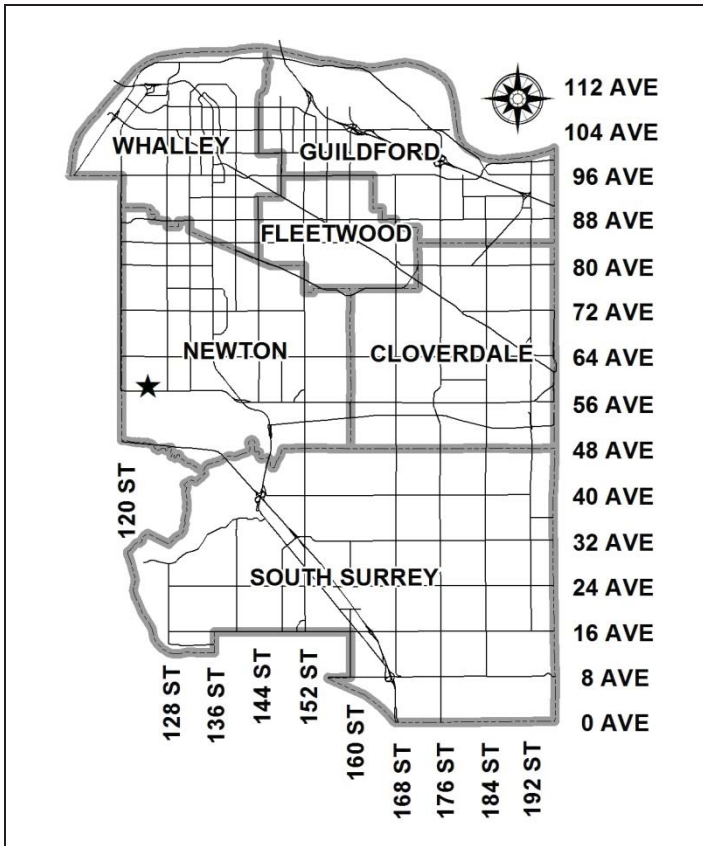


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0358-00

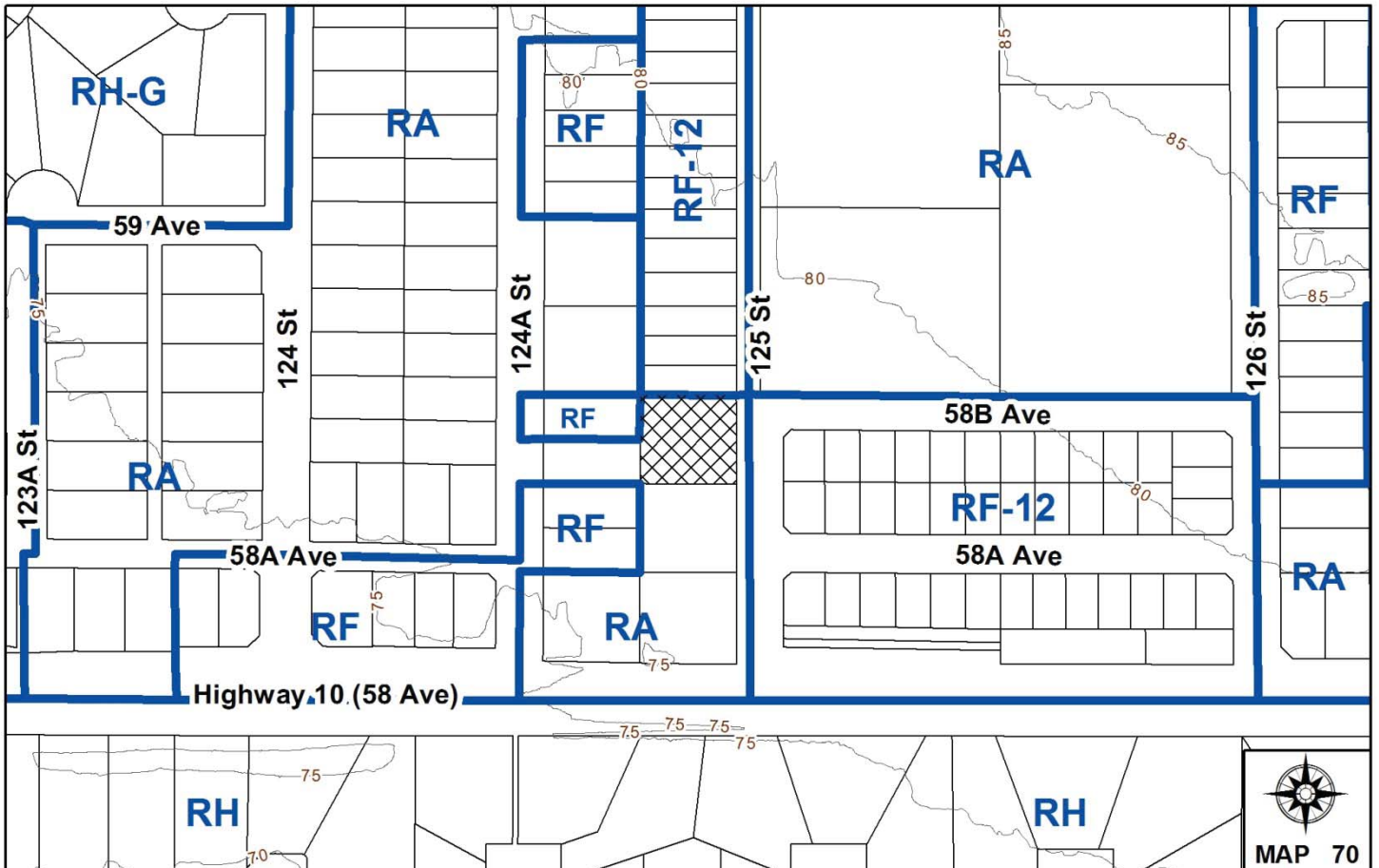
Planning Report Date: September 12, 2016



PROPOSAL:

- **Rezoning** from RA to RF-13 to allow subdivision into 3 single family small lots.

LOCATION: 5853 - 125 Street
OWNER: Amitoj Sanghera
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Small Lot (10 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the property.
- The proposal complies with the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) Designation for the property.
- The proposed density and building form are appropriate for this part of West Newton / Highway 10 and are consistent with development to the north and east of the subject site.

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 (13) Zone (RF-13)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to ensure that only single or single-tandem garages are permitted and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, 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 J.T. Brown Elementary School
0 Secondary students at Tamanawis 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 2017.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling	Urban/Small Lot (10 u.p.a.)	RF-12
East (Across 125 Street):	Single family dwelling	Urban/Small Lot (10 u.p.a.)	RF-12
South:	Single family dwelling	Urban/Small Lot (10 u.p.a.)	RA
West:	Single family dwelling	Urban/Proposed Single Family (6 u.p.a.)	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 125 Street, north of Highway 10. The site is designated "Urban" in the Official Community Plan (OCP) and "Small Lot (10 u.p.a.)" in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One Acre Residential (RA)".
- The applicant is proposing to rezone the subject property from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into three (3) single family small lots (Appendix II).
- The proposed new RF-13 Zone received approval to proceed on June 27, 2016 following Council's support of Corporate Report No. R158;2016. The RF-13 Zone was subsequently introduced for first and second readings at the July 25, 2016 Regular Council Land Use meeting through development application no. 7916-0010-00. The authorizing bylaw creating the RF-13 zone, Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772, is scheduled for a Public Hearing, and consideration of third reading, on September 12, 2016.
- The application proposes a density of approximately 20 units per hectare (8 units per acre), which is consistent with the Small Lot (10 u.p.a.) designation in the West Newton / Highway 10 NCP and the land uses established to the north and east of the subject property.
- The proposed lots conform to the minimum requirements of Type I RF-13 lots in terms of lot area, width and depth. The proposed lots are approximately 40.8 metres (134 ft.) deep, 12.6 metres (42 ft.) wide, and 514 square metres (5,533 sq. ft.) in area, exceeding the minimum requirements of the zone for both lot depth and lot area.
- The application proposes front-loaded driveways on 125 Street. Double garages or carports to accommodate two vehicles parked side by side are not permitted on any lot less than 13.4 metres (44 ft.) except where the garage or carport is located at the rear of the dwelling

and vehicle access is from a rear lane or side street. As the proposed lots are only 12.6 metres (42 ft.) wide and will have driveway access at the front of the lots, double garages or carports are not permitted. The three existing RF-12 lots to the immediate north at 5865, 5871 and 5877 – 125 Street, developed in 2009 under Development Application No. 7907-0124-00, have similar lot widths and were constructed with single-wide garages.

- The applicant will be required to register a Restrictive Covenant on all three lots to ensure that only single or single-tandem garages are permitted in the front of the proposed homes, and to prohibit the conversion of the tandem parking spaces into livable space.

Building Design and Lot Grading

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The consultant conducted a character study of the surrounding homes and based on the findings, and current market trends, proposed a set of building design guidelines (Appendix V).
- Preliminary lot grading information was submitted on December 15, 2015 by CitiWest Consulting Ltd. The preliminary lot grading plan has been reviewed by staff and was found to be generally acceptable. Based on the lot grading information provided, in-ground basements are proposed on all 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.

PRE-NOTIFICATION

Pre-notification letters were sent to surrounding property owners on February 24, 2016 and a Development Proposal Sign was installed on the subject site on March 3, 2016. No responses have been received as a result of the pre-notification.

TREES

- Vanessa Melney, ISA Certified Arborist and Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Japanese	1	1	0
Coniferous Trees			
Douglas-fir	11	10	1
Cedar, Western Red	2	1	1

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	14	12	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$8,000	

- The Arborist Assessment states that there are a total of 14 protected trees on the site. There are no Alder and Cottonwood trees on site. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 24 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 9, 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 west side of 125 Street, north of Highway 10. The site is designated "Urban" in the Official Community Plan (OCP) and "Small Lot (10 u.p.a.)" in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One Acre Residential (RA)".
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a gross density of 20 units per hectare (8 units per acre).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The application proposes the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent soils (minimum 300 mm in depth); ○ Roof downspout disconnection; and ○ On-lot infiltration trenches or sub-surface chambers.

Sustainability Criteria	Sustainable Development Features Summary
	<ul style="list-style-type: none"> • Provisions for recycling and organic waste pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The application proposes construction of a sidewalk along the 125 Street frontage.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Future houses will provide additional “eyes on the street”.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were sent to surrounding property owners on February 24, 2016 and a Development Proposal Sign was installed on the subject site on March 3, 2016. A public hearing will be held for the rezoning portion of the application.

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

original signed by Ron Hintsche

Jean Lamontagne
 General Manager
 Planning and Development

EM/ar

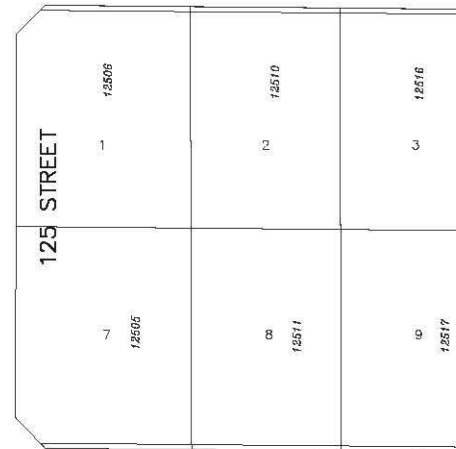
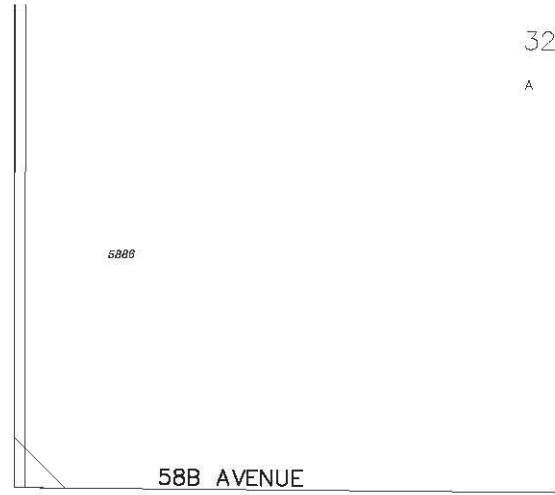
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

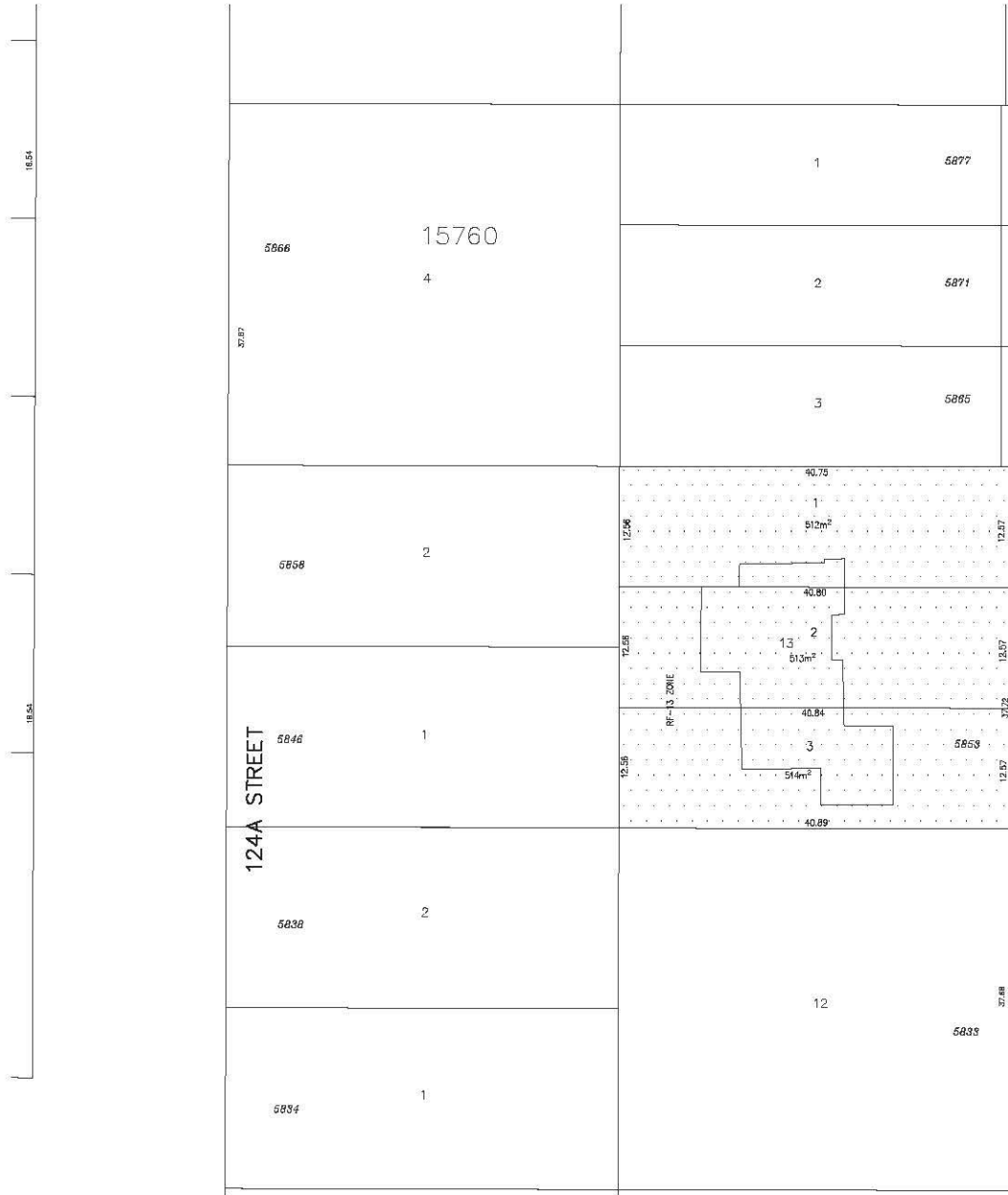
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.380 ac
Hectares	0.1539 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	12.56 m
Range of lot areas (square metres)	514 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.49/ha 7.89/ac
Lots/Hectare & Lots/Acre (Net)	19.49/ha 7.89/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	57%
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



328
A



- 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



AMITIJ SANCHERA
 5846 124A STREET, SURREY, V3X 1X3, CELL: 604-825-1839
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5853 - 125 STREET SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: HF	Mun. Dwg. No.	A
Designed: RJ	Job No. 15-3288	Of
P.W. P.U.	Date SEPT/2015	Revision
Approved:		

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destroy all prints bearing previous number



INTER-OFFICE MEMO

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

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

DATE: **April 20, 2016** PROJECT FILE: **7815-0358-00**

RE: **Engineering Requirements
Location: 5853 125 Street**

REZONING AND SUBDIVISION***Property and Right-of-Way Requirements***

- Register 0.5 m statutory rights-of-ways along 125 Street.

Works and Services

- Provide water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

Robert Cooke, Eng.L.
Development Project Engineer

MB



Thursday, April 28, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0358 00

SUMMARY

The proposed 3 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 2015 Enrolment/School Capacity

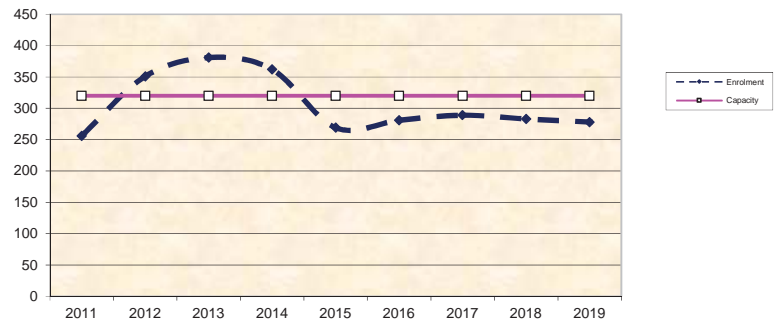
J.T. Brown Elementary	
Enrolment (K/1-7):	35 K + 234
Capacity (K/1-7):	20 K + 300
Tamanawis Secondary	
Enrolment (8-12):	1444
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

School Enrolment Projections and Planning Update:

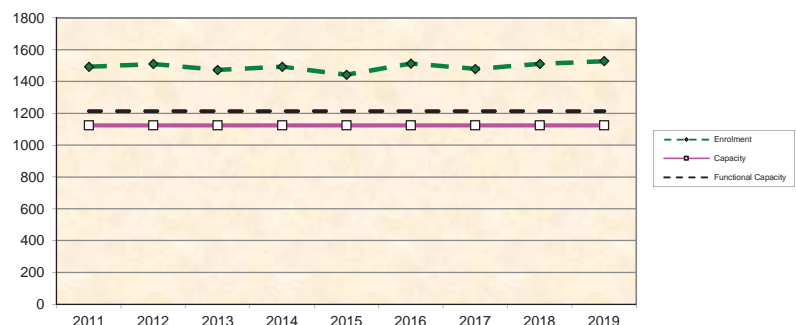
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A seismic upgrade of J.T. Brown was completed in 2015 and there are no other capital projects currently planned for this school. There are some enrolment pressures at Tamanawis Secondary that may be managed in the near-term with portable placements and potential catchment changes. Longer-term, an addition to Tamanawis may be required. The proposed development will not have an impact on these projections.

J.T. Brown Elementary



Tamanawis 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 #: 7915-0358-00
 Project Location: 5853 125th St, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

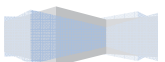
The area surrounding the subject property consists of a majority homes built approximately 2-5 years ago. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 3000sf up to 5000 sf. There is an Elementary School north of the subject property.

Homes in the neighborhood include the following:

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

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



7) Roof pitch is a minimum 7:12 for the newer context homes.

Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

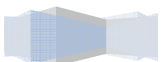
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 7:12.



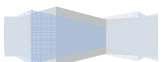
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: January 4th, 2016

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

Date: January 4th, 2016



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBA
Address: 5853 125th Street, Surrey, BC
Registered Arborist: Mike Fadum

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)	14
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 	24
Replacement Trees Proposed	4
Replacement Trees in Deficit	20
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 1 X two (2) = 2 	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

Date: October 30, 2015



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

