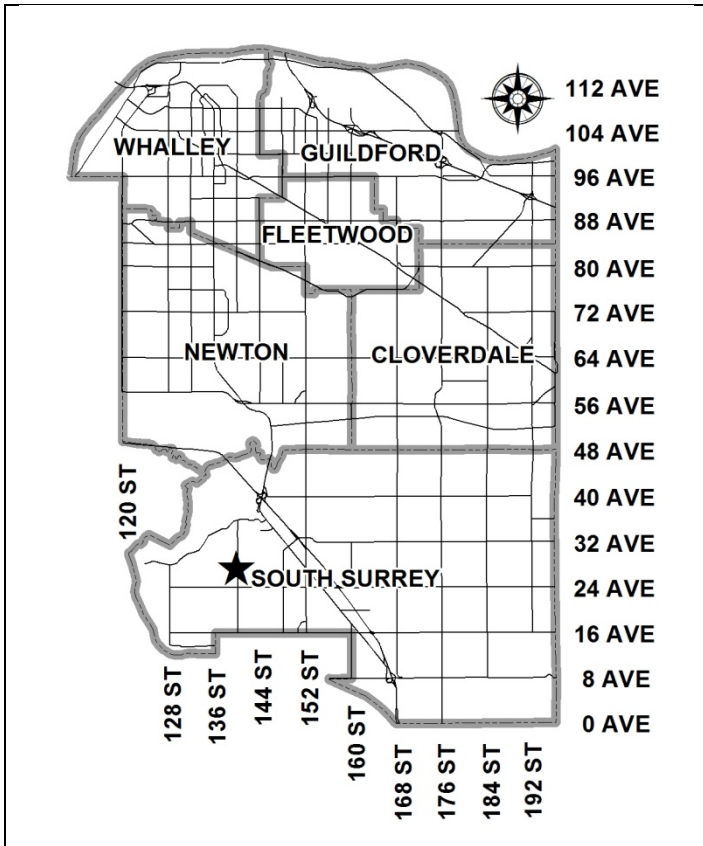


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0313-00

Planning Report Date: June 17th, 2013



**PROPOSAL:**

- **Rezoning** from RA to RH

in order to allow subdivision into 2 lots.

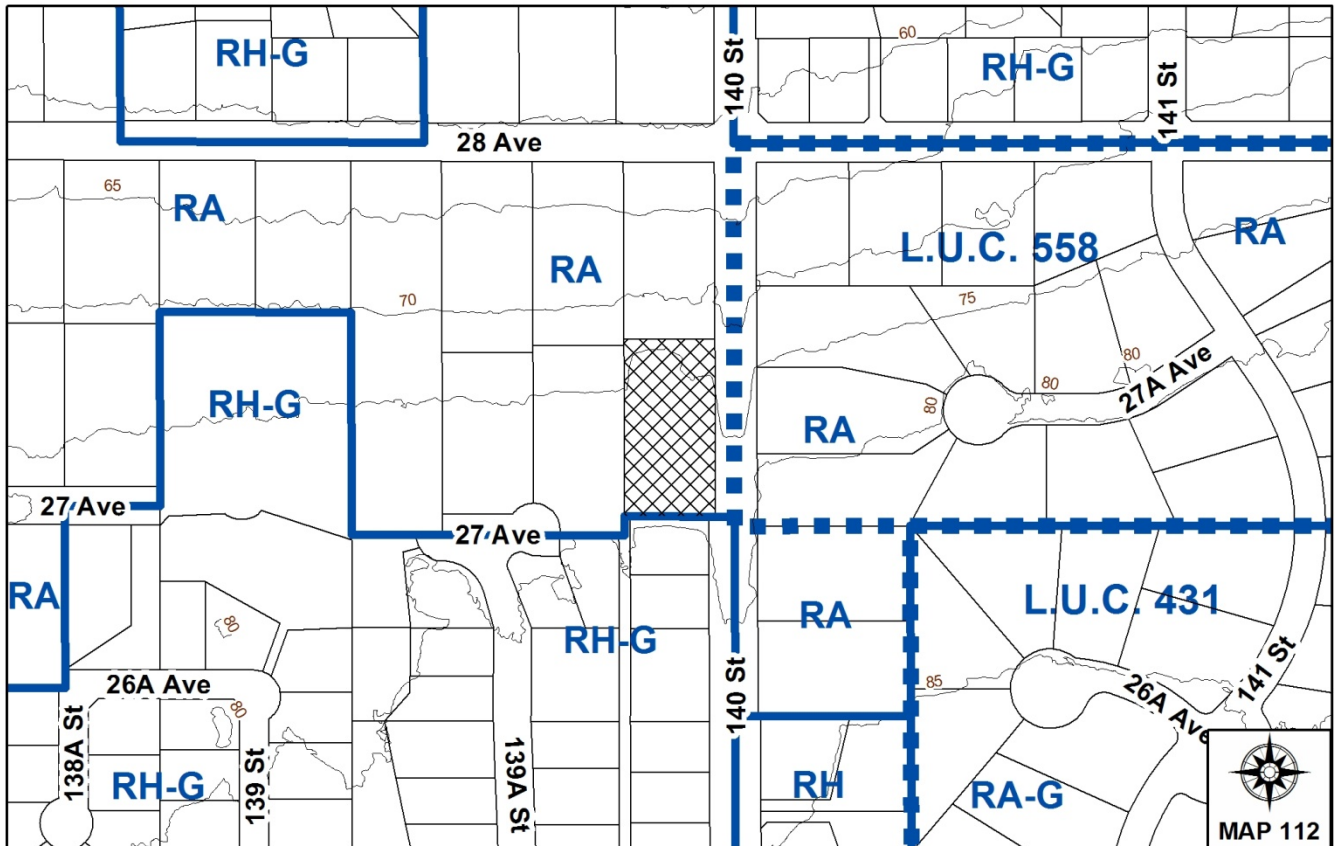
**LOCATION:** 2721 - 140 Street

**OWNER:** Upkar Dha

**ZONING:** RA

**OCB DESIGNATION:** Suburban

**LAP DESIGNATION:** Half-Acre Gross Density (Central Semiahmoo LAP)



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 Central Semiahmoo Peninsula Plan (Local Area Plan).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (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 revised preliminary lot grading plan 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) Registration of a Section 219 Restrictive Covenant for the purpose of tree retention;
  - (g) Registration of a Section 219 Restrictive Covenant for a Statutory Building Scheme; and
  - (h) demolition of one existing structure to the satisfaction of the Planning and Development Department.

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 Chantrell Creek Elementary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in 2014.

(Appendix IV)

SITE CHARACTERISTICSExisting Land Use:

Existing single family dwelling (to be demolished) and new single family dwelling under construction.

Adjacent Area:

Direction	Existing Use	OCP/LAP (Central Semiahmoo) Designation	Existing Zone
North:	Single Family Residential	Suburban/Half-Acre Gross Density	RA
East (Across 140th):	Single Family Residential	Suburban/Half-Acre Gross Density	LUC #558
South:	Single Family Residential	Suburban/Half-Acre Gross Density	RH-G
West:	Single Family Residential	Suburban/Half-Acre Gross Density	RA

DEVELOPMENT CONSIDERATIONSSite Description

- The subject site is a 0.4495 ha (1.11 acre) parcel located at 2721 – 140 Street. It is designated "Suburban" in the Official Community Plan (OCP), Half-Acre Gross Density in the Central Semiahmoo LAP, and is zoned "One-Acre Residential Zone (RA)".
- There are currently two structures on the subject property: An existing dwelling, currently being rented out, as well as a new dwelling that is currently under construction.
- A Building Permit was issued for the dwelling under construction in September, 2012, prior to the application for rezoning and subdivision being made.
- As part of the Building Permit application process, the applicants have provided bonding to the City to ensure that the existing (older) dwelling is removed when the new dwelling is completed. As this existing structure straddles a proposed lot line, it will be required to be removed prior to subdivision.

Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to permit subdivision into two lots.
- Both proposed lots meet the minimum width, depth and area requirements of the RH Zone.

- The applicants have provided a location certificate confirming that the dwelling under construction meets the setback, site coverage and floor area ratio provisions of the RH Zone.
- Driveway access to proposed Lot 1 (containing the house under construction) will be taken from the south and west to the 27 Avenue cul-de-sac bulb through a statutory right-of-way registered over an adjacent parcel (13947 - 27 Avenue). This ROW is also an outlet to a laneway that provides vehicle access to a number of properties fronting 140<sup>th</sup> Street, south of the subject site.
- Proposed Lot 2 will utilize the existing driveway access to 140<sup>th</sup> Street. The Transportation Division of the Engineering Department has agreed to temporary access to 140<sup>th</sup> Street until such a time that an offsite easement for alternative access can be acquired. The Engineering Division will require a restrictive covenant to be registered on title of this lot specifying removal of driveway access to 140<sup>th</sup> Street when alternate access is secured in the future. This removes the need for a laneway along the western property line of the subject site, which in turn facilitates the retention of a large number of mature trees where the lane would otherwise be located.
- A concept plan showing how neighbouring properties can redevelop has been provided, showing options for future access easements, and subdivision/redevelopment potential of adjacent and nearby properties.

#### Tree Preservation

- The applicant has provided an Arborist Report, Tree Removal, and Tree Preservation and Replacements plans prepared by Mike Fadum and Associates.
- The report indicates that there are a total of 35 bylaw protected trees on the subject property, of which 2 are proposed to be removed. Both trees proposed to be removed encroach on the building envelope of proposed Lot 2. The table below summarizes the tree species on site, and whether they are to be retained or removed:

Tree Species	Existing Trees	Proposed for Removal	Proposed for Retention
Douglas Fir	26		26
Western Hemlock	2	2	
Bigleaf Maple	5		5
Norway Maple	1		1
Western RedCedar	1		1
<b>Total</b>	<b>35</b>	<b>2</b>	<b>33</b>

- A total of 4 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant proposes 10 replacement trees; in combination with the retained trees this results in an average of 23 trees per lot. As there is not a deficit in tree replacement no contribution to the City's Green Fund is required.
- A Tree Preservation Summary is included in Appendix VI of this report.

### Building Design Guidelines and Lot Grading

- The applicant retained Tejeshwar Singh with Simplex Design Consultants Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- A provision in the Design Guidelines has been included that requires any garage on proposed Lot 2 face north, so as to ensure that any future access to the west of the lot can be utilized, and ease of removal of driveway access to 140 Street.
- The Design Consultant has also provided an analysis of the dwelling under construction on proposed Lot 1, confirming that it adheres to the proposed Building Scheme.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan, submitted by Citiwest Engineering, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements. Given the existing slope of the subject site, minimal fill is required to achieve this proposal.

### PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 36 properties within 100 metres of the subject site on August 27<sup>th</sup>, 2012. A Development Proposal Sign was installed fronting the subject property on January 21<sup>st</sup>, 2013. To date, the Planning and Development Department has received one correspondence letter from an adjacent property owner. The concerns of the owner were addressed through direct correspondence, as well as the modification of the site layout in order to accommodate retention of trees along the shared property line.

### SUSTAINABLE DEVELOPMENT CHECKLIST

*Sustainable Development Checklists are not collected for subdivision development applications involving 3 or fewer new parcels.*

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and 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 Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

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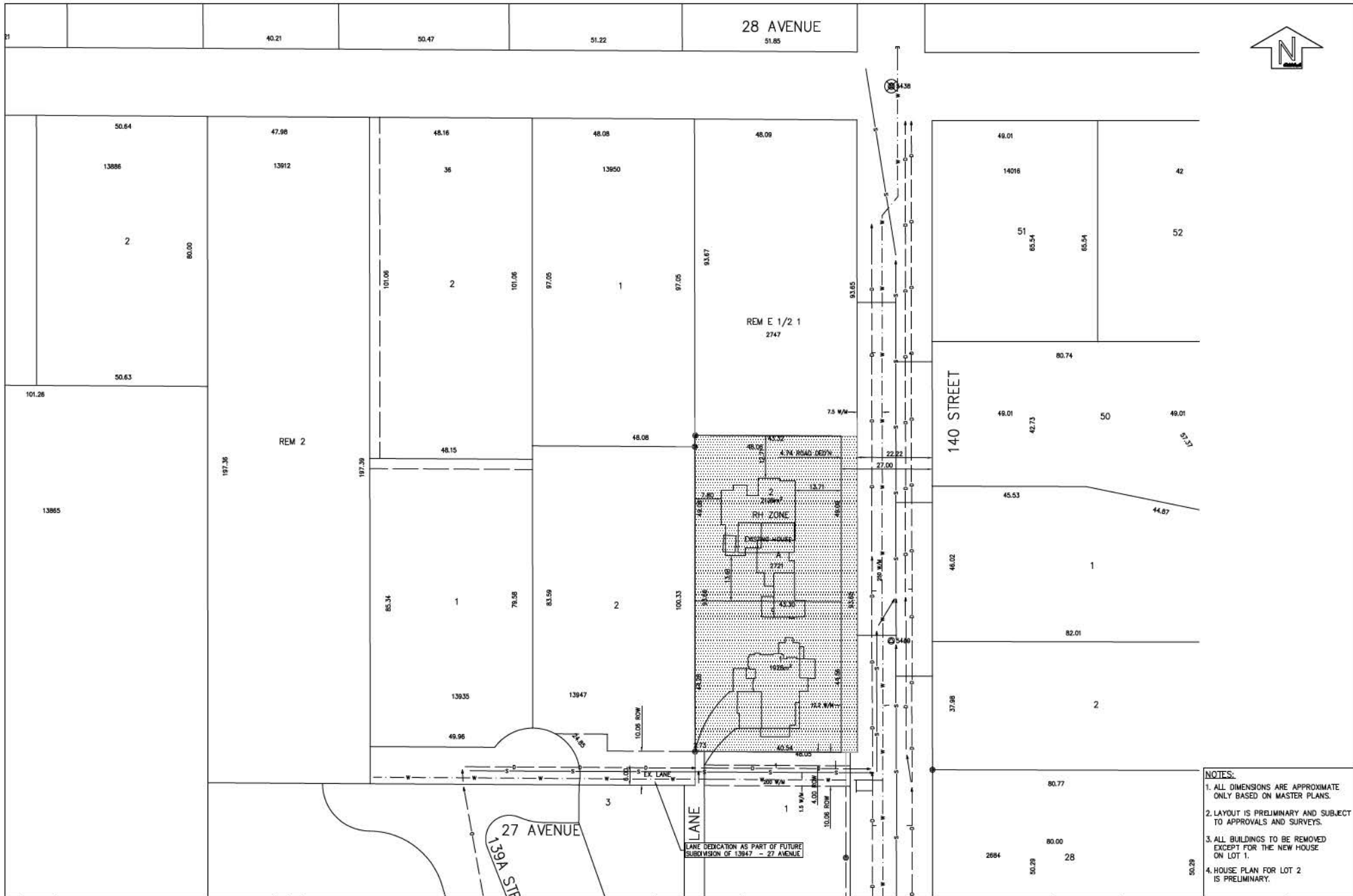




## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.11
Hectares	0.45
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	43 - 49
Range of lot areas (square metres)	1928 - 2156
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.4/1.8
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	18
Total Site Coverage	43
<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>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. ALL BUILDINGS TO BE REMOVED EXCEPT FOR THE NEW HOUSE ON LOT 1.
  4. HOUSE PLAN FOR LOT 2 IS PRELIMINARY.

No	Date	Revision	Dr	Ch
2	13/02/27	ACCESS EASEMENT ADJUSTED	LC	SS
1	12/01/15	LANE ON LOT 1 REMOVED, LOT DIMENSIONS ADJUSTED	JC	SS

**CITIWEST CONSULTING LTD.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citwest.com



INDERJEET K. DHA  
 14771 - 54 AVENUE, SURREY, BC V3S 1A1 PH: 604-844-7208

**PRELIMINARY LOT LAYOUT**  
 SITE AT 2721 - 140 STREET, SURREY, B.C.

Scale: 1:1000	Mun. Proj. No. 7812-0313-00	Deg. No. B
Drawn: TWD	Mun. Deg. No.	
Designed: RJ	Job No. 11-2858	Of
P.W. P.U.	Date AUG/11	Revision 2
Approved:		

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Thursday, January 24, 2013  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 12 0313 00

**SUMMARY**

The proposed 2 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 2012 Enrolment/School Capacity

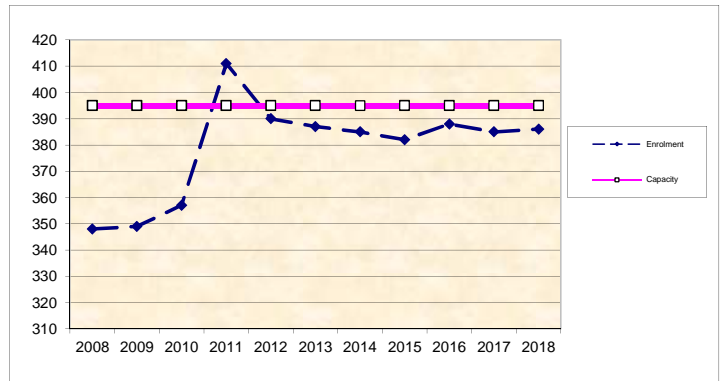
<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	31 K + 359
Capacity (K/1-7):	20 K + 375
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1296
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

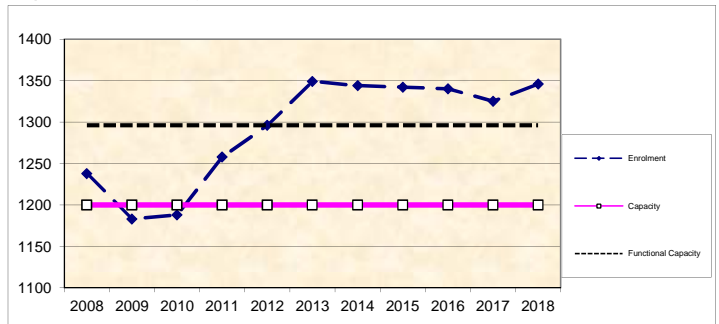
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. 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.

**Chantrell Creek Elementary**



**Elgin Park 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 #: 7912-0313-00  
 Project Location: 2721 – 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:

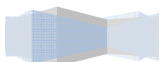
The area surrounding the subject property consists of a few homes built approximately 15-20 years ago; however, the majority of the homes are newer built anywhere from about 3-8 years ago. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 4000sf up to 6000 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 3-8 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 7:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of approximately 15-20 year old "Ranchers" and homes under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

#### 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 "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 7:12 for the newer context homes.

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

**Exterior Treatment /Materials:** Context homes are clad in stucco, or hardi 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 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:

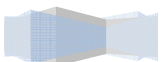
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**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, 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.

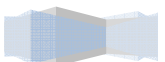
- Roof Pitch:** Minimum roof pitch must be 7:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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 in addition to min 1.5m high cedar hedging along street side. 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: May 24, 2013

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

\_\_\_\_\_  
Date: May 24, 2013



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 12-0313-00  
Project Location: 2721 - 140 Street  
Arborist: Peter Mennel (PN5611-A)

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

The dominant tree resource includes a row of Douglas-fir at the west end of the site along with small groups of Douglas-fir and western hemlock. Small stands of mature native coniferous species and bigleaf maple are found at the east side and northeast corner of the new lot. The trees are typically of moderate to good structure and health and none appear to have been topped.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 38
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 2
Number of Protected Trees to be retained (A-C)	(D) 36
Number of Replacement Trees required (0 alder and cottonwood X 1 and 2 others X 2)	(E) 4
Number of Replacement Trees proposed	(F) 10
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 46
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) (J) 23

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: February 13, 2013

