

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0043-00

Planning Report Date: July 25, 2022

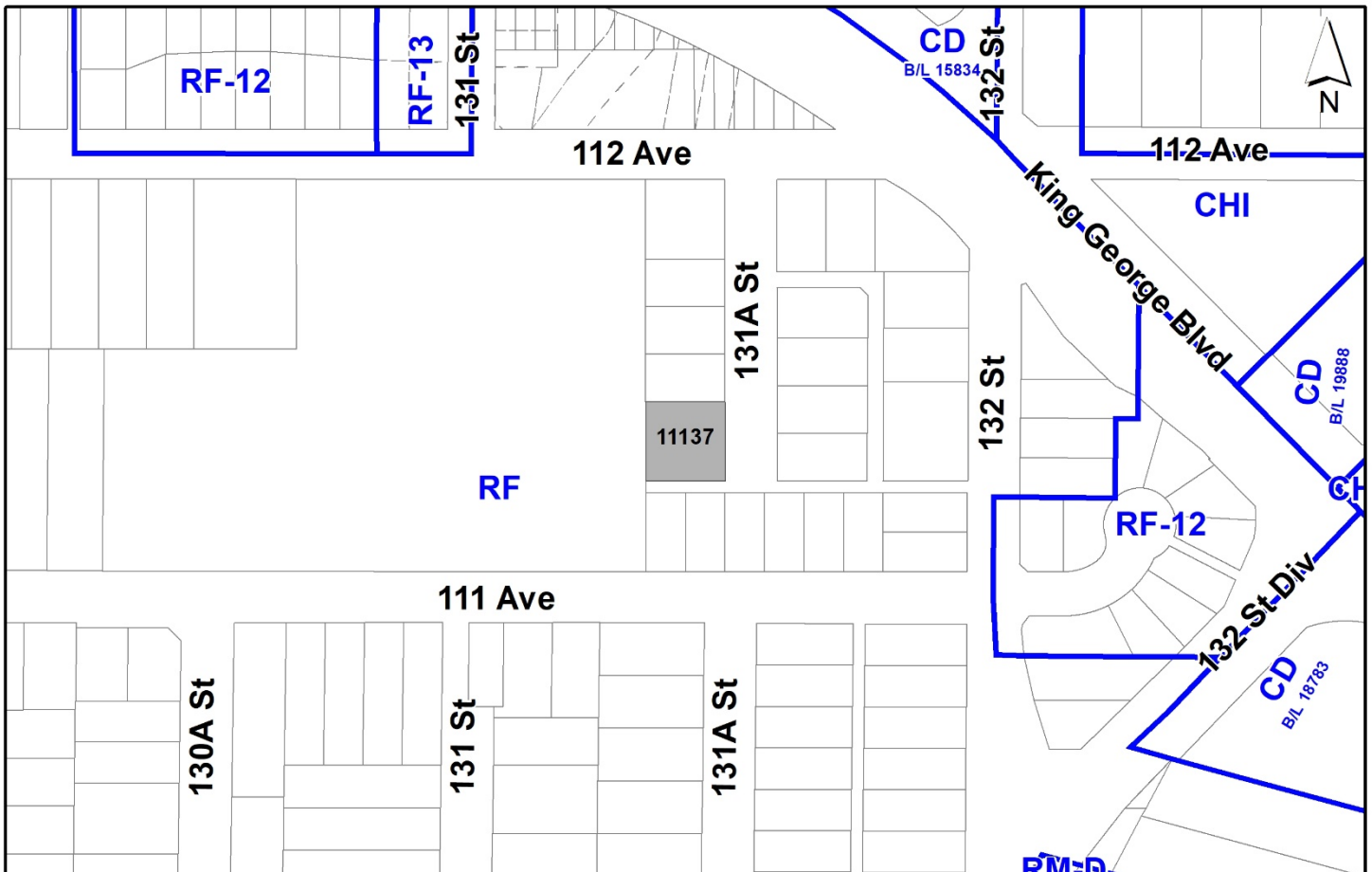
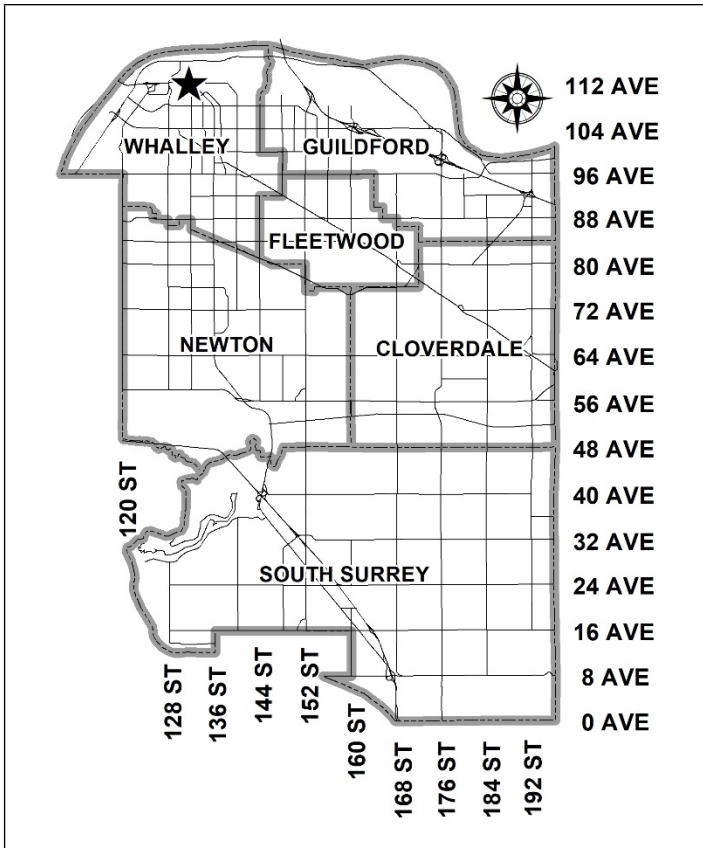
**PROPOSAL:**

- **Rezoning** from RF to RF-13 to permit subdivision into two (2) single family small lots.

**LOCATION:** 11137 - 131A Street

**ZONING:** RF

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

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

**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 proposed rezoning and subdivision to create two oversized RF-13 zoned lots, with proposed lot widths of approximately 15 metres, will create a streetscape that is consistent with the existing RF zoned pattern of development in the neighborhood.
- The oversized subject lot presents the only remaining lot suitable for subdivision in the near term and completes the block with proposed lot areas at approximately 18% less than the minimum prescribed under the RF Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (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;
  - (f) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Urban	RF
North:	Single family dwellings	Urban	RF
East (Across 131A Street):	Single family dwellings	Urban	RF
South (Across unconstructed lane):	Single family dwellings	Urban	RF
West:	Poplar Park	Urban	RF

## Context & Background

- The 928-square metre subject property is located at 11137 – 131A Street in Whalley. The subject lot is approximately 30 metres wide and deep.
- The subject lot is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential (RF)”.
- The surrounding neighborhood is characterized by single-family residential (RF zoned) lots to the north, east and south with Poplar Park immediately adjacent to the west.
- Along the 131A Street frontage, there is a Class C ditch adjacent to the subject site. The applicant is proposing to infill the ditch in order to facilitate frontage works and services (See Parkland and/or Natural Area Considerations section).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposed to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into two (2) single family residential small lots.
- The rezoning and subdivision have merit as the proposed RF-13 zoning, to accommodate oversized RF-13 lots, with lot widths consistent with the RF Zone, is consistent with the surrounding residential neighborhood character.
- Details of the proposed subdivision are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.09 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.09 hectares
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	22.2 units per hectare
<b>Range of Lot Sizes</b>	460 - 464 square metres
<b>Range of Lot Widths</b>	15 metres
<b>Range of Lot Depths</b>	30.5 metres

### Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at K.B. Woodward Elementary School  
1 Secondary student at Kwantlen Park 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 Summer 2025.

Parks, Recreation & Culture:

Parks have some concerns about impact to trees or vegetation inside existing parkland, Poplar Park. If there is any unexpected tree removal on future or existing parkland due to development/construction impacts, cash in lieu of all trees, regardless of size, will be required.

The closest active park/playground is Poplar Park playground and is 85 metres away, and the closest natural area is Poplar Park and is 1 metre away.

### Transportation Considerations

- A 1 x 1 metre corner cut is required at the southeast corner of the site.
- The applicant must register a 0.5 metre Statutory Right of Way at property line.
- The applicant must construct the west side of 131A Street with 5.25 metres of pavement from the curb letdown, boulevard with street lighting and street trees, barrier curb and gutter, a curb return at the lane and 1.5 metres of sidewalk at property line.
- Applicant to confirm that there is sufficient pavement at the dead end for a SU-9 design vehicle to u-turn.
- The subject site is within 320 metres of transit stops for bus routes 319 and N19.

### Parkland and/or Natural Area Considerations

- A Class C ditch is located along the 131A Street frontage of the subject site only.
- The applicant is proposing to infill the Class C ditch in order to facilitate construction of frontage works and services. The Engineering Department supports these works.

- A Qualified Environmental Professional (QEP) has assessed the ditch and confirmed that the water feature is not natural and was constructed as part of 131A Street.
- An assessment of the ditch was also provided to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development Contacts (FLNRORD), who have confirmed that the water feature does not meet the definition of a Water Sustainability Act (WSA) stream.
- The applicant's QEP has provided an assessment to the Department of Fisheries and Oceans Canada (DFO) Request for Review, who have confirmed that the proposal is not likely to result in contravention of respective legislation and regulations.

### **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 site is designated "General Urban" in the Regional Strategy (RGS).
- The General Urban Areas are intended for residential neighborhoods. The proposed rezoning and subdivision complies with the RGS.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.
- The proposal is consistent with the following OCP Themes/Policies:

#### Themes/Policies

- A3.5 - Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The proposed oversized RF-13 lots are compatible with RF lots in the neighbourhood.*

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".

- 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 (13) Zone (RF-13)", streamside setbacks and parking requirements.

<b>RF-13 Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks (RF-13 Zone)</b>		
Front Yard (East):	6.0 metres	6.0 metres
Side Yard (North):	1.2 metres	1.2 metres
Side Yard (South):	1.2 metres	1.2 metres
Rear (East):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	460 – 464 square metres
Lot Width:	12 - 13.4 metres	15 metres
Lot Depth:	24-28 metres	30.5 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3 per lot	3 per lot

#### Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc., 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).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that several homes in the area can be considered acceptable architectural context for the subject site. These homes have one-storey front entry with some mid-scale massing characteristic standards and various roof pitches from 5:12 up to 6-9:12 slope roofs. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" and "West Coast Modern".
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated January 6, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements for proposed lots 1 and 2. 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 \$4,000 per new lot.
- 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. 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 May 30, 2022, and the Development Proposal Signs were installed on June 3, 2022. Staff received not received any responses from neighboring properties or from the Whalley Community Advisory Association.

### TREES

- Terry Thale, 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Pacific Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Program</b>		<b>\$4,400</b>	



- The Arborist Assessment states that there are a total of 7 mature trees on the site. None of the trees are Alders or Cottonwoods. It was determined that no 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 14 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 8 replacement trees will require a cash-in-lieu payment of \$4,400 (\$550 per tree) to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$4,400 to the Green City Program.

#### 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

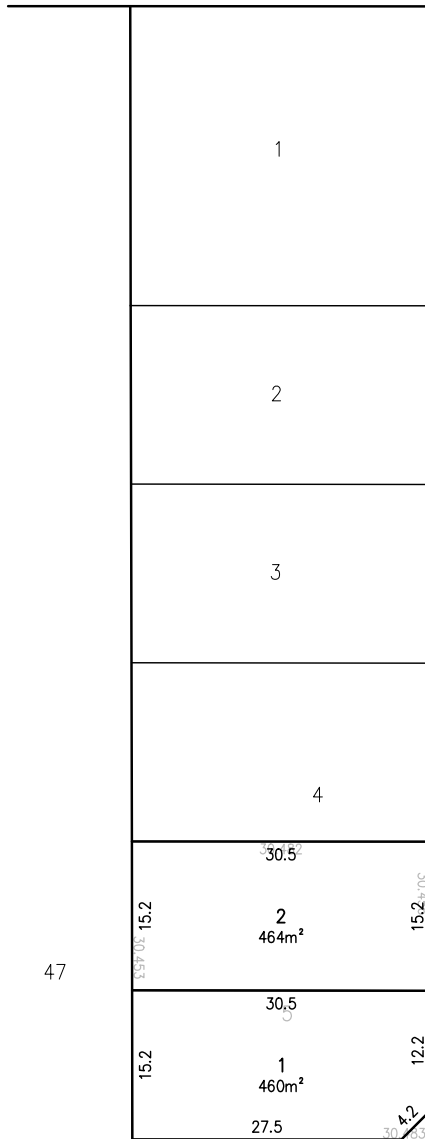
*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

ELM/cm

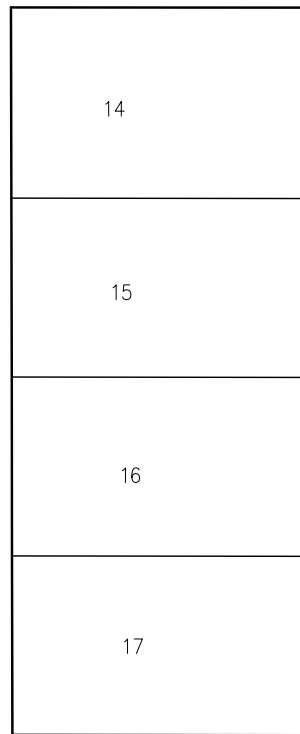


112 AVENUE



13

LANE



131A STREET

LANE



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.**

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 11137 131A STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 22015	DATE: MAY 2022	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

# INTER-OFFICE MEMO

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

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

DATE: **July 18, 2022** PROJECT FILE: **7822-0043-00**

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RE: **Engineering Requirements  
Location: 11137 131A Street**

## REZONE AND SUBDIVISION

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

- Register 0.5m statutory right-of-way (SRW) along 131A Street frontage.
- Dedicate required corner cuts.

### *Works and Services*

- Construct the west side of 131A Street.
- Construct sanitary and storm mains along 131A Street to service the site.
- Provide storm, water and sanitary service connections to each lot.
- Construct on-site stormwater mitigation features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

SY



May 26, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0043 00 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**

<b>K.B. Woodward Elementary</b>	
Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2022	76 K + 605
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1462
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	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.

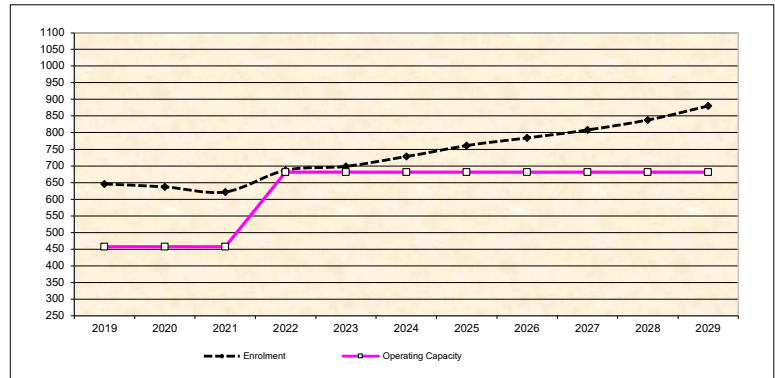
**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 136% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2022.

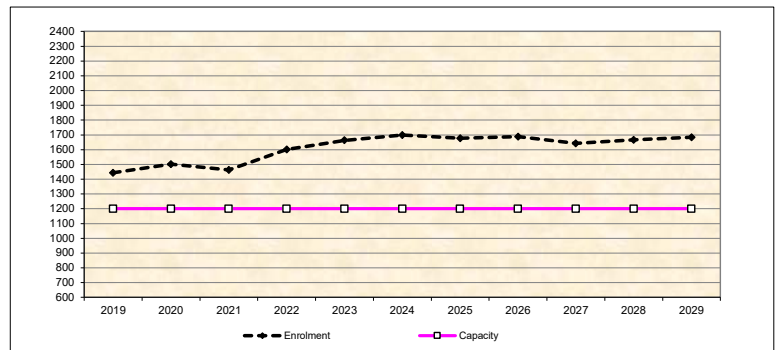
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2021, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2025.

**K.B. Woodward Elementary**



**Kwantlen Park 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.

# Tree Preservation Summary

Surrey Project No:

Address: 11137 131A Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	7	<b>Protected Trees Identified</b>	1
<b>Protected Trees to be Removed</b>	7	<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0	<b>Protected Trees to be Retained</b>	0
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0		- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	
- All other species to be removed (2:1) 7 X two (2) = 14		- All other species to be removed (2:1) 1 X two (2) = 2	
<b>Replacement Trees Proposed</b>	6	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	8	<b>Replacement Trees in Deficit</b>	2
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	2		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

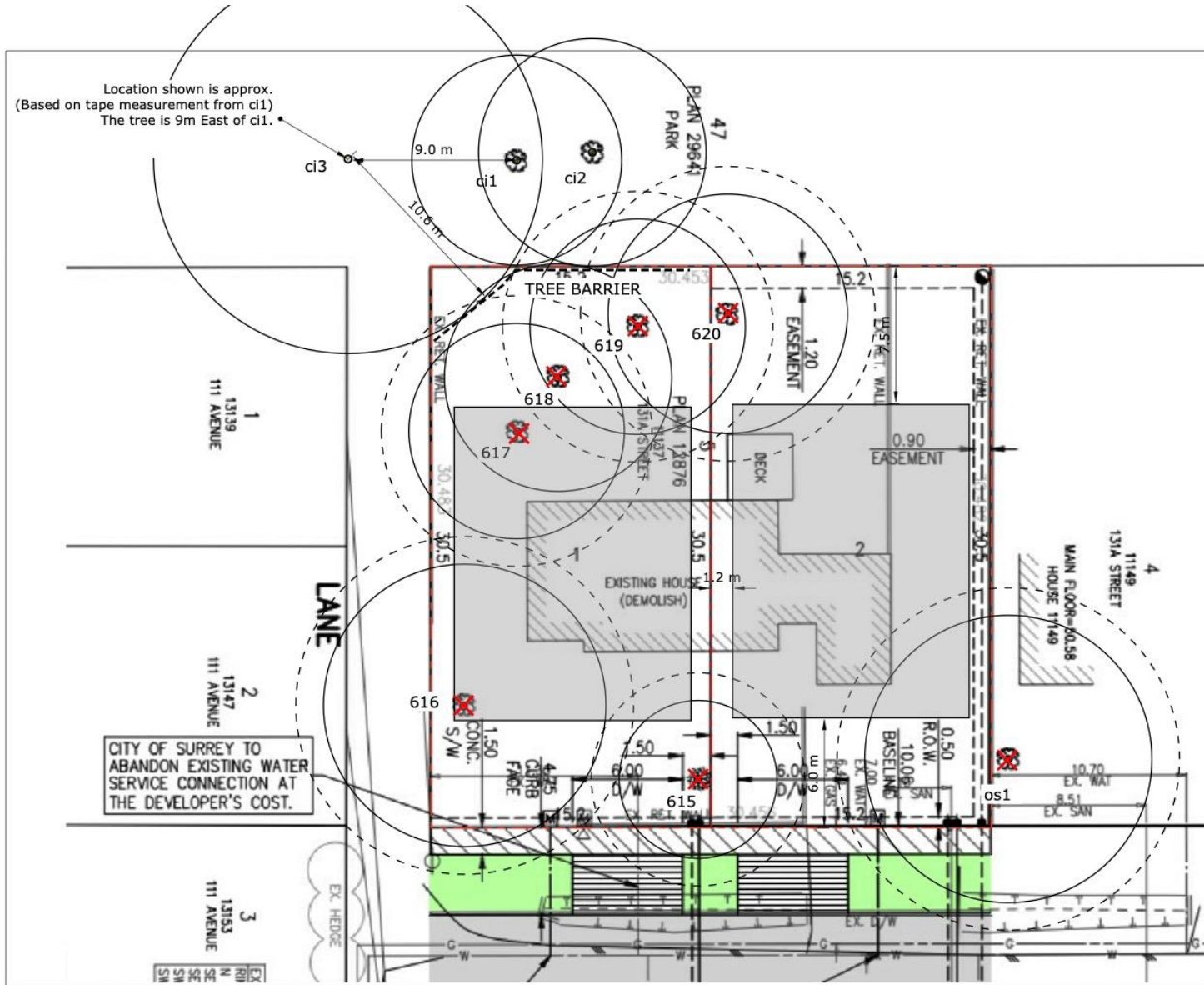
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 30, 2022

Date



**Tree Plan for Development at  
11137 131A Street, Surrey**

**June 9, 2022**

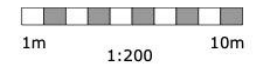
**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
615	Pacific Dogwood	66	3.96
616	Western Red Cedar	118	7.08
617	Western Red Cedar	90	5.40
618	Western Red Cedar	95	5.70
619	Western Red Cedar	90	5.40
620	Western Red Cedar	100	6.00
ci1	Western Red Cedar	95	5.70
ci2	Western Red Cedar	103	6.18
ci3	Western Red Cedar	176	10.5
os1	Western Red Cedar	120	7.20

Notes:

**Legend**

- N —>
- dripline
- x = remove tree
- tree\_barrier





**Tree Plan for Development at  
11137 131A Street, Surrey**

**June 9, 2022**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
615	Pacific Dogwood	66	3.96
616	Western Red Cedar	118	7.08
617	Western Red Cedar	90	5.40
618	Western Red Cedar	95	5.70
619	Western Red Cedar	90	5.40
620	Western Red Cedar	100	6.00
ci1	Western Red Cedar	80	4.80
ci2	Western Red Cedar	80	4.80
os1	Western Red Cedar	120	7.20

Notes:

**Legend**



— dripline

x = remove tree

— tree barrier

