

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7919-0134-00

Planning Report Date: November 4, 2019

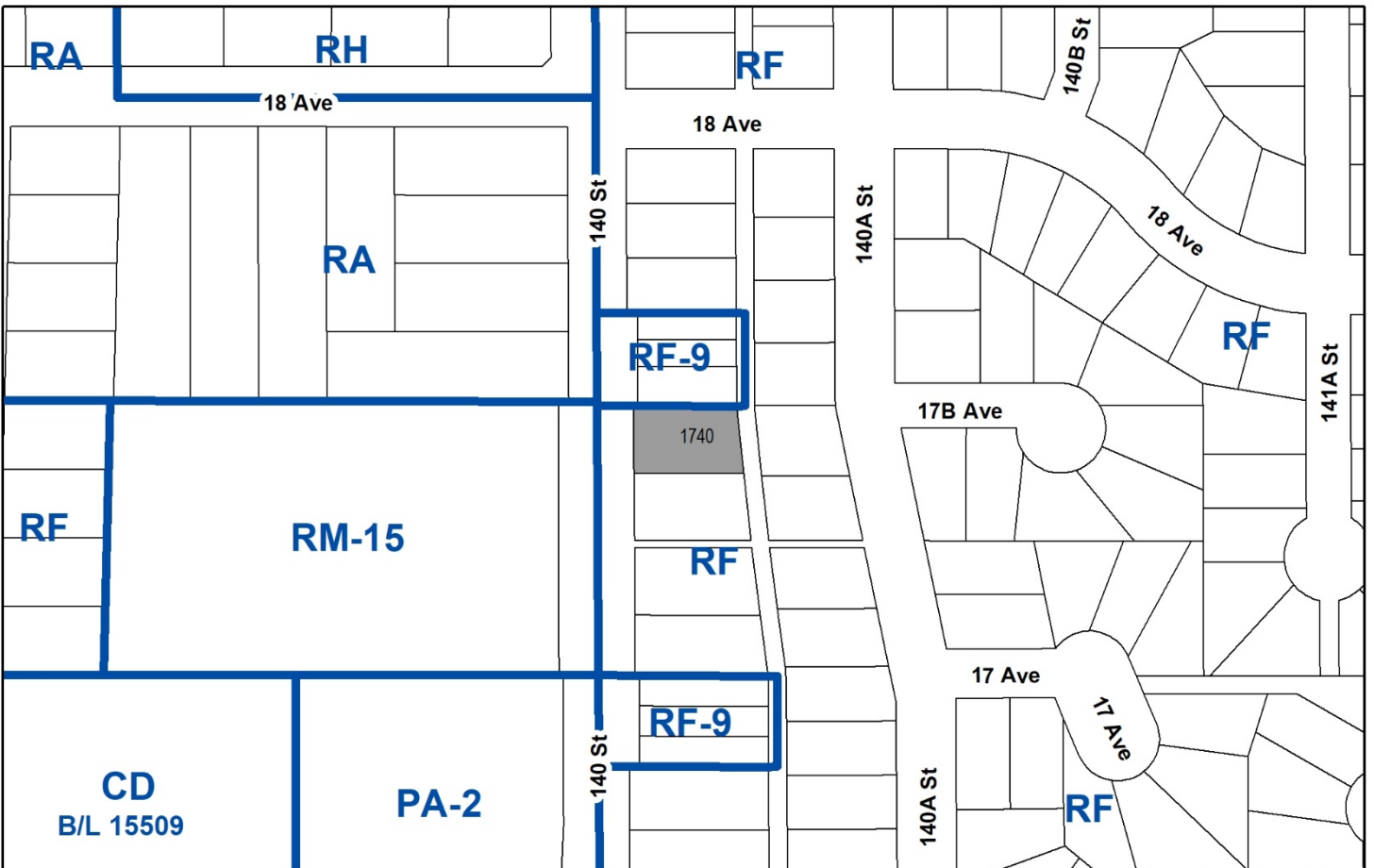
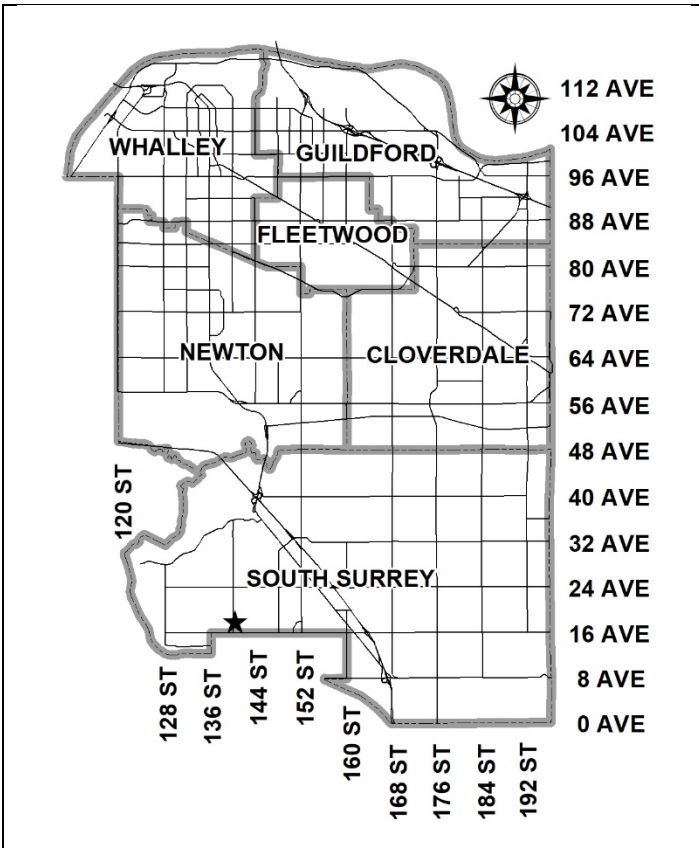
PROPOSAL:

- **Rezoning** from RF to RF-9 to allow subdivision into 3 single family small lots.

LOCATION: 1740 - 140 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

- The proposal complies with the site's Urban Designation under the Official Community Plan (OCP).
- While the "Single Family Residential (9) Zone (RF-9)" was replaced by "Single Family Residential (10) Zone (RF-10)", the proposal to create three RF-9 lots on the subject property was anticipated when the lands to the north were subdivided under Development Application No. 7907-0002-00. A portion of the adjacent property at 1748-140 Street has a "no-build" covenant registered on title to facilitate consolidation and subdivision with the subject property at 1740-140 Street.
- "Single Family Residential (9) Zone (RF-9)" lots have already been established on the east side of 140 Street in this neighbourhood, including the lands to the immediate north (1748, 1754 & 1760 - 140 Street), and on lands to the south (1688, 1692 & 1696 - 140 Street). The proposed lots continue the pattern of RF-9 lots along this section of 140 Street.
- One of the reasons for replacing the RF-9 zone with the RF-10 zone was to ensure adequate parking is provided on the lot. To address this issue, the applicant proposes to register a restrictive covenant prohibiting secondary suites in all of the proposed dwellings on the new lots. No basements can be accommodated on the proposed lots due to the depth of existing services; therefore, the dwellings will not be conducive to having suites.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (g) Zone" 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots; and
  - (g) registration of a Section 219 Restrictive Covenant to prohibit secondary suites on all proposed lots.

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 students at Bayridge Elementary 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: No concerns.

SITE CHARACTERISTICS

Existing Land Use: There are two existing two-storey dwellings on the subject sites.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwellings	Urban	RF-9
East:	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West (Across 150 Street):	Single Family Dwellings	Urban and Suburban	RA & RM-15

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is along the east side of 140 Street and south of 18 Avenue in South Surrey. The site is zoned "Single Family Residential Zone (RF)" and designated "Urban" in the Official Community Plan (OCP).
- The adjacent property at 1748-140 Street is zoned "Single family Residential (9) Zone (RF-9)" and was created as part of the subdivision that was associated with Development Application No.7907-0002-00. The southern portion of this lot has a "No build" restrictive covenant registered on the title, with the intention that this area be consolidated with the subject property to facilitate further subdivision.
- The subject property has an existing two-storey dwelling, which is proposed to be demolished.

Proposal

- The applicant is proposing to develop three RF-9 lots as illustrated in the lot layout attached as Appendix II.
- The proposed "Single Family Residential (9) Zone (RF-9)" was replaced by the "Single Family Residential (10) Zone (RF-10)" in 2013. The intent and background for this change is set out in Corporate Report No. R119. Adequate parking was one of the primary concerns that resulted in this change.
- The introduction of RF-10 sought to address concern from a lack of on-street parking. RF-9 zoned lots have a reduced garage space measured at 36 square metres (386 sq.ft.) to accommodate a third parking space which residents have advised they have difficulty parking

vehicles in. The minimum permitted floor area for a garage in the RF-10 zone is 39 square metres (420 sq.ft.).

- The development concept prepared under Development Application No.7907-0002-00 anticipated that 1740-140 Street was to develop into similar RF-9 lots. Therefore, approximately 132.5 square metres along the south portion of 1748-140 Street has a "no-build" area registered over this area, to facilitate consolidation with 1740-140 Street and further subdivision.
- To address potential issues related to a lack of onsite parking, the applicant proposes to register a restrictive covenant prohibiting secondary suites on all proposed lots. It should be noted that basements cannot be accommodated on the proposed lots due to the depth of existing services; therefore, the dwelling will not be conducive to having suites.

### PRE-NOTIFICATION

Pre-notification letters were sent out to local residents on July 9, 2019, and a Development Proposal Sign was installed on the property on June 28, 2019. In response, staff has received comment from 3 area residents who expressed concerns with the proposal. The following is a summary of their concerns:

Note: Staff comments are identified in italics following the resident comments:

- A neighbor to the south of the site was contacted by the applicant seeking to remove a number of trees on his property to facilitate the subdivision. The neighbor did not provide his approval for this.

*(In response, the applicant has amended the lot layout to create a larger Lot 1 and will be required to register a restrictive covenant for tree protection to protect both onsite and offsite trees.)*

- Concern regarding the lot size and lot depth changing the look of the neighbourhood, and the appropriateness of RF-9 Zone in this neighbourhood.

*(The proposed RF-9 Zone for the subject site was anticipated when the site to the north was subdivided. The proposed lot sizes will be similar to the existing properties to the north at 1754 and 1760- 140 Street that were created as part of Development Application No: 7907-0002-00 in terms of lot width, depth and size).*

### BUILDING SCHEME AND LOT GRADING

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with the existing development.
- House forms that have been recommended for this development are based on neighbouring "context homes", including new homes of a similar home type and size, with similar massing characteristics, roof types, roof pitches, roofing material and siding materials.

- A preliminary lot grading plan was submitted by Citiwest Consulting Ltd. The information has been reviewed by staff and found to be generally acceptable. No in-ground basements are proposed on the lots.

## TREES

- Xudong Bao, ISA Certified Arborist of Woodridge Tree 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)			
Pacific dogwood	1	0	1
Japanese Maple	1	0	1
<b>Coniferous Trees</b>			
Douglas-fir	6	1	5
Sawara cypress	1	0	1
Western redcedar	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>1</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>3</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Fund</b>		<b>0</b>	

- The arborist assessment states that there is a total of 12 protected trees on the sites. It was determined that 11 trees can be retained as part of this development proposal, including 5 off site trees at 1740-140 Street.
- For the one tree that cannot be retained, the applicant will be required to plant two trees. The applicant is proposing to plant 3 trees. Therefore, no contribution to the Green City Fund is required.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on May 2, 2019. 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 located within an urban infill area.</li> <li>• The proposal complies with the site's OCP designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed net density 34.6 lots/ha &amp; 14 u.p.a.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<p>The following is proposed:</p> <ul style="list-style-type: none"> <li>• Absorbent Soils more than 300mm in depth.</li> <li>• Roof downspout disconnection.</li> <li>• On-lot infiltration trenches or sub-surface chambers</li> <li>• Cisterns/ rain barrels</li> <li>• Vegetated swales/rain gardens/bio-swales</li> <li>• Sediment control devices</li> <li>• Perforated pipe systems</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>• Increased opportunity for informal surveillance with more residents living in the area.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

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

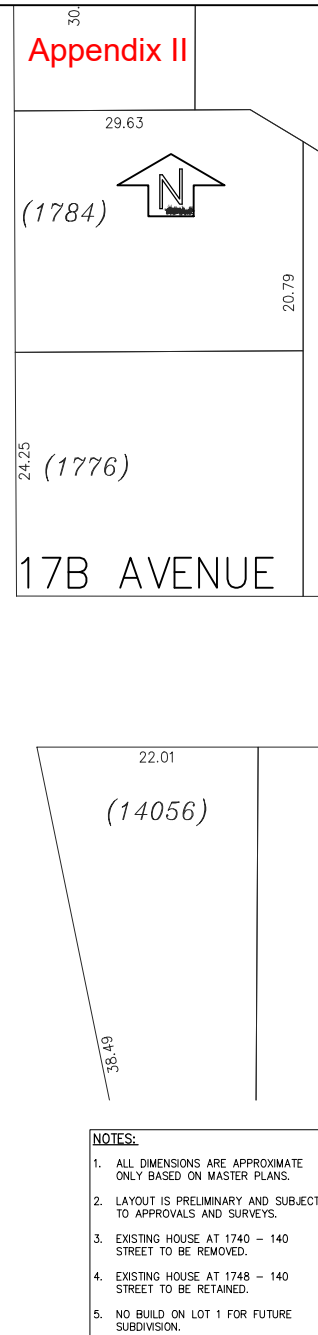
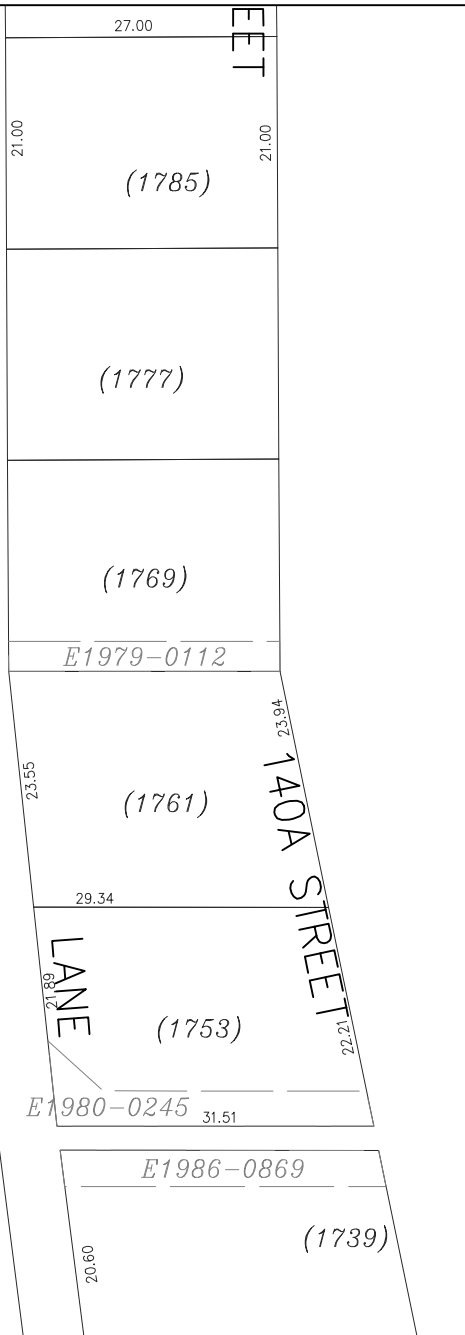
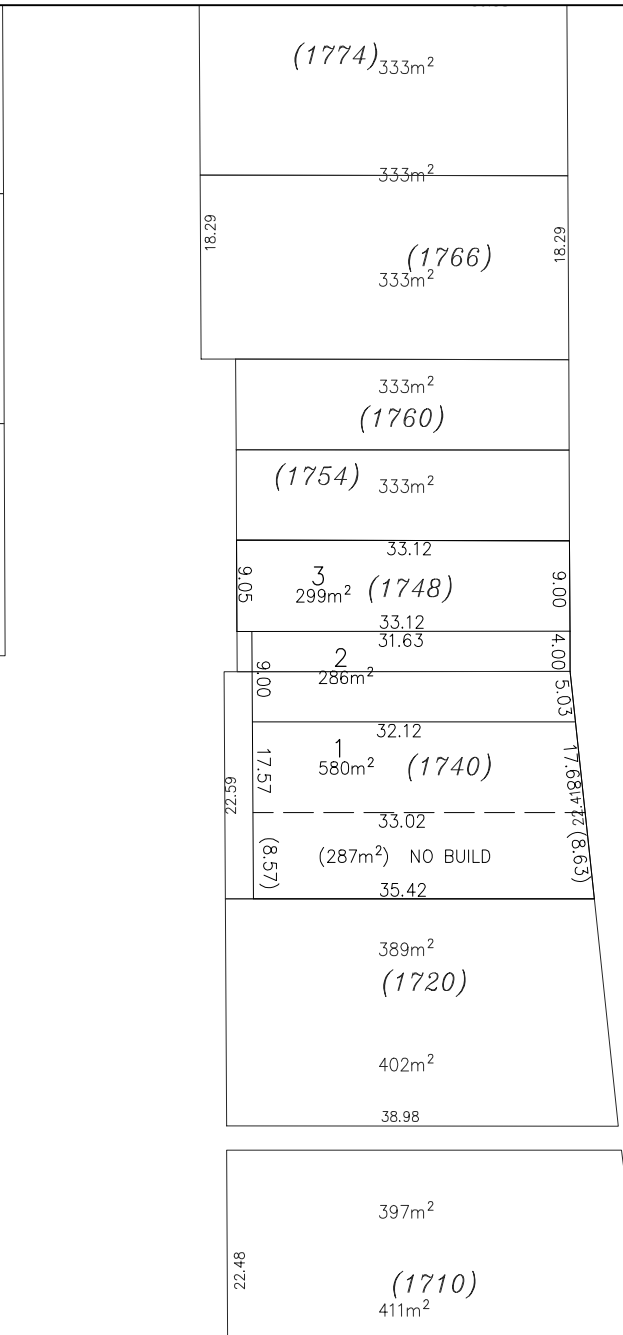
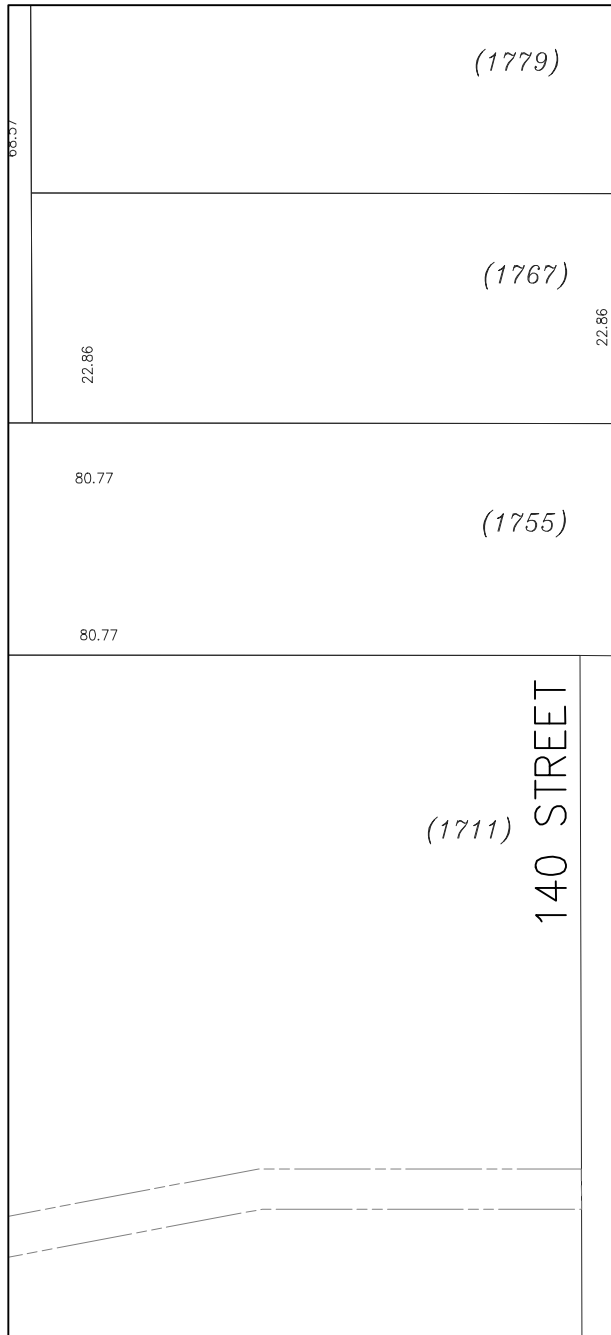
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## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.2312
Hectares	0.0936
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9m - 17.57m
Range of lot areas (square metres)	286m <sup>2</sup> - 580m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	32.1 lots/ha & 13 u.p.a
Lots/Hectare & Lots/Acre (Net)	34.6 lots/ha & 14 u.p.a
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<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



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@citiwest.com



KAM LOODU  
 13919 - 56A AVENUE, SURREY, BC, V3X 2X5 PH: 604-836-6251  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 1740 & 1748 - 140 STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	<b>B</b>
Designed: NP	Job No. 19-3807	Of
D.W. P.U.	Date APR/2019	Revision
Approved:		

- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  - LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  - EXISTING HOUSE AT 1740 - 140 STREET TO BE REMOVED.
  - EXISTING HOUSE AT 1748 - 140 STREET TO BE RETAINED.
  - NO BUILD ON LOT 1 FOR FUTURE SUBDIVISION.

## INTER-OFFICE MEMO

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

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

DATE: **September 26, 2019** PROJECT FILE: **7819-0134-00**

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RE: **Engineering Requirements  
Location: 1740/1748 140 Street**

### REZONE/SUBDIVISION

#### *Property and Statutory Right-of-Way (SRW) Requirements*

- provide varying dedication (1.5 to 2.808 metres) to achieve the ultimate 15.0 metres from centerline road allowance
- register 0.5 metre SRW along property line of 140 Street.

#### *Works and Services*

- verify adequacy of lane to meet current City standard, alternatively reconstruct or provide cash-in-lieu
- confirm ultimate drainage servicing for the sub-catchment and lane, and the proposed 140 Street storm sewer storm sewer extension to service the site
- install water, sanitary and drainage service connections to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Tommy Buchmann, P.Eng.  
Development Services Manager

KMH



Planning

October 30, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0134 00 (updated October 2019)

**SUMMARY**

The proposed 3 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

**September 2019 Enrolment/School Capacity**

<b>Bayridge Elementary</b>	
Enrolment (K/1-7):	34 K + 339
Operating Capacity (K/1-7)	19 K + 279
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1666
Capacity (8-12):	1300

**School Enrolment Projections and Planning Update:**

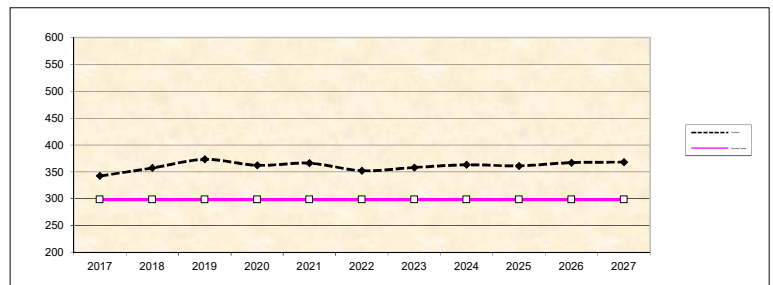
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Bayridge Elementary serves not only the City of Surrey but also the City of White Rock. The school serves maturing neighbourhoods in both Cities. Though the housing density is higher in Surrey, the City of White Rock's plan for the area does allow for spot densification in the form of multi-residential. The 10 year projections do show very slow growth in the catchment, the school will be able to accommodate the growth with 4 portables or less as the projections rise and fall. There are no plans to expand the capacity of the school at this time.

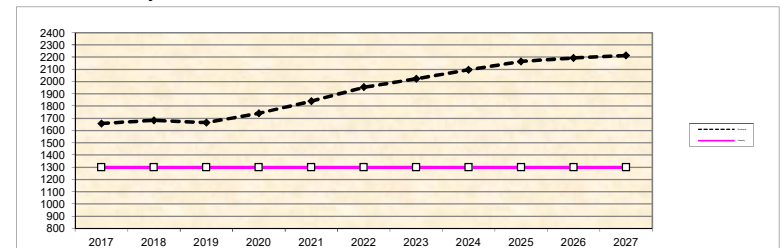
Semiahmoo Secondary is currently operating at 100% capacity. By 2025, the schools operating capacity is projected to rise to 167%. There are no current plans to expand the existing high school.

The new Grandview Heights Secondary is currently under construction. The new 1500 capacity high school is scheduled to open September 2021 which will relieve some of the secondary enrolment pressure in the South Surrey/White Rock area. The new boundary catchments were also adopted in March 2018. They will come into effect September 2021.

**Bayridge Elementary**



**Semiahmoo 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 #: 7919-0134-00  
 Project Location: 1740 & 1748 140 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** No basement entry homes

**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.



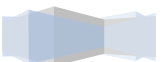
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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: May 28, 2019

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

\_\_\_\_\_  
Date: May 28, 2019



## Tree Preservation Summary

Surrey Project No: 7919 0134 00

Address: 1740 140 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Xudong Bao (PN-8671A)

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	7	Protected Trees Identified	5
Protected Trees to be Removed	1	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6	Protected Trees to be Retained	5
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0  - All other species to be removed (2:1) 1 X two (2) = 2	2	<b>Total Replacement Trees Required:</b>  - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0  - All other species to be removed (2:1) 0 X one (2) = 0	0
Replacement Trees Proposed	3	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

October 18, 2019

Date