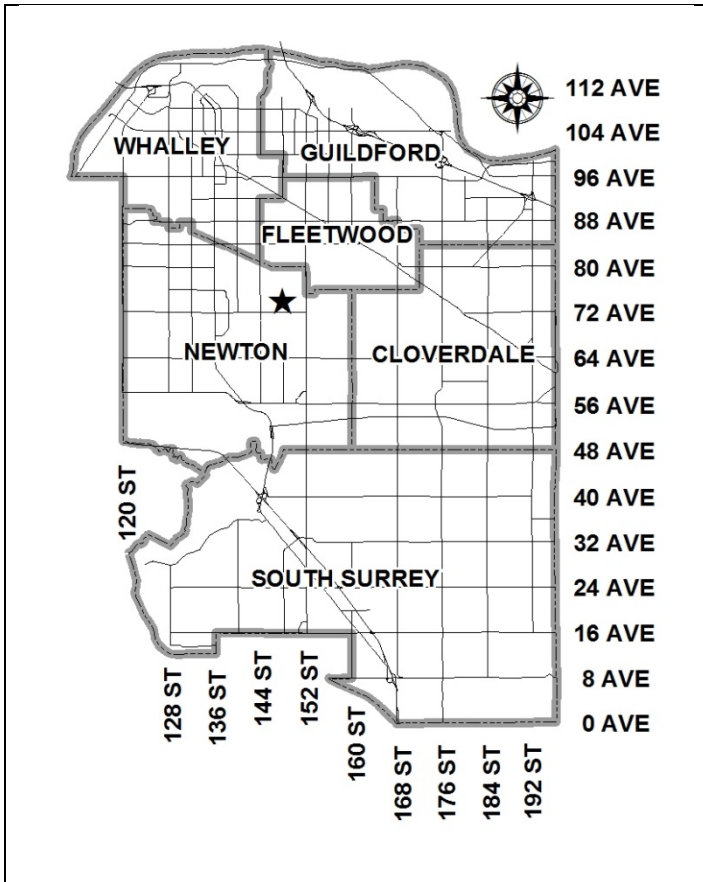


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0274-00

Planning Report Date: March 31, 2014

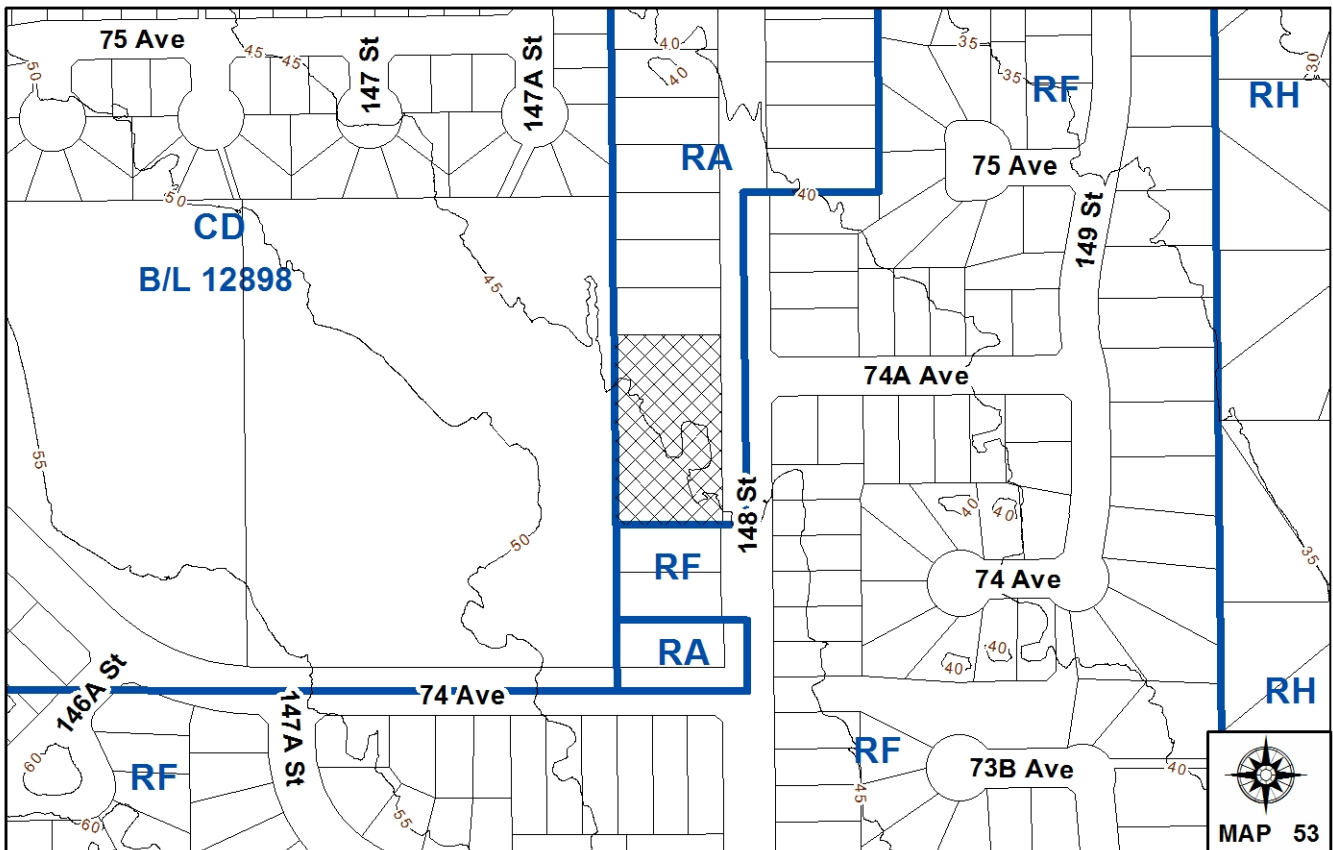


**PROPOSAL:**

- **Rezoning** from RA to RF

in order to allow subdivision into 5 single family residential lots.

**LOCATION:** 7435 - 148 Street  
**OWNER:** Khattrra Lands Ltd.  
**ZONING:** RA  
**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 the Urban designation in the Official Community Plan.
- Complies with the East Newton North NCP.
- The subject property is one of a few remaining lots on the block to have potential for subdivision. The subject property will complete the development pattern of single family lots appropriately sized to surrounding properties.

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 "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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant address the deficiency in tree replacement on the site, 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:**

3 Elementary students at Chimney Hill Elementary School  
1 Secondary student 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 spring 2015.

(Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/Urban residential	RA
East (Across 148 Street):	Single family residential	Urban/Urban residential	RF
South:	Single family residential	Urban/Urban residential	RF
West:	Chimney Hill Elementary School	Urban/School	CD (By-law No. 12898)

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the west side of 148 Street opposite 74A Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the East Newton North Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "One-Acre Residential Zone (RA)".
- The property is 3,640 square metres (39,180 square feet) in area, 80.5 metres wide (264 feet) and 45.3 metres (149 feet) deep.

Current Proposal and Planning Rationale

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into 5 lots.
- The proposal is in compliance with the OCP and NCP designations.
- The proposed RF lots are 728 square metres (7,836 square feet) in area, 16.1 metres (53 feet) wide, and 45.3 metres (149 feet) deep, all consistent with the minimum requirements of the zone.
- The subject property is one of a few remaining lots on the block to have potential for subdivision. The proposed development will complete the development pattern of single family lots appropriately sized to surrounding properties.

### Road Dedication & Access

- The applicant will be required to dedicate and construct the west half of 148 Street to the ultimate 22.0 metre Collector Road Standard.

### Building Design and Lot Grading

- The applicant retained design consultant, Ran Chahal of Apex Design Group Inc. to conduct a character study of the surrounding homes and propose Building Design Guidelines to suit development for the proposed subdivision.
- The Character Study found that many of the existing homes in the neighbourhood do not reflect the characteristics and architectural context desirable for new development. Therefore, the proposed design guidelines propose modern design, massing and finishing standards that are also compatible with the existing character of the neighbourhood. The proposed design guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- The applicant is proposing in-ground basements as indicated on the preliminary lot grading plan, submitted by Hub Engineering Inc. which has been reviewed by the Building Division and found to be generally acceptable.

### Tree Preservation

- The applicant retained Diamond Head Consulting Ltd. to prepare the arborist report and tree management plans for the subject property. The arborist report identifies 10 bylaw protected trees located on the subject property. The report identifies 9 of these trees to be removed for the proposed development, including 5 trees declared high risk due to natural causes. A summary of tree retention and removal by species is provided below:

<b>Tree Species</b>	<b>Total No. of Mature Trees</b>	<b>Total Proposed for Retention</b>	<b>Total Proposed for Removal</b>
Red alder	4		4
Cottonwood	1		1
Bigleaf Maple	2		2
Scots pine	1		1
Norway Spruce	1	1	
Cherry	1		1
<b>TOTAL</b>	<b>10</b>	<b>1</b>	<b>9</b>

- A single off-site tree (Western Redcedar) was identified on the boulevard on 148 Street and will be retained unless removal is required due to sidewalk construction.
- A total of 13 replacement trees are required in accordance with the City's Tree Protection Bylaw (No. 16100). The applicant proposes 15 replacement trees (i.e. three trees per lot) on the subject property.
- A Tree Preservation Summary is included in Appendix VI of this report.

PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 66 houses within 100 metres (328 feet) of the subject property as well as the Chimney Heights Residential Group. A Development Proposal Sign was installed in front of the property on January 30, 2014. To date, the Planning and Development Department received two (2) phone calls from area residents requesting information only.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 4, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Within the East Newton North NCP
2. Density & Diversity (B1-B7)	• Consistent with the OCP and NCP • Proposes a gross density of 13.9 units/hectare (14.8 units/hectare is permitted)
3. Ecology & Stewardship (C1-C4)	• Absorbent soils, downspout disconnection, dry swales, and perforated pipe systems will be considered in rain water management
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• Homes oriented towards the street to create “eyes on the street”
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Public notification has taken place

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 Preservation

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

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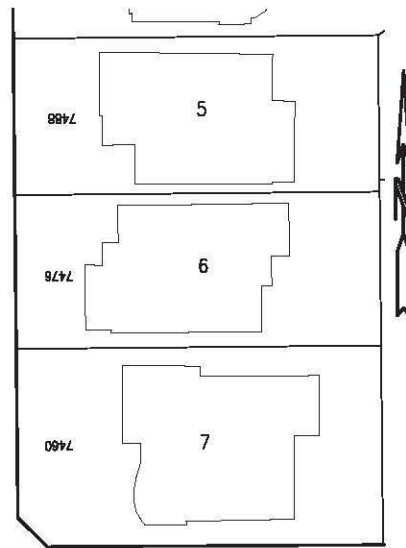
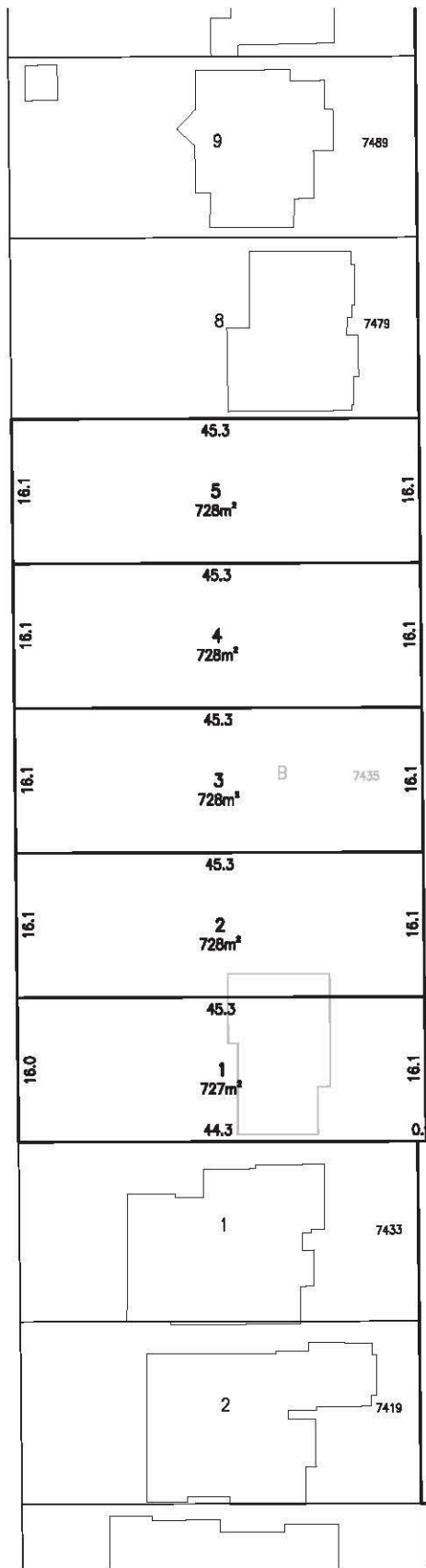




## SUBDIVISION DATA SHEET

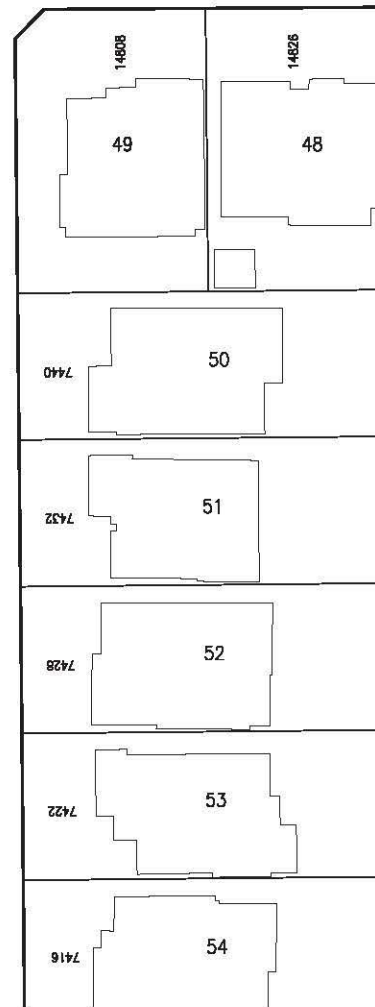
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.90
Hectares	0.36
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.1
Range of lot areas (square metres)	727 - 728
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.9 lots/ha & 5.6 lots/ac
Lots/Hectare & Lots/Acre (Net)	16.3 lots/ha & 6.5 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
<b>PARKLAND</b>	
Area (square metres)	N/A
% 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>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



74A AVE

148 ST



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**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
Land Use, Development & Environmental Strategies

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:		PROJECT: 7435 148 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 13062	DATE: NOV 2013	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

## INTER-OFFICE MEMO

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

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

**DATE:** March 21, 2014                      **PROJECT FILE:** 7813-0274-00

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**RE:** Engineering Requirements  
Location: 7435 148 Street

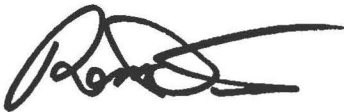
**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 0.942 metres along 148 Street for the ultimate 22.0 metre Collector Road Standard.

***Works and Services***

- Construct west half of 148 Street to the 22.0 metre Collector Road Standard.
- Construct a pedestrian letdown to connect to the existing pedestrian letdown at the south-east corner of 74A Avenue and 148 Street.
- Construct 6.0 metre driveway letdowns.
- Provide water, storm, and sanitary service connections to each proposed lot.
- Pay four (4) Sanitary Connection Fee's relative to service connections installed under Surrey Project 7897-0332-00.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Planning February-04-14

**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.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913-0274-00

**SUMMARY**

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

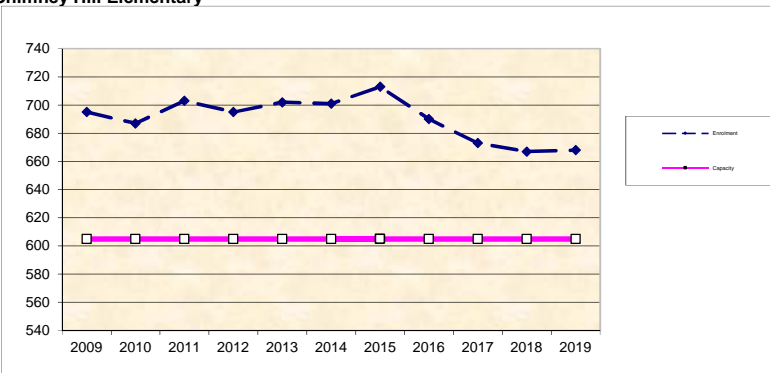
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

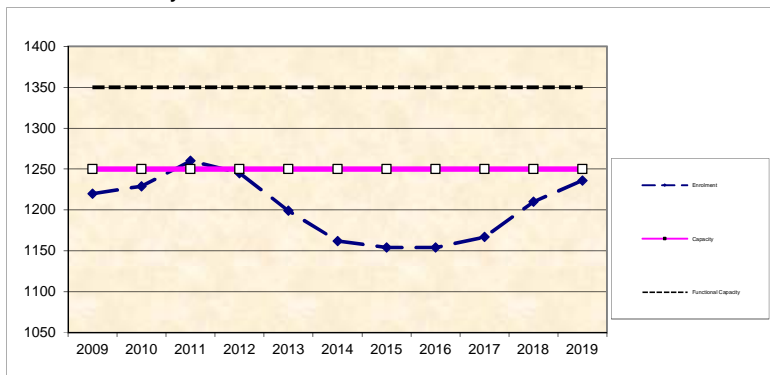
September 2013 Enrolment/School Capacity

<b>Chimney Hill Elementary</b>	
Enrolment (K/1-7):	107 K + 595
Capacity (K/1-7):	80 K + 525
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1199
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**Chimney Hill 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****V.1.0**

**Surrey Project no.:** 13-0274-00 (Khattra Lands Ltd.)  
**Property Location:** 7435-148 Street, Surrey, B.C

**Design Consultant:** Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 61% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco with Brick (dominant), Vinyl Siding for an accent material. Accent trims are not evident on most of the existing homes.

Landscaping is of a moderate planting standard with 88% of the homes having exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** "Two-Storey" 88.0%

“Basement Entry/Cathedral Entry” 0.00%  
 “Rancher (Bungalow)” 12.00%  
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 12.00% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 88.00% 2001 - 2500 sq.ft excl. garage  
 0.00% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 0.0% Stucco: 54.0% Vinyl: 34.0%  
**/Materials:** Brick or stone accent on 88.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 12.00% Cedar Shingles: 0.00%  
 Concrete Tiles: 88.00% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Tiles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

**Exterior Treatment** No specific interface treatment. However, all permitted  
**/Materials:** styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 7:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

**Summary prepared and submitted by:**

  
\_\_\_\_\_  
Ran Chahal, RD.AIBC, CRD, Design Consultant  
Apex Design Group Inc.

January 9, 2014  
Date

**TREE PRESERVATION SUMMARY**

Project Location: 7435 148 Street Surrey, BC Surrey File 7913-0274  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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: Near acre parcel with one residence and a large undeveloped natural area, four hazard trees within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>11</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>5</u>	(B)
Number of Protected Trees to be removed		<u>9</u>	(C)
Number of Protected Trees to be Retained	( A-B-C )	<u>2</u>	(D)
Number of Replacement Trees Required	(5 @ 1:1 plus 4 @2:1)	<u>13</u>	(E)
Number of Replacement Trees Proposed		<u>15</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F )	<u>17</u>	(H)
Number of Lots Proposed in the Project		<u>5</u>	(I)
Average Number of Trees per Lot	( H / I )	<u>3.40</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:



March 25 2014

Arborist

Date