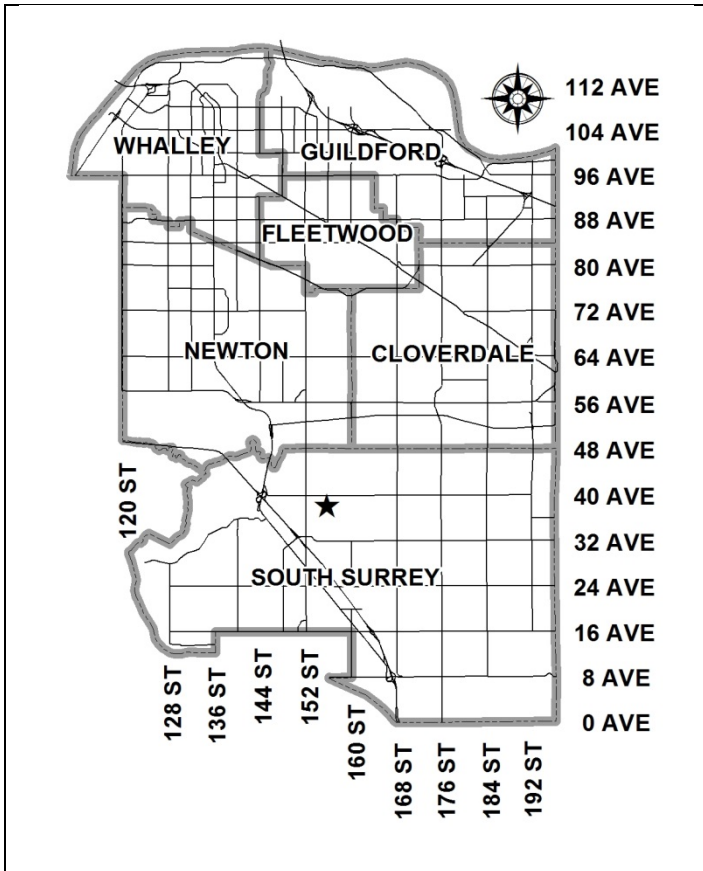


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0313-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **NCP Amendment** from Suburban One Acre Residential to Suburban Half Acre Residential
- **Rezoning** from RA to RH

to allow subdivision into 2 single family residential lots.

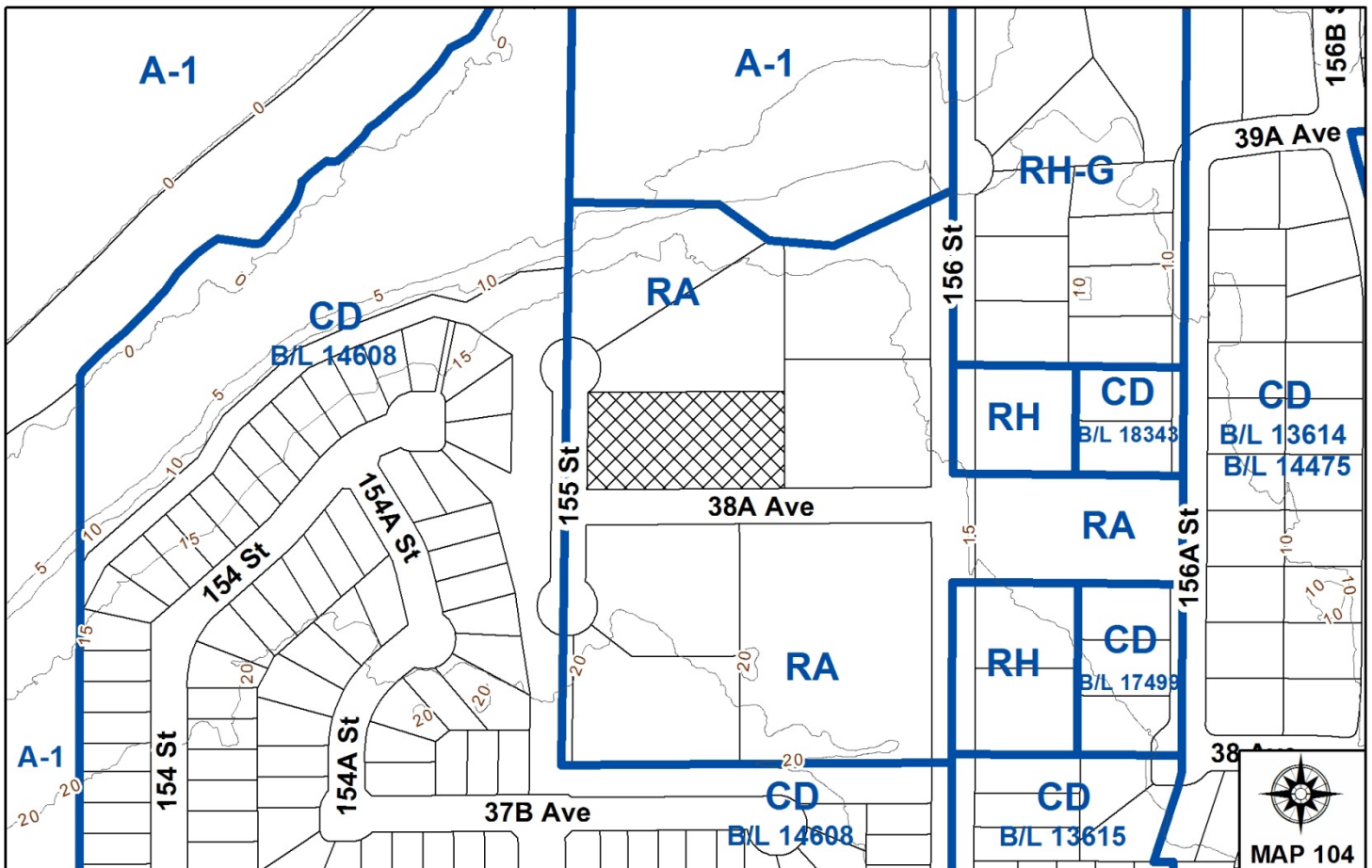
LOCATION: 15555 - 38A Avenue

OWNER: Charnjit Grewal et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban One Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate the subject site from “Suburban One Acre Residential” to “Suburban Half Acre Residential”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The applicant has demonstrated community support for the proposal. The surrounding properties have the potential to be rezoned and subdivided in the future, subject to Council approval, and could be developed in a manner consistent with the half-acre lots proposed on the subject site.
- The existing dwelling proposed to be retained on proposed Lot 2 will meet the minimum density, lot coverage, and building setbacks requirements of the RH Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree protection.
3. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate the site from "Suburban One Acre Residential" to "Suburban Half Acre 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 Rosemary Heights Elementary School
1 Secondary student at Earl Marriott 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 mid-2017.

Parks, Recreation & Culture:

Parks, Recreation & Culture has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which is to be retained.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Suburban/ Suburban One Acre Residential	RA
East:	Single family residential	Suburban/ Suburban One Acre Residential	RA
South (Across 38A Avenue):	Single family residential	Suburban/ Suburban One Acre Residential	RA
West: (Across 155 Street):	Greenbelt and single family small lots	Urban/ Buffer and Clustering at Single Family Density	CD By-law No. 14608

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated “Suburban” in the Official Community Plan (OCP) and “Suburban One Acre Residential” in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). Under the NCP, the site is located with seven (7) other properties within a single pocket of one acre designated properties between 155 Street and 156 Street, flanked by 38A Avenue.
- The applicant is proposing to rezone and subdivide the site into two equal half-acre lots, which would require redesignating the site to “Suburban Half-Acre Residential” under the NCP.
- The applicant has provided letters of support from five (5) surrounding property owners, in which all but one owner are also designated “Suburban One Acre Residential” under the NCP.
- The surrounding properties have potential to be rezoned and subdivided in the future, subject to Council approval, and could be developed in a manner consistent with the half-acre lots proposed on the subject site.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is a one acre property located on the northeast corner of 38A Avenue and 155 Street in South Surrey. The site is designated “Suburban” in the OCP and “Suburban One Acre Residential” in the Rosemary Heights Central NCP.
- The site has a lot width of 89 metres (292 ft.) and a depth of 42 metres (138 ft.). The site is currently zoned “One-Acre Residential (RA)” with an existing single family house approximately 30 years old, located on the east portion of the lot which is proposed to be retained.
- Under the NCP, all of the properties including the subject site designated “Suburban One Acre Residential” are bounded by a greenbelt to the west (across 155 Street) and to the south.

Proposal

- The applicant is proposing to rezone the site from “One-Acre Residential (RA)” to “Half-Acre Residential Zone (RH)” and subdivide into two (2) single family lots (Appendix II). The new lots will both be equally 2,058 square metres (0.5 ac) in area and meet the minimum lot standards of the RH Zone.
- Under the RH Zone, the existing dwelling will also meet the minimum density, lot coverage, and building setback requirements. The existing U-shaped driveway will be reconstructed on the new half-acre lot.

Building Design and Lot Grading

- The applicant retained design consultant, Ran Chahal of Apex Design Group Inc. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.
- The subject site is located within a neighbourhood consisting of a mix of older homes built out in the 1960’s and new homes built in the 2000’s. The majority of surrounding homes in the study area are identified as “West Coast Traditional” style with habitable areas of 185 - 465 square metres (2,000 – 5,000 sq.ft.). The Character Study found that the old urban character will not be preserved but several of the newer existing homes provide suitable context for design standards to be applied to the subject site.
- The Design Guidelines for the proposed development propose a character of homes which are identifiable as “Neo-Traditional”, “Neo-Heritage”, “Rural Heritage” or “West Coast Modern” to achieve continuity of character. The new single family dwellings will meet the modern development standards with respect to overall massing, construction materials, trim and detailing elements.

- The existing dwelling on the lot is proposed to be retained and meets the spatial separation requirements of the BC Building Code (2012). In the event that renovations or additions of the existing dwelling takes place, the existing character should be maintained; or in the case that the dwelling is replaced, it will be required to comply with the proposed Building Design Guidelines.
- A preliminary lot grading and servicing plan, submitted by Coastland Engineering & Surveying Ltd., have been reviewed by staff. Based on the proposed lot grading, an in-ground basement is proposed for the new lot and the feasibility of it will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
Cherry/Plum	1	1	0
Coniferous Trees			
Cypress	2	0	2
Western Red Cedar	18	9	9
Total (excluding Alder and Cottonwood Trees)	22	10	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$5,400	

- The Arborist Assessment states that there are a total of 22 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of building footprints and infrastructure.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for trees other than Alder or Cottonwood trees. This will require a total of 20 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 18 replacement trees will require a cash-in-lieu payment of \$5,400 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on October 7, 2015 to 34 property owners located within three lots deep of the site and the Morgan Creek Homeowners Association. A Development Proposal Sign was also installed on the site on October 16, 2015.

To date, staff received emails from two (2) property owners who expressed opposition to amending the Rosemary Heights Central NCP and the desire to protect the character of the one-acre residential designation surrounded by the existing greenbelts to the west and south. Subsequently, one property owner withdrew their letter of opposition to the proposal and provided one of the five letters of support provided to the City by the applicant.

The applicant also indicated that two surrounding property owners, who did not provide letters of support, verbally indicated to the applicant that they were in support of the proposed development.

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

DH/dk

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KD 4/27/16 11:26 AM

Information for City Clerk

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

1. (a) Agent: Name: Michael Helle
 Address: Coastland Engineering & Surveying Ltd.
 19292 - 60 Avenue, Unit 101
 Surrey, B.C. V3S 3M2

 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 15555 - 38A Avenue

- (b) Civic Address: 15555 - 38A Avenue
 Owner: Gurpreet K. Grewal
 Charnjit S. Grewal
 PID: 002-512-114
 Lot 3 District Lot 153 Group 2 New Westminster District Plan 70531

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.02
Hectares	0.41
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	45.2m & 45.7m
Range of lot areas (square metres)	2,057m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.85 units/hectare & 1.96 units/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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	YES
Others	NO

**B.C. LAND SURVEYORS PROPOSED SUBDIVISION OF
LOT 3 DISTRICT LOT 153 GROUP 2
NWD PLAN 70531**

PID : 002-512-114

CIVIC ADDRESS :

15555 - 38A AVENUE
SURREY, B.C.



NOTE:

Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

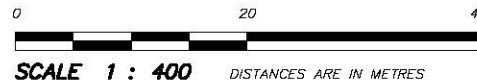
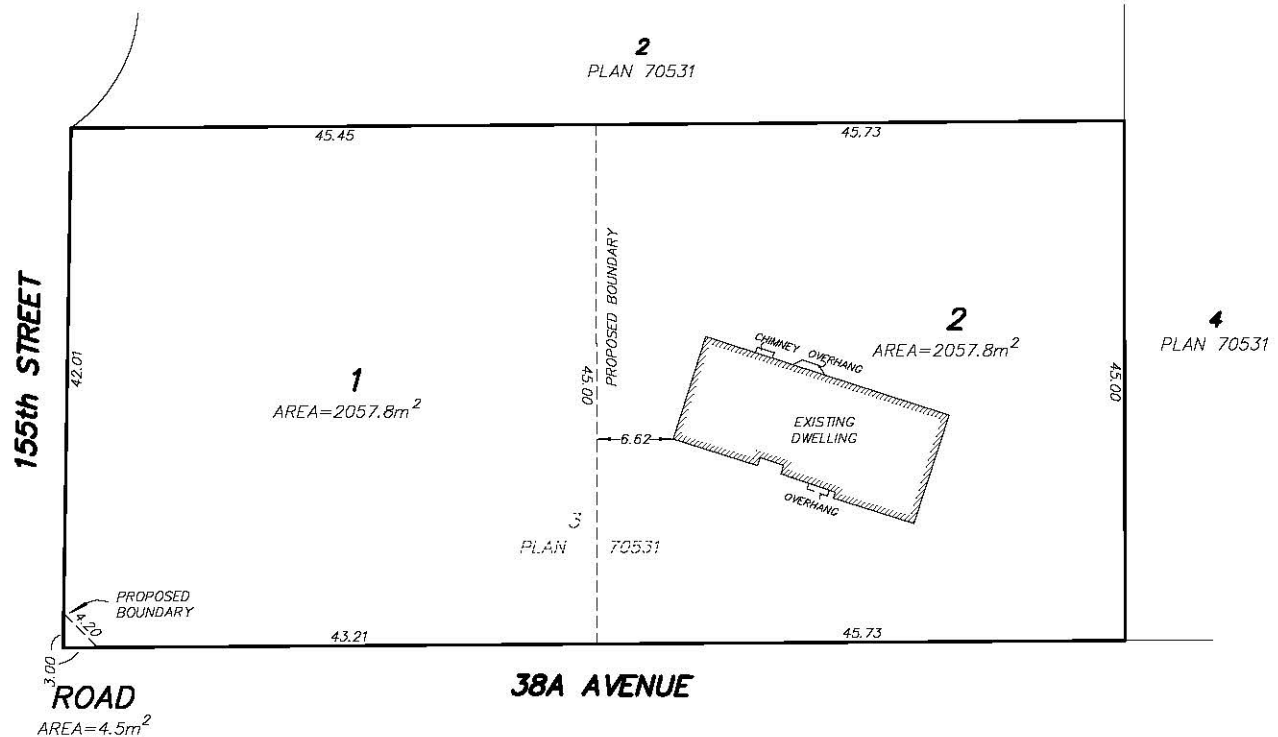
Lot dimensions and clearances according to
Current Land Title Office Records.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This documents shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 20th DAY OF AUGUST, 2015.

LAKHJOT S. GREWAL B.C.L.S.

This document is not valid unless originally signed and sealed.



**GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
 UNIT 204, 15299-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1508-004
 DWG : 1508-004 SKETCH

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

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

DATE: **March 21, 2016**

PROJECT FILE: **7815-0313-00**

RE: **Engineering Requirements
Location: 15555 38A Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONING/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at 38A Avenue and 155 Street intersection; and
- Register 0.5 m statutory right-of-ways along 38A Avenue and 155 Street frontages for inspection chambers and sidewalk maintenance.

Works and Services

- construct north side of 38A Avenue to a modified Local Road standard;
- construct east side of 155 Street to a modified Local Road standard;
- construct storm, sanitary, and water service connections to each lot; and
- construct sanitary sewer on 155 Street along the full frontage of the development site.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

MS



Tuesday, March 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0313 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.

Rosemary Heights opened in September 2008, relieving overcrowding at Morgan Elementary. The school reached capacity in 2010 and there are four modular classrooms on-site (capacity shown below does not include modular classrooms). The school district has received funding approval for additions to Rosemary Heights Elementary and Morgan Elementary (6 additional classrooms in total) and construction is underway on these projects. The school district has purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future Aquatic Centre and Recreation property. The school district has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. Prior to additional elementary and secondary space being provided the school district will manage enrolment through the use of portable classrooms and school catchment area adjustments.

SUMMARY

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

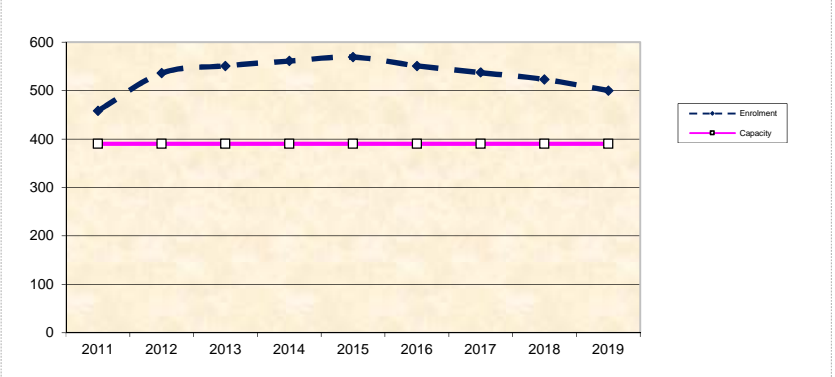
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

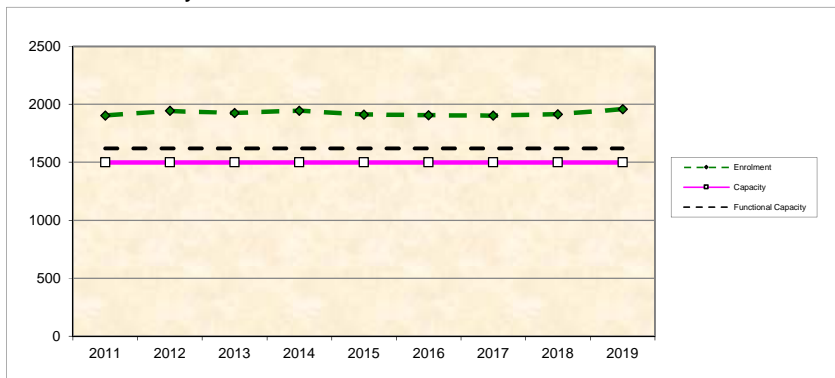
September 2015 Enrolment/School Capacity

Rosemary Heights Elementary	
Enrolment (K/1-7):	57 K + 512
Capacity (K/1-7):	40 K + 350
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Rosemary Heights Elementary



Earl Marriott 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.: 15-0313
Property Location: 15555-38A 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 2000-5000sf.

Most of the existing homes have mid to mid-massing characteristics with 88% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (7/12 or lower) to over 8/12) common truss roofs with simple gables and common hips with Concrete Tiles roof being most common.

Wall surface materials are limited in the most part to one of the following: Hardi/Cedar siding (dominant), 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 92% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes in the immediate neighbourhood have covered front verandas which would be encouraged in any new home to be built in the future. 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” 96.0%
 “Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 4.00%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 0.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 46.00% 2001 - 3500 sq.ft excl. garage
 54.00% over 3501 sq.ft excl. garage

Exterior Treatment Hardi/Cedar: 62.00% Stucco: 38.0% Vinyl: 0.0%
/Materials: Brick or stone accent on 92.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 0.00% Cedar Shingles: 55.00%
 Concrete Tiles: 45.0% Tar & Gravel: 0.00%
 60.00% of all homes have a roof pitch 8:12 or higher.

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 Cedar roof shingles on most of the homes. Most homes are clad in Hardi or Cedar.

Other Dominant Elements: Most of the newer homes have covered front verandas.

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. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
Exterior Materials /Colours:	Stucco, Cedar, 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, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design
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.

September 15, 2015
 Date

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	15555 38A 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)	22
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	20
- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20	
Replacement Trees Proposed	2
Replacement Trees in Deficit	18
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



Sept 14,
2015

Date

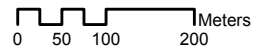


SUBJECT SITE
 7915-0313-00
 Proposed NCP Amendment from
 "Suburban One Acre Residential" to
 "Suburban Half Acre Residential"

- | | | |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Single Family Small Lot | Institutional Residential |
| Suburban 1/2 Acre Residential | Townhouses | Buffer/Park / Open Space |
| Single Family Residential | Garden Apartments (3-Storeys) | Elementary School |
| Compact Single Family Residential | Neighbourhood Commercial | Pond |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course |
| Compact Single Family/Cluster | | |

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 15 Oct. 2013



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.