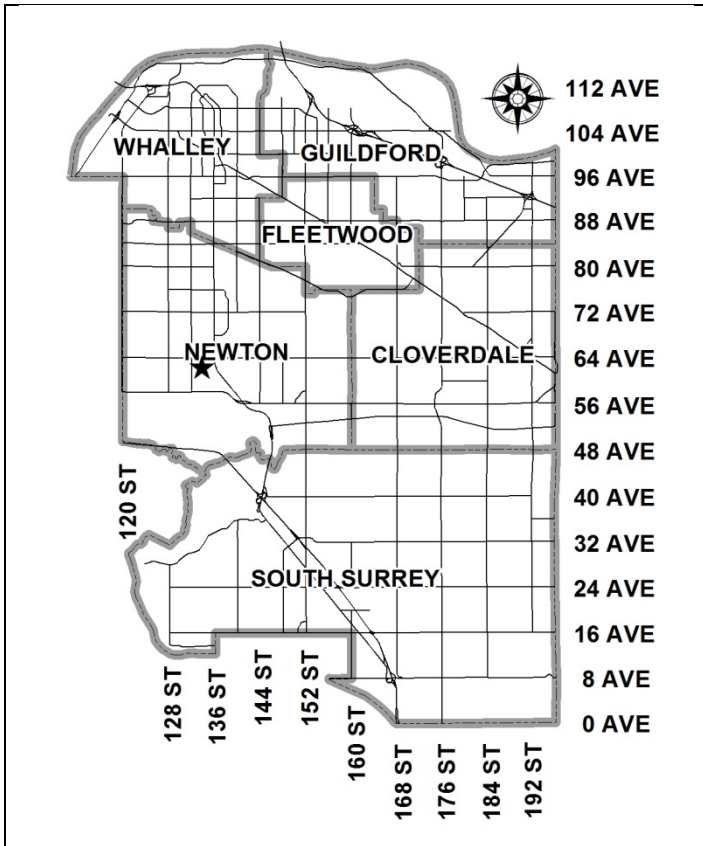


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0032-00

Planning Report Date: January 11, 2016



PROPOSAL:

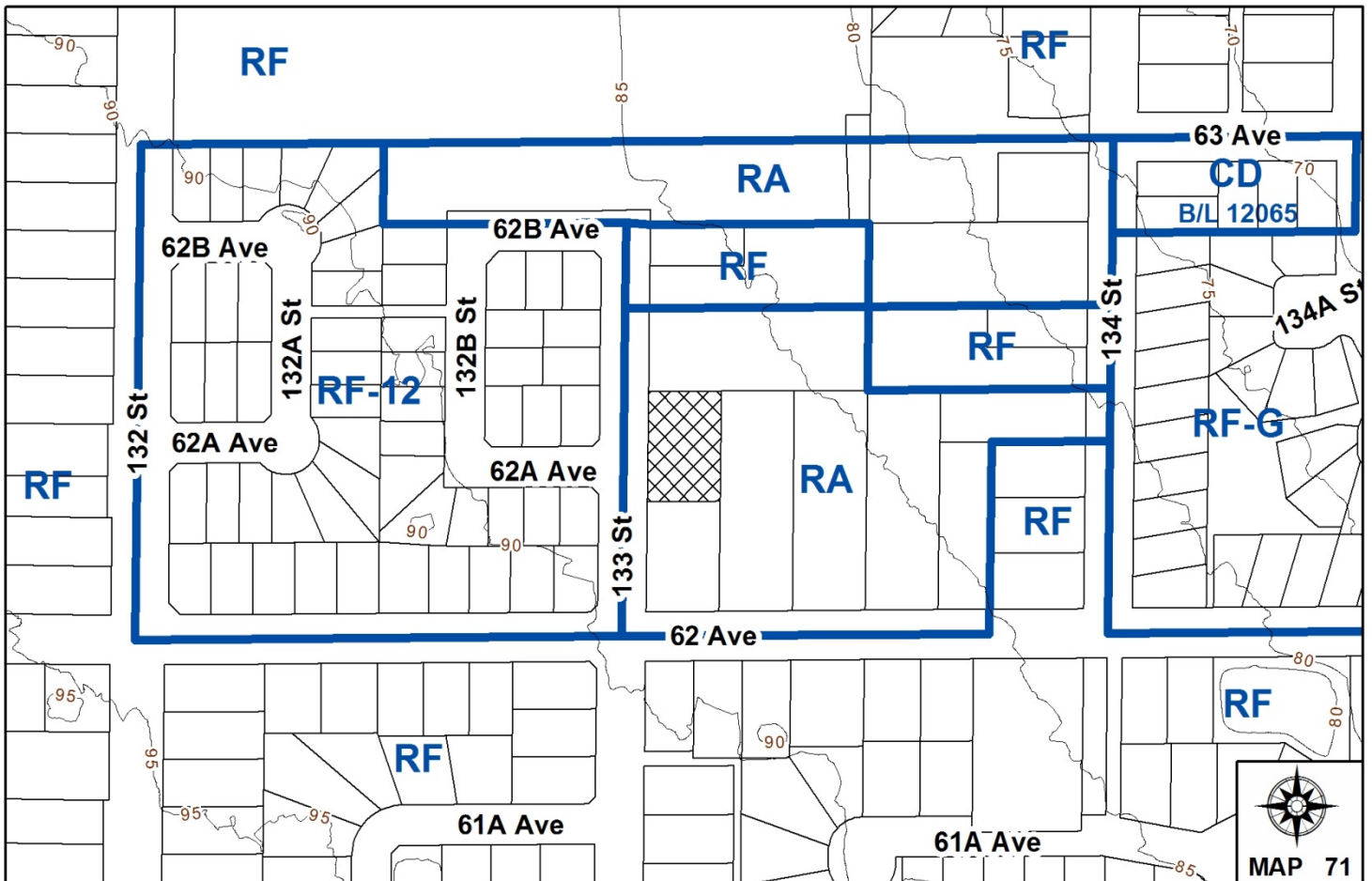
- **Rezoning** from RA to RF
 - **Development Variance Permit**
- to allow subdivision into 2 single family lots.

LOCATION: 6238 - 133 Street

OWNER: Brinderpal S Grewal
 Tejinderpaul S Grewal

ZONING: RA

OCP DESIGNATION: Urban



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

- The applicant is seeking to vary the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), and the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for both side yards (north & south), for proposed Lot 1 of the subdivision.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed subdivision is consistent with the established pattern of RF-zoned lots to the south across 62 Avenue.
- The proposed variances apply to Lot 1 of the subdivision, and will allow a new single family dwelling to be sited on the lot in such a way to allow for the retention of 2 mature trees.

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 Zone" (RF) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0032-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for both side yards (north & south) for proposed Lot 1.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; 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 student at North Ridge Elementary School
1 Secondary student at Panorama Ridge 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 late 2016.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single family dwellings	Urban	RA
East:	Single family dwellings	Urban	RA
South:	Single family dwellings	Urban	RA
West (Across 133 Street):	Single family dwellings	Urban	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The 1,345 square metre (0.33 ac.) subject site located at 6238-133 Street is situated in a block between 133 Street and 134 Street, north of 62 Avenue, which is largely undeveloped.
- The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- A Single Family Residential (12) (RF-12) zoned neighbourhood exists to the west of the site across 133 Street. An established Single Family Residential (RF) zoned neighbourhood is located in close proximity to the south across 62 Avenue.

Proposal

- The applicant proposes to rezone the site from RA to RF in order to subdivide into two single family lots. A Development Variance Permit (DVP) for reduced setbacks is also proposed as part of the application.
- Both of the proposed lots comply with the minimum lot area, depth and width requirements of the RF Zone.
- The proposed subdivision is consistent with the established development pattern of the nearby RF-zoned lots to the south across 62 Avenue.
- The existing house on the site will be removed.

Building Design Guidelines and Lot Grading

- 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 V). The proposed homes will be compatible with the existing "west coast modern" style of homes in the area.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The applicant proposes basements on both 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.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

- Pre-notification letters were sent out on February 26, 2015 to 74 households within 100 metres (300 feet) of the proposed development as well as the Newton Community Association, East Newton Residents Association, and the Heritage Woods Advisory Group. The development proposal sign was erected on March 5, 2015. Staff received 1 response from the public expressing the following concern:

- Privacy Concerns

The resident of the neighbouring property to the east located at 13327-62 Avenue, expressed concerns regarding how the proposed development would affect the privacy and enjoyment of his backyard. The property owner requested that any new homes be limited to 1-storey and that a tall evergreen hedge be planted along the fence-line to screen views into his backyard.

(The applicant is proposing single family lots at a density that is consistent with the surrounding neighbourhood. The design of the home on Lot 1 has been adjusted to accommodate a mature tree in the rear yard. The house on the neighbouring property is located close to 62 Avenue, and does not interface with the proposed houses. Finally, this adjacent property has future subdivision potential which could create new lots that back onto the proposed subdivision).

TREES

- Peter Mennel, 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Weeping	1	1	0
Cherry, Bitter	1	1	0
Maple, Bigleaf	1	1	0
Coniferous Trees			
Cedar, Western Red	5	3	2
Pine, Austrian	1	1	0
Total (excluding Alder and Cottonwood Trees)	9	7	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		\$2,700	

- The Arborist Assessment states that there are a total of 10 protected trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 10% of the total trees on the site, is an Alder tree. It was determined that 2 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.
- The rear yard setback and both side yard setbacks of proposed Lot 1 need to be reduced in order to assist with tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 15 replacement trees on the site. Since only six replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 9 replacement trees will require a cash-in-lieu payment of \$2,700, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of eight trees are proposed to be retained or replaced on the site with a contribution of \$2,700 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 25, 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)	<ul style="list-style-type: none"> The subject lot is an urban infill lot and the proposed use is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> One secondary suite will be permitted per house.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soil will be applied to the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Trails and a greenway are located within 160 metres (525 ft.) of the subject lot.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A public hearing will be held for the proposed rezoning. Two development proposal signs were installed on the subject lot.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1; and
- Reduce the minimum side yard setbacks of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for both side yards (north and south) of proposed Lot 1.

Applicant's Reasons:

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum rear yard setback and both side yard setbacks of proposed Lot 1 to allow for the retention of 2 mature trees, while also accommodating a building footprint of the size permitted in the RF Zone.

Staff Comments:

- The proposed variances will allow a new single family dwelling to be sited on the property in such a way to allow for the retention of 2 mature trees in the front and rear yards (Appendix VII – Schedule A).
- Staff supports the variances proceeding to Public Notification.

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
Appendix VII.	Development Variance Permit No. 7915-0032-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

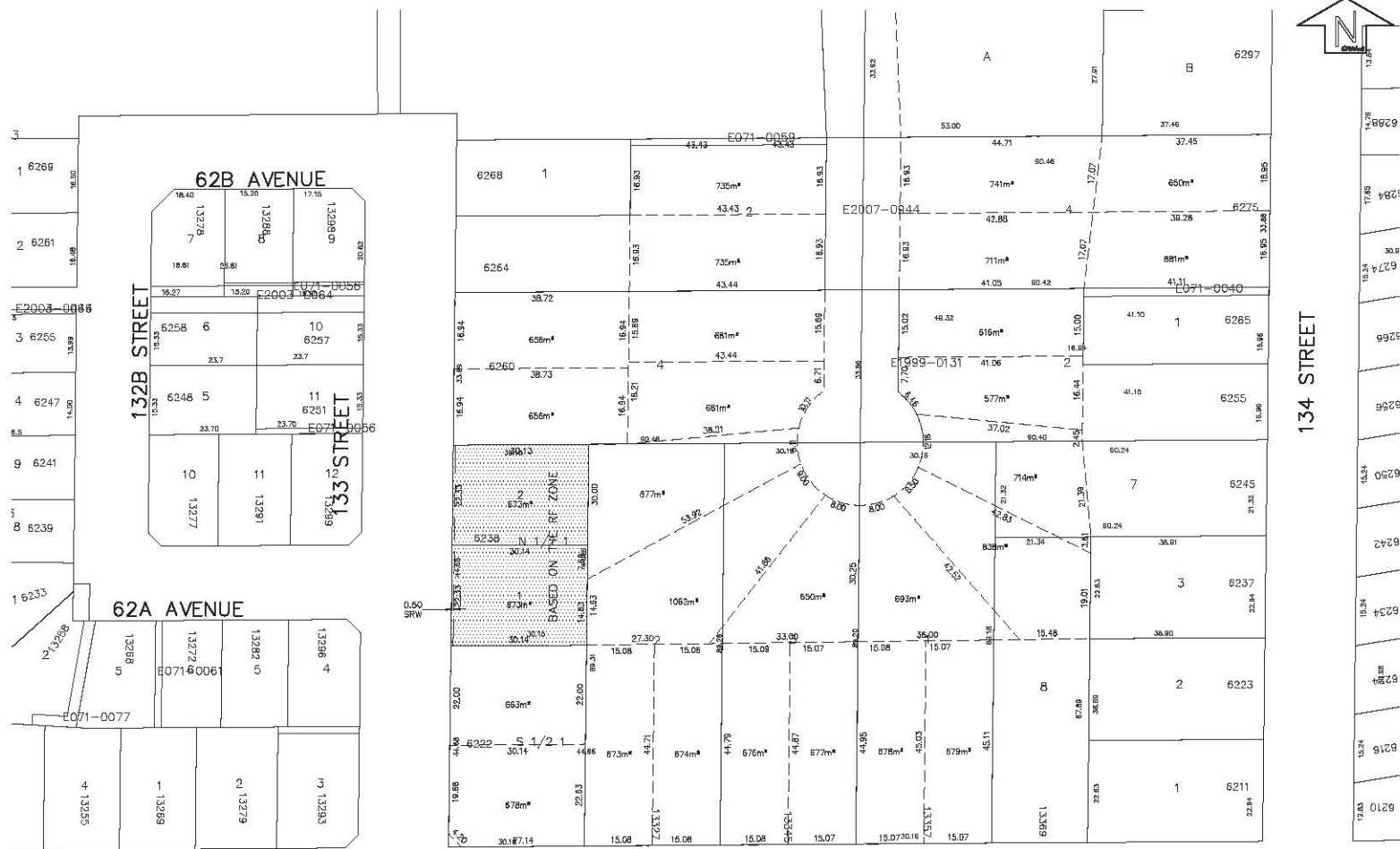
RJG/dk

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.332 ac.
Hectares	0.135 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	22.33 m
Range of lot areas (square metres)	673 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.87 lots/ha & 6.02 lots/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	55.8%
Estimated Road, Lane & Driveway Coverage	6.7%
Total Site Coverage	62.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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 (Minimum Setbacks)	YES

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MGN. NO. 8570
 LOCATED AT WEST OF THE INTERSECTION OF 134 STREET AND 62 AVENUE
 ELEV. 85.654
 LEGAL DESCRIPTION OF PROPERTY
 SECTION 8 TOWNSHIP 2 PLAN 10194 NMD LOT N1/2 1, PART NE1/4



134 STREET

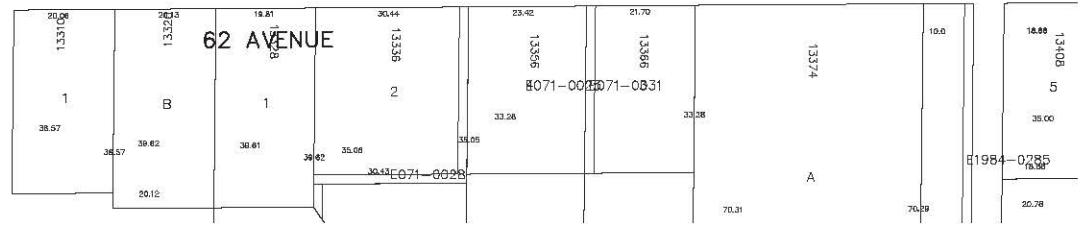
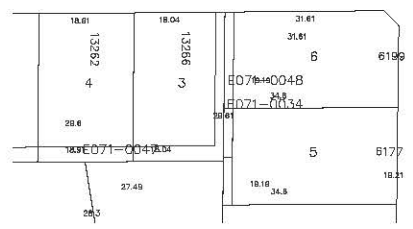
62B AVENUE

132B STREET

62A AVENUE

133 STREET

62 AVENUE



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citywest.com



TEJINDERPAUL SINGH GREWAL
 6826 - 126 STREET, SURREY, BC, V5W 4A5, PH: 604-767-1436
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6238 - 133 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: SS	Job No. 14-3171	Of
P.W. P.U.	Date FEB/2015	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

10/10/2015 10:23:00 AM 10/10/2015 10:23:00 AM



Planning March-02-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0032 00

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

The North Ridge Elementary catchment is within the Panorama Ridge Secondary catchment. Enrolment at North Ridge is currently under capacity however in September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) that will slowly add to enrolment. There are some enrolment pressures at Panorama Ridge but a recent addition to increase the capacity from 1100 to 1475 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortages. The proposed development will not have an impact on these projections.

SUMMARY

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

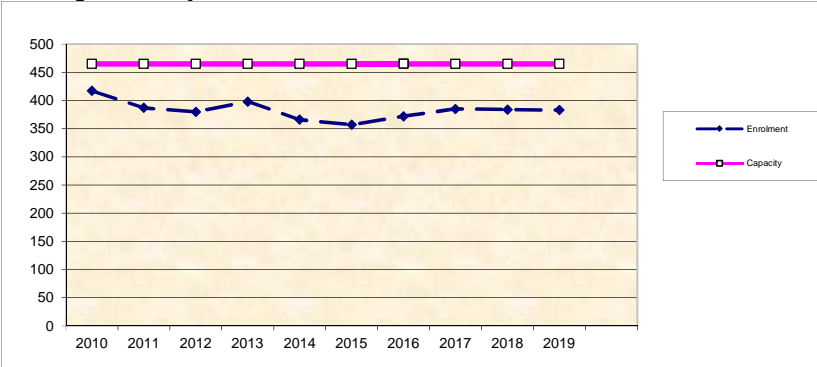
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

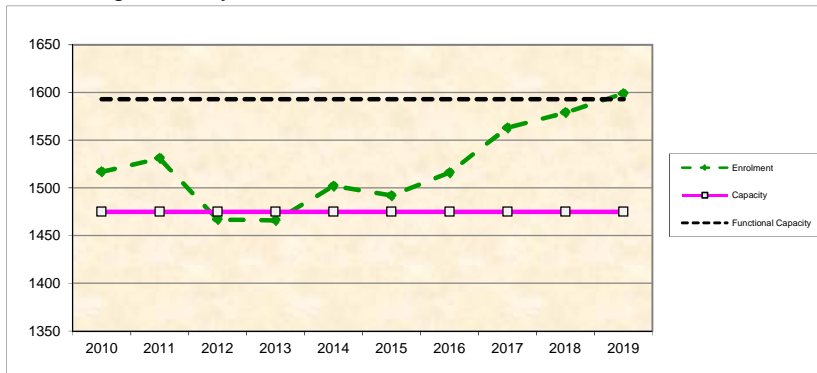
September 2014 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	38 K + 328
Capacity (K/1-7):	40 K + 425
Panorama Ridge Secondary	
Enrolment (8-12):	1502
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

North Ridge Elementary



Panorama Ridge 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 #: 7915-0032-00
 Project Location: 6238 – 133 Street, 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:

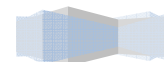
The area surrounding the subject property consists of a majority homes built approximately 2-5. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 3000sf up to 5000 sf. There is a Secondary School north of the subject property.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 2-5 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 7:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer homes can be used as context homes.

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 "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 7:12 for the newer context homes.

Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi 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 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.

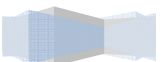
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, 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 7:12.



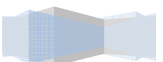
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped 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: March 23, 2015

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

Date: March 23, 2015



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0032-00

Address: 6238 - 133 Street, Surrey, BC

Registered Arborist: Peter Mennel, BSc, ISA Certified Arborist: PN-5611A, CTRA #489

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)	10
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = <u>14</u> 	15
Replacement Trees Proposed	6
Replacement Trees in Deficit	9
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	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

Date: October 20, 2015



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0032-00

Issued To: Brinderpal S Grewal
("the Owner")

Address of Owner: 6826 126 ST
SURREY BC V3W 4A5

Issued To: Tejinderpaul S Grewal
("the Owner")

Address of Owner: 6826 126 ST
SURREY BC V3W 4A5

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: 005-344-875
1, N1/2 1 9 A NE SEC 8 T2 PL 10194

6238 133 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1; and
 - (b) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum side yard setbacks are reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Linda Hepner

City Clerk – Jane Sullivan

