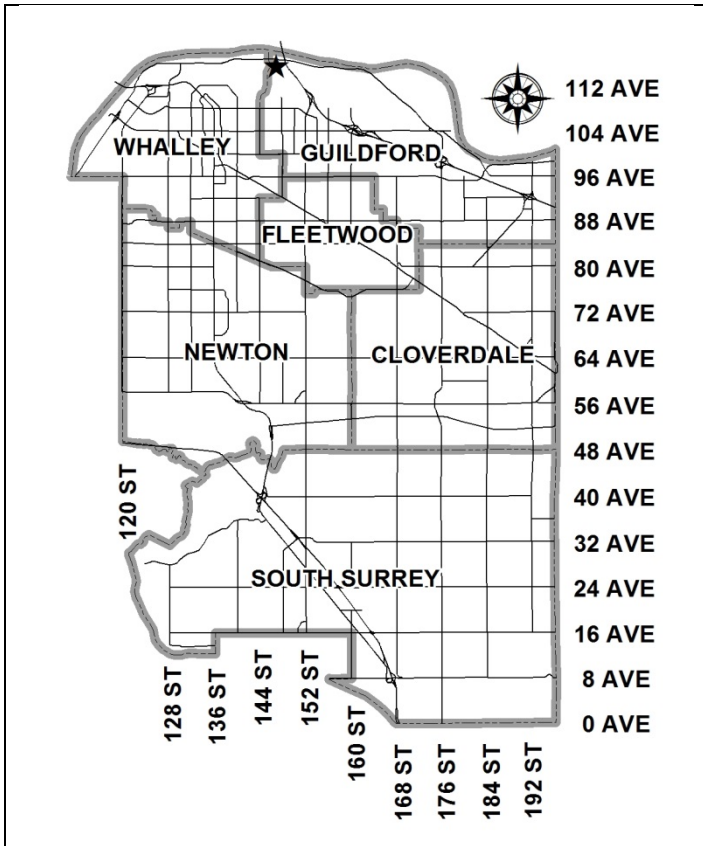


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0062-00

Planning Report Date: September 28, 2015



PROPOSAL:

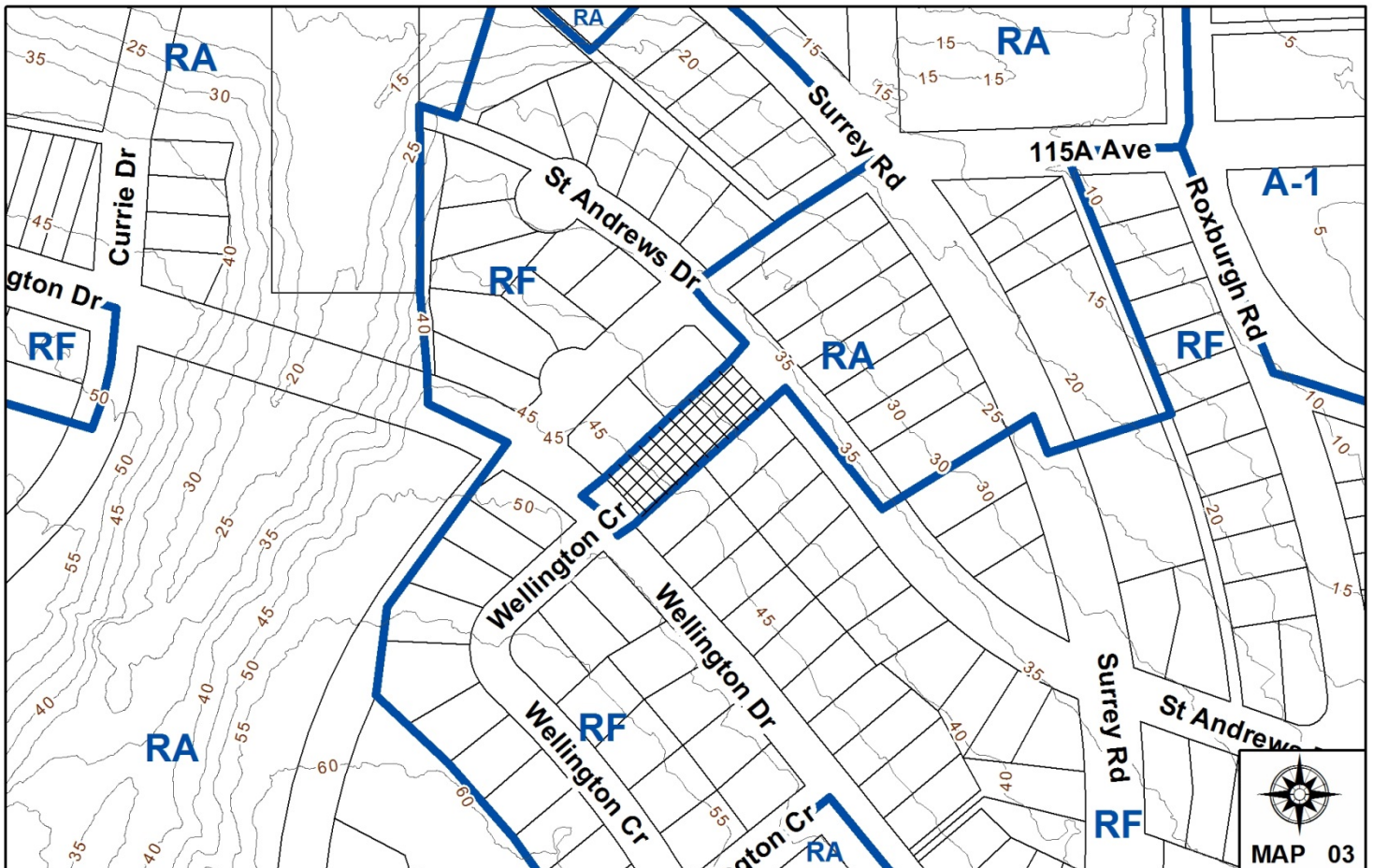
- **Rezoning** from RA to RF to allow subdivision into two (2) single family lots.

LOCATION: 14674 - St. Andrews Drive

OWNERS: Gerald Van Wyngaarden
 Hannelore Van Wyngaarden

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 Official Community Plan (OCP).
- Completes the pattern of RF-zoned lot development on this block.
- The proposed subdivision conforms to the City's infill policy.

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 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;
 - (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; and
 - (f) 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 Ellendale Elementary School
- 1 Secondary student at Guildford Park 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.

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 consideration of final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Oversized lot with single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North-West:	Single family dwellings	Urban	RF
North-East (Across St. Andrews Drive):	Single family dwellings on 1/4-acre sized lots	Urban	RA
South-East:	Single family dwellings	Urban	RF
South-West (Across Wellington Drive):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS**Background**

- The 1,600-square metre (0.4 ac.) subject site is located at 14674 St. Andrews Drive, in Guildford.
- The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The site is steeply sloped and is therefore identified as within a Hazard Land Development Permit area in the OCP.
- With the exception of the two bordering lots to the north which were created in 2008 under Application No. 7906-0432-00, the existing lots in the area were generally created in 1993 or earlier.
- The subject lot is double-fronting, bordering both St. Andrews Drive and Wellington Drive.

Proposal

- The applicant proposes to rezone the site from RA Zone to RF Zone in order to subdivide into two single family lots.

- Both of the proposed lots comply with the minimum lot area, depth and width requirements of the RF Zone.
- Both proposed lots exceed 22 metres (72 ft.) in width, and therefore the proposed lot widths are compatible with the existing lot widths on the block between St. Andrew and Wellington Drives, which generally range from 18 metres (59 ft.) to 24 metres (79 ft.).
- The proposed subdivision completes the pattern of RF-zoned lots on this block.
- The existing house on the site faces St. Andrews Drive and will be removed.

Hazard Land Development Permit (Steep Slope)

- The site is subject to a Development Permit (DP) for Hazard Lands under the new OCP, as a portion of the site exceeds a 15% slope. In order to address this requirement, the applicant has submitted a geotechnical report, preliminary lot grading plan, cross sections of the site, and an arborist report.
- The geotechnical report, prepared by Western Geotechnical Consultants Ltd. on August 23, 2015 states that the site is considered safe for its intended use and that ground displacements would be within the threshold tolerance of 15 cm (6 in.) for the 1 in 2,475-year earthquake. The report further states that slope instability is not a concern on this site.
- The geotechnical report makes recommendations on subgrade preparation, excavating, building foundations and compaction requirements for structural fill.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable. According to the geotechnical report, the subject site can accommodate the proposed single family development from a slope stability perspective.
- City staff are currently establishing a process around Hazard Land DPs and expect to have this process in place in the near future. The applicant is aware of the DP requirement, and understands that prior to final subdivision approval, the DP requirement must be satisfied and the DP issued.

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.

- A retaining wall up to 1.1 metres (3.6 ft.) in height is proposed along the rear property line of proposed Lot 1 (the western lot fronting Wellington Drive). The retaining wall will provide a more level and useable rear yard for both proposed lots.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-Notification letters were mailed on April 21, 2015 and staff received no responses.

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
Deciduous Trees			
Apple	1	0	1
Coniferous Trees			
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
Total	5	4	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$600	

- The Arborist Assessment states that there are a total of five mature trees on the site, none of which are Alder or Cottonwood trees. It was determined that one tree can be retained as part of this development proposal. All four trees proposed for removal are located within the potential building envelope on proposed Lot 1.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of eight 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 two replacement trees will require a cash-in-lieu payment of \$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 seven trees are proposed to be retained or replaced on the site with a contribution of \$600 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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- 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 Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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KD 9/23/15 10:51 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda
Citiwest Consulting Ltd.
Address: 9030 - King George Blvd, Unit 101
Surrey, BC V3V 7Y3
Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Address: 14674 - St. Andrews Drive

(b) Civic Address: 14674 - St. Andrews Drive
Owners: Gerald Van Wyngaarden
Hannelore Van Wyngaarden

PID: 011-154-675
Parcel "A" (Explanatory Plan 15662) Of Parcel "One" (Explanatory Plan 10064) Lot "A"
Block 72 New Westminster District Plan 5545

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.4 ac.
Hectares	0.17 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	22.75 m. – 23.37 m.
Range of lot areas (square metres)	777 sq. m. – 831 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.44 lots/ha. & 5 lots/ac.
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	44%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	50%
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	NO



- 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 604-591-5518
 E-MAIL: office@citiwest.com



DAVE BASRAN
 7289 - 148 STREET, SURREY, BC V3S 4S5, PH: 778-898-8253 EMAIL: d.basran@hotmail.com

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT - 14674 ST. ANDREWS DRIVE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 14-3190	Of
P.W. P.U.	Date JAN/2015	Revision
Approved:	destroy all prints bearing previous number	

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INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: June 22, 2015 **PROJECT FILE: 7815-0062-00**

**RE: Engineering Requirements
Location: 14674 St Andrews Drive**

REZONE/SUBDIVISION

Works and Services

- Construct west half of St. Andrews Drive to the Limited Local Road Standard.
- Construct a 6.0 m driveway letdown, and situate proposed driveways to maximize on street parking.
- Construct a sanitary sewer main along St. Andrews Drive.
- Provide water, storm and sanitary service connections to each lot.
- Abandon any unused water, storm and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Submission of a geotechnical slope stability assessment is required to be submitted to the City as part of the Hazard Lands DP



Rémi Dubé, P.Eng.
Development Services Manager

CE



Planning

April-20-15

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 are no new capital projects identified for Ellendale Elementary or Guildford Park Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0062 00

SUMMARY

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

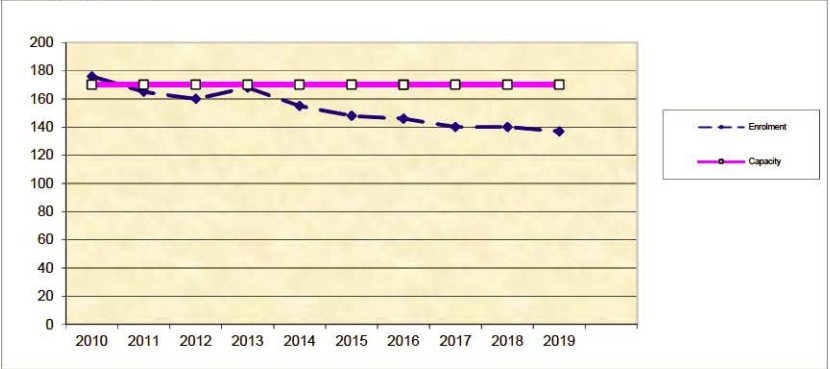
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

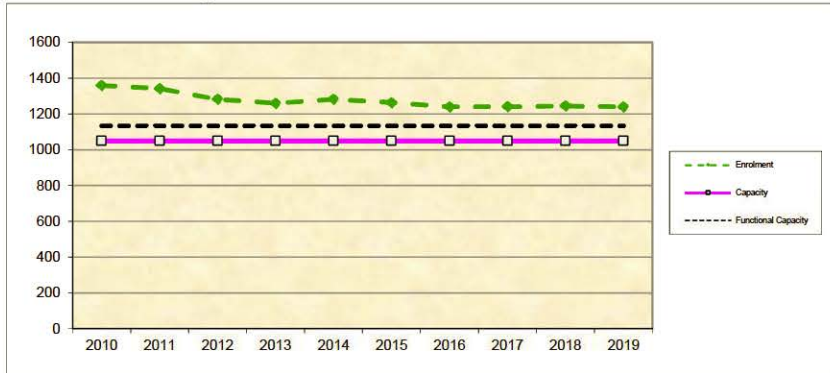
September 2014 Enrolment/School Capacity

Ellendale Elementary	
Enrolment (K/1-7):	16 K + 139
Capacity (K/1-7):	20 K + 150
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

Ellendale Elementary



Guildford Park 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 #: 7915-0062-00
 Project Location: 14674 – St. Andrews Drive, 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 of homes built approximately 25-30 years ago along with only a handful of newer homes built about 5-10 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf. There is a park behind the property with a creek running through.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 5-10 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 9:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These 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 "West Coast Modern".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast 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 6:12 for the newer context homes.

Dwelling Types/Locations: 2 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 None.

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



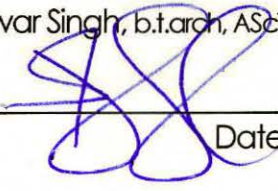
such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 6:12.
- 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: April 6, 2015

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


Date: April 6, 2015

Simplex Consultants Ltd.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0062

Address: 14674 St Andrew Drive, Surrey, BC

Registered Arborist: Peter Mennel ISA (PN-5611A)

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)	5
Protected Trees to be Removed	4
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 one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = <u>8</u> 	8
Replacement Trees Proposed	6
Replacement Trees in Deficit	2
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) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
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 :

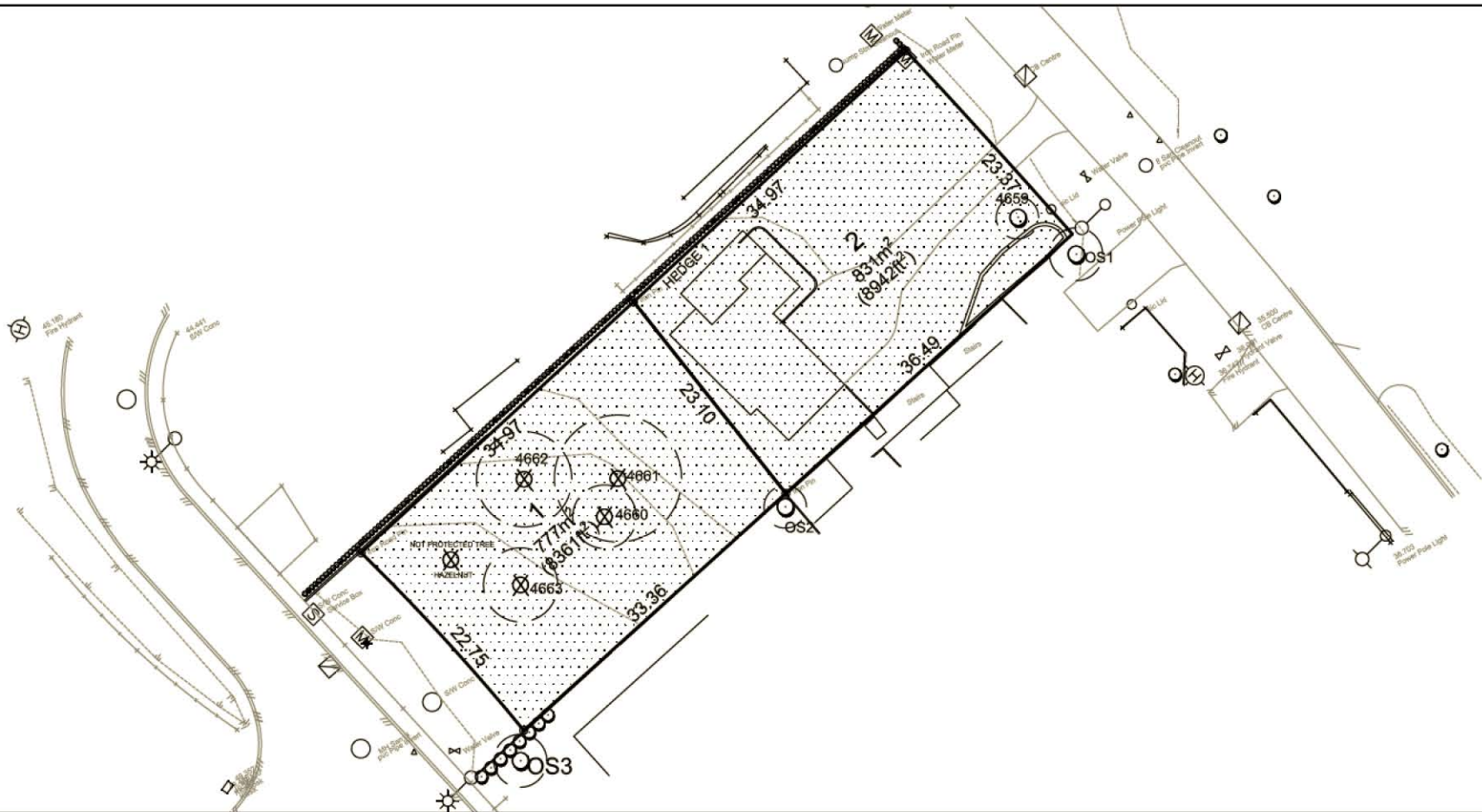


Date: April 23, 2015



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





LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 V3W 0A6
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 Email: mfadum@fadum.ca

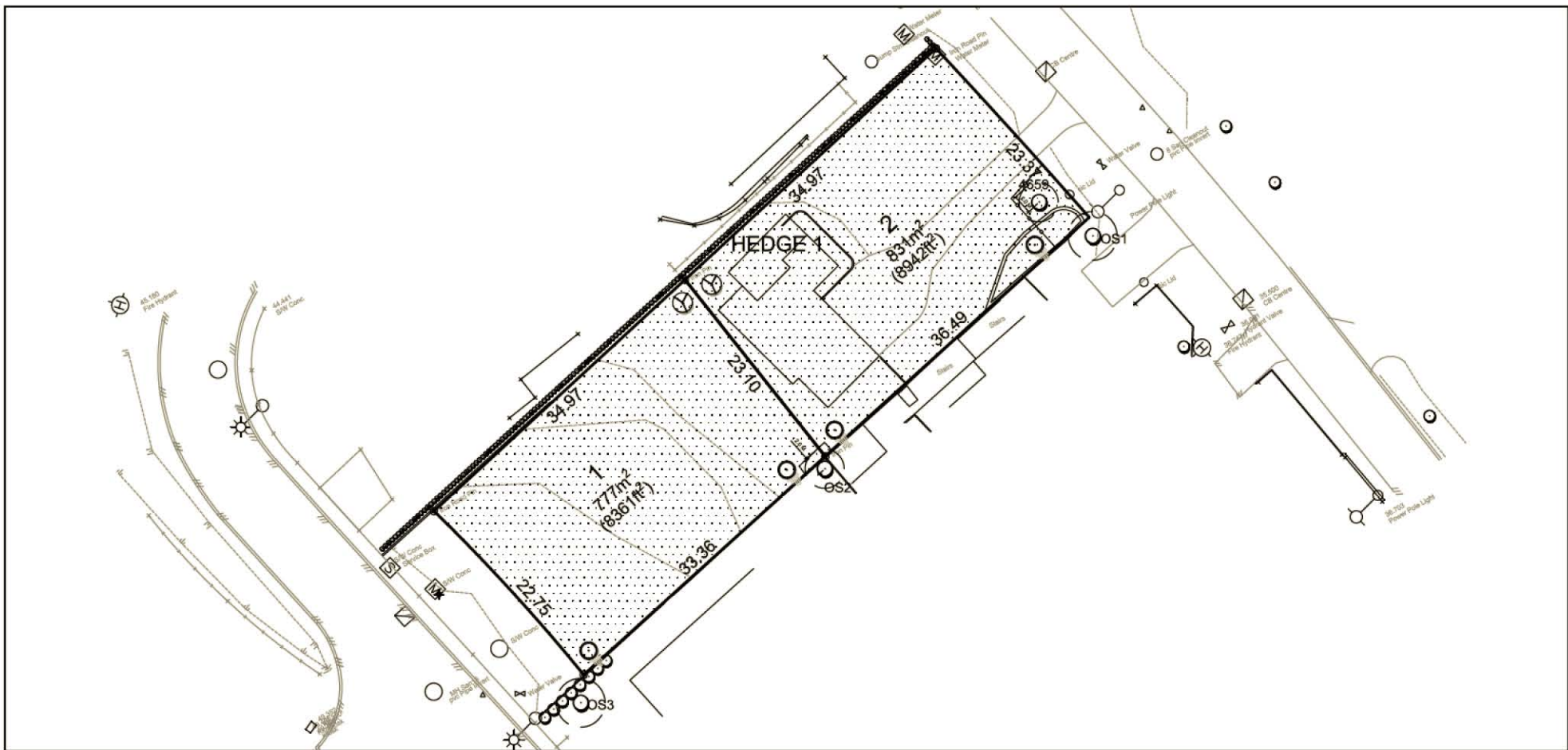
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PROJECT TITLE
14674 ST. ANDREWS DRIVE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT
C/O CITIWEST CONSULTING LTD.
 DATE
APRIL 23, 2015

DRAWN
JT
 SCALE
AS SHOWN

T-1
 SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
	MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)		CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
	TREE PROTECTION FENCING		



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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PROJECT TITLE
14674 ST. ANDREWS DRIVE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

CLIENT
C/O CITWEST CONSULTING LTD.

DRAWN
JT

SCALE
AS SHOWN

DATE
APRIL 23, 2015

T-2
 SHEET 2 OF 2