

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

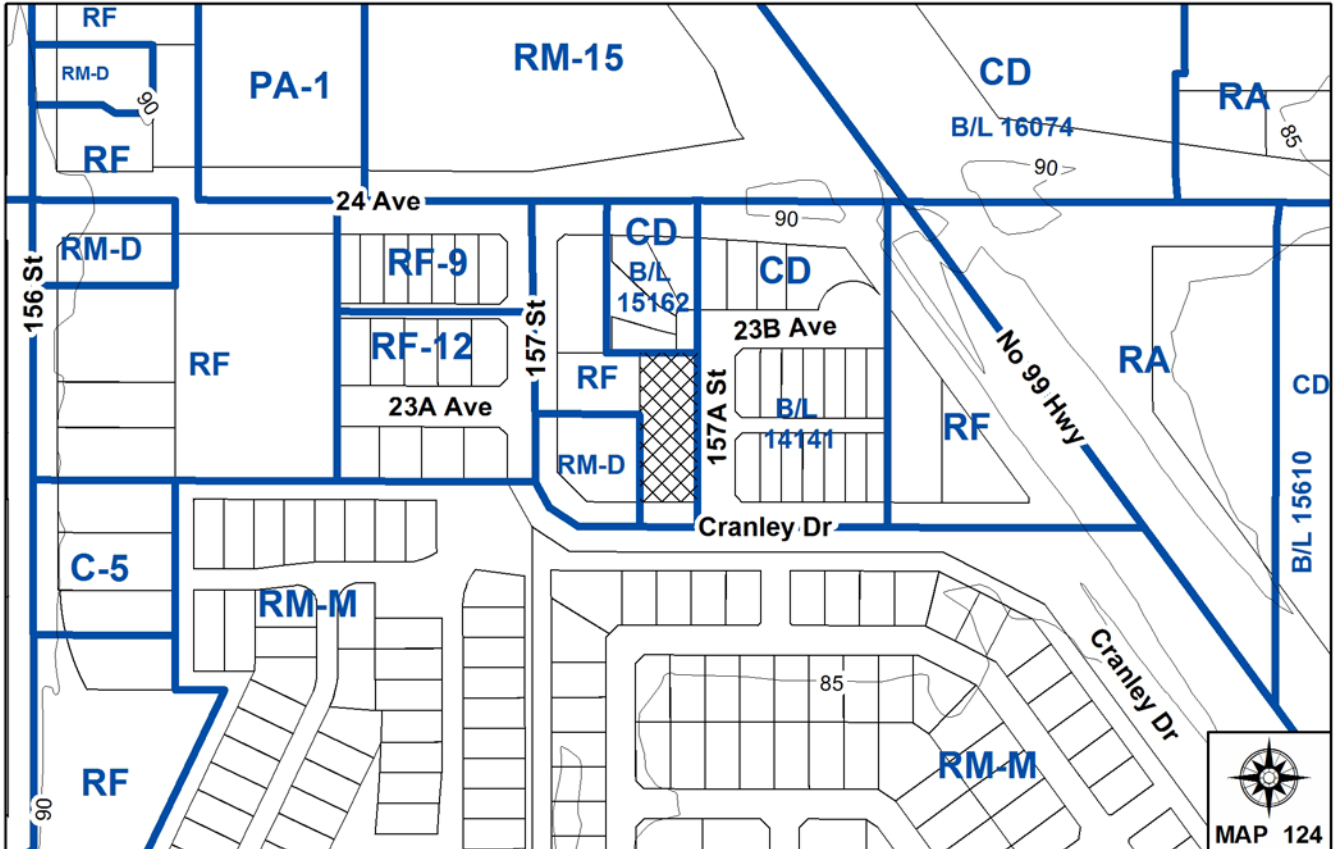
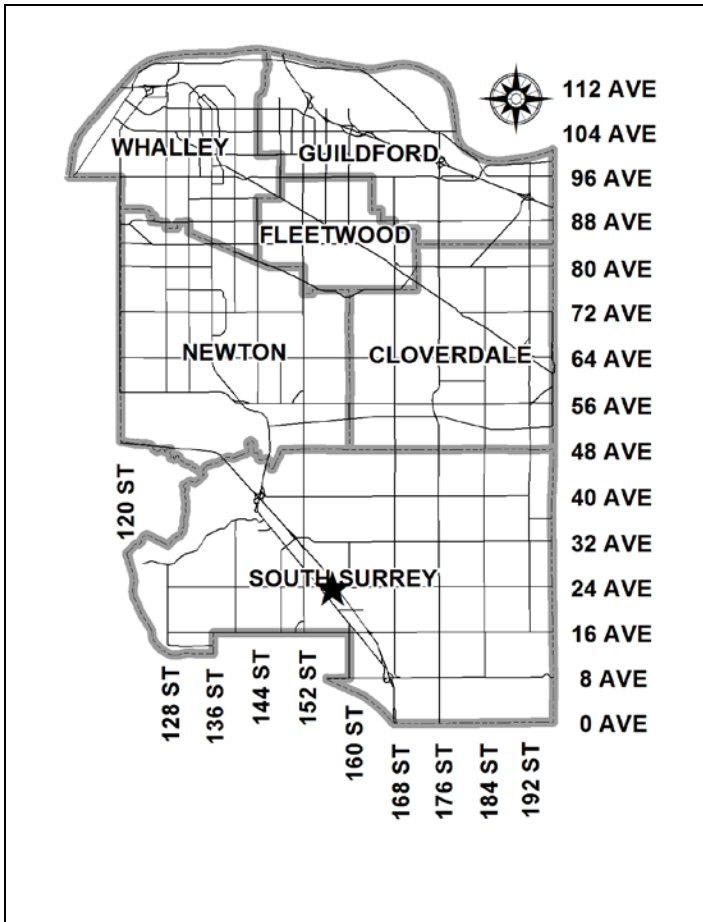
File: 7910-0267-00

Planning Report Date: April 4, 2011

**PROPOSAL:**

- **Rezoning** from RF to RF-12  
 in order to allow subdivision into four single family lots.

**LOCATION:** 15729 Cranley Drive  
**OWNER:** o898019 B.C. Ltd.  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Mobile Home Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A King George Highway Corridor Development Concept Plan Amendment is required to redesignate the land from "Mobile Home Park" to "Single Family Residential (Small Lots)" for the subject site.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Consistent with land use and subdivision patterns established in the area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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, 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 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
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend King George Highway Corridor Development Concept Plan to redesignate the land from "Mobile Home Park" to "Single Family Residential (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 School

(Appendix IV)

The applicant has advised that the dwellings in this project are expected to be constructed and ready for occupancy by spring 2012.

Parks, Recreation & Culture:

Parks supports the development and indicates that the applicant will be required to address the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

### SITE CHARACTERISTICS

Existing Land Use: An existing single family dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban/Mobile Home Park	CD
East (Across 157A Street):	Single family dwellings.	Urban/Mobile Home Park	CD
South (Across Cranley Drive):	Manufactured home park.	Urban/Mobile Home Park	RM-M
West:	Single family dwellings.	Urban/Mobile Home Park	RF and RM-D

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is comprised of one parcel located at 15729 Cranley Drive. The subject site is designated Urban in the Official Community Plan (OCP) and Mobile Home Park in the King George Highway Corridor Development Concept Plan.
- The site and the adjacent sites were never developed as a mobile home park.
- The areas directly east and north of the subject site were developed into similar-sized compact lot single family dwellings in 2001 and 2004 respectively (File Nos. 7900-0154-00 and 7903-0229-00).

### DEVELOPMENT CONSIDERATIONS

#### Background and Proposed Subdivision

- The subject site area is approximately 1,389 square metres (0.34 ac).
- The site is currently zoned "Single Family Residential" (RF). The applicant is proposing to rezone the site to "Single Family (12) Residential" (RF-12) to allow subdivision into four lots.

- The proposed rezoning would facilitate the creation of 4 compact lots at the corner of 157A Street and Cranley Drive (Appendix II). The proposed lots range in size from 325 square metres (3,498 sq.ft.) to 375 square metres (4,036 sq.ft.). Lot widths range from 14.2 metres (47 ft.) to 16.6 metres (54 ft.). These lots are similar in size to adjacent CD-zoned residential lands to the north and to the west across 157A Street.
- The lot lines may be slightly adjusted as staff assesses the possibility of tree retention for proposed Lot 1 along Cranley Drive, as outlined below.
- Driveway access is restricted to 157A for the corner Lot 1 due to sightline issues and curve alignment of sidewalk to be constructed.

### Building Scheme

- The applicant for the subject site has retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached. (Appendix VI).

### Arborist Report and Tree Preservation

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are fourteen mature trees on the subject site. The report proposes the removal of fourteen (14) trees because they are expected to be significantly impacted by construction or are of poor quality. However, staff will reassess the trees located in proposed Lot 1 along Cranley Drive for the possibility of retention. Twelve (12) replacement trees will be planted for a total of twelve trees on site, providing for an average of three (3) trees per lot.

**Tree Summary Table**

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Ash, Mountain	1	0	1
Apple	1	0	1
Cedar, Western Red	6	0	6
Cherry	2	0	2
Falsecypress	3	0	3
Dogwood, Japanese Flowering	1	0	1
<b>Total</b>	<b>14</b>	<b>0</b>	<b>14</b>

- Based on Tree Protection By-law (No. 16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. In addition to this, the By-law also requires tree replacement at a minimum of 3 trees per lot. As fourteen protected trees are to be removed, a total of twenty-eight (28) replacement trees would be required for this application. The applicant proposes twelve (12) replacement trees. Under the requirement of the Tree Preservation By-law, this would result in a

tree replacement deficit of sixteen (16) trees. As such, under the new By-law, monetary compensation for the remaining 16 trees would be \$4,800 based on \$300/tree.

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and deemed acceptable to proceed to the next stage.
- Minimal cut and fill will be required to achieve grading required by engineering.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 16, 2011 and staff has received no comments.

### 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.	Parks, Recreation & Culture Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed King George Highway Corridor Development Concept Plan Amendment

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CAL/kms

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## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.34 ac
Hectares	0.139 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.2 m – 16.6 m (46.6 sq.ft. – 403 sq.ft.)
Range of lot areas (square metres)	326 m <sup>2</sup> - 375 m <sup>2</sup> (3,509 sq.ft. – 4,036 sq.ft.)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	49.2
Estimated Road, Lane & Driveway Coverage	14.5
Total Site Coverage	63.7
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



**TOPOGRAPHIC PLAN ON PROPOSED SUBDIVISION  
OF LOT 19 SECTION 14 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 28990**

Current Civic Address:  
15729 Cranley Drive  
Surrey, B.C.  
SCALE : 1:250

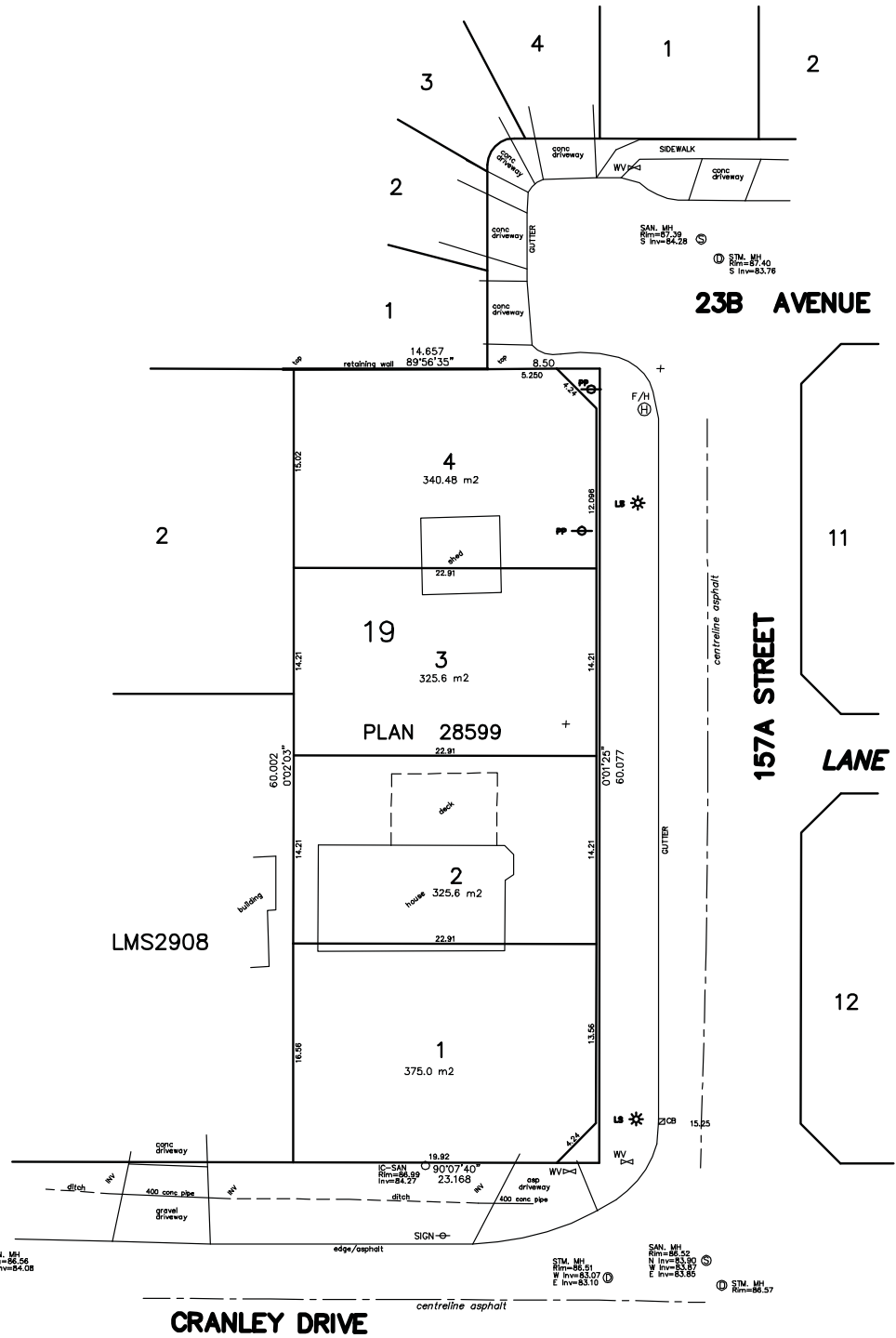
Note:  
- All dimensions are in metres.  
- This plan is NOT to be used for location of property lines.  
- Elevations are based on City of Surrey Geodetic datum, Monument No. 5742  
Elevation = 89.940m  
- Only trees with a diameter of at least 0.25m are shown  
- This plan does not show non-plan charges, liens or interests.

-property dimensions are derived from Land Title Office records and are subject to change upon field survey



**LEGEND**

- SAN. MH (S) ...denotes sanitary manhole
- STM. MH (D) ...denotes storm manhole
- MH/CB (O) ...denotes manhole/catchbasin
- LB (L) ...denotes lawn basin
- CB (C) ...denotes catch basin
- LS (S) ...denotes lamp standard
- PP/LS (P/S) ...denotes power pole & lamp
- PP (P) ...denotes power pole
- GV (V) ...denotes gas valve
- WV (W) ...denotes water valve
- F/H (H) ...denotes hydrant
- SIGN (S) ...denotes sign
- INVERT (I) ...denotes invert
- TREE (T) ...denotes tree
- UB (U) ...denotes utility box
- ...denotes spot elevation
- IC-SAN (S) ...denotes sanitary inspection chamber
- IC-STM (D) ...denotes storm inspection chamber
- ANCHOR (A) ...denotes anchor



Date of Survey:  
30th day of November, 2010

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**DHALWAL AND ASSOCIATES**  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1011004-101.DWG

GENE PAUL NIKULA B.C.L.S. 803  
**THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED**



## INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 9, 2011** PROJECT FILE: **7810-0267-00**

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RE: **Engineering Requirements  
Location: 15729 - Cranley Dr.**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate 0.250 metres fronting 157A Street;
- dedicate a 3.0m x 3.0m corner cuts at the intersection of 157A Street and Cranley Drive and at the northeast corner of the development

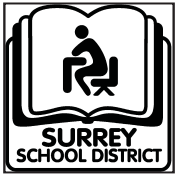
***Works and Services***

- construct 157A Street to a limited local standard;
- construct Cranley Drive to a through local standard;
- provide service connections to each lot;
- pay SDR connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

LR



## SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 30, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0267-00

#### SUMMARY

The proposed 4 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:	1

#### September 2010 Enrolment/School Capacity

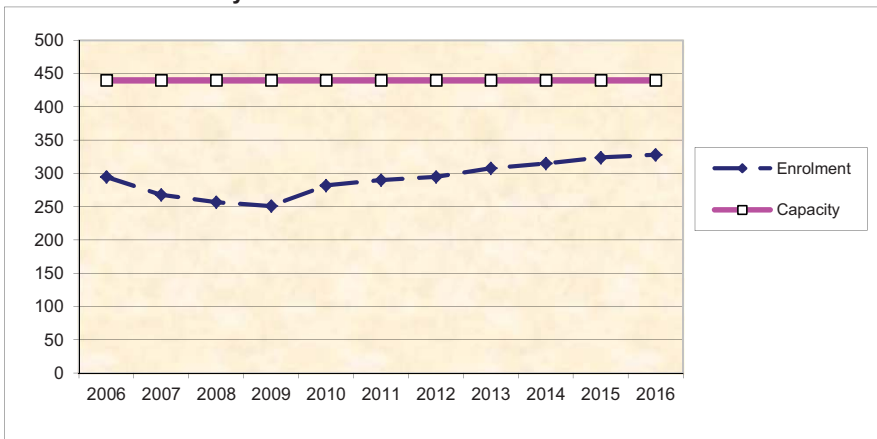
Jessie Lee Elementary	
Enrolment (K/1-7):	31 K + 251
Capacity (K/1-7):	40 K + 400
Earl Marriott Secondary	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

#### School Enrolment Projections and Planning Update:

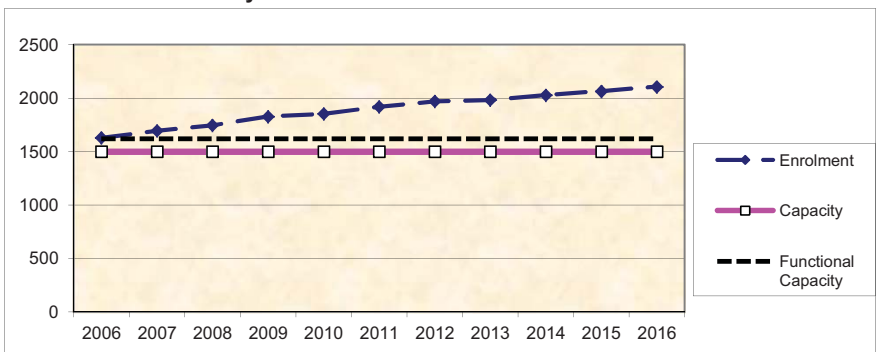
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program is being moved from White Rock Elementary to Jessie Lee Elementary to increase enrolment at the school. (It is noted that Jessie Lee catchment includes a major portion of Semiahmoo Town Centre, which may be subject to further densification). Jessie Lee Elementary school capacity has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. A new Secondary School is proposed as the #7 priority in the 2010-2014 Five Year Capital Plan in the Grandview Area to help relieve growth and overcrowding at Earl Marriott Secondary.

#### 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.



## INTER-OFFICE MEMO

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TO: **Cherryl Lam, Planning Technician**

FROM: **Manager of Parks**

DATE: **March 21 2011** FILE: **7910-0267-00**

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RE: **Development Application**

- Rezoning from RF to RF-12
- Subdivision from 1 to 4 lots.

Location: 15729 Cranley Drive

In response to your request regarding the proposed development applications we would like to make the following comments:

- Parks will accept cash-in-lieu of the 5% subdivision dedication.
- Parks have some concerns about the pressure this project will place on existing parks recreation and culture facilities in the neighbourhood. The applicant should meet with staff representatives to find a way to work together to resolve these concerns.

Should you require more information, please do not hesitate to call or e-mail Doug Merry at (604) 598-5778 / djmerry@surrey.ca.

Thank you for the opportunity to review this proposal.

Owen Croy  
Manager of Parks

c.c. T. Uhrich - Manager, Park Planning, Research and Design  
D. Merry - Park Planning Technician

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7910-0267-00  
 Project Location: 15729 – Cranley Dr., 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 newer single family dwellings built approximately 5 years ago and a mobile home development on the South side built in the mid 80's. The style of the homes in the area are "heritage" which are approximately 3000 sf – 4000 sf 2 car garage homes and rear lane access homes. The mobile homes are approximately 1500 sf.

Homes in the neighbourhood include the following:

- Approximately 5 year old "Three Storey" homes from 3000 sf. - 4000 sf., comprised of simple rectangular shapes with roof pitches ranging from 5:12 – 8:12. The roofs are a combination of hip roofs, cross gable, and common gable, covered with 'shake profile' asphalt shingles. The homes are mainly clad in horizontal vinyl siding and hardi shakes. These homes can be considered context homes.
- Approximately 20 year old, 1500 sf. mobile homes which are simple single storey rectangular shaped. These homes have very low slope roof pitches. Roof surfaces are interlocking asphalt shingles.

#### 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 "heritage".
- 2) All context homes are 3 storey.
- 3) Front entrances are 1 storey in height.
- 4) Massing: New homes provide desirable massing context.
- 5) Exterior cladding: variation of wall cladding materials allows for a range of

selection for cladding.

- 6) Roof surface: existing asphalt shingles limit the proposed roofs for asphalt shingles also.
- 7) Roof pitch is a minimum 5:12 for the newer context homes.

**Dwelling Types/Locations:** 3 storey split levels, but no Basement Entry.

**Exterior Treatment** Context homes are clad in horizontal vinyl siding or vertical board and batten with Hardi shingles or 1x4 vertical wood battens at gable ends, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** Mainly asphalt shingles have been used and are permitted.

**Window/Door Details:** Rectangle.

**Streetscape:** The neighbourhood is gradually growing with various types and sizes of homes with respect to the era of development. Homes include 3 storey "heritage" and single storey mobile homes, 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:** 3 storey split levels, but no Basement Entry.

**Interfacing Treatment with existing dwellings** Strong relationship with neighbouring "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 (Suites & Basement Entry)** No Basement Entry type homes are permitted. No second kitchen or food preparation area. Not more than one bathroom in the basement.

**Exterior Materials:** Horizontal Vinyl Siding, Cedar or Hardi Shakes, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours 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 7:12.
- Roof Materials:** Shake profile Asphalt Shingles with a raised ridge caps are permitted in 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: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped 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 20, 2010

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

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Date: October 20, 2010

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0262-00  
Project Location: 15729 Cranley Drive  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Dominant trees include a mixed coniferous hedgerow along the south border. The remainder includes a mixture of fruit trees scattered across the site.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	14 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	<del>14</del> 13 (C) <i>RE</i>
Number of Protected Trees to be retained (A-C)	0 1 (D) <i>RE</i>
Number of Replacement Trees required	
-> (0 alder and cottonwood X 1 and 13 others X 2)	<del>13</del> 26 (E) <i>RE</i>
Number of Replacement Trees proposed	12 (F)
Number of Replacement Trees in deficit (E-F)	<del>16</del> 14 (G) <i>RE</i>
Total number of Prot. and Rep. Trees on site (D+F)	<del>13</del> 13 (H) <i>RE</i>
Number of lots proposed in the project	4 (I)
Average number of Trees per Lot (H/I)	3.25 (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: January 5, 2011

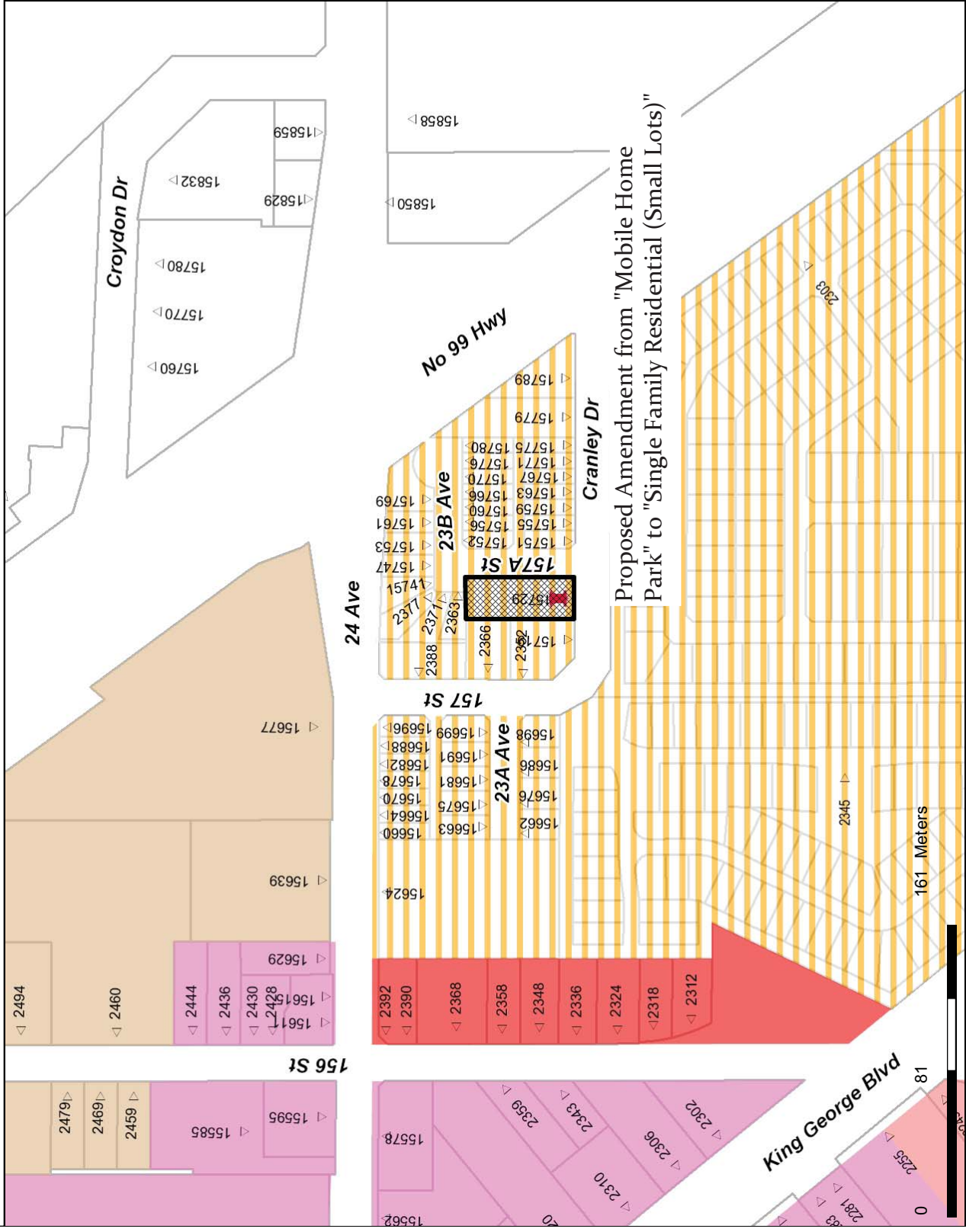




# Proposed King George Highway Corridor Development Concept Plan Amendment



- Legend**
- Road Names 1000\_4000
  - Address Search
  - Address Points
  - King George Highway Corridor
    - Proposed Suburban Residential
    - Low Density M Residential
    - Proposed Urban Residential
    - Proposed/Existing Townhouses
    - Proposed/Existing Apartments
    - Proposed/Existing Commercial
    - Proposed Highway/Tourist Comm
    - Proposed/Existing Institutional
    - Proposed Parks/Open Space
    - Proposed Buffer
  - Suburban Residential
  - Urban Residential
  - Mobile Home
  - Highway/Tourist Commercial
  - Schools
  - Parks/Open Space
  - Cemetery
  - Agricultural
  - Lots (Outline)



**Scale: 1 : 3,174**

Map created on: Tuesday, 29 March 2011

15729 Cranley Drive

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.