

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0292-00

Planning Report Date: April 1, 2019

PROPOSAL:

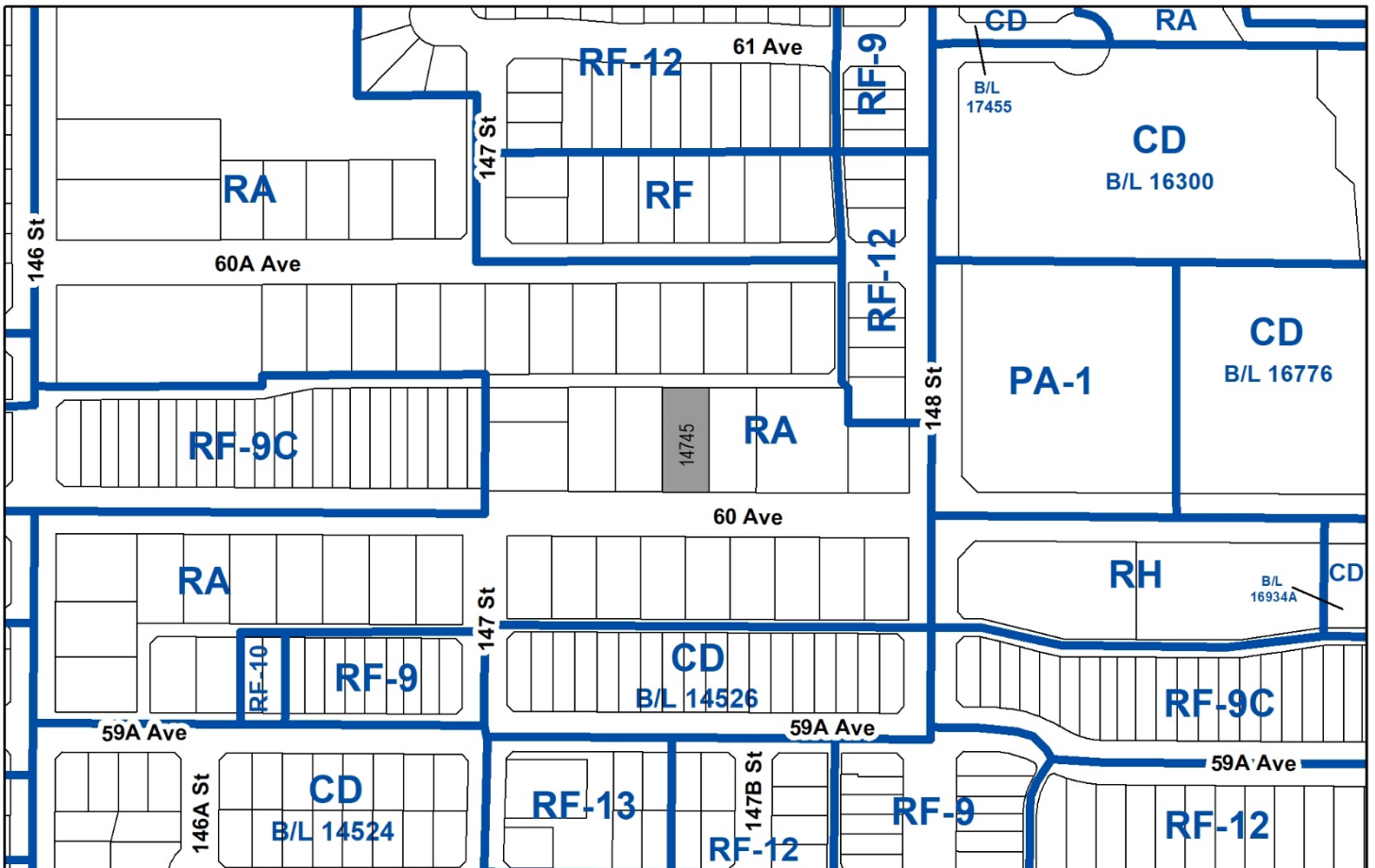
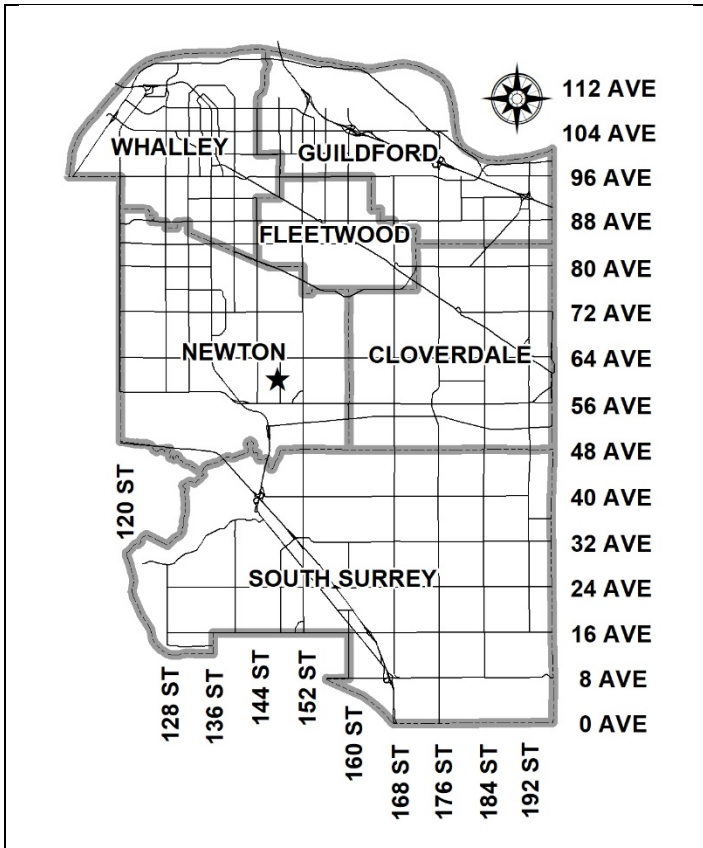
- **Rezoning** from RA to RF-10 to allow subdivision into two (2) lots.

LOCATION: 14745 - 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

- Complies with the "Urban" Official Community Plan Designation for the site.
- Complies with the "Single Family Small Lot" South Newton Neighbourhood Concept Plan Designation for the site.
- The proposed density and building form are appropriate for this part of South Newton.

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;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; 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)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2020.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department does not provide comments for subdivisions into two (2) lots.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Residential	Single Family Residential	RA
East:	Single Family Residential	Single Family Small Lots	RA
South (Across 60 Ave):	Single Family Residential	Single Family Small Lots	RA
West:	Single Family Residential	Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONS

- The property is located on the north side of 60 Avenue and is 995 square metres (10,715 sq. ft.) in area, 21.1 metres (69 ft.) wide, and 45.1 metres (148 ft.) deep.
- 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 at 14785 – 60 Avenue to the east of the site has conditional approval (third reading), through Development Application No. 7911-0067-00, for rezoning from RA to "Single Family Residential (9) Zone (RF-9)" to allow subdivision of the property into four (4) single family small lots.

Current Proposal

- The applicant is proposing to rezone the site from the "One-Acre Residential Zone (RA)" to the "Single Family Residential (10) Zone (RF-10)" to allow for the subdivision of the property into two (2) single family residential lots.
- The two proposed lots are 477 square metres (5,134 sq. ft.) in area, 10.6 metres (35 ft.) wide, and 45.1 metres (148 ft.) deep. Both lots are significantly larger than the minimum dimensional requirements under the RF-10 Zone.
- The lots will be accessed via an existing rear lane.

Building Design and Lot Grading

- Michael E. Tynan of Tynan Consulting Ltd. 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 found that the property is located within in an old urban development area in which all homes were constructed in the 1950's and 1960's. These homes do not provide a suitable architectural context for RF-10 development. The Design Guidelines recommends "Neo-Heritage", "Neo-Traditional", and compatible manifestations of "West Coast Contemporary" style homes on the proposed lots. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan submitted by CitiWest Consulting Ltd. was reviewed by staff and found to be generally acceptable.
- In-ground basements may be achievable without bringing a significant amount of fill on the property, based on the preliminary lot grading plan. The final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

PRE-NOTIFICATION

- On August 28, 2018 pre-notification letters were mailed to 82 property owners within 100 metres (328 ft.) of the subject property, as well as the Panorama Ridge Neighbourhood Association. Development Proposal Signs were installed on the property September 6, 2018. The Planning and Development Department received one response from a neighbourhood resident seeking clarification on the proposal.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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			
Scots Pine	1	1	0
Western Red Cedar	3	3	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	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site, which are all coniferous trees. It was determined that none of the onsite 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 eight (8) replacement trees on the site. Since only two (2) replacement trees can be accommodated on the site (based on an average of one [1] tree per lot), the deficit of six (6) replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of two (2) trees are proposed to be replaced on the site with a contribution of \$2,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 19, 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)	• The site is located within the South Newton NCP
2. Density & Diversity (B1-B7)	• The proposed development will include secondary suites.
3. Ecology & Stewardship (C1-C4)	• Absorbent soils, roof downspout disconnection, on-lot infiltration/sub-surface chambers, sediment control devices, and perforated pipe systems, are proposed for rain water management.
4. Sustainable Transport & Mobility (D1-D2)	• None proposed.
5. Accessibility & Safety (E1-E3)	• None proposed.
6. Green Certification (F1)	• None proposed.
7. Education & Awareness (G1-G4)	• None proposed.

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

BD/cm

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	0.2357
Hectares	0.0954
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.57 metres
Range of lot areas (square metres)	477m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.96 u.p.h. & 8.48 u.p.a.
Lots/Hectare & Lots/Acre (Net)	20.96 u.p.h. & 8.48 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	57%
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

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 07, 2019** PROJECT FILE: **7818-0292-00**

RE: **Engineering Requirements
Location: 14745 60 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m along 60 Avenue for the ultimate 24.0m Collector Standard; and
- Register 0.5m statutory right-of-way (SROW) along the frontage of 60 Avenue.

Works and Services

- Construct north side of 60 Avenue to Collector Standard with 7.0m wide pavement from center line;
- Construct rear lane to Residential Lane Standards;
- Remove existing driveway letdown on 60 Avenue and construct a 6.0m driveway to each lot with rear lane access only;
- Confirm downstream storm system capacity and upgrade if required;
- Construct storm mains to service the proposed development along 60 Avenue and rear lane;
- Provide on-site and off-site sustainable drainage features to meet the South Newton Neighborhood Concept Plan (NCP) and Hyland Creek Integrated Storm Management Plan (ISMP) requirements;
- Construct a sanitary main to service the development along 60 Avenue; and
- Provide a storm, sanitary and water service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

SC



Planning

March 22, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0292 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	97 K + 635
Operating Capacity (K/1-7)	95 K + 466
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

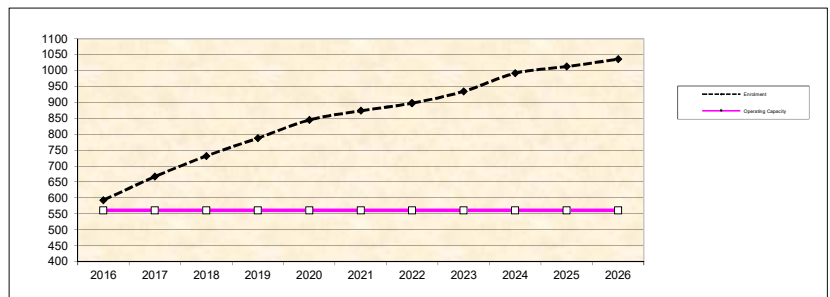
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2018, all three schools are currently severely overcrowded. To meet in-catchment demand, 4 new portables were added this September to Goldstone Park to deal with enrolment growth.

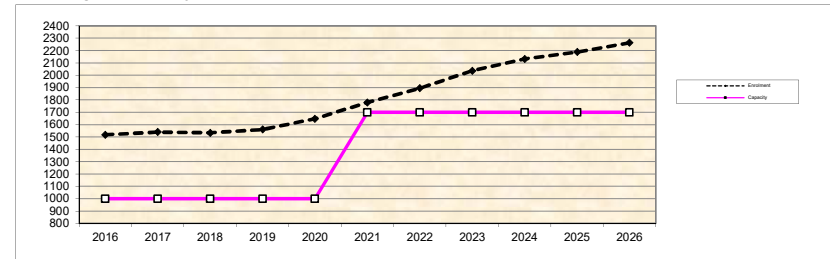
On the 2019/2020 5 year Capital Plan, the District is requesting as Priority 2 and 3 a new site and a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved these projects.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 Five Year Capital Plan waiting for approval from the Ministry to move to the feasibility stage. They are an addition to Frank Hurt Secondary and building a new 1000 capacity secondary school in the area.

Goldstone Park 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: 18-0292-00-00
Project Location: 14745 - 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 urban development area in which all homes were constructed in the 1950's and 1960's. The style of most homes can be described as "West Coast Traditional" or "Old urban" or "Neo-Traditional". Home types include Bungalow (clearly dominant at 71%), Bungalow with above-ground basement, 1 ½ Storey, Two-Storey, and Cathedral (Split) Entry, ranging in size from 800 - 2400 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (1 ½ Storey home), homes with mid-scale massing (the Two Storey homes), and homes with high to box-like massing (the Cathedral Entry homes).

Roof forms include common hip, common gable, and Dutch Hip. Roof slopes range from 1:12 to 12:12, but a majority of homes have roof slopes in the 4:12 - 5:12 range. Roof surfaces include asphalt shingles (clearly dominant), and tar and gravel.

Wall cladding materials include aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Only a few homes have a brick or stone accent. Trim and detailing standards are typical of the modest standards found on most homes constructed in the 1950's and 1960's.

Overall, landscaping standards are considered "modest old urban" with sod, a few shrubs, and some native trees, typical of standards found in 1950's and 1960's era homes.

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”, and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 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** : All homes in this neighbourhood have a one storey high front entrance portico. Front entrances 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 other homes in this area.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including cedar, aluminum, stucco, and brick. 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** : 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 should also be permitted.
- 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-10 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 upper floor windows can be installed without interference with the roof structure below.

Streetscape: The subject site is located in an old urban area in which all homes were constructed in the 1950's and 1960's. Most homes (71%) are simple low mass, low profile, rectangular Bungalows with 4:12 to 5:12 common gable roofs with an asphalt shingle surface. One exception, at 14720 - 60 Avenue, is a 2200 sq.ft. "West Coast Traditional (Tudor)" style, 1 ½ Storey home with desirable mid-scale massing characteristics, a 12:12 slope roof with asphalt shingle surface, and stucco cladding with Tudor board installed in an English Tudor tradition. Homes are clad in stucco, cedar (dominant), or aluminum. Most yards are landscaped to a modest old urban standard featuring sod 1 - 6 shrubs, and mature conifers.

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 with appropriate transitions in massing and character, 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: 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 also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

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.

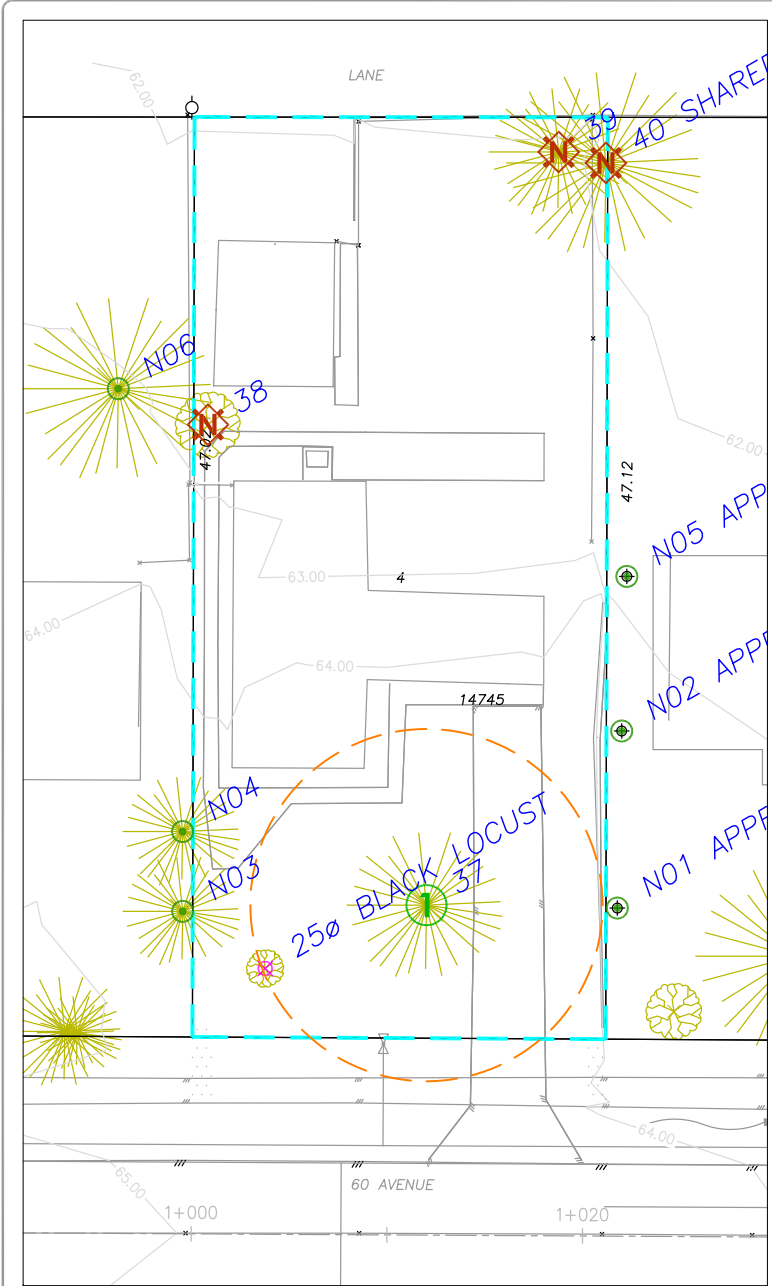
Treatment of Corner Lots: Not applicable - there are no corner lots

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: Tyman Consulting Ltd. Date: Nov. 10, 2018

Reviewed and Approved by:  Date: Nov. 10, 2018



LEGEND TREE ASSESSMENT:

- xxx ① denotes TAG NUMBER or ID REFERENCE
- ① denotes PRIORITY 1 tree **SUITABLE** for preservation. (retainable if design can accommodate it).
- ② denotes PRIORITY 2 tree **MARGINAL** for preservation. (possible candidate subject to design and other conditions)
- ⊗ denotes PRIORITY NIL tree **UNSUITABLE** for preservation (not viable)
- ⊗ denotes **UNDERSIZE TREE** that is smaller than bylaw defined size (consult municipality to determine if it is a bylaw protected tree)
- ⊙ denotes **OFF-SITE** tree within influencing distance (neighbour or city to be advised or consulted)
- denotes **PRELIMINARY TREE PROTECTION SETBACK** (for planning and design consideration)

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

acigroup.ca
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED 2-LOT SUBDIVISION		
ADDRESS:	14745 60 AVENUE, SURREY		
CLIENT:	JASVIR GARCHA - CITIWEST		
CITY REF:		ACL FILE:	18272
PLOT SIZE:	11'X17'	REV #:	1
DATE:	DEC 18, 2018		

