

## INTER-OFFICE MEMO

**Regular Council - Public Hearing**  
**B.2 7923-0065-00**  
**Monday December 4, 2023**  
**Supplemental Information**

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**TO: City Clerk, Legislative Services Division**

**FROM: Acting Director, Area Planning & Development – South Division**

**DATE: December 4, 2023**                      **FILE: 7923-0065-00**

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**RE: Agenda Item B.2, December 4, 2023, Regular Council – Public Hearing**  
**Development Application No. 7923-0065-00**  
**Replacement Page for the Planning Report**

Development Application No. 7923-0065-00 is on the agenda for consideration by Council at the December 4, 2023, Regular Council – Public Hearing meeting under Agenda Item B.2.

After finalizing the Planning Report, it was discovered that the incorrect zone is shown on the cover page of the Planning Report. It reads “RH-G” when the correct zoning should read “RF-G”.

Page 1 of the Planning Report has been updated to reflect this change.

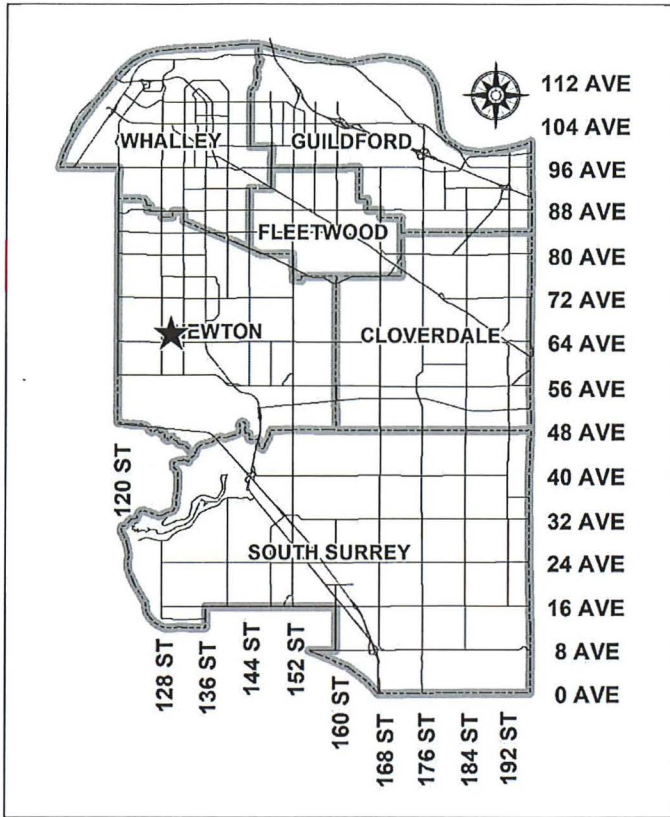
The replacement page for the Planning Report detailing this change is attached to this memorandum.



Shawn Low  
Acting Director  
Area Planning & Development – South Division  
Planning & Development Department

Appendix I - 7923-0065-00– Page 1 Replacement Page

c.c.     - City Manager  
          - General Manager, Planning & Development



**PROPOSAL:**

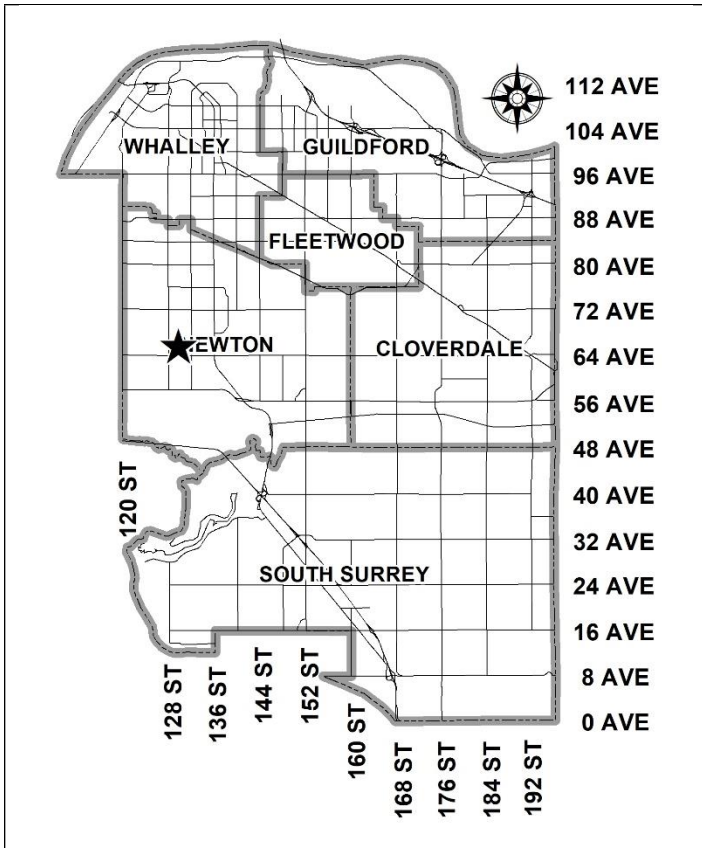
- Rezoning from ~~RH-G~~ ~~RF-G~~ to RF to permit the development of a new single-family dwelling on an existing lot

**LOCATION:** 6568 - 129A St

**ZONING:** RF-G

**OCP DESIGNATION:** Urban





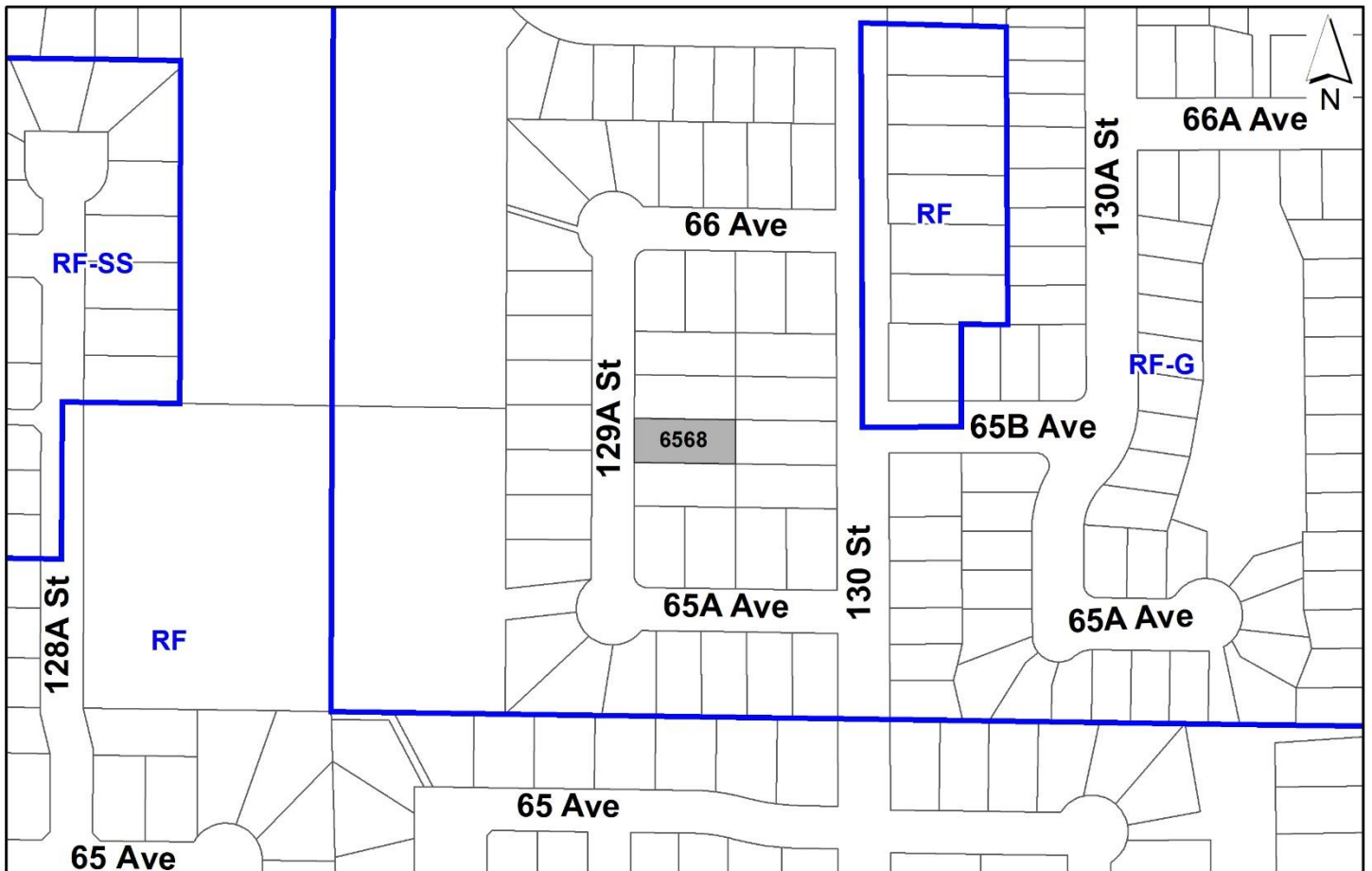
**PROPOSAL:**

- **Rezoning** from RH-G to RF to permit the development of a new single-family dwelling on an existing lot

**LOCATION:** 6568 - 129A St

**ZONING:** RF-G

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### **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 existing lot meets the minimum lot size and lot dimension requirements of the "Single Family Residential Zone (RF)".
- The proposal is consistent with other RF lots in the immediate neighborhood and will allow the property owner to construct a larger house than the current Single Family Residential Gross Density Zone (RF-G) permits.
- Other property owners within this existing RF-G subdivision could pursue similar rezoning applications in the future, as the majority of the lots meet the minimum lot size and lot dimension requirements of the RF Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from “Single Family Residential Gross Density Zone (RF-G)” to “Single Family Residential Zone (RF)” and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF-G
North:	Single Family Dwelling	Urban	RF-G
East:	Single Family Dwelling	Urban	RF-G
South:	Single Family Dwelling	Urban	RF-G
West (Across 129A St.):	Single Family Dwelling	Urban	RF-G

### Context & Background

- The subject property is located at 6568 129A street in the Newton community. The subject lot is 654 square metres in area, with a width of 16.8 metres, and a depth of 38.9 metres.
- The site is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential Gross Density Zone (RF-G).”
- The lot was created under Land Use Contract (LUC) No. 490, which was adopted by Authorization By-law No. 5580 on November 6, 1978. LUC No.490 permitted the original subject area to be subdivided into 40 lots; 38 single family lots, one (1) City owned lot, and one (1) lot to remain undeveloped until a further date.
- On April 24, 2017, Council adopted Bylaw 19020 to terminate Land Use Contract (LUC) No. 490 to allow the existing underlying Single-Family Residential Gross Density Zone (RF-G) to come into effect within the surrounding neighbourhood. The RF-G zone is intended for single family housing on small lots with substantial public open space set aside within the subdivision.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing rezoning from Single-Family Residential Gross Density (RF-G) Zone to Single-Family Residential (RF) Zone to permit the development of a new single-family dwelling.
- Under the existing RF-G zone, this property is subject to a maximum allowable dwelling floor area of 260.20 square metres. The proposed RF zone would provide a maximum allowable floor area of 368.90 square metres.
- Rezoning the subject property from RF-G to RF will allow a principle building size that is consistent with the homes in the neighbourhood built under LUC No. 490.
- Many of the neighbourhood lots have a floor area and building envelope sizes that are larger than what would be permitted under the current RF-G zone, as a result of the regulations that were permitted under LUC No.490.
- The proposed rezoning has merit as the existing lot meets all the minimum requirements of the RF Zone. There are existing RF lots northeast of the subject site along 130 street. It is noted that other RF-G properties within the area could pursue similar rezoning applications, as most of the lots meet the minimum lot size and dimension requirements under the RF Zone.
- The RF and RF-G zones both allow a maximum of one secondary suite within the principal dwelling.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	654 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	654 square metres
<b>Number of Lots:</b>	1
<b>Unit Density:</b>	2.5 units per hectare
<b>Lot Size</b>	654 square metres
<b>Lot Width</b>	16.8 metres
<b>Lot Depth</b>	38.9 metres

### Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

## Transportation Considerations

- The subject site will be accessed from a front driveway off 129A Street.

## Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)".
- 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 Zone (RF)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
<b>Yards and Setbacks</b>		
Front Yard (West):	7.5 metres	7.5 metres
Side Yard (North):	1.8 metres	1.8 metres
Side Yard (South):	1.8 metres	1.8 metres
Rear Yard (East):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	654 square metres
Lot Width:	15 metres	16.8 metres
Lot Depth:	28 metres	38.9 metres
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Number of Spaces</b>	3	3

## Lot Grading and Building Scheme

- Lot grading was provided at the time of the original subdivision dating back to 1978. A new lot grading plan will be required as part of the Building Permit.
- As there is no subdivision associated with the rezoning, a Building Scheme is not required.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 30, 2023, and the Development Proposal Signs were installed on April 5, 2023. Staff received no responses from neighbouring properties to date.

## TREES

- ISA Certified Arborist, Mike Fadum and Associates Ltd., 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	0	1
<b>Coniferous Trees</b>			
Norway Spruce	1	1	0
<b>Total (City trees)</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>0</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>1</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$1,100</b>	

- The Arborist Assessment states that there are a total of 2 mature trees on the site, and no Alderwood or Cottonwood trees. The two trees assessed are City trees and one is proposed for removal.
- Parks has accepted the removal of one City tree (C2) as this will conflict with the required excavation for the proposed water and gas service connections for the new dwelling. Relocation of the proposed servicing lines would impact additional trees. The applicant proposes to retain 1 City tree (C1) 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 proposed total of 2 replacement trees on the site. Since the proposed 2 replacement trees cannot be accommodated on the site, the proposed deficit of 2 replacement trees will require an estimated cash-in-lieu payment of \$1,100, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law
- In summary, 1 tree is proposed to be retained on the site with an estimated contribution of \$1,100 to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan
- Appendix II. Context Plan
- Appendix III. Engineering Summary
- Appendix IV Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

TS/ar

TOPOGRAPHIC SURVEY PLAN OF LOT 166  
SECTION 17 TOWNSHIP 2  
NWD PLAN 56070

PID: 005-408-377

Civic Address:

#6568 - 129A Street  
Surrey, B.C.

Elevation Derivation

Elevations are geodetic derived from the City of Surrey Control Monument No. 5046 Datum CVD26GVRD 2018 Elevation=92.982m

LEGEND :

- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- CB Denotes rectangular catch basin
- RCB Denotes round catch basin
- DT Denotes deciduous tree
- CT Denotes coniferous tree
- x 0.00 Denotes spot elevation
- RTW Denotes retaining wall

Lot dimensions according to field survey and Land Title and Survey Authority records.

This plan does not show non-plan charges, liens or interests.

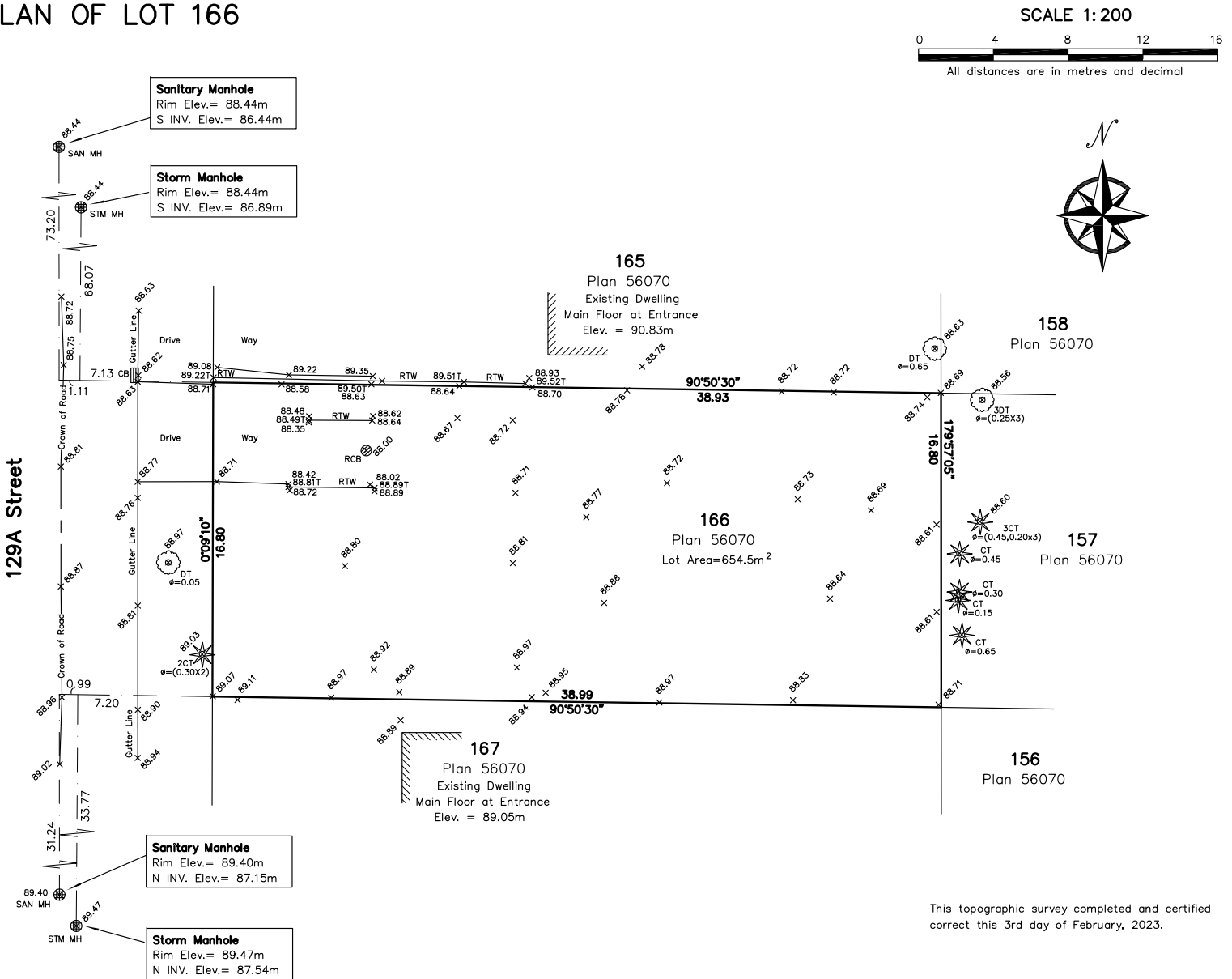
This plan was prepared for inspection purposes and is for the exclusive use of our client. This documents shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

All rights reserved.

© Copyright

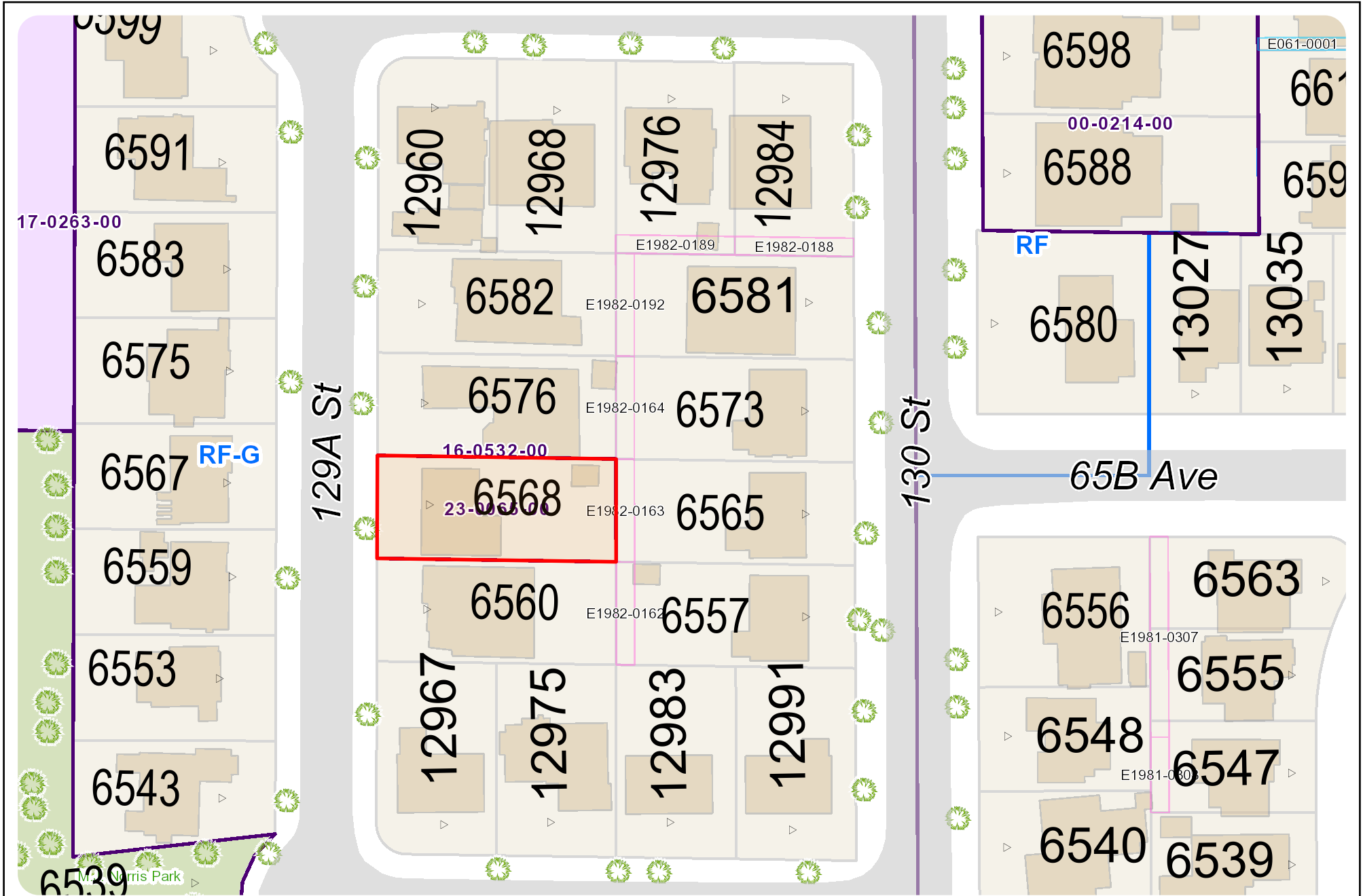
COMPASS LAND SURVEYING LTD.  
Professional Land Surveyors

#202-8381 128th Street  
Surrey, B.C. V3W 4G1  
Tel: 604-503-6898  
Email: Office@CompassSurveys.com  
File No.: 2301012 T1



This topographic survey completed and certified correct this 3rd day of February, 2023.

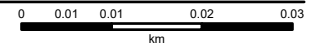
SHOUPENG LIU  
B.C.L.S.



Enter Map Description

Scale: 1:837

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





## INTER-OFFICE MEMO

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

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

DATE: **June 15, 2023** PROJECT FILE: **7823-0065-00**

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RE: **Engineering Requirements  
Location: 6568 129A St**

**REZONE*****Works and Services***

- Confirm adequacy of the existing road structure on 129A Street with supporting geotechnical report. Construct upgrades to City standards if required.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Construct driveway letdown
- Construct a new metered water service connection and abandon existing.
- Construct new storm and sanitary service connections.

A Servicing Agreement may be required subject to staff review.

Jeff Pang, P.Eng.  
Development Services Manager


MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 23-0065-00

Address: 6568 129A Street Surrey, BC

Registered Arborist: Rhythm Batra #PN-8932A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, dead trees >30cm dbh, but excluding trees in proposed open space or	2
<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <div style="margin-left: 40px;">Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u></div> <div style="margin-left: 40px;">- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u></div>	2
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	2 (CIL)
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	N/A
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <div style="margin-left: 40px;">- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</div> <div style="margin-left: 40px;">- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</div>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: November 14, 2023

