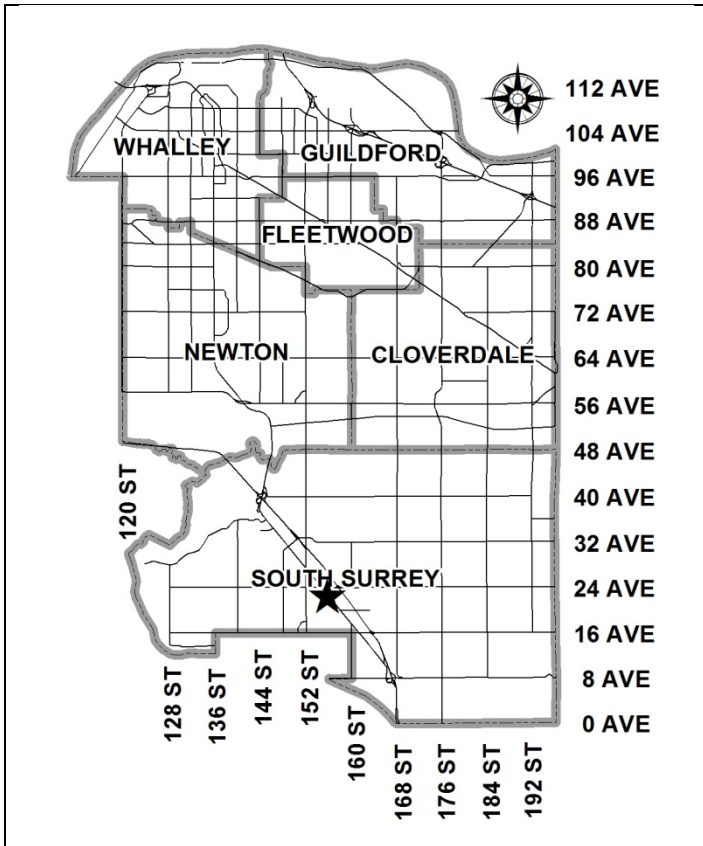


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0004-00

Planning Report Date: May 27, 2013



**PROPOSAL:**

- Partial rezoning from RF to RF-12 in order to allow subdivision into 2 lots.

**LOCATION:**

2249 - King George Boulevard

**OWNER:**

Donald Hutchinson

**ZONING:**

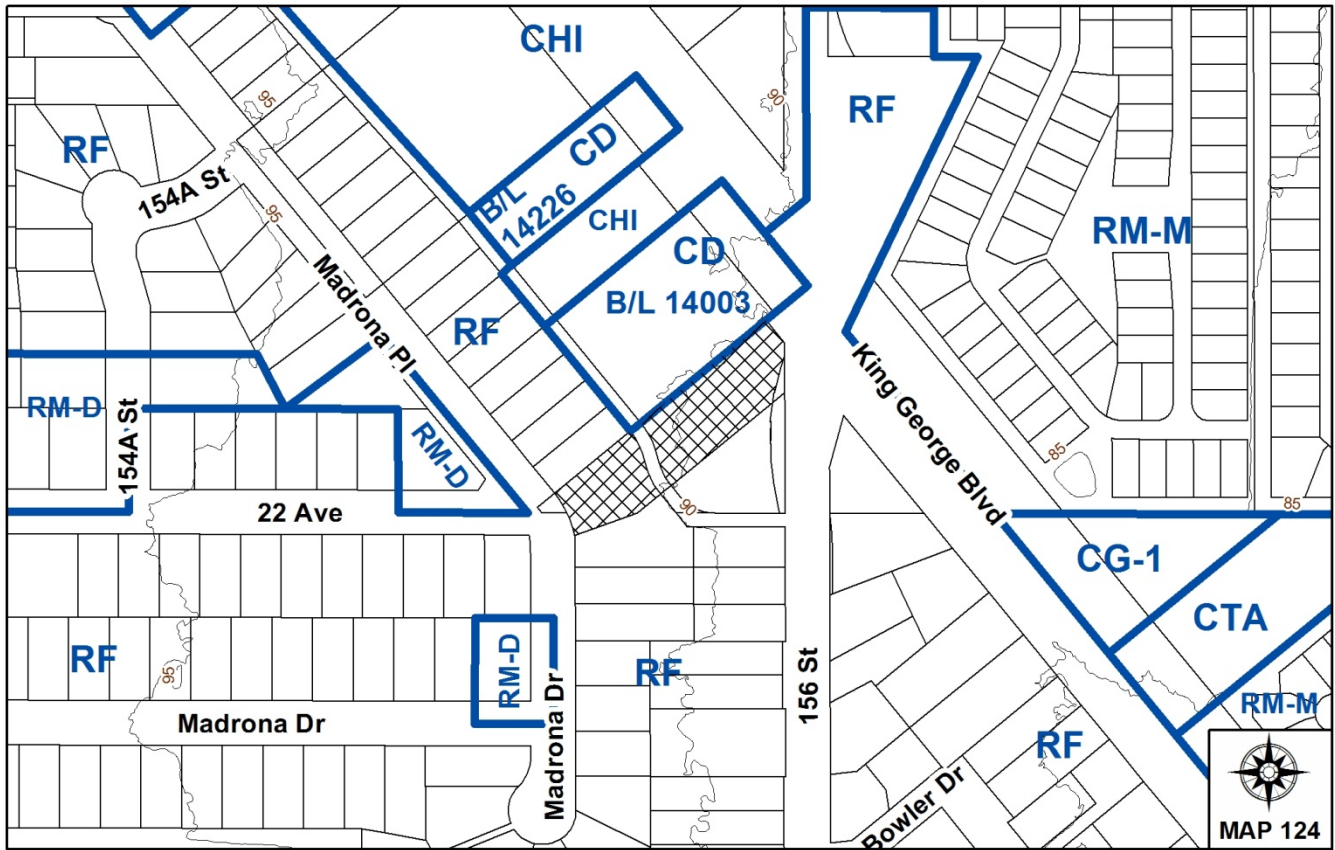
RF

**OCP DESIGNATION:**

Urban & Commercial

**NCP/LAP DESIGNATION:**

Single Family Residential (6 u.p.a.)  
 & Commercial (King George  
 Highway Corridor Concept Plan)



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 King George Highway Corridor Local Area Plan (LAP).
- The proposed land use and density are appropriate for this area of the City.
- The proposed small-lot rezoning provides for more affordable housing options over the existing zoning and will improve the streetscape of the existing well-established neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the deficit in tree replacement to the satisfaction of the Planning & Development Department;
  - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
  - (f) registration of a Section 219 Restrictive Covenant for Tree Protection; and
  - (g) registration of a Section 219 Restrictive Covenant to establish a minimum 1.8 metre (6 ft.) setback adjacent to the property at 2206 Madrona Place.

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:**

2 Elementary students at Jessie Lee Elementary School  
1 Secondary students at Earl Marriot Secondary School

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

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation (King George Highway Corridor Concept Plan)	Existing Zone
North:	Commercial (Multi-tenant) and Single Family Residential	Commercial/Commercial	CD (By-law No. 14003) and RF
East:	Single Family Residential	Commercial/Commercial	RF
East (Across 156 Street):	Single Family Residential	Urban/Single Family Residential	RF
South:	Single Family Residential	Urban/Single Family Residential	RF
West (Across Madrona Place ):	Single Family Residential	Urban/Single Family Residential	RF/RM-D

DEVELOPMENT CONSIDERATIONSSite Description

- The subject site, at 2249 - King George Boulevard, is a 0.33 hectare (0.76 acre) irregular shaped parcel adjacent to 156<sup>th</sup> Street and King George Boulevard to the east and the intersection of Madrona Place/Madrona Drive/22<sup>nd</sup> Avenue to the west. The site is one legal parcel comprised of two "hooked-lot" portions bisected by a laneway. The portion west of the laneway is 1,170m<sup>2</sup> (0.23 acre) and the portion east of the laneway is 2,151 m<sup>2</sup> (0.53 acre).
- The entire site is zoned "Single Family Residential Zone (RF)". The portion of the property west of the laneway is designated "Urban" in the Official Community Plan" (OCP) and "Single Family Residential" (6.0 units per acre) in the King George Highway Corridor Development Concept Plan. The remaining portion of the subject site, east of the laneway, is designated "Commercial" in both the OCP and the King George Highway Corridor Plan.
- The portion of the subject site fronting King George Boulevard/156<sup>th</sup> Street currently contains a single family dwelling and accessory structure; the portion to the west of the laneway is vacant treed land.
- 310m<sup>2</sup> (3336 sq.ft.) of the subject site was dedicated to the City by the current owner, including frontage on 156<sup>th</sup> Street, frontage on Madrona Place, and the portion of laneway that bisects the property. The laneway was subsequently constructed by the City to facilitate vehicle movement to and from recent commercial developments north of the subject site (along King George Boulevard), in conjunction with a road widening/realignment project at the 156<sup>th</sup> Street and King George Boulevard intersection.

- During these 2007 negotiations between the City and the owner for the conveyance of the laneway and other road frontages, a concept plan showing subdivision of the remainder parcel west of the laneway was provided to the owner of the property, (prepared by McElhanney consulting on behalf of the City), to demonstrate that the reduced size of the parcel would not impact future subdivision potential. At this time, it was indicated that the potential future lots would meet the minimum area of the RF zone, but would require a development variance permit for lot width in order to permit subdivision.

### Proposal

- The applicant proposes to rezone the portion of the subject site located west of the laneway from "Single Family Residential Zone (RF)" to "Single Family Residential 12 Zone (RF-12)" and subdivide this portion into two lots, leaving the remaining portion of the site (east of the laneway) unchanged. The proposal will result in a gross unit density of 9.3 units per hectare (3.95 units per acre).
- The proposed lots meet the minimum requirements of the RF-12 zone in terms of width, depth, and area and are actually oversized, at 585 m<sup>2</sup> (6300 sq.ft.) each. These lot sizes reasonably consistent with the average size of neighbouring parcels.
- The proposed RF-12 rezoning is a preferred alternative to the existing RF zone. The maximum allowable house size in the RF-12 zone is more consistent with the existing dwellings in the neighbourhood, and the proposed zone also requires that vehicular access be taken from the existing laneway as opposed to Madrona Place.
- Due to the arrangement of the 3-way intersection at Madrona Place/Madrona Drive/22<sup>nd</sup> Avenue fronting the subject property, and the narrow frontage of the proposed lots as result of the irregular shaped parent parcel, laneway access is a preferred configuration for this site (despite the prevalence of front facing garages and driveways in the surrounding area).
- The RF-12 zone allows for a side-yard setback of 1.2 metres (4 ft.), less than that of the existing RF zone (1.8 metres/6 ft.). In response to concerns from the neighbouring property owner, the applicant has agreed to increase the side-yard setback adjacent to 2206 Madrona Place to 1.8 metres (6 ft.), consistent with the RF zone. (See the Pre-Notification section in this report).
- The applicant has confirmed that the maximum sized house permitted in the RF-12 zone can be constructed on both of the proposed irregular shaped lots.
- The RF zoning of the proposed remainder portion of the subject site is to remain. In order to realize the commercial designation of the OCP and LAP and facilitate future development of this remainder land, consolidation with the adjacent property at 2213 156<sup>th</sup> Street will likely be necessary at such a time.
- The applicant has provided a location certificate for the existing structures on the proposed remainder parcel. These structures conform to location and floor area ratio requirements of the RF zone.

Tree Preservation

- Thomas Walz, Certified Arborist with BC Plant Health Care, prepared the Arborist Report and Tree Management Plans for the subject site.
- The Arborist Report identifies that there are 8 bylaw protected trees on the subject site, all which are proposed to be removed. 6 of these trees (alders) are declared to be hazardous and the remaining 2 are diseased and dying.

Tree Species	Retain	Remove
Alder	-	6
Bitter Cherry	-	2
<b>TOTAL</b>	<b>0</b>	<b>8</b>

- The applicant proposes 5 replacement trees, and a \$1,500 contribution to the City Green Fund to compensate for the deficit of 5 replacement trees.
- A Tree Preservation Summary is included in Appendix V of this report.

Design Guidelines and Lot Grading

- The applicant has retained Raymond S. Bonter Designer Ltd. as the Design Consultant to conduct a Character Study of the surrounding homes and propose a set of Building Design Guidelines in order to maintain consistency with existing developments.
- The Character Study found that existing homes in the area are approximately 30 years old. The majority are basement entry and utilize open carports, two-storey massing, and low roof pitches.
- The Character Study recommends that newly constructed homes better reflect current market standards, and include varied massing and minimum 2 car garages. The Character Study also recommends shallow roof pitches, horizontal siding, and minimum landscaping standards to ensure a consistent blend with the existing homes.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.
- A preliminary lot grading and servicing plan, submitted by HY Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground (50% covered) basements, with minimal fill on the subject site. The proposed grading will maintain consistent main floor elevations with the surrounding structures.

## PRE-NOTIFICATION

Pre-notification letters were mailed to 153 owners of houses within 100 metres of the subject site. Two separate Development Proposal Signs were installed at opposite ends of the property on February 20<sup>th</sup>, 2013. The Planning & Development Department received 2 calls with respect to the proposal:

- A neighbourhood resident expressed concerns that the proposed development would result in an increase of traffic as result of construction. The caller further expressed concern over the location of stop signs at the 3-way intersection of Madrona Place, Madrona Drive, and 22<sup>nd</sup> Avenue, stating that there are multiple instances where they are ignored and that placement of the stop signs was a contributing issue.

*(Staff advised the caller that the increased construction traffic would be temporary, and only occur during construction of the proposed homes. Staff further advised that any increase in traffic from two new homes would be negligent. Although not as a direct result of this call, the applicant has since amended their application to RF-12 lots and as a result driveway access from the front of the lots will be prohibited.)*

*Engineering staff made site visits to the subject location and observed that there was a lower rate of proper stopping compliance for vehicles travelling eastbound on 22 Avenue and southbound on Madrona Place. As a result, the stop bar for southbound Madrona Place will be extended to make it more apparent to southbound vehicles and a painted island will be installed to direct and orient east bound vehicles to the stop bar on 22 Avenue.)*

- The neighbour to the immediate north of the subject site called to express support for the proposal, however voiced concerns over the close proximity of the proposed houses and the potential negative impacts on existing sightlines and the amount of natural light into the dwelling.

*(The applicant has agreed to increase the north [interior] side-yard setback on proposed Lot "A" to 1.8 metres (6 ft.) to correspond with the neighbouring RF zoned property. The applicant has also addressed sightlines through the design of the proposed houses. Due to the narrow frontage of the proposed Lots, the building envelope will be located further towards the rear of the lot than typical [square] RF-12 lots, resulting in an increased front yard setback that is consistent with neighbouring properties. The resident was satisfied with these provisions.)*

## 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	Summary of Tree Survey and Tree Preservation
Appendix VI	Building Design Guidelines Summary

INFORMATION AVAILABLE ON FILE

Letter of Rationale from Baywest Developments Ltd. (Agent)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/kms/da

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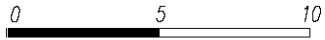


## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

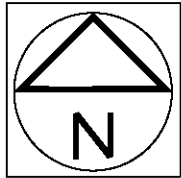
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.76
Hectares	0.31
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12
Range of lot areas (square metres)	585
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.95/9.3
Lots/Hectare & Lots/Acre (Net)	6.89/17.1
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
<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

SKETCH OF PROPOSED SUBDIVISION OF A PORTION OF LOT 150  
 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT  
 PLAN 50823 EXCEPT PLAN BCP32793



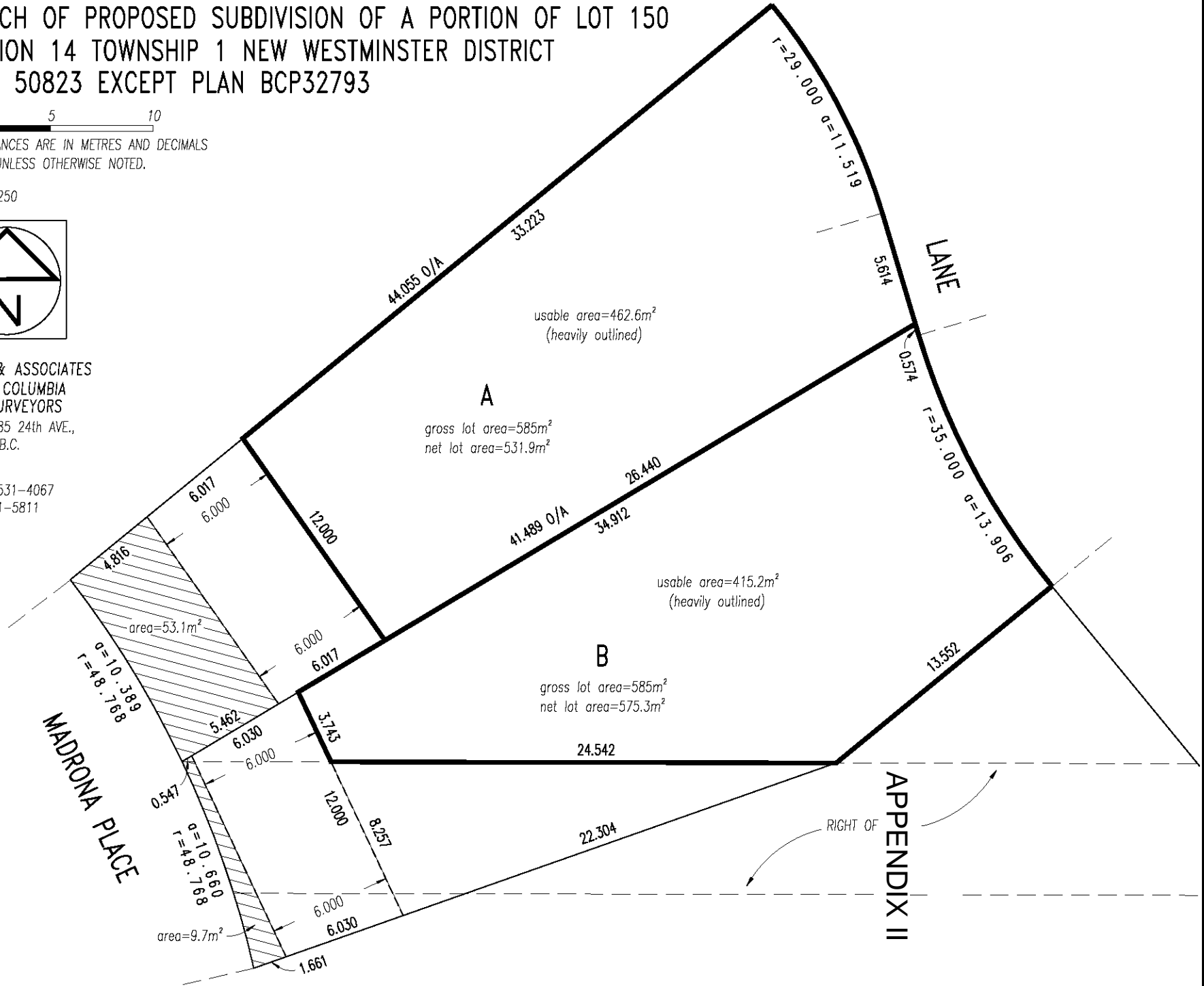
ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE NOTED.

SCALE 1:250



OLSEN & ASSOCIATES  
 BRITISH COLUMBIA  
 LAND SURVEYORS  
 204-15585 24th AVE.,  
 SURREY, B.C.  
 V4A 2J4

Phone : 531-4067  
 Fax : 531-5811



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

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

DATE: **May 22, 2013**

PROJECT FILE: **7813-0004-00**

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RE: **Engineering Requirements  
Location: 2249 King George Blvd**

**REZONE/SUBDIVISION**

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

- Provide a revised Statutory Right-of-way along sideyard of proposed Lot B for existing utilities if existing SRW does not meet current design requirements.

***Works and Services***

- Provide Cash in Lieu for sidewalk construction along Madrona Place frontage.
- Provide drainage, water, and sanitary service connections to service each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Monday, March 25, 2013  
 Planning

**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 was recently 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.

**THE IMPACT ON SCHOOLS**

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

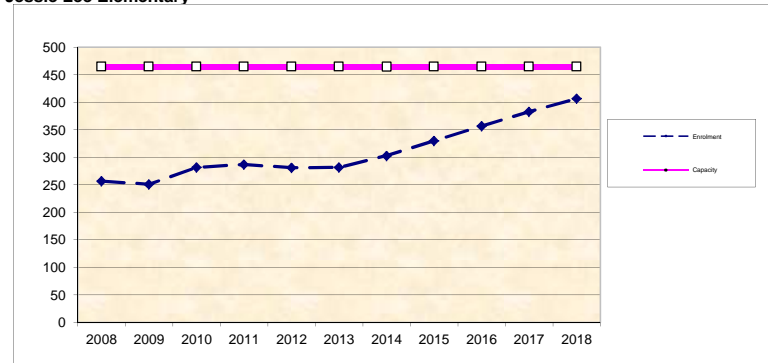
**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

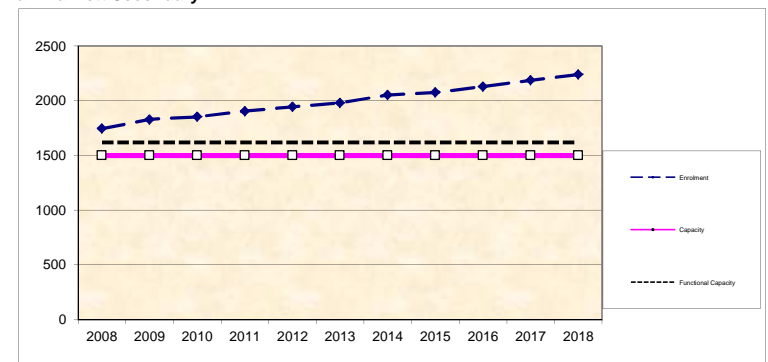
September 2012 Enrolment/School Capacity

<b>Jessie Lee Elementary</b>	
Enrolment (K/1-7):	37 K + 244
Capacity (K/1-7):	40 K + 425
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**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.



**BC Plant Health Care Inc.**

18465 53rd Avenue | Phone: 604-575-8727  
Surrey, BC, V3S 7A4 | Fax: 604-576-2972

Email: info@bcplanthealthcare.com  
24 Hour Emergency Pager 604-607-1616



**TREE PRESERVATION SUMMARY**

Surrey Project No: 50823

Project Location: Madrona Place & 22<sup>nd</sup> Avenue, Surrey

Registered Arborist: Thomas Walz, PN#-5960AT

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 of the Subject Site**

See Attached Report  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- The summary will be available before final adoption.
- Number of Protected Trees Identified 8 (A)
- Number of protected trees declared hazardous due to natural causes or dead trees 6 (B)
- Number of Protected Trees to be Removed 8 (C)
- Number of Protected Trees to be Retained (A-B-C) 0 (D)
- Number of Replacement Trees Required at a 2:1 Ratio(C-B) 2 (E)
- Number of Replacement Trees Required at a 1:1 Ratio 6 (F)
- Number of Replacement Trees Proposed 10 (G)

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

- Tree Survey and Preservation/Replacement Plan attached
- This plan will be available before final adoption.

Date: Feb 20, 2013

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 0013-0004-00  
Project Location: 2249 King George Boulevard, Surrey, B.C. Design  
Consultant: Raymond S. Bonter, Designer Ltd.

**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 context neighborhood surrounding the subject property is comprised of mostly two storey homes with basement or split level entries. The layout for these homes would have living space on the upper floor with bedroom and amenity space on the lower floor. Only a few homes have a more traditional layout of living on the main floor with bedrooms on the upper floor.

- two storey - split-level entry - 40% of context homes
- two storey - basement entry - 33% of context homes
- two storey - main floor entry - 20% of context homes
- duplex - 7% of context homes

The bulk of the homes in the context neighborhood were built in the late seventies or early eighties. The exception to this is the two homes directly to the north east of the subject property, which were built in the late nineties and have a more traditional layout and style. The balance of the homes has very similar exteriors and materials.

Low to medium roof pitches dominate the context neighborhood. There are no steep pitches (greater than 9:12) except for the mansard roof at 15533 and the entry roof on 15508. There are some very low pitches (less than 4:12) but for the most part the pitches are between 4:12 and 6:12.

There does not appear to be any in-ground basements in the immediate neighborhood. This is most likely due to the service connection depths rather than the costs associated with construction. All of the homes appear to be two stories with most having full two storey massing and some having storey and a half massing.

There is a fairly even mix of carports, one car and two car garages. All homes in the context neighborhood have access from the fronting road rather than from the rear. This is due to the fact that there are no lanes except for the newly opened lane behind the subject property.

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

### **Roofing:**

- the dominant roofing material is asphalt shingle in grey or earth tones - 86% of context homes.
- one house has metal shingles.
- there are no homes with cedar shingles except for one home with a french mansar.
- there are no homes with concrete tile roofing.

### **Cladding:**

- the dominant cladding material is horizontal siding - 100% of context homes.
- horizontal siding is an even mix of metal, wood and vinyl.
- there is no use of stucco in the neighborhood.
- some homes have brick or stone as an accent material - 20% of context homes.
- most homes have neutral colours with light or dark trim.
- pastels and bright colours are not used in the neighborhood.

### **Eaves and gables:**

- most homes have metal gutters with or without a small wood or metal clad fascia - 93% of context homes.
- only one home has built-in gutters.
- the dominant barge board material is 2x6 or 2x8 painted wood or metal clad - 100% of context homes.
- only one home has a cladding material in the gable that is different from the main cladding material.
- overhangs appear to be between 12"-24".

### **Windows and trim:**

- there are still several homes with old aluminum frames.
- some older homes have replaced windows with new vinyl frames.
- where vinyl is used all frames are white.
- wood window and door trims are not commonly used - 33% of context homes.
- window and door trims, where used, are typically 1x4 painted wood.

### **Driveway and walkway:**

- the driveway and walkway materials used are an even mix of asphalt and concrete.



**Conclusion:**

The context neighborhood is comprised mostly of homes which are greater than 30 years old. As property values increase some homes will be replaced with new single family dwellings and will be of an updated or popular style and massing. Other homes in the context neighborhood will be renovated and updated but keep the massing of the original home. Some homes, including the two newer homes, may remain as-is for some time to come.

The homes to be used as context have been selected due to their general style, massing and material usage which represents the feel of the context neighborhood and the larger surrounding neighborhood. The context homes, along with current styles and massing requirements of the zoning bylaw, will influence the recommendations for development of the building scheme.

## **2. Proposed Design Guidelines**

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

**Building massing:**

- the context homes are a mix of two storey main floor entry and two storey basement entry styles.
- there is a significant amount of two storey massing which will not be allowed by the proposed rf-12 zoning.
- it is recommended that there be no special restriction placed on massing, rather let the massing of the proposed new homes be dictated by the zoning bylaw.

**Covered parking:**

- the context homes include a mix of carport and garage covered parking.
- the majority of the context homes have two covered parking spaces.
- the proposed rf-12 zone includes a reservation from F.A.R. for a garage or carport.
- it is recommended that the proposed new homes be restricted to a two vehicle garage only which will complement the context homes and work with the proposed zoning and current market trends.

**Surfacing materials:**

- the context homes include a mix of asphalt and concrete driveways and walkways.
- the proposed new homes may have access from the lane only.
- it is recommended that the proposed new homes be restricted to decorative concrete or paving stone surfacing in the front yards and be allowed to have asphalt or brushed concrete driveways where the lots are rear loaded from the lane.

**Roofing pitch and materials:**

- the majority of the context homes have low to medium pitch roofs with asphalt shingle roofing in medium to dark grey tones or medium to dark brown tones.
- some homes have steeper pitched feature or accent roofs.
- it is recommended that the proposed new homes be restricted to low to medium pitch roofs (5:12 - 8:12), with exceptions for feature roofs, and with asphalt shingle roofing in medium to dark grey tones or medium to dark brown tones.

**Cladding material:**

- horizontal siding is the dominant cladding material used on the context homes.
- horizontal cladding is mostly metal and vinyl with some homes using cedar siding.
- there is no stucco on any of the context homes.
- it is recommended that the proposed new homes be restricted to horizontal siding for the main cladding material and that the siding be either fiber cement or vinyl to match the context homes.

**Fascias and trims:**

- fascia boards are used in combination with metal gutters on most of the context homes.
- all context homes have a minimum of 5 1/2" barge boards.
- only some of the context homes use window and door trims and are typically 3.5" where used.
- it is recommended that the proposed new homes be required to use a minimum 1x4 window and door trim on street facing elevations, minimum 2x6 fascia boards and minimum 2x8 barge boards to compliment the context homes and work with current market trends.

**Landscaping:**

- the context homes have mature landscaping which reflects the general age of the neighborhood.
- landscapes include mature trees, privacy hedging, manicured front lawns and planting beds.
- it is recommended that the proposed new homes be required to provide minimum standards for shrubs and lawn which match the surrounding homes.

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

**Summary prepared and submitted by:** Raymond S. Bonter, Designer Ltd.

Date: May 16, 2013



**Reviewed and Approved by:** Raymond Bonter

Date: May 16, 2013