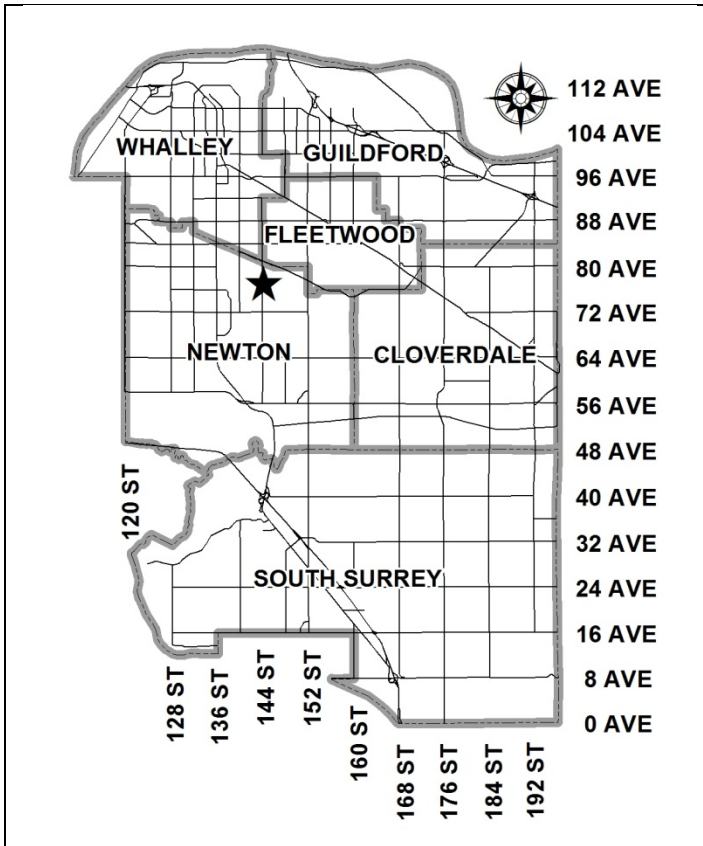


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0129-00

Planning Report Date: March 12, 2012



**PROPOSAL:**

- **Rezoning** from RA to RF in order to allow subdivision into 3 single family lots.

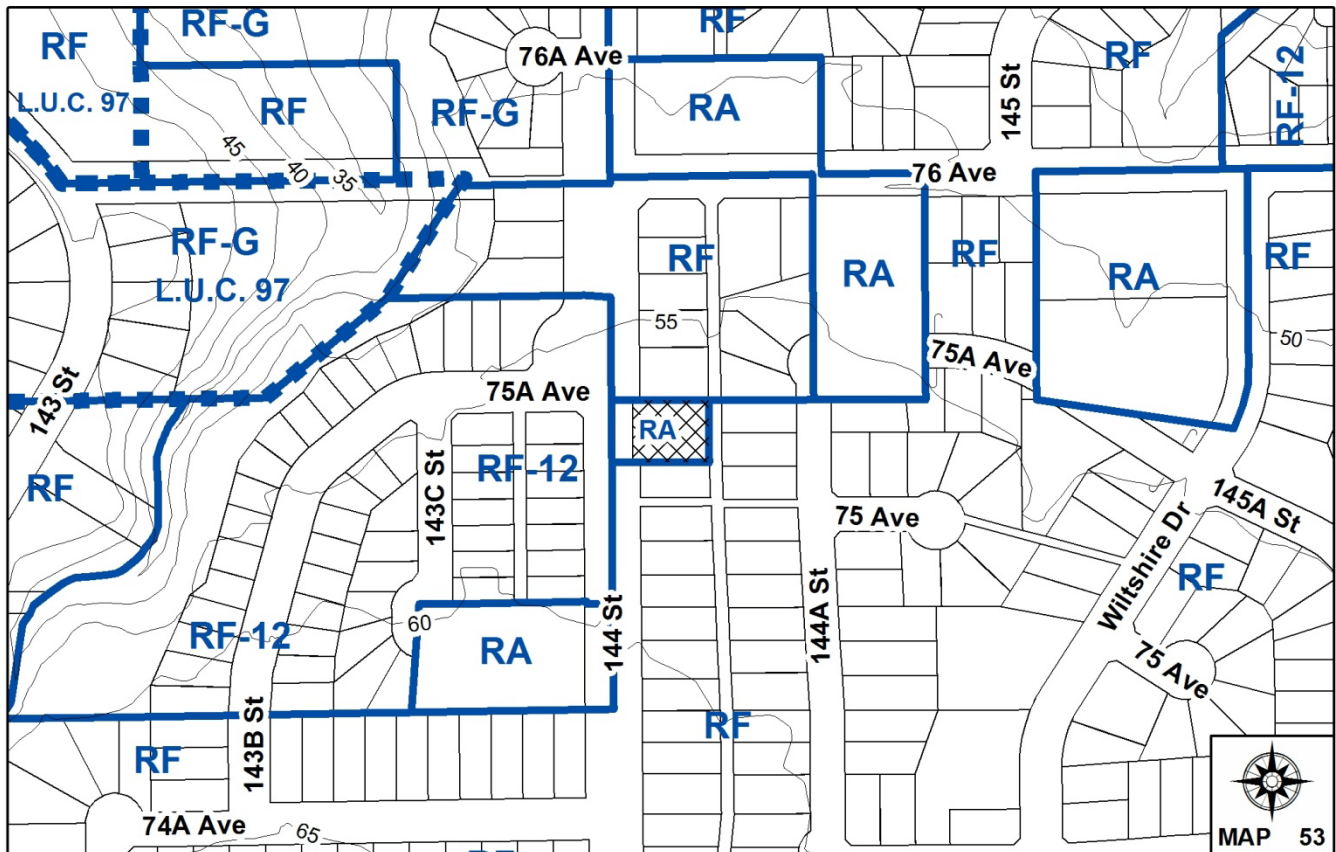
**LOCATION:** 7538 and 7550 - 144 Street

**OWNERS:** Tarlochan Singh Dosanjh  
 Ranjit Singh Gill  
 Malkiat Singh Gill  
 Nasib Kaur Gill

**ZONING:** RA and RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Residential



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 OCP Designation.
- Complies with the East Newton North NCP Designation.
- The proposed subdivision conforms to the City's infill policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 7538 – 144 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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, 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) submission of a finalized Building Scheme to the satisfaction of City staff;
  - (e) submission of a finalized Lot Grading Plan to the satisfaction of City staff;
  - (f) the applicant address the shortfall in tree replacement;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) discharge the Section 219 Restrictive Covenant (No Build) registered on title for 7550 – 144 Street (BX187217).

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 M.B. Sanford Elementary School  
 0 Secondary students at Frank Hurt Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2013.

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East and South:	Single family dwelling.	Urban/Urban Residential	RF
West (Across 144 Street):	Single family dwelling.	Urban/Urban Residential	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two properties located on the east side of 144 Street. Both properties are designated "Urban" in the Official Community Plan (OCP) and Urban Single Family in the East Newton North Neighbourhood Concept Plan (NCP).
- Currently, 7538 – 144 Street is zoned "One-Acre Residential Zone (RA)" and 7550 – 144 Street is zoned "Single Family Residential Zone (RF)".

Proposal

- The applicant is seeking to rezone 7538 – 144 Street from One-Acre Residential (RA) to Single Family Residential (RF) and subdivide together with 7550 – 144 Street to create one additional single family lot, as shown on the attached plan (Appendix II). The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the East Newton North Neighbourhood Concept Plan (NCP).
- All 3 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 568 square metres (6114 sq. ft.) to 578 square metres (6221 sq. ft.). The lots range in width from 18.13 metres (59.5 ft.) to 18.48 metres (60.6 ft.).
- The applicant is proposing to retain the existing dwelling at 7550 – 144 Street while the existing dwelling at 7538 – 144 Street is to be demolished.

Road Dedication

- The applicant is proposing to dedicate 4.942 metres from 7538 – 144 Street and 1.5 metres from 7550 – 144 Street for road widening. In addition, the applicant is required to register a 0.5 metre statutory right-of-way along the western property line as well as remove the existing driveway off 144 Street for 7538 – 144 Street and provide rear lane driveway access.
- All proposed lots will front onto 144 Street. Access is to be taken from the lane.

### Building Design Guidelines

- The applicant for the subject site has retained Mike Tynan as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

### Trees and Lot Grading

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable to proceed. Should any revision to the lot grading plan be needed, resolution of issues will be required to be completed prior to PLA issuance.
- Anne Kulla of Huckleberry Landscape Design prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed generally acceptable subject to minor revisions.
- The Arborist Report indicates there are 4 mature trees on the subject site. The report proposes the removal of all 4 trees because they are located either within the proposed building envelopes or driveways or deemed unsuitable for retention. One tree recommended for removal is located on the west property line of the subject site and will need to be removed in order to construct road works fronting the site.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Douglas Fir	1	1	0
Lombardy Poplar	2	2	0
Yew	1	1	0
<b>TOTAL</b>	<b>4</b>	<b>4</b>	<b>0</b>

- Under Tree Protection By-law (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. As two (2) Poplar trees, one (1) Douglas fir and one (1) Yew tree are proposed to be removed, a total of six (6) replacement trees would be required to meet the above noted ratio.
- However, the Tree By-law also states numeric values specific to single-family subdivisions; three (3) trees per lot are required for RF lots. As no trees are being retained, a total of nine (9) replacement trees would be required for this application. Nine (9) replacement trees will be planted for a total of nine (9) trees on site, providing for an average of 3 trees per lot, resulting in no replacement tree deficit. Cash-in-lieu compensation for tree replacement deficit will not be required for this project.

### PRE-NOTIFICATION

Pre-notification letters were sent to surrounding properties on August 19, 2011 and Planning received no response.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/NA/kms

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. 3/8/12 11:08 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

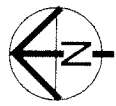
1. (a) Name: Avnash Banwait  
Mainland Engineering (2007) Corp.  
Address: 8363 – 128 Street, Unit #206  
Surrey, BC V3W 4G1  
Tel: 604-543-8044
  
2. Properties involved in the Application
  - (a) Civic Address: 7538 and 7550 – 144 Street
  
  - (b) Civic Address: 7538 – 144 Street  
Owners: Ranjit Singh Gill  
Tarlochan Singh Dosanjh  
PID: 008-936-854  
Lot 42 Section 22 Township 2 New Westminster District Plan 28101
  
  - (c) Civic Address: 7550 – 144 Street  
Owners: Nasib Kaur Gill  
Malkiat Singh Gill  
PID: 026-417-278  
Lot 5 Section 22 Township 2 New Westminster District Plan BCP19539
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone the property at 7538 – 144 Street.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.47
Hectares	0.19
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	17.97 – 18.69
Range of lot areas (square metres)	562.01 – 586.64
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15 uph/6 upa
Lots/Hectare & Lots/Acre (Net)	15 uph/6 upa
<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)	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>BOUNDARY 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	BY	REVISION
1	03/27/12	AB	ISSUED FOR PRELIMINARY LAYOUT APPROVAL
2			
3			
4			
5			
6			
7			
8			
9			
10			

OWNER/DEVELOPER		SCALE	
RANJIT S GILL			
DEVELOPMENT/SITE LOCATION		3 LOT SUBDIVISION	
#7550, 144 ST SURREY, BC V3W 5S6			
DATE/TIME		PRELIMINARY LAYOUT PLAN	
NO. OF	DATE	BY	REVISION
1	03/27/12	AB	ISSUED FOR PRELIMINARY LAYOUT APPROVAL
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE	NTS	SURETY PROJECT NO.	DRAWING NO.
DESIGNED	PA		
DRAWN	RM	SURETY DRAWING NO.	1
CHECKED	AB	MAINLAND PROJECT NO.	
APPROVED	AB	1183	
		DATE	03/27/12
		REV.	0

MAINLAND ENGINEERING (2007) CORPORATION  
 SUITE 208 8303 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543-5433 FAX: (604) 543-8104  
 EMAIL: info@mainlandeng.com

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: **October 4, 2011** PROJECT FILE: **7811-0129-00**

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RE: **Engineering Requirements  
Location: 7538 and 7550 144 St.**

**REZONE/SUBDIVISION**

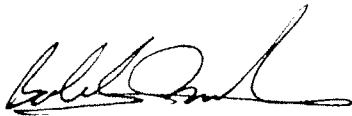
***Property and Right-of-Way Requirements***

- Dedicate 4.942 metres on lot 7538 – 144 Street for a total of 30.0 metres;
- Dedicate 1.5000 on lot 7550 – 144 Street for a total of 30.0 metres; and
- Provide 0.5 metre wide statutory right-of-way on 144 Street.

***Works and Services***

- Provide the City service connections to each lot; and
- Provide restrictive covenant for reconnection of services.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Monday, February 27, 2012  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0129 00

**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 2011 Enrolment/School Capacity

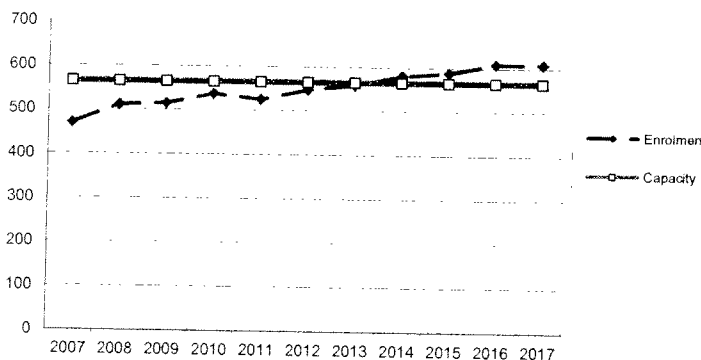
<b>M. B. Sanford Elementary</b>	
Enrolment (K/1-7):	74 K + 451
Capacity (K/1-7):	40 K + 525
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1260
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**School Enrolment Projections and Planning Update:**

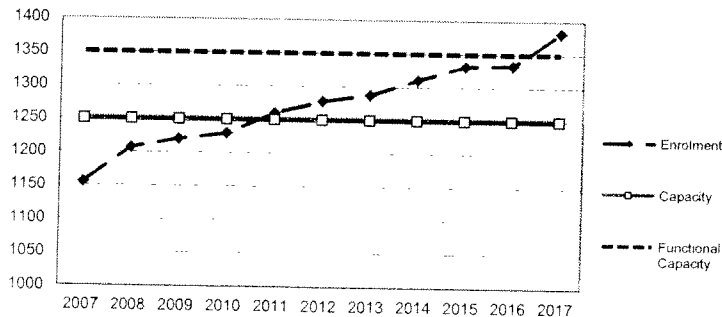
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move to MB Sanford Elementary from Chimney Hill is being phased-in to help fill empty classrooms. Capacity for MB Sanford in the table below has been adjusted for full day Kindergarten implementation in 2010 and the inclusion of a strongstart program for preschool age children and their parents. Secondary capacity includes a modular complex for Frank Hurt with a capacity of 150. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections. The elementary school capacities in the table have been adjusted to full day Kindergarten implementation.

**M. B. Sanford Elementary**



**Frank Hurt Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0129-00  
Project Location: 7538 and 7550 – 144 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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 proposed development is a small infill (two lots subdivided into three), in an old (1990's) growth area. With the exception of one RA zoned parcel located a half block to the southwest of the subject site, all surrounding lots are developed to their ultimate potential. Therefore, the existing character will remain static for decades into the future. The land surrounding the site is low-slope, dropping to the north at a 4 percent gradient.

The southern-most site home is a 60 year old, 800 sq.ft (plus above-ground basement) "Old Urban" style Bungalow. It is a simple, rectangular structure with single mass, 5:12 slope common hip roof with asphalt shingle roof. This home is to be demolished.

Other existing homes in the 7500 block of 144 Street are of highly consistent size, style, and home type. Homes on the east side of 144 Street are 2900 sq.ft. (including garage) Two-Storey type dwellings on 560m<sup>2</sup> RF zone lots, and homes on the west side of 144 Street are 2800 sq.ft Two-Storey type dwellings on RF-12 zone lots. All of these homes can be described as "Neo-Traditional" style, or a transitional style between "Neo-Heritage" and "Neo-Traditional".

Massing designs are mid-scale with all homes subject to the minimum 20% upper floor offset required in the RF and RF-12 by-laws. Overall, various projections on the front of the dwelling are proportionally consistent and well balanced across the façade. Most homes have a 1 ½ storey high front entrance portico that is a significant focal element. All homes have rear garages due to the arterial status of 144 Street.

All homes are configured with a main common hip roof at an 8:12 slope, and two or more street facing feature common gable projections. Roof surfaces are either shake profile concrete roof tiles, or asphalt shingles. Walls are clad either with stucco (dominant) or vinyl. A majority of homes have gable ends articulated with vertical wood battens (Tudor tradition), and most have a feature stone accent veneer. Overall trim and detailing standards would be considered average for RF and RF-12 zone developments.

Landscaping standards are also considered average, consisting of 10-20 shrubs, sod, and one to three front yard trees. Several homes have a two foot high concrete block wall at the front lot line with 3 foot wrought iron railing above.

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

- 1) Context Homes: This is a small infill in a highly homogenous area in which most homes provide acceptable architectural context. Therefore all surrounding homes (excluding the site home to be demolished) can be considered to provide context.
- 2) Style Character : "Neo-Traditional", and "Neo-Heritage" styles are recommended, as these styles blend particularly well with the predominant "Neo-Traditional" style found in this neighbourhood. Note however, that style range is no longer specifically regulated in the building scheme.
- 3) Home Types : Other than the site home to be demolished at 7538 – 144 Street, all homes are Two-Storey type.
- 4) Massing Designs : Massing scale ranges from "mid" to "Mid-to-high" scale. Designs are proportionally consistent, and reasonably balanced.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height, though most are 1 ½ storeys high.
- 6) Exterior Wall Cladding : Stucco or vinyl are the main wall cladding materials in this area. Most homes have a stone feature accent veneer. Most homes have vertical wood battens in the gable end, though gable end shingles are also evident
- 7) Roof surface : Roof surfaces include shake profile asphalt shingles or shake profile concrete tiles.
- 8) Roof Slope : Most homes have an 8:12 roof slope.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	92%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	8%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Walls are clad in stucco or vinyl. Most homes have a stone accent veneer, and 1x4 vertical wood battens at gable ends. Wood shingles have also been used in gable ends.

**Roof Pitch and Materials:** All homes have either a shake profile concrete tile, or an asphalt shingle roof surface.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There is obvious continuity of appearance in the area surrounding the subject site. All homes are 2800 - 2900 square foot "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Nearly all homes have a 1 ½ storey high entrance portico. Main roof forms are common hip. All homes have two or more common gable projections articulated with either cedar shingles or with 1x4 vertical wood battens. All homes have a shake profile concrete tile or asphalt shingle roof. Homes are clad in either stucco or vinyl and most homes have a masonry accent. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard. There are large gravel boulevards as a result of large road dedication standards along 144 Street.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or a transitional style between "Neo-Traditional" and "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Existing homes should be consistent in theme, representation, and character, with existing homes in the 7500 block of 144 Street.

#### Exterior Materials/Colours:

Stucco, or vinyl as main cladding materials with stone veneer, and vertical wood battens, or wood wall shingles in gable ends.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours not recommended "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

#### Roof Pitch:

Minimum 8:12.

#### Roof Materials/Colours:

Shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and should be in grey, or black colours only. Shake profile concrete roof tiles and cedar shakes also permitted.

#### In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements exposure will be minimized at the front.

#### Treatment of Corner Lots:

Not applicable. There are no corner lots.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Rear driveways: broom finish concrete, exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: March 6, 2012

**Reviewed and Approved by:**       Date: March 6, 2012

## Tree Preservation Summary

**Surrey Project no:** N/A

**Project Location:** 7550 and 7538 144<sup>th</sup> Street, Surrey, BC

**Registered Landscape Architect/ Arborist:**

Huckleberry Landscape Design- Anne Kulla ISA 6263-A

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

### 1. General Tree Assessment of the Subject Site

Development permit application for two city lots to divide into 3 lots; 4 trees on site; 3 (2 poplar and 1 yew) on 7538 property and one fir tree on City property. No trees on 7550 property. New house footprint and driveway requires removal of 2 trees. City tree should be removed because of poor condition and location in new road dedication but that decision is up to the Parks Department

### 2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption

- Number of protected trees identified 4 (A)
- Number of protected trees declared hazardous due to natural causes 0 (B)
- Number of protected trees to be removed 4 (C)
- Number of protected trees to be retained (A-B-C) 0 (D)
- Number of replacement trees required (C-Bx3) 9 (E)
- Number of replacement trees proposed 9 (F)
- Number of replacement trees in deficit (E-F) 0 (G)
- Total number of prot. And repl. Trees on site (D+F) 9 (H)
- Number of lots proposed in the project 3 (I)
- Average number of trees per lot (H/I) 3 (J)

### 3. Tree Survey and Preservation/Replacement Plan

Tree survey and preservation plan is attached  
X- This plan will be available before final adoption

Summary and Plan prepared and submitted by: Huckleberry Landscape Design- Anne Kulla ISA 6263-A, TRA no. 334

Date: January 23, 2012

Revised: February 24, 2012

2<sup>nd</sup> Revision March 6, 2012