

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0502-00

Planning Report Date: April 1, 2019

PROPOSAL:

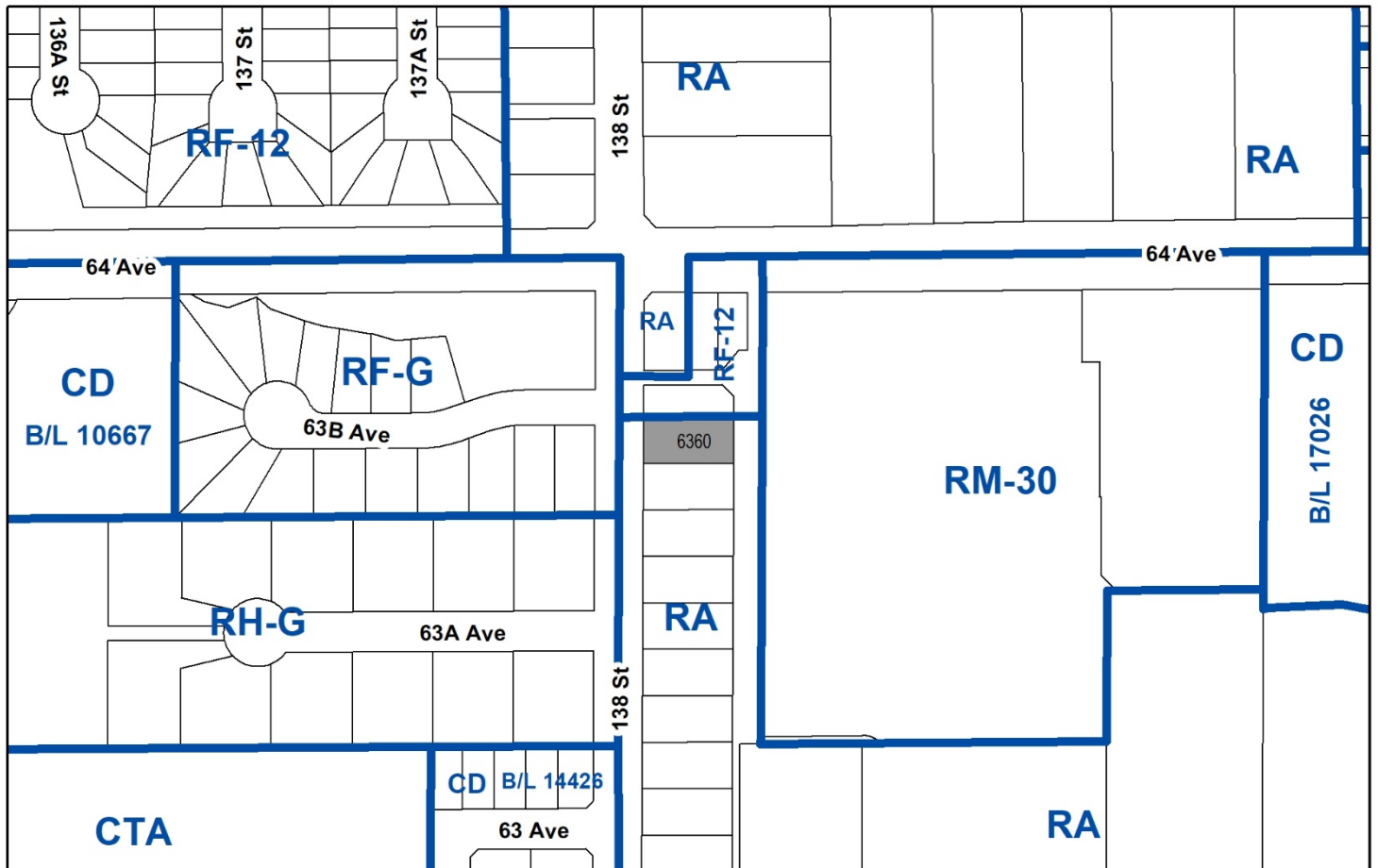
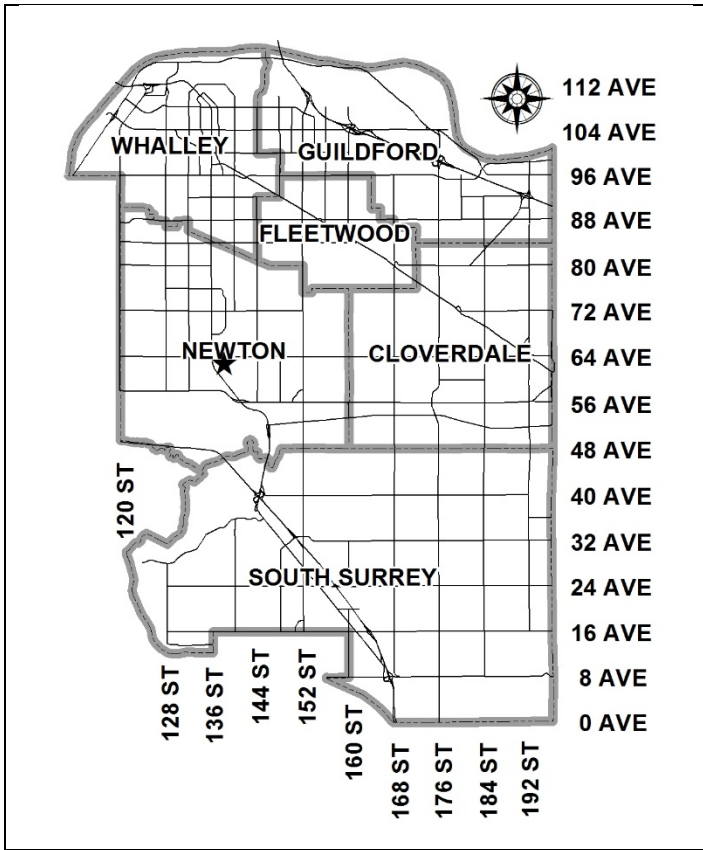
- **Rezoning** from RA to RF-10 to allow subdivision into 2 single family lots

LOCATION: 6360- 138 Street

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 proposal complies with the Official Community Plan (OCP) designation for the property.
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton and with the established pattern of development in the area.

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: **Projected number of students from this development:**

1 Elementary student at Woodward Hill Elementary School
0 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant	Single Family Small Lots	RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Townhouses under construction (Development Application No. 7911-0111-00).	Townhouses (25 u.p.a max)	RM-30
South:	Single family dwelling	Single Family Small Lots	RA
West (Across 138 St):	Single Family Dwelling	Single Family Residential	RF-G

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located on the east side of 138 Street, south of 64 Avenue. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The property is one of two properties along this street to propose redevelopment into single family small lots. Development Application No. 7918-0179-00 at 6304-138 Street, a few lots to the south of the site, was granted third reading on April 1, 2018 for proposed RF-10 zoning. The adjacent property to the north is an existing vacant single family small lot zoned RF-12 that was created in conjunction with the townhouse development to the east (Development Application No. 7911-0111-00).
- The remaining properties to the south along the east side of 138 Street are of an appropriate size to continue with similar RF-10 redevelopment in the future.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into two single family residential lots.
- The two proposed single family lots are 356 square metres (3,831 sq. ft.) in area, 9.6 metres (32 ft.) wide, and 37.2 metres (122 ft.) deep which meets or exceeds the minimum dimensional requirements of the RF-10 Zone.

Building Design and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. conducted a character study of the surrounding homes and prepared a Building Design Guideline for the subject property. A summary of the Building Design guideline is attached as Appendix V.

- The character study indicates the majority of the existing homes in the neighbourhood were built between the 1960's to 1990's and does not provide suitable architectural context for a post year 2017 RF-10 zone development. Styles proposed for the proposed lots include "Neo-Traditional", "Neo-Heritage", "Craftsman-heritage" and "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., was reviewed by City staff and found to be generally acceptable.
- Based on the proposed grading, the applicant suggests that basements can be achieved on all proposed lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

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 (excluding Alder and Cottonwood Trees)			
Paper Birch	1	1	
Coniferous Trees			
Cypress spp.	1	1	
Western White Pine	1	1	
Serbian Spruce	1	1	
Total (excluding Alder and Cottonwood Trees)	4	4	
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$800	

- The Arborist Assessment states that there are a total of four protected trees on the site. No trees are proposed to be retained as part of this development proposal.

- 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 eight replacement trees on the site. Since only six replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of two replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of six trees are proposed to be replaced on the site with a contribution of \$800 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were mailed on January 26, 2018 to the owners within 100 meters (300 ft.) of the subject property. A development sign was installed on September 17, 2018. No correspondences were received.

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

INFORMATION AVAILABLE ON FILE

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

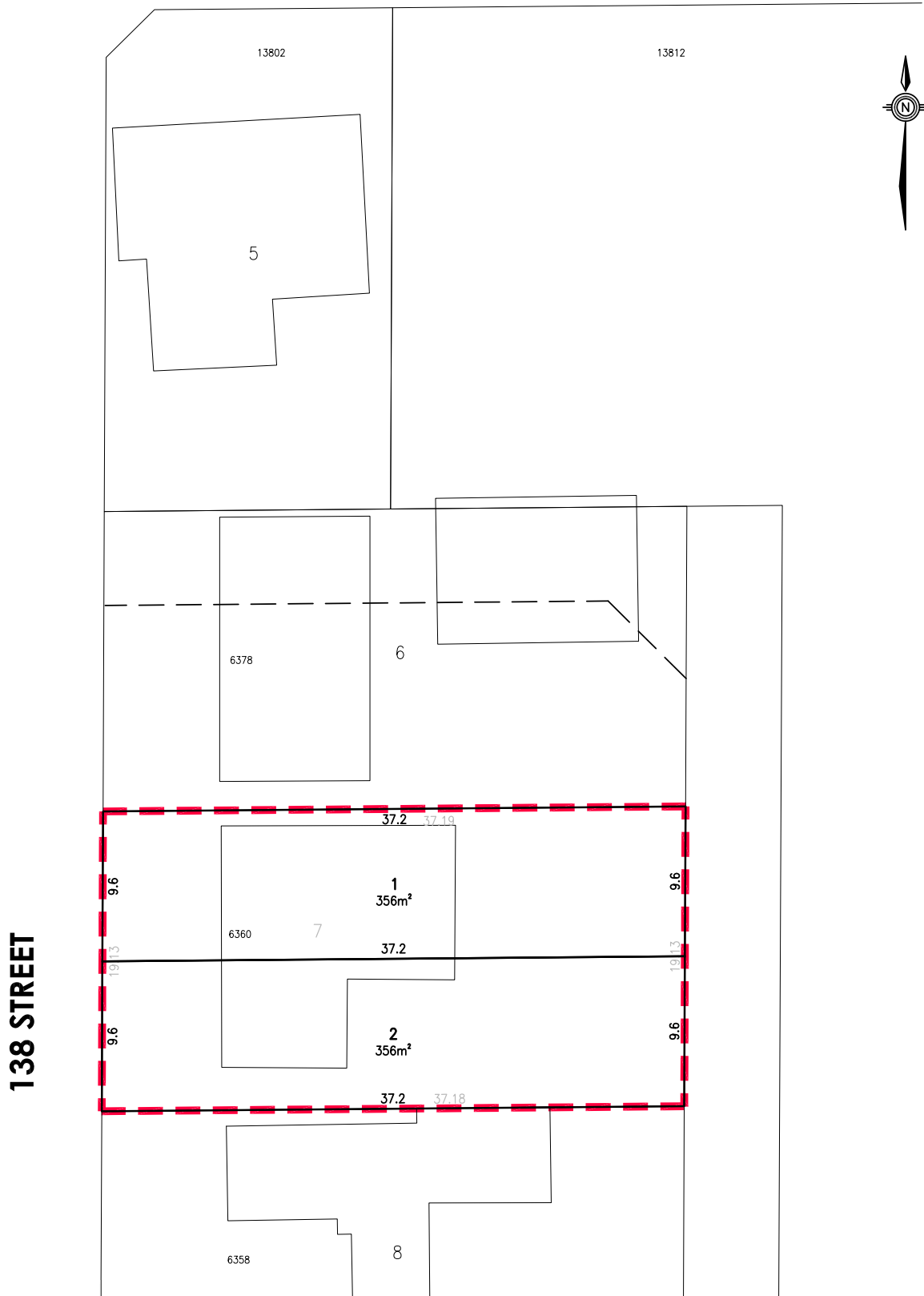
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.175
Hectares	0.0712
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	9.6 metres (31 ft)
Range of lot areas (square metres)	356 square metres (3,831 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	28 uph/11.4 upa
Lots/Hectare & Lots/Acre (Net)	28 uph/11.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	52%
PARKLAND	N/A
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
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



**PRELIMINARY
FOR DISCUSSION PURPOSES**

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CROYDON BUSINESS CENTRE
 #216-2630 CROYDON DRIVE, SURREY, BC V3S 6T3
 PHONE: 604-782-6927 EMAIL: info@centras.ca

CLIENT:			
PROJECT TITLE:		2 LOTS RESIDENTIAL SUBDIVISION (RF-10)	
PROJECT ADDRESS:		6360 - 138 STREET, SURREY BC	
LEGAL:		SCALE: 1:250	
PROJECT No.	2017-060	MUNICIPAL PROJECT No.	DATE: JULY 2017
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

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

DATE: **Feb 08, 2018** PROJECT FILE: **7817-0502-00**

RE: **Engineering Requirements
Location: 6360 138 Street**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 138 Street frontages.

Works and Services

- Construct east side of 138 Street to Local Road standard.
- Construct north/south Lane toward Residential Lane standard, if Surrey Project 11-0111-00 does not proceed.
- Register an RC for driveway access to 138 Street.
- Register an RC for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Tommy Buchmann, P.Eng.
Development Engineer

AY



Planning

January-23-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0502 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 2017 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	65 K + 557
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2018	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Maximum Operating Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

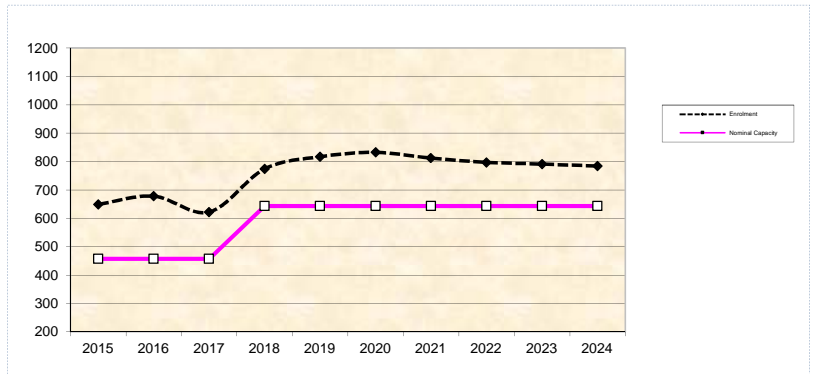
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill opened in 2010 to deal with in-catchment demand in the South Newton Area. As of August 2017, the District began construction, at this school, on a 200 capacity addition which is targeted to open September 2018. When the addition opens, the District anticipates to still have some portables remain on site. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

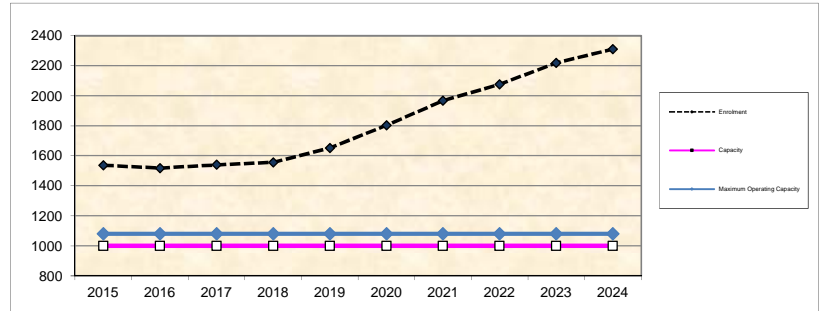
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. Again the District's 2018/19 Capital Plan submission to Ministry of Education is requesting a new 700 capacity addition for the high school and we are awaiting funding approval.

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0502-00
 Project Location: 6360 - 138 Street, 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 on the east side of 138 Street, two lots south of 64 Avenue.

There is a new home under construction on the corner lot that is two lots north of the subject site. At this time (September 2018) the framing is complete and the 6:12 pitch main common hip roof with street facing common gable projections and a grey asphalt shingle roof are installed. Windows are installed and a vapour barrier covers the exterior walls. Cladding is due to be installed imminently. Landscaping has not been installed.

The lot north of the subject site, at 6368 - 138 Street, is vacant and has been cleared in anticipation of future construction.

The subject site home at 6360 - 138 Street is a 1970's old urban Bungalow with 4:12 slope common gable roof with interlocking tab type asphalt shingles and vinyl siding. This home is to be demolished.

South of the subject site, on the east side of 138 Street is:

- a 1960's "Old Urban" Bungalow,
- a 1980's stucco clad "old Urban" Basement Entry home with cedar shake roof,
- a 1990's "Modern California Stucco" style home with stucco-only walls, a concrete tile roof and a proportionally exaggerated 1 ½ storey front entrance,
- an early 1970's simple box-like Basement Entry home with single mass 4:12 pitch asphalt shingle roof and aluminum siding,
- a vinyl and brick clad 1980's Basement Entry home with mid-scale massing, and
- a 1970's, 2400 sq.ft. "West Coast Traditional" Split Level home with attractive mid-scale massing design.

Homes on the west side of 138 Street include :

- a 1970's vinyl-clad "Old Urban" Bungalow with a triple garage,
- a 1980's, 2600 sq.ft. vinyl clad "Neo-Traditional" Two storey home with Boston Hip roof surfaced with cedar shingles, and
- a 1980's vinyl clad "Neo-Heritage" 1 ½ Storey home with attractive low to mid scale massing design.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF-10 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and compatible forms of "West Coast Contemporary". Note that style range is not specifically 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 RF10 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 to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with existing homes.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, aluminum, stucco, brick, 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 2017 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 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: This is a "varied" character area, a result of a construction era that spans from the 1960's to present, with one new home currently under construction. The style of most homes can be described as "Old Urban", "West Coast Traditional", "Neo-Heritage", and "Modern California Stucco". Home types include several low mass Bungalows, several high mass Basement Entry type, one low mass Split Level, one 1 ½ Storey home and two Two-Storey types. Most homes have a roof slope between 4:12 and 6:12, but slopes as high as 12:12 are evident. A variety of roof surfaces have been used, including asphalt shingles, cedar shingles, and concrete roof tiles. Cladding materials include vinyl, aluminum, cedar, brick, and stone. Landscapes are considered "average old urban".

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 2017'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)

Existing neighbouring homes do not provide suitable context for the proposed RF-10 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 developments constructed in Surrey subsequent to the year 2017.

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 6:12, 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: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 15 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), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 12, 2018

Reviewed and Approved by:  **Date:** Sept. 12, 2018

Table 3. Tree preservation summary.

TREE PRESERVATION SUMMARY

Surrey Project No: Surrey, BC
 Address: 6360 138th Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN-1920A)
 ISA Qualified Tree Risk Assessor (TRAQ)
 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)	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: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	6
Replacement Trees in Deficit	2
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 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

Summary prepared and submitted by:



Arborist: Trevor Cox

Date: September 21st 2017