

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0272-00

Planning Report Date: April 3, 2023

PROPOSAL:

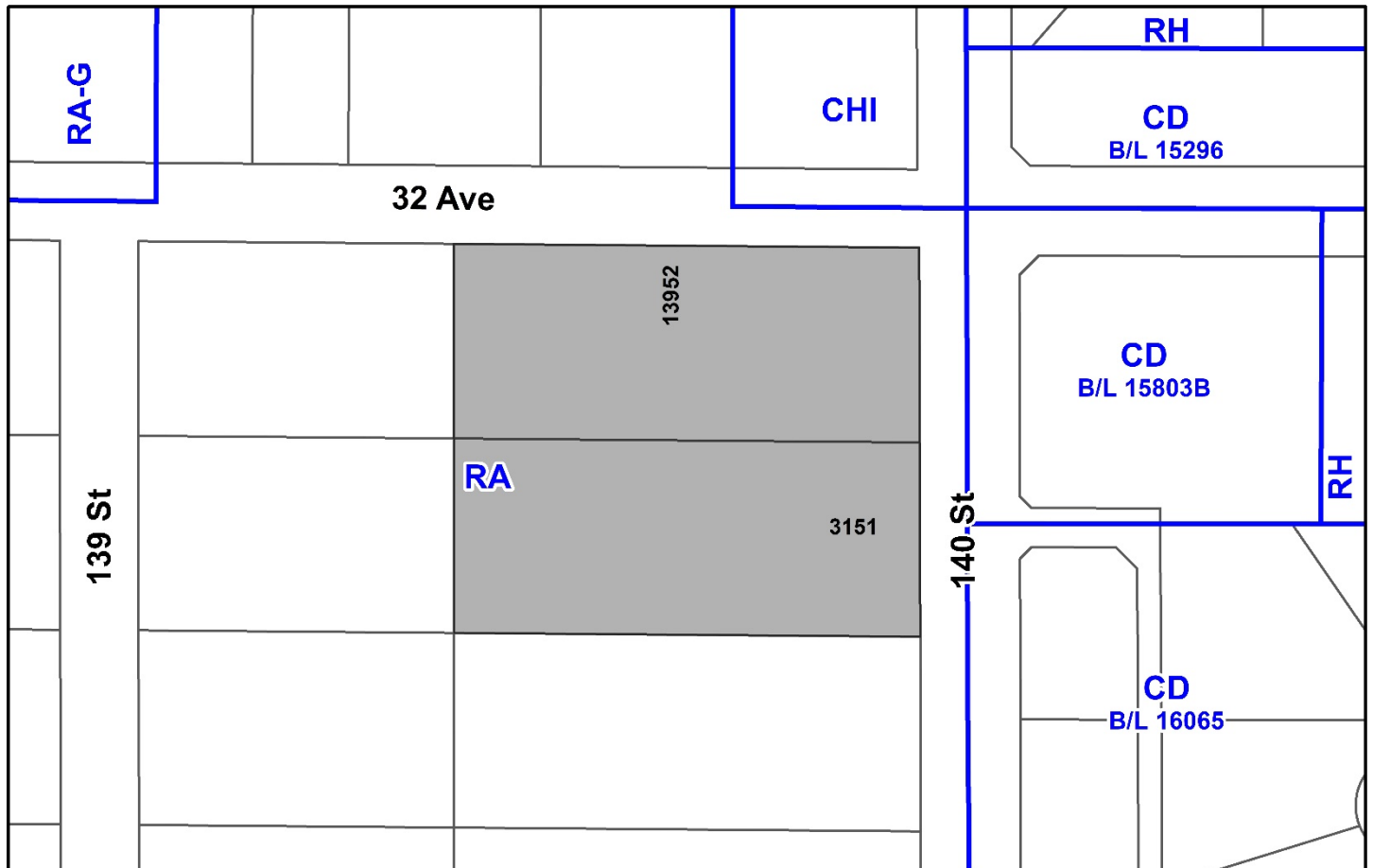
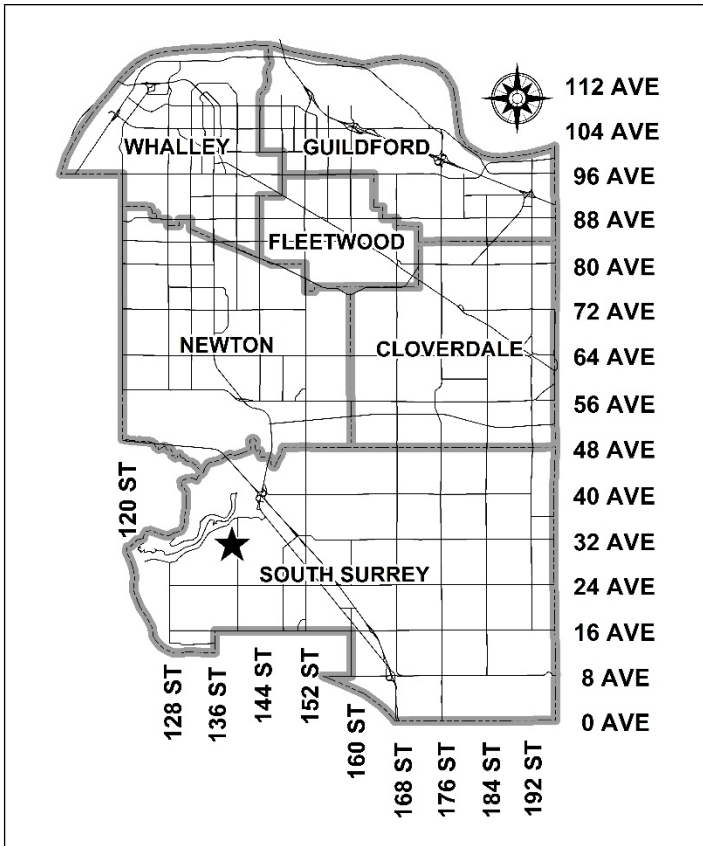
- **LAP Amendment** for a portion of the site from One Acre to Half-Acre Gross Density
 - **Rezoning** from RA to CD
- to allow subdivision into six (6) half-acre gross density residential lots.

LOCATION: 3151 - 140 Street
 13952 - 32 Avenue

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area (max 2 upa)

LAP DESIGNATION: One Acre, Half Acre Gross Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from “One Acre” designation to ‘Half-acre Gross Density’ designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the “Half-Acre Gross Density” designation in the Central Semiahmoo Peninsula Local Area Plan (LAP), however, a LAP Amendment is required to redesignate the northern portion designated “One Acre” to “Half-Acre Gross Density”.
- The proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Local Area Plan (LAP) area. The proposed LAP Amendment will facilitate subdivision into slightly smaller half-acre lots on the northern portion of the site.
- The proposed lot sizes are in keeping with those in the immediate neighbourhood and establishes an appropriate transition between the "One Acre" designated properties north of 32 Avenue and the "Half-Acre Gross Density" designated properties located to the east and south of the subject property.
- The existing dwelling on the northwestern portion of the subject site is proposed for retention to transition to the acreage properties to the north of 32 Avenue from the proposed half-acre gross density sized lots under this application.
- The proposed CD bylaw will not allow for further subdivision into smaller lots than are currently contemplated through this proposal.
- While the proposal does include an amendment to the One-Acre designated lands, the proposed lots at the northern boundary are significantly larger than the half-acre gross density lots to the south. The retention of the existing dwelling at 13952 – 32 Avenue on Lot 1 will serve as a transition to the lower-density One-Acre designated lots to the north and west. Area residents have expressed mixed views on the proposal with a significant number of residents opposed but many residents in support. Given that there is both significant support and opposition the application is being brought forward for Council’s consideration and to hear directly from area residents.

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 "Comprehensive Development Zone (CD)" (based on "Half-Acre Gross Density Zone RH-G)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, 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;
 - (f) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
 - (g) demolition of existing buildings and structures at 3151 – 140 Street to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the northern portion of the land from “One Acre” to “Half-Acre Gross Density” when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family residential	One Acre, Half Acre Gross Density	RA
North (Across 32 Avenue):	Single family residential, Return It Bottle Depot	One Acre	RA, CHI

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 140 Street):	Neighbourhood Commercial development, single family residential	Half Acre Gross Density	CD Bylaw No. 15803B, CD Bylaw No. 16065
South:	Single family residential	Half Acre Gross Density	RA
West:	Single family residential	One Acre	RA

Context & Background

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is located within the "Suburban Density Exception Area (max 2 upa). The northern portion of the subject site (13952 – 32 Avenue) is designated "One-Acre" and the southern portion of the subject site (3151 – 140 Street) is designated "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (LAP) and is zoned "One-Acre Residential (RA) Zone". The subject site is approximately 11,955 square metres (1.1955 hectares) in area.
- In 2011, Development Application No. 7911-0325-00 proposed an Official Community Plan (OCP) amendment, Local Area Plan (LAP) amendment and rezoning to permit half-acre residential lots and townhouses on the subject site. That application was referred back to staff by Council at the Regular Council – Land Use meeting on April 23, 2012, and ultimately closed due to significant public opposition and concern over compatibility of those housing types within the neighbourhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential (RA) Zone" to "Comprehensive Development (CD) Zone" based on the RH-G Zone to subdivide the site into six (6) half-acre gross density residential sized lots (Appendix I).
- The applicant proposes an Amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the northern portion of the subject site from "One-Acre" designation to "Half-acre Gross Density" designation. The proposed amendment will mean the entire subject site is designated "Half-Acre Gross Density" in the LAP.
- Working with the applicant, staff considered relocating both of the larger lots along the western boundary to serve as a transition to the larger suburban "One-Acre" designated lots to the west. However, the resulting relocation of smaller lots along 140 Street would necessitate the removal of trees that are currently proposed for retention at the corner of 140 Street and 32 Avenue. Therefore, it is reasonable to consider the subdivision layout as presented which will secure retention for eleven on-site trees.

	Proposed
Lot Area	
Gross Site Area:	1.2 hectares
Road Dedication:	2,289 m ² (0.23 hectares)
Net Site Area:	0.97 hectares
Number of Lots:	6
Gross Unit Density:	5 units per hectare
Range of Lot Sizes	1220 – 2343 m ²
Range of Lot Widths	25 – 48 metres
Range of Lot Depths	49 – 50 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 6 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at Chantrell Creek Elementary School
2 Secondary students at Elgin Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2026.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 15% open space dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date. Parks accepts removal of City trees 11-187 and 25-124.

The closest active park is Elgin Heritage Park which is 1,000 metres away, and the closest natural area is Elgin Estates Park which is 320 metres away.

Transportation Considerations

- The applicant is required to meet the following street dedication requirements:

- Dedicate 1.942 metres in width on 32 Avenue and 3 metre x 3 metre corner cuts at 32 Avenue and 139A Street.
 - Dedicate 2.808 metres in width on 140 Street and 7.5 metre x 7.5 metre corner cut at 32 Avenue and 140 Street.
 - Dedicate 18.0 metres in width for the future 139 Street bisecting the property for an ultimate 18.0 metre road allowance.
 - Register a 0.5 metre statutory right-of-way (SRW) along 32 Avenue, 140 Street and 139A Street property lines. Register a statutory right-of-way (SRW) for the looping water main, and necessary interim drainage main.
- The closest bus stop is located approximately 780 metres to the north along Crescent Road. The bus stop is serviced by bus route 352 with connections between Ocean Park and White Rock Centre.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated “General Urban” in the Metro Vancouver Regional Growth Strategy (RGS). The application complies with the applicable RGS designation.

Official Community Plan

Land Use Designation

- The property is designated Suburban and located within the Suburban Density Exception Area (maximum 2 upa) in the Official Community Plan (OCP), which limits density to 5 units per hectare (u.p.h.). The proposal has a gross unit density of 5 units per hectare (u.p.h.) which complies with the subject site’s OCP designation.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The OCP promotes sensitive infill to new housing forms that are complementary to the existing neighbourhood. Half-acre gross-density residential lots will result in similar sized homes, streetscape and yard space that fits the suburban character of the existing neighbourhood south of 32 Avenue and east of 140 Street. The applicant completed design guidelines for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single family dwellings are of consistent or complementary design. The applicant proposes oversized half-acre residential lots along 32 Avenue to further transition to the one-acre residential lots north of 32 Avenue.

Secondary Plans

Land Use Designation

- The subject site is designated "One Acre" on the northern portion of the site (13952 - 32 Avenue) and "Half-Acre Gross Density" on the southern portion of the site (3151 - 140 Street) within the Central Semiahmoo Peninsula Local Area Plan (LAP). The proposal partially complies with the LAP designations for the subject site.
- The applicant is proposing an LAP Amendment that the northern portion of the subject site be redesignated from "One Acre" to "Half-Acre Gross Density" and to rezone the site to "Comprehensive Development (CD) Zone" based on the "Half-acre Residential Gross Density (RH-G) Zone" to allow subdivision into six (6) half-acre gross density residential lots.

Amendment Rationale

- There are two land use designations in the Central Semiahmoo Peninsula LAP: "One Acre" and "Half-Acre Gross Density". The property is located on a boundary between the two land use designations, with the properties to the west and north across 32 Avenue designated "One Acre" and the properties to the south and east across 140 Street designated "Half-Acre Gross Density". The proposed amendment to redesignate the northern portion of the subject site from "One Acre" to "Half-Acre Gross Density" will result in 32 Avenue serving as a logical west-east dividing line between the two designations in the LAP.
- The subject site is comprised of two (2) acreage properties averaging 5,978 square metres (0.59 hectares) in size. The subject properties are the two most northern properties in a row of similarly sized acreage remnant parcels on the west side of 140 Street. The proposal achieves a density that aligns with the "Half-Acre Gross Density" designation while allowing for oversized half-acre lots at the corner of 140 Street and 32 Avenue which will serve as a transition to the one-acre designated lands north of 32 Avenue. The existing house at 13952 - 32 Avenue is proposed for retention and the home and accessory structures at 3151 140 Street are proposed for removal.
- The proposal will introduce a new north/south local road bisecting the property which will be anticipated to continue south when the remaining acreage parcels to the south redevelop in alignment with the "Half-Acre Gross Density" designation. The conceptual development pattern anticipated to the south of the subject site would result in driveway access being removed from 140 Street for the existing parcels to the south.
- The existing home on Lot 1 that is to be retained will retain its existing access to 32 Avenue; however, a restrictive covenant is to be registered on this lot for access to be placed on 139A Street in the future.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed subdivision on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Half-Acre Residential Gross Density Zone (RH-G)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH-G Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RH-G Zone (Part 15)	Proposed CD Zone
Unit Density:	5.0 dwelling units per gross hectare (with 15% open space dedication)	5.0 dwelling units per gross hectare
Floor Area Ratio:	<p>where a lot is >1,500 sq. m: 0.32</p> <p>where a lot is <=1,500 sq. m: the <i>floor area ratio</i> shall not exceed 0.60 for the first 560 sq. m of <i>lot</i> area and 0.35 for the remaining <i>lot</i> area in excess of 560 sq. m, provided 39 sq. m of total floor area is only used as a garage or carport; and The floor area is a maximum of 465 sq. m; and</p>	<p>where a lot is >1,500 sq. m: 0.32</p> <p>where a lot is <=1,500 sq. m: the <i>floor area ratio</i> shall not exceed 0.60 for the first 560 sq. m of <i>lot</i> area and 0.35 for the remaining <i>lot</i> area in excess of 560 sq. m, provided 39 sq. m of total floor area is only used as a garage or carport; and The floor area is a maximum of 465 sq. m; and</p>
Lot Coverage:	<p>Lots > 1,500 sq. m: Where a <i>lot</i> is > 1,500 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 25%.</p> <p>Lots <= 1,500 sq. m: For <i>lots</i> <= 560 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 40%; For <i>lots</i> >560 sq. m but <= 1,262 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until a <i>lot coverage</i> of 25% is reached; and For <i>lots</i> > 1,262 sq. m but <= 1,500 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 25%.”</p>	<p>Lots > 1,500 sq. m: Where a <i>lot</i> is > 1,500 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 25%.</p> <p>Lots <= 1,500 sq. m: For <i>lots</i> <= 560 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 40%; For <i>lots</i> >560 sq. m but <= 1,262 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until a <i>lot coverage</i> of 25% is reached; and For <i>lots</i> > 1,262 sq. m but <= 1,500 sq. m in area, the maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 25%.”</p>
Yards and Setbacks		
Front Yard:	7.5m	7.5m, 3.8m for Lot 1
Side Yard:	3.0m	3.0m
Side Yard Flanking:	7.5m	7.5m
Rear:	7.5m	7.5m
Lot Dimensions		
Lot Size:	1,300 sq. m 1,120 sq. m for maximum of 50% of lots	1,300 sq. m. 1,220 sq. m. for maximum of 35% of the lots
Lot Width:	30m 24m for maximum of 50% of lots	25m
Lot Depth:	30m	45m
Open Space	15% open space dedication for park	The applicant does not propose 15%

	and recreation purposes	open space dedication as land. Alternatively, the applicant has volunteered to provide 15% cash-in-lieu of open space dedication.
Principal Building Height:	9m, principal building height shall not exceed 7.3m where any portion of the roof has a slope less than 1:4.	9m, principal building height shall not exceed 7.3m where any portion of the roof has a slope less than 1:4.
Parking (Part 5)		
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

- The proposed uses are consistent with the RH-G Zone with the noted omission of recreational uses. The omission of recreational uses from the proposed CD Zone will ensure the principal residential uses are consistent and sensitive to the surrounding neighbourhood. The recreational uses removed from the CD Zone include equestrian facilities, tennis courts, and swimming pools within a designated open space. Swimming pools will still be permitted on the individual lots.
- The proposed lot density based on gross area within the CD Zone aligns with the RH-G Zone. The CD Zone is necessary to permit the 15% unencumbered parkland subdivision dedication requirement on gross land area to be accepted as cash-in-lieu instead of land.
- The proposed setbacks are consistent with the RH-G Zone, however, there is a provision allowing for a reduced front yard setback for the existing building on Lot 1 from 7.5 metres to 3.8 metres due to the introduction of a new road making the east lot line of Lot 1 the front yard.
- The proposed lot sizes are compliant with the RH-G zone, however, to restrict further subdivision, the CD zone is proposed to cap the permitted reduced lot size area of 1,220 square metres to a maximum of 35% of the lots within a plan of subdivision.
- The minimum subdivision requirements within the CD Zone will cap the maximum lots achievable at the proposed six (6) lots under this Development Application. Future subdivision will be restricted to lots a minimum of 1 hectare in size.
- As Lot 6 in the northeastern portion will not have a rear lot line due to it being surrounded by road on three of four sides, the CD By-law includes a special regulation for the location of basement access wells for lots that do not have a rear lot line. In this scenario, basement access wells will be permitted between the principal building and a side lot line.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new unit.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 15, 2022, and the Development Proposal Signs were installed on July 20, 2022. Staff received many responses from neighbouring residents including one petition in opposition to the proposal and one petition in favour of the proposal (*staff comments in italics*).

Opposition

- City staff have received a 116-signature petition in opposition to the proposed development in response to the installation of the Development Sign and Pre-notification mailouts to residents within 100 metres of the subject site.
- Comments in opposition of the proposal stated the need for a LAP amendment to permit increased density at the subject site would result in increased traffic for an area that already has many accidents, specifically at the corner of 32 Avenue and 140 Street.

(Improvements to the 140 Street and 32 Avenue intersection are currently underway due to a 2022 Capital Construction Project to install a roundabout at this intersection to improve road safety and traffic flow.)

- Residents stated concerns regarding school capacity issues that will be exacerbated by increased density permitted in this area.

(Chantrell Creek Elementary enrolment projects are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school. Grandview Heights Secondary opened in September 2021; resulting in significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrollment is expected to modestly grow over the next 10 years as the new boundary changes are intended to move enrolment growth westward towards Elgin park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary school.)

- Residents stated concerns that a permitted increase in density through a LAP Amendment at the subject site would result in further amendments in the surrounding areas currently designated as "One-Acre" in the Central Semiahmoo Peninsula LAP.

(The proposal will result in 32 Avenue serving as a dividing line between the "One-Acre" designated lands to the north and west of the subject site and the "Half-Acre Gross Density" designated lands to the south of the subject site and east of 140

Street. Any future LAP amendments that are proposed will require a Public Hearing and City Council approval.

The proposed new north-south road (139A Street) will facilitate the subdivision of lots south of the subject site. These lots are larger acreage lots that are designated "Half-Acre Gross Density" in the LAP and therefore, have the potential to subdivide in accordance with the LAP. Future development of the surrounding lands will be subject to rezonings and Public Hearings.

The CD Bylaw proposed under this application will limit further subdivision from occurring under the zone. The larger proposed half-acre residential sized lots, Lots 1 and 6, will not be able to subdivide further under the CD bylaw.)

Support

- City staff also received a petition in support of the proposal that was signed by 77 residents across 66 unique addresses in the surrounding neighbourhood.

TREES

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates 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
Alder and Cottonwood Trees			
Alder/Cottonwood	21	20	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	1	1	0
Maple, Bigleaf	3	2	1
Maple, Crimson King	1	0	1
Willow, sp.	5	3	2
Coniferous Trees			
Douglas-Fir	20	14	6
Cedar, Western Red	2	2	0
Total (excluding Alder and Cottonwood Trees)	32	22	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees		41	
Contribution to the Green City Program		\$13,600	

- The Arborist Assessment states that there are a total of 32 mature trees on the site, including shared or City boulevard trees, but excluding Alder and Cottonwood trees. 21 existing trees, approximately 40% of the total trees on the site, are Alder and Cottonwood trees. 3 existing trees are City boulevard trees, all of which are proposed to be retained. An additional 2 trees within future road dedication that would become City trees following road dedication, are proposed for removal. It was determined that 11 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 64 replacement trees on the site. Since only 25 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 34 replacement trees will require a cash-in-lieu payment of \$13,600.00, representing \$400 per tree (the application is subject to the previous rate given it was submitted prior to the update to the Tree Protection By-law in 2020), to the Green City Program, in accordance with the City's Tree Protection By-law.
- The proposed removal includes two on-site trees that are shared with the City due to frontage works associated with 140 Street. Parks staff have reviewed the proposed removal of these shared trees and accepts their removal as they will be impacted by street construction.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$13,600.00 to the Green City Program.

CONCLUSION

The proposal is generally consistent with the Central Semiahmoo Peninsula Local Area Plan. While the proposal does include an amendment to the One-Acre designated lands, the proposed lots at the northern boundary are significantly larger than the half-acre gross density lots to the south. The retention of the existing dwelling at 13952 – 32 Avenue on Lot 1 will serve as a transition to the lower-density One-Acre designated lots to the north and west. Area residents have expressed mixed views on the proposal with a significant number of residents opposed but many residents in support. Given that there is both significant support and opposition the application is being brought forward for Council's consideration and to hear directly from area residents.

INFORMATION ATTACHED TO THIS REPORT

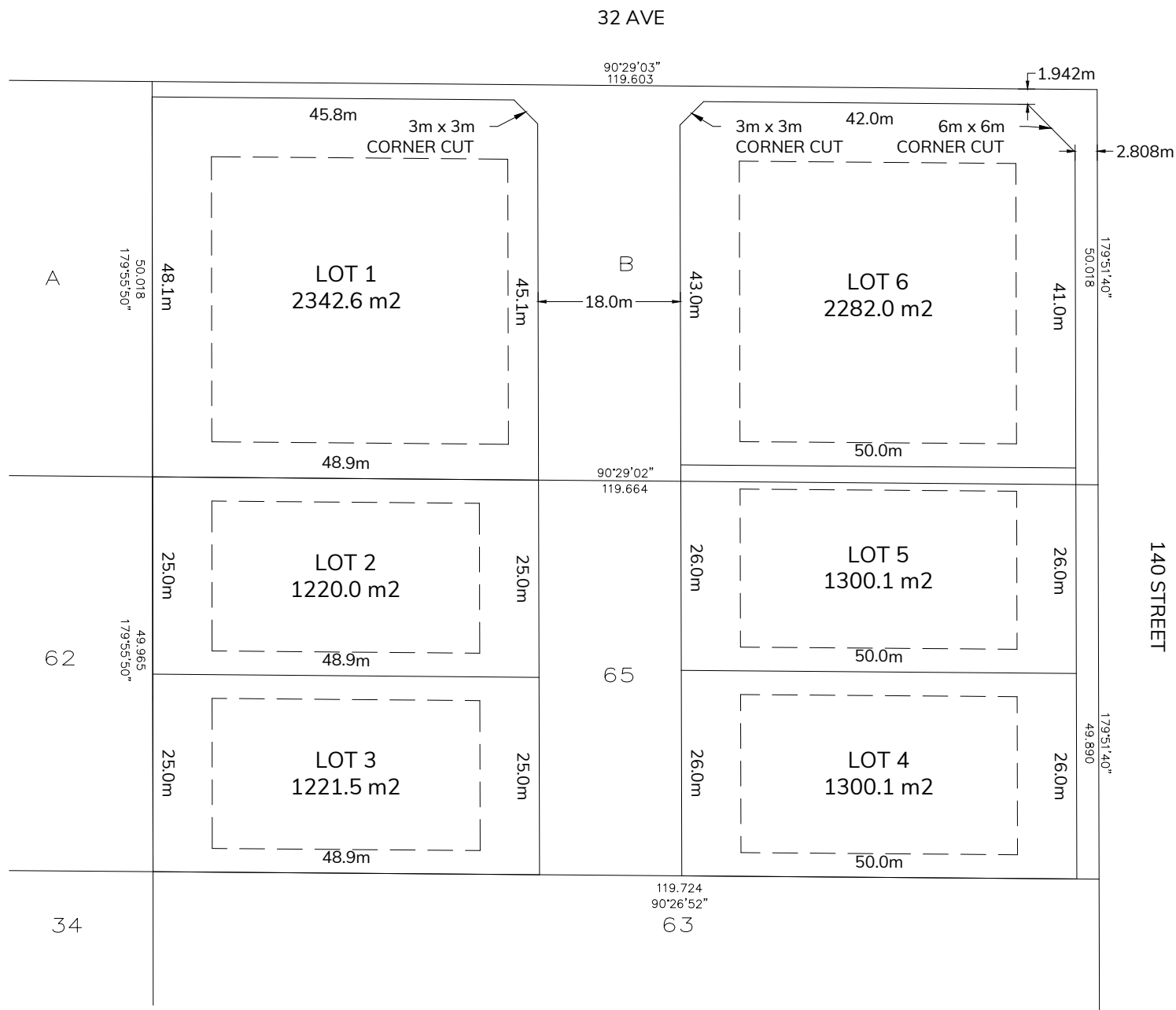
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. LAP Redesignation Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar



General Notes

No.	Revision/Issue	Date
03	Revised Layout	2019-09-19
02	Revised Layout	2019-11-19
01	Development Application	2019-09-17

6 LOT SUBDIVISION

- 13952 32 AVENUE
- 3151 140 STREET

Project 19-0272-00	Sheet 01
Date 2019-11-19	
Scale 1:250	

INTER-OFFICE MEMO

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

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

DATE: **September 9, 2022** PROJECT FILE: **7819-0272-00**

RE: **Engineering Requirements
Location: 13952 32 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment except the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 32 Avenue and 3 m x 3 m corner cuts at 32 Avenue and 139A Street.
- Dedicate 2.808 m on 140 Street and 7.5 m x 7.5 m corner cut at 32 Avenue and 140 Street.
- Dedicate 18.0 m for 139 Street ultimate 18 m road allowance.
- Register 0.5 m SRW along 32 Avenue, 140 Street and 139A Street property line.
- Register SRW for the looping water main, and necessary interim drainage main.

Works and Services

- Construct south side of 32 Avenue, west side of 140 Street, and 139A Street.
- Confirm downstream storm system capacity; update if required.
- Construct storm drainage system to service the proposed lots and to drain the roads.
- ***Changes to the drainage catchment area are not permitted as proposed. The site must be serviced as per City's catchment boundaries.***
- Provide on lot mitigation works to meet the Ocean Bluff-Chantrell Creek Integrated Stormwater Management Plan requirements.
- Construct new 200mm water main on 139A Street and loop the water main with the existing 250mm water main on 140 Street.
- Construct 200mm sanitary sewer on 32 Avenue and 139A Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK1

Department: **Planning and Demographics**
Date: **March 7, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **19 0272 00**

The proposed development of **6** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	6
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Projected Number of Students From This Development In:	
Elementary School =	3
Secondary School =	2
Total Students =	5

Current Enrolment and Capacities:	
Chantrell Creek Elementary	
Enrolment	331
Operating Capacity	364
# of Portables	1
Elgin Park Secondary	
Enrolment	1270
Operating Capacity	1200
# of Portables	4

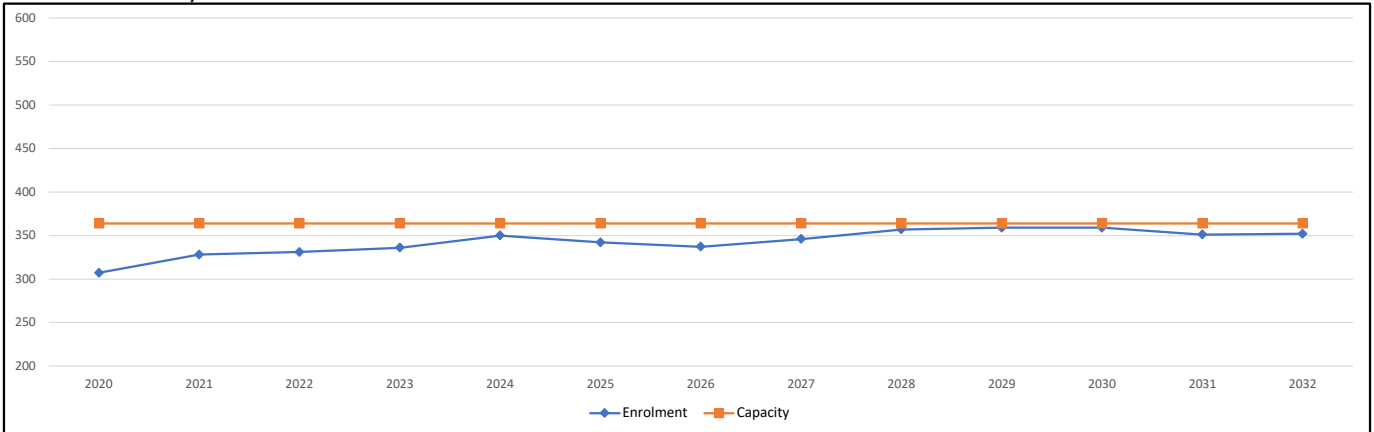
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

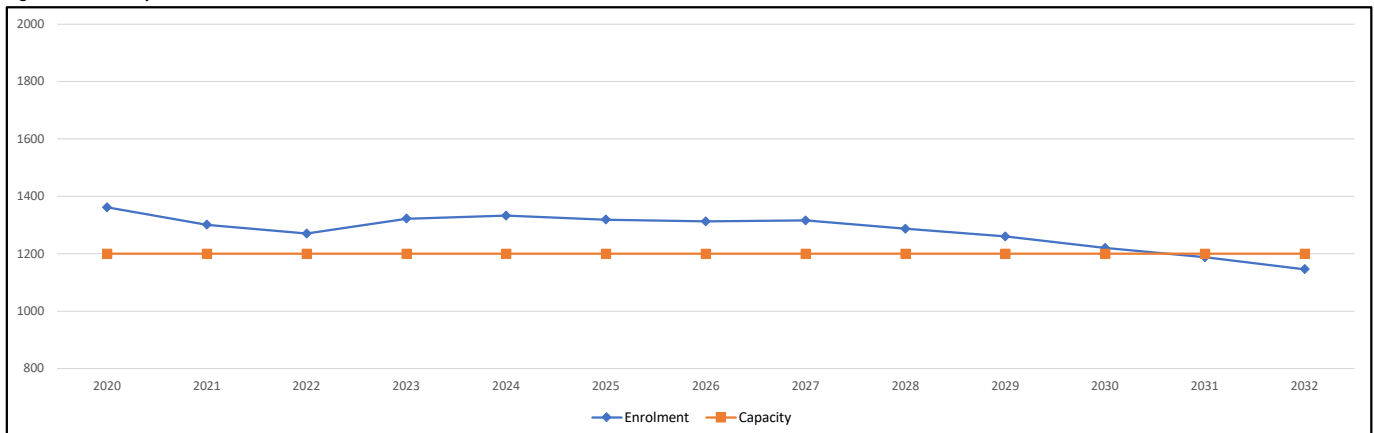
Chantrell Creek Elementary enrollment projections over the next 10 years will remain below capacity. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

Chantrell Creek Elementary



Elgin Park Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7919-0272-00
Project Location: 13952 32 Avenue, Surrey, BC
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

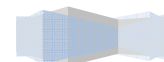
The area surrounding the subject property consists of a mixture of homes, some that are built approximately 8-10 years ago and some that are built approximately 15-20 years ago. The style of the newer homes in the area "traditional west coast" and "west coast modern" which range from 7000sf up to 8,000 sf.

Homes in the neighborhood include the following:

- The majority of homes are large estates which are approximately 8-10 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or cedar shingles and the cladding is primarily stucco or hardi with stone or brick accents.
- The other three corner properties across the subject property are all zoned commercial and currently consist of a recycle depot on the north-west corner; a cafe and restaurant on the north-east corner; and a strip plaza on the south-east corner.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) The minimum roof can be 4:12 and maximum pitch 12:12.

Dwelling Types/Locations: 2 or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

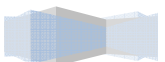
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

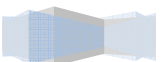
- Roof Pitch:** Minimum roof can be 4:12 and maximum 12:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$5,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$20,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: June 16, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: June 16, 2022



Tree Preservation Summary

Surrey Project No: 19-0272-00


Address: 13952-32 Avenue and 3151-140 Street

Registered Arborist: Rhythm Batra PN-8932A & Connor Gritter PN-9392A

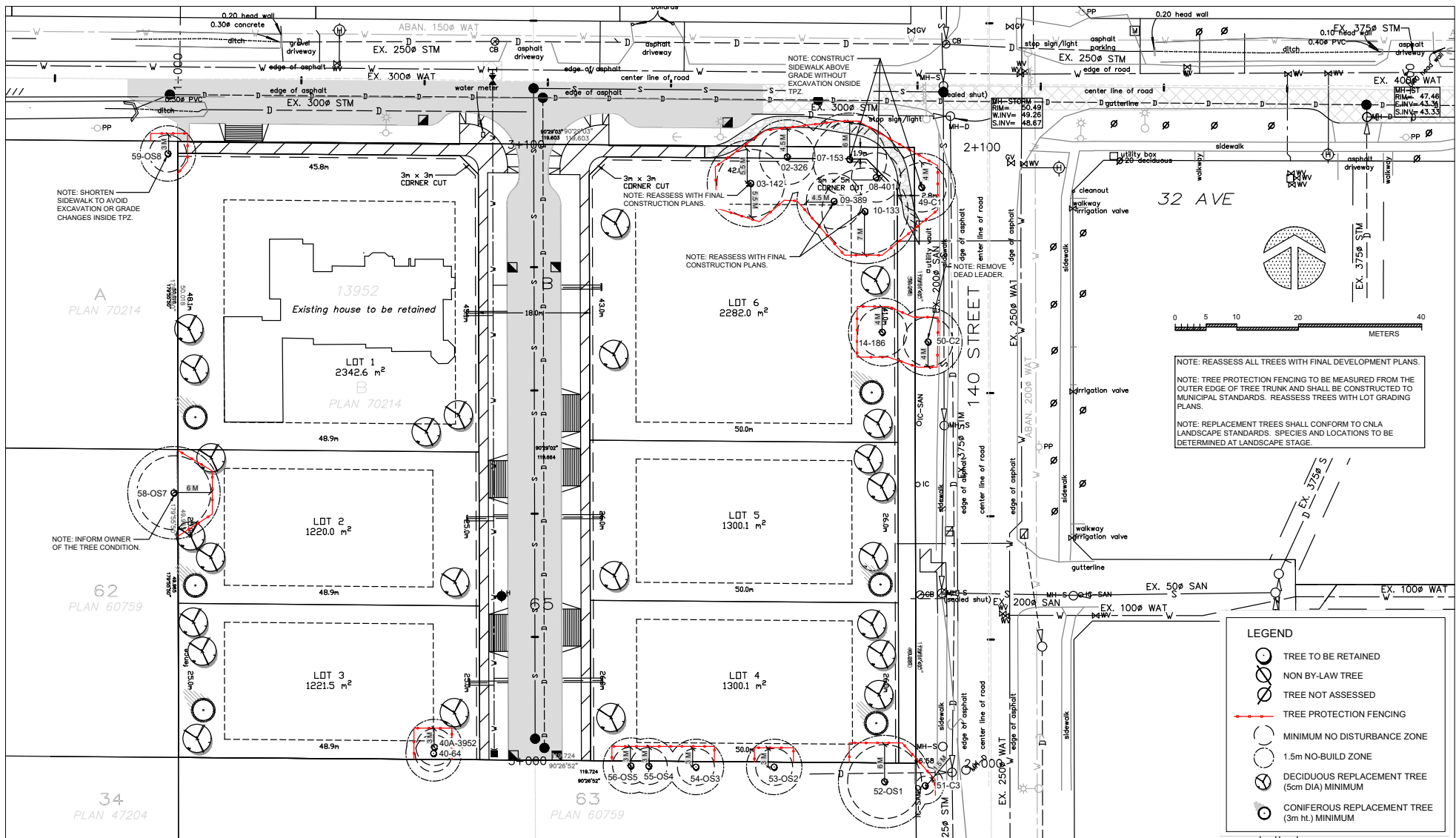
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
Protected Trees to be Removed	42
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 20 X one (1) = <u>20</u> - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = <u>44</u>	64
Replacement Trees Proposed	30
Replacement Trees in Deficit	34
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: March 21, 2023
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STAMP	NO.	DATE	BY	REVISION
	1	MAR03/20	MK	LOT SUBDIVISION & SERVICING PLAN
	2	APR26/20	MK	REVISED SERVICING CONCEPT PLAN
	3	JULY08/22	MK	REVISED SERVICING CONCEPT PLAN
	4	MAR16/23	MK	REVISIONS

NO.	DATE	BY	REVISION
1	MAR03/20	MK	LOT SUBDIVISION & SERVICING PLAN
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3	JULY08/22	MK	REVISED SERVICING CONCEPT PLAN
4	MAR16/23	MK	REVISIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 Surrey, British Columbia
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 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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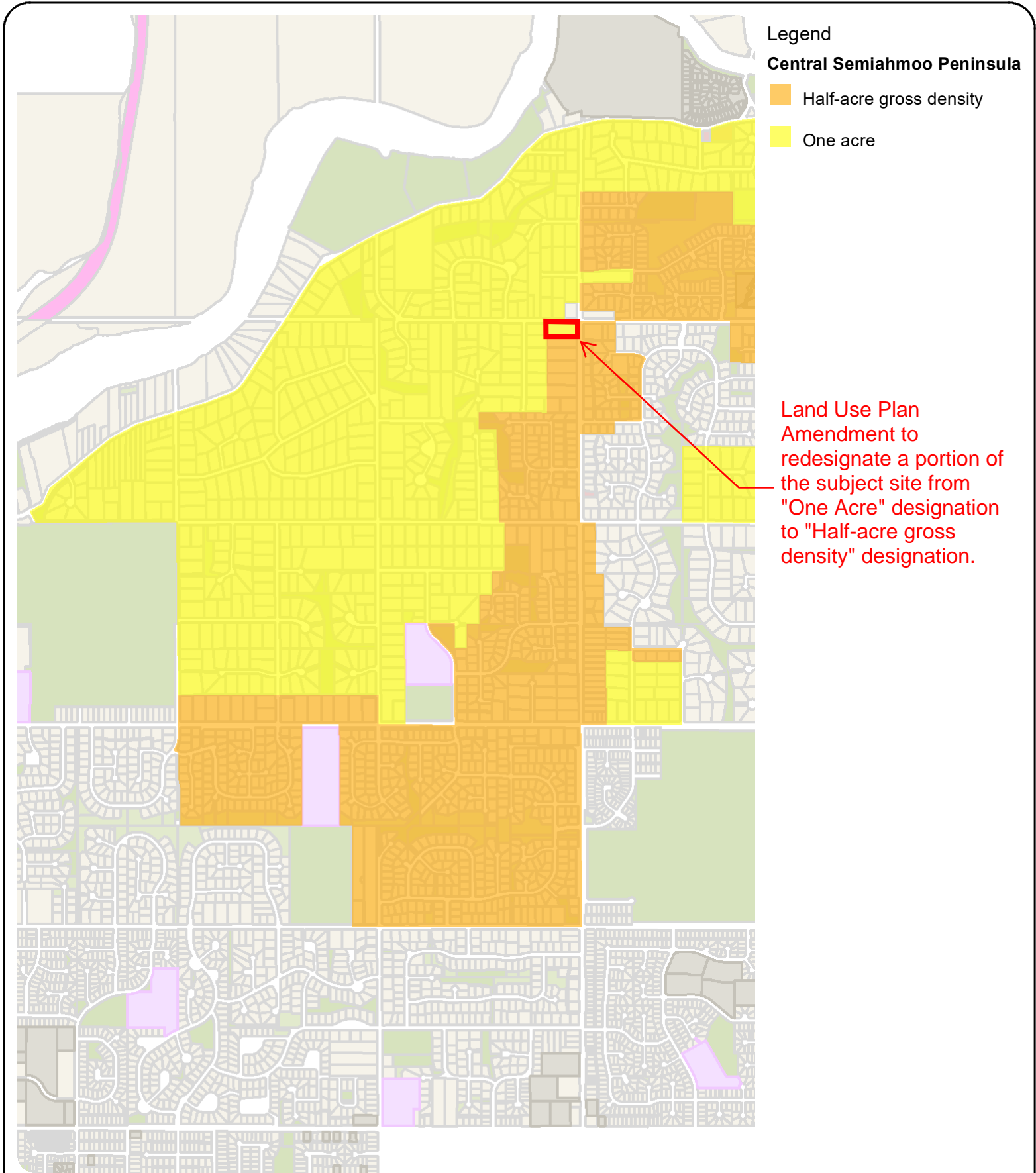
PROJECT TITLE
 13952 - 32 AVENUE
 3151 - 140 STREET
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 25, 2019

T-2
 SHEET 2 OF 2



LAP Amendment Map

Scale: 1:20,000

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