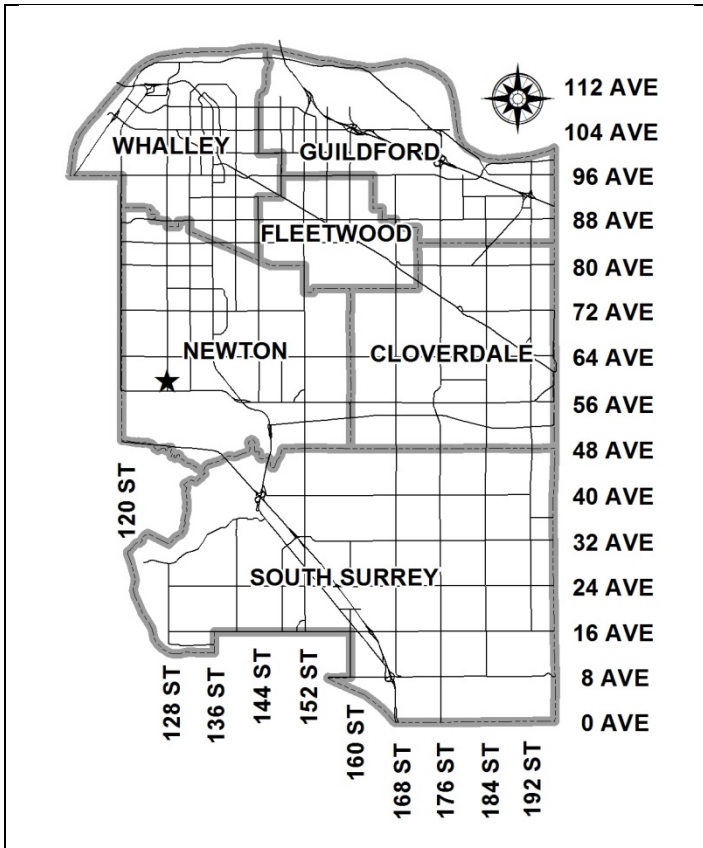


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0647-00

Planning Report Date: May 8, 2017



PROPOSAL:

- **Rezoning** from RA to RF-10

to allow subdivision into two single family residential lots.

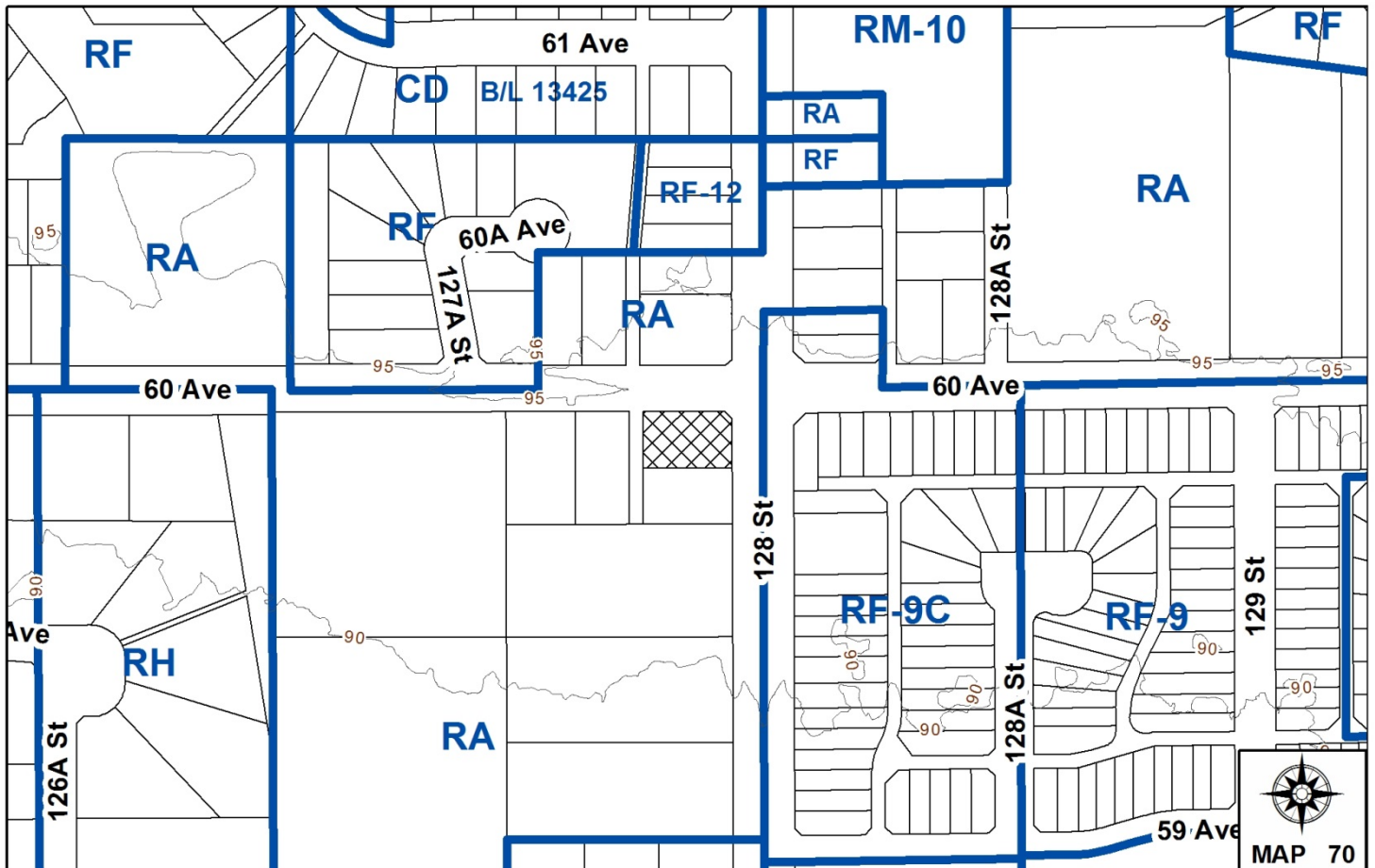
LOCATION: 5989 - 128 Street

OWNER: Harwinder S. Cheema
 Sukhvir K. Cheema

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lot (10 upa)



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 Official Community Plan (OCP).
- Complies with the "Small Lot (10 upa)" designation in the West Newton/Highway 10 Neighbourhood Concept Plan.

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 (10) Zone (RF-10)" 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy 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 "no build" on a portion of 5989 - 128 Street until future consolidation with the adjacent property at 5977 - 128 Street.

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: One Elementary student at J.T. Brown Elementary School
(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall of 2018.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwelling.	Urban / Small Lot (10 upa)	RA
East (Across 128 Street):	Single family dwelling.	Urban / Small Lot with Lane (13 upa)	RF-9C
South:	Single family dwelling.	Urban / Small Lot (10 upa)	RA
West:	Single family dwelling.	Urban / Proposed Single Family (6 upa)	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Small Lot (10 upa)" in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- The subject property is a legal, non-conforming RA Zone lot with a width of 24.7 metres (81 ft.) and an area of 954 square metres (10,268 sq. ft.).

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to allow subdivision into two (2) single family small lots.
- The proposed RF-10 Zone is consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Small Lot (10 upa)" designation in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- Proposed Lots 1 and 2 meet the minimum lot width, depth, and area requirements of the RF-10 Zone for a Type III Corner Lot and Interior Lot respectively (Appendix II). Proposed Lot 1 will be 10.5 metres (34 ft.) wide and have an area of approximately 388 square metres (4,176 sq. ft.). Proposed Lot 2 will be 12.2 metres (40 ft.) wide and have an area of approximately 456.7 square metres (4,916 sq. ft.).

- Proposed Lot 2 will require a Section 219 Restrictive Covenant for "no build" on the southern portion of the lot to facilitate future consolidation and development with the adjacent property at 5977 – 128 Street. The "no build" portion of the lot will be approximately 120.1 square metres (1,293 sq. ft.) in area and 3.2 metres (11 ft.) wide. Proposed Lot 2 will ultimately have an area of 336.6 square metres (3,617 sq. ft.) and a width of 9 metres (30 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 V).
- There are no specific interface treatments required. "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying 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 Lots 1 and 2.

PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on November 24, 2016 and a development sign was erected on the subject property on April 18, 2017.
- To date, staff have received one email in response to the public notification expressing concerns regarding the parking issues in the neighbourhood. The writer requested that the new lots be able to accommodate three to four vehicles.

(Each of the proposed RF-10 zoned lots will provide a minimum of 3 on-site parking spaces in accordance with Zoning By-law provisions.)

TREES

- Jeff Ross, 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
Deciduous Trees			
Cherry	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Giant Redwood	1	1	0
Douglas Fir	4	4	0
Total	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$4,800	

- The Arborist Assessment states that there are a total of six (6) protected trees on the site. 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 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 12 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, no trees are proposed to be retained or replaced on the site with a contribution of \$4,800 to the Green City Fund.

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

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering & Surveying Ltd.
 Address: 19292 – 60 Avenue, Unit 101
 Surrey, BC V3S 3M2

2. Properties involved in the Application

- (a) Civic Address: 5989 - 128 Street

- (b) Civic Address: 5989 - 128 Street
 Owner: Sukhvir K Cheema
 Harwinder S Cheema
 PID: 000-908-428
 Lot "C" Except: Part Dedicated Road on Plan BCP13386; Section 7 Township 2 New
 Westminster District Plan 18801

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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.24 acres
Hectares	0.1 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.5 metres (35 ft.) to 12.2 metres (40 ft.)
Range of lot areas (square metres)	388 square metres (4,176 sq.) to 456.7 square metres (4,916 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20 uph / 8.7 upa
Lots/Hectare & Lots/Acre (Net)	22 uph / 9.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	51.8% 11.8%
Estimated Road, Lane & Driveway Coverage	53.6%
Total Site Coverage	
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

**B.C. LAND SURVEYORS PROPOSED SUBDIVISION OF
LOT C EXCEPT: PART DEDICATED ROAD ON PLAN BCP13386;
SECTION 7 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 18801**

60th AVENUE

ROAD

PID : 000-908-428

CIVIC ADDRESS :

5989 - 128th STREET
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: Plan BCP13386.*

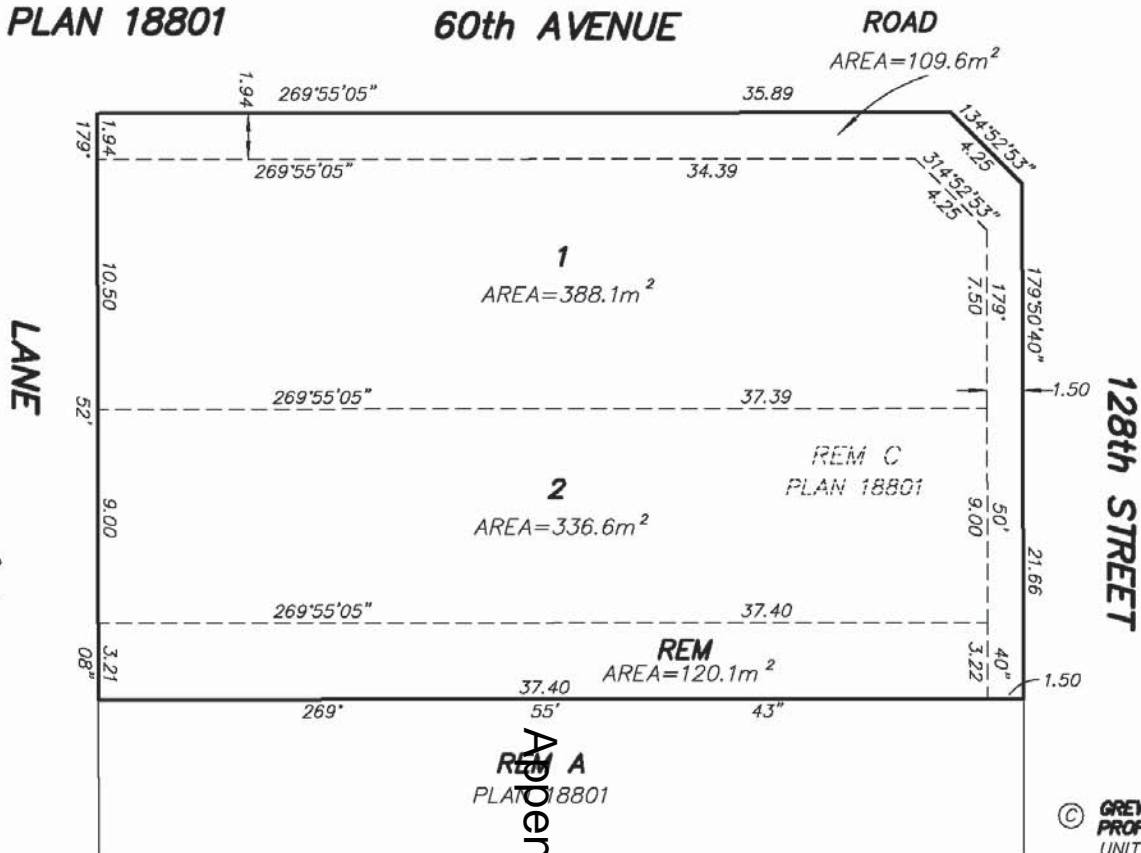
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CERTIFIED CORRECT THIS 7th DAY OF NOVEMBER, 2016.

B.C.L.S.

LAKHJOT S. GREWAL

*This document is not valid unless originally signed and sealed.
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PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1607-039
DWG : 1607-039 SK-1

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

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

DATE: **March 27, 2017** PROJECT FILE: **7816-0647-00**

RE: **Engineering Requirements
Location: 5989 128 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942-metres on 60 Avenue for an ultimate 24.0-metre Collector Road;
- dedicate 1.473-metres on 128 Street for an ultimate 30.0-metre Arterial Road;
- dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 60 Avenue and 128 Street;
- dedicate 1.0-metre x 1.0-metre corner cut at the intersection of 60 Avenue and Lane; and
- provide 0.5-metre ROW for infrastructure maintenance fronting 60 Avenue and 128 Street.

Works and Services

- construct south half of 60 Avenue to Collector standard;
- construct a 6.0-metre wide north/south lane to the residential standard;
- provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements;
- provide each lot with storm, sanitary, and water connections as well with driveways to the lane; and
- pay applicable latecomer charges and Sanitary Connection (SDR) fees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

A3H



Planning January-04-17

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.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0647 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

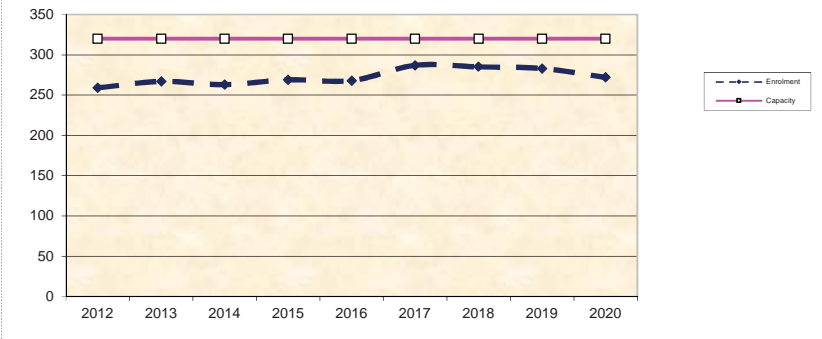
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

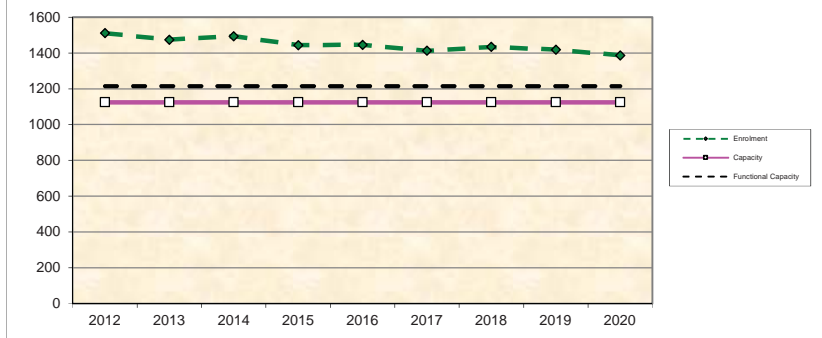
September 2016 Enrolment/School Capacity

J.T. Brown Elementary	
Enrolment (K/1-7):	30 K + 238
Capacity (K/1-7):	20 K + 300
Tamanawis Secondary	
Enrolment (8-12):	1446
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

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

V.1.0

Surrey Project no.: 16-0647-00 (Jagdeep Hundal)
Property Location: 5989 128 Street, 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 urban area built out in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2400sf.

Most of the existing homes have mid to mid-massing characteristics with 78% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 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: Vinyl (dominant), Cedar & Stucco for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 55% 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 in the study area 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" 55.0%
 "Basement /Cathedral Entry" 14.0%
 "Rancher (Bungalow)" 27.0%
 "Split Levels" 4.00%

Dwelling Sizes/Locations: Size range: 45.0% under 2000 sq.ft excl. garage
(Floor Area and Volume) 55.0% 2001 - 2500 sq.ft excl. garage
 0.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 27.0% Stucco: 23.0% Vinyl: 50.0%
/Materials: Brick or stone accent on 27.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 87.0% Cedar Shingles: 4.0%
 Concrete Tiles: 9.0% Tar & Gravel: 0.00%
 90.00% of all homes have a roof pitch 6:12 to 8:12.

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

Streetscape:A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low 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 existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with 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: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
/Materials: styles including: "Neo-Traditional", "Neo-Heritage",

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

**Exterior Materials
/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch:

Minimum 6:12

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. 12 shrubs (min. 3 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.

December 19, 2016

Date

Tree Preservation Summary

Surrey Project No: 16-0647-00

Address: 5989 - 128 Street

Registered Arborist: Jeff Ross

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)	6
Protected Trees to be Removed	6
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) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	12
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
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) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
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: March 23, 2017

