

INTER-OFFICE MEMO

Regular Council - Land Use
B.14 7923-0152-00
Monday, December 14, 2023
Supplemental Information

TO: City Clerk, Legislative Services Division

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

DATE: December 18, 2023 **FILE: 7923-0152-00**

RE: Agenda Item 14, December 18, 2023, Regular Council – Land Use
Development Application No. 7923-0152-00
Replacement Page for the Planning Report

Development Application No. 7923-0152-00 is on the agenda for consideration by Council at the December 18, 2023, Regular Council – Land Use Meeting under Item 14.

After finalizing the Planning Report for the December 18, 2023, Regular Council – Land Use Agenda, it was discovered that the incorrect land use designation from the West Newton South Neighbourhood Concept Plan (NCP) was noted on the second page of the planning report. The correct designation should instead be read “Single Family” relative to the “Compact Housing (7.5 upa)” that is noted.

Page 2 of the Planning Report has been updated to reflect this change.

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



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

Attachment - 7923-0152-00- Page 2 replacement page.

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

RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward to Council for consideration of First, Second and Third Reading.
- If the proposed Rezoning By-law is granted First, Second and Third Reading, then Council is requested to direct staff to File By-law No. 20441 and close Development Application No. 7920-0297-00 and all applications associated with this project.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the West Newton South Neighbourhood Concept Plan (NCP) to incorporate the following:
 - Introduction of a new land use designation: Urban Residential (10-15 upa); and
 - Amendment of the land use designation for the subject site from ~~“Compact Housing (7.5 upa)”~~ “Single Family” to Urban Residential.
- The applicant is proposing lot width variances for interior Lots 7-10 from 7.2 metres to 6.65 metres and a lot depth variance from 28 metres to 26 metres for Lots 1-6 in the RF-SD zone.

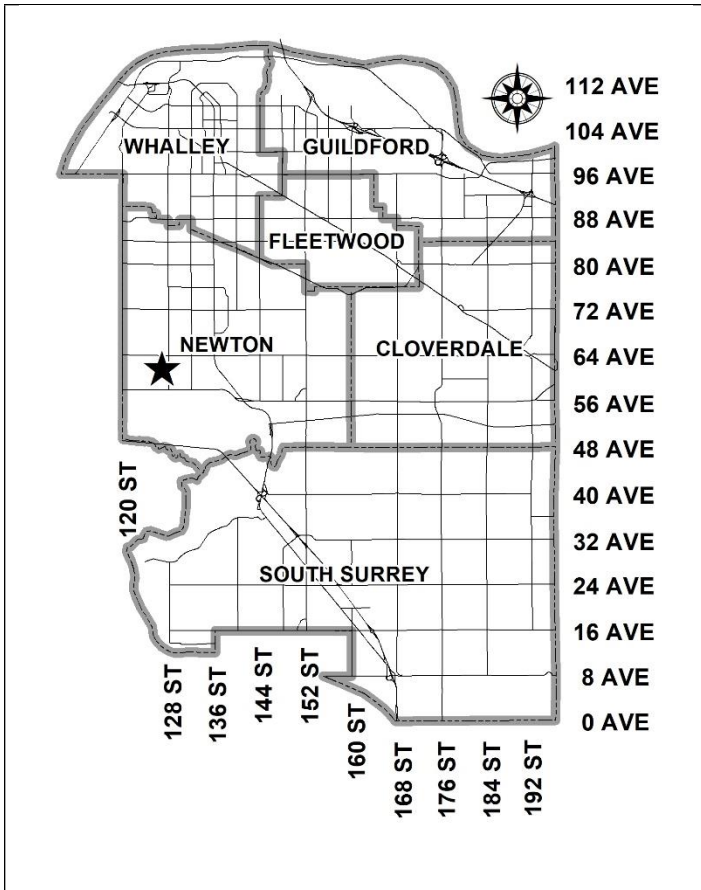
RATIONALE OF RECOMMENDATION

- In accordance with changes to the Section 464 of the Local Government Act, under Bill 44 (2023), a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal will allow for a greater diversity in housing forms in keeping with the policies in the City's OCP. The semi-detached (duplex) form of housing will be complementary to the existing "Single Family Residential Zone (RF)" lots by allowing a built form with two individual units, but which have similar massing and appearance to a single family home.
- The proposed buildings will have similar massing as a single family (RF) house and would contain two fee simple side by side homes with a shared party wall.
- The West Newton South Neighbourhood Concept Plan is an older plan that does not account for a variety of smaller urban homes. The Single Family designation in the plan only allows for densities up to 5 upa. Current development trends have introduced higher densities in other part of Surrey and Newton. It is also noted that since the time that the plan was enacted in

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0152-00

Planning Report Date: December 18, 2023



PROPOSAL:

- **NCP Amendment** to introduce "Urban Residential 10-15 upa" as a new land use designation.
- **NCP Amendment** from "Single Family" to "Urban Residential 10-15 upa"
- **Rezoning** from RA to RF-SD
- **Development Variance Permit**

to allow subdivision into 10 semi-detached lots.

LOCATION:

12680 62 Avenue
 12694 62 Avenue (12696 62 Avenue)

ZONING:

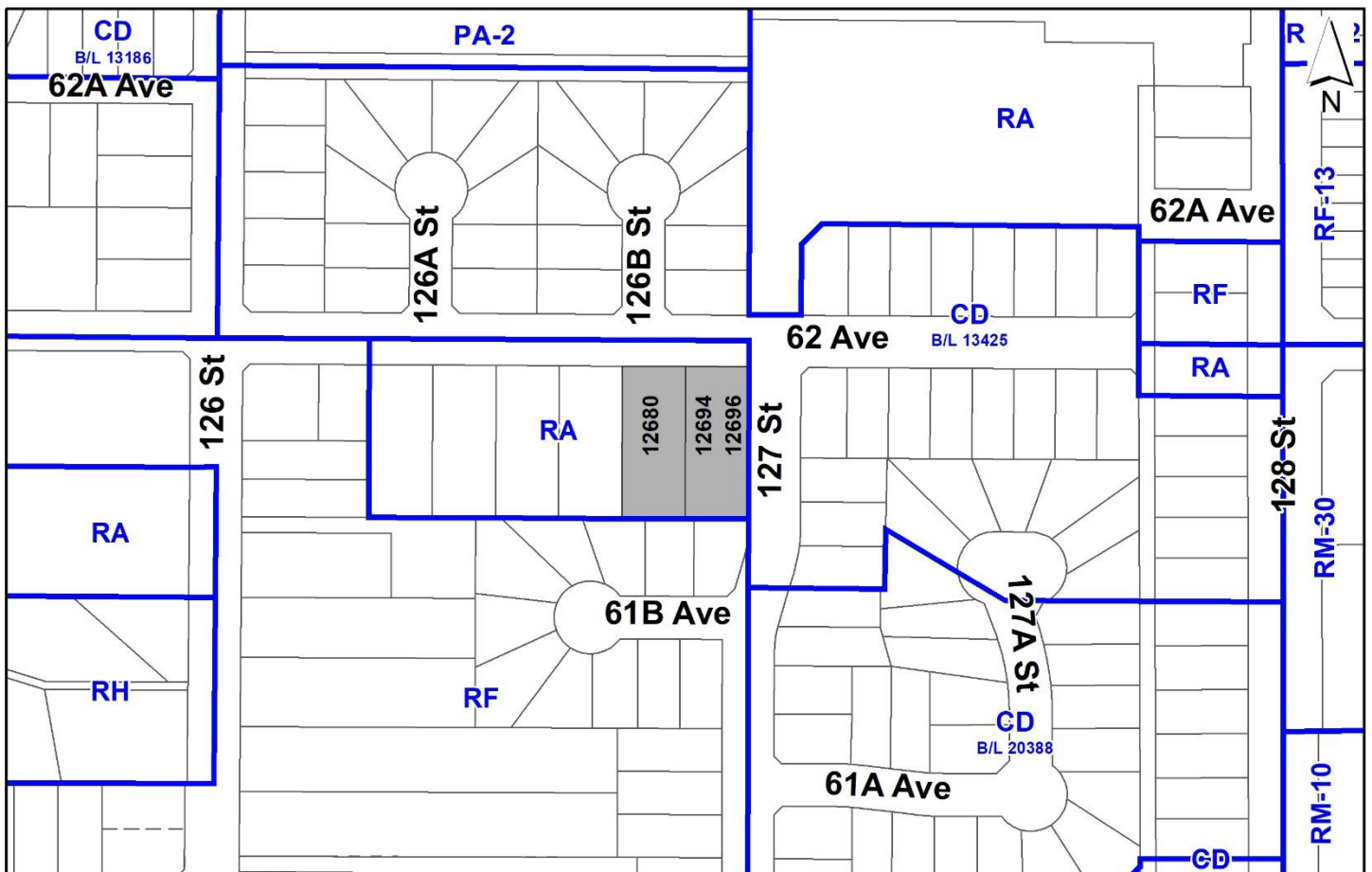
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward to Council for consideration of First, Second and Third Reading.
- If the proposed Rezoning By-law is granted First, Second and Third Reading, then Council is requested to direct staff to File By-law No. 20441 and close Development Application No. 7920-0297-00 and all applications associated with this project.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the West Newton South Neighbourhood Concept Plan (NCP) to incorporate the following:
 - Introduction of a new land use designation: Urban Residential (10-15 upa); and
 - Amendment of the land use designation for the subject site from “Compact Housing (7.5 upa)” to Urban Residential.
- The applicant is proposing lot width variances for interior Lots 7-10 from 7.2 metres to 6.65 metres and a lot depth variance from 28 metres to 26 metres for Lots 1-6 in the RF-SD zone.

RATIONALE OF RECOMMENDATION

- In accordance with changes to the Section 464 of the Local Government Act, under Bill 44 (2023), a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal will allow for a greater diversity in housing forms in keeping with the policies in the City’s OCP. The semi-detached (duplex) form of housing will be complementary to the existing “Single Family Residential Zone (RF)” lots by allowing a built form with two individual units, but which have similar massing and appearance to a single family home.
- The proposed buildings will have similar massing as a single family (RF) house and would contain two fee simple side by side homes with a shared party wall.
- The West Newton South Neighbourhood Concept Plan is an older plan that does not account for a variety of smaller urban homes. The Single Family designation in the plan only allows for densities up to 5 upa. Current development trends have introduced higher densities in other part of Surrey and Newton. It is also noted that since the time that the plan was enacted in

1995, City practices and policies have evolved to encourage denser urban forms of development.

- Even with the proposed lot width and lot depth variances, all of the proposed fee simple lots will exceed the minimum required lot area of the RF-SD Zone.
- Staff anticipate that this area is likely to see additional proposals for this type of density and built form. The proposed NCP designation supports the Urban designation of the site in the Official Community Plan (OCP) and ensures that the appropriate designation is in place to support future similar development in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)";
2. Should Council grant First, Second and Third Reading to the subject application, then Council is requested to File By-law No. 20441 and close Land Development Project No. 7920-0297-00 and all applications associated with this project;
3. Council approve development Variance Permit No.7923-0152-00 (Appendix VI) varying the following, to proceed to public notification:
 - (a) To reduce the minimum lot width requirement for interior lots for proposed lots 7-10 from 7.2 metres to 6.65 metres in the "Semi-Detached Residential Zone (RF-SD)"; and
 - (b) To reduce the minimum lot depth requirements for proposed Lots 1 to 6 from 28 metres to 26.0 metres in the "Semi-Detached Residential Zone (RF-SD)".
4. 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 General Manager, Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the General Manager, Planning and Development Department.
5. Council pass a resolution to introduce a new land use designation within the West Newton South Neighbourhood Concept Plan (NCP): "Urban Residential 10-15 upa," and then to redesignate the land from "Single Family" to "Urban Residential 10-15 upa", when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Sites	One single family dwelling and one duplex	Single Family	RA
North (Across 62 Ave.):	Single family dwellings	Single Family	CD (Bylaw No. 13425)
East (Across 127 Street):	Single family dwellings	Single Family	CD (Bylaw No. 13425)
South:	Single family dwellings	Single Family	RF
West:	Single family dwellings	Single Family	RA

Context & Background

- The subject property consisting of two lots is located at the southwest corner of the intersection of 62 Avenue and 127 Street in the West Newton South community. There is currently 1 single family dwelling located on 12680 62 Avenue and 1 duplex located on 12694 and 12696 62 Avenue.
- The property is designated “Urban” in the Official Community Plan (OCP), “Single Family” in the West Newton South Neighbourhood Concept Plan (NCP) and zoned “One Acre Residential Zone” (RA).
- The site is approximately 1,430 square metres each in area with lot widths of 24 metres, and lot depths of 58 metres, respectively.
- Previous Development Application No. 7920-0297-00 which proposed to rezone the site from RA to RF, RF-13 and RF-SD and subdivision into 6 single family lots, was granted Third Reading of the associated Rezoning By-law at the Regular Council - Public Hearing meeting on September 27, 2021. The applicant decided to change the proposal which resulted in a new application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “One Acre Residential Zone (RA)” to “Semi-Detached Residential Zone (RF-SD)” in order to allow subdivision into ten (10) semi-detached lots. Proposed Lots 1-6 will be oriented towards 62 Avenue and proposed Lots 7-10 will be oriented towards 127 Street. All lots will have rear access from the proposed new lane accessed from 127 Street.
- The proposed lots range in size from 208 square metres to 319 square metres, which exceeds the minimum required lot sizes of 200 square metres for interior lots and 226 square metres for corner lots in the RF-SD zone.

- RF-SD units are fee-simple and require party wall agreements between owners, as units share common walls along shared interior property lines. A Section 219 Restrictive Covenant will be required as a condition of approval for a party wall agreement for shared maintenance, should the proposal be supported by Council.

	Proposed
Lot Area	
Gross Site Area:	2,857 square metres
Road Dedication:	146 square metres
Net Site Area:	2,711 square metres
Number of Lots:	10
Unit Density:	14.2 upa (35.7 uph)
Range of Lot Sizes	208-319 square metres
Range of Lot Widths	6.65-7.92 metres
Range of Lot Depths	26.1-48.7 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 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

4 Elementary students at JT Brown Elementary School
3 Secondary students at Tamanawis Secondary School

(See Appendix III)

Parks, Recreation & Culture: Boundary Park is the closest active park with amenities including a playground, trails and is 670 metres walking distance from the development. The park includes natural areas.

Ministry of Transportation & Infrastructure (MOTI): The Ministry of Transportation & Infrastructure has no concerns regarding the proposed rezoning.

Transportation Considerations

- The applicant is required to register a 0.5 metres Statutory Right of way along property lines of 62 avenue and 127 street.

- The applicant is also responsible for constructing a new rear lane to access the development from 127 street, with a dedication total of 6.0 metres width for the lane and provide corner cuts as required.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

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

Themes/Policies

- 1.) 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 improvements to the public realm.
- 2.) A3.2 – Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Secondary Plans

Land Use Designation

- The proposal includes the introduction of a new land designation "Urban Residential 10-15 upa" in the West Newton South NCP, and an amendment to redesignate the subject site from "Single Family" to "Urban Residential 10-15 upa".

Amendment Rationale

- The "Semi-Detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each on their own fee-simple lot, can be accommodated within one building.
- The proposed buildings will have similar massing as a single family (RF) house and would contain two individual side-by-side homes.
- The West Newton South Neighbourhood Concept Plan is an older plan that does not account for a variety of smaller urban homes. The Single Family designation in the plan only allows for densities up to 5 upa. Current development trends have introduced higher densities in other part of Surrey and Newton. It is also noted that since the time that the plan was enacted in 1995, City practices and policies have evolved to encourage denser urban forms of development.

- Staff anticipate that this area is likely to see additional proposals for this type of density and built form. The proposed NCP designation supports the Urban designation of the site in the Official Community Plan (OCP) and ensures that the appropriate designation is in place to support future similar development in the neighbourhood.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)", parking requirements.

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Unit Density:	37 uph	35.7 uph
Yards and Setbacks		
Front Yard:	3.5 metres	3.5 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.7 metres	2.7 metres
Rear:	6.5 metres	6.5 metres
Lot Dimensions		
Lot Size:	Interior lot: 200 square metres Corner lot: 226 square metres	Interior lot: 208-284 square metres Corner lot: 230 square metres
Lot Width:	Interior lot: 7.2 metres Corner lot: 8.7 metres	Interior lot: 6.65-7.92 metres Corner lot: 9 metres
Lot Depth:	All lot depths: 28 metres	Lot depth: 26.1-48.7 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	2	2

*Variances will be required for some lots

Lot Width and Depth Variances:

- The applicant is requesting the following variances:
 - to reduce the minimum interior lot width requirement of the RF-SD Zone from 7.2 metres to 6.65 metres for proposed Lots 7-10; and
 - to reduce the minimum interior lot depth requirement of the RF-SD Zone from 28.0 metres to 26.0 metres for proposed Lots 1-6.
- The proposed lot width variances for proposed interior lots 8,9,10 and lot depth variance for lots 1-6 are modest and the lot dimensions exceed the minimum lot area requirement of the "Semi-Detached Residential Zone (RF-SD)".

- The applicant has provided a building envelope analysis for each proposed lot and has demonstrated that the dwellings will be functional regarding the proposed lot dimensions, inclusive of being able to provide the required two parking spaces per unit.
- The proposed lot width and lot depth reductions will not impact the quality of the streetscape.
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to the neighborhood context.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh, of All-Round Consulting, 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 V).
- Home styles recommended for this site include “West Coast Modern” to be compatible with the existing homes in the neighbourhood. The new homes should meet or exceed the massing, design and construction materials represented in the existing homes.
- A preliminary lot grading plan, submitted by McElhanney, and dated November 16th, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the West Newton South Neighbourhood Concept Plan (NCP) designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current fee for Newton is \$16,020 per unit.

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 (now \$1,068) 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. A fee update has been approved in April 2023, under Corporate Report No. Ro37;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 11, 2023, and the Development Proposal Signs were installed on July 27, 2023. Staff received 2 phone calls and 13 email responses that identified concern or opposition to the proposal and a petition in opposition was also received with 60 signatures from neighbouring properties.
- Residents expressed concern over the proposed density and possible overcrowding associated with this development.

The proposal is compatible with the existing built form and density of the surrounding neighbourhood. The proposal also contributes variety to much-needed housing for a growing population.

- Residents expressed concerns regarding parking and traffic issues.

The developer will be constructing the south half road at 62 avenue and west half road at 127 street with pavement, concrete barrier curb and gutter, street lighting, sidewalk, and boulevard features. As the lots will have access via lane, this will encourage a higher availability of on-street public parking along the frontages of the proposed lots. The applicant has also demonstrated that each lot created will have 2 off-street parking stalls meeting the minimum required under the Zoning By-law. Access to the development will also be provided through a rear lane that will connect to 127 street.

- Residents have expressed concern surrounding the potential loss of green space associated with the development proposal.

As small lots are being proposed through subdivision, tree retention is difficult to achieve when accounting for the building footprint, off street parking and lane construction. The applicant is required to pay an estimated total of \$34,100 to the City of Surrey's Green City Fund as compensation for the proposed on-site tree removal.

- Residents have expressed concern over the lack of community consultation in relation to the development.

On November 21, 2023, a Public Information Meeting (PIM) was held for neighbouring properties within a 100-metre radius (see discussion below). The developer showcased presentation boards and answered questions from citizens. A questionnaire was also available at the PIM for attendees to fill out.

The application also conducted the standard Public Notification process, which was distributed to neighbours within 100 metres of the site in August 2023 and a Development Proposal Sign was erected on the property advising of the proposal.

- Residents expressed concerns over public safety created from the future lane that will access the development.

The proposed lane will provide access to the subject lots and is not expected to result in safety concerns.

Public Information Meeting (PIM)

- The applicant held a Public Information Meeting (PIM) for the proposed development. Notifications for the PIM were mailed on November 10, 2023
- The in-person PIM on November 21, 2023, was held at a commercial building located at 12422 72 Ave, from 6:00pm to 8:00pm.
- Approximately 45 people attended the meeting, excluding panel members. The meeting was an informal information style session, with presentation boards provided from the applicant outlining key components of the project. The applicant and City staff also answered citizens' questions.
- 80 questionnaire forms were collected and accounted for during the PIM session. In addition, 4 emails were received from residents after the PIM.
- Several residents showed support for the development through the Public Information Meeting questionnaire. 56 forms indicated support out of the 80 total completed from the meeting. Of those 56, 28 were from property owners that were outside a 100 metre radius from the development site. None of these responses specified why they are in support of the project.

Summary of Concerns (Questionnaires)

Topic	Summary of Citizen Comments	Number of comments
Parking and Traffic	Increased Traffic Safety Parking	11 5 11
Density	Number of units too high for the area Additional units added in the future	5 3
Interface/Context/Design	Not consistent with surrounding context	7
Green Space	Lose the view of nature/ trees	1
Decrease property value	Style of development will decrease property values	2
Crime	Alley's may attract crime	1

- The comments received are similar to those noted above. Staff comments are included for these in the preceding section.

Petition from Neighbouring Residents

- As a result of the Public Notification sent out on August 11th, 2023, a petition was created by some adjacent neighbours indicating opposition to the proposal. A total of 60 signatures were included from a total of 30 different homes.
- The petition outlined the main concerns raised from nearby residents and included Overcrowding and density, Parking/traffic issues, Loss of green space, negative impact on property values and lack of community engagement.

TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Prunus spp.	2	2	0
Prunus Laurocerasus	7	7	0
Ilex Aquifolium	1	1	0
Aesculus hippocastanum	1	1	0
Coniferous Trees			
Pseudotsuga Menziesii	8	8	0
Thuja Plicata	11	11	0
City Tree's	3	1	2
Total (excluding Alder and Cottonwood Trees)	33	31	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees Proposed		2	
Estimated Contribution to the Green City Program		\$41,800	

- The Arborist Assessment states that there are a total of 33 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain 2 trees (including City Trees) as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, 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 76 replacement trees on the site, inclusive of the required tree replacement for 7 offsite trees which are proposed for removal. Since no replacement trees are proposed on the site, the proposed deficit of 76 replacement trees will require an estimated cash-in-lieu payment of \$41,800, representing \$550 per tree for applications to the Green City Program, in accordance with the City's Tree Protection By-law
- In summary, a total of 2 trees are proposed to be retained or replaced on the site with an estimated contribution of \$41,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

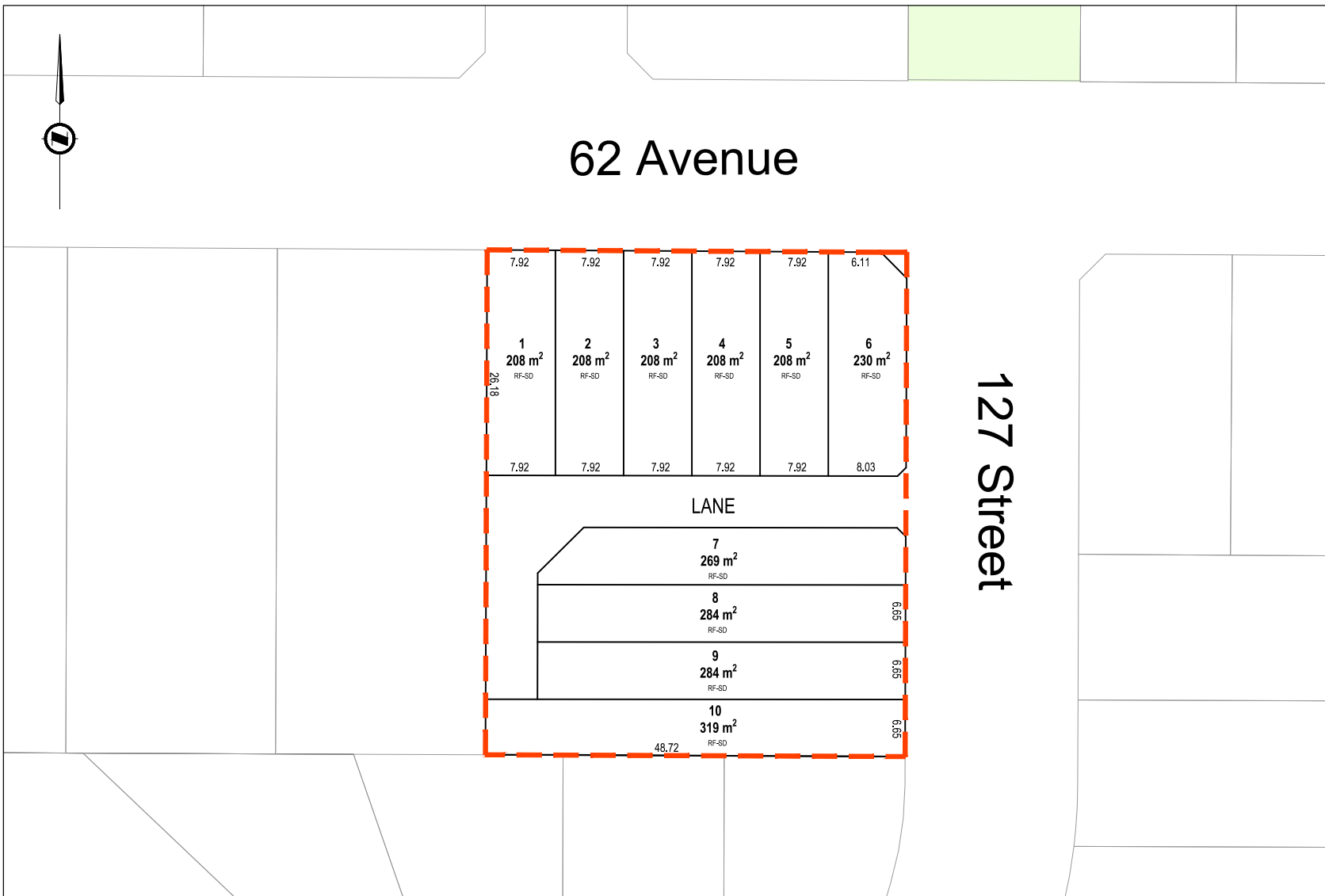
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Development Variance Permit No. 7923-0152-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

TS/ar



LEGEND

- Subject Site
- Newton Reservoir Park

SITE STATISTICS

PID	Address
009-931-953	12680 62 Avenue
009-931-961	12694/12696 62 Avenue

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2023.10.06	0	Drawing created	

SKETCH 1
 Single Family Subdivision
 12680, 12694 - 62 Avenue
 Surrey, BC

DATE: October 6, 2023
 PREPARED FOR: SCALE: 1 : 450 @ 11" X 17"
 McE PROJECT: MUN. PROJECT: 23-0152-00

McElhannay
 Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
 Tel 604 596 0391 - Fax 604 594 5050

NOTES

1. Proposed Lots 1-6 require a DVP to reduce the minimum lot depth from 28.0 m to 26.18 m
2. Proposed Lots 7-10 require a DVP to reduce the minimum lot width from 7.20 m to 6.65 m.

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

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

DATE: **December 11, 2023** PROJECT FILE: **7823-0152-00**

RE: **Engineering Requirements
Location: 12680/12694/12696 62 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate corner cuts as required.
- Dedicate 6.0 metre lane.
- Register 0.5 metre SRW along property lines of 62 Avenue and 127 Street.

Works and Services

- Construct south half of 62 Avenue and west half of 127 Street.
- Construct lane.
- Provide sanitary catchment analysis to confirm system capacity, and upgrade as required.
- Install water, sanitary and drainage service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

KMH



Department: **Planning and Demographics**
 Date: **July 28, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0152 00**

The proposed development of **10** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
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Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

Current Enrolment and Capacities:	
J T Brown Elementary	
Enrolment	260
Operating Capacity	298
# of Portables	0
Tamanawis Secondary	
Enrolment	1453
Operating Capacity	1125
# of Portables	5

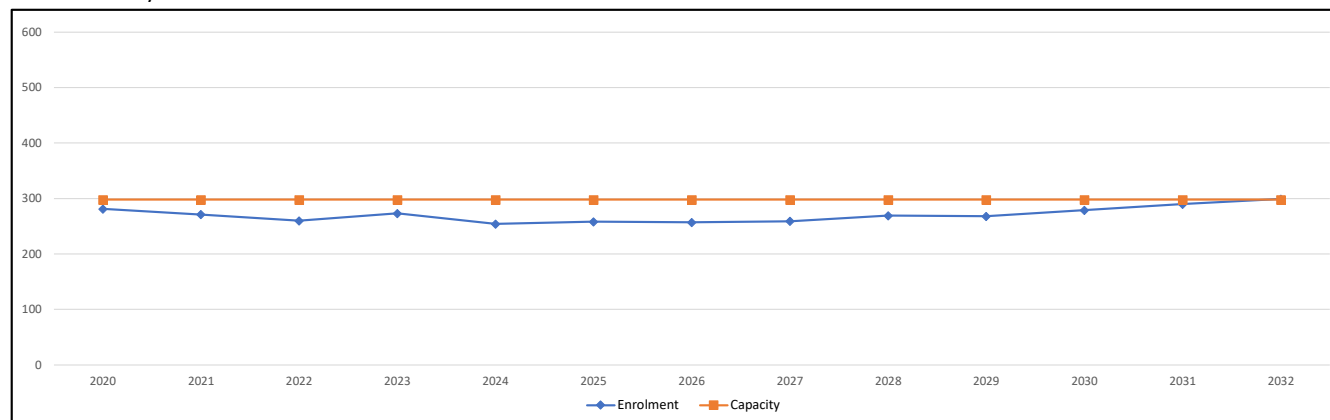
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

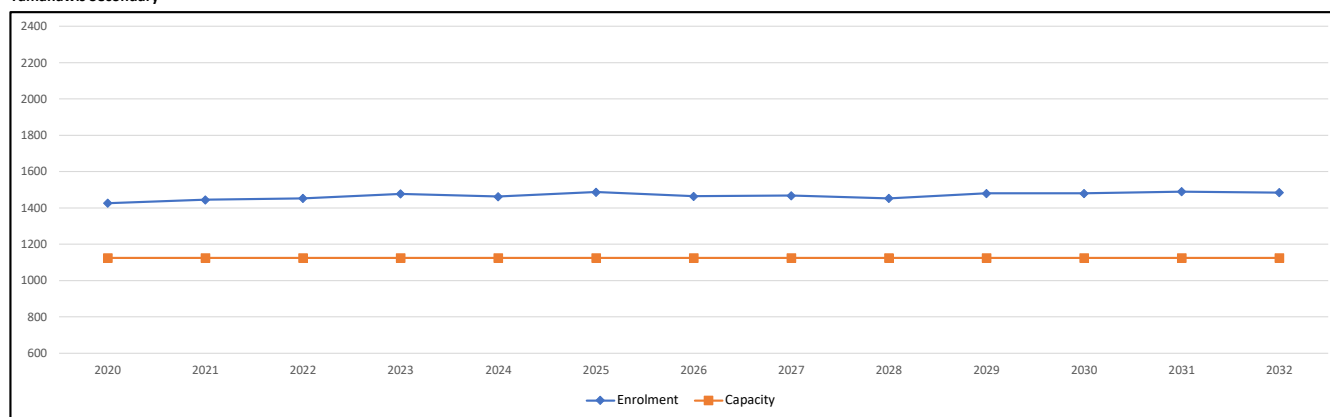
According to the District's enrolment projections, JT Brown is projected to slowly grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

Tamanawis Secondary is currently operating at 129%. Over the next 10 years, enrolment is projected to grow to approximately 1500 students. Approval to move forward on 425-capacity addition came late 2019. The District prepared a feasibility study; and now are waiting for the Ministry of Education capital funding release to move to design and construction. This last phase will take 4 years to complete; consequently, the earliest this addition would be open is September 2026.

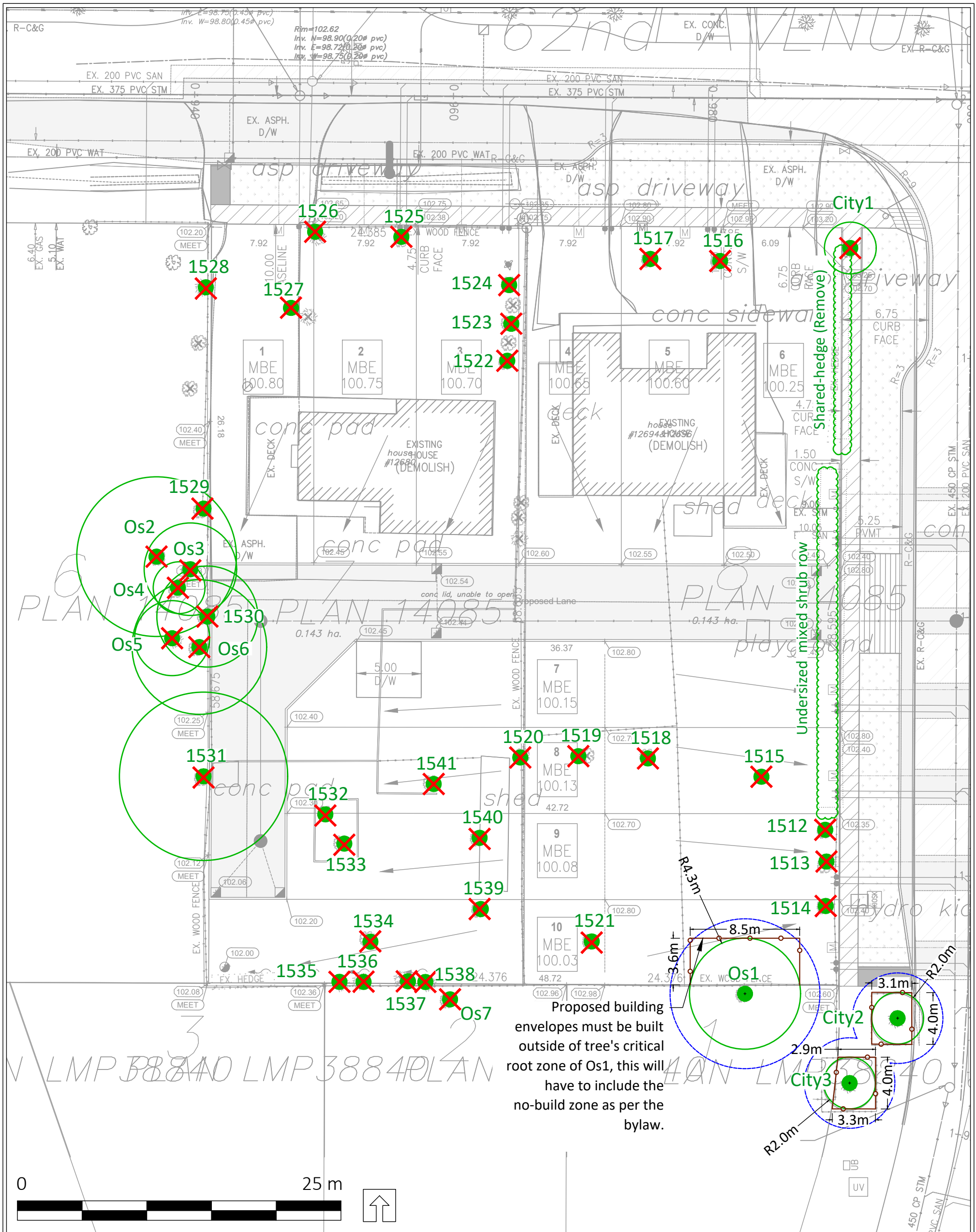
J T Brown Elementary



Tamanawis Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.



Proposed building envelopes must be built outside of tree's critical root zone of Os1, this will have to include the no-build zone as per the bylaw.

LEGEND	CRITICAL ROOT ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
	TREE PROTECTION FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED

- REFERENCE DRAWINGS
1. Base Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated Nov 3, 2020.
 2. Shadow Plan by Aplin & Martin Consultants Ltd. dated 11/04/2020.

- NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

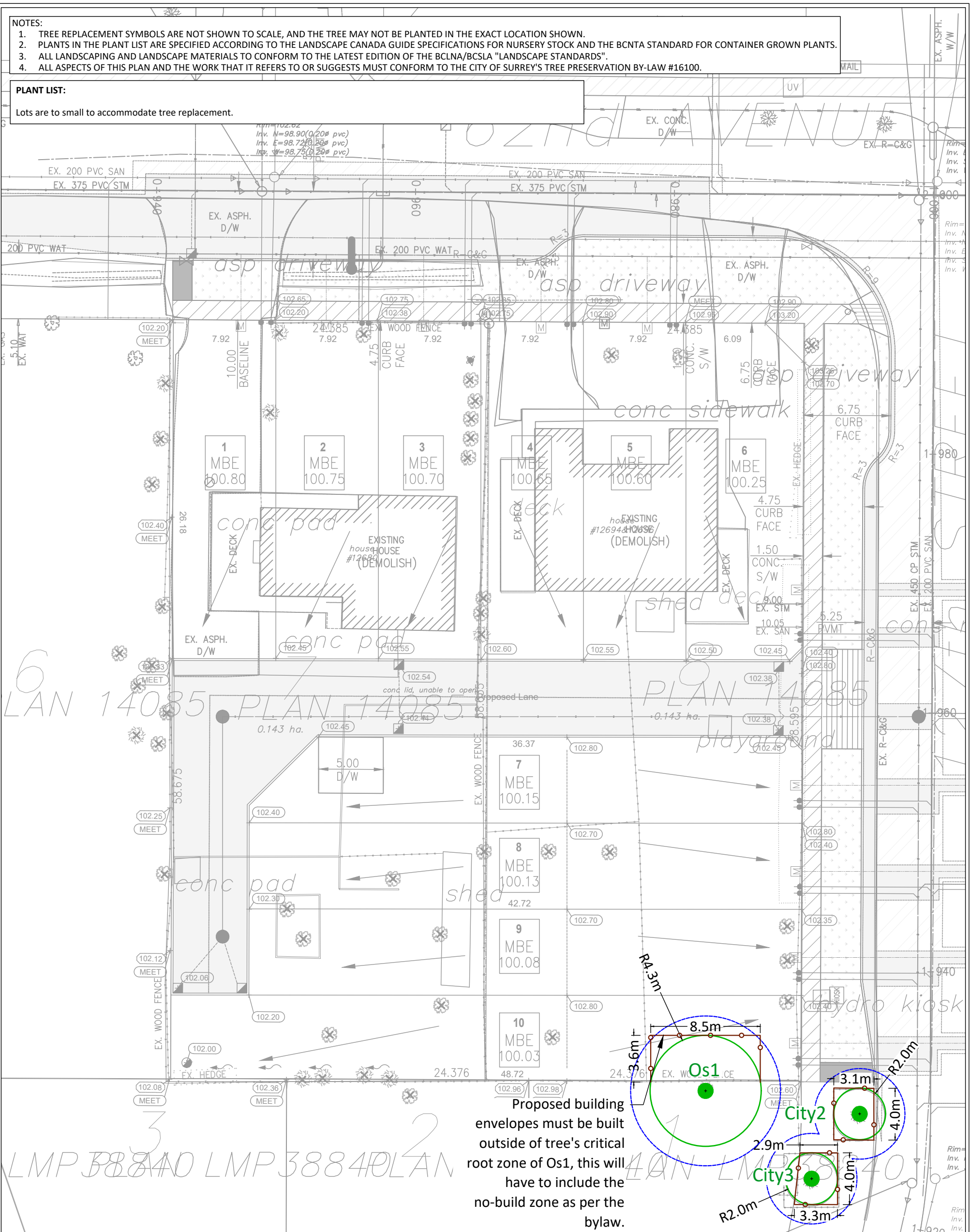
Drawing title: Tree Management Plan
Project address: 12680, 12696 62 Ave, Surrey
Client: Prabhjot Sran

Drawing No: 001
Date: 2023/12/13
Drawn by: CL/DBE
Page Size: TABLOID 11"x17"

Page #
1 of 2

- NOTES:**
1. TREE REPLACEMENT SYMBOLS ARE NOT SHOWN TO SCALE, AND THE TREE MAY NOT BE PLANTED IN THE EXACT LOCATION SHOWN.
 2. PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
 3. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS".
 4. ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100.

PLANT LIST:
Lots are too small to accommodate tree replacement.



Proposed building envelopes must be built outside of tree's critical root zone of Os1, this will have to include the no-build zone as per the bylaw.

- LEGEND**
- CRITICAL ROOT ZONE (Green line)
 - NO BUILD ZONE (Blue dashed line)
 - TREE PROTECTION FENCING (Red line)
 - UN-SURVEYED TREE TO BE RETAINED (Must be surveyed) (Pink circle)
 - SURVEYED TREE TO BE RETAINED (Green circle)

- REFERENCE DRAWINGS**
1. Base Survey by Aplin & Martin Geomatics Land Surveying Ltd. dated Nov 3, 2020.
 2. Shadow Plan by Aplin & Martin Consultants Ltd. dated 11/04/2020.

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
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 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
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VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Replacement Plan
Project address: 12680, 12696 62 Ave, Surrey
Client: Prabhjot Sran

Drawing No: 001
Date: 2023/12/13
Drawn by: CL/DBE
Page Size: TABLOID 11"x17"

Page #
2 of 2

Building Guidelines Summary

Surrey Project No.: 7923-0152-00

Project Location: 12680 & 12694 62 Avenue, Surrey BC

Design Consultant: All-Round Consulting

The preliminary Building Scheme for this Project has been officially submitted to the City Clerk. Provided below is an overview of the Residential Character Study and the Design Guidelines, which emphasize significant aspects and serve as the underlying framework for the draft Building Scheme.

1.) Residential Character

1.1 General Description of the Existing and/or emerging Residential Character of the Subject Site:

The majority of the neighboring properties around the subject property comprise of single-family residences. These homes, built approximately 10-15 years ago, follow a "west coast modern" architectural style with medium-scale structures. They feature roofs with a 4:12 to 5:12 pitch and one to two projections facing the street. The roofs are covered with either concrete tiles in a "shake profile," cedar shakes, or asphalt shingles. The exteriors primarily consist of stucco or hardi-siding, with accents of stone or brick. These recently constructed developments serve as relevant examples for contextual comparison.

1.2 Features of the Existing and Surrounding Dwellings Homes Significant to the Proposed Building Scheme:

- (i) The architectural style context for the proposed building scheme is defined as "West Coast Modern."
- (ii) All of the context homes feature a three-storey design.
- (iii) The front entrances are characterized by a single-storey height.
- (iv) Regarding massing, the majority of the older homes in the area adhere to the context of West Coast Modern architecture.
- (v) The existence of various wall cladding materials enables a diverse range of options for selecting the exterior cladding for the new homes.
- (vi) Roof pitch is a minimum 4:12 for the newer context homes.

2.) Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location:	2 storey or 3 storey split levels.
Interfacing treatment with existing dwellings:	Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.
Restriction on Dwellings:	No basement entry homes
Exterior Materials:	Stucco, Vinyl, Hardiplank, Brick and stone
Colours:	"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.
Roof Pitch:	Minimum roof pitch must be 4:12
Roof Materials:	Shake profile concrete roof tiles, cedar shakes, and shake profile asphalt shingles with raised ridge caps are permitted in Grey, Brown, or Black.
In-ground basements:	Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, broom or smooth concrete finish, interlocking masonry pavers, or stamped concrete.

Tree Planting Deposit: **\$2,000** (to developer)
-50% will be refunded after inspection by developer.
-Remaining 50% will be refunded one year after completion of construction.

Compliance Deposit: **\$10,000** (to developer)

Summary prepared and submitted by: All Round Consulting
Date: June 30, 2023

Reviewed and Approved by: Prabhjot Singh, B.Asc., MCP, EIT

Date: June 30, 2023

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0152-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-931-953

Lot 7 Section 7 Township 2 New Westminster District Plan 14085
12680 62 Ave

Parcel Identifier: 009-931-961

Lot 8 Section 7 Township 2 New Westminster District Plan 14085
12694 (12696) 62 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - to reduce the minimum interior lot width requirement of the RF-SD Zone from 7.2 metres to 6.65 metres for proposed Lots 7-10.
 - to reduce the minimum interior lot depth requirement of the RF-SD Zone from 28.0 metres to 26.0 metres for proposed Lots 1-6.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

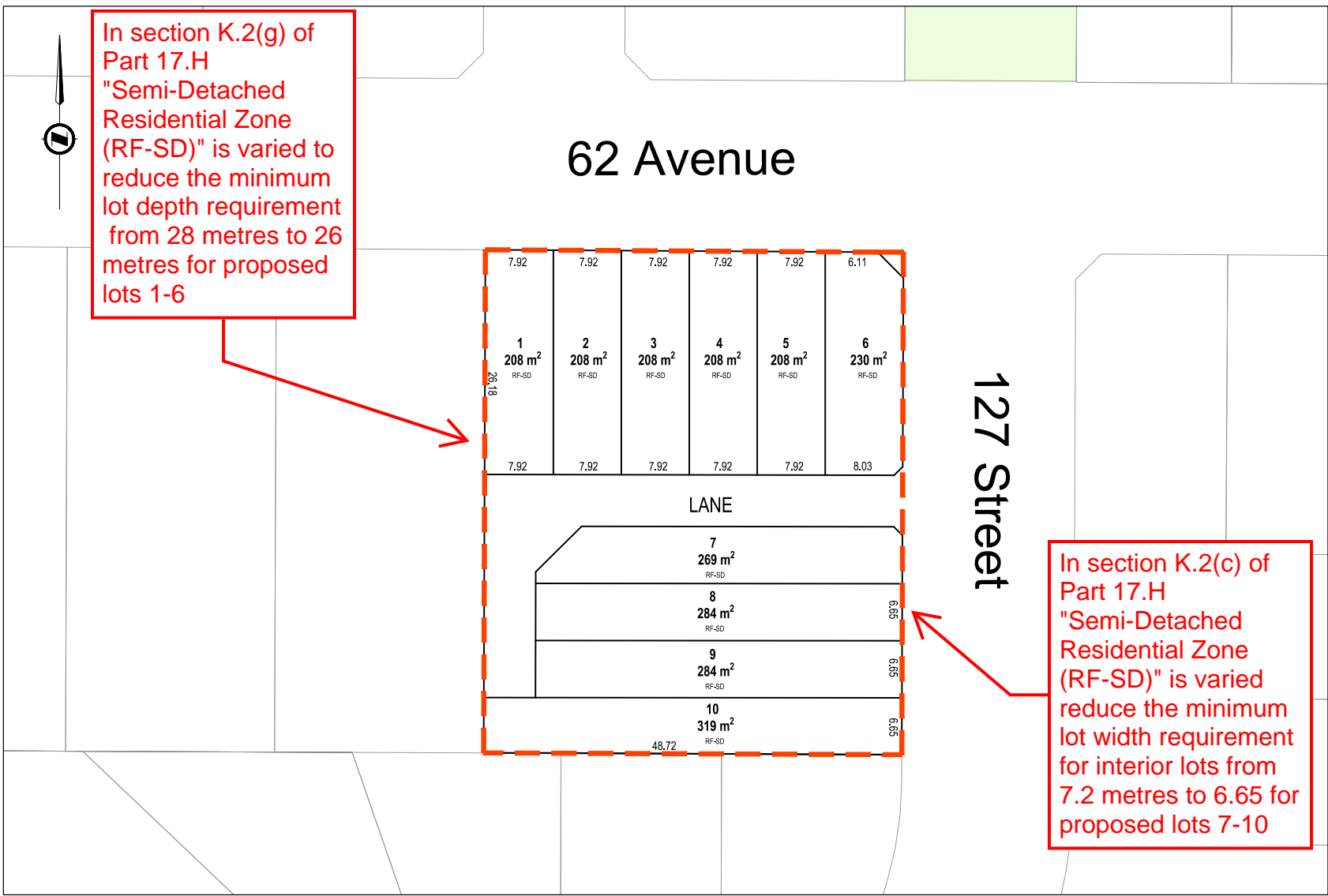
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



In section K.2(g) of Part 17.H "Semi-Detached Residential Zone (RF-SD)" is varied to reduce the minimum lot depth requirement from 28 metres to 26 metres for proposed lots 1-6

In section K.2(c) of Part 17.H "Semi-Detached Residential Zone (RF-SD)" is varied to reduce the minimum lot width requirement for interior lots from 7.2 metres to 6.65 for proposed lots 7-10

LEGEND

- Subject Site
- Newton Reservoir Park

SITE STATISTICS

PID	Address
009-931-953	12680 62 Avenue
009-931-961	12694/12696 62 Avenue

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2023.10.06	0	Drawing created	

SKETCH 1

Single Family Subdivision
12680, 12694 - 62 Avenue
Surrey, BC

DATE: October 6, 2023
PREPARED FOR: SCALE: 1 : 450 @ 11" X 17"
McE PROJECT:
MUN. PROJECT: 23-0152-00



NOTES

1. Proposed Lots 1-6 require a DVP to reduce the minimum lot depth from 28.0 m to 26.18 m
2. Proposed Lots 7-10 require a DVP to reduce the minimum lot width from 7.20 m to 6.65 m.

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