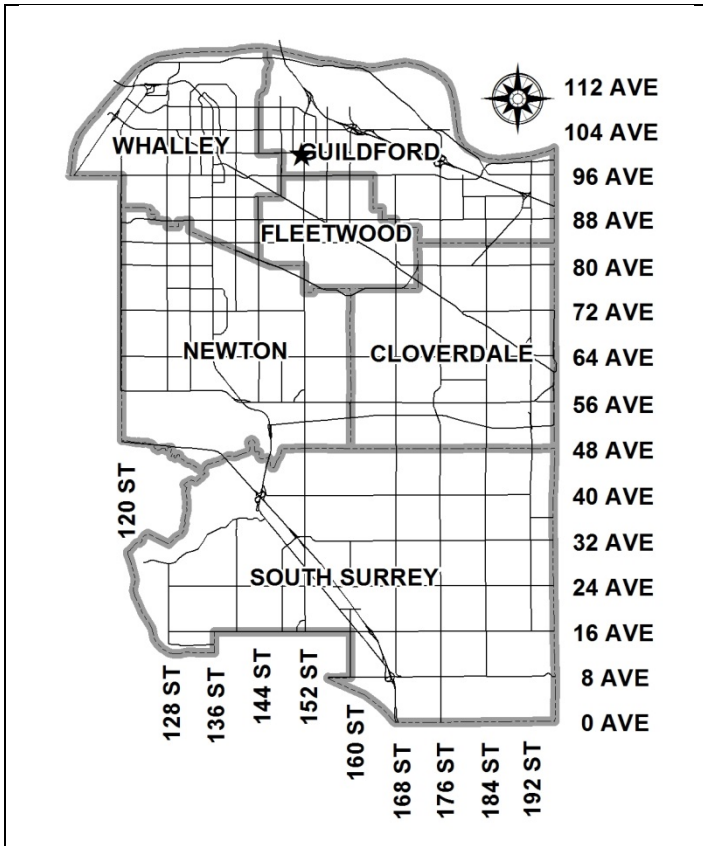


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0041-00

Planning Report Date: May 30, 2016



PROPOSAL:

- **Rezoning** from RF to RF-12

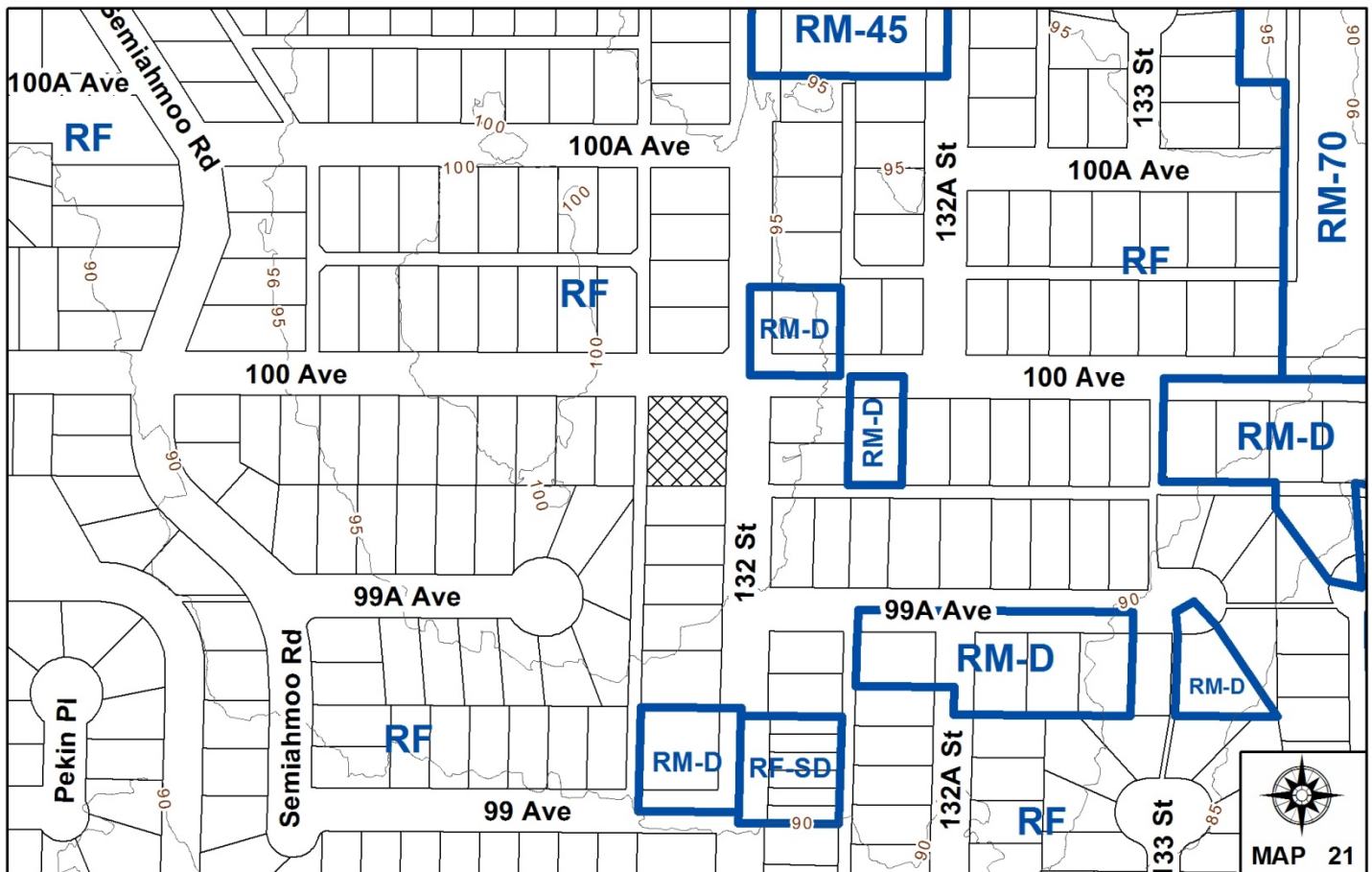
to allow subdivision into three single family small lots.

LOCATION: 9987 - 132 Street

OWNERS: Gurdial Samra, Manjot Samra and Gurpreet Samra

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed single family small lots are appropriate in this location, at the edge of the City Centre and in close proximity to neighbourhood amenities.
- The proposed development will offer another housing choice for this area of City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) 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 A.H.P. Matthew Elementary School
0 Secondary students at Queen Elizabeth 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 September 2017.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant is required to address these concerns prior to consideration of final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	Single family dwelling.	Urban	RF
East (Across 132 Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across lane):	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site located at 9987 – 132 Street in Whalley, is zoned "Single Family Residential Zone (RF)" and is 1,514 square metres (0.37 ac.) in area. The site is designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone the site to "Single Family Residential (12) Zone (RF-12)" in order to allow subdivision into three (3) single family small lots.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 3 lots with lot areas and dimensions indicated in the chart below. All of the proposed lots meet or exceed the minimum lot area, width and depth requirements of Type I Interior and Corner lots of the RF-12 Zone:

	RF-12 Zone		Proposed Lots	
	Type I Corner Lot	Type I Interior Lot	Proposed Lot 1 Type I Corner Lot	Proposed Lots 2 and 3 Type I Interior Lots
Lot Area	375 m ² (4,037 ft ²)	320 m ² (3,445 ft ²)	429 m ² (4,617 ft ²)	379 – 427 m ² (4,079 – 4,596 ft ²)
Lot Width	14 m (46 ft.)	12 m (40 ft.)	14 m (46 ft.)	12 – 13.5 m (39 - 44 ft.)
Lot Depth	26 m (85 ft.)	26 m (85 ft.)	31.6 m (104 ft.)	31.6 m (104 ft.)

- The proposed small lot RF-12 zoning for the subject site has merits, as the site is in close proximity to City Centre and neighbourhood amenities including Holland Park and two schools, Old Yale Road Elementary School and A.H.P. Matthew Elementary School.
- The subject site is located within a kilometre (0.6 mile) of King George and Surrey Central SkyTrain Stations and the bus loop which will provide residents options to take transit rather than drive.

- The proposed lots will front 132 Street which is classified as an Arterial Road and restricts driveway access to the existing rear lane. The RF-12 lots are intended to be accessed from the rear lane with detached garages being located 1 metre (3 ft.) from the lane, resulting in two parking spaces being provided within the double garage. Further, an additional parking space can be provided on a concrete pad between the garage and the side property line.
- The applicant has submitted a concept plan (see Appendix VII) illustrating the individual redevelopment potential of the remainder of the lots in the block into a mix of RF-10 and RF-12 lots.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant, Mainland Engineering Design Corporation, has been reviewed by staff and found to be generally acceptable. The applicant proposes no fill and is able to have in-ground basements on all of the proposed lots due to the depth of existing services.
- The applicant has retained Ran Chahal of Apex Design Group as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

TREES

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
Coniferous Trees			
Western Red Cedar (all part of a mature hedge)	10	10	0
Total	10	10	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$4,200	

- The Arborist Assessment states that there are a total of 10 mature trees on the site with none being Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of sidewalk and 100 Avenue construction and associated grading as well as the building footprint.
- For those trees that cannot be retained, the applicant will be required to plant trees a 2 to 1 replacement ratio. This will require a total of 20 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 14 replacement trees will require a cash-in-lieu payment of \$4,200, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along 132 Street and 100 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, no trees are proposed to be retained and six (6) replacement trees are proposed on the site with a contribution of \$4,200 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were mailed on March 17, 2016 and a development proposal sign was installed on March 31, 2016. Staff received comments from one resident, which is summarized below (staff comments are in *italics*):

- A resident was concerned that the three lots would have direct access onto 132 Street which could cause traffic safety issues as residents may back onto 132 Street.

(The resident was informed that all lots will have access from a rear lane and will not receive direct access to 132 Street.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 24, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located just outside of the Surrey City Centre Plan area boundaries, a rapidly redeveloping urban area. It is expected that the rest of the block will develop in a similar manner.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Increase in densification. The existing RF Zone allows 6 UPA and the proposed development is proposing a gross density of 10.5 UPA.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to plant a total of six (6) replacement trees within the front yard setback of the lots.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development is within a kilometre of King George SkyTrain Station.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
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.	Development Concept Plan for Remainder of the Block

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

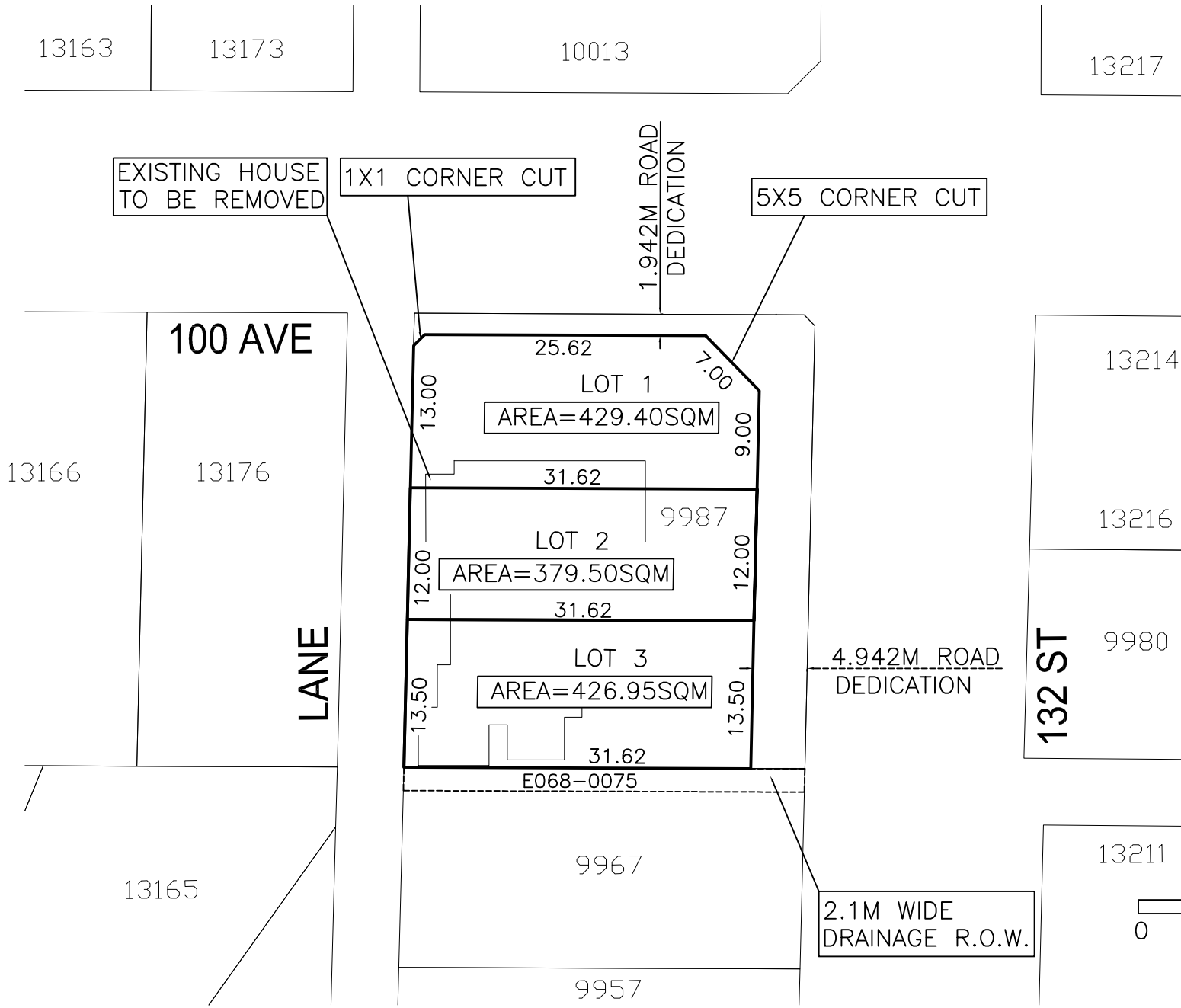
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.31
Hectares	012
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	12 – 14 metres
Range of lot areas (square metres)	379 – 429 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24.27 lots/ha and 9.82 lots/acre
Lots/Hectare & Lots/Acre (Net)	19.81 lots/ha and 8.02 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	43.5%
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



NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
 SITE AREA
 GROSS SITE AREA: 1514.0sqm.

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-12

NO.	DATE	BY	REVISION
0	16/05/05	IG	ISSUED FOR APPROVAL

NO.	DATE	BY	REVISION
0	16/05/05	IG	ISSUED FOR APPROVAL

MAINLAND ENGINEERING DESIGN CORPORATION
 SUITE 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 3 LOT SUBDIVISION
 #9987, 132 ST, SURREY, B.C.
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	IG		1
DRAWN	IG	MAINLAND PROJECT NO.	
CHECKED	RM	C-1617	OF 1
APPROVED	AB	DATE 16/05/05	REV. 0



INTER-OFFICE MEMO

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

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

DATE: **May 20, 2016** PROJECT FILE: **7816-0041-00**

RE: **Engineering Requirements
Location: 9987 - 132 Street**

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

- dedicate 4.942 m on 132 Street towards the 30.0 m Arterial Road allowance;
- dedicate 1.942 m on 100 Avenue towards the 24.0 m Collector Road allowance;
- dedicate corner cuts at intersections;
- provide 0.50 m wide statutory rights-of-way along 132 Street and 100 Avenue;
- provide statutory rights-of-way for drainage; and
- register restrictive covenant for on-site detention.

Works and Services

- construct 132 Street to City Centre Arterial Road standard;
- construct 100 Avenue to Collector Road standard;
- construct bus bay on 100 Avenue;
- construct lane to current standard, including drainage; and
- construct sanitary and water mains fronting the site on 132 Street.

A Servicing Agreement is required prior to Rezoning and Subdivision.

Robert Cooke, Eng.L.
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, March 31, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0041

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 2015 Enrolment/School Capacity

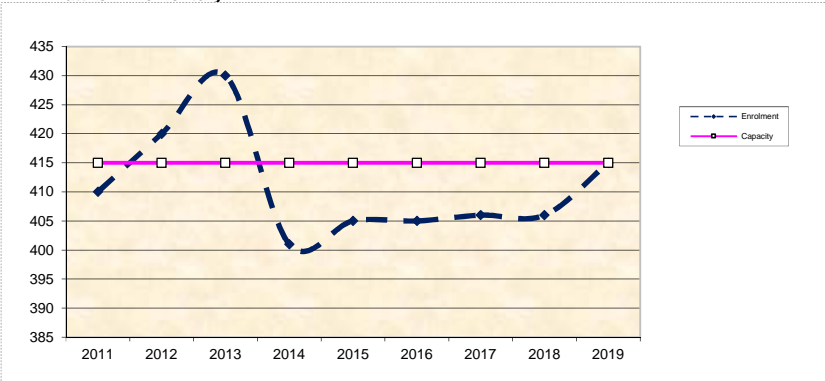
A.H.P. Matthew Elementary	
Enrolment (K/1-7):	52 K + 353
Capacity (K/1-7):	40 K + 375
Queen Elizabeth Secondary	
Enrolment (8-12):	1209
Nominal Capacity (8-12):	1600
Functional Capacity*(8-12):	1728

School Enrolment Projections and Planning Update:

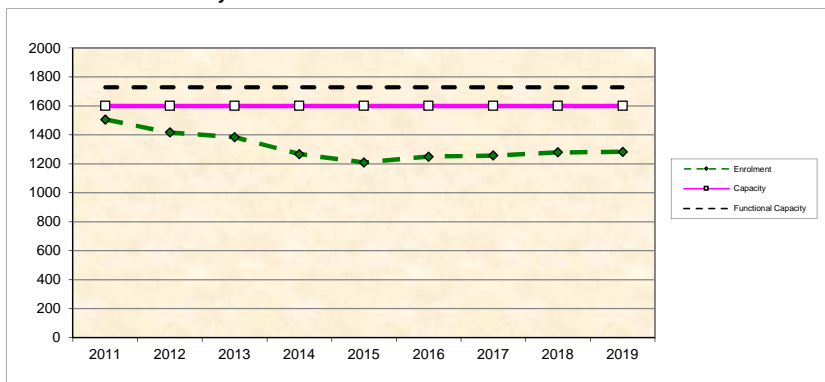
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

AHP Matthew Elementary has recently been seismically upgraded. The Secondary School Capacity in the table below includes a modular complex at Queen Elizabeth with a capacity of 200. The proposed development will not have an impact on these projections.

A.H.P. Matthew Elementary



Queen Elizabeth 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.: 16-0041-00
Property Location: 9987-132 ST, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

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

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 90% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles roof being most common.

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

Landscaping is of a moderate planting standard with 7% 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” 14.0%
 “Basement Entry/Cathedral Entry” 68.0%
 “Rancher (Bungalow)” 18.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 25.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 68.00% 2001 - 2500 sq.ft excl. garage
 7.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 39.0% Stucco: 50.0% Vinyl: 11.0%
/Materials: Brick or stone accent on 18.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 93.0% Cedar Shingles: 0.00%
 Concrete Tiles: 7.00% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

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

Streetscape: A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "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, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12, 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.

February 19, 2016
 Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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)			
Coniferous Trees			
Cedar, Western Red	10	10	0
Total (excluding Alder and Cottonwood Trees)	10	10	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	



Tree Preservation Summary

Surrey Project No: 16-0041-00
Address: 9987 132th Street
Registered Arborist: Vanessa Melney

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)	10
Protected Trees to be Removed	10
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 0 X one (1) = _____ - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = _____	20
Replacement Trees Proposed	6
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

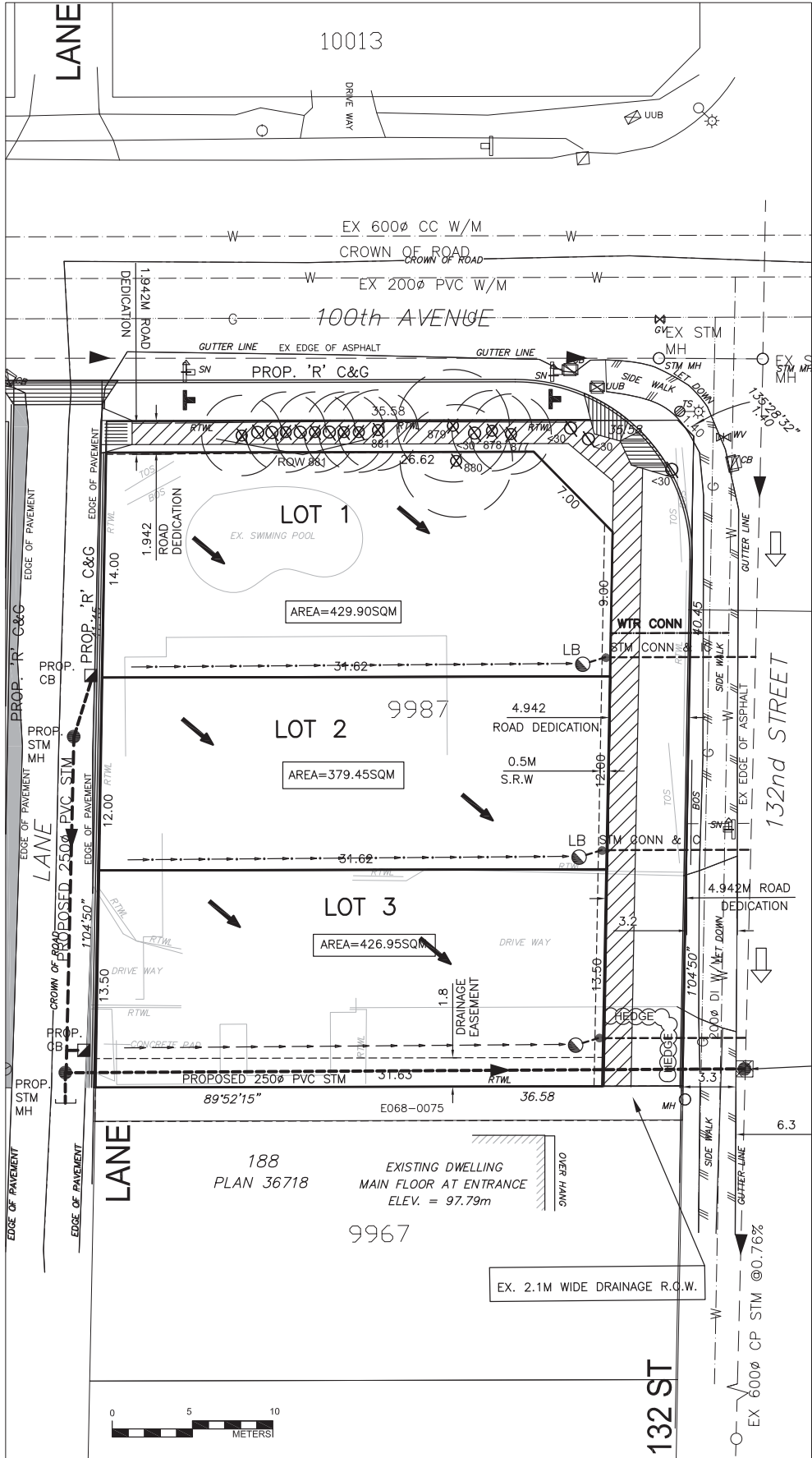
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	NA
Replacement Trees Proposed	NA
Replacement Trees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

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

Signature of Arborist:

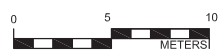
Date: February 12, 2016





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- <30 TREES



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 9987 132 STREET
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN2216	MK	LOT LAYOUT ADDED
2	APR0416	MK	GRADING PLAN ADDED

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 JANUARY 22, 2016

T-1
 SHEET 1 OF 2

