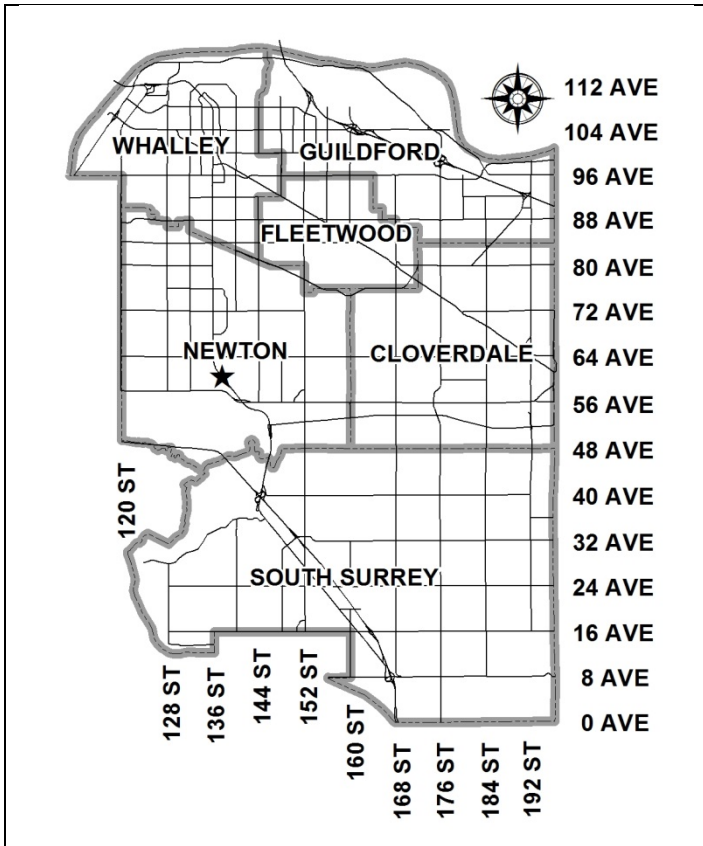


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0342-00

Planning Report Date: March 7, 2016



**PROPOSAL:**

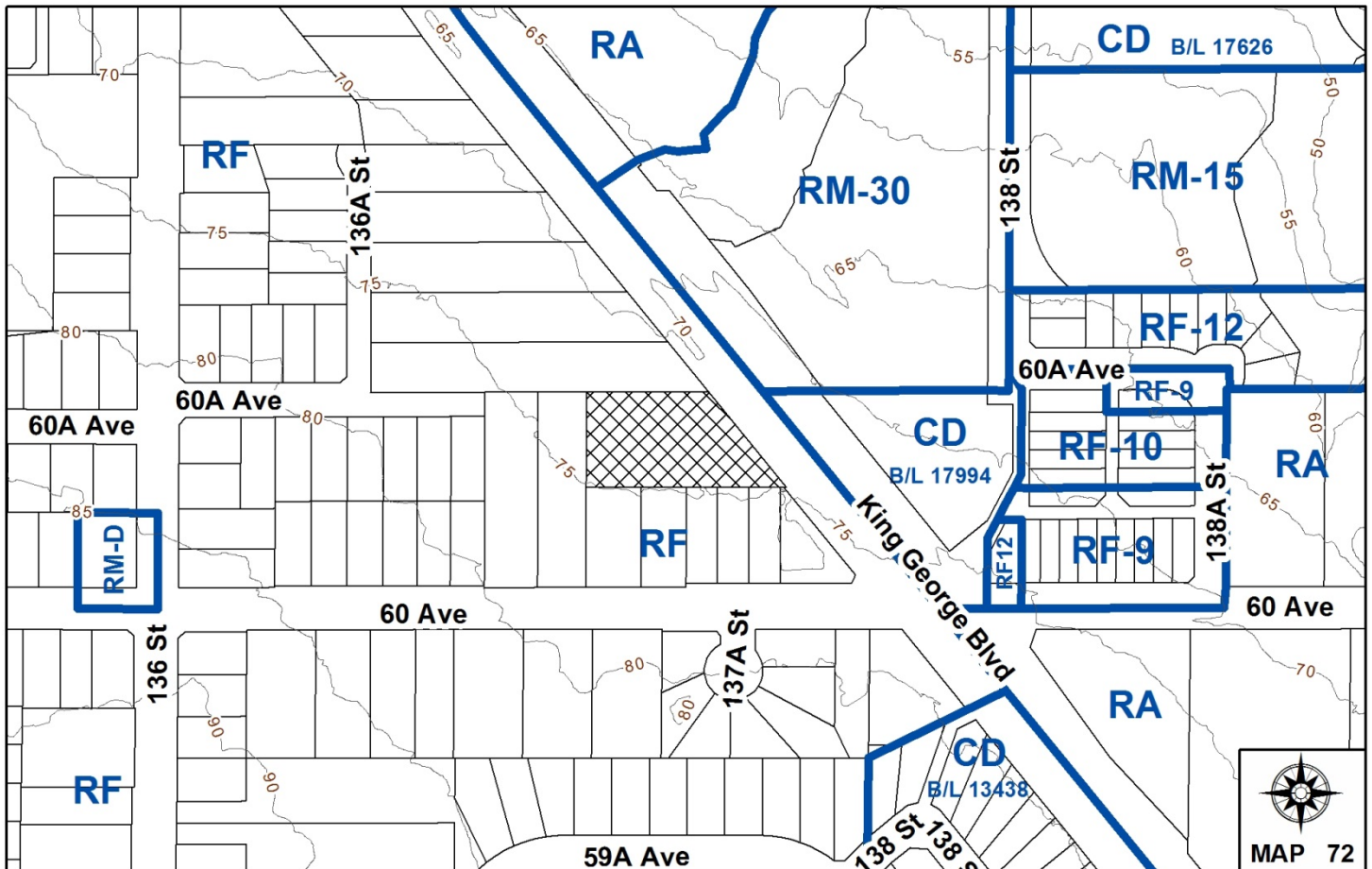
- **Rezoning** from RF to RF-12 in order to allow subdivision into five (5) single family lots.

**LOCATION:** 6041 - King George Boulevard

**OWNER:** Jasbir K. Lail

**ZONING:** RF

**OCP DESIGNATION:** Urban



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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 site's Official Community Plan (OCP) Designation.
- There are pockets of existing Single Family Residential (12) Zone (RF-12) small lots already established in the area, including to the east across King George Boulevard, within the South Newton Neighbourhood Concept Plan Area, and just south of 60 Avenue. Furthermore, the RF-12 zoning supports the OCP objective of increasing density close to King George Boulevard, a frequent transit corridor.
- No objections were received as a result of the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant for installation of a 6 metre (20 ft.) wide landscape buffer on proposed Lot 5 along King George Boulevard, including installation of a fence along the western boundary of the covenant area.

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:  
 3 Elementary students at North Ridge Elementary School  
 1 Secondary student at Panorama Ridge 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 early 2017.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family	Urban	RF
East (Across King George Boulevard):	Townhouses	Urban / Townhouses (20 u.p.a. max)	CD (By-law No. 17994)
South:	Single Family	Urban	RF
West:	Single Family	Urban	RF

### JUSTIFICATION FOR REZONING

- There are pockets of existing Single Family Residential (12) Zone (RF-12) small lots already established in the area, including to the east across King George Boulevard, within the South Newton Neighbourhood Concept Plan Area, and just south of 60 Avenue. Furthermore, the RF-12 zoning supports the OCP objective of increasing density close to King George Boulevard, a frequent transit corridor.

### DEVELOPMENT CONSIDERATIONS

- The 3,499 square metre (37,668 sq. ft.) subject site is located on King George Boulevard between 60 Avenue and 60A Avenue. It is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".

#### Proposal

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential 12 Zone (RF-12)" to allow subdivision into five (5) single family small lots.
- The proposed lots will range in size from 456 square metres (4,908 sq. ft.) to 908 square metres (9,774 sq. ft.) and meet the RF-12 requirements for lot area, width and depth.
- The applicant is required to provide 11.5 metres (38 ft.) of road dedication along the site's northern boundary to facilitate the construction of 60A Avenue. 60A Avenue will provide legal frontage to the proposed lots and driveway access from the front yard.
- The applicant is proposing a 6.0 metre (20 ft.) wide landscape buffer along King George Boulevard on proposed Lot 5, consistent with the landscaping requirements on the property to the south under Development Application No. 7910-0188-00.
- A no build restrictive covenant will be required over the landscape buffer area to ensure its future retention.

#### Lot Grading & Building Scheme

- The applicant has retained Ran Chahal of Apex Design Group Inc. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development. The proposed Building Design Guidelines are attached as Appendix V.
- The proposed Design Guidelines will not emulate the existing older dwellings and instead proposes a new character in which modestly sized two-storey homes (with basements) are constructed to modern standards. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., has been reviewed by staff and found to be generally acceptable.

- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### TREES

- Mike Fadum, 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
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	5	5	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Big Leaf	1	1	0
Maple, Crimson King	1	1	0
Maple, Norway	3	0	3
Holly	1	0	1
Honey locust, Thornless	2	0	2
Willow, weeping	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>3</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>11</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	

- The Arborist Assessment states that there are a total of 10 mature trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 33% of the total trees on the site, are Alder or Cottonwood trees. It was determined that 7 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 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 11 replacement trees on the site. The applicant is proposing 11 replacement trees, meeting City requirements.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

A Development Proposal Sign was erected on November 9, 2015 and pre-notification letters were sent on December 16, 2015. To date, no comments have been received in response to the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 18, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is designated Urban in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The unit density of the proposed development is 18 units per hectare (7 units per acre), which complies with the 36 units per hectare (15 units per acre) density permitted within the Urban designation under the OCP.</li> <li>• The proposed development allocates space for rear yard gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates in its design the following Low Impact Development Standards (LIDS):               <ul style="list-style-type: none"> <li>○ Absorbent soils equal to or greater than 300mm in depth;</li> <li>○ Roof downspout Disconnection;</li> <li>○ Dry swales; and</li> <li>○ Sediment control devices.</li> </ul> </li> <li>• The proposed development contains provisions for roadside garbage and recycling pickup and potential for composting on each lot.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development site is close to public transit on King George Boulevard.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Development proposal sign was erected and pre-notification letters were mailed to adjacent residents. The application will also require a Public Hearing to be held.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary 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

EM/ar



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent: Name: Michael Helle  
Coastland Engineering & Surveying Ltd.  
Address: #101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2  
Tel: 604-532-9700 - Work

2. Properties involved in the Application

- (a) Civic Address: 6041 - King George Boulevard

- (b) Civic Address: 6041 - King George Boulevard  
Owner: Jasbir K. Lail  
PID: 009-341-463  
Lot 3 Block 1 Section 9 Township 2 Plan 10521 NWD Subsidy Lot 5, Part S 1/2 of N 1/2.

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

- (b) Application is under the jurisdiction of MOTI. **YES**  
MOTI File No. 2015-06467

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.87
Hectares	0.35
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 – 15.00
Range of lot areas (square metres)	456 – 908
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.3 / 5.8
Lots/Hectare & Lots/Acre (Net)	18.3 / 7.4
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39.1
Estimated Road, Lane & Driveway Coverage	23.2
Total Site Coverage	62.3
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SUBDIVISION PLAN OF LOT 3,  
SECTION 9, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 10521**

PLAN EPP

City of Surrey B.C.G.S. 926.016  
0 5 10 20 30 40 50 m

SCALE = 1 : 500  
All distances are in metres

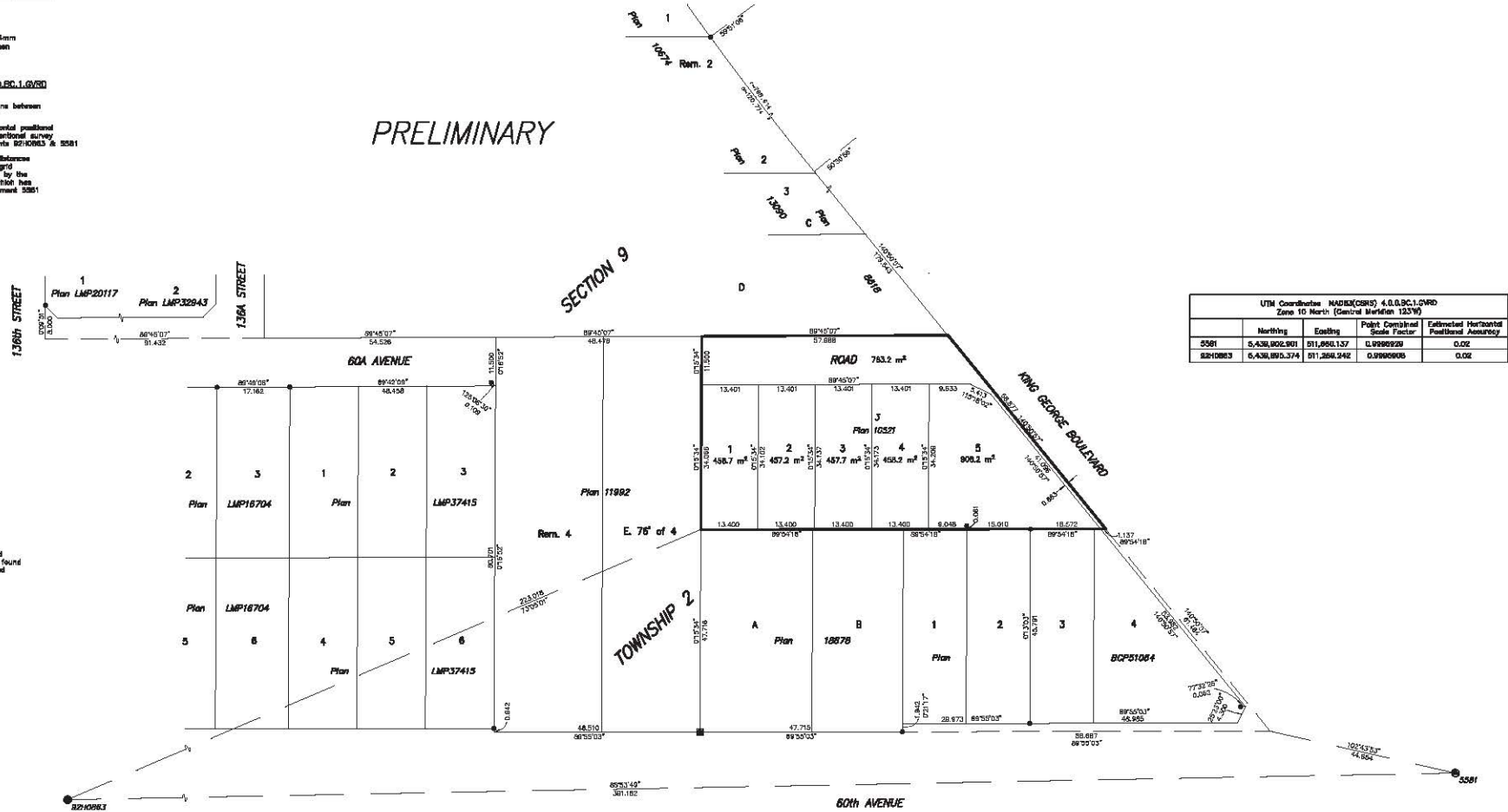
The intended plot size of this plan is 864mm  
in width by 568mm in height (D Size) when  
plotted at a scale of 1:500

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0.D.FC.1.0/30

Old Bearings are derived from observations between  
Control Monument 52020863 & 5201  
The UTM coordinates and estimated horizontal positional  
accuracy achieved are derived from conventional survey  
observations to geodetic control monuments 52020863 & 5201

This plan shows horizontal ground-level distances  
unless otherwise specified. To compute grid  
distances, multiply ground-level distances by the  
average combined factor of 0.9999929 which has  
been derived from geodetic control monument 5201

PRELIMINARY



UTM Coordinates NAD83(CSRS) 4.0.D.FC.1.0/30 Zone 10 North (Central Meridian 123°W)				
	Northing	Easting	Point Combined Scale Factor	Estimated Horizontal Positional Accuracy
5201	5,438,802.901	511,860.137	0.9999929	0.02
52020863	5,438,895.374	511,268.242	0.9999905	0.02

- Legend:**
- ⊙ Denotes control monument found
  - ⊠ Denotes standard corner post found
  - ⊡ Denotes non-standard post found
  - Denotes standard iron post set

PRELIMINARY

This plan lies within the jurisdiction of the  
Approving Officer for the City of Surrey.

The field survey represented by this plan was  
completed on the day of September, 2019.  
Sean Costello, BCLS 900

This plan lies within the Greater Vancouver Regional District

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 208 - 18025 Fraser Highway  
Surrey, B.C. V4W 0Z6  
Phone: 504-667-3777  
Fax: 504-667-3783  
File: 587-515

Appendix II

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

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

DATE: **February 25, 2016**

PROJECT FILE: **7815-0342-00**

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RE: **Engineering Requirements  
Location: 6041 King George Blvd**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 0.883 m along King George Boulevard toward the 42.0 m Arterial Road standard;
- Dedicate 11.5 m along north property line towards 60A Avenue 18.0 m Local Road standard; and
- Dedicate 3.0 m x 3.0 m corner cut at 60A Avenue;
- Register 0.5 m statutory rights-of-way for service connections and sidewalk maintenance.

#### *Works and Services*

- Construct 60A Avenue to Local Half Road standard;
- Construct 60A Avenue intersection at King George Boulevard;
- Construct storm, sanitary and water mains along 60A Avenue;
- Provide on-site stormwater mitigation features as per the Hyland Creek Integrated Stormwater Management Plan; and
- Provide storm, sanitary and metered water service connections to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.  
Development Project Engineer

MB



Planning December-18-15

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0342 00

**SUMMARY**

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

September 2015 Enrolment/School Capacity

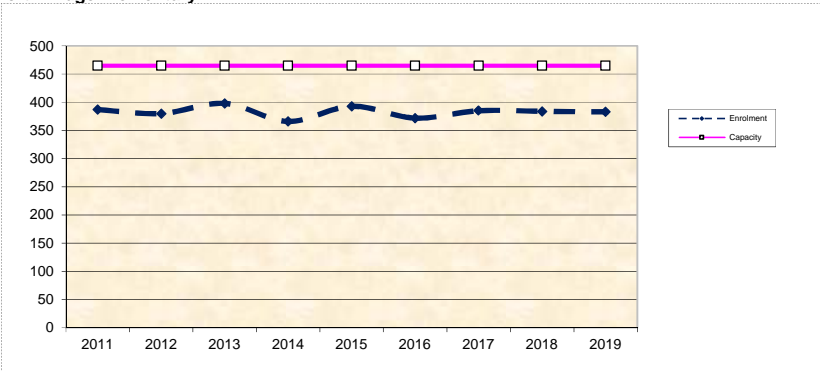
<b>North Ridge Elementary</b>	
Enrolment (K/1-7):	42 K + 351
Capacity (K/1-7):	40 K + 425
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1551
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

**School Enrolment Projections and Planning Update:**

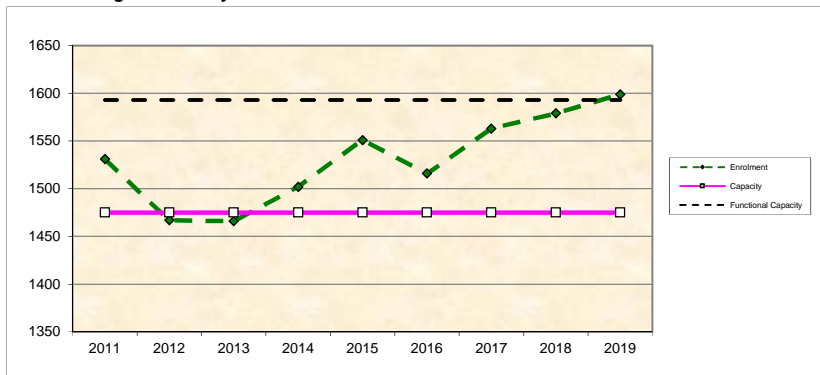
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The North Ridge Elementary catchment is within the Panorama Ridge Secondary catchment. Enrolment at North Ridge is currently under capacity however in September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) that will slowly add to enrolment. There are some enrolment pressures at Panorama Ridge but a recent addition to increase the capacity from 1100 to 1475 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortages.

**North Ridge Elementary**



**Panorama Ridge Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 15-0342-00  
**Property Location:** 6041 King George Blvd, Surrey, B.C

**Design Consultant:** Ran Chahal, Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

**1. Residential Character****1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 79% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Cedar roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar and Stucco with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 56% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** "Two-Storey" 65.0%  
 "Basement Entry/Cathedral Entry" 0.00%  
 "Rancher (Bungalow)" 35.0%  
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:  
 (Floor Area and Volume)** Size range: 35.0% under 2000 sq.ft excl. garage  
 9.00% 2001 - 2500 sq.ft excl. garage  
 56.0% over 2501 sq.ft excl. garage

**Exterior Treatment  
 /Materials:** Cedar: 30.0% Stucco: 18.0% Vinyl: 52.0%  
 Brick or stone accent on 52.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 0.00% Cedar Shingles: 74.00%  
 Concrete Tiles: 26.0% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:**A variety of simple "Two Story", 10-40 year old "West Coast Traditional" homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Cedar Roof Tiles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:  
 (Floor Area and Volume)** Two-Storey/Split Levels -2000 sq.ft. minimum  
 Basement Entry -2000 sq.ft. minimum  
 Rancher/Bungalow -1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage", "West Coast Modern and "West Coast Contemporary" will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

Date October 30, 2015



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: TBD

Address: 6041 King George BLVD.

Registered Arborist: Mike Fadum

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
<b>Protected Trees to be Removed</b>	8
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	7
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6</li> </ul>	11
<b>Replacement Trees Proposed</b>	11
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	1
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:

Date: September 4, 2015

