

PROPOSAL:

- **Rezoning** of a portion of the subject site from RF-SD to RF

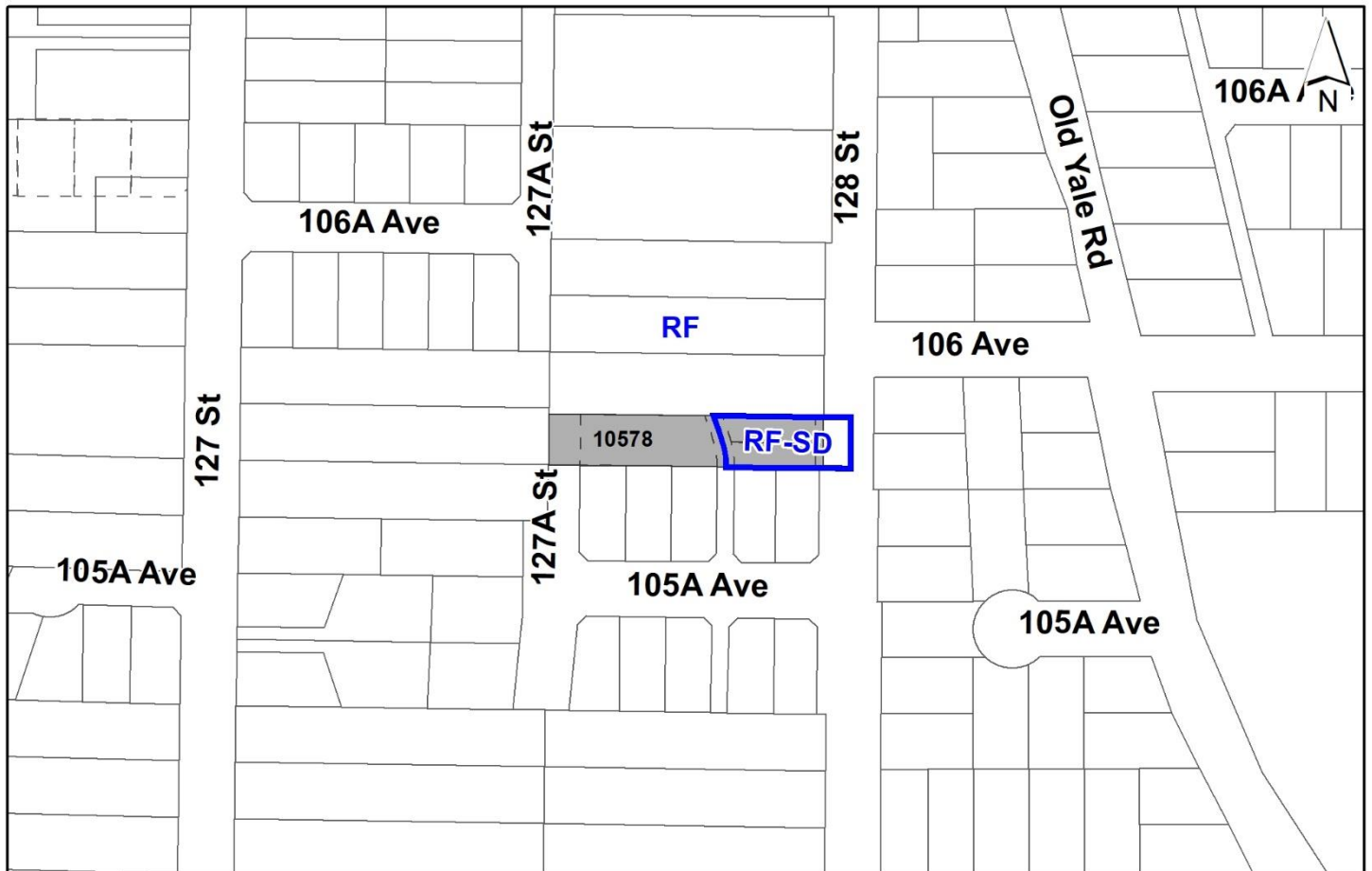
to allow subdivision into one (1) single family lot and two (2) semi-detached single-family lots.

LOCATION: 10578 - 127A Street

ZONING: RF

OCF DESIGNATION: Urban

NCP DESIGNATION: Low-Medium Density (10-15 UPA) and Medium Density (15-23 UPA)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Following Final Adoption of Rezoning By-law No. 20578, it was identified by staff that the existing dwelling, which is to remain on proposed Lot 1, did not comply with the maximum floor area permitted by the RF Zone. To resolve this issue, the lot lines have been adjusted to make Lot 1 slightly larger.
- To accommodate the lot line shift, it is now proposed that a portion of the site be rezoned from RF-SD back to RF to increase the lot area of proposed Lot 1. This will allow the existing home to remain and be compliant with the RF Zone.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" designation in the South Westminster Heights Infill Plan
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is consistent with the established single family neighbourhood. The applicants have also shown how a similar pattern can be achieved on the neighbouring properties through future rezoning and subdivision applications.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix II), from "Semi-Detached Residential Zone (RF-SD)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer.

SITE CONTEXT & BACKGROUND

- At the June 19, 2023 Regular Council – Land Use Meeting, Final Adoption of Rezoning By-law No. 20578 was granted to the subject site to rezone a portion of the site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)". A portion of the site (proposed Lot 1) is intended to remain zoned RF for the purposes of retaining the existing dwelling (see Appendix I).
- Following the Final Adoption of Bylaw No. 20578 on June 19, 2023, it was identified by staff that the existing dwelling, which is to remain on proposed Lot 1, did not comply with the maximum floor area permitted by the RF Zone.
- To bring the existing home into compliance with the maximum floor area in the RF Zone, it is now proposed that the lane be realigned to increase the lot area of proposed Lot 1, which will allow the existing home to remain and be compliant with the RF Zone.
- The portion of the lane that is proposed to be added to Lot 1, was previously rezoned from RF to RF-SD on June 19, 2023 with Final Adoption of Bylaw 20578. A new rezoning bylaw is required to rezone the portion of the site (Block A) from RF-SD back to RF to align with the proposed new Lot 1 lot area.
- Although as per Council Procedure By-law (No. 15300), as amended, a public hearing is not required for a subdivision creating five or fewer new single-family residential lots, it was confirmed by staff that a new public hearing should be held, as there was a public hearing for the previous version of the proposal.
- The only changes to the proposal previously reviewed by Council are a realignment of the lane, an increased lot area for proposed Lot 1 and decreased site area for proposed Lots 2 and 3. All lots will still comply with their proposed zoning.

DEVELOPMENT PROPOSAL

Planning Considerations

- Proposed Lot 1 is proposed to increase from 870.5 square metres to 921.7 square metres, which will allow the existing dwelling to comply with the maximum floor area allowed in the RF zone.

- The lane in between proposed Lot 1 and proposed Lots 2 and 3 is proposed to be slightly re-aligned, with the site area for Lot 2 reduced from 262 square metres to 252 square metres, and Lot 3 site area from 283 square metres to 249 square metres.
- Proposed Lots 2 and 3 will still comply with the RF-SD zone. No variances are required.
- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	1,811 square metres
Road Dedication:	378 square metres
Undevelopable Area:	N/A
Net Site Area:	1,433 square metres
Number of Lots:	3
Unit Density:	11.5 UPH (RF) 35.6 UPH (RF-SD)
Range of Lot Sizes	921.7 square metres (RF) 249 to 252 square metres (RF-SD)
Range of Lot Widths	18.3 metres (RF) 8.9 metres (RF-SD)
Range of Lot Depths	50.44 metres (RF) 28 – 29.12 metres (RF-SD)

- Transportation Engineering is supportive of the proposed realignment of the lane.

INFORMATION ATTACHED TO THIS REPORT

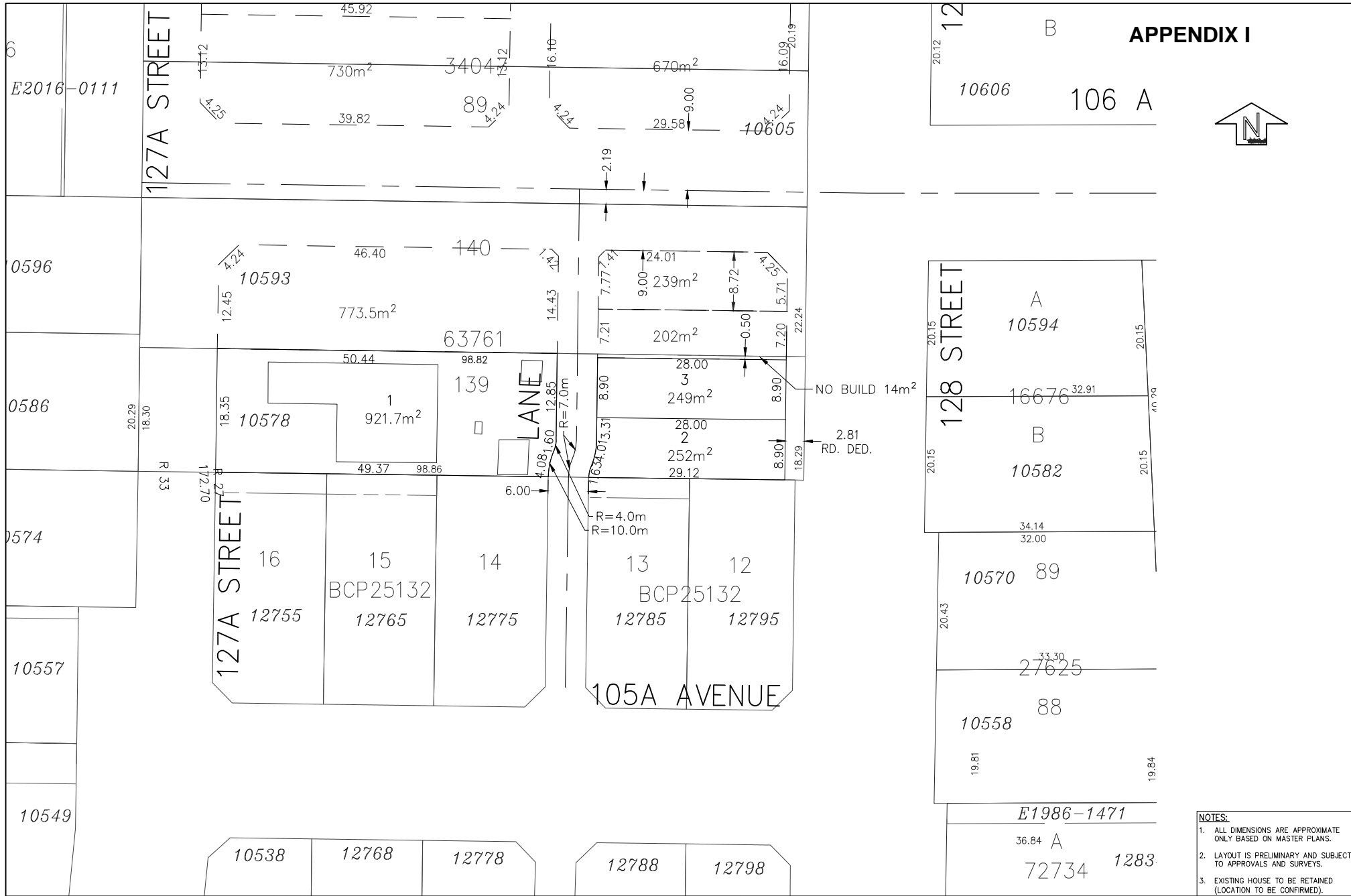
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
 Appendix II. Block Plan
 Appendix III. Initial Planning & Development Report No.7920-0287-00, dated February 14, 2022

approved by Ron Gill

Don Luymes
 General Manager
 Planning and Development

MS/ar



APPENDIX I



- 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 RETAINED (LOCATION TO BE CONFIRMED).

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



DAVINDER JHUTTY
 10578 - 128 STREET, SURREY, BC, V3V 5K2 PHONE: 778-551-7878

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 10578 - 127A STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: EK/JW	Mun. Dwg. No.	A
Designed: JW	Job No. 20-4138	Of
P.W. P.U.	Date APR/2021	Revision
Approved:		

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destroy all prints bearing previous number

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF: LOT 139 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 63761

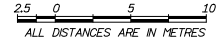
FOR REZONING PURPOSES

LEGEND

m² DENOTES SQUARE METRES
ha DENOTES HECTARES



SCALE 1 : 250



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:250.

N 1/2 24
PLAN 1006

S 1/2 24
PLAN 1006

N 1/2 27
PLAN 1006

140
PLAN 63761

139
PLAN 63761

BLOCK A
AREA = 106.5m²
(RF ZONING)

128 STREET

127A STREET

LANE

16
PLAN BCP25132

15
PLAN BCP25132

14
PLAN BCP25132

13
PLAN BCP25132

REM. 12
PLAN BCP25132

Property boundary dimensions shown hereon, are derived from field survey.

CERTIFIED CORRECT
DATED THIS 17TH DAY OF JULY, 2023.



B.C.L.S.

M. Adam Fulkerson

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.



FILE: 10399-BLOCK PLAN

APPENDIX III

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0287-00

Planning Report Date: February 14, 2022

PROPOSAL:

- Rezoning a portion of the subject site from RF to RF-SD

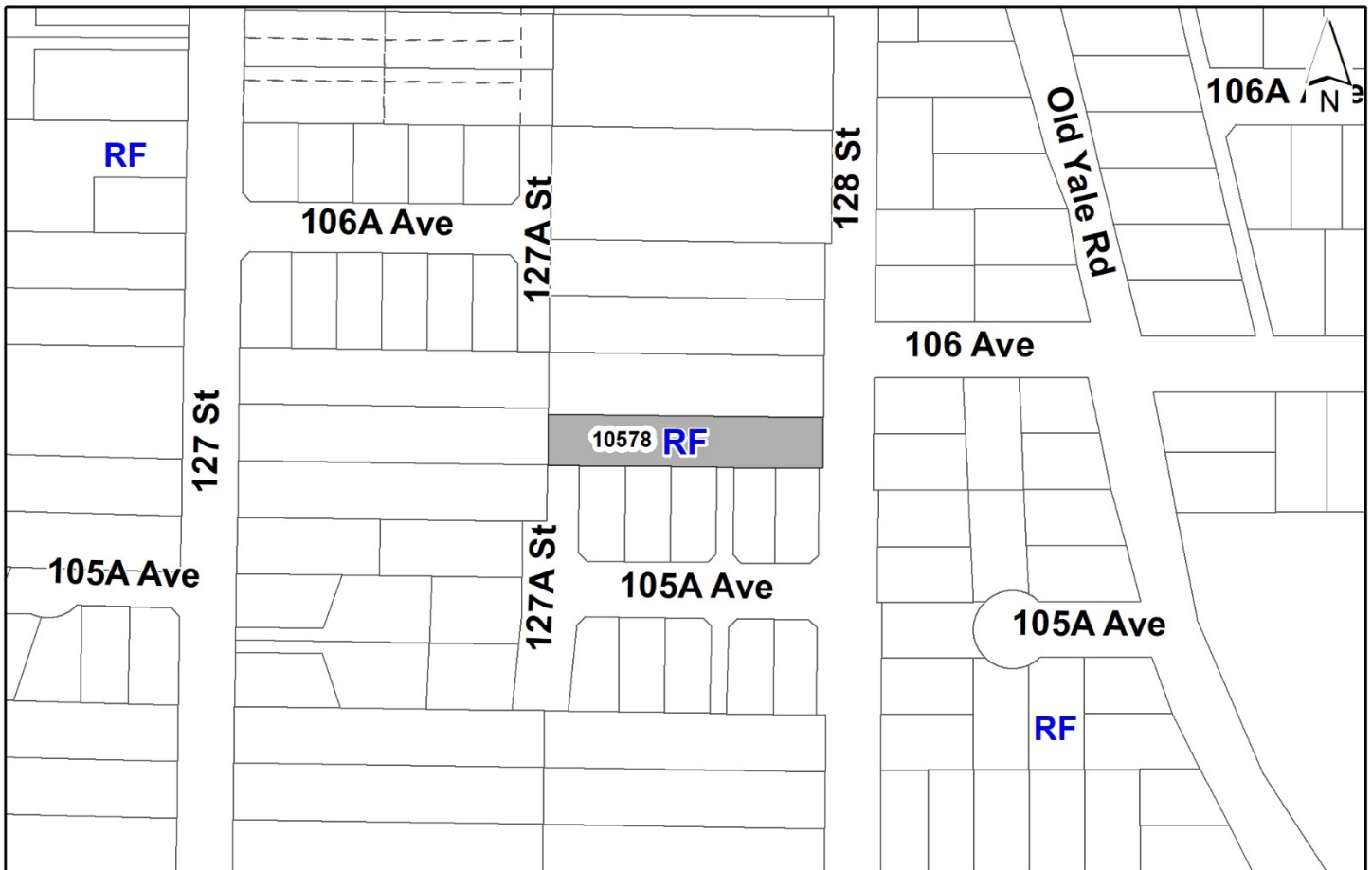
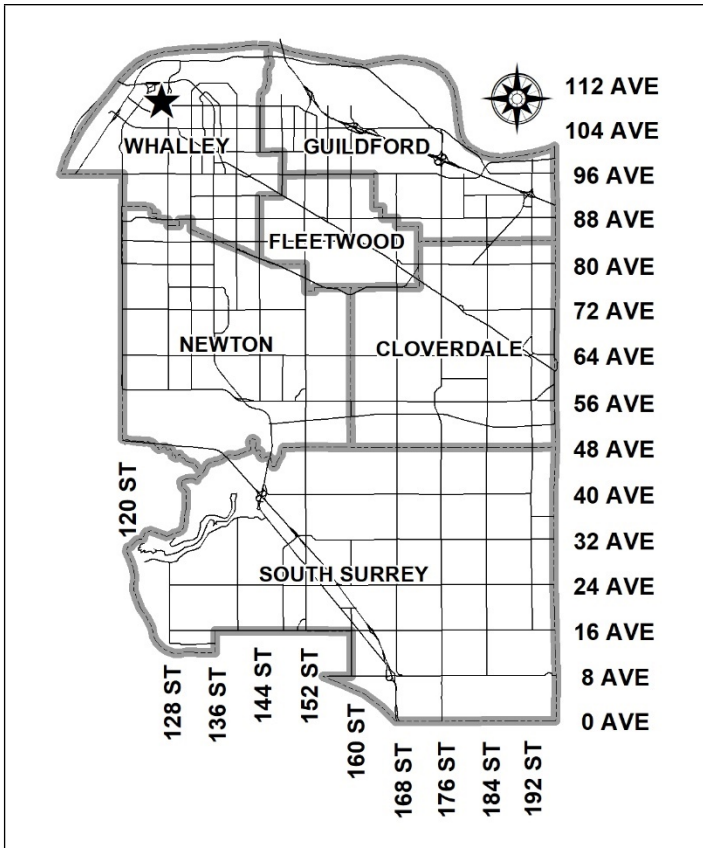
to allow subdivision into one (1) single family lot and two (2) semi-detached single family lots.

LOCATION: 10578 - 127A Street

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Low-Medium Density (10-15 UPA) and Medium Density (15-23 UPA)



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 Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" designation in the South Westminster Heights Infill Plan
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is consistent with the established single family neighbourhood. The applicants have also shown how a similar pattern can be achieved on the neighbouring properties through future rezoning and subdivision applications.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" for Block A on the attached Survey Plan (Appendix I), 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 "no build" on a portion of proposed Lot 3 until future development with the neighbouring lot to the north; and
 - (g) registration of a Section 219 Restrictive Covenant on Lots 2 - 3 for structural independence, a "no build" until approval /certification of plans in accordance with Building Code, maintenance, and use of a party wall, and for exterior finishes and drainage.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Oversized RF lot occupied by a single family dwelling	Urban (OCP); Low-Medium Density (10-15 UPA) & Medium Density Residential Lane Served (15-23 UPA) (NCP)	RF
North:	Single Family Dwelling	Urban (OCP); Low-Medium Density (10-15 UPA) & Medium Density Residential Lane Served (15-23 UPA) (NCP)	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 128 Street):	Single Family Dwellings	Urban (OCP)	RF
South:	Single Family Dwellings created under Development Application No. 7904-0157-00	Urban (OCP); Low-Medium Density (10-15 UPA) & Medium Density Residential Lane Served (15-23 UPA) (NCP)	RF
West:	Single Family Dwelling	Urban (OCP); Low Density (Tree Protection) (6-10 UPA) (NCP)	RF

Context & Background

- The 1,811-square metre subject site is located at 10578 – 127A Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)". The site is also designated as "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" in the South Westminster Heights Infill Plan.
- There is an existing single family dwelling on the western portion of the subject site that is approximately 477.9 square-metres in gross floor area. The dwelling will be retained as part of the proposed development on proposed Lot 1.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the eastern portion of the subject site from "Single Family Residential Zone (RF)" to "Single Family Semi-Detached Zone (RF-SD)", to allow subdivision into two (2) single family semi-detached lots (proposed Lots 2 and 3) and one (1) remainder single family residential lot (proposed Lot 1) to retain an existing dwelling. (Appendix II).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the South Westminster Heights Infill Plan and the proposed development is consistent with the form and character of this established single family residential area. The applicants have also shown how a similar pattern can be achieved on the neighbouring site through future rezoning and subdivision applications.
- The existing dwelling will be retained on proposed Lot 1. Proposed Lot 1 will remain zoned as "Single Family Residential Zone (RF)". The existing dwelling meets all requirements of the RF Zone, and no variances are required in order to retain the dwelling.

- A no-build restrictive covenant will be registered over 17-square metres of a northern portion proposed Lot 3 that can be consolidated and developed with the neighbouring property to the north in a future development application.
- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	1,811 square metres
Road Dedication:	378 square metres
Undevelopable Area:	N/A
Net Site Area:	1,433 square metres
Number of Lots:	3
Unit Density:	11.5 UPH (RF) 35.6 UPH (RF-SD)
Range of Lot Sizes	870.5 square metres (RF) 262 – 283 square metres (RF-SD)
Range of Lot Widths	18.3 metres (RF) 8.9 metres (RF-SD)
Range of Lot Depths	44.4 metres (RF) 29.1 – 33.4 metres (RF-SD)

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: The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Prince Charles Elementary School
1 Secondary students at L.A. Matheson Secondary School

(Appendix IV)

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 Summer 2023.

Transportation Considerations

- The application will provide approximately 378 square metres of road dedication.
 - 2.81 metres of dedication is required for 128 Street.
 - The existing rear lane, running north-south, will be extended northward through the subject site.
- Proposed Lot 1 will be oriented towards 127A Street. Driveway access will be off 127A Street.
- Proposed Lots 2 and 3 will be oriented towards 128 Street and will have vehicular access from the proposed rear lane. No driveway access is permitted off 128 Street.
- The subject site is adjacent to bus services along 128 Street (bus route 373 to Surrey City Centre).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods. The proposal is also consistent with the following OCP Themes/Policies:

Themes/Policies

- A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - The proposed rezoning and subdivision supports growth by increasing density in an existing neighbourhood. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.

Secondary Plans

Land Use Designation

- The site is designated as "Low-Medium Density (10-15 UPA)" for the west portion of the lot and "Medium Density Residential Lane Served (15-23 UPA)" for the east portion of the lot in the South Westminster Heights Infill Plan. The proposal complies with the plan and is consistent with the established single family residential area. The applicants have also shown how a similar pattern can be achieved on the neighbouring site through future rezoning and subdivision applications. The proposal is consistent with the following Secondary Plan Themes/Policies:

Themes/Objectives

- B.1.i - To contribute to the long term liveability and maturing of the neighbourhood through residential infill.
 - The proposed development will provide reasonable infill housing that is in keeping with the residential character of the existing neighbourhood.
- B.1.vi - To locate residential density where it will support existing and future transit and maximize walkability.
 - The proposed development is adjacent to an existing transit bus route along 128 Street, providing direct access into Surrey City Centre.
- B.2.i - To maintain a balanced mix of housing within the neighbourhood and to distribute density appropriately amongst the neighbourhood.
 - The proposed development will provide an alternative housing option to the area with the proposed semi-detached zoning.

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Semi-Detached Residential Zone (RF-SD)", and parking requirements.

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
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RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Unit Density:	37 UPH	35.6 UPH
Yards and Setbacks		
Front Yard (east):	3.5 metres	3.5 metres
Side Yard (north/south):	1.2 metres	1.2 metres
Rear (west):	6.5 metres	6.5 metres
Lot Size		
Lot Size:	200 square metres	262 – 283 square metres
Lot Width:	7.2 metres	8.9 metres
Lot Depth:	28 metres	29.1 – 33.4 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	2	2

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Modern to West Coast Modern homes given the neighbourhood context. Roof slope is to be a minimum of 4:12 roof slope using a wide range of roofing materials including concrete roof tiles or asphalt shingles in grey, brown, or black. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated January 4, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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.

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 (\$2,000 per new unit).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

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 December 14, 2021, and the Development Proposal Signs were installed on December 15, 2021. Staff received 1 response from a neighbouring resident. (*staff comments in italics*):
 - The resident had concerns on the access for proposed Lots 2 and 3 from 128 Street.
 - Staff confirmed the proposed lots along 128 Street will have access from a rear lane and no driveway access is permitted from the arterial road. The lane will be extended northwards to provide alternate access when the property to the north redevelops.*

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associated 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)			
Black cherry	1	1	0
Coniferous Trees			
Western Red Cedar	3	1	2
Grand Fir	1	1	0
Pacific Yew	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	4	2

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	3
Total Retained and Replacement Trees	5
Contribution to the Green City Program	\$2,000.00

- The Arborist Assessment states that there are a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on the subject site. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 8 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 5 replacement trees will require a cash-in-lieu payment of \$2,000.00, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site with a contribution of \$2,000.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Rezoning Block Plan
- 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

approved by Ron Gill


Ron Gill
Acting General Manager
Planning and Development

SJ/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. _____
OVER LOT 139
SECTION 20 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 63761**

**FOR THE PURPOSE OF REZONING
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, NAD83(CSRS) 4.0.0.BC.1.MVRD**

0 20 40



SCALE 1 : 400 DISTANCES ARE IN METRES

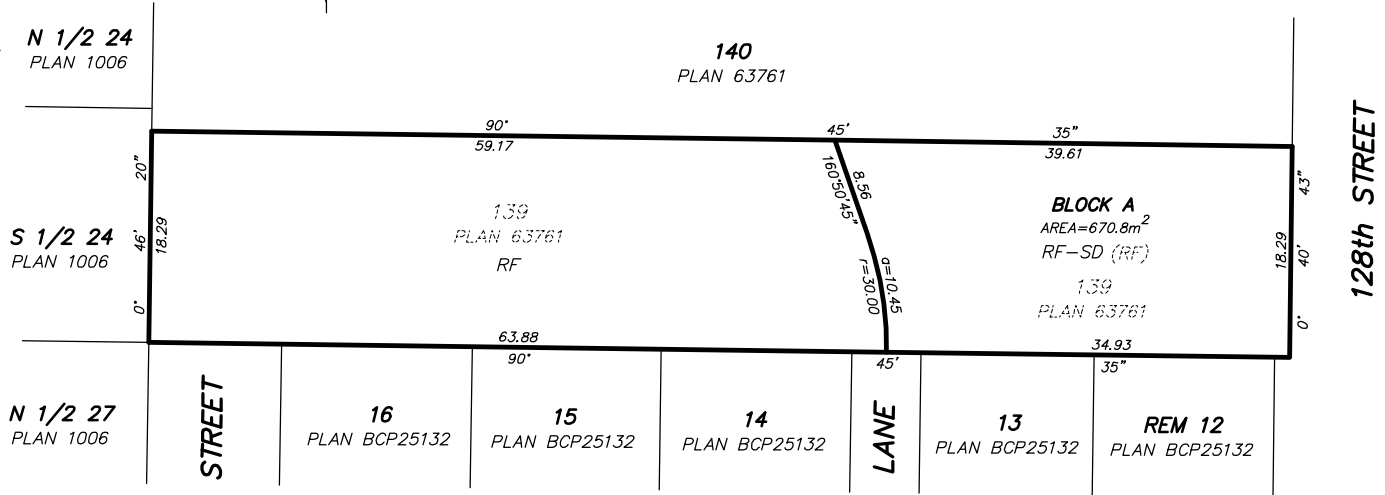
THE INTENDED PLOT SIZE OF THIS PLAN
IS 356mm IN WIDTH BY 216mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:400

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM PLAN NWP63761.

LEGEND

m² DENOTES SQUARE METRES



Lakhjot Grewal
64QJG9

Digitally signed by
Lakhjot Grewal 64QJG9
Date: 2022.02.09
16:06:07 -08'00'

CERTIFIED CORRECT THIS 9th DAY OF FEBRUARY, 2022.
LAKHJOT S. GREWAL B.C.L.S. #809

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 2202-017
DWG : 2202-017 SK-RZ



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 RETAINED (LOCATION TO BE CONFIRMED).	

Scale:	1:500	Mun. Proj. No.		Dwg. No.	A
Drawn:	EK/JW	Mun. Dwg. No.			
Designed:	JW	Job No.	20-4138	Of	
P.W. P.U.		Date	APR/2021	Revision	
Approved:		destroy all prints bearing previous number			

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

DAVINDER JHUTTY
 10578 - 128 STREET, SURREY, BC, V3V 5K2 PHONE: 778-551-7878

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10578 - 127A STREET, SURREY, BC

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

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

DATE: **February 03, 2022** PROJECT FILE: **7820-0287-00**

RE: **Engineering Requirements
Location: 10578 127A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 128 Street.
- Dedicate 11.50 m toward 127A Street.
- Dedicate 6.0 m toward Lane.
- Register 0.5 m Statutory Right-of-Way (SRW) along 128 Street and 127A Street frontages.

Works and Services

- Construct 1.8 m sidewalk along west side of 128 Street and ensure property line is graded +/-300 mm to road centerline elevations.
- Construct east side of 127A Street to Half Road standards.
- Construct Lane to city standards.
- Construct storm mains along 127A Street and Lane to full frontage.
- Construct sanitary and water mains along 127A Street to service the development.
- Provide storm, sanitary, and water service connections to each lot.
- Register required legal restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

AY



January 20, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0287 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

Prince Charles Elementary	
Enrolment (K/1-7):	36 K + 277
Operating Capacity (K/1-7)	38 K + 373
L. A. Matheson Secondary	
Enrolment (8-12):	1145
Capacity (8-12):	1400

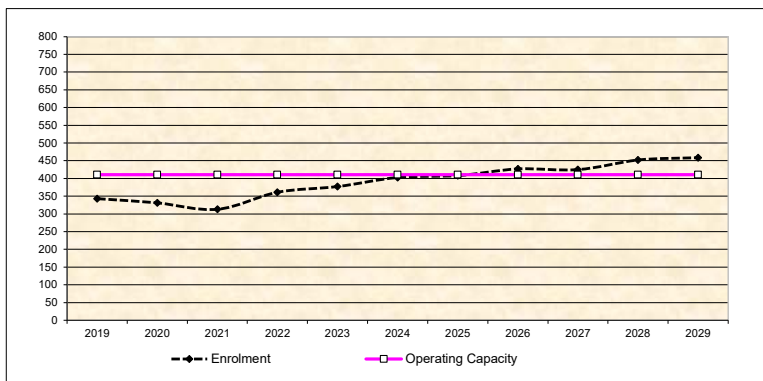
Projected population of school-age children for this development:	5
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Population: The projected population of children aged 0-19 Impacted by the development.

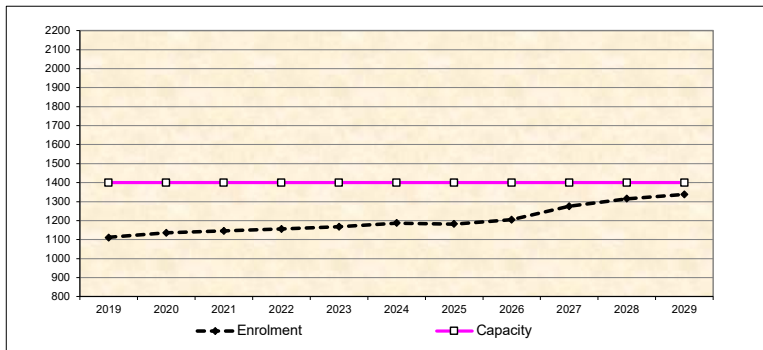
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.
 Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.
 As of September 2021, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

Prince Charles Elementary



L. A. Matheson 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 #: 7920-0278-00
 Project Location: 10578 - 127A Street, 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:

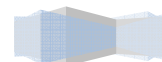
The area surrounding the subject property consists of a majority of homes that are craftsman and neo-traditional that are approximately 7-10 years old. All the homes in the neighborhood could be used as context plans.

Homes in the neighborhood include the following:

- The homes and newer developments surrounding the property are a mixture of styles from modern to west coast modern and craftsman homes. These homes have various roof pitches from 4:12 to 12:12 sloped roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi, vinyl or stucco with stone or brick accents. All the homes in the neighborhood can be used as context homes.

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 modern and west coast modern and craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: the newer homes are mostly neo-traditional 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) Roof pitch is a minimum of 4:12 to a maximum of 12:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in hardi siding or vinyl siding, 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 craftsman 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.

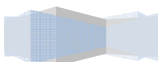
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Vinyl, 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 pitch could be 4:12 and maximum of 12:12.

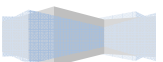


- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 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:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.
Date: December 7, 2020

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

Date: December 7, 2020



9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 10578 127A St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	6
Protected Trees to be Removed	4
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	2
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	
All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8 Trees
Replacement Trees Proposed	3
Replacement Trees in Deficit	5
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary, report and plan prepared and submitted by:

Francis Klimo

February 4, 2022

(Signature of Arborist)

Date

The existing wooden fencing located along the length of the western P/L was examined to be situated within the TPZ(s) of trees #OS2, #OS3, #OS4, #OS5, and #OS6. As the existing fencing was examined to be in relatively good condition, the existing structure has been proposed to be left intact in order to limit the amount of disturbance occurring within the protected areas of the off-site trees.

Due to the proposed lot grading requirements, the current grades located within the limits of the site may be required to be manipulated within certain areas in order to allow for the construction of the new dwellings or new lane to be constructed. All grading related works occurring within the limits of the site and within the TPZ(s) of trees #OS2, #OS3, #OS4, #OS5, and #OS6 are required to be performed under the direct guidance and supervision of the project Arborist.

The proposed service connections running along the perimeter of the lot (western P/L) will have to be installed under Arborist supervision as the works would fall within the TPZ(s) of trees #OS2, #OS3, #OS4, #OS5, and #OS6. The site servicing works occurring within the TPZ(s) of the retained trees are required to be performed under the project Arborist's supervision with approvable methods (determined at the time of the works) that are the least invasive towards the protected trees under the direction of the project Arborist.

As part of the subdivision preparation phase, the existing shed encompassing within the TPZ of tree #OS1 has been proposed to be removed. In order to limit the amount of disturbance occurring within the TPZ of the subject tree, the existing structure located within its protected area would have to be removed under Arborist supervision and no excavation machinery will be allowed to encroach into the TPZ throughout the demolition process.

Encroachment of the proposed lane is expected to encroach into the TPZ of tree #OS1. Due to the encroachment, Arborist supervision will be required during the preparation and construction of the new driveway. In order to limit the amount of disturbance occurring within the TPZ of the subject tree, the construction of the road is recommended to be constructed with methods approval to the project Arborist.

The proposed service/utility (water) connections will have to be connected by using a common trench and as the connection/trenching path would fall within the TPZ(s) of city trees #C1 and #C2, the site servicing work is required to be performed under the project Arborist's supervision with approvable methods that are the least invasive towards the protected trees. (Methods such as performing the trenching work by manual excavation when working through the TPZ(s) of the trees would be required - while following root pruning & remedial measures)

REMOVAL OF FOUR (4) TREES AS PER ARBORIST REPORT. TREES #101,102,S1,S2 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

TREE MANAGEMENT PLAN

Project Number	
Date	May 5, 2021
Scale	1:200
Drawn	
Checked	

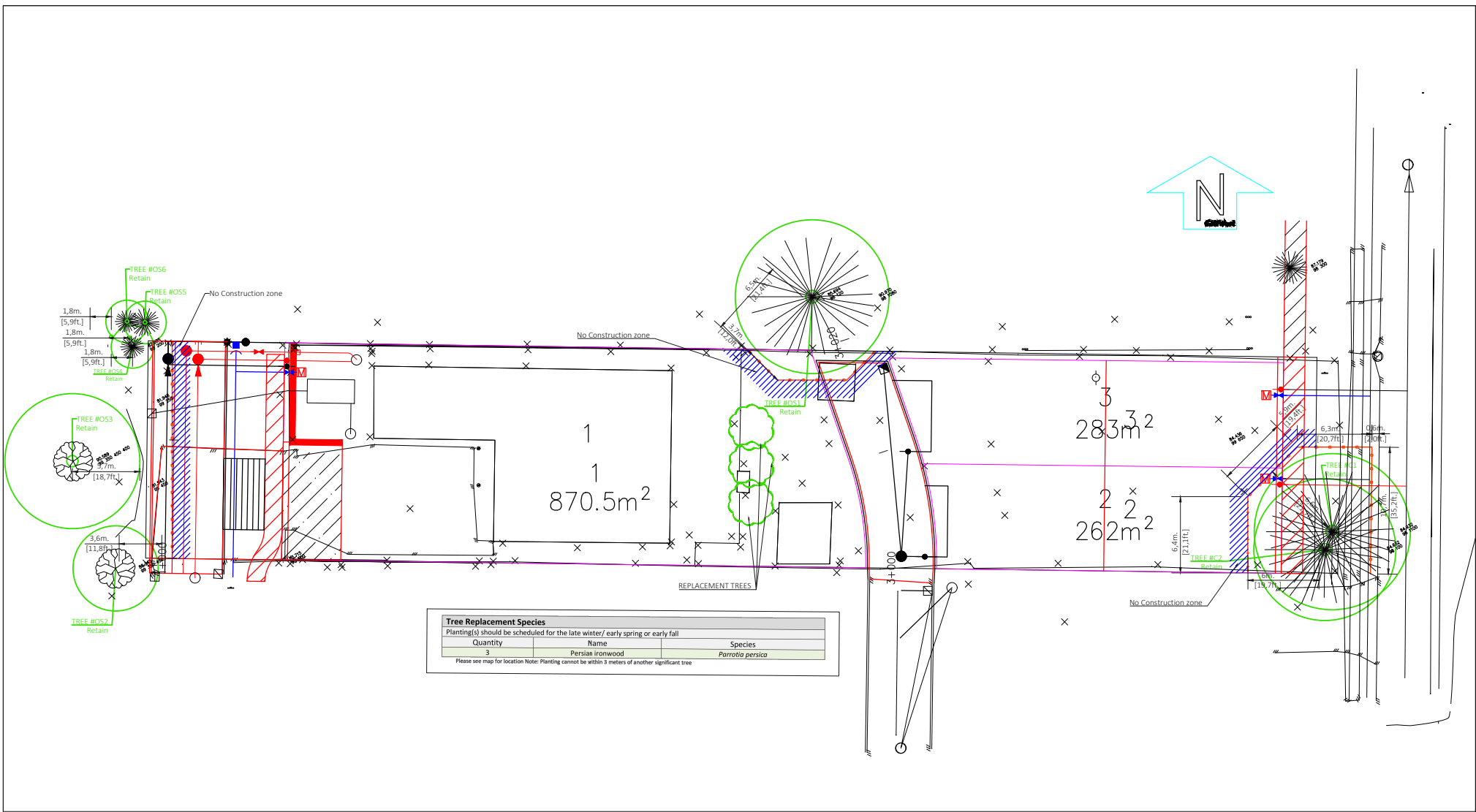
Francis R. Klímo
 ISA Certified Arborist #PN-81494
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions	
No.	Date
1	May 17, 2021

Consultants

**10578 127A ST, SURREY R1
 TREE MANAGEMENT PLAN**

**Klimo &
 Associates**



REMOVAL OF FOUR (4) TREES AS PER ARBORIST REPORT. TREES #101,102,S1,S2 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

TREE MANAGEMENT PLAN	
Project Number	
Date	May 5, 2021
Scale	1:200
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions	
No.	Date
1	May 17, 2021

Consultants

10578 127A ST, SURREY R1 TREE REPLACEMENT PLAN

**Klimo &
 Associates**