

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 OCP Designation.
- Complies with City Infill Policy No. O-30.
- The applicant has received letters of support from neighbours for the proposal.
- The proposal is consistent with the pattern of RF-lot redevelopment along 101A - Avenue and with the subdivision of the adjacent properties to the west in 2003, under Development Application No. 7903-0085-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" 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 satisfy the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree protection.

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 Prince Charles Elementary School
1 Secondary student at L.A. Matheson 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 January 2019.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex and detached garage (to be demolished).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101A Avenue):	Single family dwellings and Duplex	Urban	RF and RM-D
East (Across 122 Street):	Single family dwellings	Urban	RF
South (Across Panhandle Driveway):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSProposal and Context

- The 1,286 square metre (13,841 sq. ft.) subject property is located at 10121 – 122 Street in Whalley. The site is designated as Urban in the Official Community Plan (OCP) and is zoned "Duplex Residential Zone (RM-D)".
- The applicant proposes to rezone the subject property to "Single Family Residential Zone (RF)" in order to subdivide into two (2) single family lots. Proposed Lot A is 16.2 metres (53 ft.) wide and 624.2 square metres (6,719 sq. ft.) in area, while proposed Lot B is 16.2 metres (53 ft.) wide and 596.6 square metres (6,423 sq. ft.) in area.
- The subject property is within an established single family area. Infill Policy O-30 requires that the proposed lots should be similar in width to existing lots within the block and be a minimum 16.5 metres (54 ft.) wide. The lot width of proposed Lots A and B are slightly narrower than existing lots along 101A Avenue; however, they do match the width of the adjacent lots at 12178 and 12186 – 101A Avenue.
- The proposal is consistent with the pattern of RF-lot redevelopment along 101A - Avenue and with the subdivision of the adjacent properties to the west in 2003, under Development Application No. 7903-0085-00.
- Both proposed lots exceed the minimum dimensional requirements of the RF Zone and are larger than the minimum lot area of 560 square metres (6,000 sq. ft.).
- The existing duplex dwelling and detached garage on-site will be demolished.

- Driveways along 101A Avenue will be paired in order to maximum on street parking opportunities.

Road Dedication and Sidewalk Construction

- The subject property currently fronts 101A Avenue, a Local Road with an ultimate road right-of-way width of 20 metres (66 ft.).
- The applicant will be required to dedicate 2.0 metres (7 ft.) along 101A Avenue for road widening and to construct a 1.5 metre (5 ft.) wide concrete sidewalk along the south edge of the 101A Avenue road allowance.
- While there are no road dedication requirements along 122 Street, the applicant will be required to construct a 1.5 metre (5 ft.) sidewalk along the west property line of the 122 Street road allowance.

Neighbourhood Character Study and Design Guidelines

- Ran Chahal, of Apex Design Group Inc., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- The Character Study found that a number of the adjacent "West Coast Traditional" style homes were constructed in the 1960's and 1970's and do not provide a suitable context for future development. The guidelines, a summary of which is attached (Appendix V), propose modern design, massing and finishing standards.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by John Curran Neville Graham & Associates Engineers Inc. The plans were reviewed by staff and found to be general acceptable.
- The applicant is not proposing any fill in excess of 0.5 metre (1.5 ft.) in depth.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

- Before submitting their application, the property owners obtained four (4) letters of support from the surrounding neighbourhood, in the immediate vicinity of the site.
- Pre-notification letters were sent out on May 1, 2017 and a Development Proposal Sign was installed by the applicant on the subject site on May 12, 2017. To date, City Staff have received no telephone calls or letters of concern regarding the proposal.

TREES

- Sean M. Kitchen, Certified Arborist of Defined Treescapes Consultants of Arboriculture 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 (excluding Alder and Cottonwood Trees)			
Hazelnut	1	1	0
Coniferous Trees			
Deodar Cedar	8	5	3
Total (excluding Alder and Cottonwood Trees)	9	6	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$3600	

- The Arborist Assessment states that there are a total of nine (9) protected trees on the site. There are no 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.
- 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 twelve (12) replacement trees on the site. Since only three (3) replacement trees can be accommodated on the site, the deficit of nine (9) replacement trees will require cash-in-lieu payment of \$3,600 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 24, 2017. 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 an urban infill lot. • The proposed subdivision complies with the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all two (2) lots, subject to meeting the Planning and Building Division requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards will be applied.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will lead to the construction of a 1.5 metre wide section of sidewalk along 101A Avenue and 122 Street. This will encourage active modes of transportation.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The construction of new sidewalk fronting 101A Avenue and 122 Street will enhance safety by ensuring that pedestrians are separated from vehicle traffic.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign has been installed on-site to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) 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 Gill

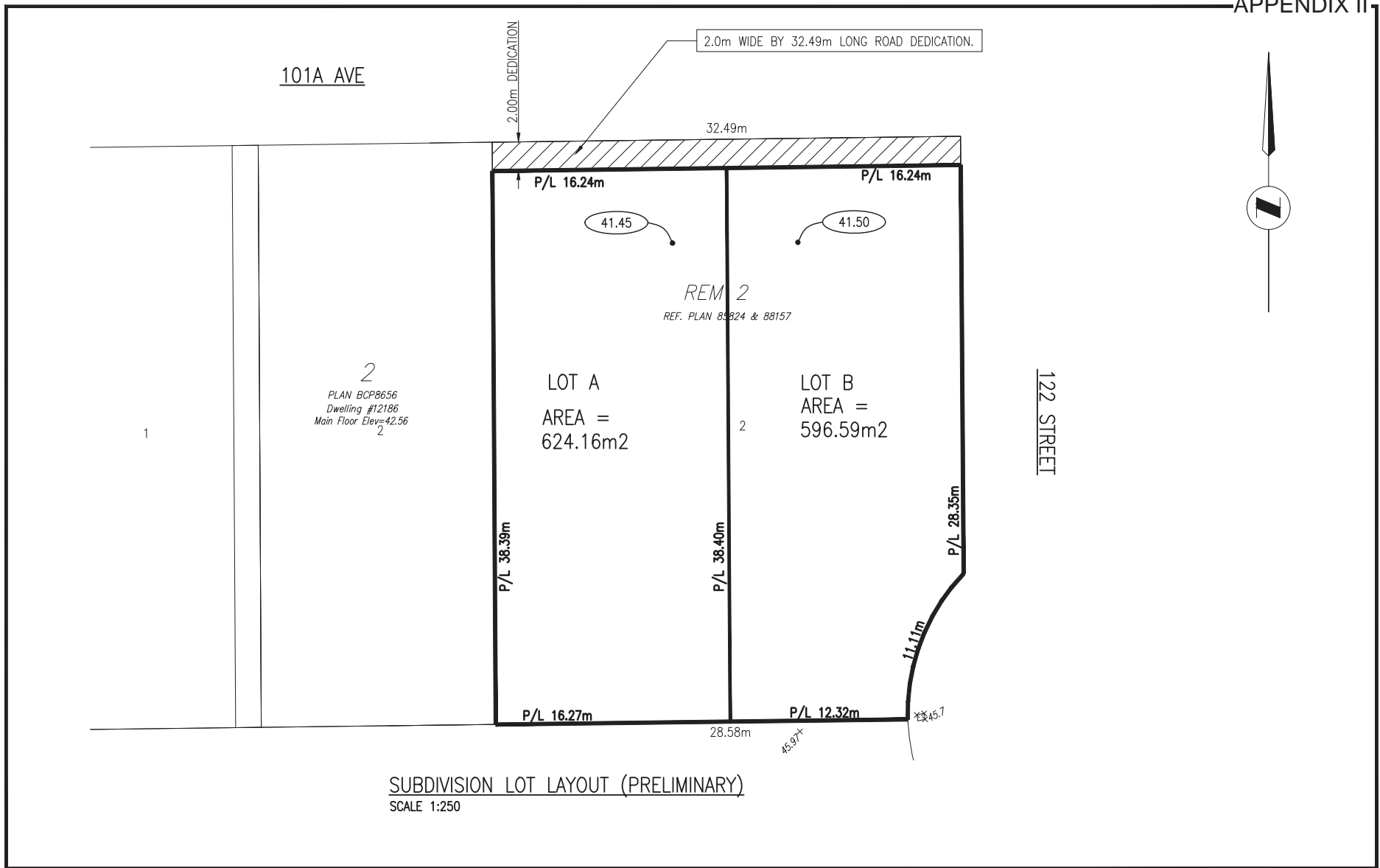
Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.32
Hectares	0.13
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.2 metres (53 ft.)
Range of lot areas (square metres)	596.9 square metres (6,423 sq. ft.) to 624.2 square metres (6,719 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.6 lots/Hectare, 6.3 lots/Acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	-
Estimated Road, Lane & Driveway Coverage	-
Total Site Coverage	-
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	N/A
FRASER HEALTH Approval	N/A



SUBDIVISION LOT LAYOUT (PRELIMINARY)
SCALE 1:250

LEGAL DESCRIPTION		BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, INCLUDING CORRECTIONS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVISIONS BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT. HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS.*	CONSULTANT <i>John curran neville graham & assoc engineers inc.</i> Suite 201, #74, 15515-24 Avenue, Surrey, B.C., V4A 2J4 Tel. & Fax:(604) 536-1621 Email: ngo@paralyinx.com		CLIENT NAV CHEEMA 10121/10123 122 STREET, SURREY, BC		SEAL	SCALE: HOR. 1:250 VERT. 1:25	DATE (YYYY.MM.DD) 2017.09.14	SURREY PROJECT NUMBER 7917-0141-00
SURVEY BENCHMARK			TITLE SUBDIVISION LAYOUT PLAN 2 LOT SUBDIVISION 10121/10123 122 STREET		DESIGNED JC/SK DRAWN SK REVIEWED JC		CONSULTANT PROJ. NO. 2083.01	DWG. NO. 3	REV. C	DRAWING TYPE LAYOUT

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

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

DATE: **Dec 08, 2017** PROJECT FILE: **7817-0141-00**

RE: **Engineering Requirements
Location: 10121 122 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.0-metres along 101A Avenue for the Unique Through Local Road Standard.
- Dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 101A Avenue and 122 Street.
- Register a 0.5-metre Statutory Right-of-Way (SRW) on 101A Avenue and 122 Street for service connections and maintenance access for sidewalks.

Works and Services

- Construct south side of 101A Avenue to the Unique Through Local Road Standard.
- Construct west side of 122 Street to the Limited Local Road Standard
- Construct 6.0-metre wide concrete driveway letdowns for each lot.
- Construct a sanitary sewer along 101A Avenue to service the development.
- Construct storm, sanitary, and water service connections to service each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

A3H



Planning

August-04-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0141 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 2018 Enrolment/School Capacity

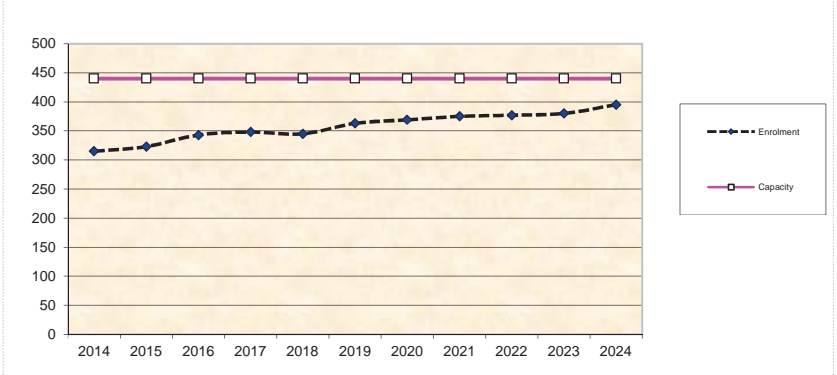
Prince Charles Elementary	
Enrolment (K/1-7):	45 K + 298
Capacity (K/1-7):	40 K + 400
L. A. Matheson Secondary	
Enrolment (8-12):	1121
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

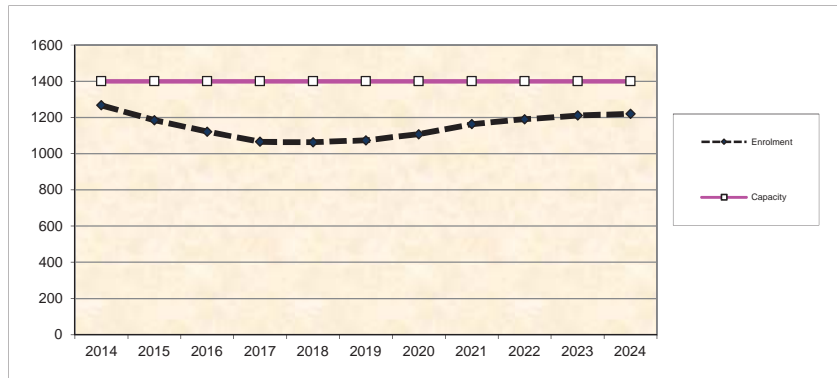
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed for Prince Charles Elementary or L.A. Matheson Secondary and both schools have capacity to accommodate additional enrolment. In September 2015 the L.A. Matheson catchment was expanded to include part of the Kwantlen Park catchment. Additional space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at L.A. Matheson Secondary. The proposed development will not have a significant impact on these projections.

Prince Charles Elementary



L. A. Matheson Secondary



BUILDING GUIDELINES SUMMARY

V.1.0

Surrey Project no.: 17-0141 (S.Cheema)
Property Location: 10121- 122 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 1960's-2000. 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 93% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4-6/12 to a medium pitch of 7/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

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

Landscaping is of a moderate planting standard with 44% of the homes having Asphalt 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”	86.0%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	14.0%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range:	21.0% under 2000 sq.ft excl. garage
	14.0% 2001 - 2500 sq.ft excl. garage
	65.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:

Stucco:	51.0%	Cedar:	28.0%	Vinyl:	21.0%
Brick or stone accent on 30.0% of all homes					

Roof Pitch and Materials:

Asphalt Shingles:	72.0%	Cedar Shingles:	0.0%
Concrete Tiles:	28.00%	Tar & Gravel:	0.00%
44.00% of homes have a roof pitch of less than 4:12 and			
56.00% have a roof pitch of 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 is on most of the homes. Most homes are clad in Stucco, Cedar and 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. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design. "West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, 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 3:12, 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, brown or black tones 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. 20 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.

July 5, 2017
 Date

Tree Preservation Summary

Appendix VI


Tree Preservation Summary

Surrey Project No:
Address: 10121 122nd Street, Surrey, BC
Registered Arborist: Sean M. Kitchen / Defined Treescapes

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)	9
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
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) = 0	
Replacement Trees Proposed	3
Replacement Trees in Deficit	9
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	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

June 7, 2017

 Date