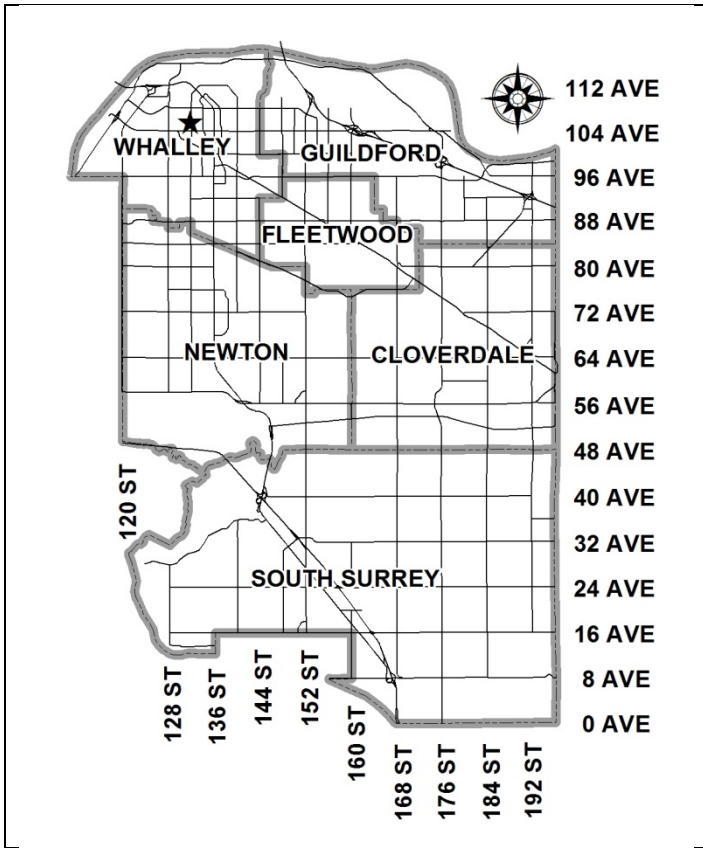


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0101-00

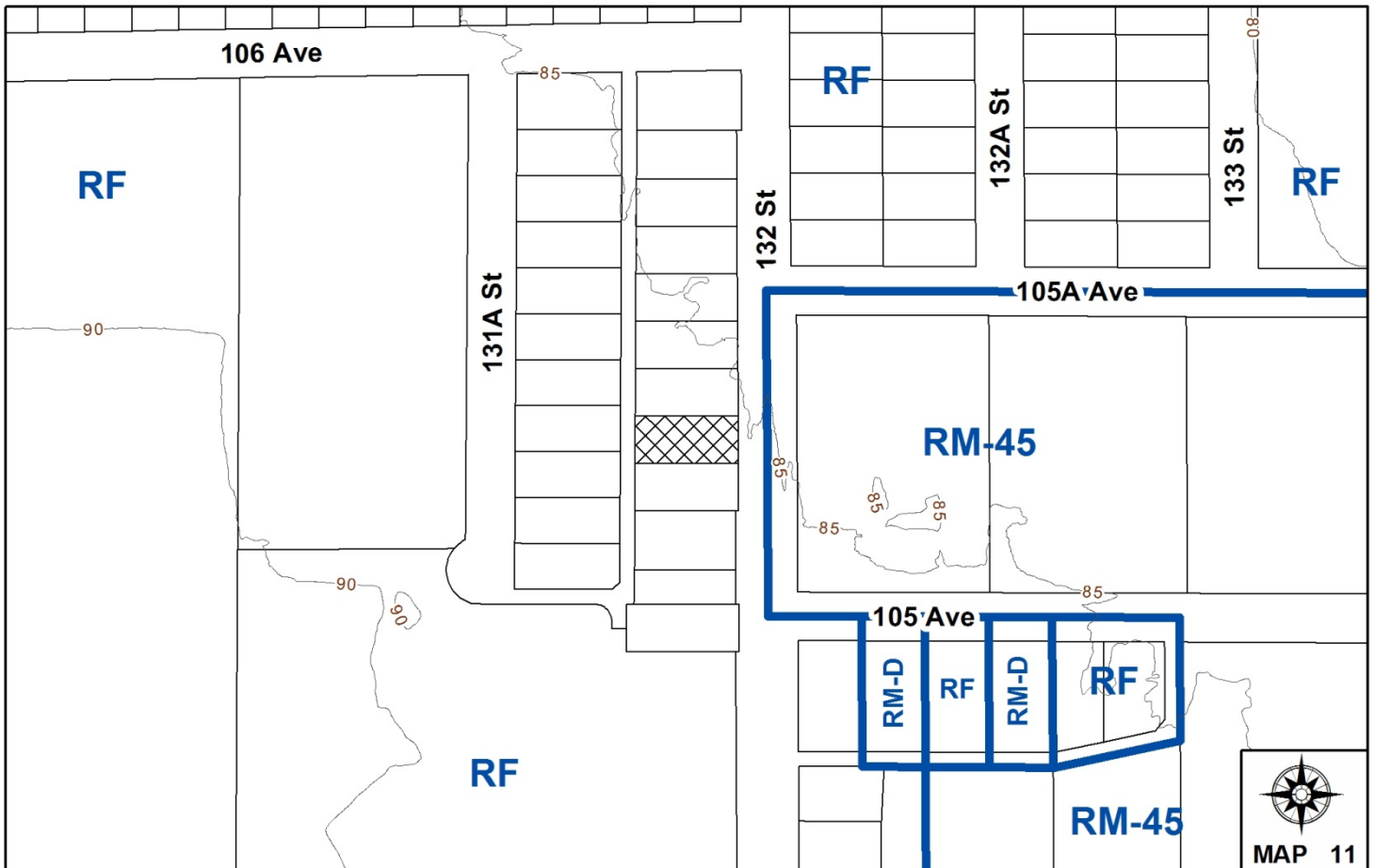
Planning Report Date: January 11, 2016



PROPOSAL:

- **Rezoning** from RF to RF-10 in order to allow subdivision into two single family small lots.

LOCATION: 10525 - 132 Street
OWNERS: Daljit and Paramjit Besla
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 the Urban designation in the OCP.
- The proposed small single family lots are appropriate in this location at the edge of the City Centre and in close proximity to neighbourhood amenities.
- The applicant is proposing to retain several mature trees along the west side of the property bordering the lane.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree replacement;
 - (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;
 - (g) registration of a Section 219 Restrictive Covenant on all proposed lots, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
 - (h) registration of easements for reciprocal access for maintenance and access on both proposed lots;
 - (i) registration of a Section 219 Restrictive Covenant on both proposed lots, to require a minimum front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda as well as a minimum rear yard setback of 6 metres (20 ft.) for accessory buildings (garages); and
 - (j) registration of a Section 219 Restrictive Covenant for no-build on portions of proposed Lots 1 and 2 for the purpose of tree protection.

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 K.B. Woodward Elementary School
1 Secondary student at Kwantlen Park 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 of 2017.

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 is required to address these concerns prior to consideration of final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 132 Street):	Older 3-storey apartment building.	Multiple Residential	RM-45
South:	Single family dwelling.	Urban	RF
West (Across lane):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is 829 square metres (8,923 sq. ft.) in size and 19.5 metres (64 ft.) wide and is located just west of the boundary of City Centre. The site is designated Urban in the Official Community Plan (OCP).

- The site is currently zoned "Single Family Residential Zone (RF)". The applicant proposes to rezone the site to "Single Family Residential (10) Zone (RF-10)" in order to allow subdivision into two small single family residential lots.
- The two most northerly lots in the subject block (10581 and 10595 – 132 Street) are under application (No. 7912-0207-00) for rezoning to the Single Family Residential (9) Zone (RF-9) to permit 5 small single family lots, with a Development Variance Permit (DVP) to increase the maximum proportion of Type II Interior Lots in the RF-9 Zone, from 33% to 40%. The rezoning received Third Reading and the DVP received support on November 26, 2012.
- On July 29, 2013, the new RF-10 Zone was approved and is intended to replace the RF-9 Zone for new single family small lot proposals (Corporate Report No. R119;2013).
- The proposed RF-10 zoning for the subject site has merits, given the small lot application to the north and the site being in close proximity to City Centre and neighbourhood amenities including Royal Kwantlen and Whalley Athletic Parks and two schools, KB Woodward Elementary and Kwantlen Park Secondary.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 2 lots with lot areas and dimensions indicated in the chart below. Both of the proposed lots exceed the minimum lot area, width and depth requirements of Type I and IV interior lots of the RF-10 Zone:

	RF-10 Zone		Proposed Lots
	Type I Interior Lot	Type IV Interior Lot	
Lot Area	291 m ² (3,130 ft ²)	324 m ² (3,488 ft ²)	387 m ² (4,165 ft ²)
Lot Width	9.7 m (32 ft.)	9 m (30 ft.)	9.77 m (32 ft.)
Lot Depth	30 m (98 ft.)	36 m (118 ft.)	42.4 m (139 ft.)

RF-10 Zone, Neighbourhood Parking and Congestion Concerns

- Due to the width of the double garages and location of protected trees intended to be retained, providing an additional parking space next to the garage is not possible. However, the applicant has provided a plan showing that both proposed lots will be able to provide two (2) parking spaces behind the garage for a total of four (4) off-street parking spaces per lot (Appendix II).
- As no basements are proposed on either of the subject lots, it is likely that fewer parking spaces will be required compared to RF-10 lots with basements. The subject site is located within walking distance of both Gateway and Surrey Central SkyTrain stations which will encourage residents to walk and take transit rather than drive.
- Restrictive Covenants will be registered over both lots specifying the following:
 - To provide adequate buffering from 132 Street, an increased front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda is required (see Appendix II) and can be accommodated without jeopardizing backyard space due to the depth of the lots. The same increased front yard setback is

- required for the proposed RF-9 lots fronting 132 Street under Application No. 7912-0207-00;
- Garages must be constructed a minimum of 6 metres (20 ft.) from the rear property line to accommodate full length parking spaces behind the garage (see Appendix II for front yard setbacks and typical garage locations);
 - To enable maintenance of garages and to provide more efficient use of rear yard space, no buildings, structures or fencing will be permitted to encroach into the space between the garages. In addition, reciprocal access easements for maintenance and access will be required between the properties; and
 - No buildings, structures or fencing will be permitted to encroach into the designated tree protection areas on the lots.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant does not propose to have in-ground basements on either lot.
- The applicant has retained Ran Chahal of Apex Design Group 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 guidelines will facilitate modern design, massing and finishing standards.

TREES

- Glenn Murray, ISA Certified Arborist of Frogger Creek Tree Consultants 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 and Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Horse Chestnut	1	0	1
Coniferous Trees			
Douglas Fir	3	0	3
Lawson Cypress	1	0	1
True Fir	1	1	0
Total	7	2	5

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	2
Total Retained and Replacement Trees	7
Contribution to the Green City Fund	\$600

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site with none of the trees being Alder and Cottonwood trees. It was determined that five (5) trees can potentially be retained as part of this development proposal. The subject trees intended for retention are located at the rear of the proposed lots. While every effort is being made to retain the trees, including requiring the garages to be located further back from the rear lot line than required under the RF-10 Zone, and possible impacts due to the location of services and reconstruction of the lane there will still be some driveway encroachment into the tree protection zones. Final tree retention will therefore be determined at the engineering design stage and construction of services. Supervision by an arborist will be required during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of four (4) replacement trees on the site. The applicant is proposing one (1) replacement tree within the front yard of each lot for a total of two (2) trees, which is two (2) trees below City requirements. The deficit of two (2) replacement trees will require a cash-in-lieu payment of \$600 (\$300 per tree) to the City Green Fund, in accordance with the Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees may be planted on 132 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, at this time a total of seven (7) trees are proposed to be retained or replaced on the site with a contribution of \$600 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent April 15, 2015 and a development sign were installed on May 19, 2015. Staff did not receive any comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 5, 2016. 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	<ul style="list-style-type: none"> • The proposed development is located just outside of the Surrey City Centre Plan area boundaries, a rapidly redeveloping urban area. It is

Sustainability Criteria	Sustainable Development Features Summary
(A1-A2)	expected that the rest of the block will develop in a similar manner.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Increase in densification. The existing RF Zone allows 6/UPA and the proposed development is proposing a gross density of 10.5/UPA.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to retain five (5) mature trees on the site as well as plant two (2) replacement trees within the front yard setback.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development is within a kilometre of City Centre Sky Train Station.
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"> • 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. Proposed Subdivision Layout, Garage Locations and Front Yard Setbacks
- 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

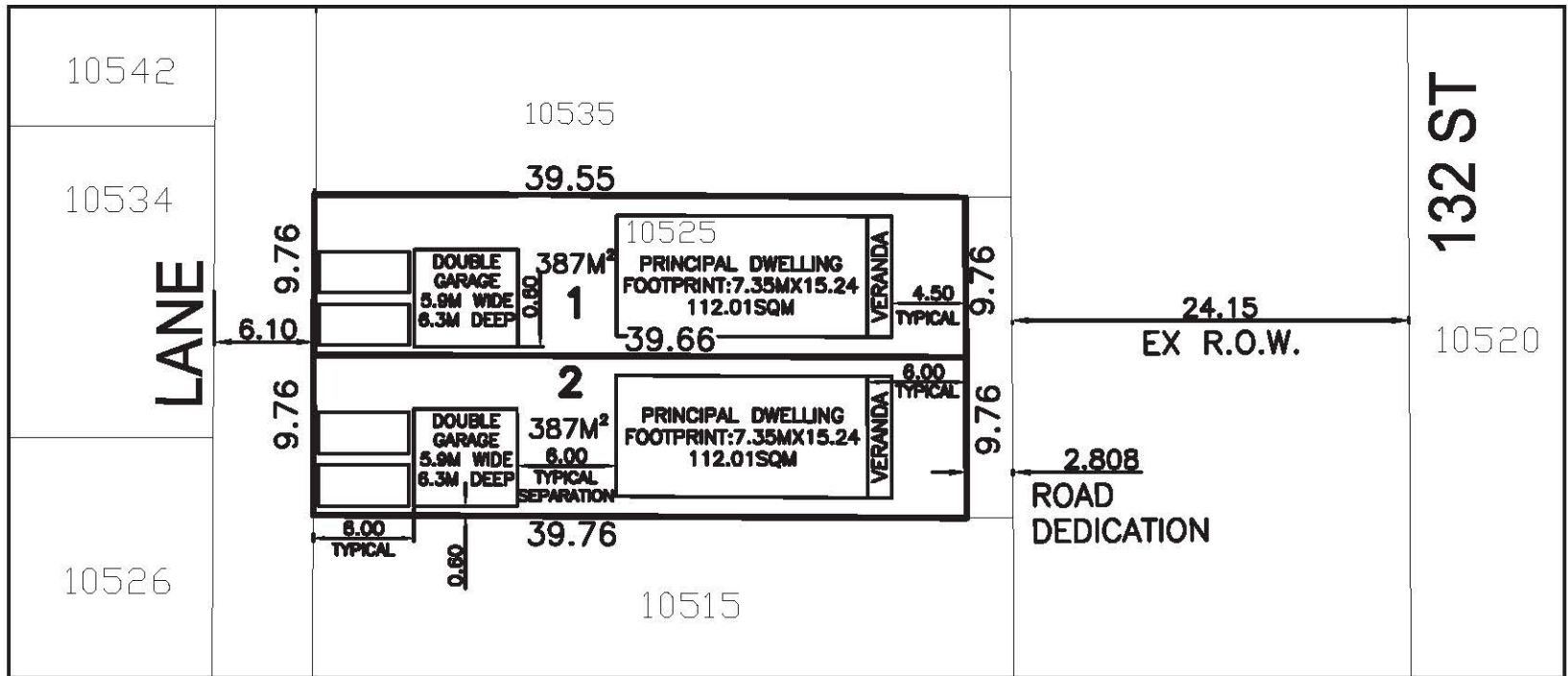
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.20
Hectares	0.08
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Lot widths (metres)	9.76 m
Lot areas (square metres)	387 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25.84/upha 10.46/upa
Lots/Hectare & Lots/Acre (Net)	24.12/upha 9.8/upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Buildings	36%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	51%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Other	NO



PROPOSED LOT SUBDIVISION

LOT DIMENSION DETAILS

SCALE N.T.S.

INTER-OFFICE MEMO

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

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

DATE: **December 14, 2015** PROJECT FILE: **7815-0101-00**

RE: **Engineering Requirements
Location: 10525 - 132 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 132 Street towards the ultimate 30.0 m Arterial road allowance; and
- Provide 0.5 m wide statutory rights-of-way along 132 Street.

Works and Services

- Construct the west side of 132 Street to a City Centre Arterial Road standard.
- Construct 6.0 m wide lane.
- Construct raised median on 132 Street.
- Construct storm main in the lane.
- Submit arborist report specific to impact to on-site and off-site trees from works.
- Register restrictive covenant for access restriction and on-site detention.

A Servicing Agreement is required prior to Rezoning and Subdivision.

R Coola
per

Rémi Dubé, P.Eng.
Development Services Manager

HB



Planning

April-30-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0101 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

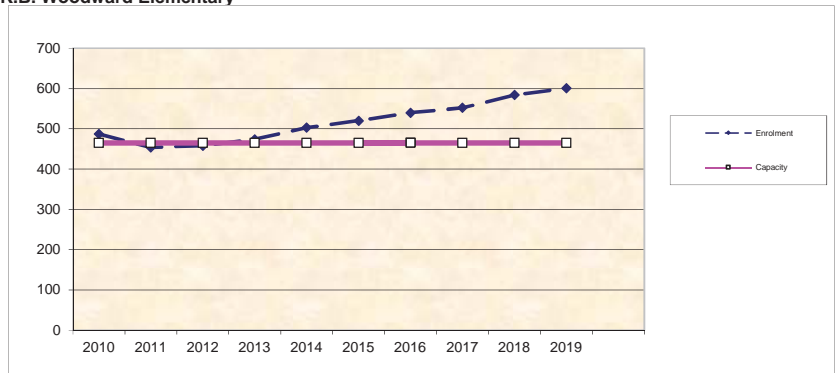
K.B. Woodward Elementary	
Enrolment (K/1-7):	75 K + 428
Capacity (K/1-7):	40 K + 425
Kwantlen Park Secondary	
Enrolment (8-12):	1463
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

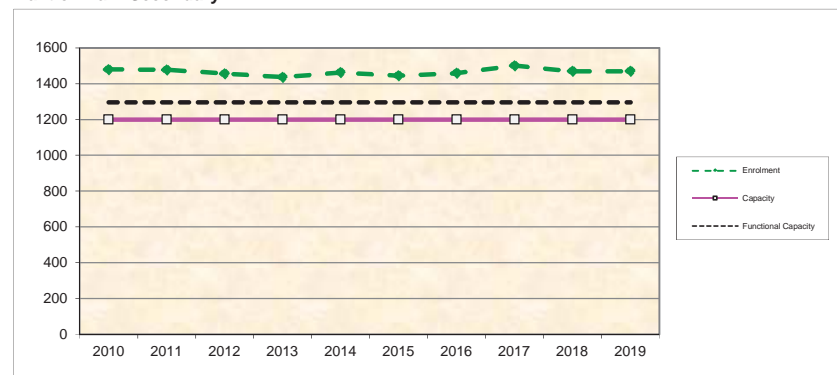
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital projects proposed for K.B. Woodward Elementary or Kwantlen Park Secondary. A catchment area change is being implemented for K.B. Woodward Elementary for September 2015 to help reduce enrolment pressures. The school district is also considering future enrolment moves and/or program changes at Kwantlen Park Secondary to help reduce overcrowding. These projections may be too conservative if more families than projected move into the high density development occurring in this catchment.

K.B. Woodward Elementary



Kwantlen 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**V.1.0**

Surrey Project no.: 15-0101-00
Property Location: 10525-132 ST., Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist 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 – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2500sf.

Most of the existing homes have mid to mid-massing characteristics with 86% 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 Concrete roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 100% of the homes having Asphalt 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 10-40 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” 71.0%
 “Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 29.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 95.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 5.00% 2001 - 2500 sq.ft excl. garage
 0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Cedar: 38.0% Stucco: 38.0% Vinyl: 24.0%
 Brick or stone accent on 15.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 86.0% Cedar Shingles: 14.0%
 Concrete Tiles: 0.00% 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”, 10-40 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 Concrete Roof Tiles on most of the homes. Most homes are clad in Vinyl.

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.

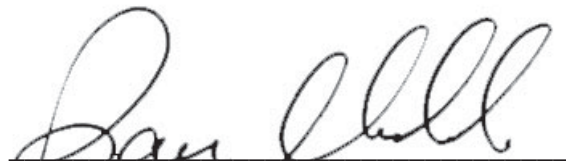
2.2 Proposed Design Solutions:

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 /Materials:	No specific interface treatment. However, all permitted 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 6:12
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, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

May 29, 2015

Date

Tree Preservation Summary

Surrey Project No:

Address: 10525 132nd Street, Surrey BC

Registered Arborist: Glenn Murray

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)	7
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	4
Replacement Trees Proposed	2
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> X two (2) = 2	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

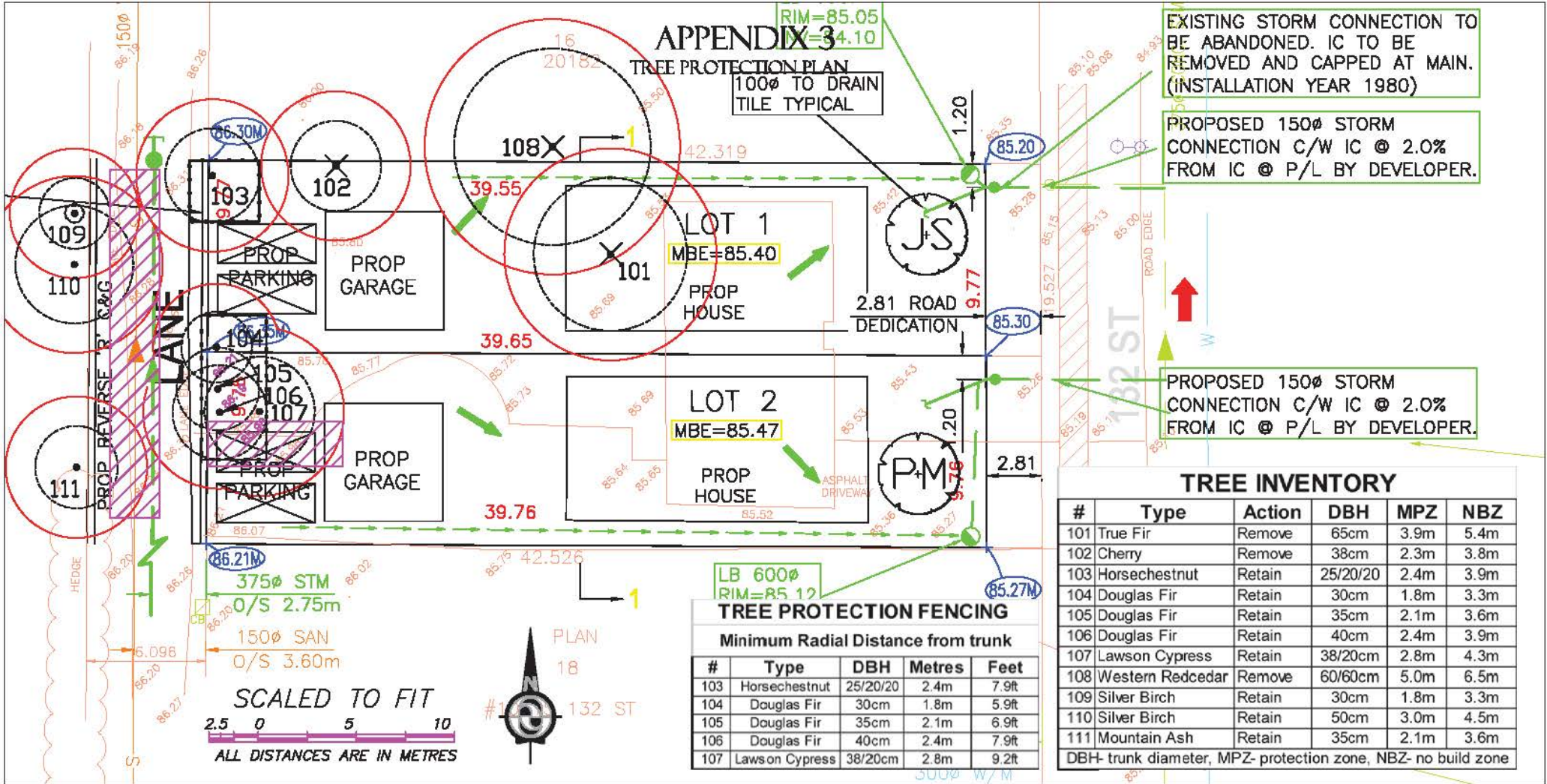
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Nov 12 2015

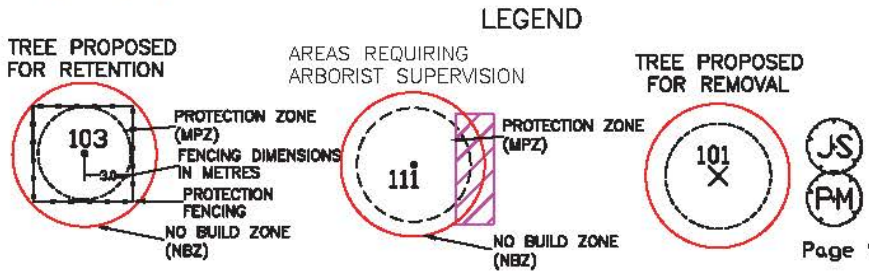
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TREE INVENTORY

#	Type	Action	DBH	MPZ	NBZ
101	True Fir	Remove	65cm	3.9m	5.4m
102	Cherry	Remove	38cm	2.3m	3.8m
103	Horsechestnut	Retain	25/20/20	2.4m	3.9m
104	Douglas Fir	Retain	30cm	1.8m	3.3m
105	Douglas Fir	Retain	35cm	2.1m	3.6m
106	Douglas Fir	Retain	40cm	2.4m	3.9m
107	Lawson Cypress	Retain	38/20cm	2.8m	4.3m
108	Western Redcedar	Remove	60/60cm	5.0m	6.5m
109	Silver Birch	Retain	30cm	1.8m	3.3m
110	Silver Birch	Retain	50cm	3.0m	4.5m
111	Mountain Ash	Retain	35cm	2.1m	3.6m

DBH- trunk diameter, MPZ- protection zone, NBZ- no build zone



REPLACEMENT TREES

QTY	Type	Size
1	Japanese Snowbell	6cm
1	Paperbark Maple	6cm

NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

**Froggers Creek
Tree Consultants Ltd**

7783 McGeorge Avenue Burnaby BC V6J 4M4
Telephone: 604-721-8828 Fax: 604-437-0870

10285 132nd Street, Surrey

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: [Name]
November 12, 2019