

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0222-00

Planning Report Date: June 13, 2022

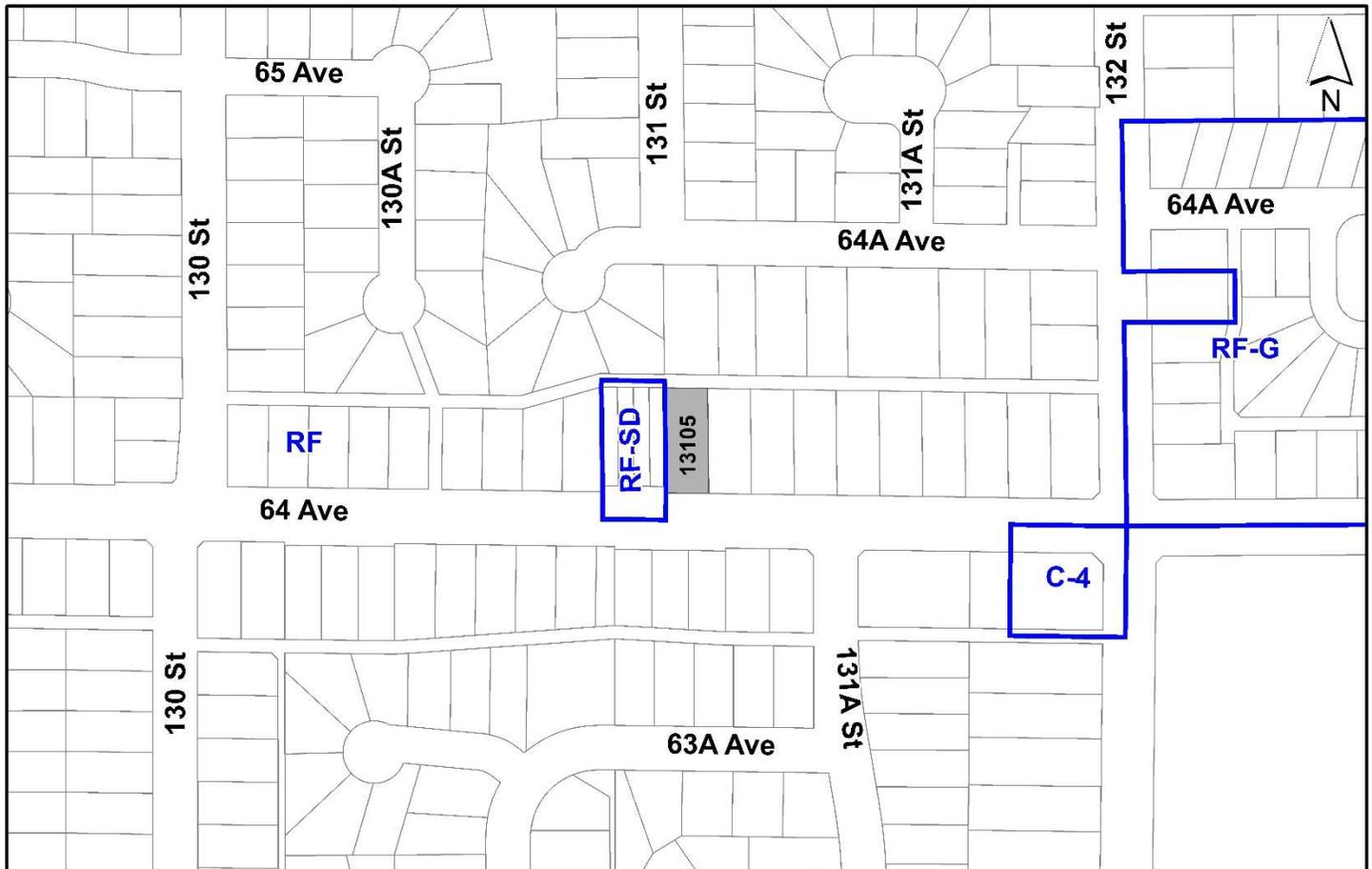
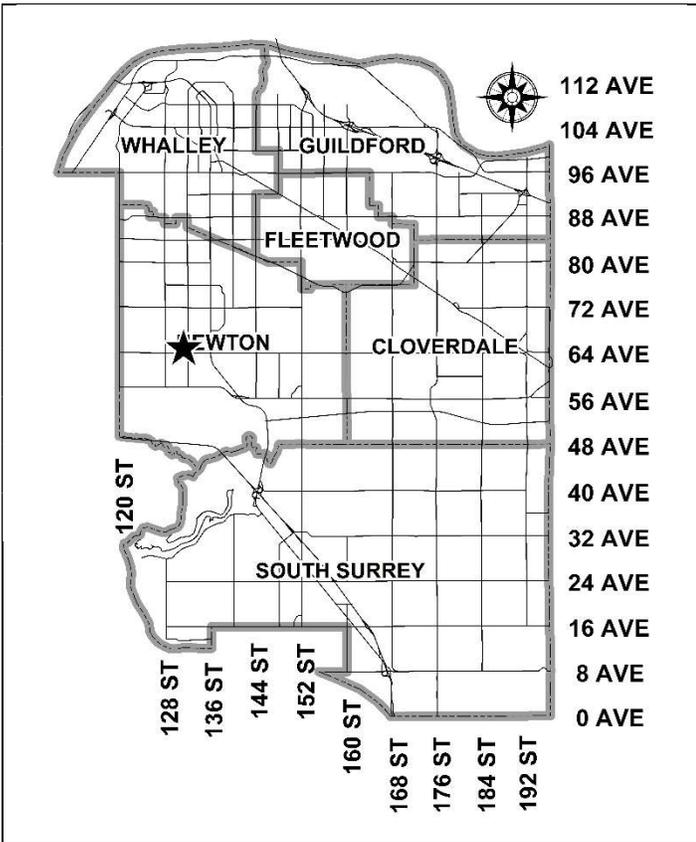
PROPOSAL:

- **Rezoning** from RF to RF-10 to allow subdivision from one (1) to two (2) lots.

LOCATION: 13105 - 64 Avenue

ZONING: RF

OCP DESIGNATION: Urban



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 General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Newton.
- The proposed "Single Family Residential (10) Zone" (RF-10) zoning can be supported as there is a precedent for a denser single-family development pattern directly west of the subject property (from 13085 to 13101-64 Avenue) and there is an existing rear lane.
- Area residents have raised no objections to the proposal.

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 (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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 adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (e) 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	Single Family Dwelling	Urban	RF
North:	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South (Across 64 Ave.):	Single Family Dwelling	Urban	RF
West:	Semi Detached Dwelling	Urban	RF-SD

Context & Background

- The subject property is located on the north side of 64 Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The subject property is approximately 904 square metres, with a lot width of 19.19 metres and a lot depth of 47.07 metres.

- Directly to the west of the subject property (13085 to 13101-64 Avenue) a Development Application No. 7917-0489-00 which proposed to rezone the site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" to facilitate subdivision into four semi-detached residential units was approved by Council at the April 1, 2019, Regular Council – Land Use meeting.
- Two properties approximately 100 metres east of the subject property (13153-64 Avenue and 13179-64 Avenue), Development Application No. 7921-0237-00 and 7921-0201-00 respectively, both to rezone from RF to RF-10 and subdivide into two single family lots, were granted Third Reading of the associated Rezoning By-law at the Regular Council – Land Use meeting. Development Application No. 7921-0237-00 received Third reading on November 8th, 2021, and Development Application No. 7921-0201-00 received Third reading on November 22nd, 2021.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" in order to permit subdivision into two single family small lots.
- The RF-10 housing form is considered an appropriate land use abutting 64 Avenue and provides for a complementary interface with adjacent single-family lots. Similarly, this form of housing will allow for rear lane access to the properties.
- The two subdivided RF-10 lots will exceed minimum requirements for size, depth, and width for RF-10 Type III lots.

	Proposed
Lot Area	
Gross Site Area:	903.99 square metres
Road Dedication:	53.91 square metres
Net Site Area:	850.08 square metres
Number of Lots:	2
Unit Density (Net):	23.53 units per hectare
Range of Lot Sizes	425.04 square metres
Range of Lot Widths	9.60 metres
Range of Lot Depths	44.29 metres

Referrals

Engineering:

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

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

1 Elementary student at Martha Jane Norris Elementary School
1 Secondary student at Tamanawis 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.

Parks, Recreation & Culture: Parks, Recreation & Culture notes that no City trees are proposed to be removed under this application. The Arborist Report is to be coordinated with engineering drawings to ensure Parks trees are not impacted by servicing.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be provided from the existing rear lane located along the north property line. No driveway access is permitted from 64 Avenue, and the proposed RF-10 Zone requires that vehicle access be provided from a rear lane.
- The applicant is providing a 2.807-metre-wide dedication for 64 Avenue to achieve an ultimate 30.0-metre-wide road allowance for 64 Avenue at this location.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy (RGS).

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.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)".
- 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 (10) Zone (RF-10)" and parking requirements.

RF-10 Zone III (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 uph maximum	23.53 uph
Lot Size		
Lot Size:	324 square metres minimum	425.04 square metres
Lot Width:	9 metres minimum	9.60 metres
Lot Depth:	36 metres minimum	44.29 square metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading

- A preliminary lot grading plan, submitted by KSB Engineering Consultants, and dated March 3rd, 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 \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the 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 November 9th, 2020, and the Development Proposal Signs were installed on March 7th, 2022. Staff received no responses from neighbouring residents.

TREES

- Hanah Dhanani, 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
Deciduous Trees			
Oak	1	0	1
Total (excluding Alder and Cottonwood Trees)	1	0	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		5	

- The Arborist Assessment states that there is a total of 1 mature tree on the site, and no Alder and Cottonwood trees. It was determined that 1 tree 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.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site. No contribution to the Green City Program is required for this application.

INFORMATION ATTACHED TO THIS REPORT

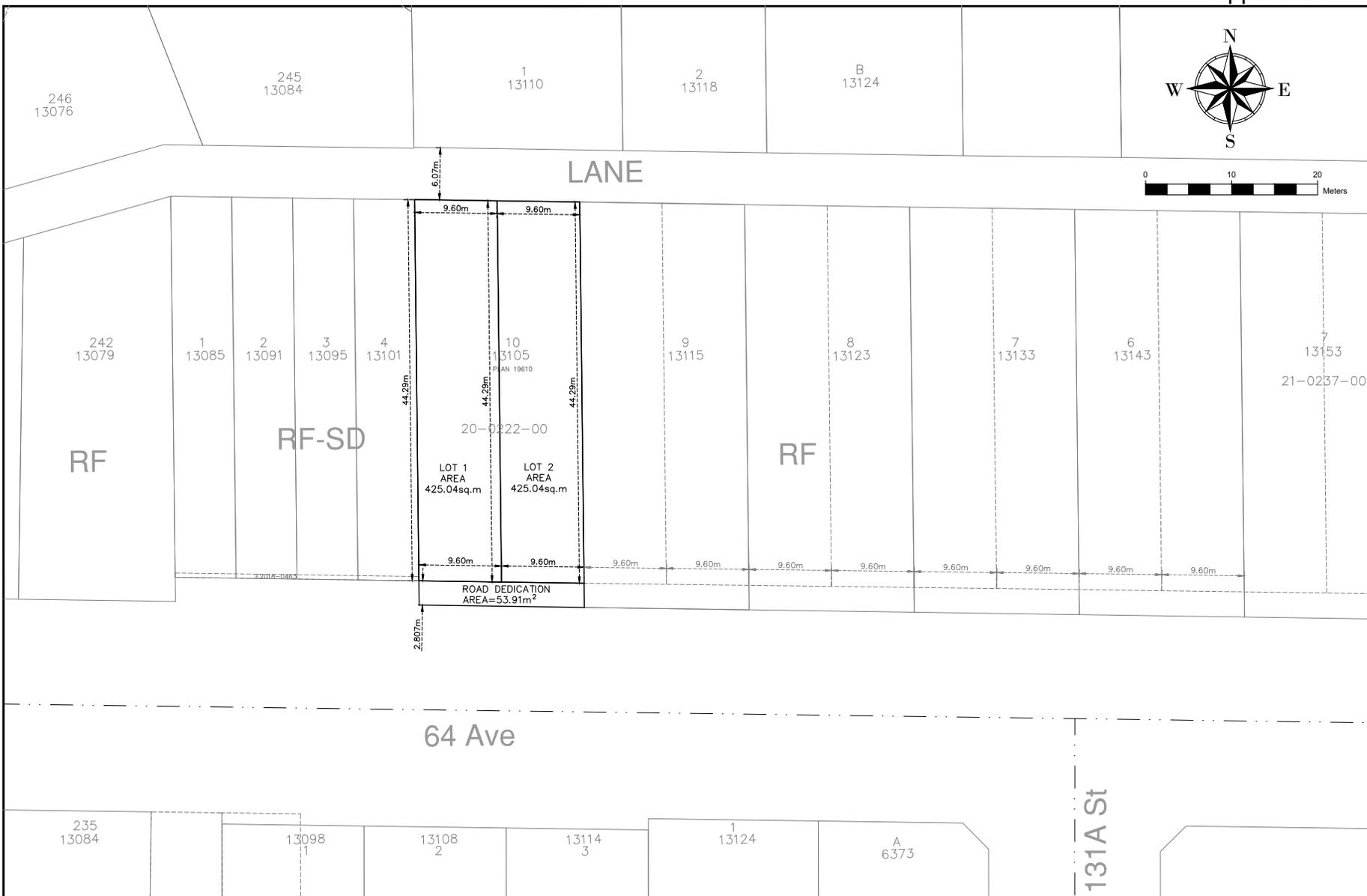
The following information is attached to this Report:

- 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 Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm



	LEGAL DESCRIPTION: LOT 10 EXCEPT PART DEDICATED ROAD ON PLAN LMP28895, SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 19610	PROJECT LOCATION: 13105 64 AVE, SURREY, BC	DEVELOPMENT: 13105 64 AVENUE, SURREY	SCALE: HOR: 1:200	DATE: 2021-12-17
	ZONING INFO: EXISTING ZONE= RF PROPOSED ZONE= RF-10 (TYPE-3)	SITE AREA: GROSS AREA= 0.0804 HA NET AREA= 0.0850 HA		TITLE: SUBDIVISION_LAYOUT PRELIMINARY	DESIGNED: DESIGNED DRAWN: DRAWN REVIEWED: REVIEWED

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

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

DATE: **April 6, 2022** PROJECT FILE: **7820-0222-00**

RE: **Engineering Requirements
Location: 13105 64 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres for 64 Avenue
- Register 0.5 metre SRW along property line

Works and Services

- Construct sidewalk on 64 Avenue
- Upgrade storm sewer system in the lane
- Mitigate downstream sanitary sewer system constraint
- Install water, sanitary, and drainage service connections to each lot
- Implement onsite sustainable drainage features

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

KMH



March 17, 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.

Martha Jane Norris Elementary is currently operating under capacity. The 10-year enrolment projections show this school will modestly grow. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.

Tamanawis Secondary is currently operating at 128%. The 10-year projections show that the school will continue to modestly grow, however, the school will continue to operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2023.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0222 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

Martha Jane Norris Elementary

Enrolment (K/1-7):	38 K + 366
Operating Capacity (K/1-7)	38 K + 443

Tamanawis Secondary

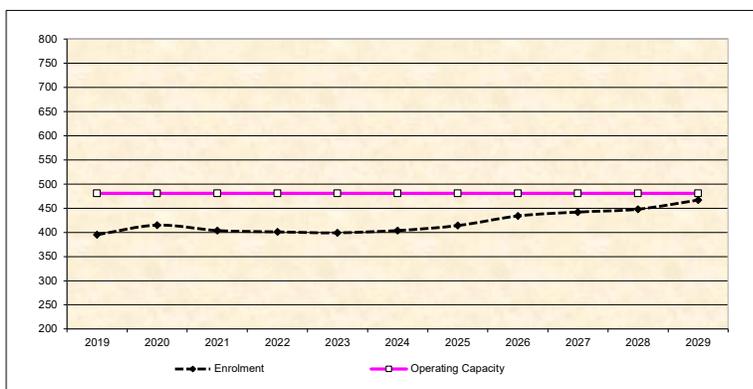
Enrolment (8-12):	1445
Capacity (8-12):	1125

Projected population of school-age children for this development: 4

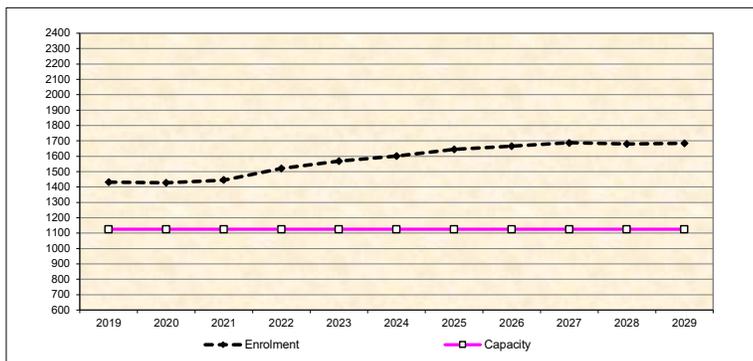
Population: The projected population of children aged 0-19 Impacted by the development.

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

Martha Jane Norris Elementary



Tamanawis 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: 13105 64 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani -PN9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	1	Protected Trees Identified	1
Protected Trees to be Removed	0	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1	Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 0 X two (2) = 0		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	4	Replacement Trees Proposed	-
Replacement Trees in Deficit	0	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

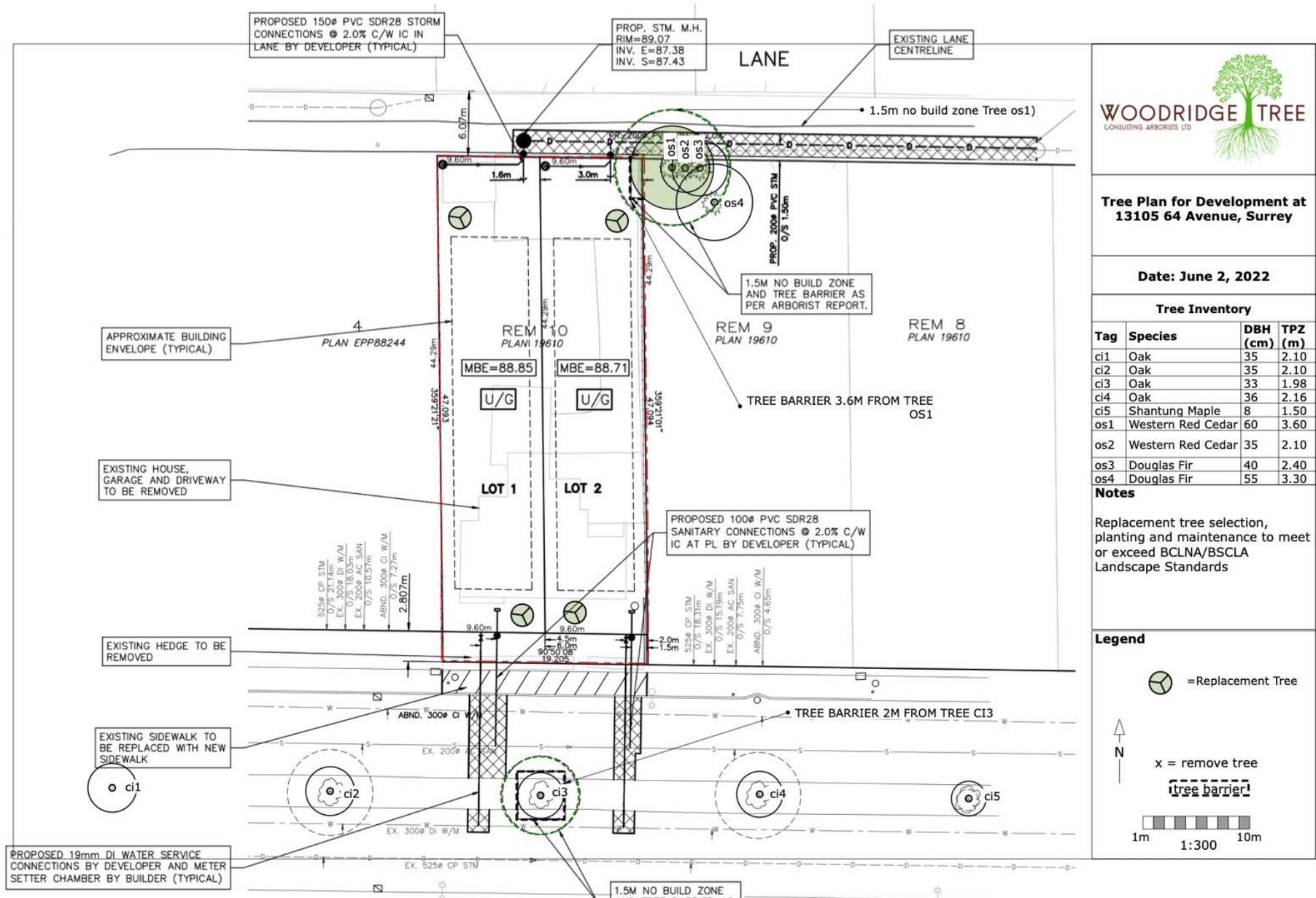
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

June 2, 2022

Date



Tree Plan for Development at 13105 64 Avenue, Surrey

Date: June 2, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
ci1	Oak	35	2.10
ci2	Oak	35	2.10
ci3	Oak	33	1.98
ci4	Oak	36	2.16
ci5	Shantung Maple	8	1.50
os1	Western Red Cedar	60	3.60
os2	Western Red Cedar	35	2.10
os3	Douglas Fir	40	2.40
os4	Douglas Fir	55	3.30

Notes

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Legend

- = Replacement Tree
- = remove tree
- = tree barrier

Scale: 1m, 1:300, 10m