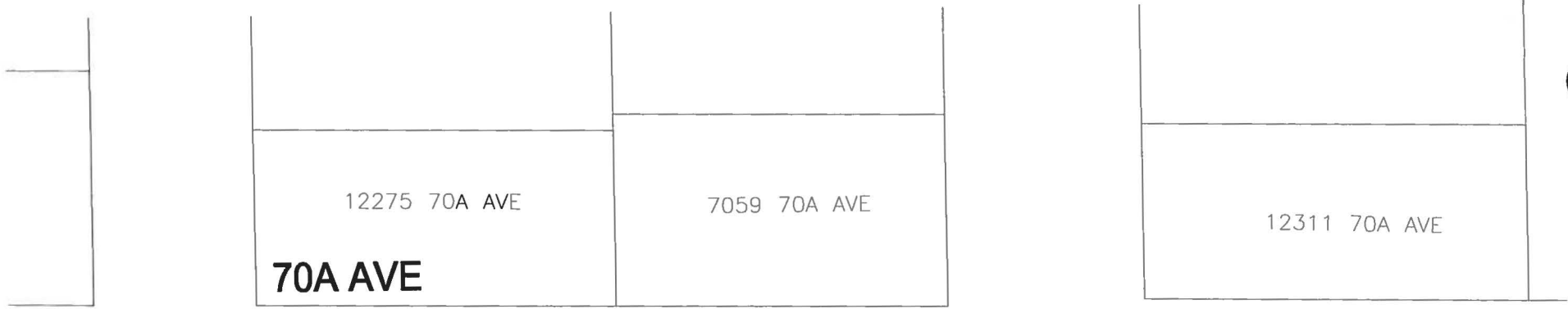


# SUBDIVISION DATA SHEET

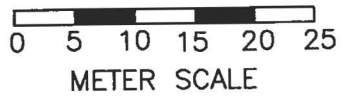
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.4996
Hectares	0.2022
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	23.36 m
Range of lot areas (square metres)	738.43 sq. m. and 742.77 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.50 lots/Ha or 5.47 lots/Acre
Lots/Hectare & Lots/Acre (Net)	9.89 lots/Ha or 4.45 lots/Acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52.67%
Estimated Road, Lane & Driveway Coverage	690.0 sq. m.
Total Site Coverage	90 sq. m.
<b>PARKLAND</b>	
Area (square metres)	780.0 sq. m.
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	N/A
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	N/A
<b>FRASER HEALTH Approval</b>	
	N/A
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO





#7027 123 ST AVE, SURREY  
2 LOT SUBDIVISION  
EXISTING ZONING-RA  
PROPOSED ZONING-RF



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

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

DATE: **July 8, 2015** PROJECT FILE: **7814-0359-00**

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RE: **Engineering Requirements  
Location: 7027 123 St**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 11.50 metres fronting 70A Avenue.
- dedicate 3.0m x 3.0m corner cut at the intersection of 70A Avenue and 123 Street.
- provide a 0.50m SROW fronting the development for municipal infrastructure access and maintenance.

***Works and Services***

- construct 70A Avenue to a collector standard.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



December-19-14  
**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.

There are no capital projects identified for Cougar Creek Elementary. An addition to Tamanawis Secondary School is proposed in the district's 5-Year Capital Plan to accommodate existing and projected enrolment. The capacity for Cougar Creek Elementary is adjusted in the table below for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. The proposed development will not have a significant impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0359 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

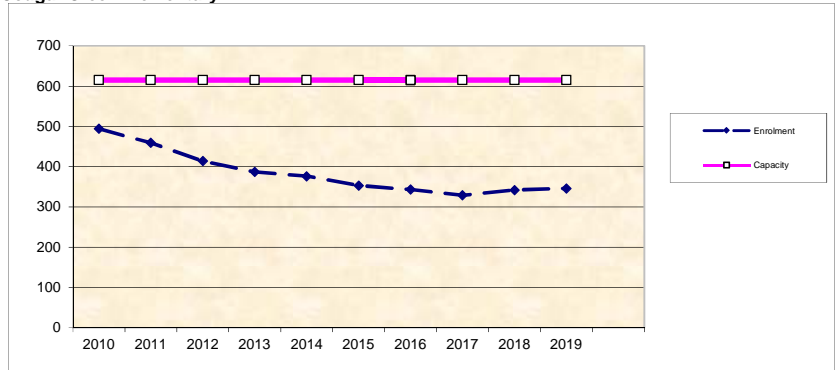
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

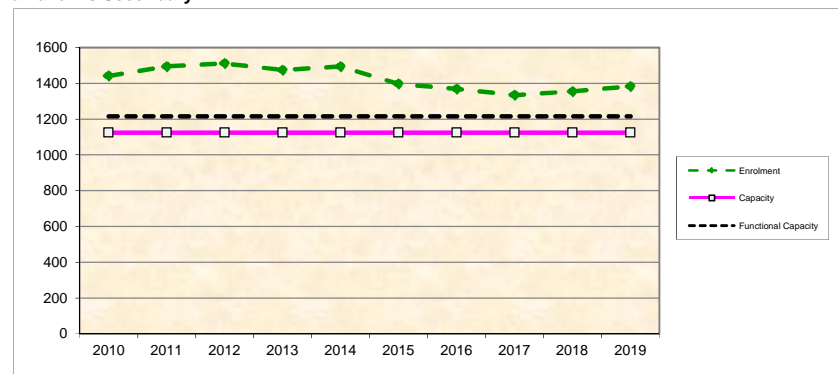
September 2014 Enrolment/School Capacity

<b>Cougar Creek Elementary</b>	
Enrolment (K/1-7):	49 K + 327
Capacity (K/1-7):	40 K + 575
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1494
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

**Cougar Creek Elementary**



**Tamanawis Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0359-00  
 Project Location: 7027 - 123 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out over a time period spanning from the 1970's to the 1990's. The age distribution from oldest to newest is: 1970's (11%), 1980's (33%), and 1990's (56%). A majority of homes in this area have floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: 2501 - 3000 sq.ft. (11%), and 3001 - 3550 sq.ft. (89%). Styles found in this area include: "West Coast Traditional (Bavarian emulation)" (11%), and "West Coast Modern" (89%). Home types include only : Basement Entry (89%), Cathedral Entry (11%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (11%), and High scale, box-like massing resulting from locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views (89%). The scale (height) range for front entrance structures include: One storey front entrance (88%), and 1 ½ storey front entrance (13%).

The range of roof slopes found in this area is: 4:12 (10%), 5:12 (50%), 6:12 (30%), and 10:12 (10%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (89%), and Main common gable roof (11%). Feature roof projection types include: Common Hip (58%), and Common Gable (42%). Roof surfaces include: Interlocking tab type asphalt shingles (11%), Concrete tile (rounded Spanish profile) (44%), and Concrete tile (shake profile) (44%).

Main wall cladding materials include: Horizontal vinyl siding (11%), and Stucco cladding (89%). Feature wall trim materials used on the front facade include: No feature veneer (44%), Brick feature veneer (44%), and Stone feature veneer (11%). Wall cladding and trim colours include: Neutral (9%), Natural (82%), and Warm (9%).

Covered parking configurations include: No covered parking (11%), Single carport (11%), Double garage (67%), and Rear garage (11%).

A variety of landscaping standards are evident, ranging from "Modest modern urban standard" with sod and a few shrubs only (22%), to "average modern urban standard" (56%), to "above average modern urban standard" featuring numerous shrub plantings (22%).

Driveway surfaces include: Asphalt (13%), Broom finish concrete (50%), and Exposed aggregate driveway (38%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as "West Coast Modern" style homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", or a range of compatible styles as approved by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All neighbouring homes are either Basement Entry type or Cathedral Entry type. Home types (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** Most homes are clad in stucco, many of which have no feature masonry veneers or feature wall areas clad in a different material. Reasonable flexibility should be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** Roof surfacing materials used in this area include concrete roof tiles (dominant) and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope feature roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

**Streetscape:** With the exception of one "West Coast Traditional" (Bavarian emulation) Cathedral entry type design, all homes are 3500 sq.ft. high mass (box-like) structures in which most of the upper floor wall area is fully exposed to street views. Most of these homes have roof slopes in the 5:12 to 6:12 range, and most roofs are surfaced with concrete roof tiles. Homes are clad in stucco; a few with feature masonry accent veneers, but most with no feature materials. Most homes have a single storey front entrance. Landscape standards are considered low-to-average, except on a few homes that have used numerous hedge shrubs. There are a wide variety of roof surface materials. Overall, the massing design and finishing standard of all the homes would be considered "not-suitable-context" with respect to the subject site.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible styles as determined by the design consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2010.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered on

trim only, subject to approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:**

Minimum 7:12.

**Roof Materials/Colours:**

Shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

**In-ground basements:**

Permitted, subject to determination that service invert locations are sufficiently below grade. If feasible according to the zoning bylaw, basements will appear underground from the front.

**Treatment of Corner Lots:**

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: July 7, 2015

**Reviewed and Approved by:**



Date: July 7, 2015

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 14-0359-00

Address: 7027 - 123 Street

Registered Arborist: Monica Ardiel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	33
<b>Protected Trees to be Removed</b>	5
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	28
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10</li> </ul>	10
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	4
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2</li> </ul>	2
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist:	Date: March 30, 2015
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