

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0091-00

Planning Report Date: July 25, 2022

PROPOSAL:

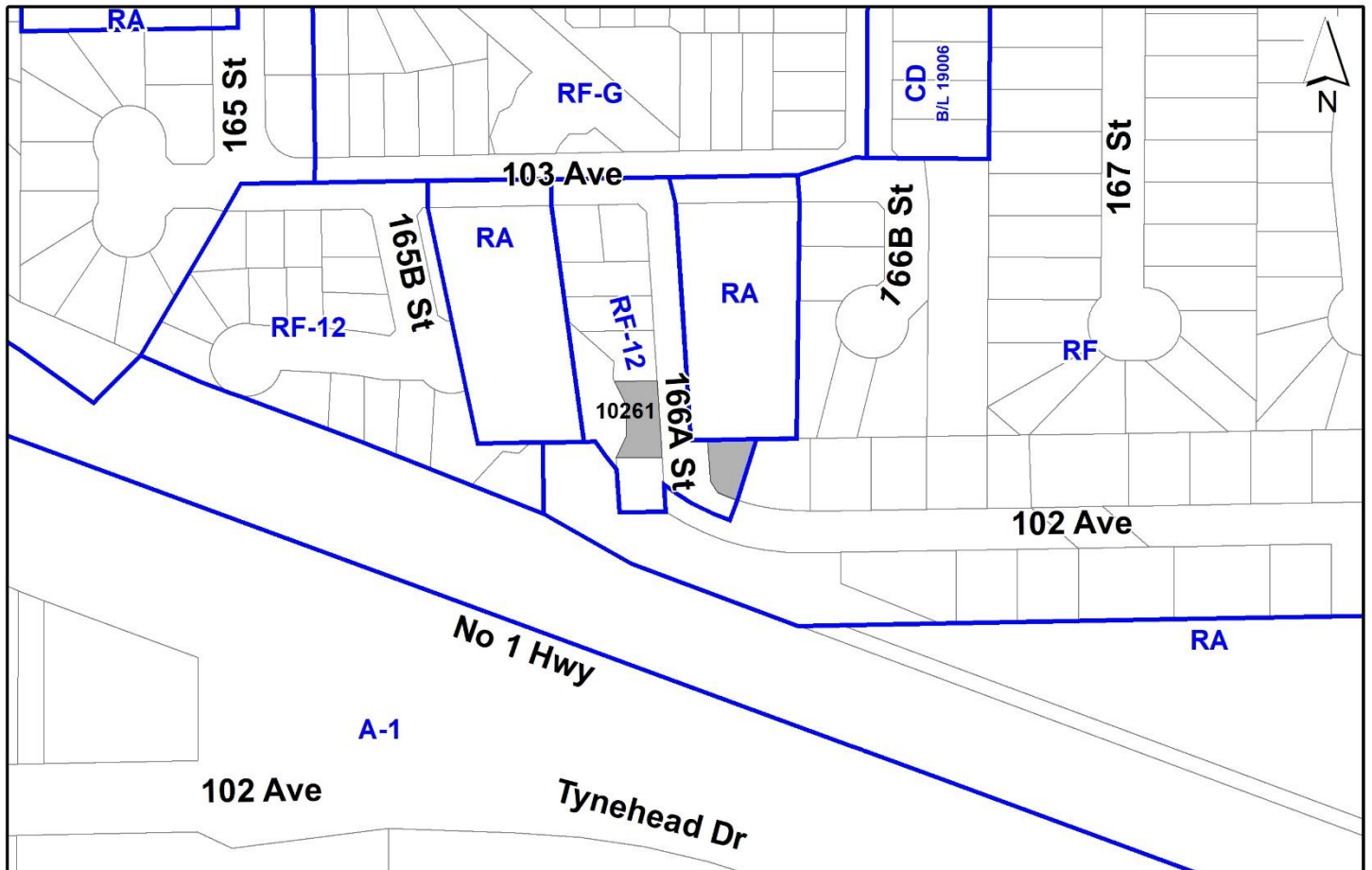
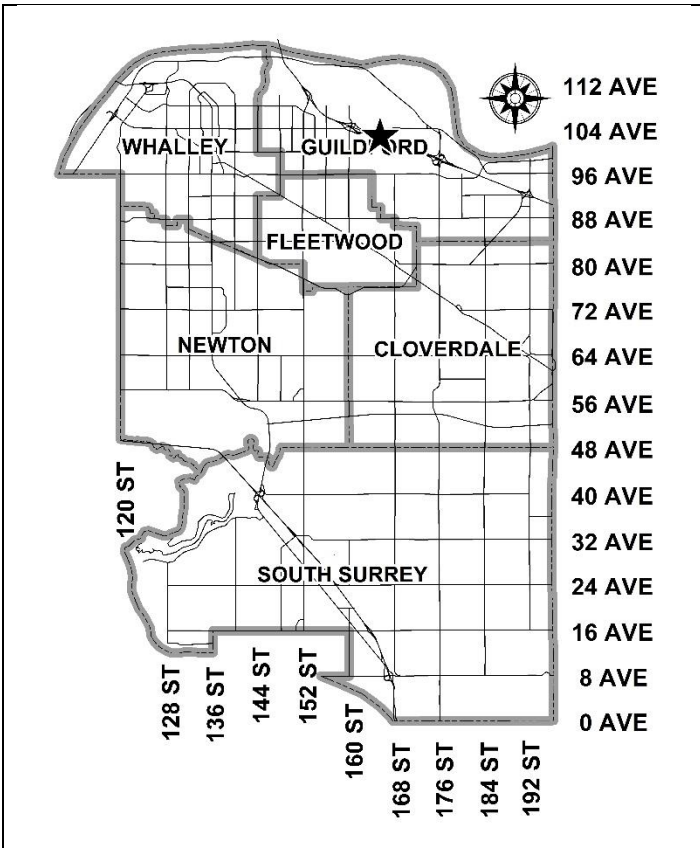
- **Rezoning** a portion of the site (east of 166A Street) from RF-12 to CD

to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.

LOCATION: 10261 - 166A Street (a portion of)

ZONING: RF-12

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning of a portion of the site (east of 166A Street).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has approached neighbouring property owners to explore possible land assembly options for the portion of the subject site on the east side of 166A Street but has been unable to come to any agreements.
- The proposed new small residential lot (east of 166A Street) will be 311 square metres in size, with a lot width of 13.7 metres and depth of 22 metres. While this lot will be smaller than a typical Type II RF-13 Corner Lot (380 sq.m area, 15.4 m width, 24 m depth) it is larger than an RF-10 Type II Corner Lot (293 square metres, 14 m width, 22 m depth).
- The applicants design consultant has demonstrated that the proposed new small lot can accommodate a house with a functional, livable layout and maximized floor area despite the lot's smaller size and the encumbrance of a 4.0-metre statutory right-of-way (SRW) on the northern portion of the lot. The smaller lot will offer a more affordable housing option in the area.
- The proposed density and building form are appropriate for this part of Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential (12) Zone (RF-12)" to "Comprehensive Development Zone (CD)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) Discharge BH396065 no-build covenant on previous Lot 13 (LMP19984); and
 - (g) Discharge CA5659245 no-build covenant on east portion of hooked Lot 6 (EPP60087).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP	Existing Zone
Subject Site	Single Family Dwelling on west portion and vacant on east portion.	Urban	RF-12
North:	Single Family Dwellings and Development Application No. 7912-0212-00 for 6 single family small lots, at Third Reading.	Urban	RA

Direction	Existing Use	OCP	Existing Zone
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling and Greenbelt	Urban	RF
West:	Greenbelt	Urban	RA and RF-12

Context & Background

- The subject site is a hooked lot over 166A Street created under Development Application No. 7914-0301-00. The lot is 728 square metres in size and designated Urban in the OCP. The property is not located in a secondary plan, but it is in the Fraser Heights area of Guildford. A single family dwelling has been constructed on the western portion of the hooked lot (10261 - 166A Street) while the eastern portion across 166A Street is vacant. The western portion of the lot is 417 square metres, and the eastern portion is 311 square metres (Appendix I).
- The property owner is seeking to subdivide off the eastern portion of the lot to create a separate buildable lot. In order to facilitate this subdivision, the applicant is proposing to rezone the eastern portion of the lot to a Comprehensive Development Zone (CD). This is necessary because once subdivided the eastern lot would not meet the minimum 375 square metre lot area or 15.4 metre lot width of the RF-12 Zone.
- It is noted that the eastern portion of the subject lot is also encumbered by a 4 metre wide drainage statutory right-of-way (SRW) at the north side.
- Under Development Application No. 7914-0301-00, a “no build” restrictive covenant (CA5659245) was placed on the eastern portion of the subject site (Appendix I) in order to prohibit construction on this portion of the site until land assembly with 16658 Parkview Place (north of the subject property under Development Application No. 7921-0212-00) is realized.
- The applicant has approached neighbouring property owners (including the owner of 16658 Parkview Place) to explore possible land assembly options for the portion of the subject site on the east side of 166A Street but has been unable to come to any agreements after multiple attempts and an extended period of time.
- On June 27, 2016, Council approved Corporate Report R148 to create a new zone "Single Family (13) Zone (RF-13)" with regulations similar to the RF-12 Zone but which increases lot size and dimensional requirements, larger garages and additional parking capacity. The RF-13 Zone is intended to replace the RF-12 Zone. The proposed CD Bylaw is therefore based on the RF-13 Zone instead of the RF-12 Zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the eastern portion of the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on RF-13) in order to unhook the eastern portion of the site to create a separate buildable lot. The western lot (10261 166A Street) shall remain "Single Family Residential (12) Zone (RF-12)".
- The applicants design consultant has demonstrated that the proposed new small lot can accommodate a house with a functional, livable layout and maximized floor area despite the lot's smaller size and the encumbrance of a 4.0-metre statutory right-of-way (SRW) on the northern portion of the lot. The smaller lot will offer a more affordable housing option in the area.
- The applicant's design consultant has also demonstrated that 3 off-street parking spaces can be accommodate on the new lot with two in the garage and the third on a parking pad on the drainage SRW area, which is supported by Engineering. The rest of the drainage SRW would serve as a useable yard space. No permanent structures are allowed on the SRW.
- The proposed new house will be consistent with the future streetscape north of 166A Street, with Development Application No. 7921-0212-00 proposing RF-13 lots adjacent to the subject site.
- The eastern portion of the subject site is already connected to water, storm and sanitary mains along 166A Street through Development Application No. 7914-0300-00; however, the lateral connections have to be reinstated to current standards.
- Development details on the proposed subdivision (unhooking) are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.0728 ha
Number of Lots:	2
Unit Density:	27.47 uph
Range of Lot Sizes	311 – 416 square metres
Range of Lot Widths	13.74 – 16.45 metres
Range of Lot Depths	22.15 – 29.51 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Bothwell Elementary School
1 Secondary student at Fraser Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2023.

Parks, Recreation & Culture:

Parks accepts the removal of two City trees and requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

If boulevard/park trees shown to be retained in the arborist report are removed or damaged during construction, the full appraised value of the trees will be required as compensation.

The closest active park is Fraser Heights Park and is 1.6 kilometres away, and the closest natural area is Tynehead Regional Park and is 500 metres away.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning has been granted by MOTI for one year.

Transportation Considerations

- The applicant is required to construct the east side of 166A Street with a 4.25 metre pavement from centreline, 1.5 metre concrete sidewalk along the property line, barrier curb and gutter, 450 mm topsoil and sod boulevard, and street trees.
- A 6.0 metre wide concrete driveway letdown is required to be constructed for the proposed new lot (Lot 2).
- The proposed development is about 190 metres away from a transit bus stop along 104 Avenue that provides bus service to Guildford Town Centre and Surrey City Centre via bus route 337.
- The closest bus stop from the proposed development is on 104 Avenue, between 165 and 168 Street. It is about 196 metres away (8 minutes' walk) from the subject site.

- The Fraser Heights Greenway runs east of the subject site from 102 Avenue and cuts through the greenbelt areas going north. It culminates at the Fraser Heights Secondary School on 160 Street and 108 Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - A private electric vehicle charging station will be installed in the new single family dwelling.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated “General Urban” in the Regional Growth Strategy (RGS) of Metro Vancouver. General Urban areas are intended for residential neighbourhoods and centres. The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP). The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposal will support policies, outlined in the OCP, including the following:
- A.3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(Proposed Lot 2 has existing service connections to water, storm and sanitary mains along 166A Street as part of Development Application No. 7914-0300-00. The existing Building Scheme under Development Application No. 7914-0301-00, was thoughtfully prepared with design guidelines that are suitable with the existing character of the neighbourhood.)

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential (12) Zone (RF-12)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" for the eastern portion of the site to accommodate a proposed subdivision (unhooking) of the property to create a new single family small lot on the east side of 166A Street. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential (13) Zone (RF-13)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-13 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RF-13 Zone (Type I) (Part 16B)	Proposed CD Zone
Unit Density:	28 uph	27.47 uph
Floor Area Ratio:	72%	72%
Lot Coverage:	50%	44.78%
Front Yard (south):	6.0 metres	2.00 metres
Side Yard (east):	1.2 metres	1.2 metres
Side Yard Flanking (west):	2.4 metres	2.4 metres
Rear (north):	7.5 metres	4.15 metres
Corner Lot Size:	380 square metres	311 square metres
Corner Lot Width:	14 metres	13.74 metres
Any Lot Depth:	28 metres	22.15 metres
Principal Building Height:	9 metres	9 metres
Permitted Uses:	One single family dwelling which may contain 1 secondary suite	One single family dwelling which may contain 1 secondary suite
Number of Spaces	Minimum of 3 parking spaces	Minimum of 3 parking spaces

- The proposed CD Zone will permit a minimum lot size of 311 square metres, lot width of 13.7 metres and lot depth of 22 metres. This is based on the ultimate size that the new lot will be on the east side of 166A Street once it is subdivided (unhooked).
- The proposed new lot (Lot 2) after subdivision (unhooking) will not comply with the lot area and dimensional requirements of the RF-12 Zone. The proposed lot is also encumbered by a 4.0 metre drainage SRW at the north side of the property. In order to achieve the maximum house size permitted and functional house floor plan on the lot, a reduction of the front and rear yard setbacks is necessary.
- The applicant is proposing a variable rear yard setback of 6.0 metres for 40% of the width of the rear of the dwelling and 4.15 metres for the remaining width. This will accommodate a functional rear yard on the lot. The minimum setback of 4.15 metres accommodates the existing 4.0 metre wide drainage SRW plus an additional 0.15 metres to ensure roof overhangs will not encroach into the SRW. It is required to remain free and unencumbered by permanent structures, as required by the Engineering Department.
- The applicant is proposing a 4.0 metre front yard setback, with an allowable reduction to 2.0 metres for a porch. This will accommodate a typical streetscape along 166A Street/102 Avenue.
- The proposed new lot (Lot 2) can accommodate 3 off-street parking spaces (2 in garage and 1 on parking pad) in accordance with the Zoning By-law No. 12000.

- All other aspects of the RF-13 Zone will remain unchanged in the CD Zone.

Lot Grading

- Building design guidelines by Tynan Consulting Ltd. are still in effect under Development Application No. 7914-0301-00 (Building Scheme Restrictive Covenant BH396059 and Statutory Building Scheme BH396061). A footprint analysis (Appendix IV) for the new single family dwelling was prepared by Tynan Consulting Ltd. to demonstrate the functional floor plan that can be achieved on the proposed new lot.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated June 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement. The feasibility of an in-ground basement 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.
- 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 \$4,000.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP 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 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 \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 20, 2022, and the Development Proposal Signs were installed on June 18, 2021. Staff received no responses from neighbouring properties.

- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association had no objections to the proposed development.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	0	1
Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Wild Cherry	1	0	1
Spanish Oak	2	0	2
Coniferous Trees			
Western Red Cedar	7	0	7
Limber Pine	2	0	2
Total (excluding Alder and Cottonwood Trees)	13	1	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		1	
Total Retained and Replacement Trees		13	
Contribution to the Green City Program		\$5,500	

- The Arborist Assessment states that there are a total of 13 mature trees on the site, excluding Alder and Cottonwood trees. Ten (10) existing trees, approximately 43 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 11 replacement trees on the site. The applicant is proposing 1 replacement tree, not meeting City requirements. The applicant will contribute \$5,500 (\$550 per tree) to the Green City Program to address the deficit.

- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a contribution of \$5,500 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Layout and Block Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Footprint Analysis
Appendix V.	Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

DQ/cm

Appendix I

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 9999999
 ELEV. 999.999
 LEGAL DESCRIPTION OF PROPERTY
 LOT 6, SEC 25, BLK 5 N, RANGE 1 W, NMD, PLAN EPP60087



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. CD ZONE BASED ON RF-13 ZONE.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



1068792 BC LTD.
 837 E 10 AVENUE, VANCOUVER, BC V5T 2A9 Ph: 604-668-6880
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10261 166A STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	A
Designed: RJ	Job No. 17-3433	Of
Approved: [Signature]	Date APR /17	Revision

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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INTER-OFFICE MEMO

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

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

DATE: **June 29, 2022** PROJECT FILE: **7821-0091-00**

RE: **Engineering Requirements
Location: 10261 166A St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.50 m Statutory right-of-way (SRW) along the 166A Street frontage.
- Register additional 1.00 m Statutory right-of-way (SRW) along the north property line of Lot 2.

Works and Services

- Construct east side of 166A Street.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

BD



June 10, 2021

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.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2021/2022 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 5 years: followed by, building a new elementary school sometime around 2028. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 111% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2021/2022 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2024. There has been no Ministry funding approval for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0091 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

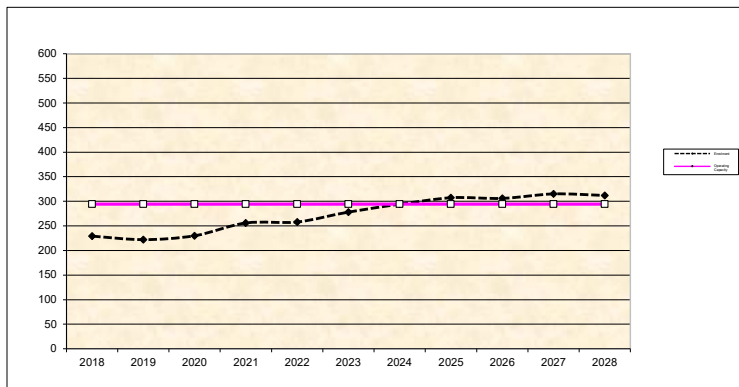
Bothwell Elementary	
Enrolment (K/1-7):	34 K + 196
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1404
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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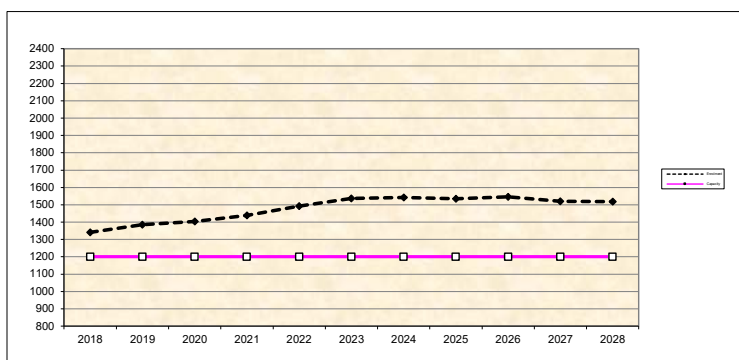
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Bothwell Elementary

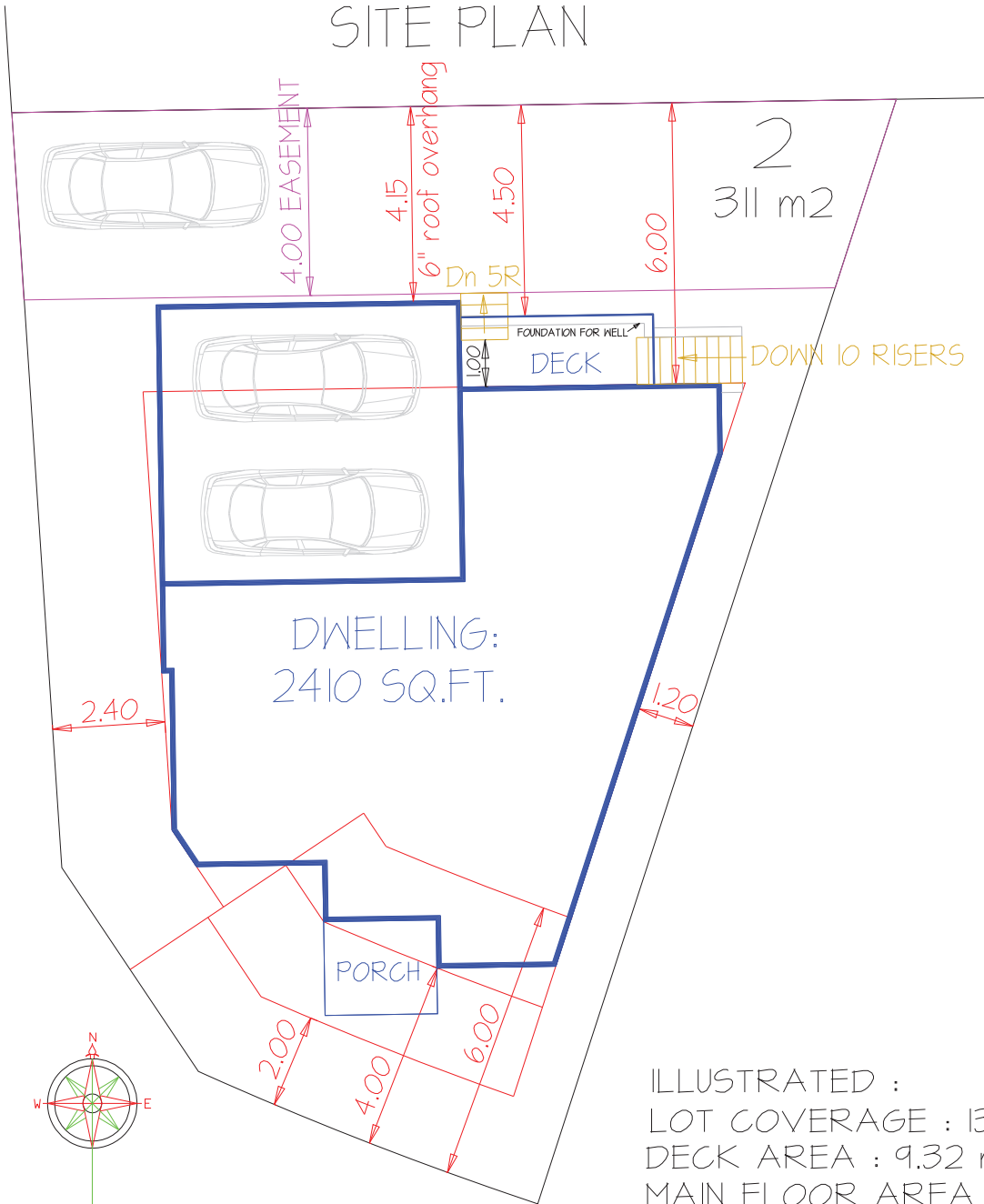


Fraser Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

SITE PLAN



ILLUSTRATED :

LOT COVERAGE : 139.27 m² (44.78%)

DECK AREA : 9.32 m²

MAIN FLOOR AREA : 129.95 m² INCL GARAGE AND EXCL DECKS

UPPER FLOOR AT 80% OF MAIN FLOOR : 93.96 m² (10m² OPEN)

TOTAL FLOOR AREA : 223.91 (2410 SQ.FT.) 72% F.A.R.

TYNAN CONSULTING LTD. JULY 12 2022

Tree Preservation Summary

Surrey Project No: 21-0091-00

Address: 10261 166A Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	23	Protected Trees Identified	3
Protected Trees to be Removed	10	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 9 X one (1) = 9 - All other species to be removed (2:1) 1 X two (2) = 2 	11	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	1	Replacement Trees Proposed	-
Replacement Trees in Deficit	10	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

K. Dahl

(Signature of Arborist)

July 20, 2021

Date