

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 Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Residential 10-15 u.p.a. designation in the Sunnyside Heights 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 Sunnyside Heights.
- No area residents have raised concerns/objections to the proposal.

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- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- ~~The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.~~
- No area residents have raised concerns/objections to the proposal.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0079-00

Planning Report Date: July 11, 2022

PROPOSAL:

- **Rezoning** from RH to RF-SD

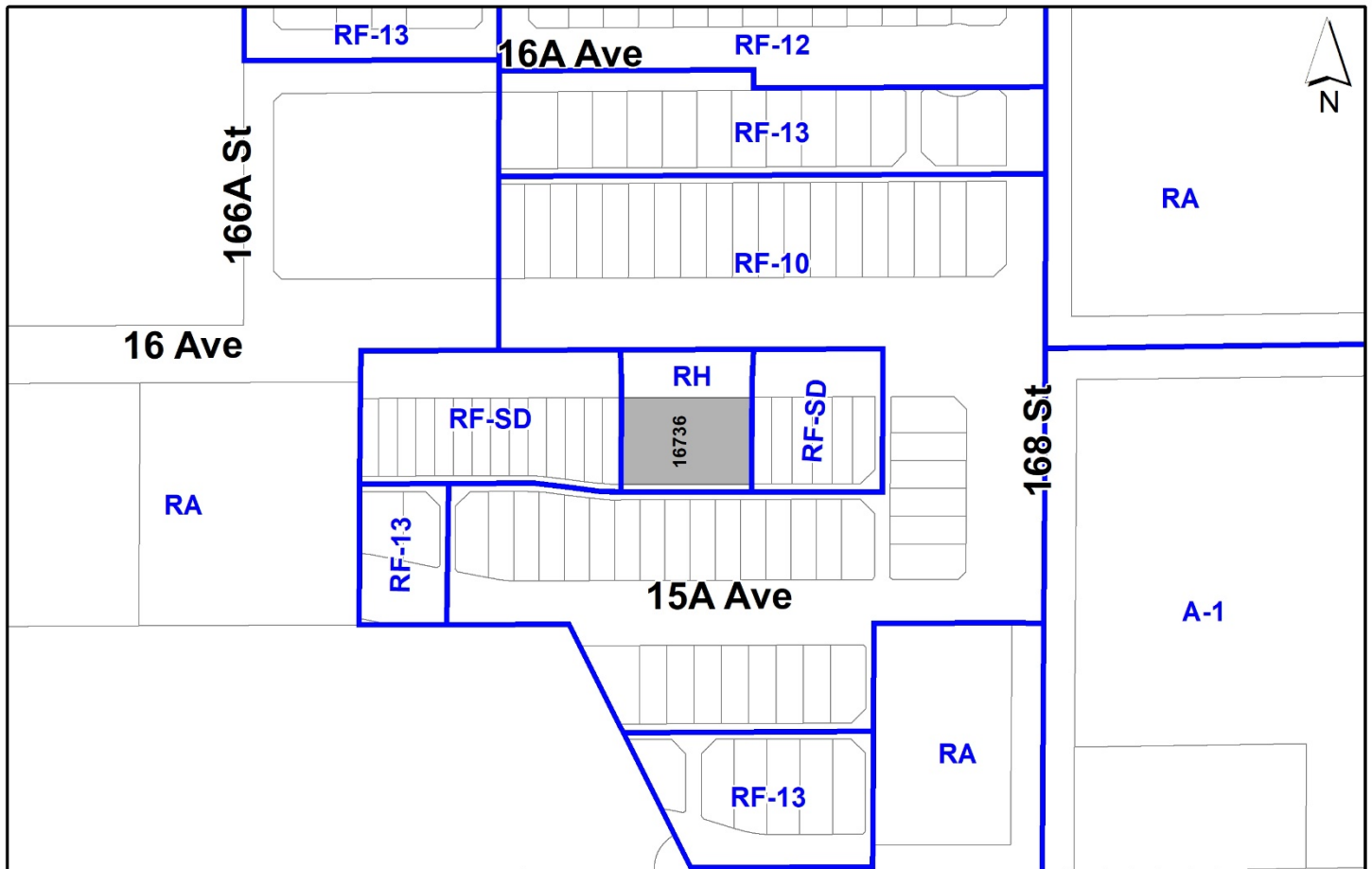
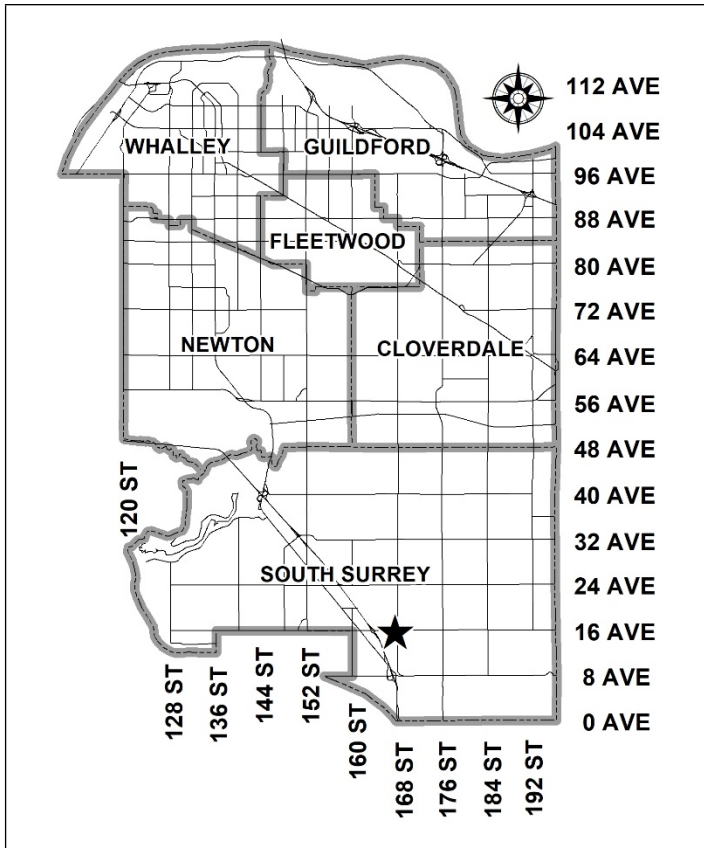
to allow subdivision into six (6) semi-detached single family small lots.

LOCATION: 16736 - 16 Avenue

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15 u.p.a.



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- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- No area residents have raised concerns/objections to the proposal.

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 "Semi-Detached Residential Zone (RF-SD)" 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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Medium Density Residential 10-15 u.p.a.	RH
North (Across): 16 Avenue	Single-Family Dwellings	Medium Density Residential 10-15 u.p.a. / Riparian Protection Area / Grandview Ridge Trail	RF-10

Direction	Existing Use	NCP Designation	Existing Zone
East (Abutting)	Semi-Detached Dwellings	Medium Density Residential 10-15 u.p.a. / Buffer	RF-SD
South (across future lane)	Single-Family Dwellings	Medium Density Residential 10-15 u.p.a.	RF-10
West (Abutting)	Semi-Detached Dwellings	Medium Density Residential 10-15 u.p.a. / Buffer / Neighbourhood Commercial	RF-SD

Context & Background

- The site is designated "Urban" in the Official Community Plan (OCP) and "Medium Density Residential 10-15 u.p.a." in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject property is zoned "Residential Half-Acre Zone" (RH) and 1,680 square metres in area. This lot was previously created under Development Applications Nos. 7917-0353-00 and 7916-0376-00.
- Under Development Application No. 7917-0353-00, the subject lot was rezoned from "Residential Acre Zone" (RA) to RH and reconfigured into the current layout. This was to permit development of the southern half of the lot under Development Application No. 7916-0376-00 while permitting retention of an existing single-family dwelling on the north half of the lot.
- Under Development Application No. 7916-0376-00, the OCP designation of the surrounding area was amended from Suburban to Urban; rezoned from RA to "Single Family Residential (13) Zone" (RF-13), "Single Family Residential (10) Zone" (RF-10) and "Semi-Detached Residential Zone" (RF-SD); and subdivided into 58 semi-detached and single family small lots, 1 remnant lot and 1 park lot. The subject site is the remnant lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from RH to RF-SD to complete the development pattern to the east and west under Development Application No. 7916-0376-00. This entails subdivision of the subject site into six (6) RF-SD lots.
- The proposed density and housing form conforms with the site's "Urban" and "Medium Density Residential 10-15 u.p.a." designations.

- The RF-SD housing form is considered appropriate land use for lots abutting 16 Avenue and provides for a complementary interface with adjacent small semi-detached and single-family lots.

	Proposed
Lot Area	
Gross Site Area:	1,680 square metres
Road Dedication:	25.15 square metres
Net Site Area:	1,654.85 square metres
Number of Lots:	6
Unit Density:	35.71 units per hectare (14.45 units per acre)
Range of Lot Sizes	275.8 square metres
Range of Lot Widths	8.38 metres
Range of Lot Depths	32.89 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.

2 Elementary students at Edgewood Elementary School
2 Secondary students at Earl Marriott School

(Appendix III)

Transportation Considerations

- Vehicle access for the proposed lots will be provided from a future rear lane located along the south property line. No driveway access is permitted from 16 Avenue.
- The future rear lane was identified as an Engineering requirement under Development Application No. 7916-0376-00, which received Final Adoption from Council at the May 10th, 2021, Regular Council - Land Use Meeting. This future west-east lane connects to 15A Avenue and will provide driveway access for the single family lots with frontage on 16 Avenue and 15A Avenue at this location.
- As servicing and access for the proposed lots is dependent upon completion of the rear lane under 7916-0376-00, coordination between the applicants may be necessary.
- The applicant is providing a 0.5 metre-wide dedication for the 16 Avenue frontage to achieve an ultimate 37.0-metre-wide road allowance at this location.

- The applicant will be required to ensure that elevation at the north property line is within 0.3 metres of the existing grade at the legal centerline of 16 Avenue.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 – Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located along the edge of a predominantly single-family neighbourhood that has experienced some gradual densification in recent years. The site is also located on an arterial road in the City (16 Avenue) and in proximity to transit, multi-family, semi-detached and single family small lot development. The development will utilize existing rear laneway infrastructure to provide vehicle access to the site.)

Secondary Plans

Land Use Designation

- The proposal complies with the “Medium Density Residential 10-15 u.p.a.” designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Semi-Detached Residential Zone (RF-SD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Semi-Detached Residential Zone (RF-SD)",- and parking requirements.

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
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RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Unit Density:	37 units per hectare	35.71 units per hectare
Yards and Setbacks		
Front Yard (north):	3.5 metres	3.5 metres
Side Yard (west/east):	3.5 metres	3.5 metres
Rear (south):	6.5 metres	6.5 metres
Lot Size		
Lot Size:	200 square metres	275.8 metres
Lot Width:	7.2 metres	8.38 metres
Lot Depth:	28 metres	32.89 metres
Parking (Part 5)	Required	Proposed
Number of Spaces per Lot	1	1

Lot Grading and Building Scheme

- The applicant has appointed Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant previously conducted a character study and proposed a set of Building Design Guidelines as part of Development Application No. 7916-0376-00. The Design Consultant will prepare a complementary set of Building Design Guidelines for registration against the newly created lots as part of the subdivision associated with the subject application.
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., and dated July 4th, 2022, 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.
- 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 unit inside a secondary plan area.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary 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 30th, 2022, and the Development Proposal Signs were installed on May 2nd, 2022. Staff received no responses from neighbouring residents.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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 (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Coniferous Trees			
Lawson Cypress	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Program		\$3,300.00	

- The Arborist Assessment states that there are a total of three (3) mature trees and no Alder/Cottonwoods on the site. 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 2 to 1 replacement ratio. This will require a total of six (6) replacement trees on the site.
- The Tree Protection By-law imposes a limit on replacement trees proposed for single family subdivisions based on the size of the new lot. This is to ensure that replacement trees have sufficient space/conditions for healthy growth. Single family lots smaller than 340 square metres are not permitted to have new replacement trees unless otherwise determined by the General Manager of Planning & Development. The proposed lots will be 275.8 square metres in size.
- Since no replacement trees can be accommodated on the site, the deficit of six (6) replacement trees will require a cash-in-lieu payment of \$3,300.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, no trees are proposed to be retained or replaced on the site with a contribution of \$3,300.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm

**PRELIMINARY SUBDIVISION PLAN OF
LOT 1 SECTION 12 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN EPP83430
EXCEPT PLAN EPP845158**

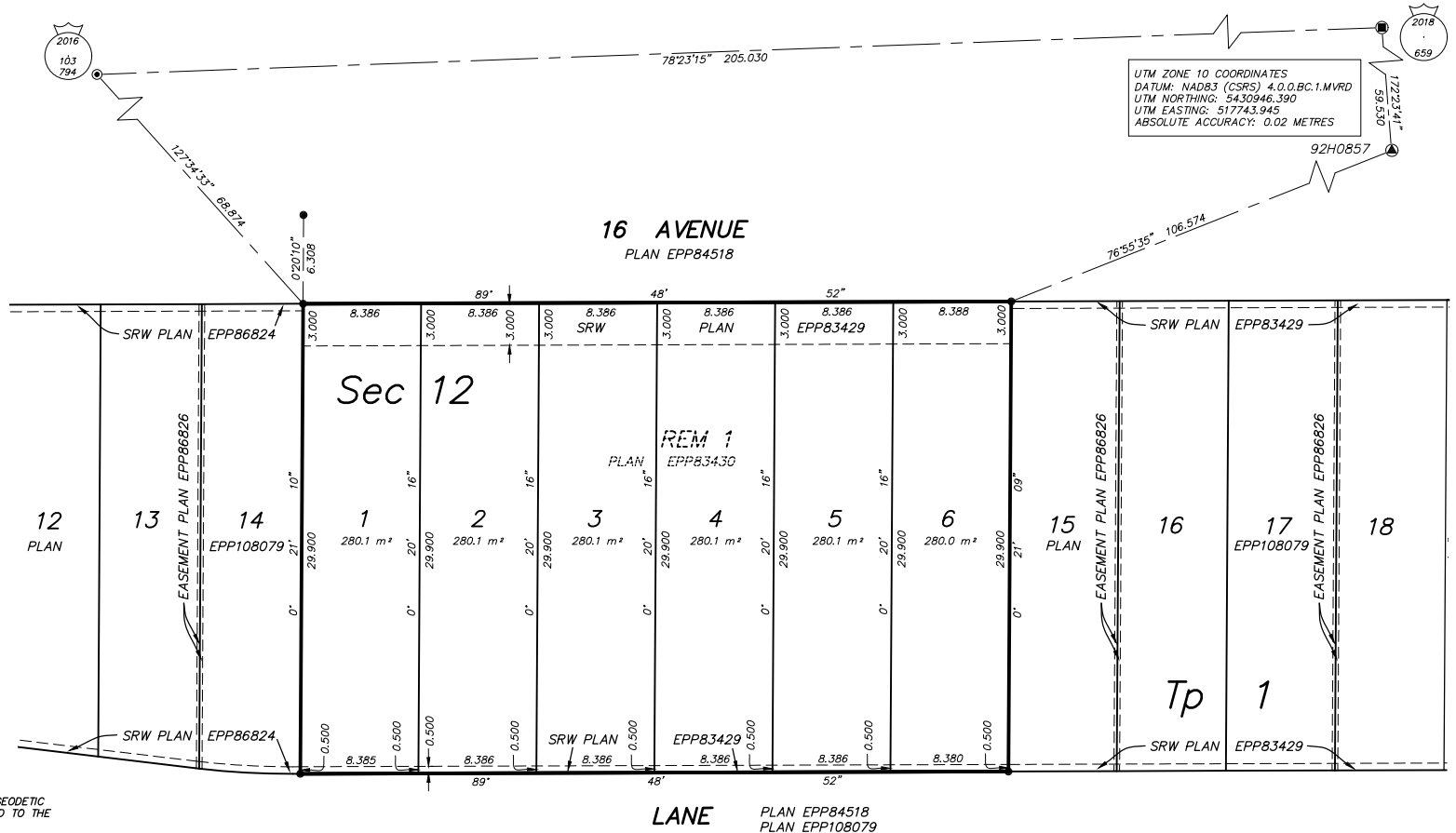
PRELIMINARY SUBDIVISION PLAN

BCGS 92G.007



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250



LEGEND :

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- ⊙ INDICATES STANDARD CONCRETE POST FOUND
- ⊙ INDICATES STANDARD ROCK POST FOUND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1, CITY OF SURREY, NAD83 (CSRS) 4.0.O.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5754 AND 92H0857 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5754 AND 92H0857.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9995997. THE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENT 92H0857.

**THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(CITY OF SURREY)**

THIS PLAN LIES WITHIN JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY

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

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

DATE: **July 05, 2022** PROJECT FILE: **7822-0079-00**

RE: **Engineering Requirements
Location: 16736 16 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way (SRW) along 16 Avenue frontage.

Works and Services

- Remove retaining wall along the 16 Avenue property line and reinstate sidewalk and boulevard as needed.
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

AJ



April 28, 2022

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.

The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0079 00

SUMMARY

The proposed 6 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:	2
Secondary Students:	2

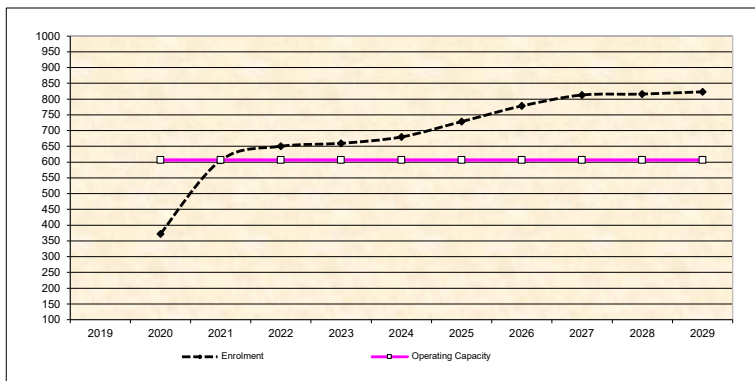
September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

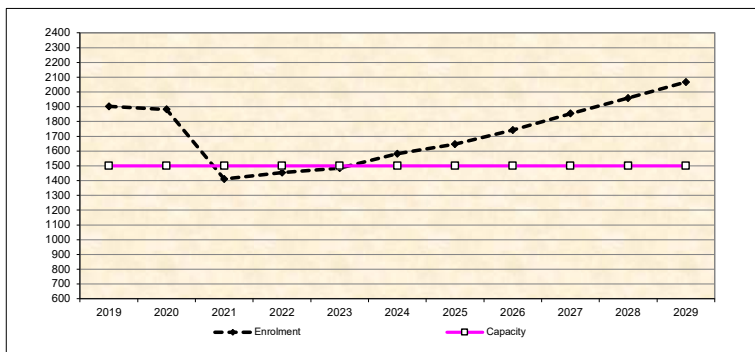
Projected population of school-age children for this development:	5
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Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Edgewood Elementary



Earl Marriott 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.



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
 Project Address: **16736 16 Avenue, Surrey, BC**
 Consulting Arborist: **Nick McMahon**

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	3
Bylaw Protected Trees to be Removed	3
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	0 times 1 = 0
All Other Bylaw Protected Trees at 2:1 ratio:	3 times 2 = 6
TOTAL:	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	6
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	0 times 1 = 0
All Other Bylaw Protected Trees at 2:1 ratio:	0 times 2 = 0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Senior Consulting Arborist

Dated: February 28, 2022

Direct: 604 812 2986
 Email: nick@aclgroup.ca

