

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0328-00

Planning Report Date: October 23, 2017

PROPOSAL:

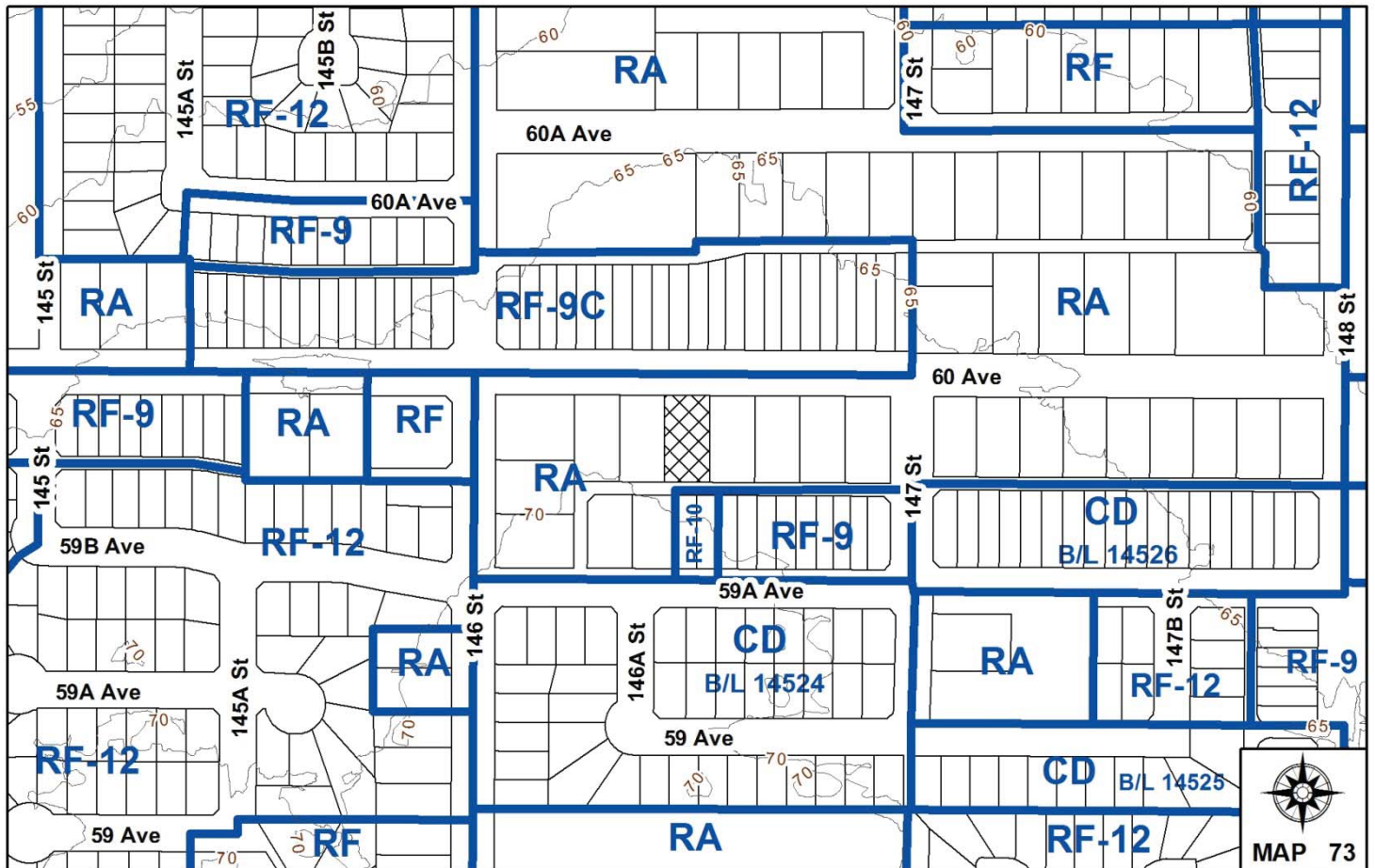
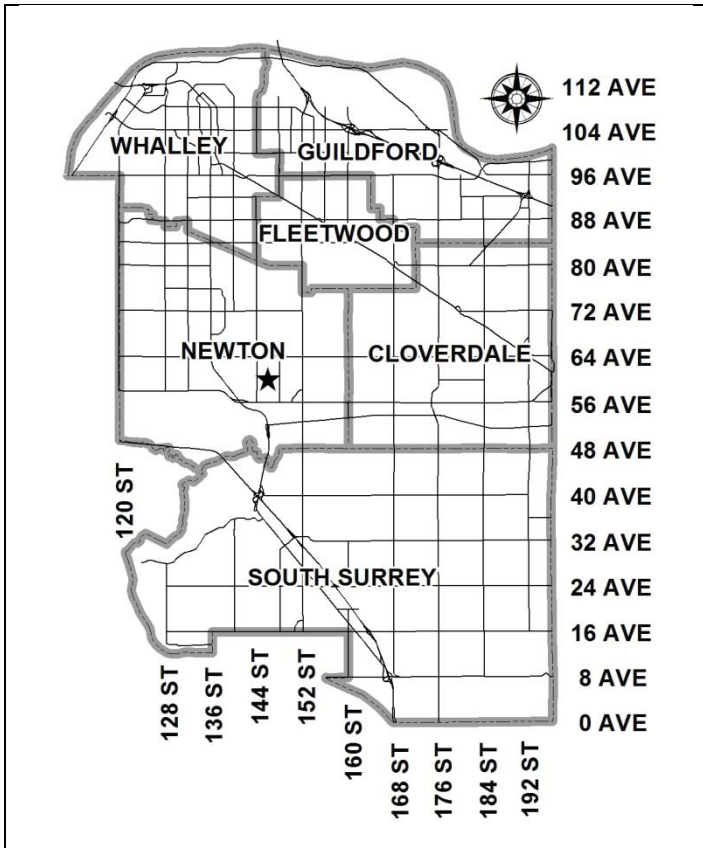
- **Rezoning** from RA to RF-10 to allow subdivision into 2 single family small lots.

LOCATION: 14650 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the land use designation in the Official Community Plan.
- The proposed development complies with the land use designation in the South Newton Neighbourhood Concept Plan.
- The proposed RF-10 lots are consistent with the established small lot development pattern along the north side of 60 Avenue and the north side of 59A Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject side 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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 Goldstone Park Elementary School 1 Secondary student at Sullivan Heights Secondary School (Appendix IV)
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .

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 / Single Family Small Lots	RF-9C
East:	Single family dwelling	Urban / Single Family Small Lots	RA
South:	Single family dwelling	Urban / Single Family Small Lots	RF-10
West:	Single family dwelling	Urban / Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property is approximately 842 square metres (9,060 square feet) in size. The property is designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The existing single family dwelling on the property will be removed.

Current Proposal:

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow for subdivision into 2 new single family small lots.
- The proposed RF-10 lots will be 410 square metres (4,413 sq. ft.) in area, which exceeds the minimum lot area requirement of the RF-10 Zone. The RF-10 lots front onto 60 Avenue and continue the established pattern of small lots along the north side of 60 Avenue.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 24, 2017 to 91 households within 100 metres (328 ft.) of the site, as well as the Panorama Neighbourhood Association, the Sullivan Amateur Athletic and Community Association, and the Newton Community Association. The development proposal sign was erected on August 31, 2017. To date, staff has received no phone calls or letters in response to the public notification.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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			
Douglas Fir	2	2	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		\$2,400.00	

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood 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 8 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Kousa Dogwood and Paperback Maple.
- In summary, a total of 2 trees are proposed to be retained or replaced on the site with a contribution of \$2,400.00 to the Green City Fund.

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 Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.21
Hectares	0.08
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.5 m
Range of lot areas (square metres)	410 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24.7 / ha. & 10 / ac.
Lots/Hectare & Lots/Acre (Net)	24.4 / ha. & 10 / ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50.7%
Estimated Road, Lane & Driveway Coverage	15.3%
Total Site Coverage	66%
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



Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

APPENDIX II

File No: 79 -0 -00

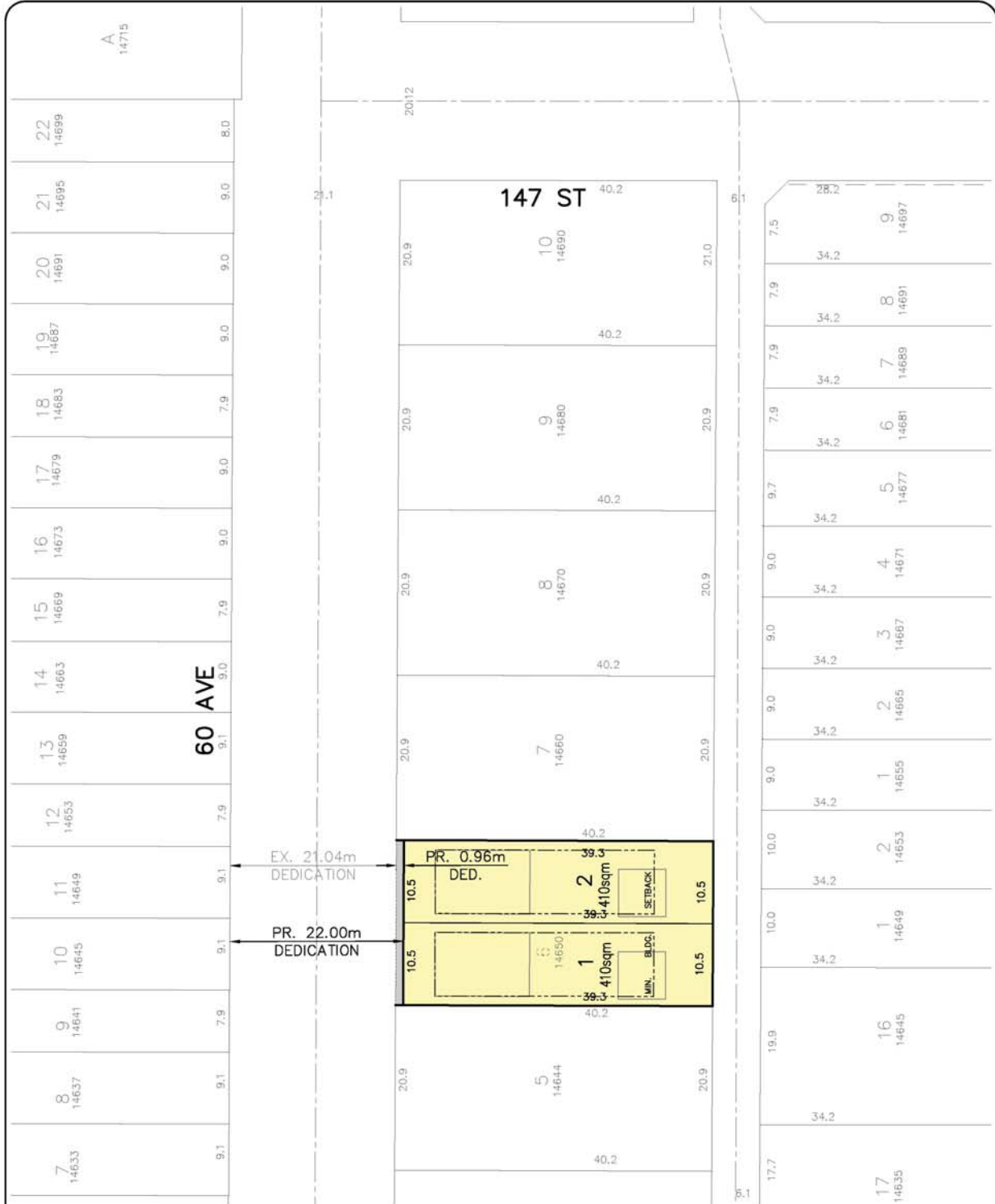
MAP #:

EXIST. ZONE: RA

PROP. ZONE: RF-10



CIVIC ADDRESS: 14650 - 60AVE., SURREY, BC
 LEGAL: LOT 6, SECTION 1,0 TOWNSHIP 2, N.W.D., PLAN 17132



GROSS SITE AREA: 841sqm (0.20ac)

NOTE: ALL EXISTING ONSITE STRUCTURES TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y. ENGINEERING LTD.

• #200-9128-152nd. ST, Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:174744 | ALTERNATIVE#01-1 | DATE: 07 JUN/17 | SCALE: 1:500

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\174744\PLANNING\174744-ALT01.DWG



INTER-OFFICE MEMO

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

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

DATE: **October 17, 2017** PROJECT FILE: **7817-0328-00**

RE: **Engineering Requirements
Location: 14650 60 Avenue**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942-metres on 60 Avenue for the 24.0-metre Collector Road Standard.
- Register 0.50-metre Statutory Right-of Way along 60 Avenue frontage.

Works and Services

- Construct south half of 60 Avenue to the Collector Road Standard.
- Construct a 6.0-metre wide east/west lane to the residential standard.
- Construct storm mains on 60 Avenue and lane along the development frontage.
- Construct storm, sanitary, and water services to service each lot.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.
- Pay applicable Sanitary Developer Reimbursement connection.
- Pay applicable charges under Storm Latecomer 5914-0070-00.

A Servicing Agreement is required prior to Rezone/Subdivision.


Fon Rémi Dubé, P.Eng.
Development Services Manager

A3H



Planning August-22-17

THE IMPACT ON SCHOOLS

APPLICATION #: 7917 0328 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

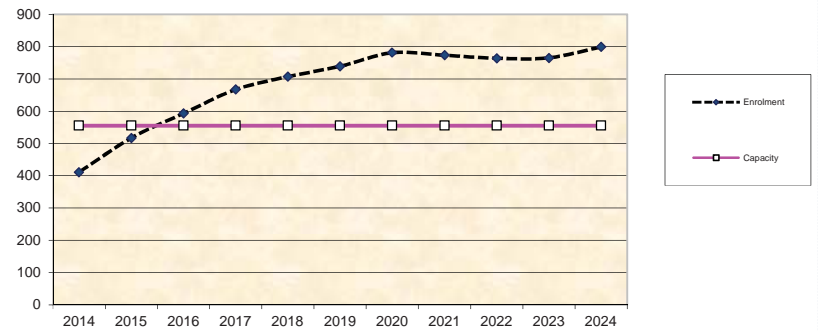
Goldstone Park Elementary	
Enrolment (K/1-7):	64 K + 529
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

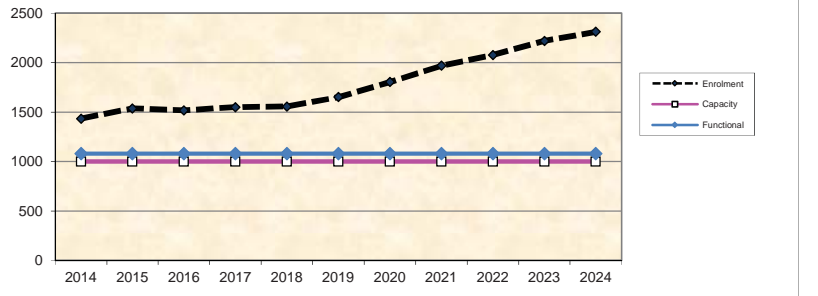
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park Elementary opened in February 2014 and was built to relieve overcrowding at both Cambridge Elementary and Woodward Hill Elementary. Goldstone Park will soon be significantly over capacity, like all neighbouring elementary schools. From September 2016, a section of the Woodward Hill Elementary catchment was moved to Goldstone Park. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Goldstone Park Elementary



Sullivan Heights 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

Surrey Project no: 17-0328-00
Project Location: 14650 - 60 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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 subject site is located within an old growth area in recent transition to a modern urban character. Homes in the 14600 block on the south side of 60 Avenue are classified as "old urban" or "West Coast Traditional" homes from the 1970's. Most older homes are 800 - 1100 sq.ft. low mass, simple rectangular Bungalows with low slope (3:12 - 5:12 pitch) single mass common gable or common hip roofs with asphalt shingle or tar and gravel surfaces. There is one box-like Cathedral Entry type home. Many of these homes have no projections (simple continuous wall at front). Wall surfaces include stucco, cedar, and vinyl. Landscapes are "old urban" comprised of mature shrubs and trees and an asphalt driveway. None of these homes provide suitable context for a year 2017 RF-10 zone development.

Homes in the 14600 block on the north side of 60 Avenue are classified as "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 8:12 pitch main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with vinyl siding with feature materials at gable ends and projections comprised of wood battens over fibre cement board, wall shingles or vertical channel vinyl siding. These newer homes and landscapes can be considered to provide suitable context given the need for updating of standards over time.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are several context quality homes in the 14600 block on the north side of 60 Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF-10 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban.

Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF-10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos should be of a human scale, limited to a maximum height of one storey (10 feet) to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, wall shingles and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2016 RF-10 zone developments.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs also permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF-10 bylaw. A provision is also recommended to allow slopes less than 7:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape:

At the context site to the north (14600 block on the north side of 60 Ave. - Surrey project 03-0133-00) there is obvious continuity of appearance. All homes are 1700 square foot "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have a one storey high front entrance. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens, or vertical channel vinyl. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. In contrast, homes directly south of these context homes are small old (1960's) Bungalows or box-like Cathedral Entry homes all of "Old Urban" styles, none of which can be considered context homes.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area in the 14600 block on the north side of 60 Avenue that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF10 zoned subdivisions, rather than to specifically emulate components of the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), stamped concrete, or broom finish concrete which is permitted due the rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Sept. 13, 2017

Reviewed and Approved by:



Date: Sept. 13, 2017

Tree Preservation Summary

Surrey Project No:

Address: 14650 60th Avenue Surrey

Registered Arborist: Glenn Murray

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)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 4 \quad} \times \text{two (2)} = 8$ 	8
Replacement Trees Proposed (undersized trees retained)	2
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

5-Sep-17

Date