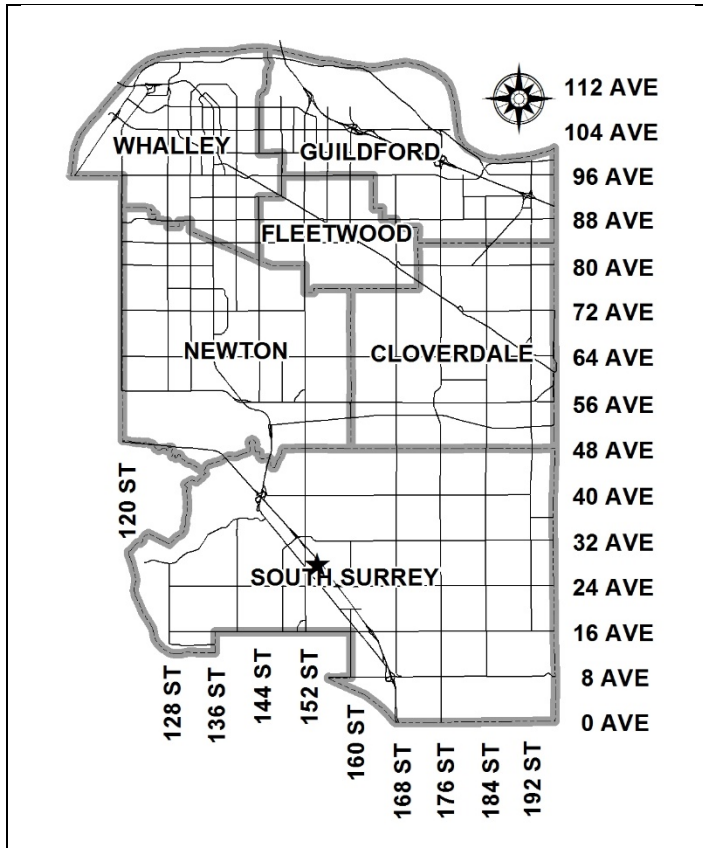


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0082-00

Planning Report Date: October 7, 2019



**PROPOSAL:**

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-10

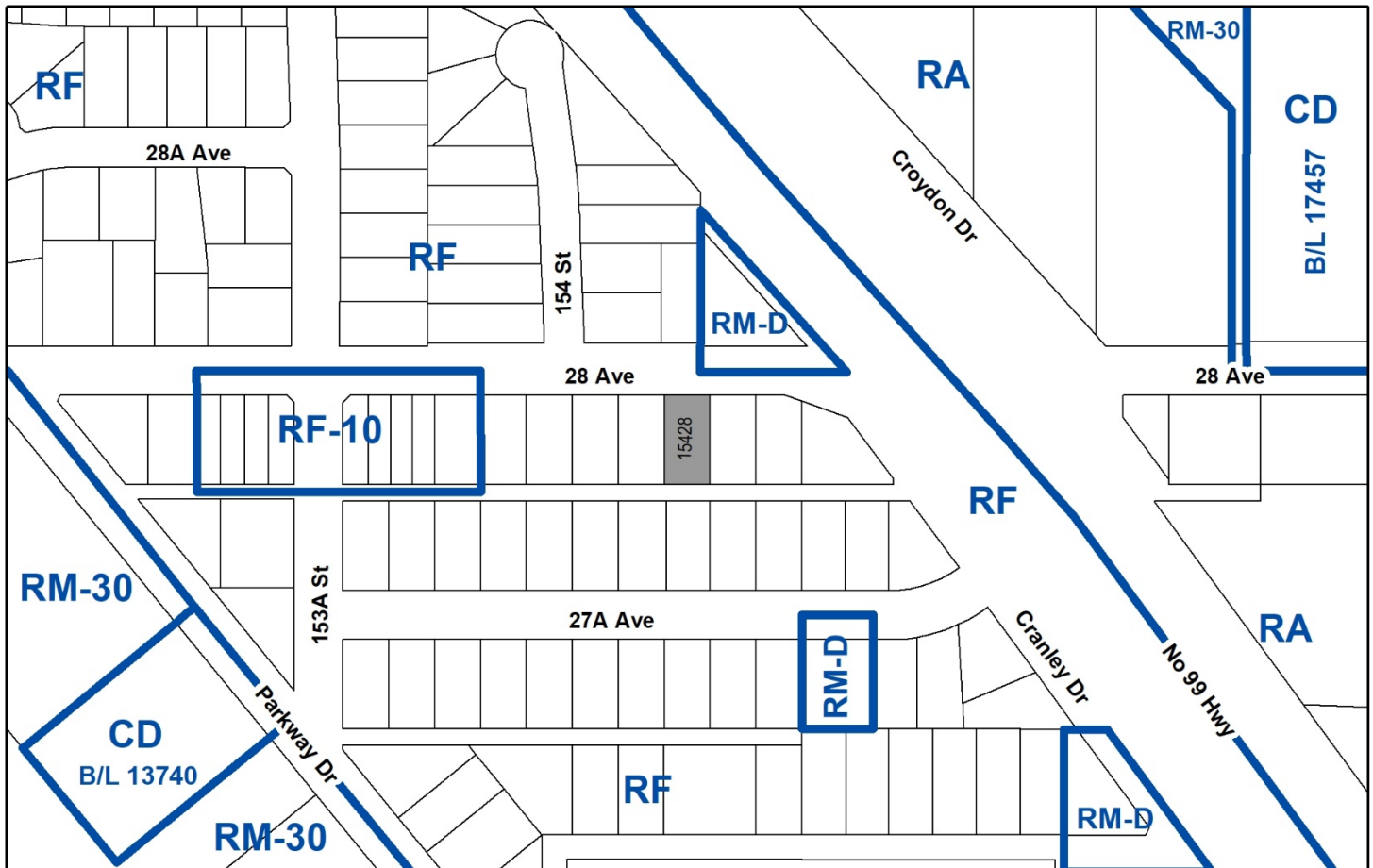
to allow subdivision into two single family residential lots.

**LOCATION:** 15428 - 28 Avenue

**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 from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots".

### RATIONALE OF RECOMMENDATION

- The proposed land use complies with the Official Community Plan (OCP) Designation for the property.
- Small lot (RF-10) development was initially approved at the west end of the block, east of 153A Street, in 2016. Continuation of the same type of development was anticipated along the south side of 28 Avenue for the whole block, including the subject property.
- The proposed "Single Family Small Lot" designation is appropriate for this part of the King George Highway Corridor, and provides an appropriate transition from the higher density multi-family developments to the west. It is also within close proximity to the Frequent Transit Network (FTN) on 152 Street and King George Boulevard.

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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) 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 u.p.a.)" 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 Fall 2020.

Parks, Recreation & Culture: The Parks Department has no concerns regarding the project.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval was granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, but has since expired. Re-approval is required prior to final adoption.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 28 Avenue):	Single family dwelling and Duplex to northeast.	Single Family Residential (6 u.p.a.)	RF and RM-D to northeast.
East:	Single family dwelling	Single Family Residential (6 u.p.a.)	RF
South:	Single family dwelling	Single Family Residential (6 u.p.a.)	RF
West:	Single family dwelling	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)" will establish a higher density single family character east of 153A Street along 28 Avenue but is in keeping with the overall shift towards higher density development within this neighbourhood. The subject site is within close proximity of townhouse developments located between King George Boulevard and Parkway Drive and between 24 Avenue and 28 Avenue. Under Development Application No. 7913-0295-00, the former Sunnyside School site at 15268 – 28 Avenue, located approximately two blocks from 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 Nos. 7915-0269-00 and 7916-0656-00 located to the west and in the same block as the subject site on 28 Avenue, properties have been rezoned and subdivided into RF-10 lots. Continuation of the same type of development was anticipated along the entire south side of 28 Avenue on this block.
- 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.

## 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 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 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, in accordance with the off-street parking requirements 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 (Appendix V) for the Building Scheme.
- The proposed buildings are to be compatible with "Neo-Traditional", Neo-Heritage", "Rural-Heritage" and "West Coast Modern" styles.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new dwelling units so that they are complementary to the existing single-family form in the surrounding neighbourhood.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, has been reviewed by staff and found to be acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these 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 May 1, 2019 to the owners of 66 properties within 100 metres of the development site. A Development Proposal sign was installed on the property on May 17, 2018. To date, staff has received no correspondence regarding the proposal.

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>Coniferous Trees</b>			
Lawson Cypress	1	1	0
Douglas Fir	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>1</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Fund</b>		<b>\$400</b>	

- The Arborist Assessment states that there is a total of 2 protected trees on the site. It was determined that 1 tree 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 2 replacement trees on the site. Since only one replacement tree can be accommodated on the site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$400, 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 \$400 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheet
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

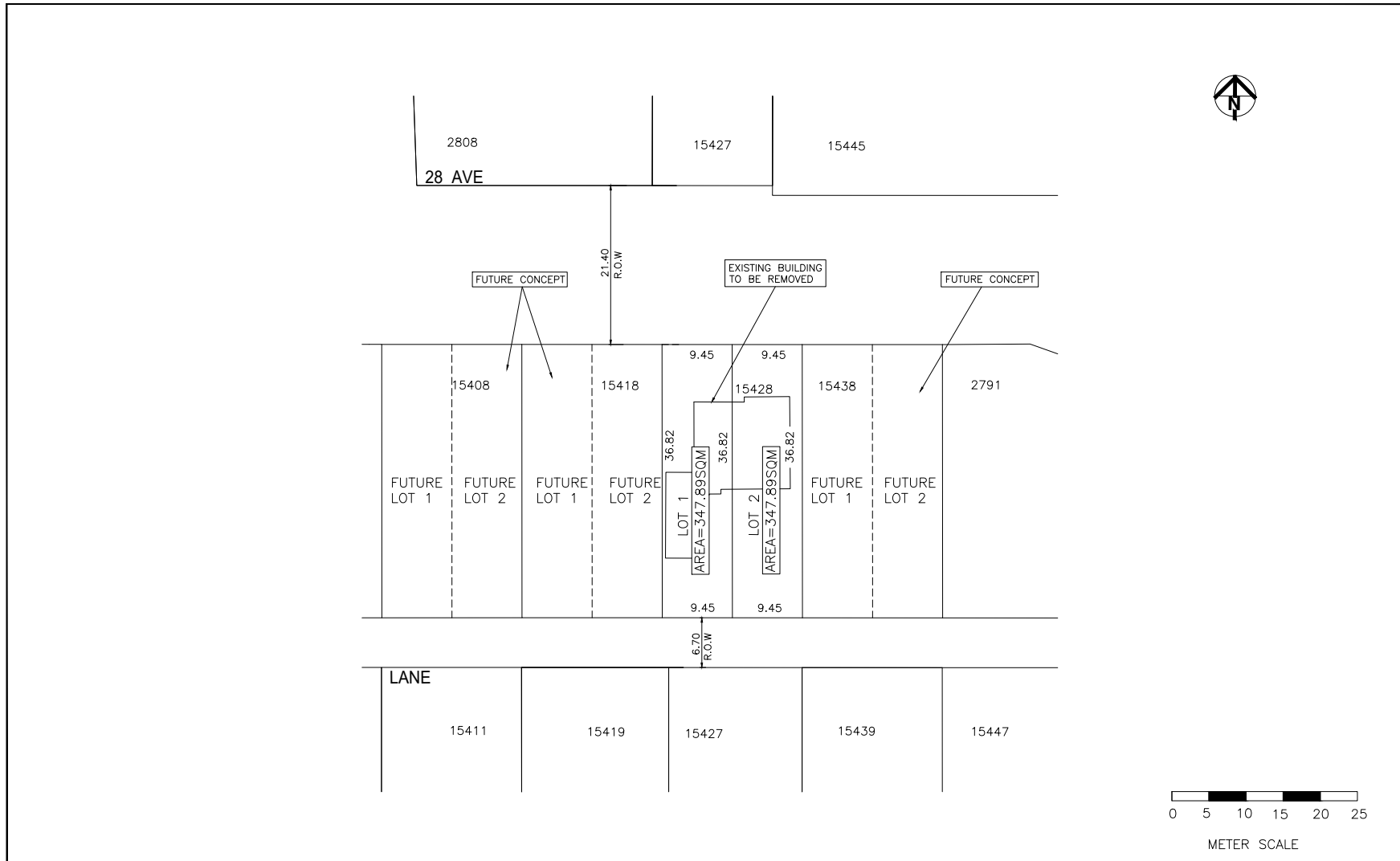
WS/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.1718
Hectares	0.0696
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.45m
Range of lot areas (square metres)	347.89m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	28.73/ha & 11.63/ac
Lots/Hectare & Lots/Acre (Net)	28.73/ha & 11.63/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	52%
<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





<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: RF PROPOSED ZONING: RF-10 <b>SITE AREA</b> GROSS SITE AREA: 695.77sqm.	0 18/02/22 AD RM ISSUED FOR APPROVAL	<b>MAINLAND ENGINEERING CONSULTANTS CORPORATION</b> UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #15428 28 AVE, SURREY, B.C. DWG. NAME <b>PRELIMINARY LAYOUT PLAN</b>	SEAL	SCALE N.T.S.	SURREY PROJECT NO.	DRAWING NO.
		DESIGNED AD					1	
		DRAWN AD				MAINLAND PROJECT NO.		
		CHECKED RM				C-1802	OF 1	
APPROVED AB	DATE 18/02/22	REV. 0						

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **Oct 30, 2018** PROJECT FILE: **7818-0082-00**

---

RE: **Engineering Requirements  
Location: 15428 28 Avenue**

**REZONE/SUBDIVISION**

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

- Register 0.5 m Statutory Right-of-Way along 28 Avenue frontage.

***Works and Services***

- Construct south side of 28 Avenue to Through Local Road standard.
- Construct lane to Residential Lane Standard along the full site frontage. Confirm existing lane adequacy in terms of pavement width and pavement structure to Cranley Drive. If required, upgrade the lane to current standards for access from Cranley Drive.
- Construct storm main along Lane for drainage purposes. No rear lane service connection.
- Construct on-site stormwater mitigation features per the Old Logging Ditch and Burrow's Ditch Integrated Stormwater Management Plan (ISMP).
- Provide storm and sanitary service connections, complete with inspection chambers, to each lot.
- Provide adequately sized metered water service connection to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

AY



Planning December 3, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7918 0082 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 2018 Enrolment/School Capacity**

<b>Jessie Lee Elementary</b>	
Enrolment (K/1-7):	47 K + 334
Operating Capacity (K/1-7)	38 K + 373
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1851
Capacity (8-12):	1500

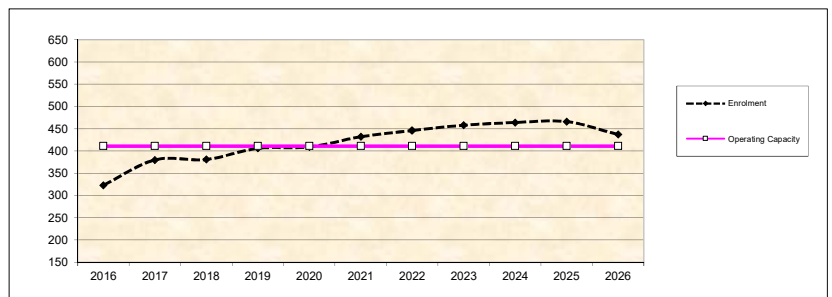
**School Enrolment Projections and Planning Update:**

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

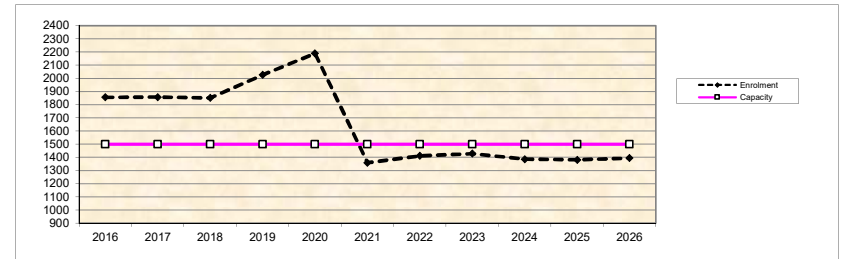
As of September 2017, actual enrolment at Jessie Lee Elementary has significantly increased from what was projected in 2016. This may be an indication that the projected growth trend is happening faster than what was previously projected. Based on this, Jessie Lee Elementary could be at 100% capacity as early as 2020. Currently, there are no capital plan project requests for the school.

To relieve the pressure at Earl Marriott, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2021. This new high school has been officially named Grandview Heights Secondary.

**Jessie Lee Elementary**



**Earl Marriott 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****V.1.0**

**Surrey Project no.:** 18-0082 (Vermani)  
**Property Location:** 15428-28 Avenue, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC  
 #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 1950's -1990'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 4/12 to a medium pitch of 6-10/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

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

Landscaping is of a moderate planting standard with 46% of the homes having Exposed Aggregate driveways.

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

The result is that many of these homes do not reflect characteristics we would be in favor of today. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy will be to 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”	61.0%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	39.0%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:  
(Floor Area and Volume)**

Size range: 31.0% under 2000 sq.ft excl. garage  
23.0% 2001 - 2500 sq.ft excl. garage  
46.00% over 2501 sq.ft excl. garage

**Exterior Treatment  
/Materials:**

Stucco: 39.0% Vinyl: 39.0% Cedar: 22.0%  
Brick or stone accent on 16.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 69.0% Cedar Shingles: 15.5%  
Concrete Tiles: 15.5% Tar & Gravel: 0.00%  
16.00% of homes have a roof pitch of 6:12 and  
62.00% have a roof pitch of 7:12 to 9:12 and greater.

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

**Streetscape:** A variety of simple “Ranch” and “Two Story”, 20-60 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 is on most of the homes. Most homes are clad in Stucco, Vinyl and Cedar.

**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)

<b>Exterior Treatment /Materials:</b>	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.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Hardiplank and Brick or 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
<b>Roof Materials/Colours:</b>	Cedar shingles, Asphalt shingles or Concrete roof tiles 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. 12 shrubs (min. 3 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.

April 6, 2018  
Date

## Tree Preservation Summary

**Surrey Project No:** 7818-0082-00  
**Address:** 15428 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)	2
<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<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>    1    </u> X two (2) = 2	2
<b>Replacement Trees Proposed</b>	1
<b>Replacement Trees in Deficit</b>	1
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

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

Summary, report and plan prepared and submitted by:



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

11-Jun-19

\_\_\_\_\_  
 Date

# TREE RETENTION AND REPLACEMENT PLAN

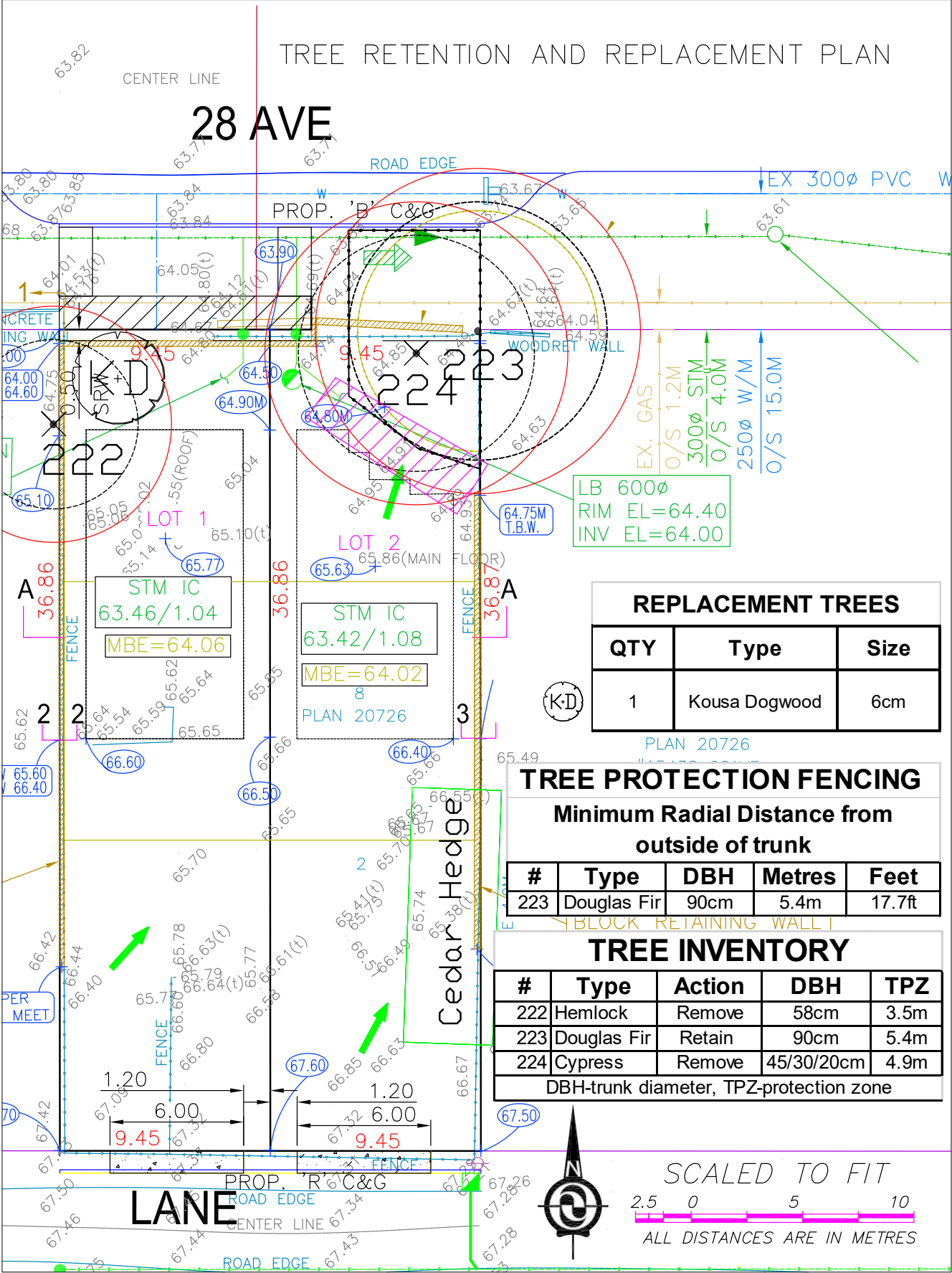
CENTER LINE

## 28 AVE

ROAD EDGE

EX 300Ø PVC W

PROP. 'B' C&G



LB 600Ø  
RIM EL=64.40  
INV EL=64.00

### REPLACEMENT TREES

QTY	Type	Size
1	Kousa Dogwood	6cm

### TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
223	Douglas Fir	90cm	5.4m	17.7ft

### TREE INVENTORY

#	Type	Action	DBH	TPZ
222	Hemlock	Remove	58cm	3.5m
223	Douglas Fir	Retain	90cm	5.4m
224	Cypress	Remove	45/30/20cm	4.9m

DBH-trunk diameter, TPZ-protection zone

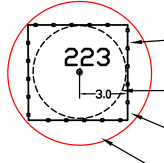
SCALED TO FIT

2.5 0 5 10

ALL DISTANCES ARE IN METRES

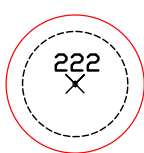
### LEGEND

TREE PROPOSED FOR RETENTION

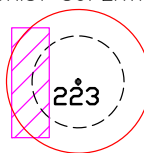


PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK  
FENCING DIMENSIONS IN METRES  
PROTECTION FENCING  
NO BUILD ZONE (NBZ)

TREE PROPOSED FOR REMOVAL



AREAS REQUIRING ARBORIST SUPERVISION



NOTES:  
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER-GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BONTA/BCSLA "LANDSCAPE STANDARDS".

SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

ALL MEASUREMENTS ARE METRIC

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

15428 28th Ave SURREY, BC

TREE REMOVAL AND RETENTION PLAN  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL AND THEIR PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT

June 11, 2019