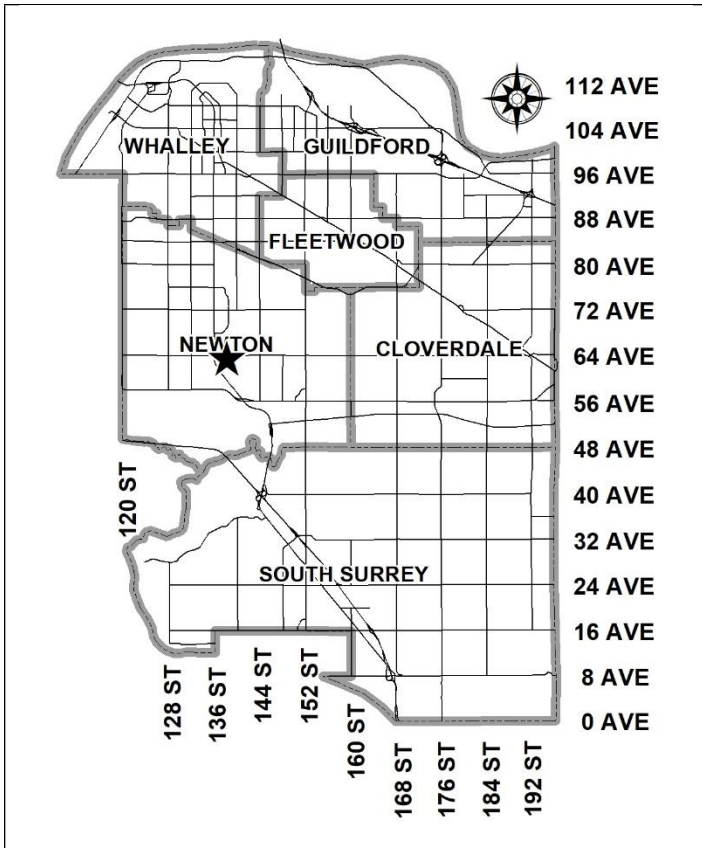


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0252-00

Planning Report Date: May 6, 2024



PROPOSAL:

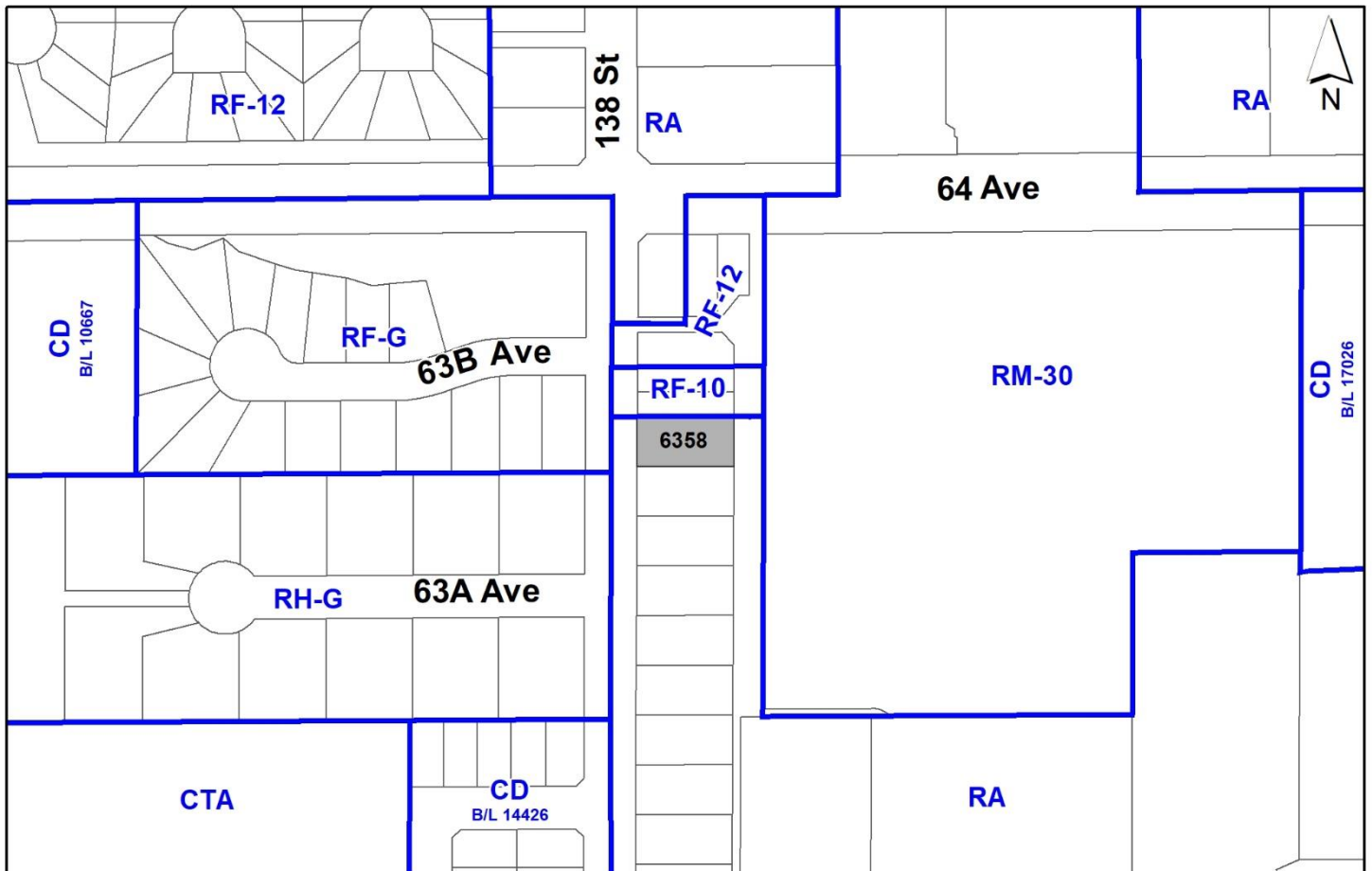
- **Rezoning** from RA to RF-10 to allow subdivision into 2 single family lots.

LOCATION: 6358 138 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal meets the intent of the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Small Lots	RA
North:	Single Family Dwelling	Single Family Small lots	RF-10
East (Across lane):	Townhouses	Townhouses (25 u.p.a. max)	RM-30
South:	Single Family Dwelling	Single Family Small lots	RA
West (Across 138 Street):	Single Family Dwelling	Single Family Residential	RF-G

Context & Background

- The subject property is located on the east side of 138 street, south of 64th Avenue. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)".

- The subject property as well as the adjacent lots on the east side of 138 Street are undersized lots under the RA zone. The subject lot is 712 square metres in area.
- The property is one of three properties along 138 street to propose redevelopment into single family small lots. Development Application No. 7918-0179-00 at 6304-138 Street, approximately 75 metres to the south of the site, was granted Third Reading of the associated Rezoning By-law on April 1, 2018, for proposed RF-10 zoning. Development Application No. 7917-0502-00 abutting to the north was granted Final Adoption of the associated Rezoning By-law on June 14, 2021.
- The remaining properties to the south along the east side of 138 Street are of an appropriate size to continue with similar RF-10 subdivision and redevelopment in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into two single family residential lots.
- The two proposed single family lots are 356 square metres in area, 9.6 metres in width, and 37.2 metres in depth, which meets or exceeds the minimum dimensional requirements of the RF-10 Zone.

	Proposed
Lot Area	
Gross Site Area:	712 square metres
Road Dedication:	n/a
Undevelopable Area:	
Net Site Area:	n/a
Number of Lots:	2
Unit Density:	28.57 u.p.h
Range of Lot Sizes	356 square metres
Range of Lot Widths	9.6 metres
Range of Lot Depths	37.2 metres

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 1 Elementary student at Woodward Hill Elementary School
1 Secondary student at Sullivan Heights Secondary School
- (Appendix III)
- Parks, Recreation & Culture:** The closest active park is McLeod Park and is 900 metres away, which contains amenities including walking paths, and natural area.

Transportation Considerations

- The subject site has road frontage along 138 Street and the lane at the rear has been recently constructed. As part of the subject proposal, the applicant will be required to confirm the adequacy of existing infrastructure to support the proposed development.
- Accesses to the proposed lots will be via the rear lane.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation within the Regional Growth Strategy plan.

Official Community Plan

Land Use Designation

- The proposal is compliant with the “Urban” designation in the Official Community Plan.

Secondary Plans

Land Use Designation

- The proposal meets the intent of the Single Family Small lots designation within the South Newton NCP.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", streamside setbacks and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	28.57 units per hectare
Yards and Setbacks		
Front Yard (direction):	4 metres	4 metres
Side Yard (direction):	1.2 metres	1.2 metres
Rear (direction):	7.5 metres	7.5 metres
Lot Size (Type III)		
Lot Size:	324 square metres	356 square metres
Lot Width:	9 metres	9.6 metres
Lot Depth:	36 metres	37.2 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultant Ltd., 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 IV).
- Styles recommended for this site include "Traditional West Coast" homes.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated November 15, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide

additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new lot.
- The proposed development will not be subject to Tier 2 CACs as the proposed density is consistent with the density that is permitted under the site's existing land use designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 8, 2023, and the Development Proposal Signs were installed on November 1, 2023. Staff have received no responses from neighbouring properties.

TREES

- Nour Dalati, ISA Certified Arborist of Diamond Head Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Lotus	1	1	0
Coniferous Trees			
Western Red Cedar	2	2	0
English Holly	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	

Total Retained and Replacement Trees Proposed	4
Estimated Contribution to the Green City Program	\$2,200

- The Arborist Assessment states that there are a total of 4 mature trees on the site and no Alder or Cottonwood trees. No trees are proposed to be retained as part of this development.
- For the 4 trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. Since only 4 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the proposed deficit of 4 replacement trees will require an estimated cash-in-lieu payment of \$2,200, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be replaced on the site with an estimated contribution of **\$2,200** to the Green City Fund.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

TS/ar



PRELIMINARY
FOR DISCUSSION PURPOSES

Z:\Projects\23023\A_02\Drawings\10 - Lot Layout.dwg [0.0 - Wednesday, 17/11/2023 11:59:04]



CROYDON BUSINESS CENTRE
#216-2630 CROYDON DRIVE
SURREY, BC V3S 6T3
PHONE: 604-782-6927
EMAIL: info@centras.ca

CLIENT: SIMIRJIT KAUR BRAR	PROJECT: RESIDENTIAL SUBDIVISION	PROJECT No. 23023
DRAWING TITLE: LOT LAYOUT		MUNICIPAL PROJECT No. 7823-0252-00
LEGAL: -		DATE: SEP 2023 SCALE: 1:500

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

INTER-OFFICE MEMO

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

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

DATE: **April 30, 2024** PROJECT FILE: **7823-0252-00**

RE: **Engineering Requirements
Location: 6358 138 St**

REZONE/SUBDIVISION

Works and Services

- Complete storm catchment analyses and resolve downstream constraints.
- Implement on-site storm mitigation requirements as determined through detailed design.
- Provide water meter to existing service connections.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone & Subdivision.



Jeff Pang, P.Eng.
Manager, Development Services

/JNC



Department: **Planning and Demographics**
 Date: **March 13, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0252 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	----------

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

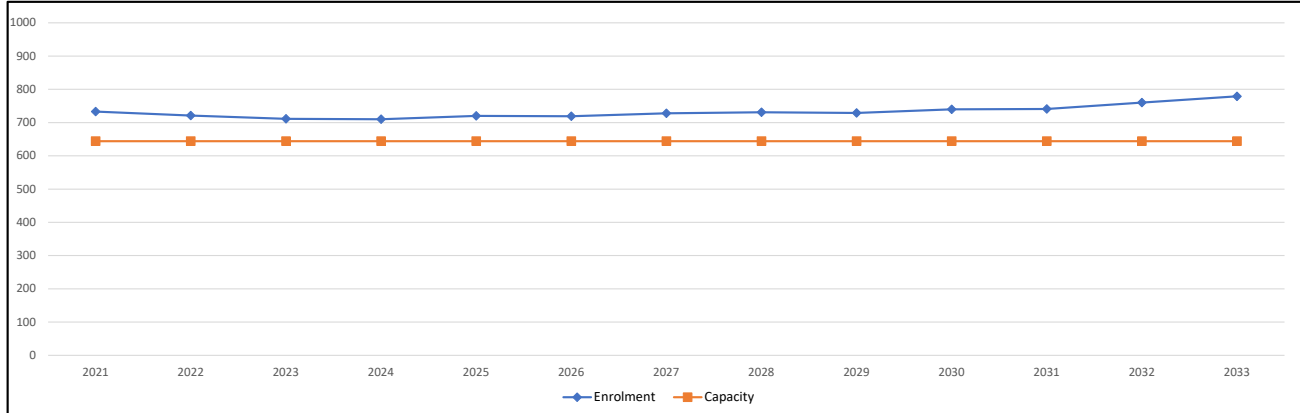
Current Enrolment and Capacities:	
Woodward Hill Elementary	
Enrolment	711
Operating Capacity	644
# of Portables	4
Sullivan Heights Secondary	
Enrolment	1882
Operating Capacity	1700
# of Portables	11

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in the Spring of 2026 which will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge.

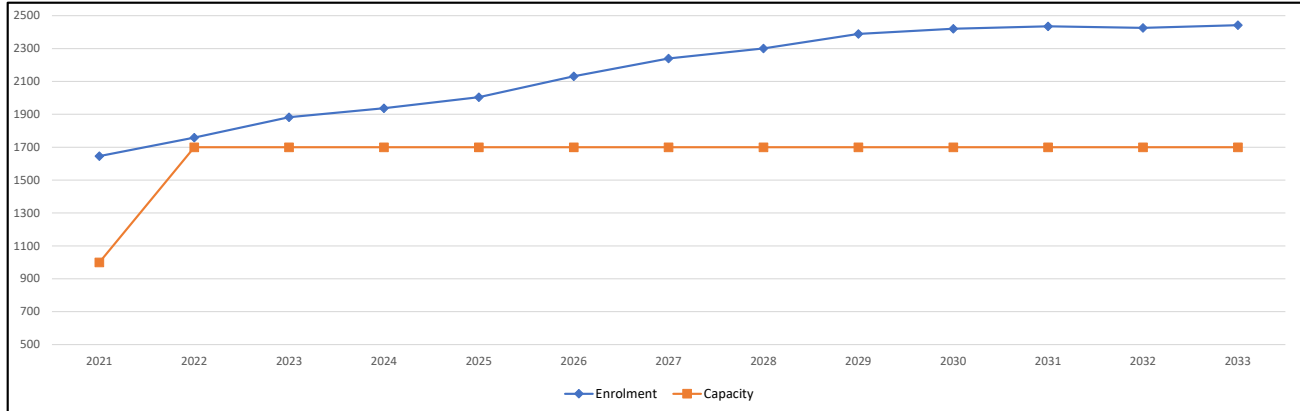
The 700 capacity addition at Sullivan Heights Secondary opened in September 2022 but the school has 11 portables and is still operating above capacity even with the addition.

Woodward Hill Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Sullivan Heights Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0252-00
 Project Location: 6358 138 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:

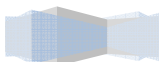
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 35-40 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf. The rear lane abuts a new subdivision of townhouses.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 4:12 up to 6:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 6:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl 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 2 and 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:

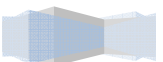
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 No basement entry homes.

Exterior Materials: Stucco, Vinyl, 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.



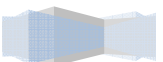
- Roof Pitch:** Minimum roof pitch must be 4:12. Flat roofs as accent roofs are permitted.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 6, 2023

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

Date: October 6, 2023



4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address: 6358 138 Street Surrey, BC

Registered Arborist: Max Rathburn

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	4
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

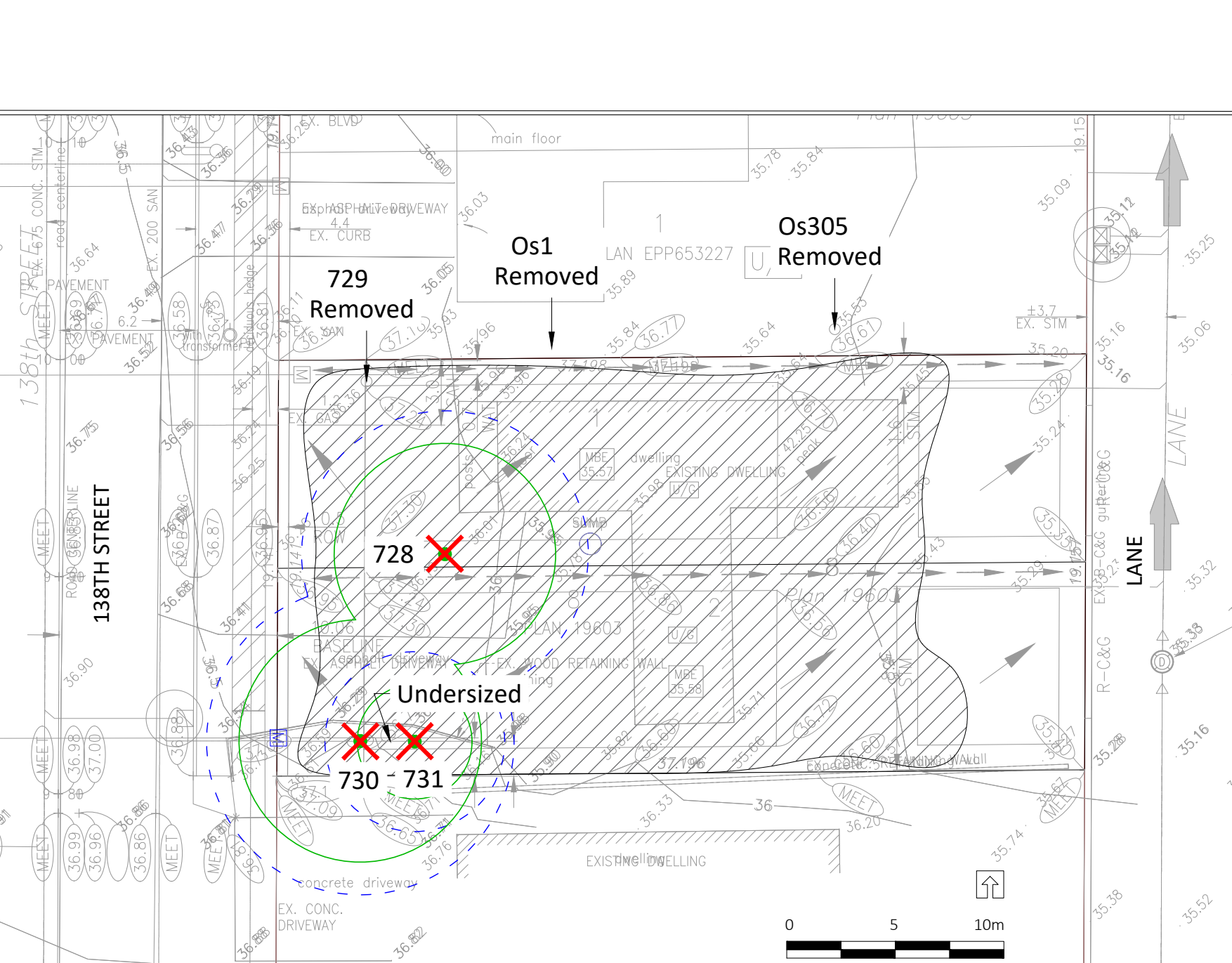
Summary, report, and plan prepared and submitted by



Signature of Arborist

October 3, 2023

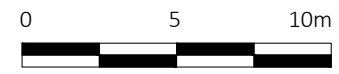
Date



- LEGEND**
- CRITICAL ROOT ZONE
 - - - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - ✗ SURVEYED TREE TO BE REMOVED
 - ✗ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Topographic Survey by Cameron Land Surveying Ltd. Dated May 1, 2023
 2. Proposed Lot Grading Key Plan provided by the client on September 29, 2023.

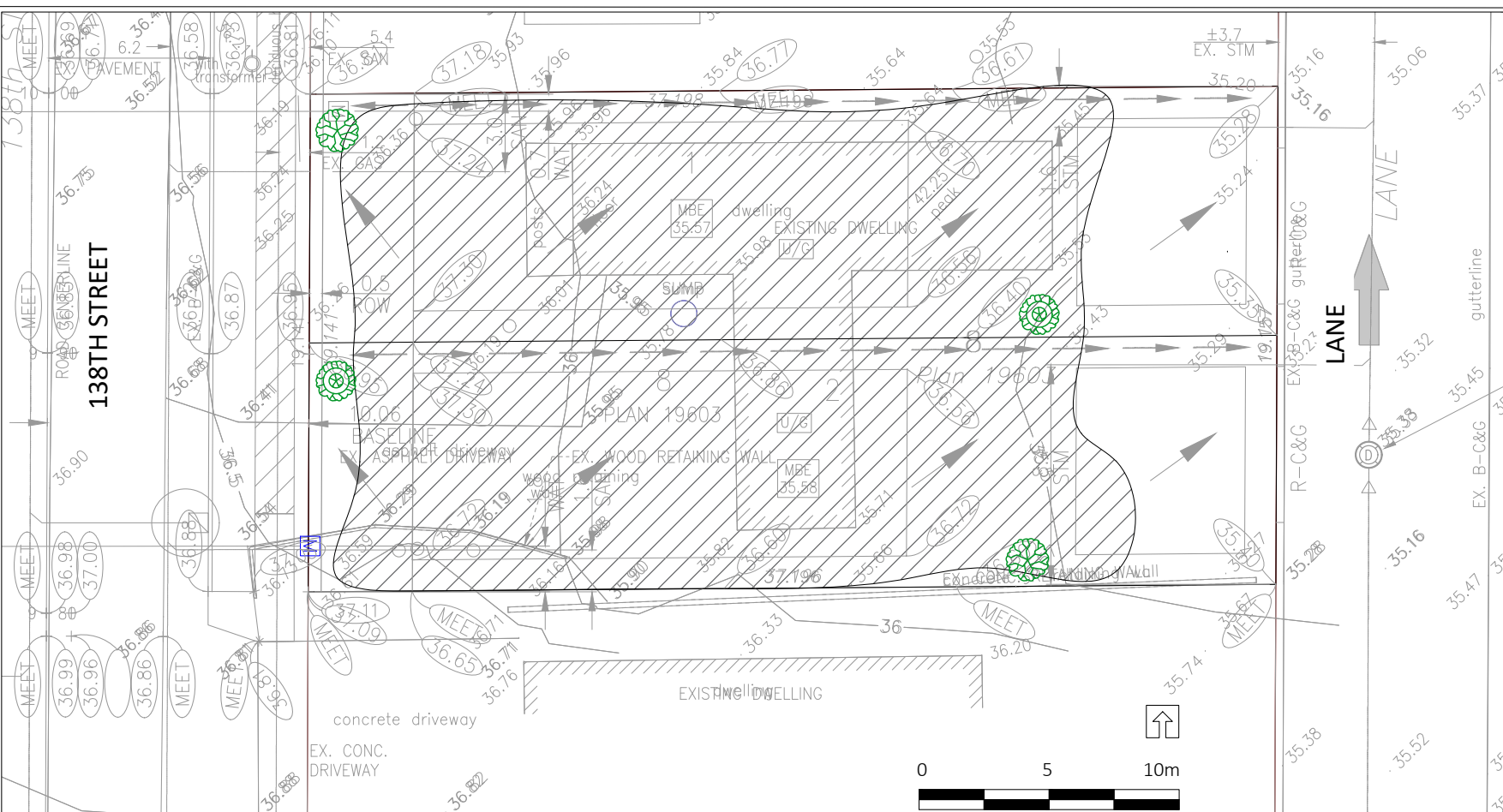


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Management Plan
Project address: 6358 138 Street, Surrey, BC
Client: Preet Brar

Drawing No: 001
Date: 2023/10/03
Drawn by: ND
Page Size: TABLOID 11"x17"

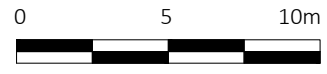
Page #
1 of 1



LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)

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 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	2	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	2	6 cm. cal	As shown	B. & B.

- REFERENCE DRAWINGS**
- Topographic Survey by Cameron Land Surveying Ltd. Dated May 1, 2023
 - Proposed Lot Grading Key Plan provided by the client on September 29, 2023.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Replacement Plan
Project address: 6358 138 Street, Surrey, BC
Client: Preet Brar

Drawing No: 001
Date: 2023/10/03
Drawn by: ND
Page Size: TABLOID 11"x17"

Page #
1 of 1