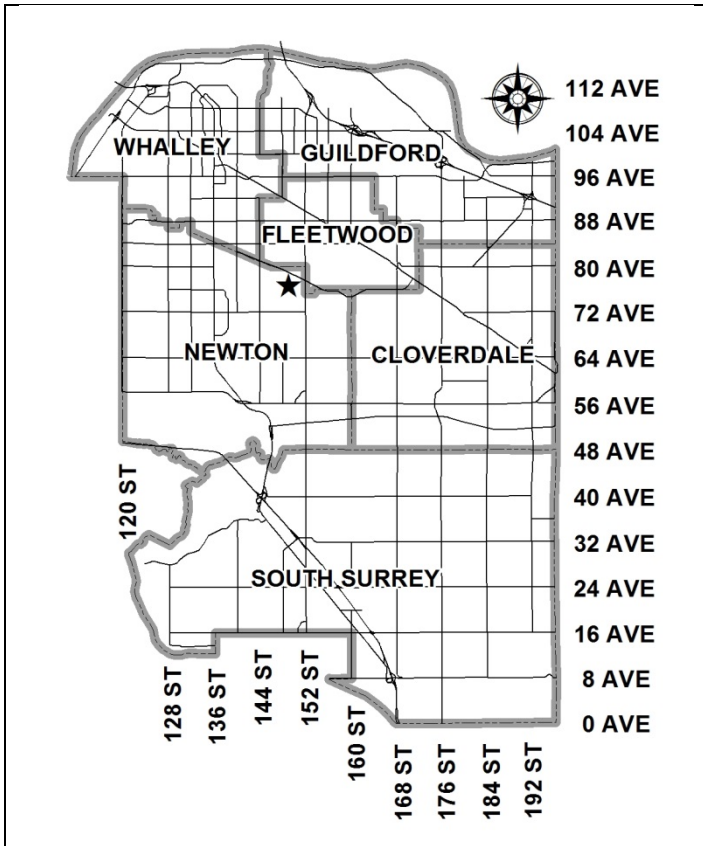


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0138-00

Planning Report Date: November 16, 2015



PROPOSAL:

- **NCP Amendment** from Transitional Suburban to Urban Residential
- **Rezoning** from RH to RF

to allow subdivision into two (2) single family lots.

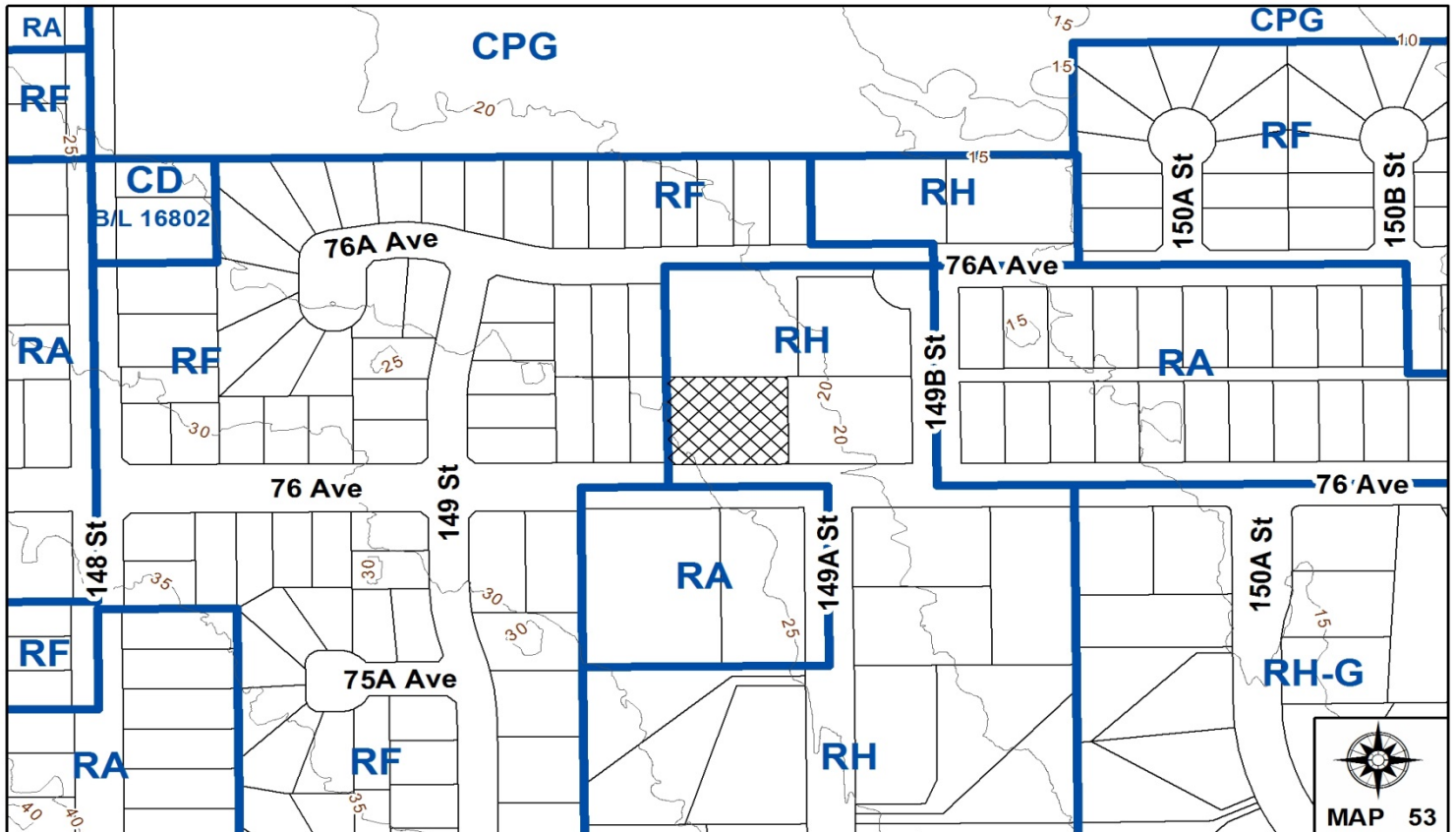
LOCATION: 14933 - 76 Avenue

OWNER: Mandeep S. Aujla
 Tarlochan S. Aujla

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Transitional Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the East Newton North NCP from “Transitional Suburban” to “Urban Residential” to allow subdivision of the site.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with the evolving residential character in the East Newton North area after the NCP was adopted.
- The proposed NCP redesignation from “Transitional Suburban” to “Urban Residential” is consistent with development to the west. The remaining suburban properties to the north and east have the potential to develop into urban lots in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" 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; and
 - (d) demolition of existing accessory structures in the rear yard of proposed Lot 2 to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Transitional Suburban" to "Urban Residential" when the project is considered for final adoption.

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 Chimney Hill Elementary School
0 Secondary students at Frank Hurt Secondary School

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

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Transitional Suburban	RH
East:	Single family dwelling.	Transitional Suburban	RH
South (Across 76 Avenue):	Single family dwelling.	Transitional Suburban	RA
West:	Single family dwelling.	Urban Residential	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North NCP was approved on July 23, 1996. The subject site is located at the northern portion of "Area D" of the NCP. This portion of Area D was initially envisioned to have combined urban and suburban densities with an appropriate gradation of density towards the edge of the area bordering Guildford Golf Course (to the north of the subject site). However, during the creation of the NCP, owners in the area submitted a proposal for smaller lot redevelopment, which would require the expansion of the "Urban" designation into Area D. With strong support from area residents, the OCP designation was amended from "Suburban" to "Urban" at the time of adoption of the NCP, although the NCP designation remained "Transitional Suburban".
- Subsequent amendments have taken place since the NCP was approved and have decreased the size of the "Transitional Suburban" area. To the immediate west of the subject property, Development Application Nos. 7903-0178-00 and 7903-0427-00 subdivided and rezoned five (5) "One-Acre Residential Zone (RA)" parent lots to thirty-eight (38) "Single Family Residential Zone (RF)" lots, establishing an urban single family residential character on the north side of 76 Avenue.
- There are five (5) remaining properties surrounding the subject site to the north and east currently designated "Transitional Suburban" with future opportunities to also redesignate to "Urban Residential". Further east along 76 Avenue between 149B Street and 151A Street, outside the NCP area, is a group of properties zoned "One-Acre Residential Zone (RA)" which are consistent in lot area with "Single Family Residential Zone (RF)" lots at approximately 687 square metres (7,397 sq. ft.) in size.

- City Infill Policy (O-30) states that in "infill" situations, lot frontages should be similar to surrounding lots, or achieve a minimum 16.5 metre (54 ft.) lot width. Lot 1 proposes a 15.32 metre (52 ft.) lot width, matching the existing lot widths to the west. Proposed Lot 2 proposes a 34.84 metre (114 ft.) lot width. The proposed frontages provide an appropriate transition from the "Single Family Residential Zone (RF)" lots to the west to the larger "Half-Acre Residential Zone (RH)" lots immediately to the east and "One-Acre Residential Zone (RA)" lots to the south across 76 Avenue, meeting the intent of the City Infill Policy.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site is located on the north side of 76 Avenue between 149 Street and 149B Street. The site is designated "Urban" in the Official Community Plan (OCP), "Transitional Suburban" in the East Newton North Neighbourhood Concept Plan (NCP) and zoned "Half-Acre Residential Zone (RH)".
- A similar application was previously submitted under Development Application No. 7905-0077-00 on the subject property, which proposed rezoning the site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and to amend the NCP designation from "Transitional Suburban" to "Urban Residential" in order to create two (2) single family residential lots. This application received 3rd Reading/Preliminary Layout Approval; however, the applicant at the time did not complete the conditions of final adoption and the application was ultimately closed. Ownership of this property has since changed and a new applicant has submitted the current application.

Current Proposal

- The applicant is proposing to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and an amendment to the East Newton North NCP from "Transitional Suburban" to "Urban Residential", in order to create two (2) single family lots.
- The proposed lots conform to the minimum requirements of the "Single Family Residential Zone (RF)" in terms of lot area, width and depth. The lots range in size from 599 square metres (6,448 sq. ft.) to 1362 square metres (14,660 sq. ft.).
- As part of the proposal, the applicant is proposing to retain the existing house on proposed Lot 2. The house will comply with all Zoning By-law requirements for floor area, building setbacks and lot coverage.

Lot Grading & Building Scheme

- The applicant has retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes an in-ground basement for the new house to be constructed on proposed Lot 1, while the existing dwelling on proposed Lot 2 will remain unchanged. 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.

PRE-NOTIFICATION

- A development proposal sign was erected on July 31, 2015 and pre-notification letters were mailed on August 6, 2015.
- The Pre-Notification process generated only two responses. Both responses came from residents living to the south of the subject property on 149A Street, outside the NCP area. Both respondents expressed a desire for the subject properties to remain zoned "Half-Acre Residential Zone (RH)".
- Staff advised that previous applications within the East Newton North NCP area have created a more urban character with a variety of single family residential densities. Staff also noted that the area to the south along 149A Street remains designated "Suburban" in the OCP and zoned "Half-Acre Residential (RH)", and that given the well-established suburban character along 149A Street, it is not anticipated that urban densities would encroach into this area in the near term.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are no protected trees on the site.
- The applicant is proposing to plant eight (8) trees on the site, meeting City requirements.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 4, 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 site is located on the north side of 76 Avenue between 149 Street and 149B Street. • The site is designated "Urban" in the Official Community Plan (OCP), "Transitional Suburban" in the East Newton North Neighbourhood

Sustainability Criteria	Sustainable Development Features Summary
	Concept Plan (NCP) and zoned "Half-Acre Residential Zone (RH)".
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The application proposes a density of approximately 10 units per hectare (4 units per acre).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> There are currently no protected trees on the subject property. The application proposes to plant eight (8) new trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Future on-street cycle tracks are proposed on 76 Avenue along the frontage of the subject site as part of the Surrey Lake Greenway.
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 development proposal sign was erected on July 31, 2015 and pre-notification letters were mailed on August 6, 2015.

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.	NCP Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

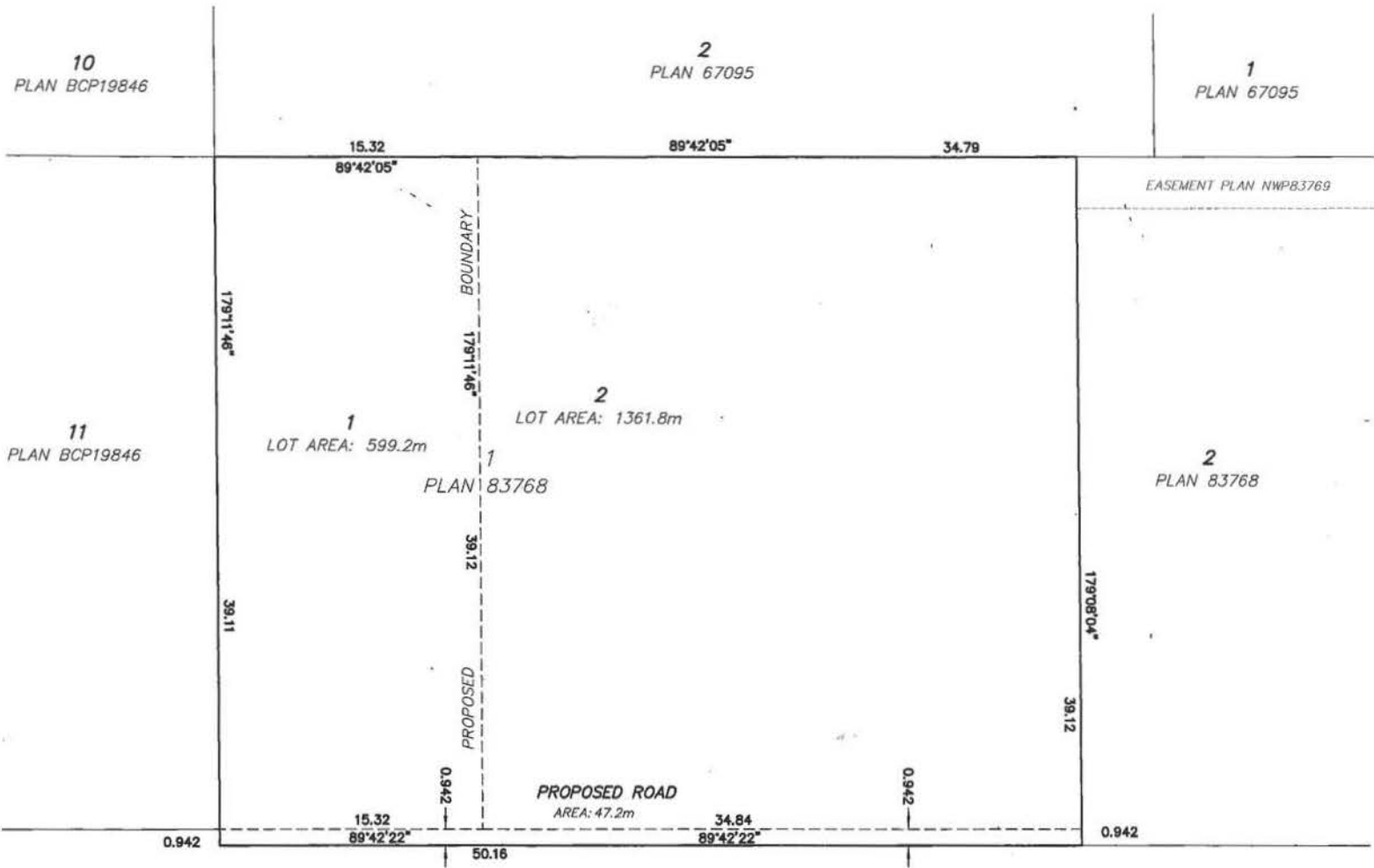
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.49 ac.
Hectares	0.20 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.32m – 34.84
Range of lot areas (square metres)	599 sq. m. – 1,361 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.0 / 4.0
Lots/Hectare & Lots/Acre (Net)	10.2 / 4.1
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	23.3%
Estimated Road, Lane & Driveway Coverage	34.0%
Total Site Coverage	57.3%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



INTER-OFFICE MEMO

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

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

DATE: **November 12, 2015** PROJECT FILE: **7815-0138-00**

RE: **Engineering Requirements
Location: 14933- 76 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 0.942 metres fronting 76 Avenue.
- dedicate 0.5 metre ROW for service connections fronting 76 Ave.

Works and Services

- construct 76 Avenue to a through local standard.
- extend watermain watermain on 76 Avenue.
- provide service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

RCoolin
pdv

Rémi Dubé, P.Eng.
Development Services Manager

LR



Wednesday, July 29, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0138 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

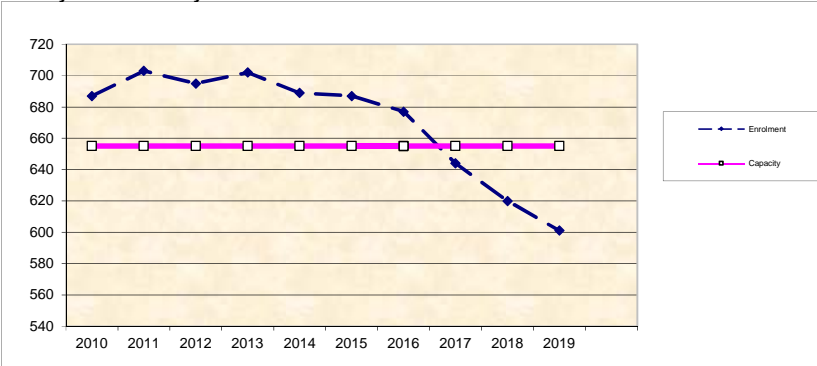
Chimney Hill Elementary	
Enrolment (K/1-7):	77 K + 612
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

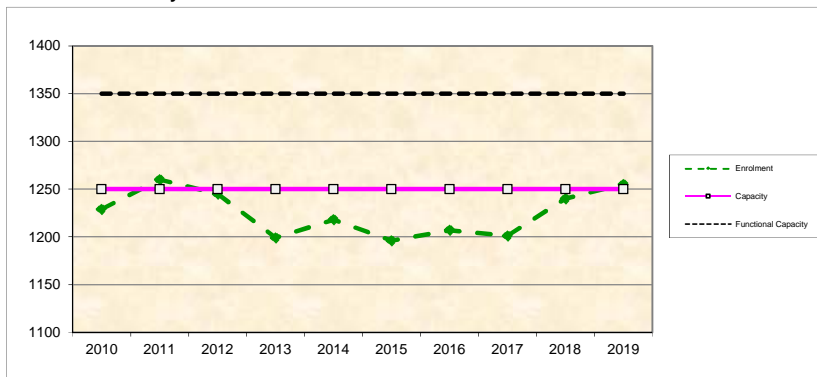
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

Chimney Hill Elementary



Frank Hurt 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.: 15-0138-00
Property Location: 14933-76 Ave., 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 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 55% 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: Vinyl (dominant), Cedar and Stucco 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 59% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 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” 86.0%
“Basement Entry/Cathedral Entry” 0.00%
“Rancher (Bungalow)” 14.0%
“Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 41.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 59.00% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 28.0% Stucco: 6.0% Vinyl: 66.0%
/Materials: Brick or stone accent on 72.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 24.0% Cedar Shingles: 17.0%
Concrete Tiles: 59.0% Tar & Gravel: 0.00%
50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 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 medium 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: Many of the existing homes have covered front verandas which would be encouraged in any new home to be built in the future.

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 7:12, maximum roof pitch of 10:12 on the upper floor, except for the gables, which can be steeper as long as they do not exceed the highest roof peak of the upper floor 10:12 roof.
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.

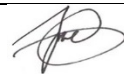
May 26, 2015
 Date

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	14933 76 th Avenue, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	0
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	8
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

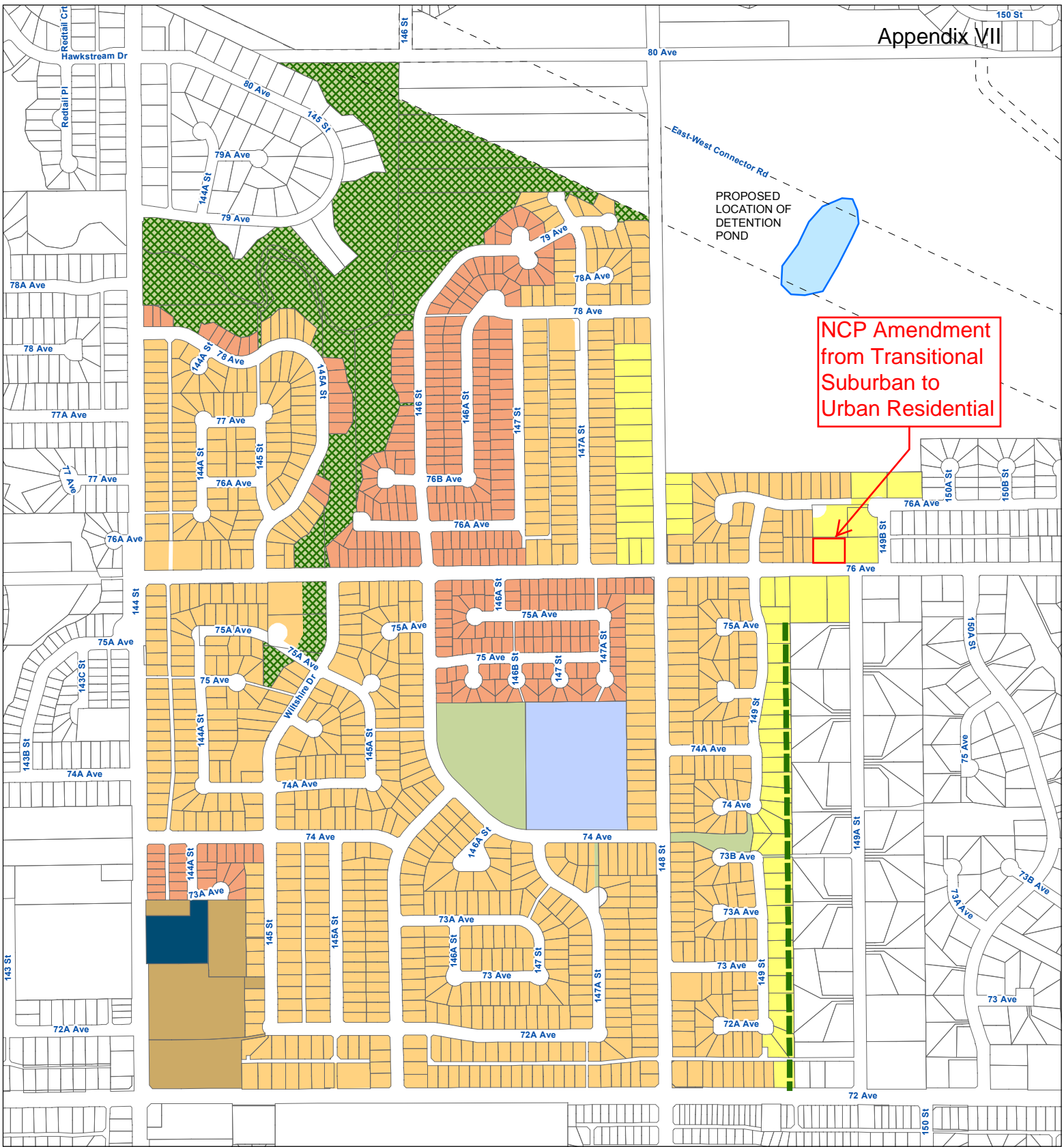
Summary prepared and
submitted by:











Arborist



July 9, 2015

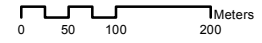
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|---|---|--|
|  EXISTING TRANSITIONAL SUBURBAN |  MULTIPLE RESIDENTIAL (Townhouses) |  OPEN SPACE PARK |
|  URBAN RESIDENTIAL |  SCHOOL |  COVENANT TREE RETENTION AREA |
|  URBAN COMPACT HOUSING |  INSTITUTIONAL |  PROP. WET DETENTION POND |
| | |  CREEK PRESERVATION AREA (approximate) |

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 27 July 2015



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