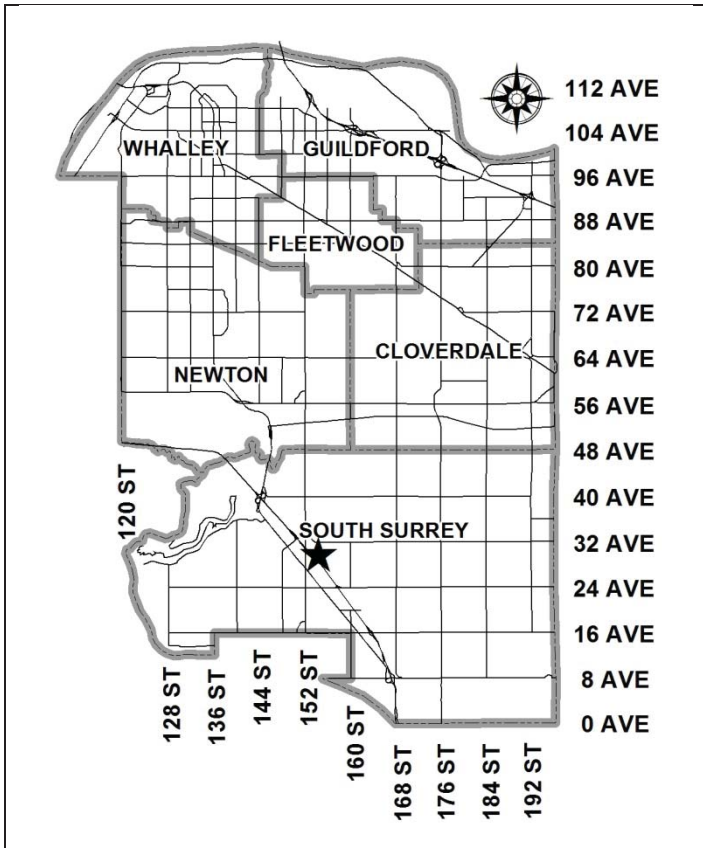


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0663-00

Planning Report Date: April 24, 2017



**PROPOSAL:**

- **Rezoning** from RF to RF-10 to allow subdivision into two single family lots.

**LOCATION:**

15378 – 28 Avenue

**OWNER:**

Rajinder K. Vermani  
 Rajni Devi Vermani

**ZONING:**

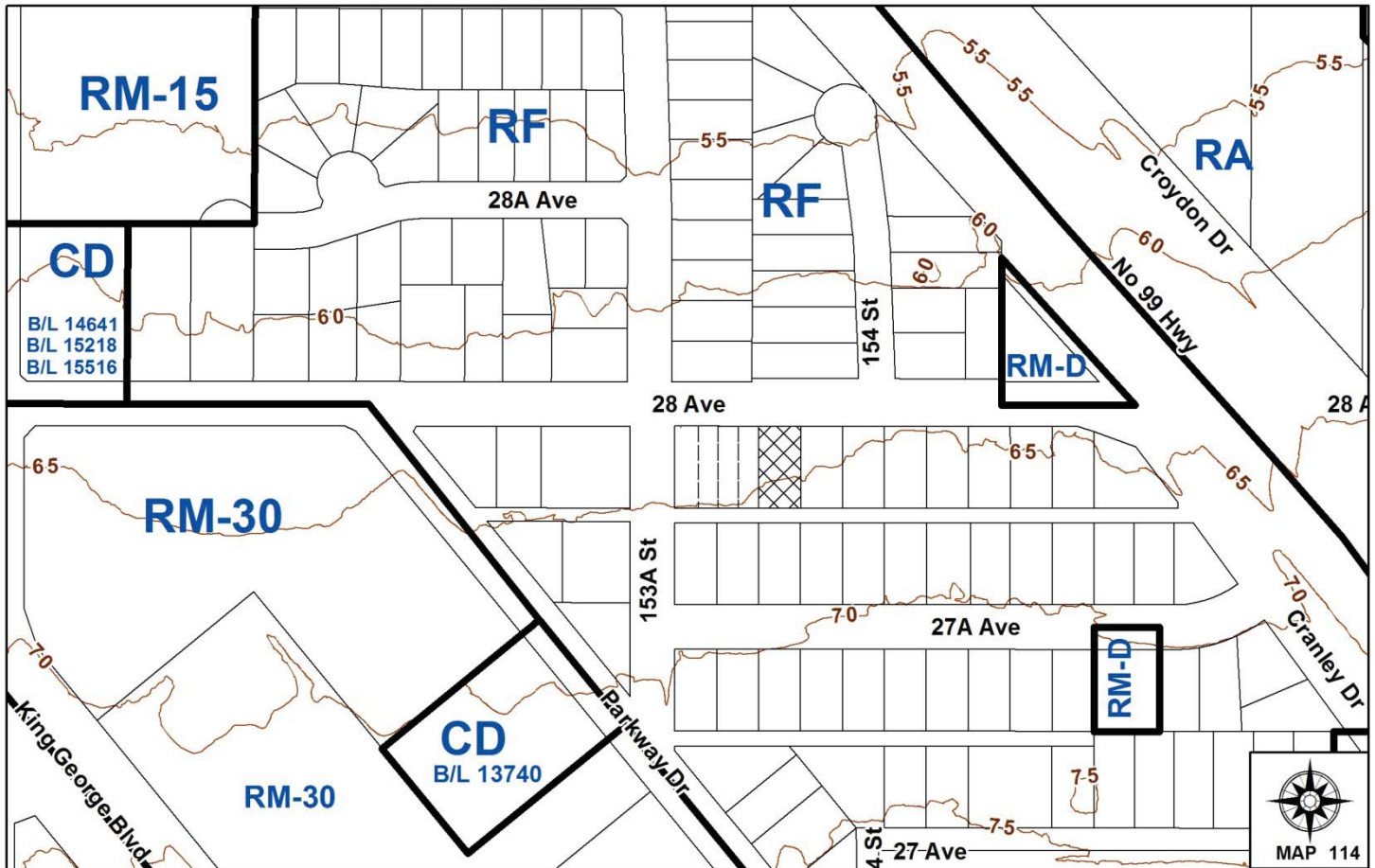
RF

**OCP DESIGNATION:**

Urban

**LAP DESIGNATION:**

Single Family Residential (6 upa)



### 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 Residential (6 upa)" to "Single Family Small Lots".

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed "Single Family Small Lot" designation is appropriate for this part of the King George Corridor, as it provides for an appropriate transition from the higher density multi-family developments to the west and south. It is also within close proximity to the Frequent Transit Network (FTN) on 152 Street and King George Boulevard.
- The proposed RF-10 zoning is consistent with other recent development applications in the immediate area along 28 Avenue that have been granted conditional approval to rezone to RF-10 in order to accommodate subdivision into single family small lots.
- Adjacent properties located in the same block as the subject property have similar potential to develop into RF-10 lots.

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; and
  - (f) demolition of existing buildings and structures 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 Residential (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:**

1 Elementary student 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 September 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 has contacted Parks staff and agreed to pay \$500 per new single family lot, for a total of \$500 as a 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 dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Single family dwelling	Urban/Single Family Residential (6 upa)	RF
East:	Single family dwelling	Urban/Single Family Residential (6 upa)	RF
South (Across Lane):	Single family dwelling	Urban/Single Family Residential (6 upa)	RF
West:	Single family dwelling (Application to develop as small lots at Third Reading under File No. 7915-0269-00)	Urban/Single Family Residential (6 upa) (proposed Single Family Small Lots)	RF (RF-10 proposed)

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed redesignation from "Single Family Residential (6 upa)" to "Single Family Small Lots" and the associated 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 Applications No. 7915-0269-00 immediately to the west of the subject site and No. 7916-0656-00 to the west across 153A Street. The Rezoning By-laws for these two applications have been granted Third Reading on July 11, 2016 and March 6, 2017 respectively.
- 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.

- 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 single family lots in the area 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 side of 28 Avenue, east of 153A Street. The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential (6 upa) 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 two (2) single family small lots.
- The proposed lots conform to the minimum lot width, depth, and area requirements of the RF-10 Zone for Type III lots. 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 Mainland Engineering Design Corporation, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on both 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

- Pre-notification letters were mailed on January 4, 2017 to the owners of 60 properties within 100 metres (300 ft.) of the subject property and to the Semiahmoo Residents Association. A development proposal sign was installed on March 29, 2017.

- To date, staff have received one phone call in response to the public notification. The resident expressed general opposition to the proposed rezoning and subdivision of the subject property. Staff attempted to gather more specific feedback, but did not hear back from the resident.

## TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Magnolia	1	1	0
<b>Coniferous Trees</b>			
Blue Spruce	1	1	0
Western Red Cedar	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>6</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,000</b>	

- The Arborist Assessment states that there are a total of six protected trees 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 12 replacement trees on the site. Since only two replacement trees can be accommodated on the site, the deficit of 10 replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of two trees are proposed to be retained or replaced on the site with a contribution of \$4,000 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on November 4, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located on the south side of 28 Avenue, east of 153A Street, within the King George Highway Corridor Land Use/Development Concept Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed density is approximately 29 uph (12 upa).</li> <li>The proposed RF-10 lots will contribute to a diversity of housing choice and affordability in the area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development incorporates Low Impact Development Standards (LIDS), including absorbent soils greater than 300 mm in depth, natural landscaping, sediment control devices, and perforated pipe systems.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The site is in close proximity to the Frequent Transit Network (FTN) on King George Boulevard and 152 Street.</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>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.</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
Appendix VII.	King George Highway Corridor Land Use/Development Concept Plan

*Original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/da



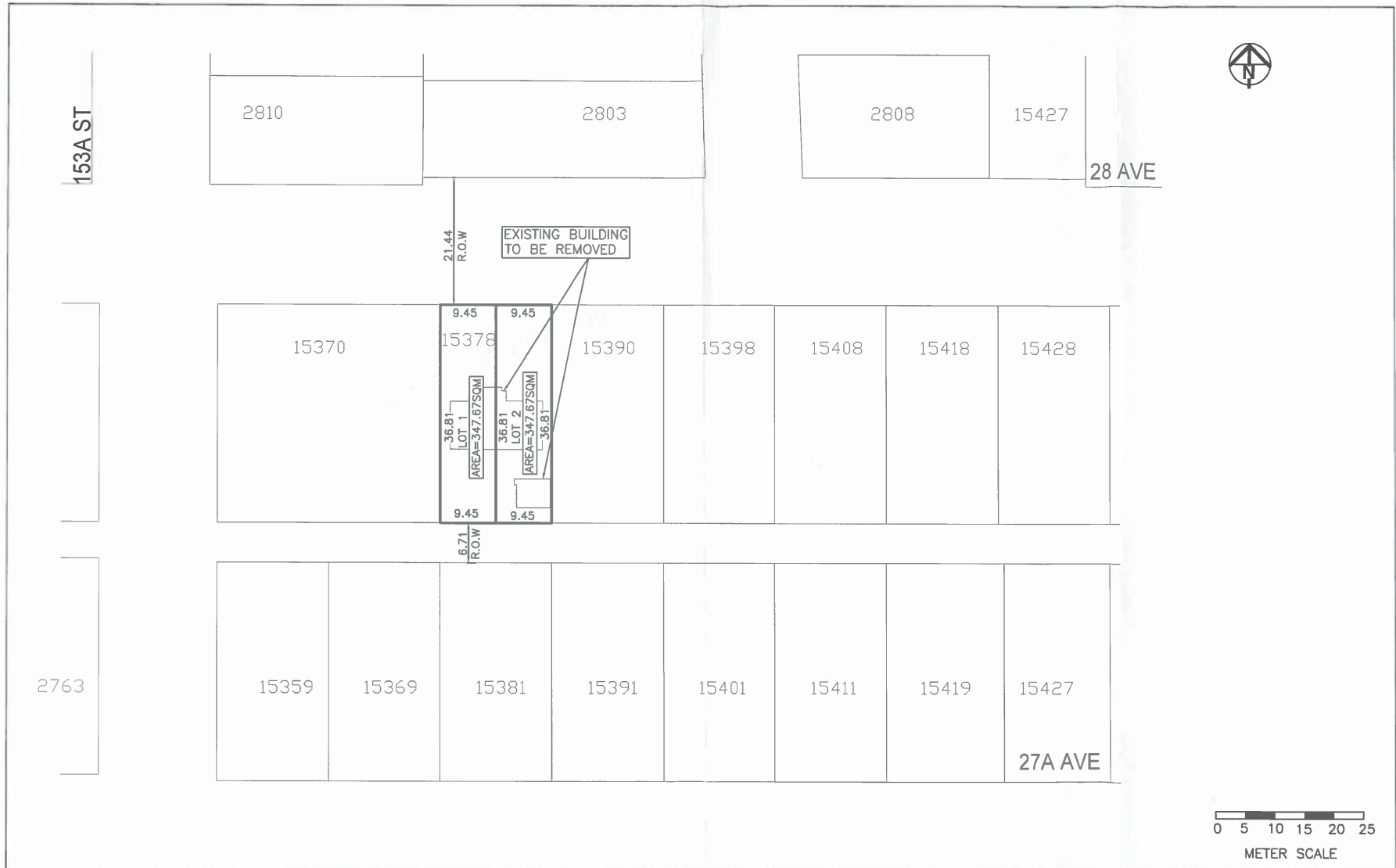


## SUBDIVISION DATA SHEET

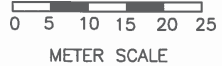
Proposed Zoning: RF-10

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.17
Hectares	0.07
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.45 m
Range of lot areas (square metres)	348 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	29 uph / 11.8 upa
Lots/Hectare & Lots/Acre (Net)	29 uph / 11.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	65%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<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

APPENDIX II



<b>NOTE:</b> 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	<b>ZONING:</b> EXISTING ZONING: R-F PROPOSED ZONING: R-F10 <b>SITE AREA</b> GROSS SITE AREA: 895.43 sqm.	0 15/08/24 NG/YY/MM/DD	ID CL	RM CH	ISSUED FOR APPROVAL REVISION	<b>MAINLAND ENGINEERING DESIGN CORPORATION</b> SUITE 208 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (804) 543 8044 FAX: (804) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #15378 28 AVE, SURREY, B.C. DRC NAME PRELIMINARY LAYOUT PLAN	SEAL	SCALE DESIGNED IC DRAWN IC CHECKED RM APPROVED AB	N.T.S. IC IC RM AB	SURREY PROJECT NO. C1864 DATE 16/08/24	DRAWING NO. 1 OF 1 REV. 0



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

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

DATE: **April 18, 2017** PROJECT FILE: **7816-0663-00**

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RE: **Engineering Requirements  
Location: 15378 28 Avenue**

### REZONE/SUBDIVISION

*Servicing for this site is dependent on completion and acceptance of some of the works associated with Surrey project 7815-0269-00 to the west. These works will be the responsibility of this subject development if they are not completed prior to issuance of the Servicing Agreement.*

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

- Register 0.5 m SRW along the south side of 28 Avenue 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 wide pavement, curb & gutter, and 1.5 m sidewalk.
- Construct lane to Residential Lane standard with 5.4 m wide pavement and rollover curb and drainage infrastructure.
- Confirm downstream drainage system capacity and upgrade if required.
- Provide 450 mm of topsoil on all landscaped areas, as required in the Elgin, Barbara, and Anderson Creeks Integrated Stormwater Management Plan.
- 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

IK<sub>1</sub>



Planning March-02-17

**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 0663 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

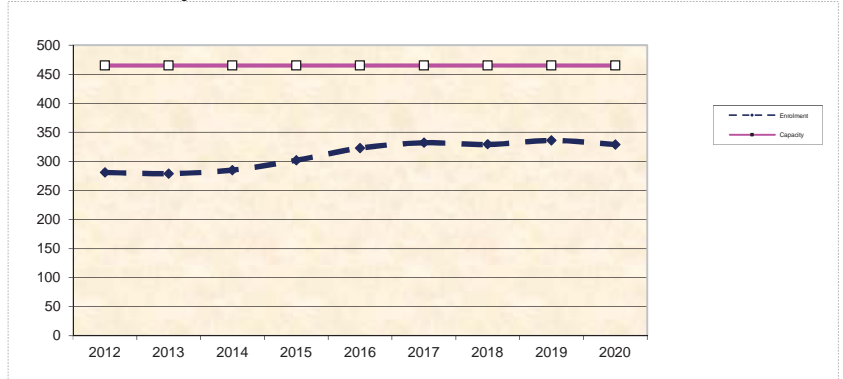
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

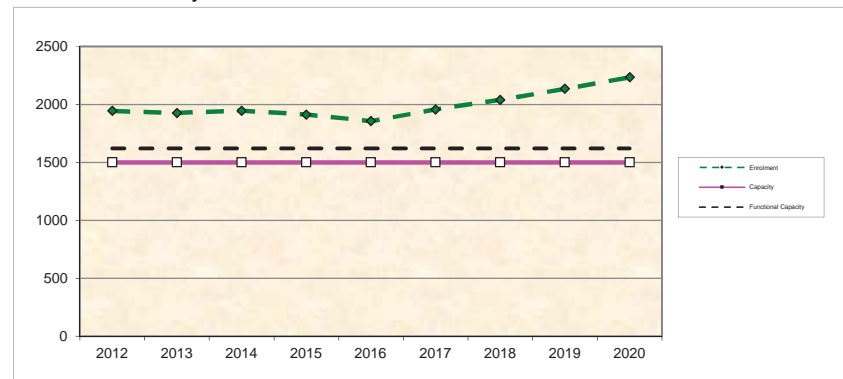
September 2016 Enrolment/School Capacity

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.:** 16-0663-00 (Askar Holding Ltd.)  
**Property Location:** 15378 - 28 Ave, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #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-1990's with some newer homes built in the 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 100% 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 29% 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 25-45 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.

<b>Dwelling Types/Locations:</b>	“Two-Storey”	24.0%
	“Basement /Cathedral Entry”	24.0%
	“Rancher (Bungalow)”	52.0%
	“Split Levels”	0.00%
<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Size range:	29.0% under 2000 sq.ft excl. garage
		38.0% 2001 - 2500 sq.ft excl. garage
		33.0% over 2501 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar:	38.0%
	Stucco:	24.0%
	Vinyl:	38.0%
	Brick or stone accent on 14.0% of all homes	
<b>Roof Pitch and Materials:</b>	Asphalt Shingles:	71.0%
	Cedar Shingles:	10.0%
	Concrete Tiles:	19.0%
	Tar & Gravel:	0.00%
	90.00% of all homes have a roof pitch 6:12 to 8:12.	
<b>Window/Door Details:</b>	100% of all homes have rectangular windows	
<b>Streetscape:</b>	A variety of simple “Two Story”, 15-45 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 Shingles roof Tiles is on most of the homes. Most homes are clad in Cedar & Vinyl.	
<b>Other Dominant Elements:</b>	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:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).	
<b>Dwelling Sizes:</b>	Two-Storey or Split Levels -	2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	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, 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 6:12, with some exceptions, reducing the pitch to 4:12 to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design

**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.

December 21, 2016  
Date

## Tree Preservation Summary

Surrey Project No: 7916-0663-00  
 Address: 15378 28th Avenue Surrey  
 Registered Arborist: Glenn Murray

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)	6
<b>Protected Trees to be Removed</b>	6
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    6    </u> X two (2) = 12	12
<b>Replacement Trees Proposed</b>	2
<b>Replacement Trees in Deficit</b>	10
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    2    </u> X two (2) = 4	4
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	4

Summary, report and plan prepared and submitted by:



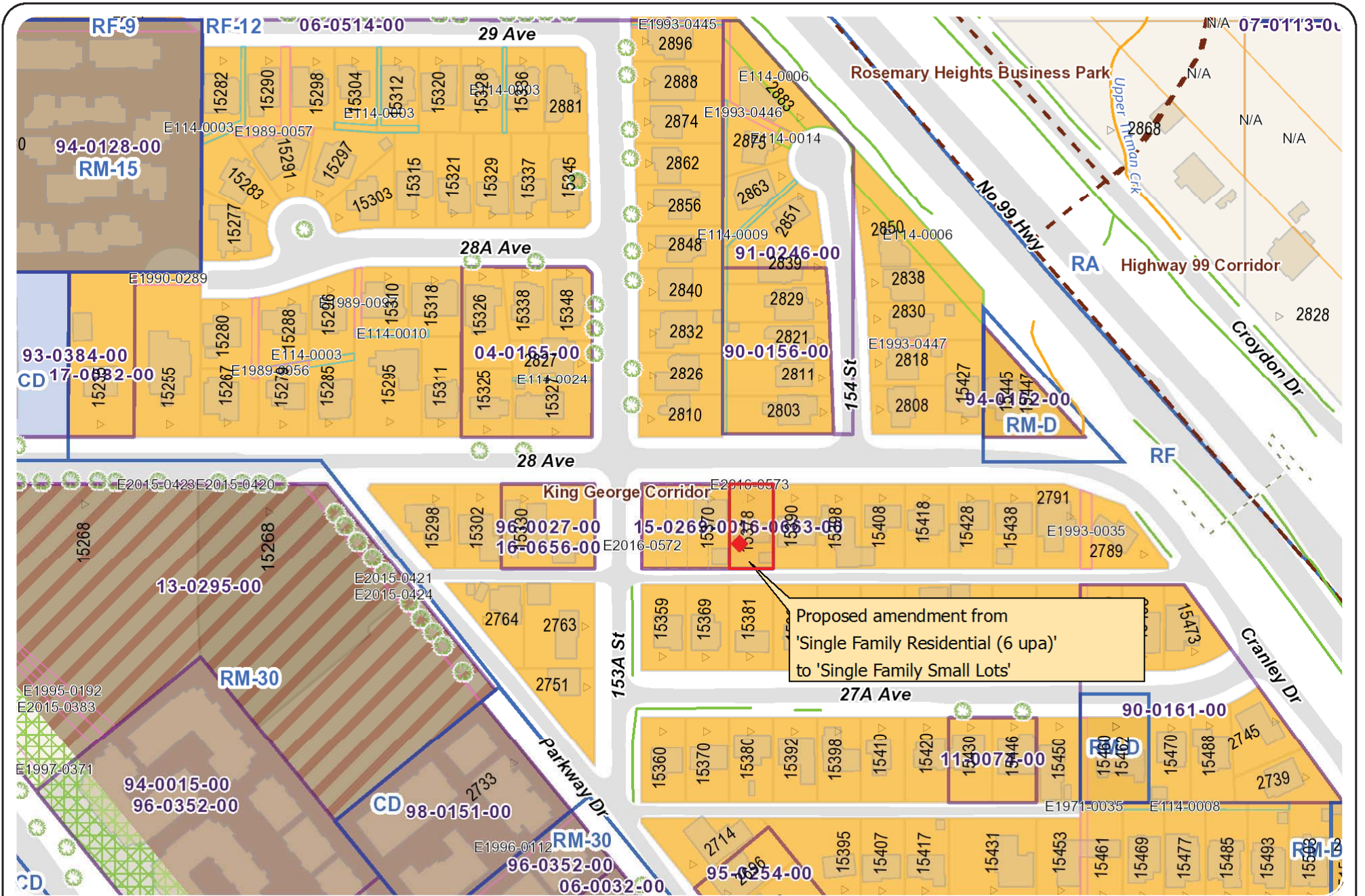
\_\_\_\_\_  
 (Signature of Arborist)

6-Feb-17

\_\_\_\_\_  
 Date



# King George Highway Corridor Land Use Development Concept Plan



Development Application No. 7916-0663-00

Scale: 1:2,209

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

