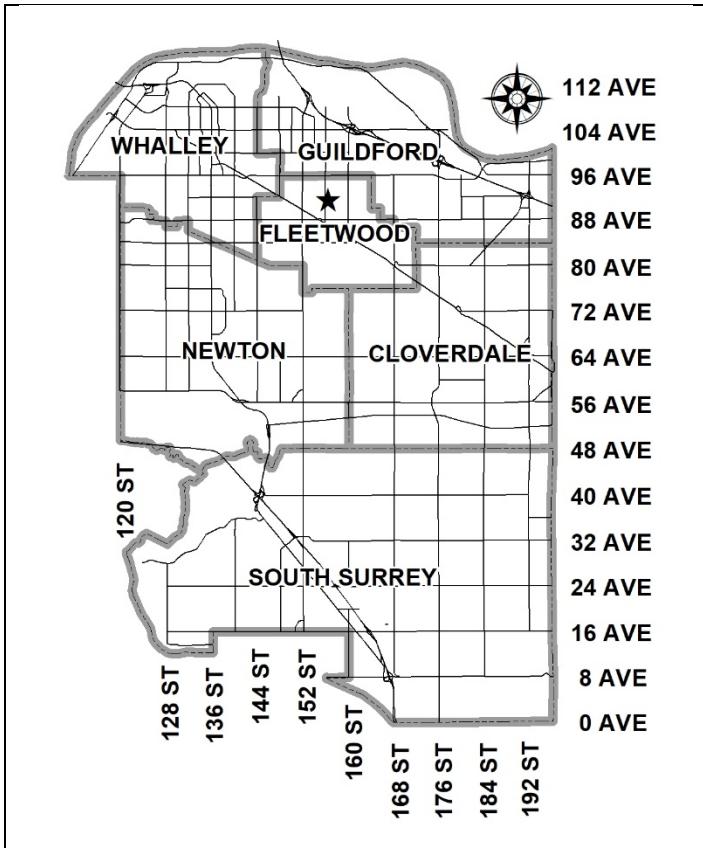


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0365-00

Planning Report Date: April 1, 2019



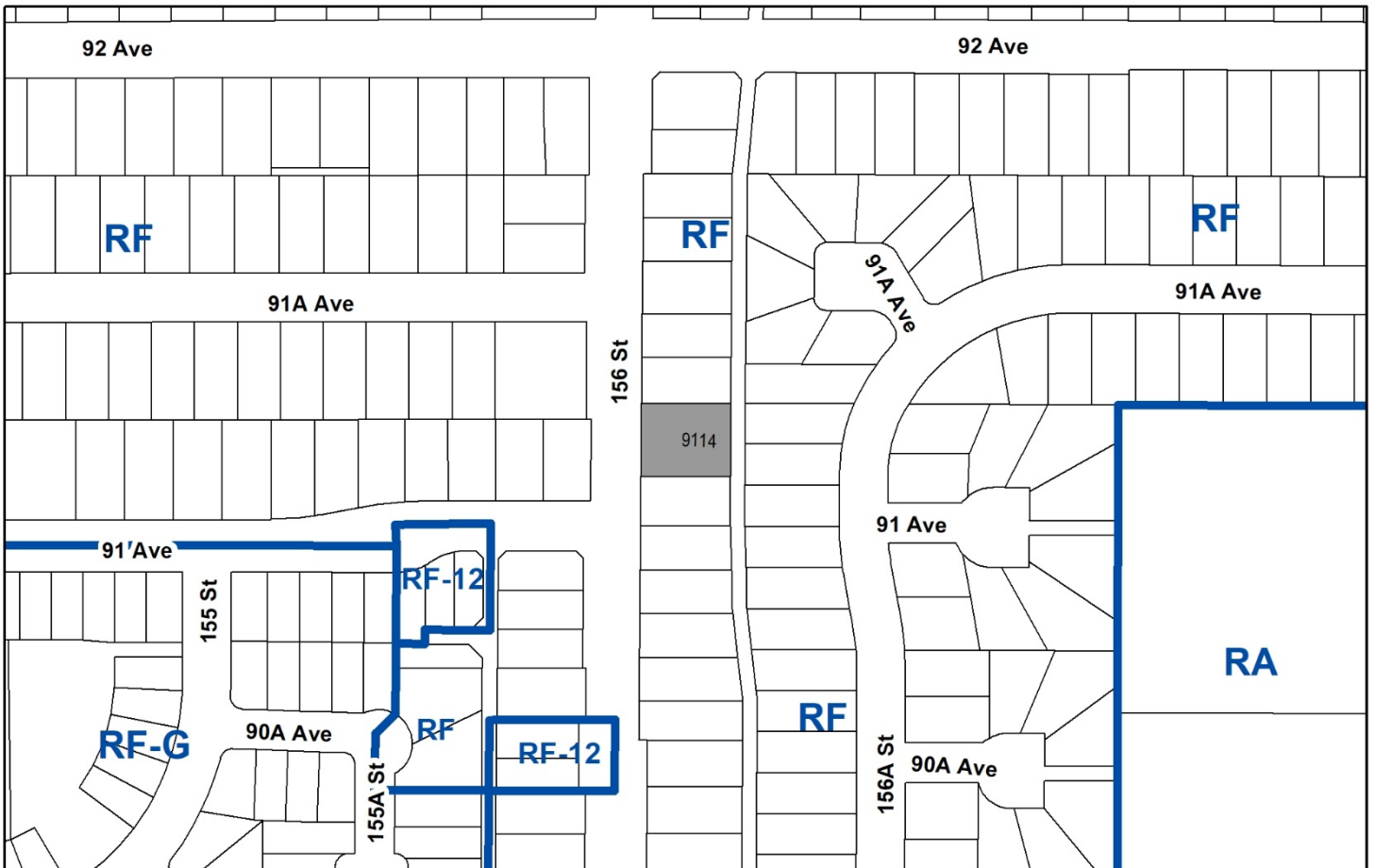
**PROPOSAL:**

- **Rezoning** from RF to RF-13 to allow subdivision into two (2) small, single family lots.

**LOCATION:** 9114 - 156 Street

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the Official Community Plan (OCP).
- The two (2) proposed RF-13 zoned lots each have lot widths of 15.1 metres (50 ft.), which meets the minimum 15-metre (49 ft.) lot width of the RF Zone and therefore will create a streetscape that is consistent with the existing RF-zoned pattern of development in the neighbourhood.
- The proposal is consistent with Development Application Nos. 7906-0173-00 and 7907-0187-00 to the southwest of the subject application, which included rezoning from RF to RF-12 in order to facilitate subdivision. These applications provide precedent for developing oversized small (RF-12/RF-13) lots within the character of this established RF-Zoned neighbourhood.

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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant 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 adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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 Woodland Park Elementary School  
1 Secondary student at North Surrey 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 October 2020.

Parks, Recreation & Culture:

Parks supports the application, but has some concerns about the pressure the project will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$500.00 for the one (1) newly created lot, and Parks has accepted this amount to address these concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single Family Dwellings	Urban	RF
East (Across lane):	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West (Across 156 Street):	Single Family Dwellings	Urban	RF, RF-12

### DEVELOPMENT CONSIDERATIONS

- The 1,110 square-metre (11,947 sq. ft.) subject property is located at 9114 - 156 Street in Fleetwood. The site is designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The applicant proposes to rezone the subject property to "Single Family Residential (13) Zone" in order to subdivide into two (2) small single family lots.
- The proposed lots exceed the minimum requirements of the RF-13 Zone for Type II Interior lots.
- The surrounding neighbourhood is characterized predominantly by single family, RF-zoned lots in addition to some smaller sized RF-12-zoned lots. The proposed lots are considerably larger in area and width than the minimum RF-13 requirements. The proposed lots are 481 square metres (5177 sq. ft.) in area and 15.10 metres (50 ft.) in width which is comparable to the minimum lot area (560 square metres / 6,000 sq.ft.) and lot width (15 metres / 50 ft.) of the RF-Zone and as such will fit the character of the established area.
- A comparison of the proposed lots to the RF-13 Zone and the RF Zone is provided in the following table:

	RF-13 Zone		RF Zone	Proposed Type II RF-13 Lots
	Type I	Type II		
<b>Interior Lot</b>				
Lot Area	336 sq.m. (3,595 sq.ft.)	336 sq.m. (3,595 sq.ft.)	560 sq.m. (6,000 sq.ft.)	481 sq.m. (5,177 sq.ft.)
Lot Width	12 m. (40 ft.)	13.4 m. (44 ft.)	15 m. (50 ft.)	15.1 m. (50 ft.)
Lot Depth	28 m. (92 ft.)	24 m. (79 ft.)	28 m. (92 ft.)	31.9 m. (105 ft.)

- Development Application No. 7906-0173-00 southwest of the subject property, underwent a partial rezone from RF to RF-12 in order to facilitate subdivision into six (6) single family lots, consisting of three (3) RF-12 lots and three (3) RF lots. The minimum width of the RF lots facing 156 Street, reflect similar lot width to the subject application ranging from 15.99 metres (52 ft.) to 17.5 metres (57 ft.).
- Development Application No. 7907-0187-00 further southwest to the subject site, also underwent a rezone from RF to RF-12 in order to allow subdivision into two (2) lots. The lot dimensions of both lots include similar lot widths to the subject application ranging from 13.17 metres (43 ft.) to 16.10 metres (53 ft.).
- It is noted that the subject site falls within 800 metres of future rapid transit along Fraser Highway.

#### Road Dedication

- The subject property currently fronts 156 Street, an Arterial Road, which requires an additional 4.942 metres (16 ft.) to meet the Arterial Road Standard.
- The applicant will also be required to construct the rear lane to the Residential Standard.

#### Neighbourhood Character Study and Building Scheme

- The applicant retained Tejeshwar Singh, of Simplex Consultants Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain consistency with the existing single family dwellings in the adjacent neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing "traditional west coast" style homes provide suitable architectural context while some of the older existing "neo-traditional" style homes do not provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that recommend updated design standards while maintaining a strong relationship with the context homes (Appendix V).

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans were reviewed by staff and found to be acceptable.
- 172 Street slopes downward from 91 Avenue to 91A Avenue. The applicant is proposing minimal fill over proposed Lots 1 and 2, allowing all lot corners to meet existing grade, thus ensuring a smooth future road interface.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

### Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$2,000 for the two (2) proposed lots.

### PRE-NOTIFICATION

Pre-notification letters were sent out on October 15, 2018 to 85 properties and the development proposal sign was installed October 24, 2018. Staff have received a response in support of the proposed development from the Fleetwood Community Association and the following response from one (1) respondent:

- One resident expressed concern that the neighbourhood is getting overcrowded.
  - *(The proposed development exceeds the minimum lot area requirements of the RF-13 Zone and has similar layouts to RF-12 lots nearby. This application stays within the character of the established RF-Zoned neighborhood).*

### TREES

- Phillip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property.

- The Arborist Assessment states that there are no mature trees on the site.
- The applicant is proposing to plant three (3) trees on each lot, for a total of six (6) trees.
- The new trees on the site will consist of a variety of trees including Persian Ironwood, Fragrant Snowbell, Lavalle Hawthorn and Daybreak Cherry.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 17, 2018. 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 within an established neighbourhood.</li> <li>• The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted on both proposed lots, subject to meeting the zoning and building requirements for a secondary suite.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• None Proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• None Proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• None Proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None Proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) 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

ELM/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.2742 ac.
Hectares	0.1110 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.10 metres
Range of lot areas (square metres)	479-481 sq.m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18.01 u.p.h. & 7.29 u.p.a.
Lots/Hectare & Lots/Acre (Net)	20.85 u.p.h. & 8.44 u.p.a.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	13.5%
Total Site Coverage	63.5%
<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>DENSITY</b>	







Planning December 18, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0365 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>Woodland Park Elementary</b>	
Enrolment (K/1-7):	62 K + 401
Operating Capacity (K/1-7)	38 K + 419
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1415
Enrolment (8-12):	1175
Enrolment (8-12):	

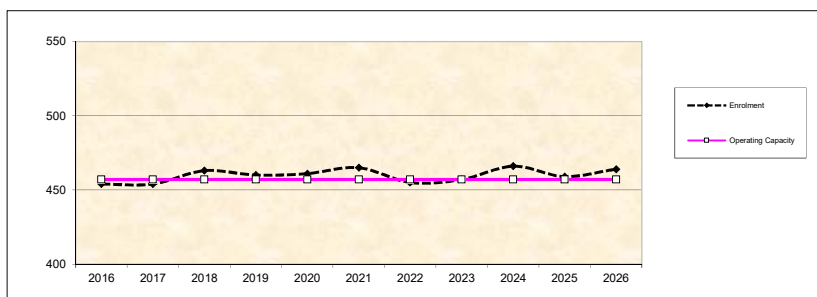
**School Enrolment Projections and Planning Update:**

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

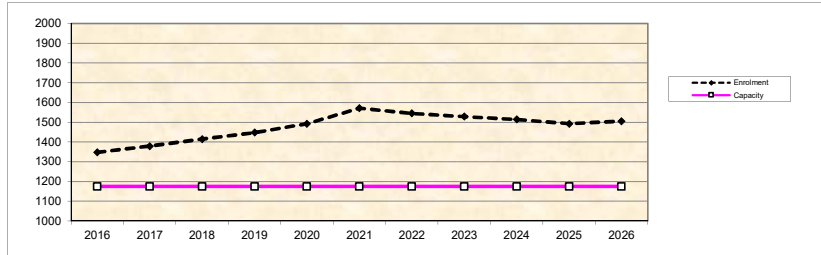
Woodland Elementary is located within maturing neighbourhoods. In 2012 to relieve enrolment pressure at Frost Road Elementary, a boundary change was made pushing some of the growth from Frost Road to Woodland Park. The result of this change stabilized the declining enrolment at Woodland Park. The 10 year enrolment projections show that enrolment will be stable and hover around the existing capacity of the building. There are no plans to expand the capacity of the school at this time.

North Surrey Secondary is currently operating at 120% and is projected to grow to 130% over 10 years. As part of the 2019/2020 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

**Woodland Park Elementary**



**North Surrey Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7918-0365-00  
 Project Location: 9114 156 Street, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

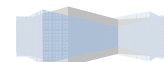
The area surrounding the subject property consists of homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

**Dwelling Types/Locations:** 2 and 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

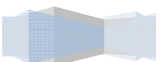
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

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

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



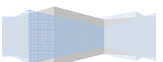
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: October 24, 2018

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

\_\_\_\_\_  
Date: October 24, 2018






## Tree Preservation Summary

**Surrey Project No:** 7918-0365-00  
**Registered Arborist:** Philip Kin Cho - ISA Certified Arborist #HK-1086A

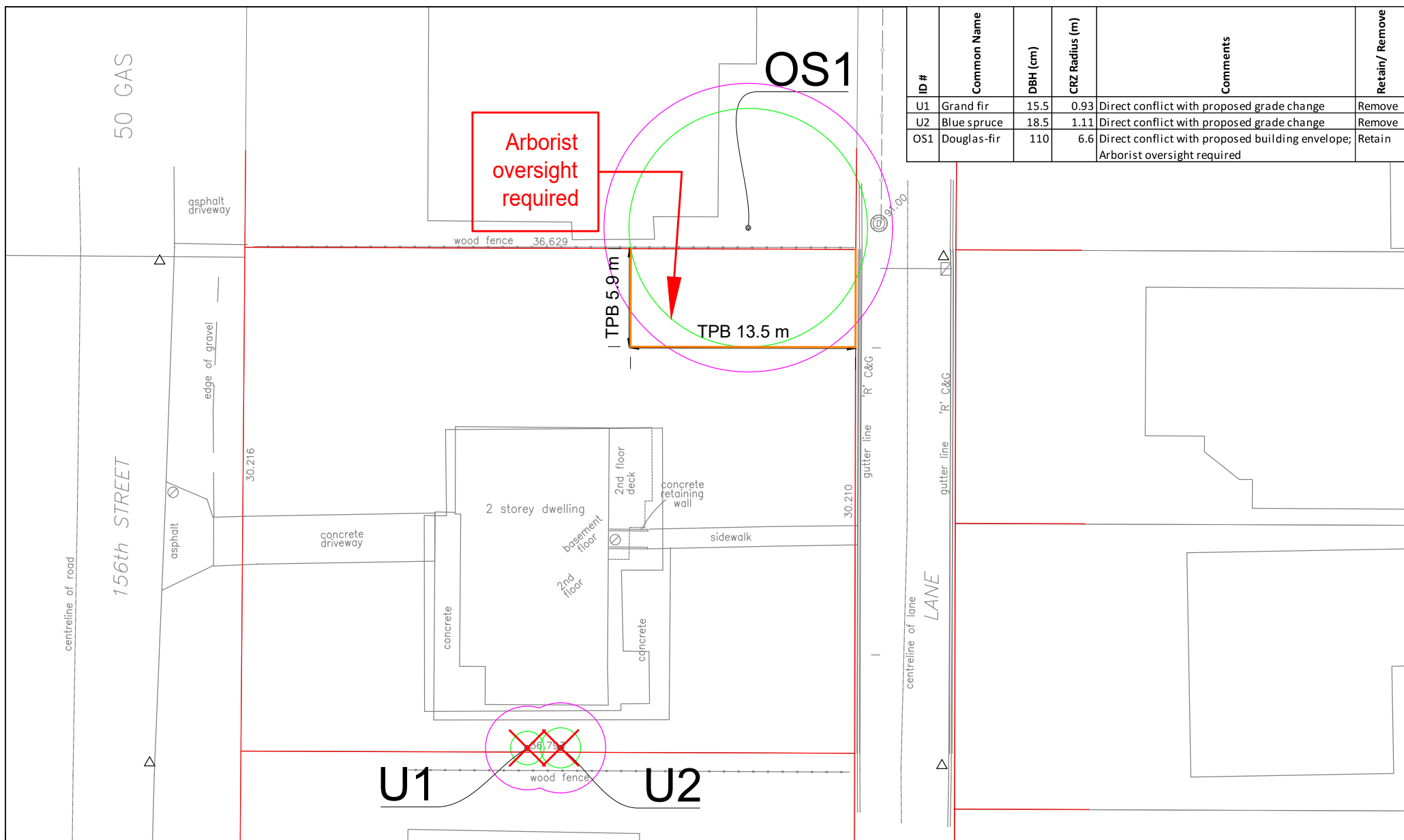
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	0
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. _____ X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	0
<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>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:



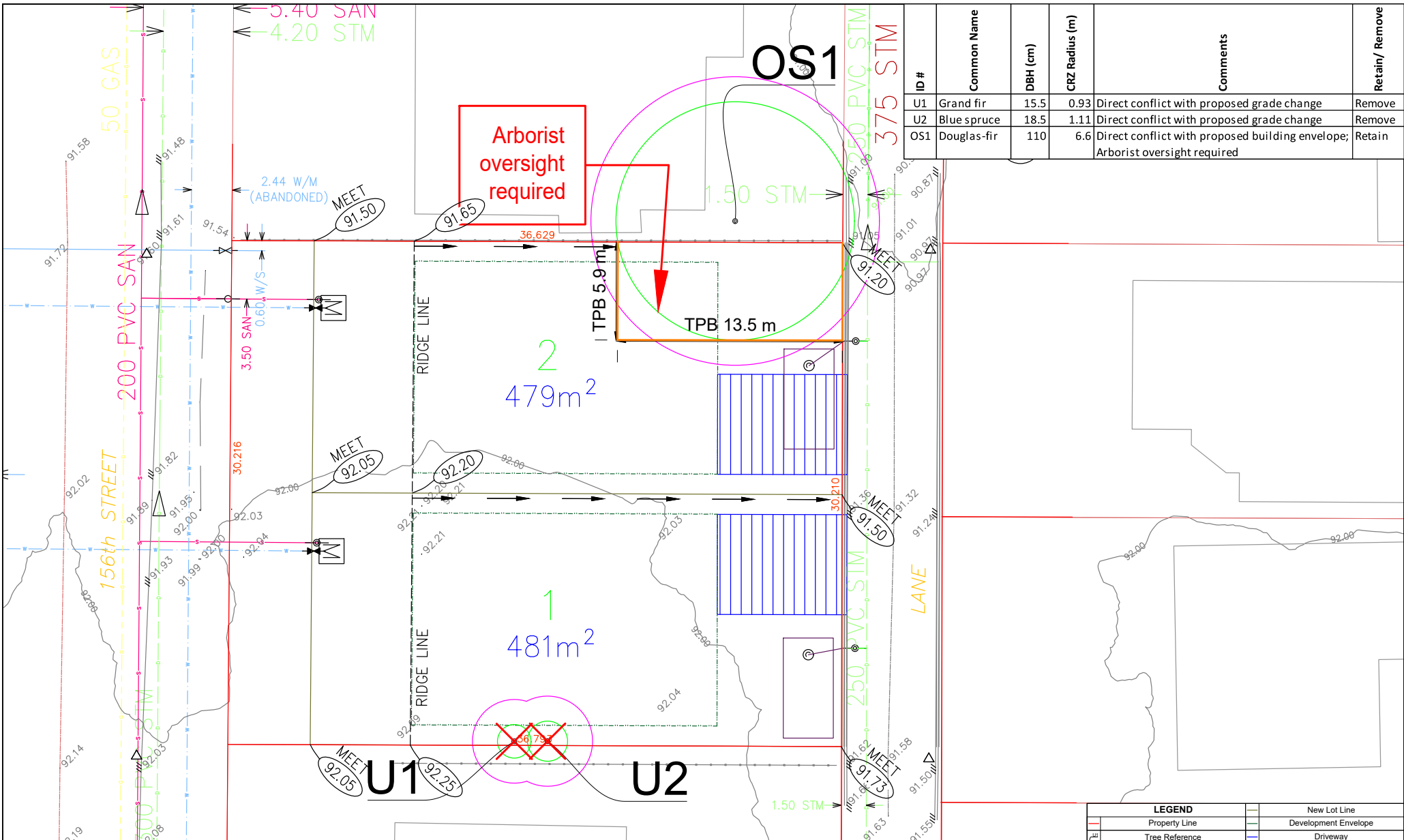
\_\_\_\_\_  
 (Signature of Arborist)

November 9th, 2018  
 \_\_\_\_\_  
 Date



ID #	Common Name	DBH (cm)	CRZ Radius (m)	Comments	Retain/ Remove
U1	Grand fir	15.5	0.93	Direct conflict with proposed grade change	Remove
U2	Blue spruce	18.5	1.11	Direct conflict with proposed grade change	Remove
OS1	Douglas-fir	110	6.6	Direct conflict with proposed building envelope; Arborist oversight required	Retain

<b>Drawing No.</b> 3 of 5	<b>Sheet Title</b> Tree Removal and Protection Plan	<b>Project Title</b> Arborist Report for Development Purposes	<b>Surrey Project No.</b> 7918-0365-00	<p>All Units in Meters</p>	Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 53 <sup>rd</sup> Avenue, Surrey, BC. P: 604-575-8727 F: 604-575-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616	<b>LEGEND</b> Property Line Tree Reference Critical Root Zone (CRZ)	Impact Zone (CRZ 1.5 m Buffer) Tree Protection Barrier (TPB) Proposed Removal	
<b>Page</b> 14 of 19	<b>Revision No.</b> N/A	<b>Project Address</b> 9114 156 Street, Surrey, BC V3R 5Y8	<b>CitiWest File No.</b> 18-3693 Darren Sahota						

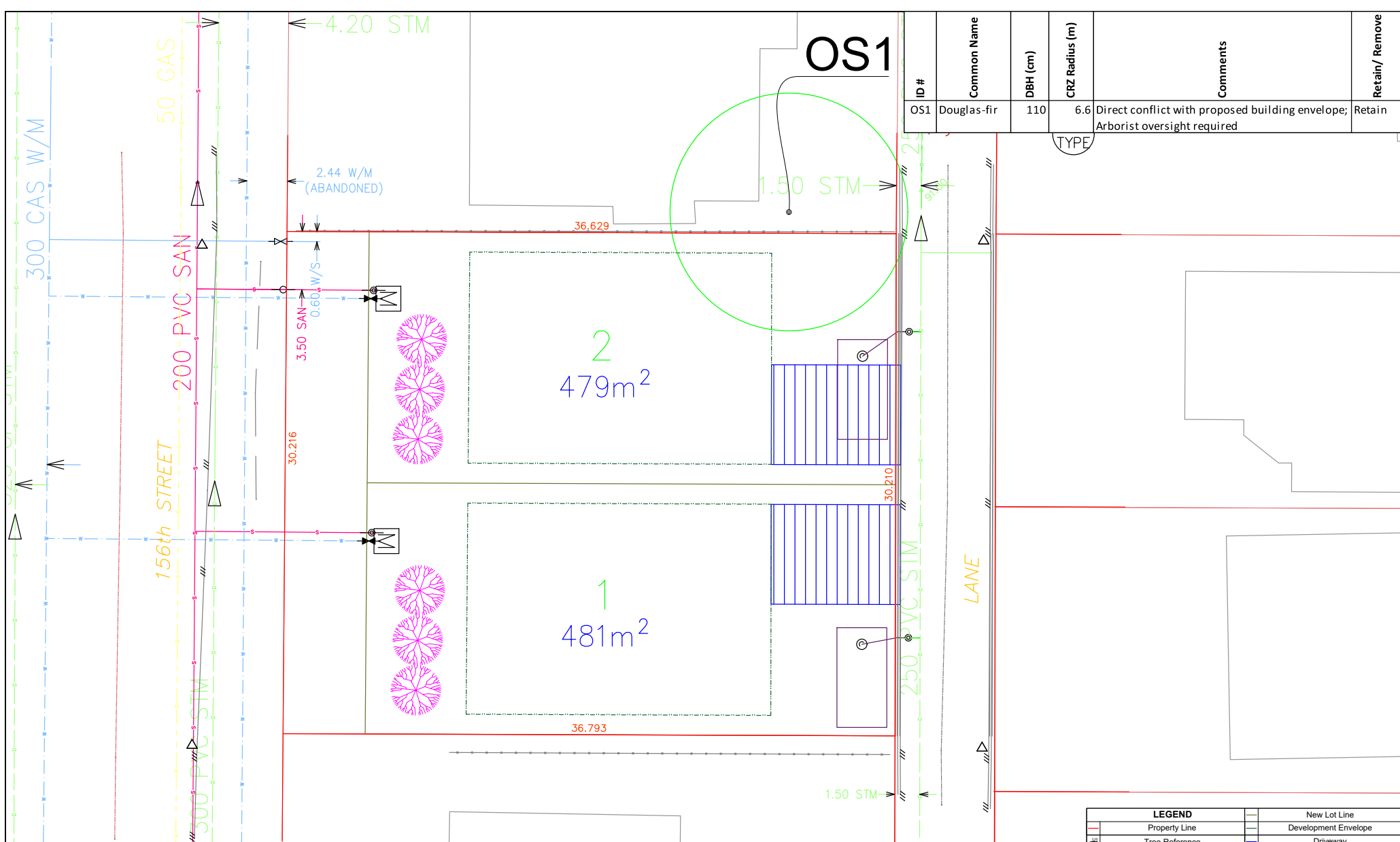


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OS1	Douglas-fir	110	6.6	Direct conflict with proposed building envelope; Arborist oversight required	Retain

Arborist oversight required

<b>Drawing No.</b>	<b>Sheet Title</b>	<b>Project Title</b>	<b>Surrey Project No.</b>		Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 53 <sup>rd</sup> Avenue, Surrey, BC. P: 604-575-8727 F: 604-575-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616
4 of 5	Development Site Plan	Arborist Report for Development Purposes	7918-0365-00	All Units in Meters		
Page 15 of 19	<b>Revision No.</b>	N/A	<b>Project Address</b>	<b>CitiWest File No.</b>	<b>Production Date:</b>	
			9114 156 Street, Surrey, BC V3R 5Y8	18-3693 Darren Sahota	November 9 <sup>th</sup> , 2018	

LEGEND	
	Property Line
	Development Envelope
	Tree Reference
	Driveway
	Critical Root Zone (CRZ)
	Impact Zone (CRZ 1.5 m Buffer)
	Tree Protection Barrier (TPB)
	Drainage Detention
	Drainage
	Water
	Sanitary
	New Lot Line



ID #	Common Name	DBH (cm)	CRZ Radius (m)	Comments	Retain/ Remove
OS1	Douglas-fir	110	6.6	Direct conflict with proposed building envelope; Arborist oversight required	Retain

LEGEND	
	New Lot Line
	Property Line
	Development Envelope
	Tree Reference
	Critical Root Zone (CRZ)
	Replacement Tree
	Drainage Detention
	Drainage
	Water
	Sanitary