

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0040-00

Planning Report Date: October 3, 2022

PROPOSAL:

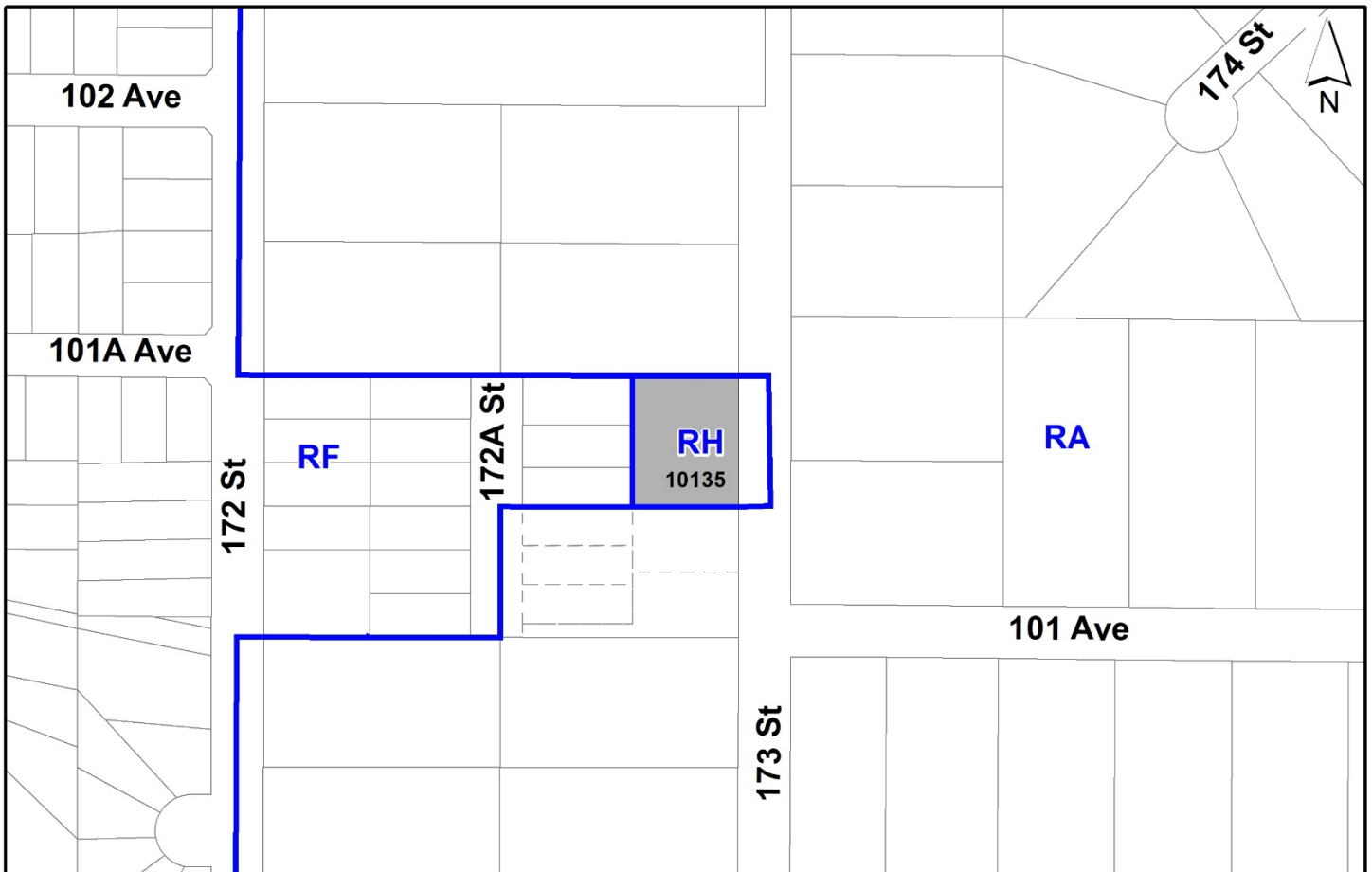
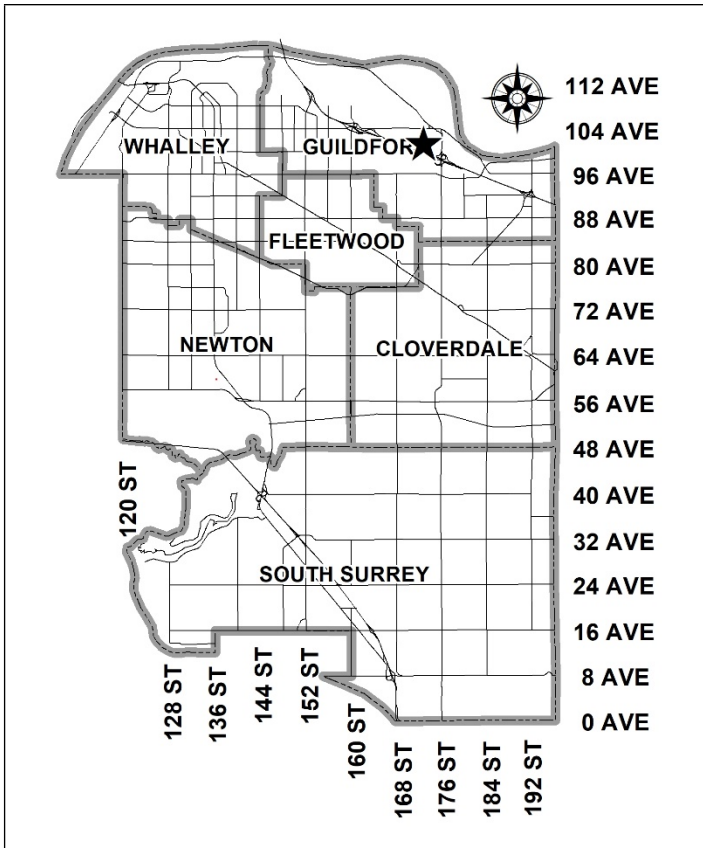
- Rezoning from RH to CD (based on RQ) to allow subdivision into two single family lots.

LOCATION: 10135 - 173 Street

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA Gross



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the Suburban Residential 2-4 UPA Gross designation in the Abbey Ridge Local Area Plan (LAP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal will assist in creating a diversity of lot sizes and housing types in this portion of Abbey Ridge.
- The proposed subdivision is consistent with Development Application 7918-0162-00 located immediately to the south, for three single-family residential (RF) and two quarter acre residential (RQ) zoned lots. Staff note that the two RQ zoned lots face 173 Street, and that this proposal will continue this pattern of development.
- Proposed Lots 1 and 2 exceed the minimum lot width, depth, and area requirements for the RQ zone. Staff note that the parent lot does not comply with minimum lot area requirements. Therefore, a rezoning to Comprehensive Development Zone (based on RQ) is proposed.
- The Fraser Heights Community Association has expressed no concerns with respect to the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" 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; and
 - (f) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant Lot	Suburban Residential 2-4 UPA Gross	RH
North:	Single Family Residential	Single Family Residential 4-6 UPA & Suburban Residential 2-4 UPA Gross	RA
East (Across 173 Street):	Single Family Residential	Acreage Residential 1-2 UPA	RA
South:	Vacant Lot	Suburban Residential 2-4 UPA Gross	RQ
sWest:	Vacant Lots	Single Family Residential 4-6 UPA	RF

Context & Background

- The 0.20-hectare subject site is located at 10135 - 173 Street in Fraser Heights, within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights Neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP), "Suburban Residential 2-4 UPA Gross" in the Abbey Ridge LAP and is currently zoned "Half-Acre Residential Zone (RH)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the subject site from "Half Acre Residential Zone (RH)" to "Comprehensive Development (CD)" (based on the "Quarter-Acre Residential (RQ)" Zone), to allow subdivision into two (2) single family suburban lots (Appendix I).
- Proposed Lots 1 and 2 exceed the 24-metre minimum lot width, 30-metre minimum lot depth, and 930 square metre minimum area requirements for the RQ zone. Staff note that the parent lot does not comply with 0.4047 hectare minimum lot area requirement in the RQ zone to allow subdivision. Therefore, a rezoning to Comprehensive Development Zone (based on RQ) is proposed.
- The development is proposed to have a gross density of 9.7 units per hectare (3.9 units per acre) which is consistent with the Abbey Ridge LAP.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.20 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.20 hectares
Number of Lots:	2
Unit Density:	9.7 UPH
Range of Lot Sizes	1030 square metres
Range of Lot Widths	25.14 - 25.17 metres
Range of Lot Depths	40.94 - 40.98 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 School
1 Secondary student at Fraser Heights 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 June of 2023.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no objection to the project.

The closest active park is Bothwell Elementary School Park and is 640 metres away, and the closest natural area is Tynehead Regional Park and is 1.6 kilometres away.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for one (1) year.

Transportation Considerations

- The two (2) lots comprising the subject site are proposed to be oriented towards and have driveway access from 173 Street.
- The proposed northern lot (Lot 1) will be encumbered by statutory rights-of-way for the purposes of providing public rights of passage and width to run utilities from 173 Street to the lots fronting the newly created 172A Street. These legal encumbrances will only be discharged at a future date when 172A Street connects south to Barnston Drive, and north to 102 Avenue.
- As part of the subject application, the applicant will be required to undertake the following road dedication and related construction:
 - Construct the west side of 173 Street through local road standard along the site frontage;
 - Construct a 6.0 metre concrete driveway letdown for all lots; and
 - Address applicable legal encumbrances as determined through detailed design.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal is consistent with the following OCP Themes/Policies:
 - A.1.3c – Accommodate urban land development according to the following order of growth management: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The proposed lots will provide a similar streetscape to the proposed RQ lots under Development Application 7918-0162-00 to the south of the subject site.

The existing design guidelines on title will ensure the proposed residential lots will feature homes that are compatible with the character of the existing neighbourhood.)

Secondary Plans

- The proposal complies with the "Suburban Residential 2-4 UPA Gross" designation in the Abbey Ridge Local Area Plan, which is intended to support larger residential lots.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single-family subdivision on the subject site. 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 "Quarter-Acre Residential Zone (RQ)".
- A comparison of the density, lot area, setbacks, building height and permitted uses in the RQ Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RQ Zone (Part 15C)	Proposed CD Zone
Unit Density:	10 uph	10 uph
Lot Area:	0.407 ha	0.206 ha
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	930 square metres	1030 square metres
Lot Width:	24 metres	25.1 - 25.2 metres
Lot Depth:	30 metres	40.9 - 40.1 metres
Principal Building Height:	9 metres	9 metres
Permitted Uses:	One single family dwelling which may contain one secondary suite.	One single family dwelling which may contain one secondary suite.
Parking (Part 5)		
Number of Spaces	3	3

- Proposed Lots 1 and 2 exceed the 24-metre minimum lot width, 30-metre minimum lot depth, and 930 square metre minimum area requirements for the RQ zone. Staff note that the parent lot does not comply with 0.4047 hectare minimum lot area requirement in the RQ Zone to allow subdivision.
- Therefore, a rezoning to a Comprehensive Development (based on RQ) Zone is proposed as this provision cannot be varied. All other aspects of the proposed CD zoning will be as per Part 15C (RQ Zone) of the Zoning Bylaw.

Lot Grading and Building Scheme

- The applicant will be keeping the existing building design guidelines on title. The building design guidelines were prepared by Tynan Consulting Ltd.
- A preliminary lot grading plan, submitted by Aplin Martin, and dated November 2021, has been reviewed by staff and found to be generally acceptable. The applicant does not 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.

- 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 \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Abbey Ridge Land Use Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 April 4, 2022, and the Development Proposal Signs were installed on March 30, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Fraser Heights Community Association who had no concerns with the proposed development.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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
Deciduous Trees			
Cherry	1	0	1
Coniferous Trees			
Austrian Pine	1	0	1
Deodar Cedar	1	0	1
Douglas Fir	4	0	4
Total (excluding Alder and Cottonwood Trees)	7	0	7

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	4
Total Retained and Replacement Trees	11
Contribution to the Green City Program	N/A

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees (Appendix IV). It was determined that all 7 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.
- The Arborist Assessment also notes that there are a 2 mature trees on the site (not included in the above table) that will be removed, but their removal was approved under the previous Development Application #7911-0190-00 that created the subject site. No further assessment on the removal of these trees is required.

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. Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

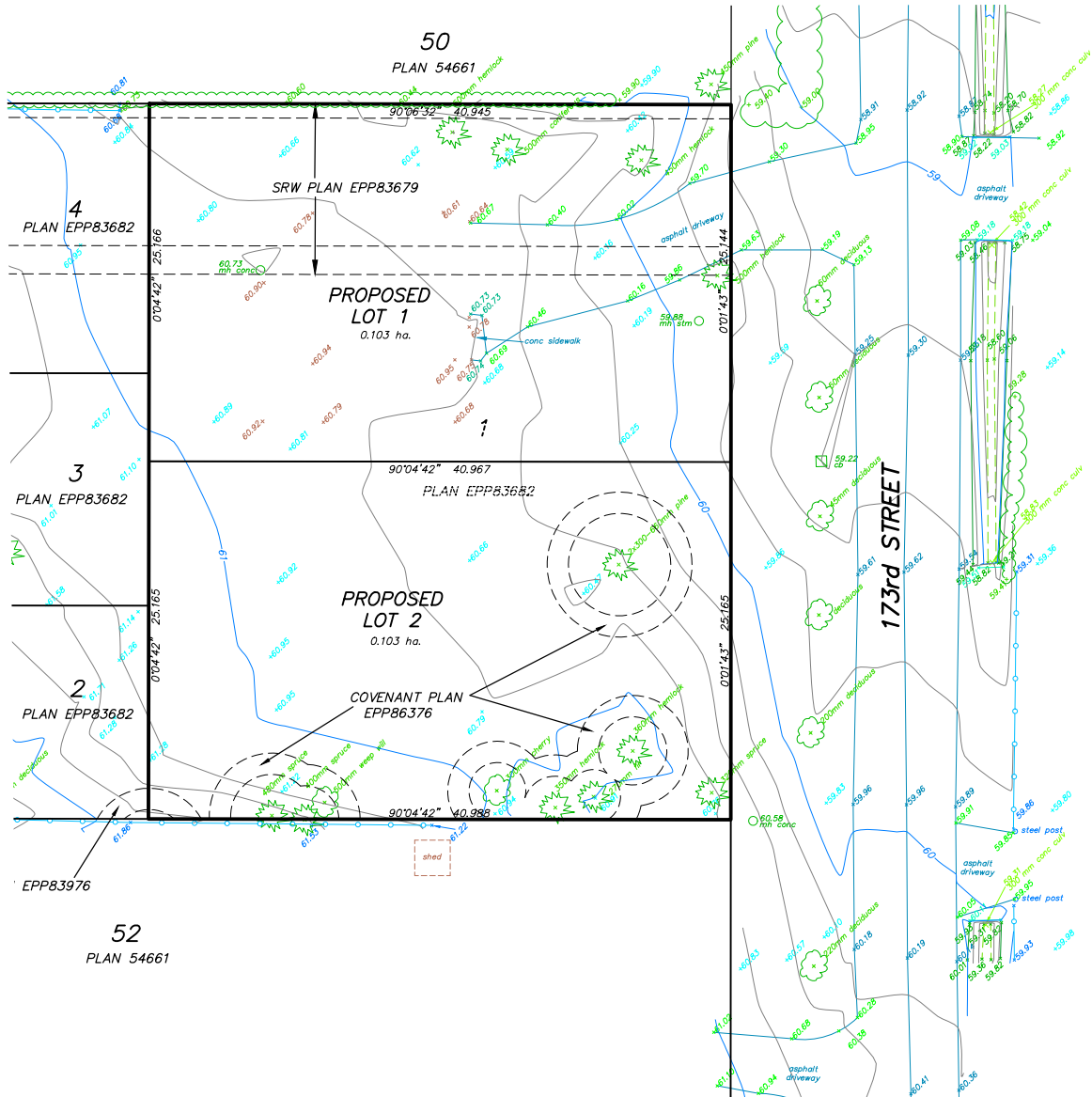
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**TOPOGRAPHIC SURVEY OF PROPOSED SUBDIVISION PLAN
OF LOT 1 SECTION 6 TOWNSHIP 9
NEW WESTMINSTER DISTRICT PLAN EPP83682**

PID: 031-445-608
CIVIC ADDRESS: 10135 173 STREET
SURREY, BC



SCALE 1 : 250
ALL DISTANCES ARE IN METRES



NOTES:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.

LEGAL BOUNDARIES ARE BASED ON LAND OFFICE RECORDS AND FIELD SURVEY

ELEVATIONS ARE DERIVED FROM CITY OF SURREY OCM 5854 LOCATED ON CENTER LINE OF 100th AVENUE, 53m WEST OF CENTRE LINE 173 STREET, ELEVATION = 65,040 METRES, CGVD28 GVRD DATUM.

CONTOUR INTERVAL = 0.25 METRES

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE

TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST.
STEEL SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

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THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

FIELD INSPECTION: 18th NOVEMBER, 2021
DATE OF SURVEY: JULY 27, 2017
FILE 10390-08



August 8, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0040 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 2021 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	48 K + 236
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1472
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.

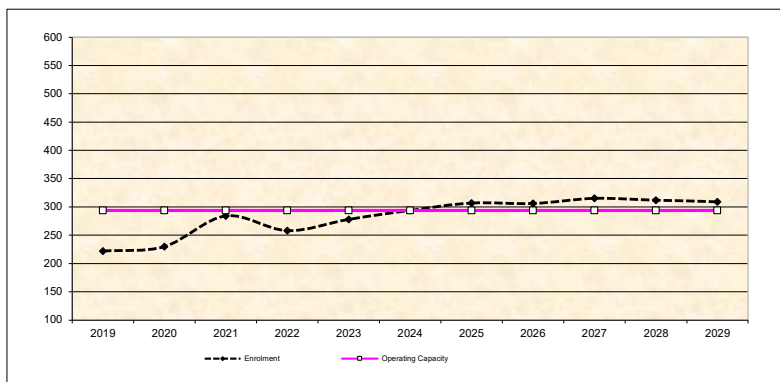
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

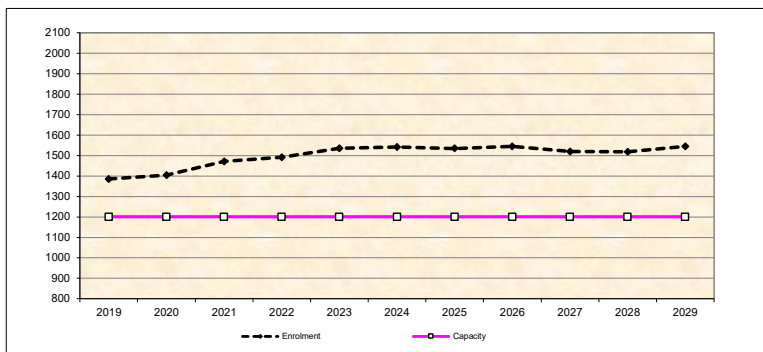
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2023/2024 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. 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 123% 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 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary: Phase 1

Surrey Project No: 22-0040

Address: 10145 – 173 Street

Registered Arborist: Tim Vandenberg

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)	9
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	4
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - 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	3
Replacement Trees in Deficit	NA

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

Signature of Arborist:



Date: September 8, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

