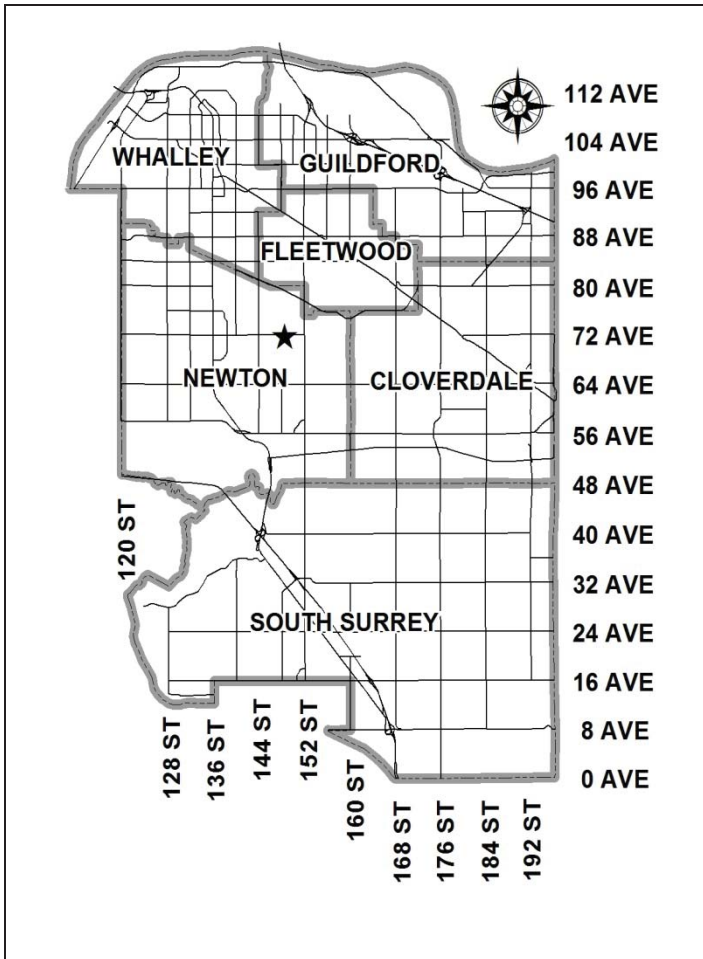


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0368-00

Planning Report Date: June 27, 2016



**PROPOSAL:**

- **NCP Amendment** from Urban Single Family Residential to Single Family Small Lots
- **Rezoning** of portions from RA to RF-10 and RF-12 to allow subdivision into 3 lots

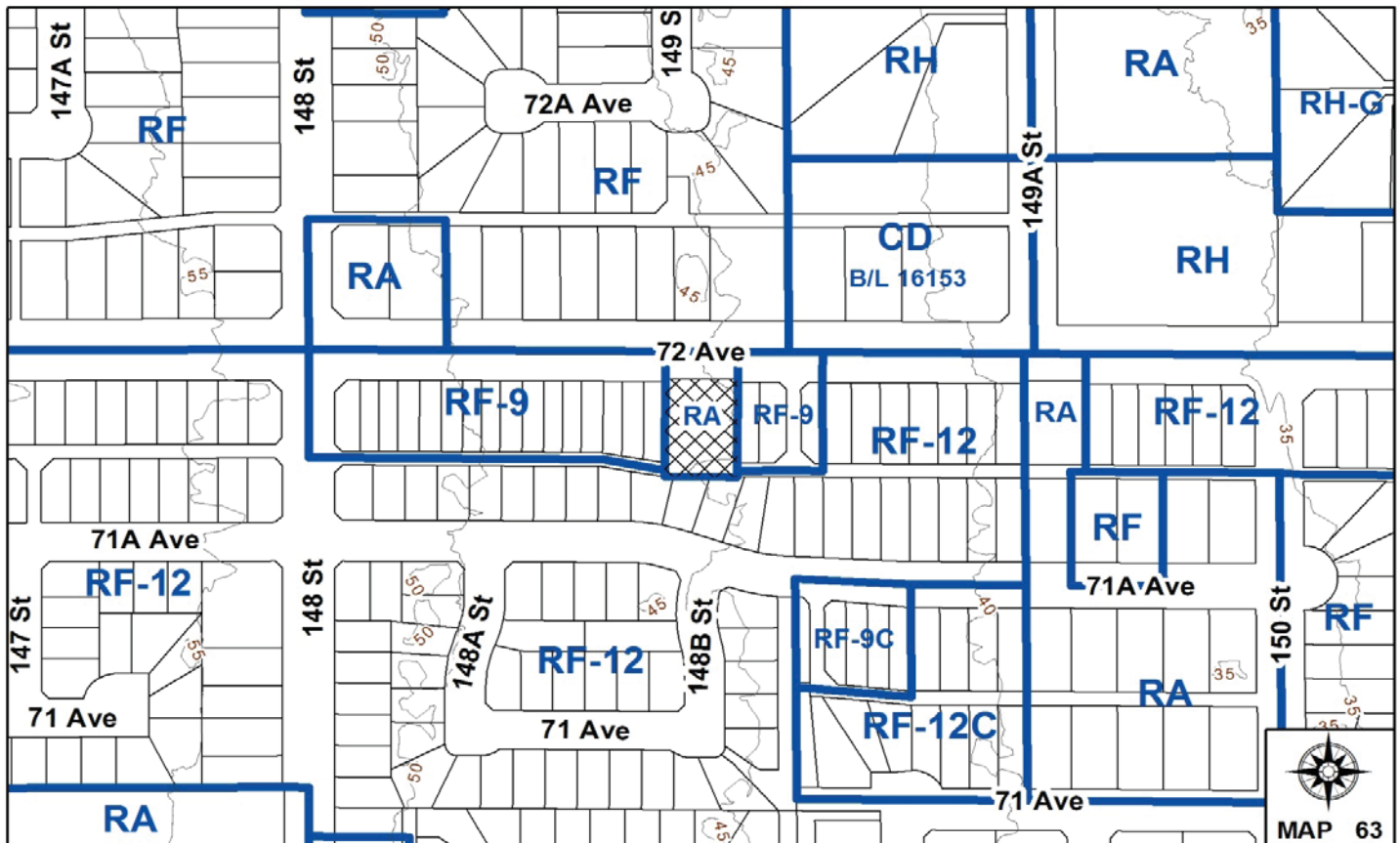
**LOCATION:** 14884 - 72 Avenue and Portion of Lane

**OWNER:** Satinderpal S. Grewal  
 Jaswinder K. Grewal

**ZONING:** RA

**OCF DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Single Family Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment is required to the East Newton South Neighbourhood Concept Plan to redesignate the site from “Urban Single Family Residential” to “Single Family Small Lots”.
- The landscape buffer on 72 Avenue required by the East Newton South Neighbourhood Concept Plan is proposed to be eliminated.

### RATIONALE OF RECOMMENDATION

- Complies with the “Urban” designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of East Newton South.
- The subject property is the last One-Acre Residential Zone (RA) lot on the block. The neighbouring properties were rezoned from RA to Single Family Residential (9) Zone (RF-9) and Single Family Residential (12) Zone (RF-12), and subdivided into thirty-two (32) lots under Development Application No. 7906-0184-00. The lot sizes proposed in the current application are complementary to the neighbouring lots and will provide continuity in the streetscape.
- The applicant proposes to eliminate the NCP requirement for a landscape buffer strip on 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site on 72 Avenue. The purpose of the buffer requirement in the NCP was noise attenuation. Instead of a landscape buffer, sound attenuation requirements, such as triple-glazed windows, are included in the building scheme. Staff have reviewed this issue and consider the approach to be appropriate.
- Area residents have raised no objections to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Survey Plan (Appendix II) Block A from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and Block B from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12), 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscape Buffer Strips" to "Single Family Small Lots" 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 IV.

School District: **Projected number of students from this development:**

Two (2) Elementary students at T.E. Scott Elementary School  
One (1) Secondary student at Frank Hurt Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2017.

Parks, Recreation &  
Culture:

The Parks, Recreation, and Culture Department has no objection to the project.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Ave):	Single family dwellings.	Urban/Urban Residential and Transitional Suburban	RF
East:	Single family dwelling.	Urban/Single Family Small Lots	RF-9
South (Across Lane):	Single family dwellings.	Urban/Single Family Small Lots	RF-12
West:	Single family dwelling.	Urban/Single Family Small Lots	RF-9

### JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan (NCP). An NCP amendment is required to redesignate the site to “Single Family Small Lots” and to eliminate the landscape boulevard along 72 Avenue, to facilitate rezoning to the “Single Family Residential (10) Zone” (RF-10) (Appendix VIII).
- A similar NCP amendment, rezoning, and subdivision application was approved in 2007 adjacent to the subject site along 72 Avenue between 148 Street and 150 Street under Development Application No. 7906-0184-00. The current application provides a similar subdivision layout and lot orientation as was approved under Development Application No. 7906-0184-00. Due to the size and dimensions of the parent parcel, the current proposal has lots that are slightly larger in area and width than the neighbouring development; however, this difference will have minimal impact on the continuity of the established streetscape.
- The East Newton South NCP requires a 4 metre (13 ft.) landscape buffer strip along 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the landscape buffer requirement in the NCP, which was approved by Council in 1997, was noise attenuation. Instead of a landscape buffer, sound attenuation requirements, such as triple-glazed windows, are included in the building scheme. Staff have reviewed this issue and consider the approach to be appropriate.
- The proposed density and building form are appropriate for this part of Newton.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located mid-block on the south side of 72 Avenue between 148 Street and 150 Street.
- The subject property is designated “Urban” in the Official Community Plan (OCP), “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan (NCP), and zoned “One-Acre Residential Zone” (RA).

### Current Proposal

- The applicant is proposing to rezone the majority of the subject property from “One-Acre Residential Zone” to “Single Family Residential (10) Zone” (RF-10) in order to allow subdivision into three (3) single family small lots. A small portion of the subject site, shown as Block B along the south boundary (Appendix II), will be rezoned to RF-12 to reflect the existing RF-12 Zoning on the adjacent lands to the south, which will correctly place the zoning boundary along the middle of the proposed east-west lane.
- The proposed RF-10 Zone is consistent with the “Urban” designation in the Official Community Plan (OCP); however an NCP amendment from “Urban Single Family Residential” to “Single Family Small Lots” is required. An NCP amendment is also required to eliminate the landscape buffer requirement along 72 Avenue.
- The proposed lots meet the minimum lot width, depth, and area requirements of the RF-10 Zone for a Type I Interior Lot (Appendix III). The lots are 10 metres (33 ft.) wide and have an area of approximately 356 square metres (3,832 sq. ft.).
- All of the existing buildings on the property are proposed to be removed as a condition of approval of the subject application, should this application be supported by Council.

### Building Design Guidelines and Lot Grading

- The applicant for the subject site 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 proposed a set of building design guidelines based on the findings of the study (Appendix VI).
- In lieu of the landscape buffer along 72 Avenue, sound attenuation measures including triple-glazed windows are proposed in the Building Scheme.
- There are no specific interface treatments required. “Neo-Traditional”, “Neo-Heritage”, and “Rural-Heritage” styles will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Westridge Engineering & Consulting Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on all lots.

PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on February 24, 2016 and Development Proposal Sign was installed on February 22, 2016. To date staff has received no responses to the proposal.

TREES

- Vanessa Melney, 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
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Oak, Red	1	0	1
Cherry	1	0	1
Walnut	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>NA</b>	
<b>Total Retained and Replacement Trees</b>		<b>3</b>	
<b>Contribution to the Green City Fund</b>		<b>NA</b>	

- The Arborist Assessment states that there are a total of three (3) protected trees on the site, excluding Alder and Cottonwood trees. It was determined that three (3) 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.
- The retention of a significant tree at the rear of Lot 2 will require a No-Build restrictive covenant to identify the tree preservation area on proposed Lots 2 and 3.

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. Block Plan
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. Proposed NCP Amendment

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/dk

c:\users\dk7\appdata\local\temp\0a14391408027\_1.doc  
KD 6/23/16 2:13 PM

APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Dharam Kajal  
Westridge Engineering & Consulting Ltd  
Address: 3565 - Monmouth Avenue  
Vancouver, BC V5R 5S1  
  
Tel: 604-789-9520 - Work  
604-789-9520 - Fax

2. Properties involved in the Application

- (a) Civic Address: 14884 - 72 Avenue
  
- (b) Civic Address: 14884 72 Avenue  
Owner: Jaswinder K. Grewal  
Satinderpal S. Grewal  
PID: 012-134-708  
Lot 2 Section 15 Township 2 Plan 1360 New Westminister District Parcel A, Except Pl 16050
  
- (c) Civic Address: Portion of Lane  
Owner: City of Surrey

3. Summary of Actions for City Clerk's Office

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



# SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 and RF-12

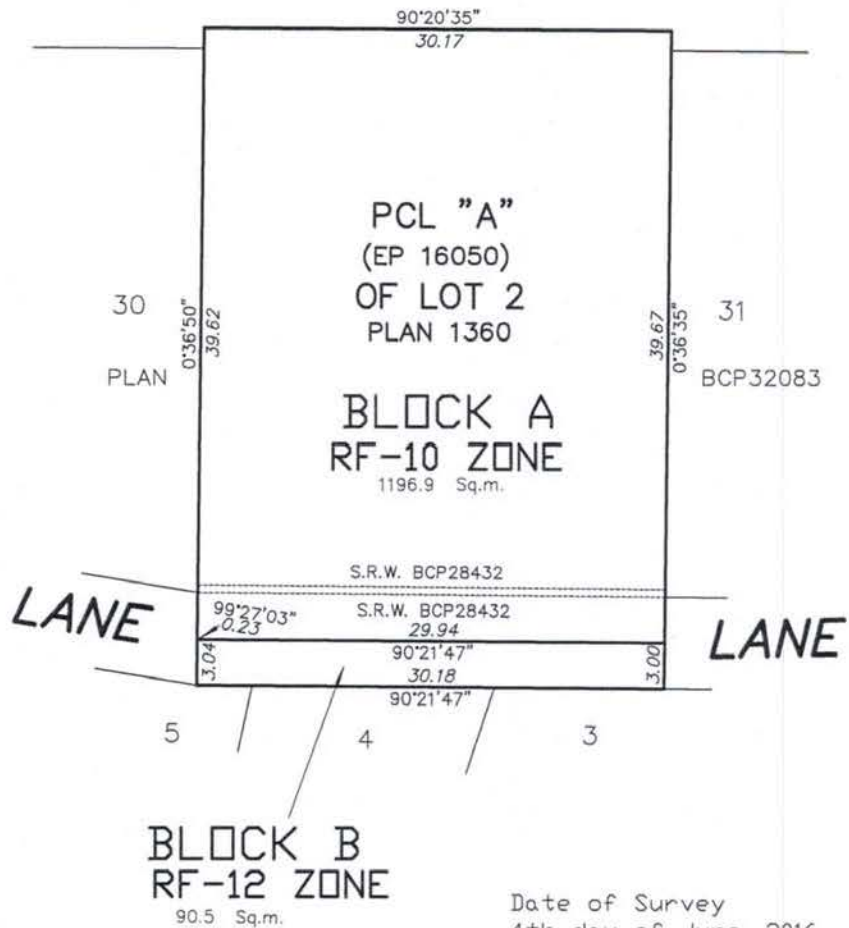
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.32 ac
Hectares	0.13 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	10.1 m
Range of lot areas (square metres)	355 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	23.1 u.p.h. / 9.4 u.p.a.
Lots/Hectare & Lots/Acre (Net)	27.3 u.p.h. / 11 u.p.a.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	150 m <sup>2</sup> – 52%
Estimated Road, Lane & Driveway Coverage	30 m <sup>2</sup>
Total Site Coverage	50.7%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	<b><u>YES</u></b>
<b>TREE SURVEY/ASSESSMENT</b>	
	<b><u>YES</u></b>
<b>MODEL BUILDING SCHEME</b>	
	<b><u>YES</u></b>
<b>HERITAGE SITE Retention</b>	
	<b><u>NO</u></b>
<b>FRASER HEALTH Approval</b>	
	<b><u>NO</u></b>
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	<b><u>NO</u></b>
Works and Services	<b><u>NO</u></b>
Building Retention	<b><u>NO</u></b>
Others	<b><u>NO</u></b>

SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 BYLAW NO. \_\_\_\_\_ OVER PARTS OF PCL "A" (EP16050)  
 LOT 2 SECTION 15 TOWNSHIP 2 NWD PLAN 1360  
 FOR THE PURPOSE OF REZONING

B.C.G.S. 92G016  
 CITY OF SURREY  
 SCALE 1:500

*-property dimensions are derived  
 from field survey*

**72nd AVENUE**



Date of Survey  
 4th day of June, 2016



LORIN LEVAC

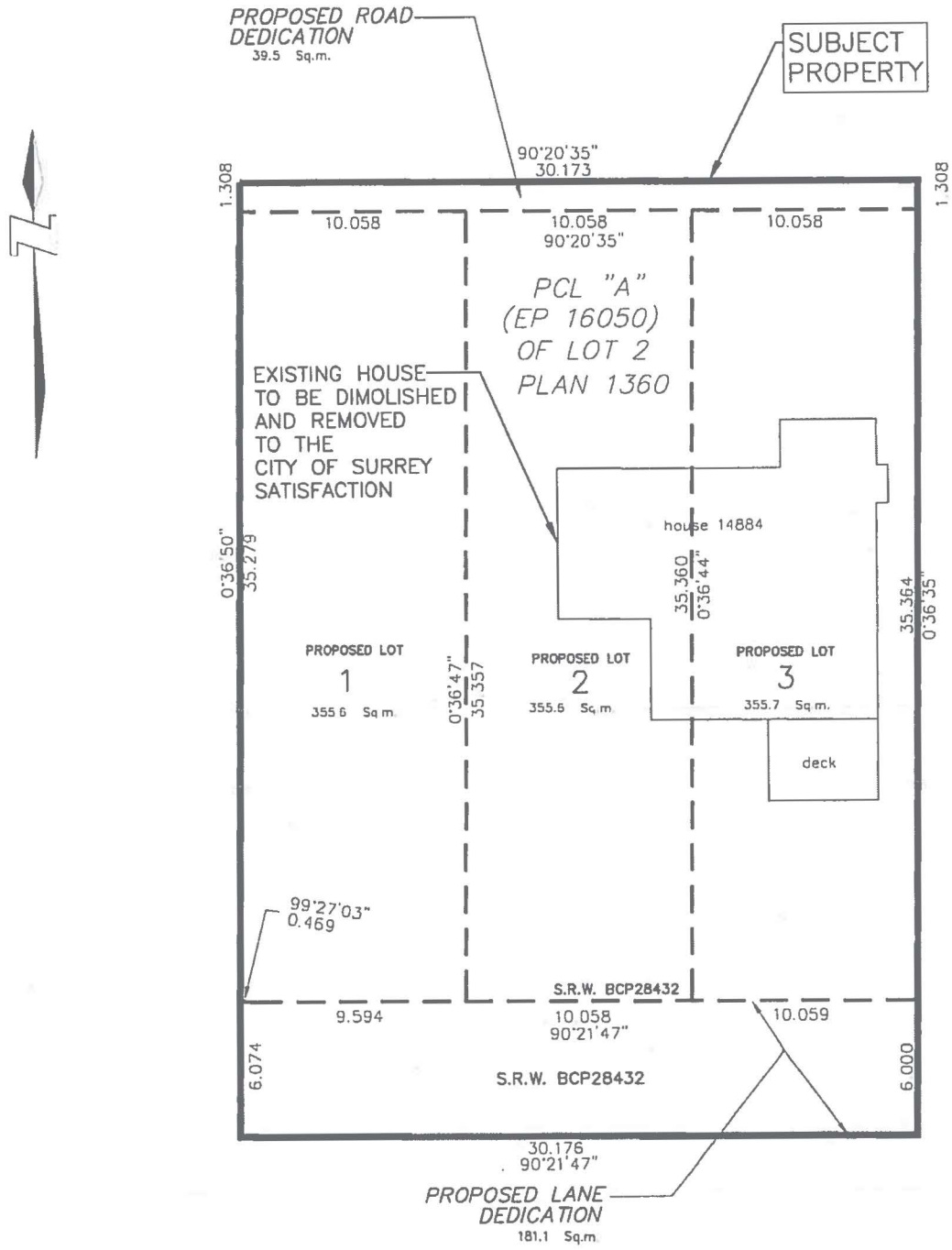
B.C.L.S. 881

© COPYRIGHT  
 DHALIWAL & ASSOCIATES  
 LAND SURVEYING INC.  
 216-12899 76th Avenue  
 Surrey, B.C.  
 V3W 1E6  
 (ph) 501-6188  
 (fx) 501-6189  
 FILE: 1302002-Z01

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

**Proposed Project Layout**  
 prepared by Westridge Engineering & Consulting Ltd  
 72nd AVENUE



Current Civic Address:  
 14884 72nd Avenue  
 Surrey, B.C.

Notes:  
 - All dimensions are in metres.  
 SCALE 1:200  
 City File: XXXX-XXXX-XX

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **May 20, 2016**

PROJECT FILE: **7815-0368-00**

---

RE: **Engineering Requirements  
Location: 14884 72 Avenue**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 1.308 m along 72 Avenue towards 27.0 m Collector Road allowance;
- Dedicate 6.0 m toward Lane allowance; and
- Register 0.5 m SRW for inspection chambers and sidewalk allowance.

#### *Works and Services*

- Ensure lane is constructed to current Residential Lane Standard; and
- Provide water, storm and sanitary connections to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.



Robert Cooke, Eng.L.  
Development Project Engineer

MB



Planning

May-25-16

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0368 00

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

September 2015 Enrolment/School Capacity

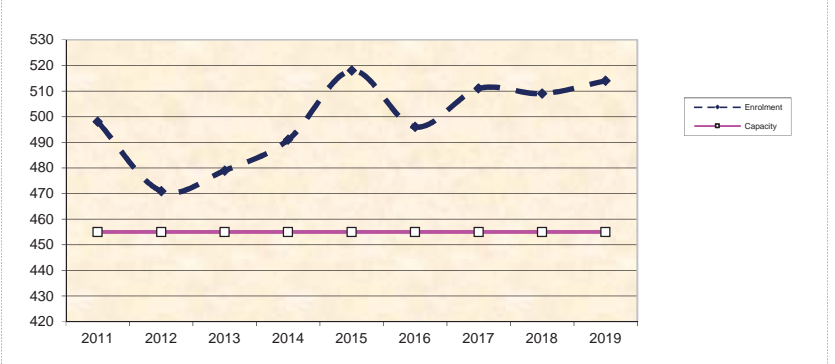
<b>T. E. Scott Elementary</b>	
Enrolment (K/1-7):	62 K + 456
Capacity (K/1-7):	80 K + 375
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1174
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**School Enrolment Projections and Planning Update:**

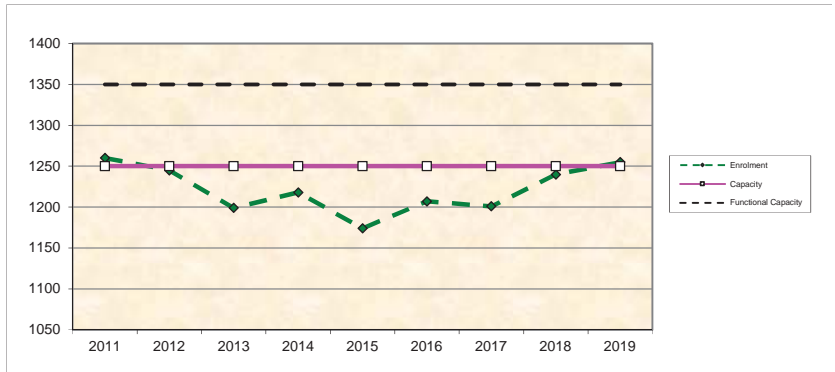
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

T.E. Scott was added to in 2012 and is currently over capacity and will be getting additional portables for the 2016/17 school year. There are no new capital projects identified for Frank Hurt Secondary or T.E. Scott, however priorities are reviewed annually. The proposed development will not have a significant impact on these projections.

**T. E. Scott 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.2.0

**Surrey Project no.:** 15-0368-00  
**Property Location:** 14884-72 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 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 59% of the homes having a one storey front entry.

Roof pitch varies from a medium pitch of 7/12 up to 12/12 common truss roofs with simple gables and common hips with Cedar roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), 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 100% 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 located on the East and West of this property have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. 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" 100.0%  
 "Basement Entry/Cathedral Entry" 0.00%  
 "Rancher (Bungalow)" 0.00%  
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:** Size range: 41.0% under 2000 sq.ft excl. garage  
 (Floor Area and Volume) 51.0% 2001 - 2500 sq.ft excl. garage  
 0.00% over 2501 sq.ft excl. garage

**Exterior Treatment /Materials:** Cedar: 0.00% Stucco: 18.00% Vinyl: 82.0%  
 Brick or stone accent on 50.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 59.00% Cedar Shingles: 0.00%  
 Concrete Tiles: 41.00% Tar & Gravel: 0.00%  
 90.00% of all homes have a roof pitch 7:12 or lower.

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

**Streetscape:** A variety of simple 10-15 year old "Two Story", "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple medium to high pitch common hip or common gable forms with Asphalt roof shingles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** Most of the newer homes located on the East and West of this property 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 preserve the existing urban character The guidelines will ensure that a desirable character area is maintained 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)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “West Coast Traditional”, “Neo-Traditional”, “Neo-Heritage” or “Rural-Heritage” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	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.
<b>Roof Pitch:</b>	Minimum 6:12
<b>Roof Materials/Colours:</b>	Cedar shingles and asphalt shingles in a shake profile. Grey, brown or black tones only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows. <b>For noise mitigation measures all windows facing 72nd Avenue must be triple glazed.</b>
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

  
Ran Chahal, Design Consultant  
Architectural Technologist AIBC, CRD  
Apex Design Group Inc.

June 16, 2016  
Date



## Tree Preservation Summary

Surrey Project No: 15-0368-00


Address: 14884 - 72 Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

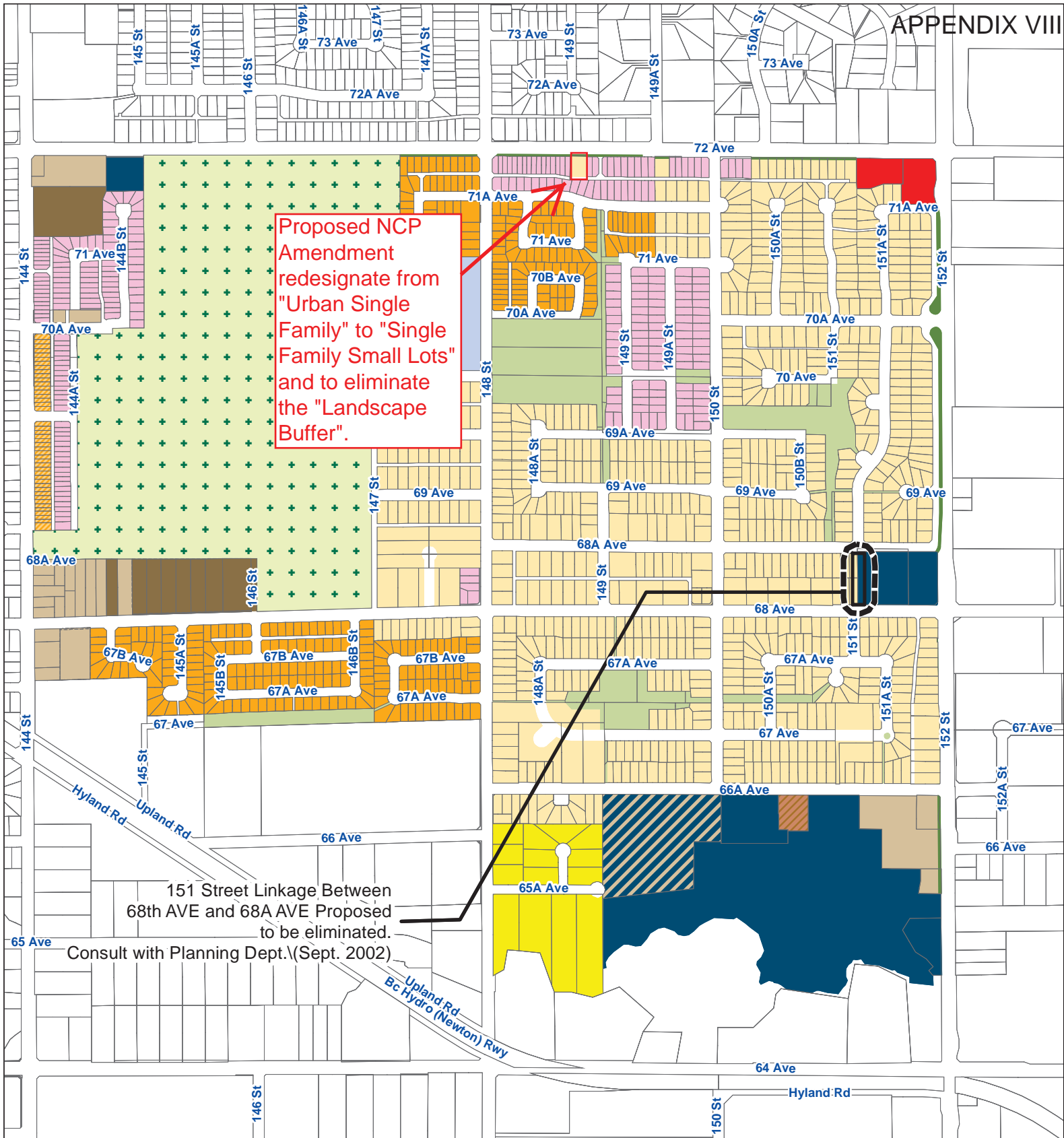
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist: 	Date: January 13, 2016
--	------------------------





	HALF ACRE SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
	URBAN SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL / TOWNHOUSES
	SINGLE FAMILY SMALL LOTS		NEIGHBOURHOOD / LOCAL COMMERCIAL
	SEMI-DETACHED		ELEMENTARY SCHOOL
	LOW DENSITY COMPACT HOUSING (max. 10 upa)		PARKS AND OPEN SPACE
	TOWNHOUSES (max. 15 upa)		CEMETERY
	Townhouses (max. 20 u.p.a.)		LANDSCAPE BUFFER STRIPS
	MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)		

**EAST NEWTON SOUTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 1 Dec. 2014

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.

