

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0656-00

Planning Report Date: February 20, 2017

PROPOSAL:

- **Rezoning** from RF to RF-10 to allow subdivision into four (4) single family small lots.

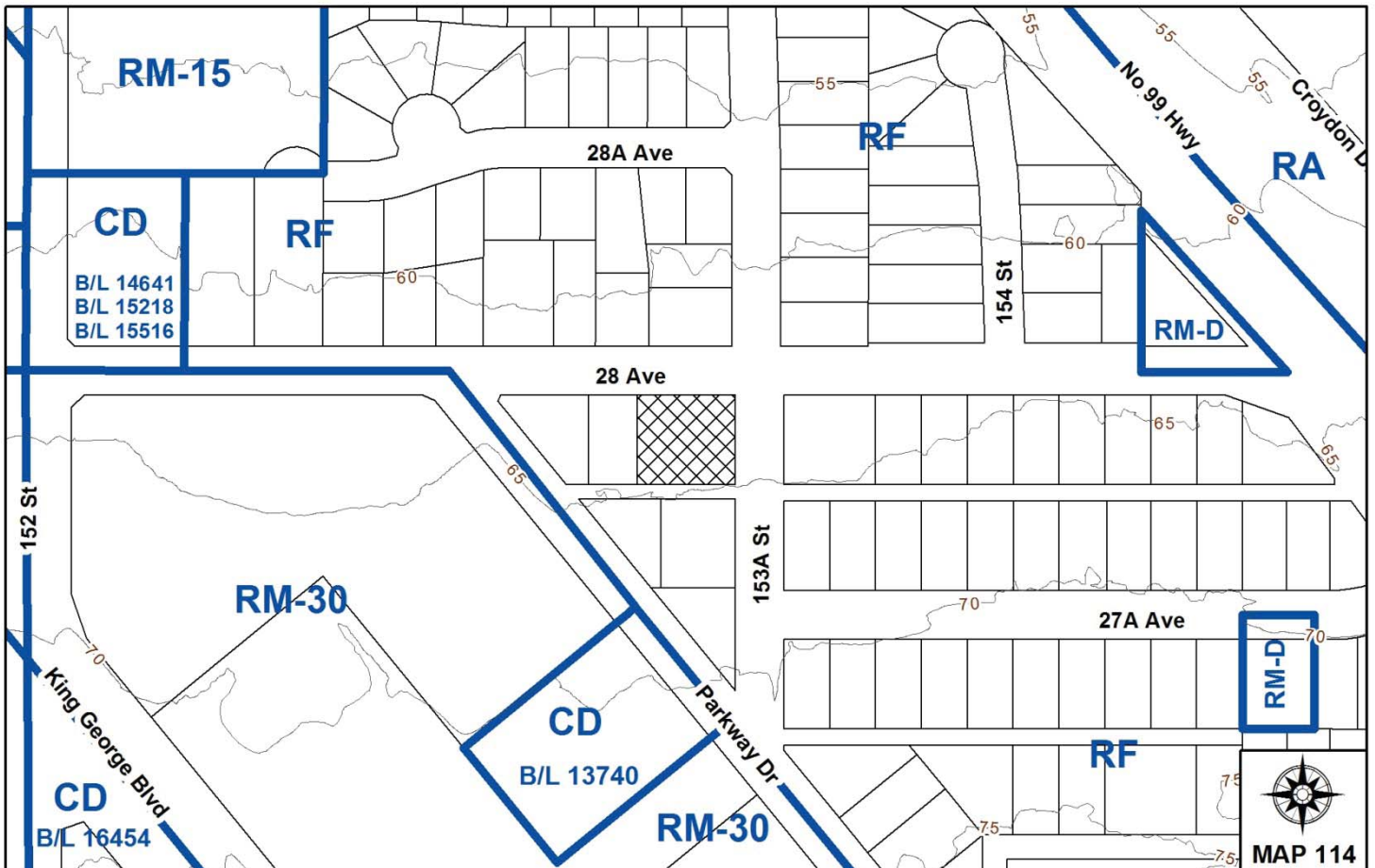
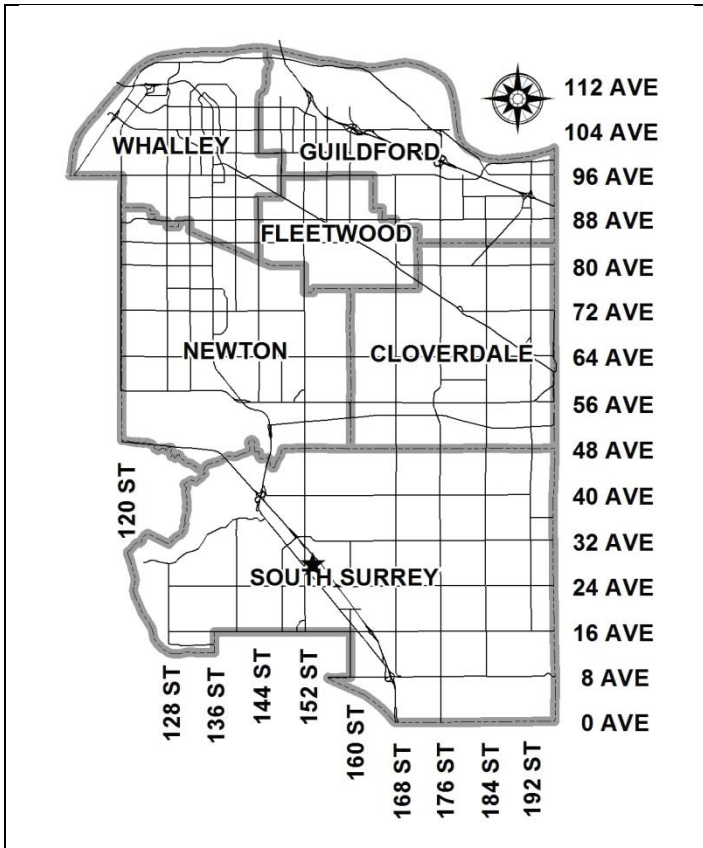
LOCATION: 15330 - 28 Avenue

OWNER: Steven J. Barrett
 Gordana Barrett

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Residential (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the subject site from "Single Family (6 upa)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" is consistent with other recent development applications in the immediate area along 28 Avenue that also propose rezoning to "Single Family Residential (10) Zone (RF-10)" in order to accommodate subdivision into single family small lots.
- The proposed Single Family Small Lot designation is appropriate for this part of the King George Corridor, which is within close proximity to the Frequent Transit Network (FTN) on 152 Street and King George Boulevard. Furthermore, the proposal provides for an appropriate transition towards higher density development within this neighbourhood, which includes several multi-family developments to the west and south.

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 (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the King George Highway Corridor Land Use / Development Concept Plan to redesignate the land from "Single Family (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

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:**

2 Elementary students at Jessie Lee Elementary School
1 Secondary student at Earl Marriott 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 2018.

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 to discuss an appropriate park amenity contribution.

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

SITE CHARACTERISTICS

Existing Land Use: Single family residence

Adjacent Area:

Direction	Existing Use	OCP/Development Concept Plan Designation	Existing Zone
North (Across 28 Avenue):	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF
East (Across 153A Street):	Single family residences	Urban / Single Family Residential (6 u.p.a.) (Development Application 7915-0269-00, which received 3 rd Reading on July 11, 2016, proposes redesignation from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" and rezoning from RF to RF-10 in order to allow subdivision into four lots)	RF (RF- 10 is proposed)
South (Across Lane):	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF
West:	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" is consistent with the higher density single family character established along 28 Avenue under Development Application No. 7915-0269-00 across 153A Street to the east of the subject site. This application was granted Third Reading of the Rezoning By-law No. 18777 at the Regular Council Meeting – Public Hearing on July 11, 2016.
- The proposal provides for a transition towards higher density development within this neighbourhood, which includes several multi-family developments to the west and south. The former Sunnyside School site at 15268 – 28 Avenue (to the west of the subject property) was rezoned from RF to RM-30 in order to permit the development of a 123 unit ground-oriented townhouse complex under Development Application No. 7913-0295-00. There are other existing townhouse properties in the vicinity of the subject site located between King George Boulevard and Parkway Drive, from the Sunnyside School site south to 26 Avenue.

- There is also an existing mix of single family residential densities including "Single Family Residential (9) Zone (RF-9)", "Single Family Residential (12) Zone (RF-12)" and "Comprehensive Development Zone (CD)" (By-law No. 13763) properties in the area to the north of the subject site along 152 Street and 152A-Street between 29 Avenue and 29A Avenue.
- The subject site is within walking distance of the Frequent Transit Network (FTN) on King George Boulevard and 152 Street, as well as numerous shops and services in the area. The proposed increase in density is appropriate for a walkable neighbourhood with frequent transit service.
- Other nearby single family lots along 28 Avenue may have the potential to develop into similar sized RF-10 lots.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is located on the south-west corner of the intersection of 153A Street and 28 Avenue. The site is designated Urban in the Official Community Plan (OCP) and Single Family (6 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.
- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into four (4) single family small lots.
- The proposed lots conform to the minimum requirements of the RF-10 Zone for Type III lots, in terms of lot area, width and depth. Driveway access is proposed from the existing lane at the rear of the subject property, which complies with the off-street parking requirement of the RF-10 Zone.

Building Scheme and Lot Grading

- The applicant has retained Ran Chahal from Apex Design Group Inc. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., has been reviewed by staff and was 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.

PRE-NOTIFICATION

- A development proposal sign was erected on December 19, 2016 and pre-notification letters were mailed to surrounding property owners on December 21, 2016. Staff have received no responses.

TREES

- Laura Ralph, ISA Certified Arborist of BC Plant Health Care Inc., 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 or Cottonwood	0	0	0
Coniferous Trees			
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there is a total of 1 protected tree on the site. It was determined that no 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 2 replacement trees on the site. The applicant is proposing 2 replacement trees, meeting City requirements.
- In summary, a total of 2 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 20, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located at the south-west corner of the intersection of 153A Street and 28 Avenue, within the King George Highway Corridor Land Use / Development Concept Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density is approximately 27 u.p.h. (11 u.p.a.). The proposed RF-10 lots will help diversity housing choice and affordability in the area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development incorporates Low Impact Development Standards (LIDS) including absorbent soils greater than 300mm in depth, on-lot infiltration trenches or sub-surface chambers, cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, sediment control devices, and perforated pipe systems. The proposed development contains provisions for garbage, composting, recycling collection, and organic waste pickup, provided by the City.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site is less than 400m to the Frequent Transit Network (FTN) on 152 Street/King George Boulevard.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents in the form of a development proposal sign installed on site and pre-notification letters sent to surrounding property owners. The proposed rezoning will be subject to a public hearing.

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
Appendix VII.	King George Highway Corridor Land Use/Development Concept Plan

original signed by Ron Hintsche

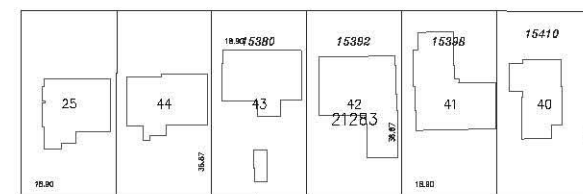
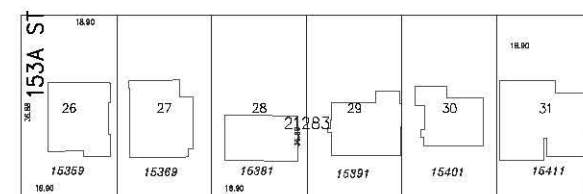
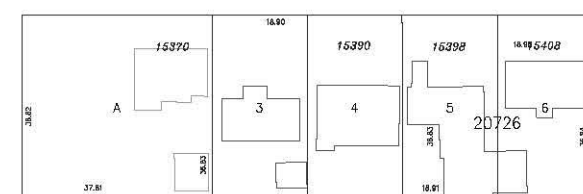
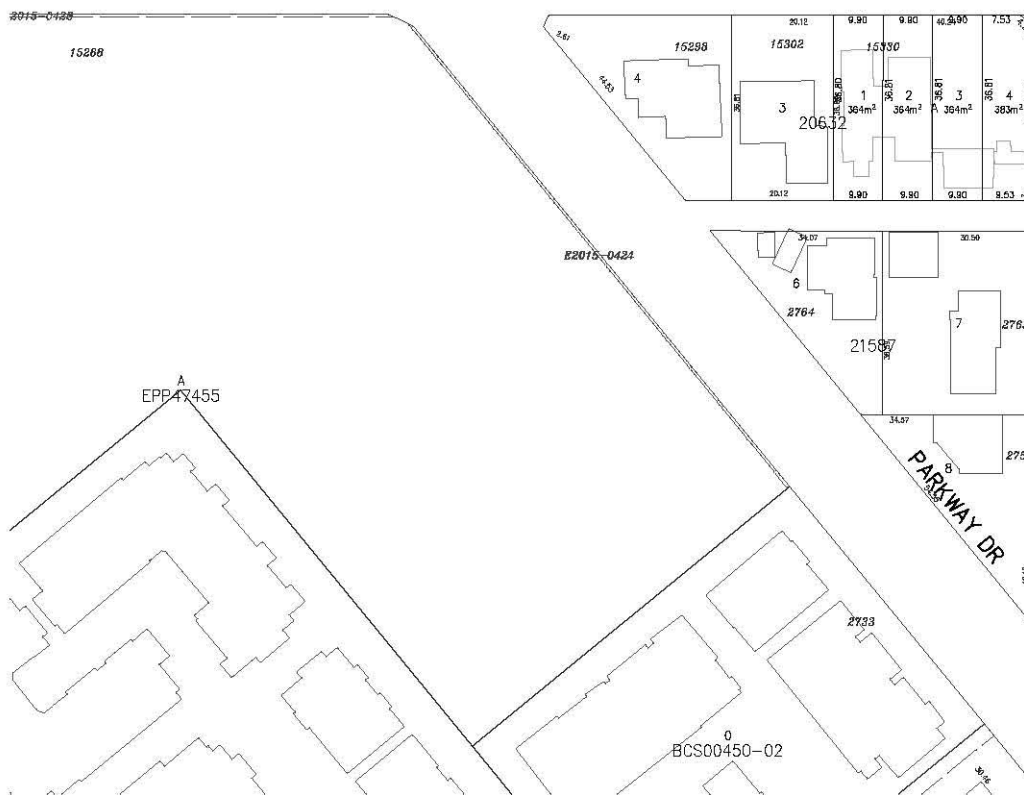
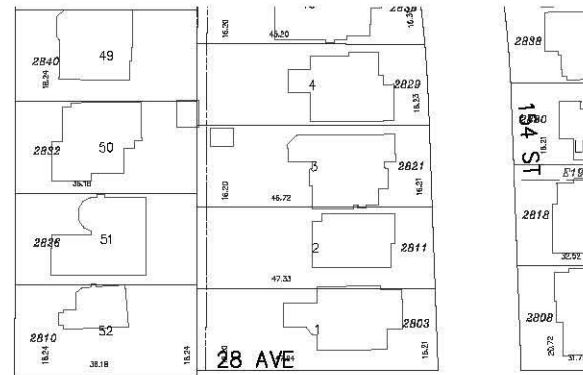
Jean Lamontagne
General Manager
Planning and Development

EM/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.365
Hectares	0.148
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9.9-10.5
Range of lot areas (square metres)	364-383
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	27 uph / 10.9 upa
Lots/Hectare & Lots/Acre (Net)	27 uph / 10.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	0.3%
Total Site Coverage	52.3%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. BASED ON RF-10 ZONE.

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@citwest.com



SUNIL JAIN
 12966-738 AVENUE, SURREY, BC V3W 7K4, PH: 778-885-4332
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15330-28 AVENUE, SURREY

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn:	Mun. Dep. No.	A
Designed:	Job No. 16-3390	Of
P.W. P.U.	Date OCT-16	Revision
Approved:	Geotry at price bearing previous number	

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

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

DATE: **February 15, 2017** PROJECT FILE: **7816-0656-00**

RE: **Engineering Requirements
Location: 15330 28 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 28 Avenue and 153A Street; and
- Register 0.5 m SRW on 28 Avenue and 153A Street for service connections and maintenance access to sidewalk.

Works and Services

- Construct south side of 28 Avenue to Through Local Road standard with 10.5 m pavement and sidewalk. Curb bulge and taper required at existing traffic button.
- Construct west side of 153A Street to Through Local Road standard with 10.5 m pavement and sidewalk.
- Construct lane to Residential Lane standard with rollover curb.
- Confirm downstream drainage system capacity and upgrade if required.
- Construct storm drainage system to service the proposed lots and frontage roads.
- Construct onsite sustainable drainage works as required in the Elgin, Anderson, & Barbara Creeks ISMP and to account for the proposed higher density.
- Construct water, sanitary and storm drainage service connection for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning January-17-17

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.

Jessie Lee Elementary currently has some spare capacity to accommodate enrolment growth. There are currently no capital projects requested for Jessie Lee. Earl Marriott Secondary is under extreme enrolment pressure however, the school district has capital project approval for a new 1,500 secondary school in the Grandview area (likely opening 2020) that will help relieve enrolment pressure.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0656 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

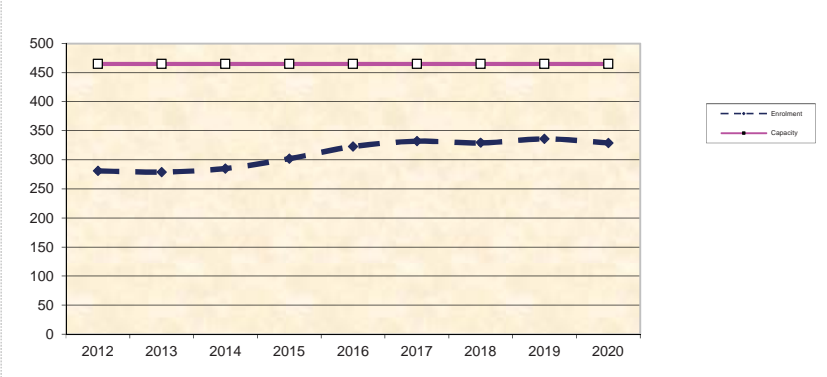
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

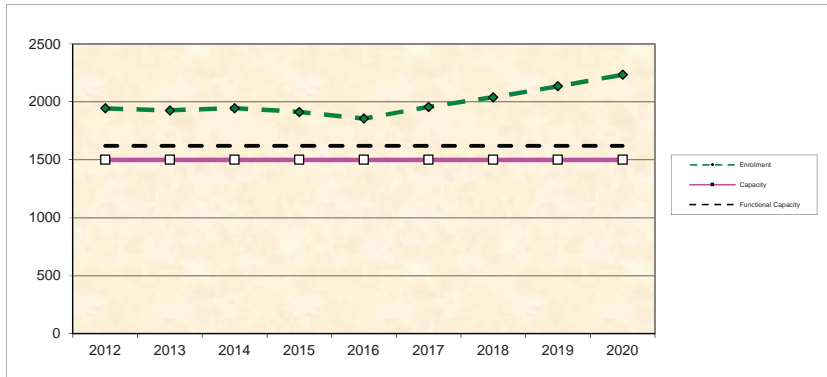
September 2016 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	41 K + 282
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Jessie Lee Elementary



Earl Marriott 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.: 16-0656-00
Property Location: 15330 - 28 Avenue, 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 urban area built out in the 1960's-90's with a few newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 94% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

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

Landscaping is of a moderate planting standard with 53% of the homes having Exposed Aggregate driveways.

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

Since the majority of the other existing homes in the study area are 25-55 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” 44.0%
 “Basement /Cathedral Entry” 18.0%
 “Rancher (Bungalow)” 38.0%
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:
 (Floor Area and Volume)** Size range: 26.0% under 2000 sq.ft excl. garage
 35.0% 2001 - 2500 sq.ft excl. garage
 39.0% over 2501 sq.ft excl. garage

**Exterior Treatment
 /Materials:** Cedar: 35.0% Stucco: 21.0% Vinyl: 44.0%
 Brick or stone accent on 27.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 82.0% Cedar Shingles: 9.0%
 Concrete Tiles: 9.0% Tar & Gravel: 0.00%
 90.00% of all homes have a roof pitch 6:12 to 8:12.

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

Streetscape:A variety of simple Rancher & “Two Story”, 25-55 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt roof shingles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

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

**Exterior Treatment
 /Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "West Coast

Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

**Exterior Materials
/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch:

Minimum 4:12

Roof Materials/Colours:

Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.

Window/Door Details:

Dominant: Rectangular or Gently arched windows.

In-ground basements:

Permitted if servicing allows.

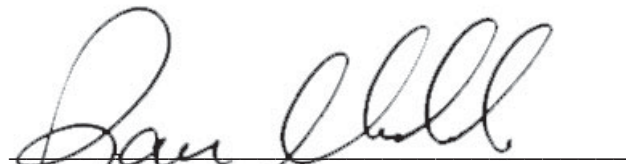
Landscaping:

Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

Compliance Deposit:

\$ 5,000.00

Summary prepared and submitted by:



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

February 08, 2017

Date

Tree Preservation Summary

Surrey Project No:

Address: 15330 28th Avenue, Surrey

Registered Arborist: Laura Ralph, PN-6420A

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)	1
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	2
- All other Trees Requiring 2 to 1 Replacement Ratio _____ 1 X two (2) = 2	
Replacement Trees Proposed	2
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
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	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



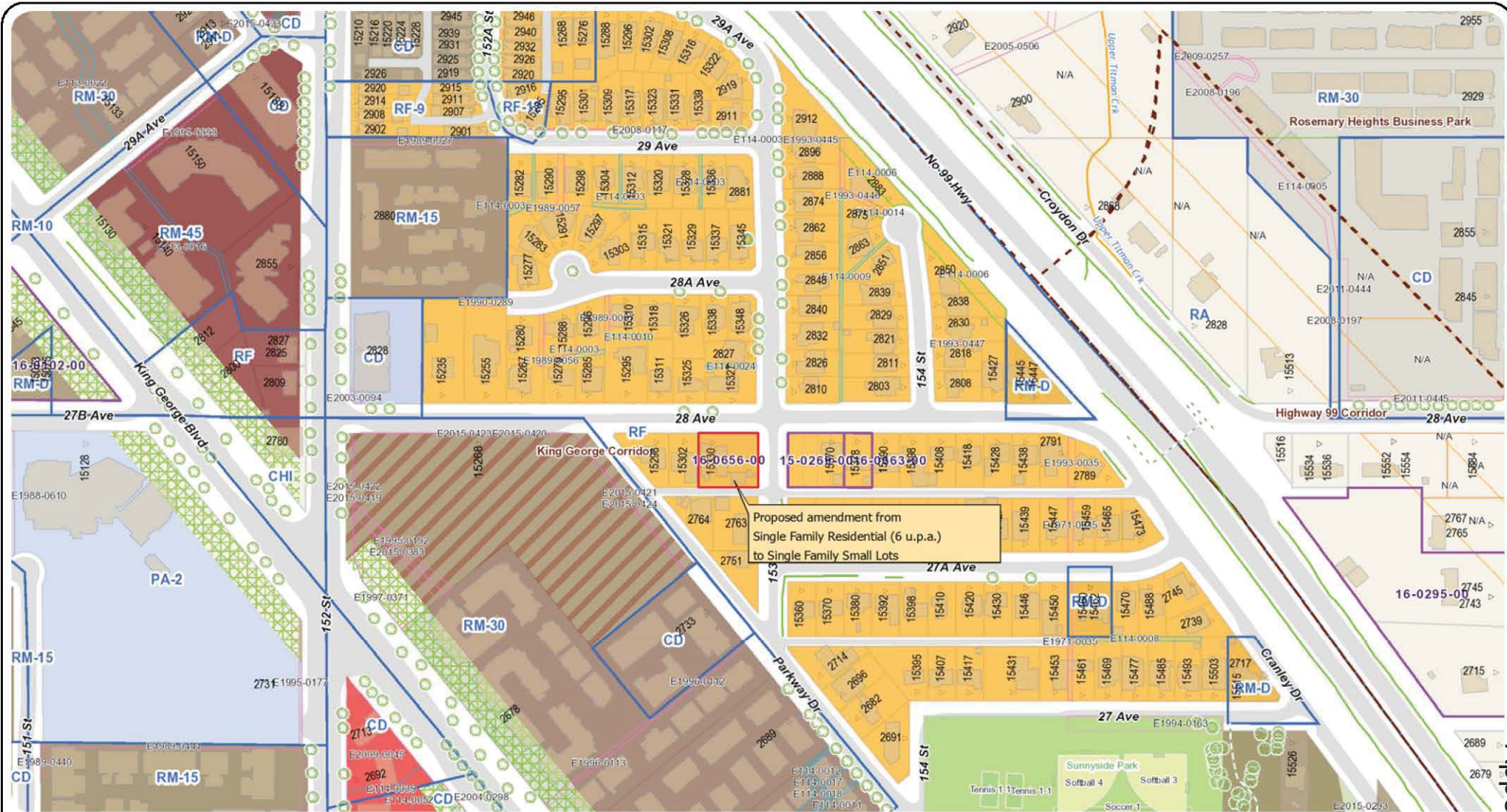
(Signature of Arborist)

15-Feb-17

Date



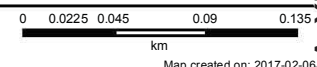
King George Corridor Land Use Development Concept Plan



Development Application 16-0656

Scale: 1:2,419

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2017-02-06

Appendix VII