

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0239-00

Planning Report Date: September 13, 2021

PROPOSAL:

- **Rezoning** from RA to CD (Based on RF-13)
to allow subdivision into 3 single family small lots.

LOCATION:

7389 – 122A Street

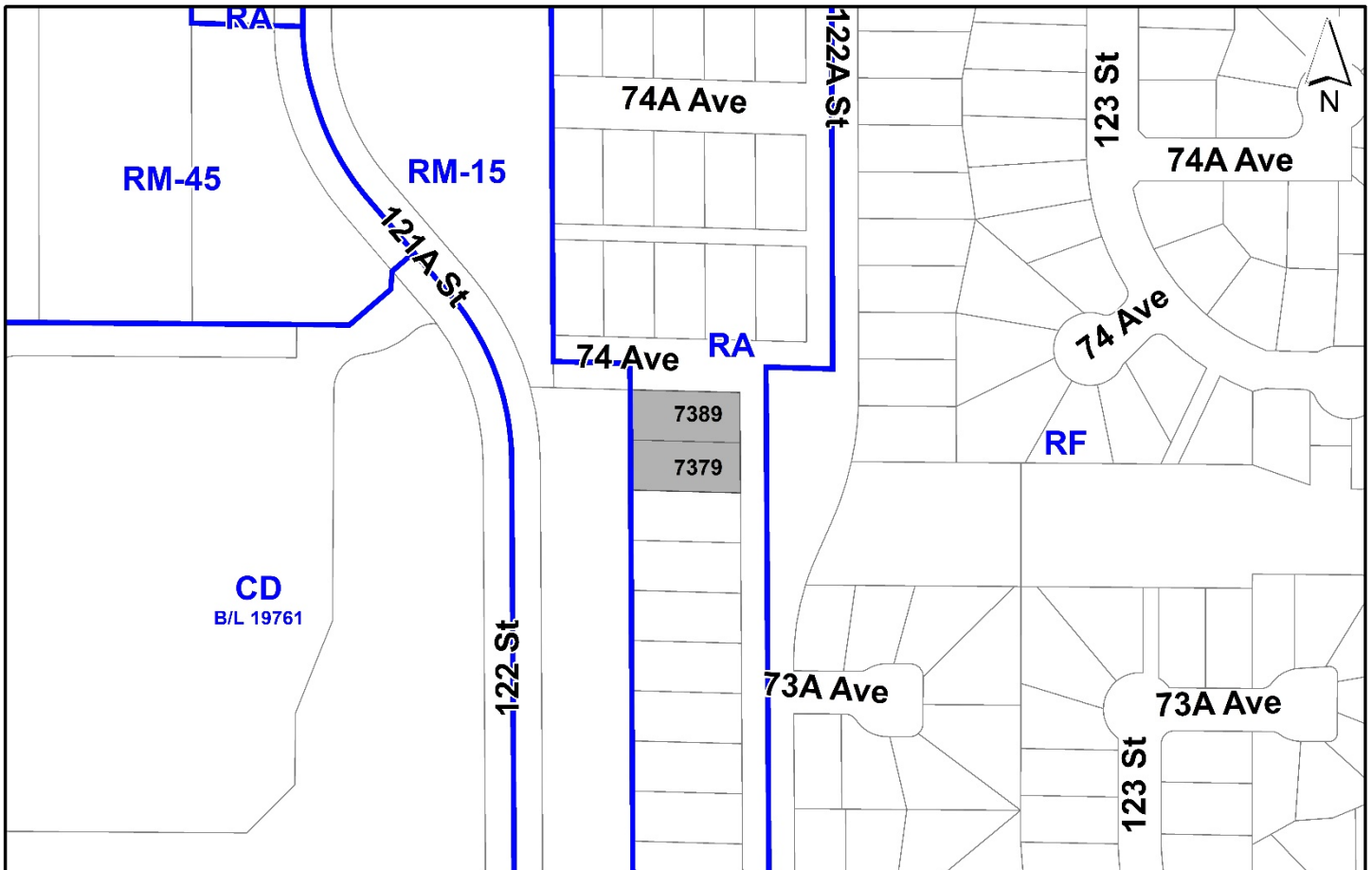
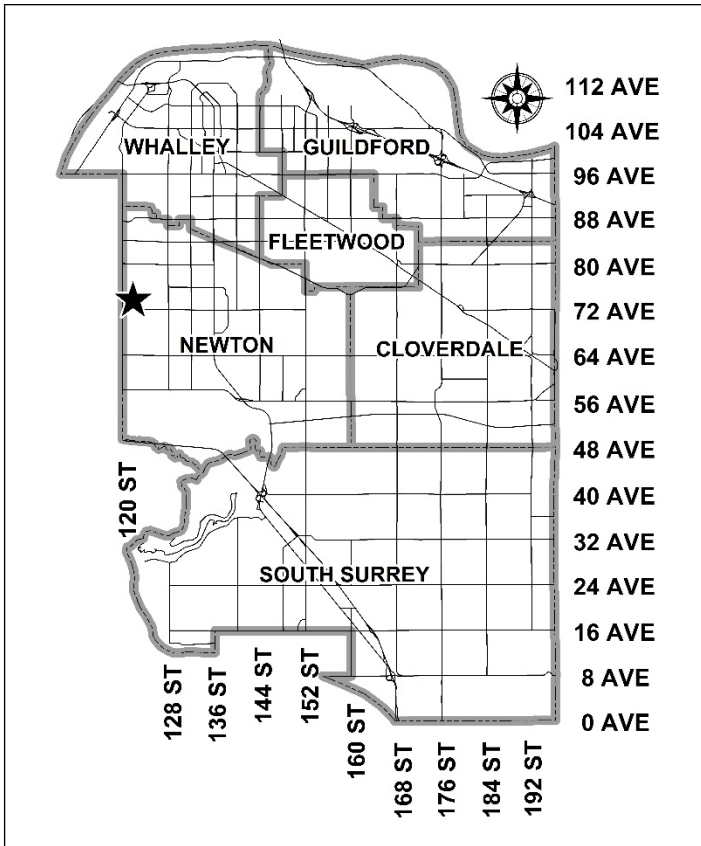
7379 – 122A Street

ZONING:

RA

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the developable density of the "Single Family Residential (13) Zone (RF-13)", which requires rezoning to a Comprehensive Development Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building forms are suitable in the neighbourhood and appropriate for this part of Newton, given the site's proximity to the Strawberry Hills Shopping Centre and Scottsdale transit exchange.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) 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 Residential and BC Hydro Transmission Lines	Urban	RA
North (Across 74 Avenue):	Single Family Residential	Urban	RA
East (Across 122A Street):	Single Family Residential and Detention Pond	Urban	RF
South:	BC Hydro Transmission Lines	Urban	RA
West:	Townhouses and BC Hydro Transmission Lines	Multi-Family	RM-15

Context & Background

- The site is located at 7389 and 7379 – 122A Street. The site is approximately 1,627 square metres in area, with each of the two properties measuring approximately 813.5 square metres in area.
- The site is designated Urban in the Official Community Plan (OCP) and zoned "One Acre Residential Zone (RA)". The site is not located in a secondary plan but is located in proximity to the Strawberry Hill Shopping Centre, Scottsdale bus exchange and Strawberry Hill library branch.
- A BC Hydro transmission line occupies the entirety of 7379 – 122A Street (southern lot) as well as the lot to the south of the site. 7389 – 122A Street (northern lot) is unencumbered by a BC Hydro right of way (ROW).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the lot to "Comprehensive Development Zone (CD)" based on the "Single Family Residential (13) Zone (RF-13)" to permit subdivision of the site into three single family lots. All three lots will be oriented north-south, facing 74 Avenue with their rear yards encumbered by BC Hydro ROW.
- BC Hydro ROWs are classified as undevelopable area in Surrey Zoning Bylaw 12000 (the Zoning Bylaw). The Zoning Bylaw states that undevelopable area is not allowed to be included in the site area when calculating unit density.
- When excluding the undevelopable Hydro ROW area from the site area, the unit density of the proposal is 37 units per hectare, above the 28 units per hectare allowed in the RF-13 Zone. As a result of the undevelopable area on the property, a rezoning to CD based on the RF-13 zone is required.

	Proposed
Lot Area	
Gross Site Area:	1,627 square metres
Road Dedication:	4.5 square metres
Undevelopable Area:	813.5 square metres
Net Site Area:	809 square metres
Number of Lots:	3
Unit Density:	37 uph
Range of Lot Sizes	516 square metres – 589 square metres
Range of Lot Widths	13.4 metres – 15.4 metres
Range of Lot Depths	38.5 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 Westerman Elementary School
- 0 Secondary students at Princess Margaret Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are estimated to be constructed and ready for occupancy by Spring 2023.

Surrey Fire Department: The project was referred to the Surrey Fire Department to determine if any special considerations were required given the proximity of the BC Hydro transmission lines to the future dwellings. Surrey Fire Department has no concerns with the proposal and the frontage on 74 Avenue provides sufficient access for firefighting purposes.

BC Hydro: BC Hydro has no objection to the proposal in principle but reserves the right for additional comments upon review of the final subdivision plan.

BC Hydro indicated that small non-permanent sheds, patios, garden beds, and other similar uses and structures are likely permissible in the rear yard of the proposed dwellings, within the BC Hydro ROW provided they do not pose a safety risk and do not interfere with BC Hydro's rights to the area. It is advisable that end users contact BC Hydro directly to determine if the use/structure is compatible with the BC Hydro transmission lines.

Transportation Considerations

- Driveway access to the lots will be provided from 74 Avenue to the north.
- The dedication of a 3 metre by 3 metre corner cut for the 74 Avenue, 122A Street intersection is required. No additional dedication for 74 Avenue or 122A Street is required.

- The Scottsdale bus exchange is located approximately 285 metres to the east of the site. The Scottsdale exchange provides service on 11 bus routes, providing both regional and local transit services.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the site's existing General Urban land use designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the site's existing Urban land use designation in the Official Community Plan.

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 improvements to the public realm.

(The proposed development is located on the periphery of an established single family neighbourhood. While not located within a secondary plan area, the site is in proximity to commercial services located across 122 Street at the Strawberry Hill Shopping Centre. The site is approximately 285 metres from the Scottsdale bus exchange, also to the west across 122 Street, that provides access to 11 regional and local bus routes. The Scottsdale Exchange is an important transit station on the City's Frequent Transit Network).

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

(The proposed infill provides a reasonable transition between the townhouse densities located to the west along 122 Street and the larger single family lots to the north and east).

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to allow the subdivision of the site into three single family lots. The proposed CD By-law for the site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential (13) Zone (RF-13)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-13 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RF-13 Zone (Part 16 B)	Proposed CD Zone
Unit Density:	28 units per hectare	37 units per hectare
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 516 square metres Corner Lot: 589 square metres
Lot Width:	Interior Lot: 13.4 metres Corner Lot: 15.4 metres	Interior Lot: 13.4 metres Corner Lot: 15.4 metres
Lot Depth:	Interior Lot: 24 metres Corner Lot: 24 metres	Interior Lot: 38 metres Corner Lot: 38 metres

- A significant portion of the site area must be excluded from unit density calculations due to the presence of a BC Hydro ROW, which is classified as undevelopable area in the Zoning Bylaw. The Zoning Bylaw states that undevelopable area is not allowed to be included for calculating unit density.
- The unit density of the proposed subdivision is 37 units per hectare, which exceeds the 28 units per hectare permitted by the RF-13 Zone. The Local Government Act does not permit density to be increased through a Development Variance Permit. As the proposed unit density exceeds those of the RF-13 Zone, a CD Zone is required to permit subdivision of the site into three RF-13 lots.
- While the Hydro ROW is considered undevelopable area by the Zoning Bylaw, it has notable differences from other undevelopable areas such as, riparian areas and steep slopes. Namely, the Hydro ROW can be used as functional yard spaces for the proposed dwellings and small temporary structures and passive uses (gardening, etc.) can occur within the ROW. This differs from other undevelopable areas, like riparian areas for example, which cannot be used as functional yard space.
- While the site may be encumbered in terms of building envelopes, the fact that the Hydro ROW is usable yard space contributes to the justification of the proposal.
- The proposed lot sizes and depth exceed the minimums of the RF-13 Zone as noted in the above table.
- All other aspects of the RF-13 Zone will be unchanged in the CD Zone.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- The Design Consultant found that the context homes of the surrounding neighbourhood are considered "traditional west coast" design. The Design Consultant recommends that new homes are designed to have a strong relationship to the context homes, and should be design with similar massing, roof pitches, and roofing and siding materials.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated October 2020, has been reviewed by staff and found to be generally acceptable. The applicant does not 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 (\$3,000 per new unit if completed by December 31, 2021; and \$4,000 per new unit if completed after January 1, 2022).
- 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. R066; 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 August 25, 2021, and the Development Proposal Signs were installed on August 27, 2021. To date, staff received one response from a neighbouring resident, who sought clarification on the proposal. The proponent did not provide an indication of support or opposition regarding the project.

TREES

- Terry Thale and Russ Vankoughnett, ISA Certified Arborists 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 (excluding Alder and Cottonwood Trees)			
London Plane	1	0	1
Cherry	2	2	0
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	3		
Total Retained and Replacement Trees	4		
Contribution to the Green City Program	\$400		

- The Arborist Assessment states that there are a total of three mature trees on the site, none of which are Alder and Cottonwood trees. It was determined that one 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.
- The two trees that are proposed for removal conflict with the proposed driveway and servicing location for proposed lot 3. There is no realistic alternative location for the driveway and lot servicing that would allow for the retention of these two cherry trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. The City does not accept replacement trees within Hydro ROWs and as a result, only three replacement trees can be accommodated on the site (based on one tree per lot). The deficit of one replacement tree will require a cash-in-lieu payment of \$400 representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of four trees are proposed to be retained or replaced on the site with a contribution of \$400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Building Scheme Summary

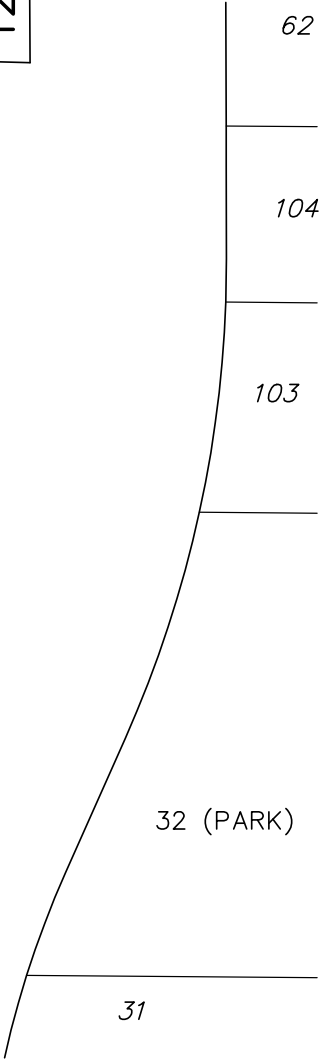
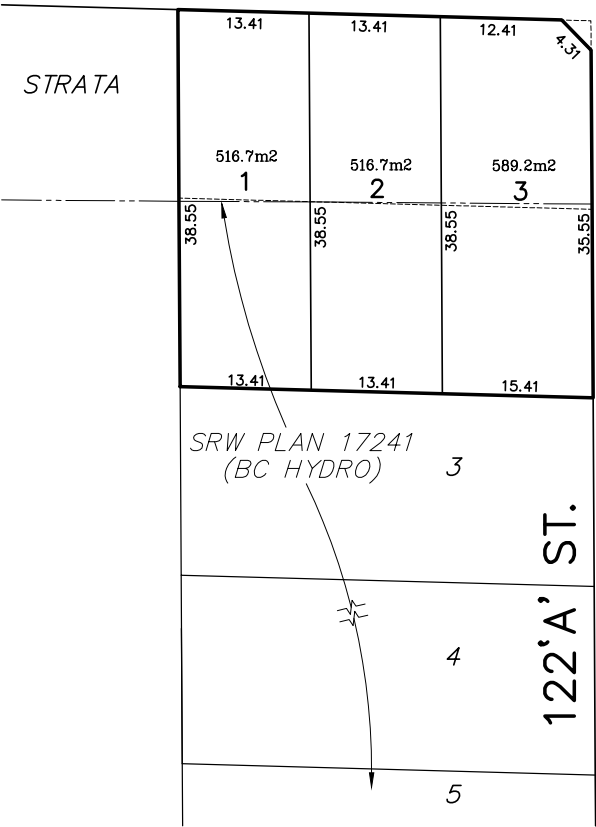
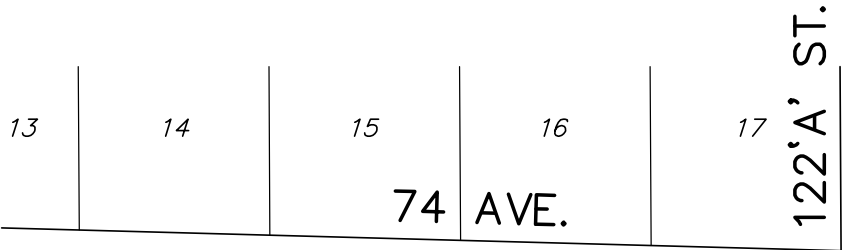
approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

BD/cm

SUBDIVISION PLAN OF LOTS 1, AND 2, ALL OF
SECTION 19, TOWNSHIP 2, NWD PLAN 16607

7379 & 7389 – 122'A' STREET



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying ltd.

#101, 19292 – 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #2767
LAYOUT-A
SCALE: 1:500
DATE: NOVEMBER 12, 2020

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **August 20, 2021** PROJECT FILE: **7820-0239-00**

RE: **Engineering Requirements
Location: 7379 122A St**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 3.0-metre x 3.0-metre corner cut at intersection of 122 A Street and 74 Avenue.
- Register 0.50 meter wide statutory right of way along the south side of 74th Avenue.

Works and Services

- Construct south side of 74 Avenue;
- Construct west side of 122 A Street;
- Construct adequately sized service connections for storm, water and sanitary, complete with inspection chambers and water meters, to each lot. Abandonment of surplus connection(s), if any, is also required.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 is required.



Jeff Pang, P.Eng.
Development Engineer

M51

March 17, 2021

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.

Westerman Elementary continues to operate below capacity. Their enrolment has dropped down from 470 (2014) to its current number of 405 (2020). The next 10-year enrolment projections indicate this declining trend will dip to the 360s by the end of the decade. There will be enough space in the coming years to anticipate potential future mixed use development along Scott Road.

Princess Margaret has also been operating below capacity; however, enrolment has been growing. There is no capital projects requests for this school; but this catchment is monitored to watch annual enrolment growth impacts and changes to the strength and steepness of the growth trend line.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0239 00

SUMMARY

The proposed 3 single family lots 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:	0

September 2020 Enrolment/School Capacity

Westerman Elementary	
Enrolment (K/1-7):	47 K + 358
Operating Capacity (K/1-7)	38 K + 466

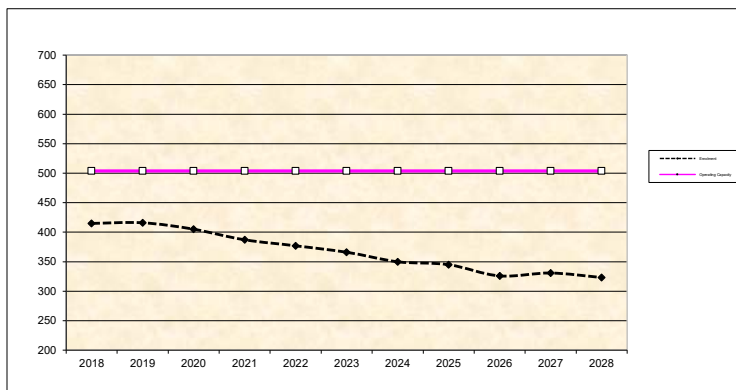
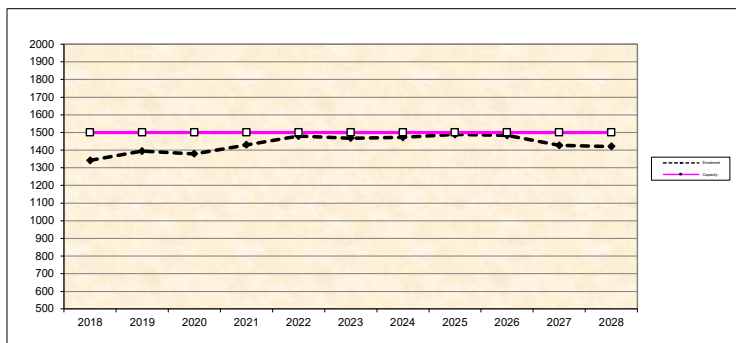
Princess Margaret Secondary	
Enrolment (8-12):	1379
Capacity (8-12):	1500

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.

Westerman Elementary**Princess Margaret 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.

Surrey Project No. 20-0239
Address: 7389 122A Street

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

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 2 X two (2) = 4 	4
Replacement Trees Proposed	3
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - 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 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Terry Thrale

August 27, 2021

(Signature of Arborist)

Date



BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0239-00
 Project Location: 7389-7379 122A Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

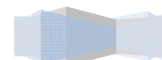
The area surrounding the subject property consists of majority of homes that are relatively newer and one that is currently under construction. There are a handful of older homes that are approximately 20-25 years old. There is a multi-family development directly to the west of the proposal. The homes that would be used as context homes are "traditional west coast" and "neo-traditional" which range from 3000sf up to 3500 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 9:12. Roof surfaces are asphalt shingles and concrete tiles along with stucco as the cladding with stone or brick accents.

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

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 storey or 3 storey split level homes.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

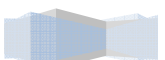
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings Basement entry homes not permitted.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors 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, and shake profile asphalt shingles with a 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: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.
Date: November 16, 2020

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: November 16, 2020