

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0179-00

Planning Report Date: November 19, 2018

PROPOSAL:

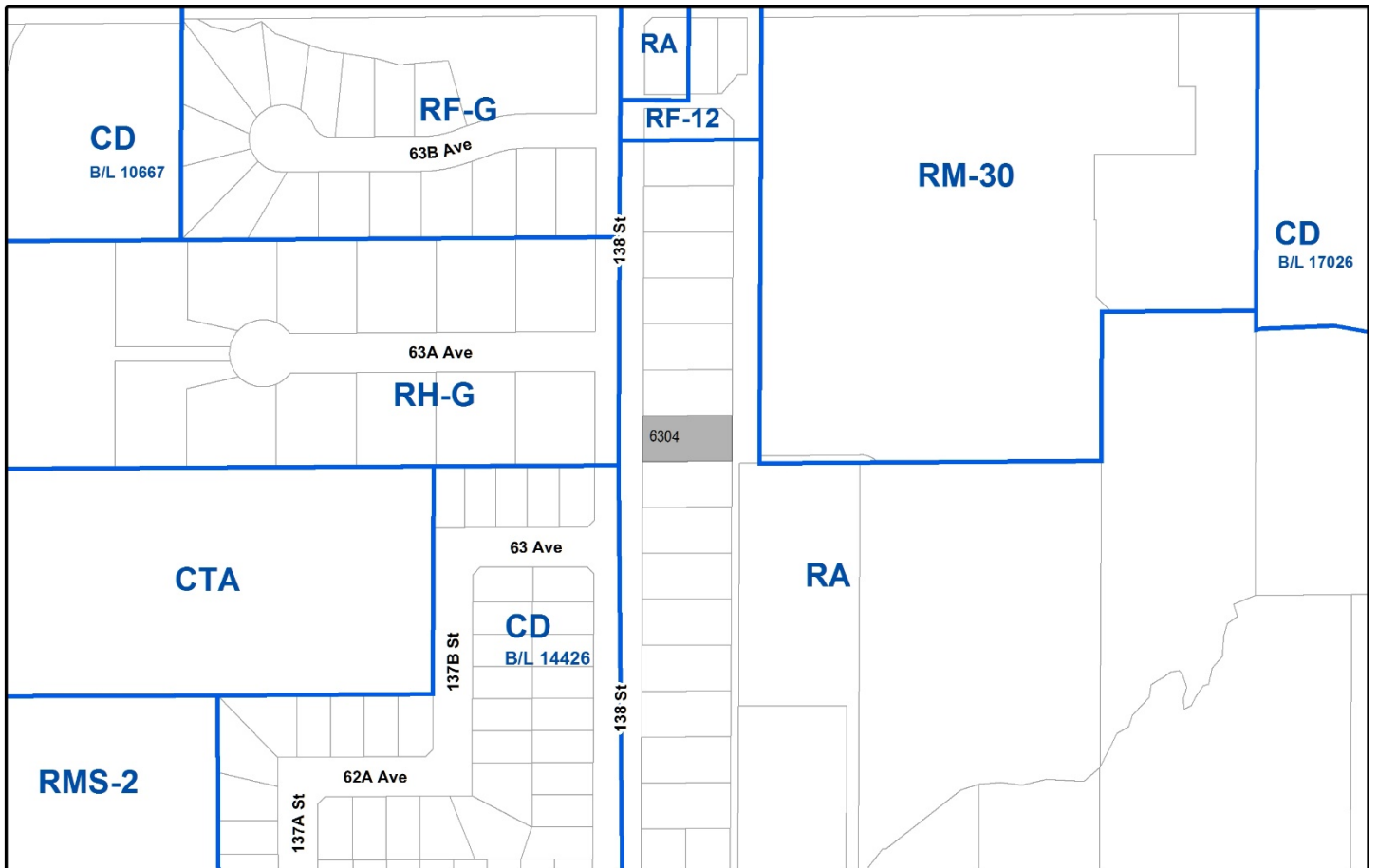
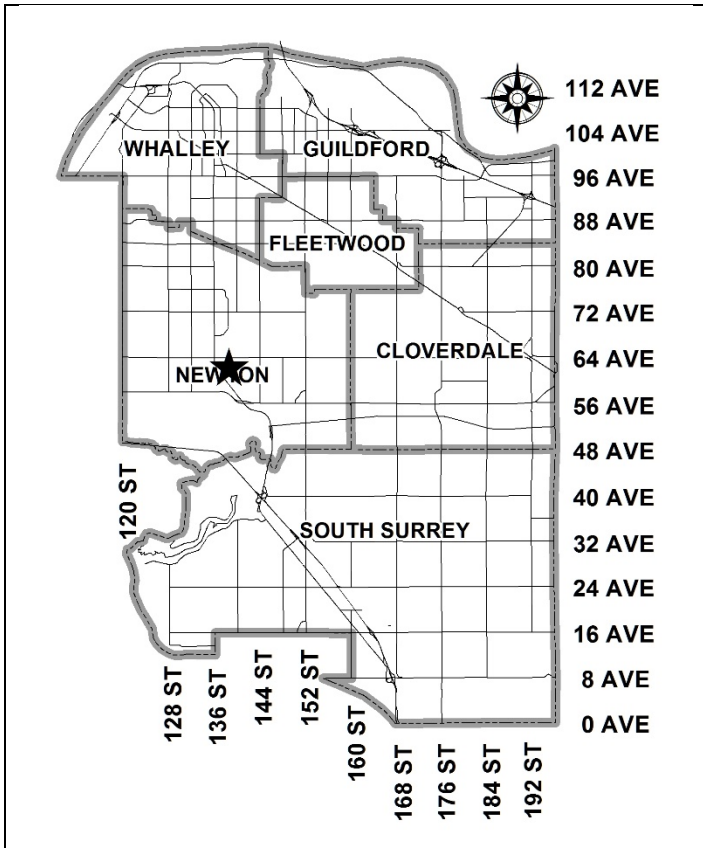
- **Rezoning** from RA to RF-10 to allow subdivision into two single family small lots.

LOCATION: 6304 – 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 adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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
1 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Single Family Small Lots	RA
East:	Townhouses under construction (Development Application No. 7911-0111-00, which proposes 200 townhouses and 3 single family small lots, was given Final Adoption by Council on November 7, 2016.	Townhouses (25 upa max)	RM-30
South:	Single family dwelling.	Single Family Small Lots	RA
West (Across 138 Street):	Single family dwelling.	Single Family Residential	RH-G

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property 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 712 square metres (7,660 sq. ft.) in area, 19.1 metres (67 ft.) wide, and 37.1 metres (122 ft.) deep.
- The property is one of two properties on the east side of the block to propose redevelopment into single family small lots. Development Application No. 7917-0502-00, which proposes rezoning from RA to RF-10 to allow subdivision into two single family small lots is currently under staff review and has not proceeded to Council.
- The adjacent properties both north and south of the subject property are of an appropriate size to continue with similar RF-10 redevelopment in the future.

Current Proposal

- The applicant is proposing to rezone site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into two (2) single family residential lots (Appendix II).

- The two proposed single family lots are 356 square metres (3,831 sq. ft.) in area, 9.5 metres (31 ft.) wide, and 37.1 metres (122 ft.) deep. The lots meet the minimum dimensional requirements of the RF-10 Zone.
- There is an existing 6 metre (20 ft.) wide lane allowance located to the east of the subject property. Under Development Application No. 7911-0111-00 to the east of the existing road allowance, the applicant was required to dedicate 5.5 metres (18 ft.) for an ultimate lane width of 11.5 metres (38 ft.). The lane is now 11.5 metres (38 ft.) in width. Under Development Application No. 7911-0111-00 the applicant is required to construct a wider lane width to accommodate a sidewalk, boulevard, street lighting, and sufficient pavement width for on-street parking on one side of the lane.
- Lots 1 and 2 under the subject application will be accessed via the rear lane that is to be constructed under Development Application No. 7911-0111-00.

Building Design and Lot Grading

- Ran Chahal of Apex Design Group Inc. conducted a character study of the surrounding homes and prepared Building Design Guidelines for the subject property. A summary of the Building Design Guidelines is attached as Appendix V.
- The character study indicates the majority of the existing homes in the neighbourhood were built between the 1960's and 1990's and do not provide a suitable architectural context. A smaller number of homes built in the 2000's do provide suitable architectural context. Styles proposed for the proposed lots include "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary".
- A preliminary lot grading plan, submitted by CitiWest Consulting 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 and will be achieved with minimal cut or fill. 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

- Mitchell Ginter, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there are no protected trees on the site. All trees on-site are undersized and therefore are not protected by the Surrey Tree Protection By-law. All undersized and un-protected trees on the subject property are proposed to be removed.
- As the trees on-site are all undersized, replacement trees in association with tree removal is not required. The applicant is proposing two replacement trees per lot, for a total of four replacement trees, exceeding City requirements.
- In summary, a total of four trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 30, 2018. 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 site is located on the east side of 138 Street, south of 64 Avenue within the South Newton Neighbourhood Concept Plan (NCP) area. The proposal complies with the "Single Family Small Lots" designation in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The permitted density is 31 units per hectare (12.6 upa). The proposed density is approximately 28 units per hectare (11.4 upa).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development incorporates Low Impact Development Standards (LIDS), including absorbent soils greater than 300 mm in depth, roof downspout disconnection, on-lot infiltration, and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents in the form of development proposal sign installed on-site and pre-notification letters sent to surrounding property owners. The proposed rezoning will be subject to a Public Hearing.

PRE-NOTIFICATION

- Pre-notification letters were mailed on September 6, 2018 to the owners of 345 properties within 100 metres (300 ft.) of the subject property and to the Newton Community Association. A development proposal sign was installed on June 4, 2018.
- Staff have received two phone calls in response to the proposed development. Both phone calls were from nearby residents who requested more information about the proposal. Staff responded to the requests by providing further information about the proposed rezoning and subdivision.
- Staff also received one email from a resident stating their opposition to the proposal. Staff reached out to the resident to provide further information and understand the rationale for the opposition, but no further correspondence was 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

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

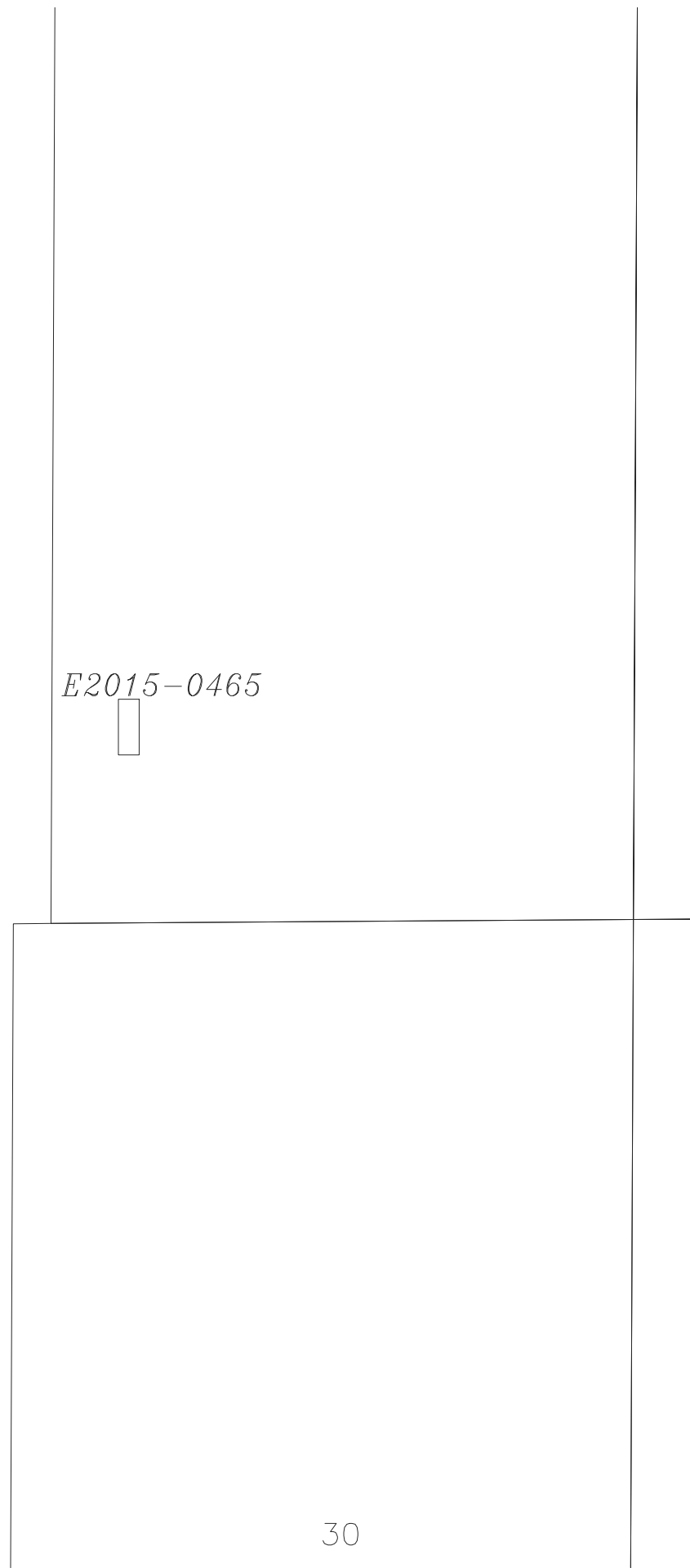
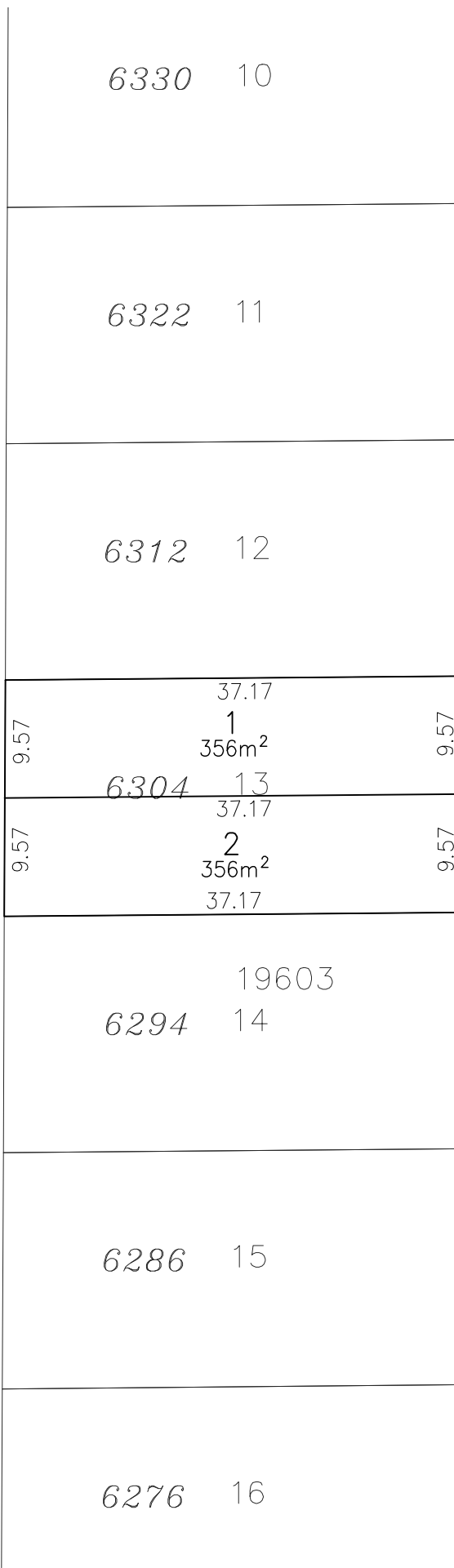
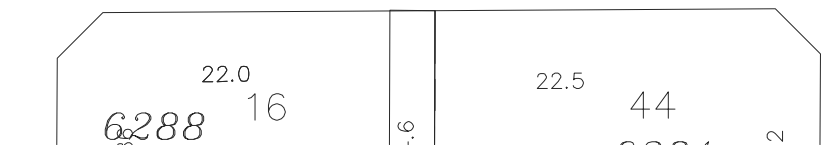
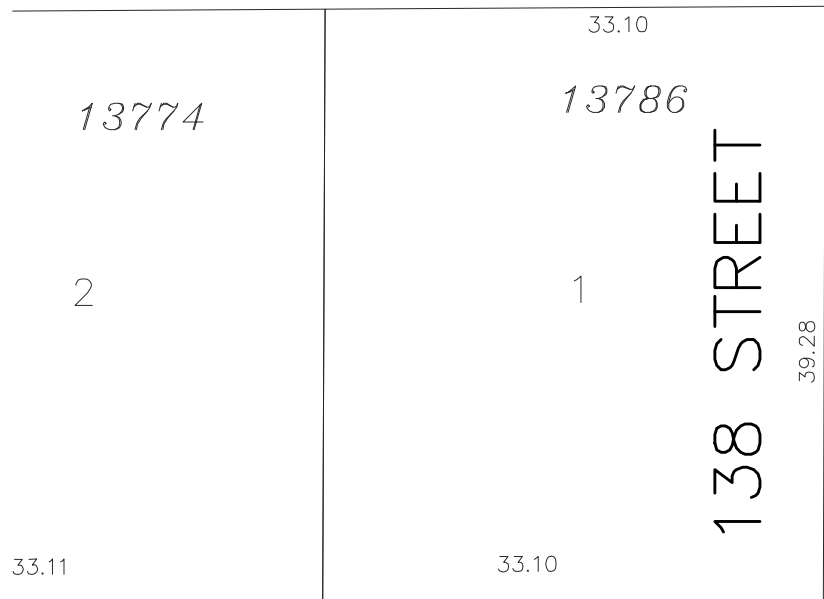
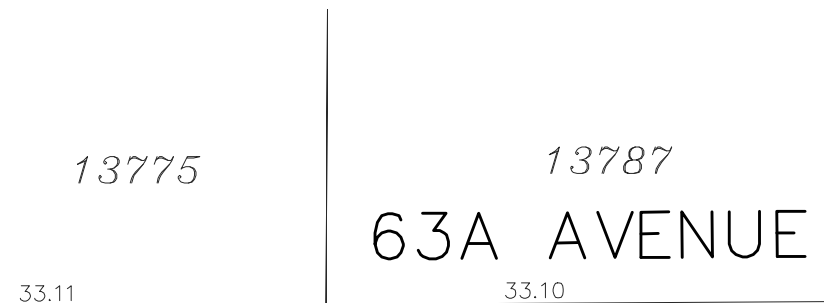
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

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)	9.5 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



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



PARM BRAR
 6304 - 138 STREET, SURREY, BC V3X 1E6, PH: 778-908-5586
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6304 - 138 STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3637	Of
P.W. P.U.	Date APR/2018	Revision
Approved:		

INTER-OFFICE MEMO

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

FROM: Development Engineer, Engineering Department

DATE: November 13, 2018 **PROJECT FILE: 7818-0179-00**

**RE: Engineering Requirements
Location: 6304 138 Street**

REZONE/SUBDIVISION***Property and Statutory Right-of-Way (SRW) Requirements***

- register 0.5 metre SRW along property line

Works and Services

- construct the east half of 138 Street to through local road standard
- await completion of lane and storm sewer works through adjacent Project 7811-0111-00, alternatively complete these works to service the site
- install water, sanitary and storm sewer service connections

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

KMH



Planning

November 13, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0179 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

Woodward Hill Elementary	
Enrolment (K/1-7):	82 K + 589
Operating Capacity (K/1-7)	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

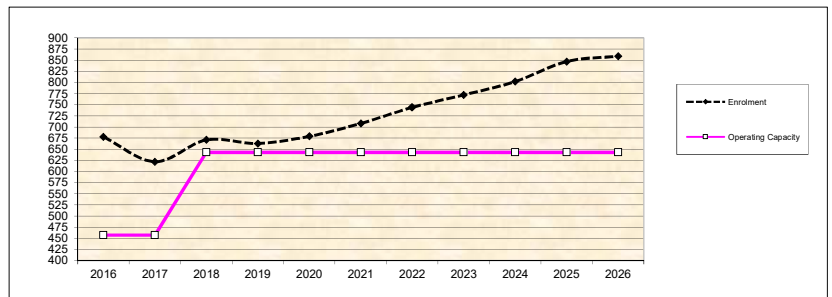
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 8 classroom addition opened. Even with the new addition, school enrolment for this September was still higher than the "new" capacity and therefore, 2 portables were required to remain on site to accommodate. 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.

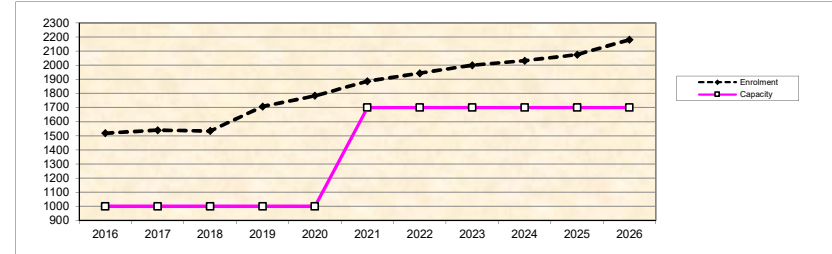
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2019/20 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment 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. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition is targeted to open September 2021.

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**V.1.2**

Surrey Project no.: 18-0179 (P. Brar)
Property Location: 6304- 138 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #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 pre-1960's - 1990's with some newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf and over.

Most of the existing homes have mid to mid-massing characteristics with 85.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 3/12 to a medium pitch of 6-9/12 and over 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: Vinyl (dominant), Stucco and Cedar. Brick or Stone are used as an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 55.00% of the homes having Exposed Aggregate driveways.

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

Since some 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 30-60 years old, a new character can be created. 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" 45.00%
 "Basement /Cathedral Entry" 30.00%
 "Rancher (Bungalow)" 25.00%
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:
 (Floor Area and Volume)** Size range: 35.00% under 2000 sq.ft excl. garage
 35.00% 2001 - 2500 sq.ft excl. garage
 30.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Vinyl: 65.00% Stucco: 15.00% Cedar: 15.00% Hardi: 5%
 Brick or stone accent on 50.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 60.00% Cedar Shingles: 10.00%
 Concrete Tiles: 30.00% Tar & Gravel: 0.00%
 60.00% of homes have a roof pitch of 5:12 or less and
 40.00% have a roof pitch of 6:12 and greater.

Window/Door Details: 85.00% of all homes have rectangular windows

Streetscape:A variety of simple "Two Story", 15-60 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles on most of the homes. Most homes are clad in Vinyl, Stucco and Cedar.

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" will be compatible with the existing study area homes. "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 4:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.

July 16, 2018
 Date