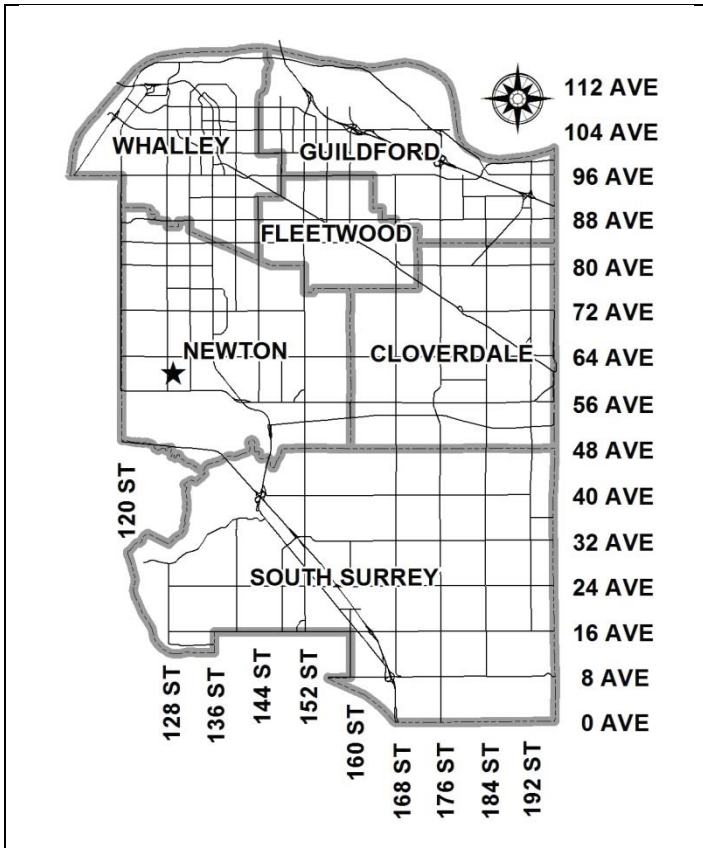


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0021-00

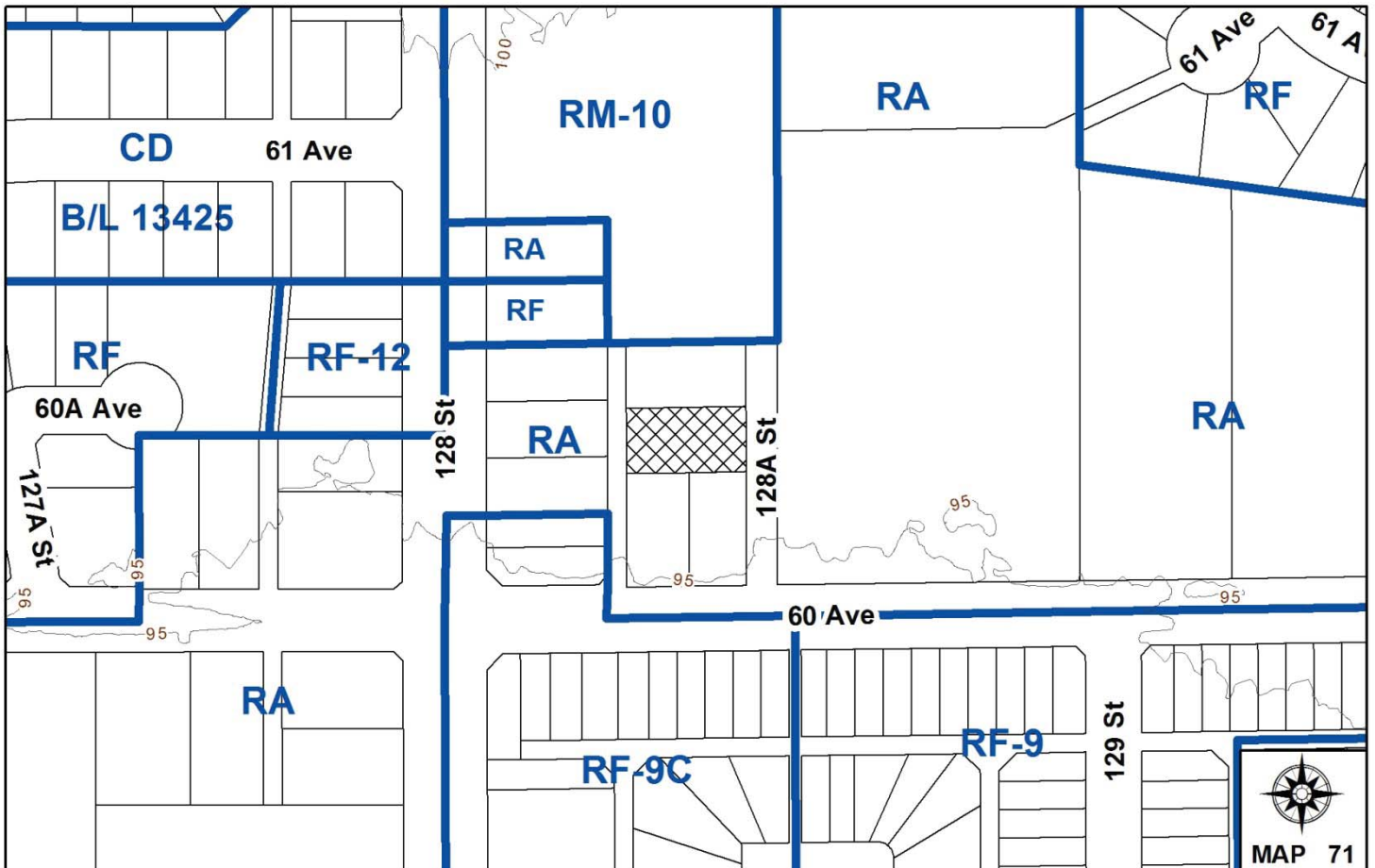
Planning Report Date: April 24, 2017



PROPOSAL:

- **Rezoning** from RA to RF-10 to allow subdivision into two single family residential lots.

LOCATION: 6029 - 128A Street
OWNER: Joginder S. Hayer
 Harjeet K. Hayer
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Small Lot with Lane (13 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 with Lane (13 upa)" designation in the West Newton/Highway 10 Neighbourhood Concept Plan.
- The proposed lot sizes exceed the minimum lot area and lot width required of an RF-10 Zone Type III lot, which is the largest lot in the RF-10 Zone.
- The applicant has demonstrated that the properties directly to the north and south have the potential to follow a similar development pattern in the future.

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; and
 - (e) 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:	One (1) Elementary student at Panorama Park Elementary School One (1) Secondary student at Panorama Ridge 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 2018.
Parks, Recreation & Culture:	The Parks, Recreation, and Culture Department has no objection to this project.

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 with Lane (13 upa)	RA
East (Across 128A Street):	Panorama Park and Fire Hall #11.	Urban / Institutional	RA
South:	Single family dwellings.	Urban / Small Lot with Lane (13 upa)	RA
West:	Single family dwellings.	Urban / Small Lot with Lane (13 upa)	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Small Lot with Lane (13 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 21 metres (69 ft.) and an area of 810 square metres (8,720 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 Zoned lots are consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Small Lot with Lane (13 upa)" designation in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- The proposed lots meet the minimum lot width, depth, and area requirements of the RF-10 Zone for a Type III Interior Lot (Appendix II). The proposed lots are 10.5 metres (34 ft.) wide and have an area of approximately 378 square metres (4,069 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 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 Hub Engineering Inc. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are not proposed on these lots.

PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on January 31, 2017 and the Development Proposal Sign was installed on March 16, 2017. To date, staff have received three emails in response to the public notification expressing the following concerns (staff comments are noted in italics following the comment):
 - Two of the three emails raised concerns that the development would increase traffic, resulting in safety issues for children and increased pollution in the neighbourhood; and
 - All three emails identified the lack of available parking as being an existing issue in the neighbourhood and that the current proposal will increase parking pressures.

(The proposed lots are larger RF-10 lots which will be able to accommodate a minimum of 3 on-site parking spaces per lot which meets the City's parking requirements for single family dwellings. The applicant is also required to dedicate 2.6 metres (9 ft.) of land from the front of the property to facilitate the widening of 128A Street which will improve street parking opportunities.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Silver Birch	1	1	0
Maple (Norway)	2	2	0
Maple (Vine)	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
Total	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Fund		\$3,200	

- 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 for all other trees. This will require a total of 12 replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of eight (8) replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of four (4) trees are proposed to be retained or replaced on the site with a contribution of \$3,200 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 Kompter
 Hub Engineering Inc.
 Address: #212, 12992 - 76 Avenue
 Surrey, BC V3W 2V6

2. Properties involved in the Application

- (a) Civic Address: 6029 - 128A Street

- (b) Civic Address: 6029 - 128A Street
 Owner: Harjeet K Hayer
 Joginder S Hayer
 PID: 002-834-201
 Lot 7 Section 8 Township 2 New Westminster District Plan 19275

3. Summary of Actions for City Clerk's Office

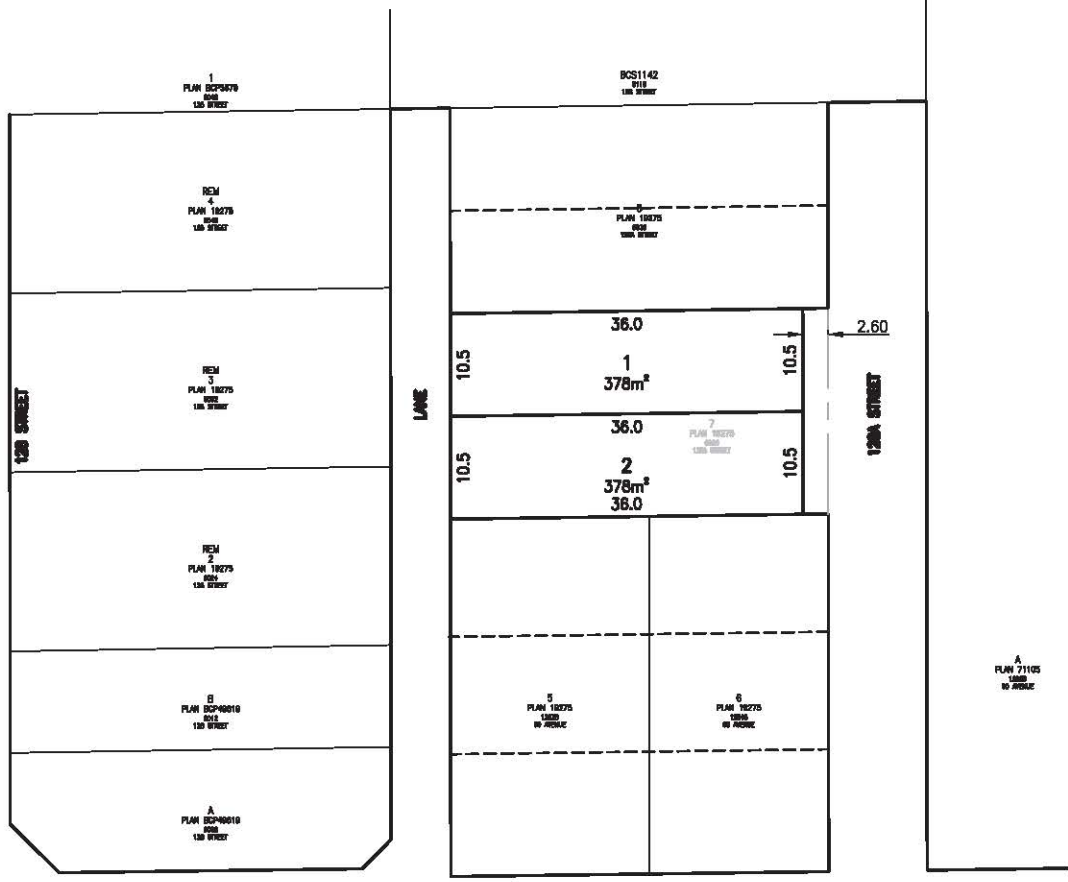
- (a) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.2 acres
Hectares	0.08 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.5 metres (34 ft.)
Range of lot areas (square metres)	378 square metres (4,069 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 uph / 10 upa
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	
% 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

Appendix II



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CLIENT:		PROJECT: 6029 128A STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
16116	JAN 2017		1:250		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **March 28, 2017**

PROJECT FILE: **7817-0021-00**

RE: **Engineering Requirements
Location: 6029 128A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.6-metres on 128A Street for an ultimate 20.0-metre Limited Local Road; and
- provide 0.5-metre Statutory Right-of-Way for infrastructure maintenance on 128A Street.

Works and Services

- construct west half of 128A Street to Limited Local standard;
- construct a 6.0-metre wide north/south lane to the residential standard;
- provide each lot storm, sanitary, and water connections as well as driveways to the lane; and
- pay applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

A3H



Planning February-03-17

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.

Panorama Park Elementary is above capacity with enrolment growth expected to continue. The school district received capital funding approval for an addition to Panorama Park, the timing and scope of which is not confirmed. There are also enrolment pressures at Panorama Ridge Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0021 00

SUMMARY

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

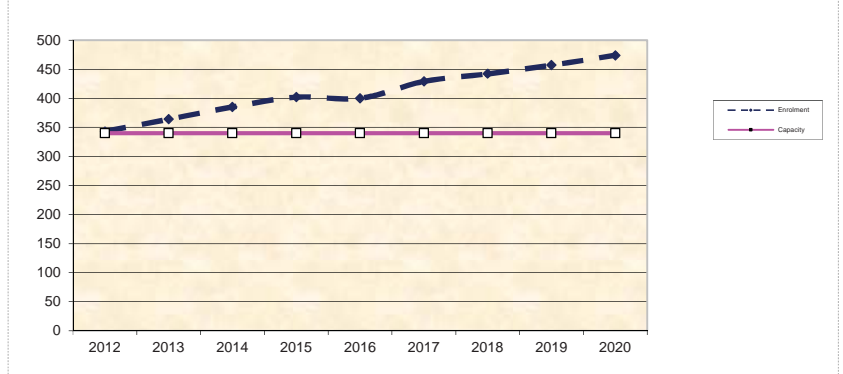
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

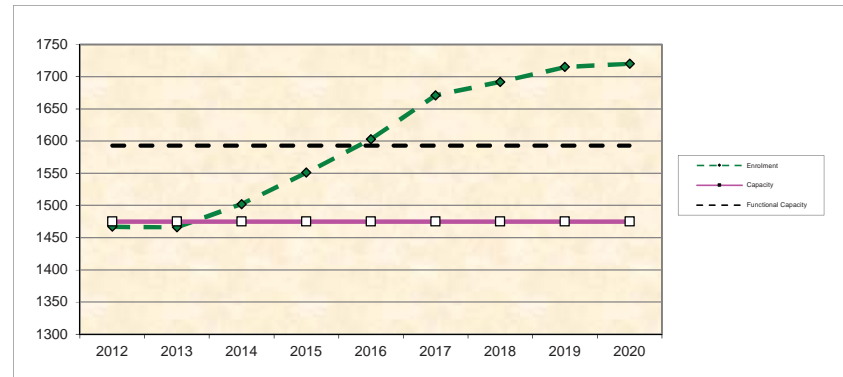
September 2016 Enrolment/School Capacity

Panorama Park Elementary	
Enrolment (K/1-7):	45 K + 355
Capacity (K/1-7):	40 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1603
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

Panorama Park Elementary



Panorama Ridge 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.: 17-0021 (Dream Castle Homes)
Property Location: 6029-128A 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 70% of the homes having a one story 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), Hardi, Stucco and Cedar for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 70% 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"	70.0%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	25.0%
	"Split Levels"	5.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range: 0.0% under 2000 sq.ft excl. garage
	5.0% 2001 - 2500 sq.ft excl. garage
	95.0% over 2501 sq.ft excl. garage

Exterior Treatment Materials:	Cedar: 10.0% Stucco: 15.0% Vinyl: 50.0% Hardi: 25.0%
	Brick or stone accent on 30.0% of all homes

Roof Pitch and Materials:	Asphalt Shingles: 100.0% Cedar Shingles: 0.0%
	Concrete Tiles: 0.0% 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 Shingles roof Tiles is 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 /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.
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 4:12 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. 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.

April 6, 2017
 Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: Unknown
 Address: 6029 128A Street
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	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 ___ X one (1) = 0	12
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
Replacement Trees Proposed	4
Replacement Trees in Deficit	8
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:



Arborist

January 9, 2017

Date