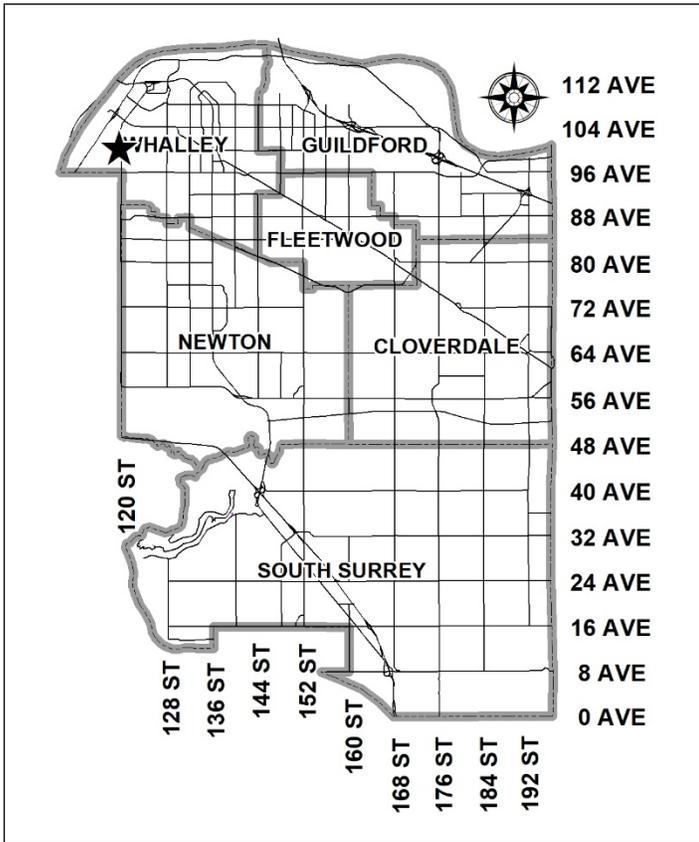


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0138-00

Planning Report Date: July 25, 2022



PROPOSAL:

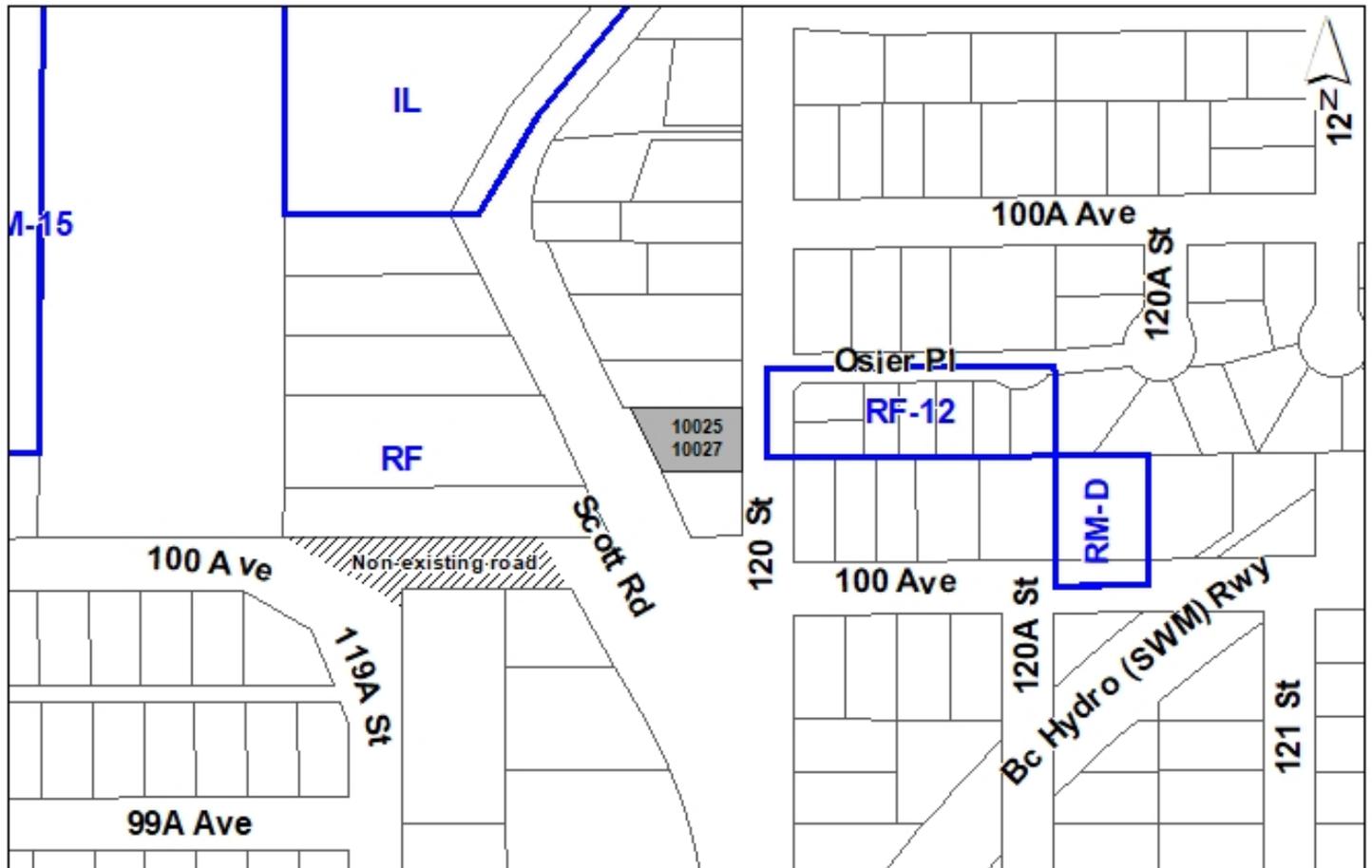
- **Rezoning** from RF to RF-13
- **Development Permit**
- **Development Variance Permit**

to permit subdivision into two (2) single family small lots.

LOCATION: 10025 - 120 Street
 (10027 - 120 Street)

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the basement access and basement well requirements of the RF-13 Zone in order to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 1 and 2.
- The applicant is proposing to vary the RF-13 Zone to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2.
- The applicant is proposing to reduce the minimum lot width required to facilitate double side-by-side garages in the RF-13 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- Proposed Lots 1 and 2 comply with the minimum lot area and lot width requirements of the RF-13 Zone.
- The proposal complies with the General Urban Designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed rezoning and subdivision creates two oversized RF-13 zoned lots, with proposed lot widths of 12 metres and lot areas ranging from 413 to 486 square metres, these lots will create a streetscape that is consistent with the existing RF and RF-12 zoned lots in the neighborhood.
- Proposed Lots 1 and 2 have adequate lot depths and are considered “through” lots under the Surrey Zoning Bylaw wherein the lot lines abutting both Scott Road Diversion and 120 Street are considered the front lot lines. The proposed variances will create a functional rear yard condition within the front (west) yard with double fronting side-by-side garages that will not dominate the streetscape.
- A geotechnical report, prepared by Joel Blanco, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd., and dated June 13, 2022, was peer reviewed by Sergei Makhov, *P. Eng.*, of Terran Geotechnical Consultants Ltd., and found to be generally acceptable by the peer reviewer. The geotechnical reports confirm typical house construction can be undertaken on the lots. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0138-00 for Hazard Lands (Steep Slopes), generally in accordance with the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7921-0138-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-13 Zone to allow a basement access well and staircase to be located between the principal building and the front (west) lot line on proposed Lots 1 and 2;
 - (b) to vary the RF-13 Zone to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2; and
 - (c) to reduce the minimum lot width required to facilitate double side-by-side garages in the RF-13 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.
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 Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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;
 - (f) the applicant address the Tier 1 Capital Projects Community Amenity Contribution requirements of the Zoning By-law No. 12000, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) the applicant's design consultant to conduct a character study of the surrounding homes and prepare updated finalized Building Design Guidelines;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North:	Single family dwelling	Urban	RF
East (Across 120 Street):	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across Scott Road):	Empty single family lots encumbered by Scott Creek (Class A watercourse)	Urban	RF

Context & Background

- The subject property is located at 10025 and 10027 – 120 Street in Whalley. The subject property is approximately 24 metres wide with a lot depth ranging from 31 to 54 metres.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The surrounding neighborhood is characterized by RF and RF-12 zoned single-family residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into two (2) single family residential small lots.
- A Development permit is required for Hazard Lands (Steep Slopes) (see Hazard Lands Development section).

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.08 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.08 hectares
Number of Lots:	2
Unit Density:	25 units per hectare
Range of Lot Sizes	413 - 483 square metres
Range of Lot Widths	12 metres
Range of Lot Depths	31 - 42 metres

Referrals

Engineering: The Engineering Department has no objection to the project.

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

- 1 Elementary student at Prince Charles Elementary School
- 1 Secondary student at L.A. Matheson 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 expected to be constructed and ready for occupancy by January 2024.

Parks, Recreation & Culture: Parks have some concerns about impacts to existing boulevard/parks trees which are shown as retained in the arborist report. If removed or damaged during construction, the full appraised value of the trees will be required as compensation.

The closest natural area is Al Cleaver Park which is 55 metres away.

Transportation Considerations

- Access to 120 Street is permitted.
- No road dedication is required.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP). The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

Themes/Policies

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

The proposed RF-13 lots are compatible with RF and RF-12 lots in the neighbourhood.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- 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 (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16)	Permitted and/or Required	Proposed
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RF-13 Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks (RF-13 Zone)		
Lots 1 and 2		
(West) Front Yard:	6.0 metres	6.0 metres
(North) Side Yard:	1.2 metres	1.2 metres
(South) Side Yard:	1.2 metres	1.2 metres
(East) Rear:	7.5 metres	7.5 metres
Lot Size (Interior Lot, Type I and II)		
Lot Size:	336 square metres	413 - 483 square metres
Lot Width:	12 - 13.4 metres	12 metres*
Lot Depth:	24-28 metres	37.3 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

* Variance requested (see By-law Variances Section)

Variances

- The applicant is requesting the following variances:
 - to vary the RF-13 Zone to allow a basement access well and staircase to be located between the principal building and the front (west) lot line on proposed Lots 1 and 2;
 - to vary the RF-13 Zone to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2; and
 - to reduce the minimum lot width required to facilitate double side-by-side garages in the RF-13 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.
- As per Part 1 Definitions in Surrey Zoning Bylaw, 1993, No. 12000, as amended, a through lot defines a lot that abuts two parallel or approximately parallel highways, excluding lanes. Furthermore, where a lot is considered a through lot both lot lines common to a lot and abutting highways shall be considered front lot lines.
- Proposed Lots 1 and 2 are considered “through” lots under the Surrey Zoning Bylaw wherein the lot lines abutting both Scott Road Diversion and 120 Street are considered the front lot lines. The proposed variances will create a functional rear yard condition within the front (west) yard, and the larger than typical lot depths will allow for double side-by-side garages that will not dominate the streetscape.
- The proposed basement access well provides an exit from the basement and a separate entrance for a secondary suite at the rear of the home. The requested variances will also accommodate typical accessory buildings (shed, detached garage etc.) in the backyards of the lots.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Bill Kumlin of Kumlin Sullivan Architecture, as the Architect/Design Consultant. The Architect/Design Consultant prepared a set of building design guidelines, but they were not based on a character study of the surrounding homes in the neighbourhood. This will be done as a condition of Final Adoption.
- The Architect/Design Consultant currently has proposed a set of building design guidelines that recommend preferred styles for this site which include "Neo-Traditional", Neo-Heritage", "West Coast Contemporary", "American Craftsman Style", or compatible styles as determined by the Architect/Design Consultant.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated May 11, 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 lot.
- 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 May 30, 2022, and the Development Proposal Signs were installed on June 3, 2022. Staff received one response from a resident who pointed out an error in the provided map on the pre-notification letter. Staff addressed this concern and sent out a revised pre-notification letter which was met with no responses from neighboring properties of from the Whalley Community Advisory Association.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject property is trapezoidal in shape which generally slopes gently down from east to west, with elevations ranging from 52 metres to 45 metres. The slope has an average gradient of 14 percent with some localized slopes up to 50%, which grade changes of approximately 2 metres high.
- A geotechnical report, prepared by Joel Blanco, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd., and dated June 13, 2022, was peer reviewed by Sergei Makhov, *P. Eng.*, of Terran Geotechnical Consultants Ltd., and found to be generally acceptable by the peer reviewer. The geotechnical report and peer review are under review by staff. If additional revisions are required to meet typical guidelines under the Official Community Plan, they will be addressed as a condition of Final Adoption.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Terry Thale, 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 (excluding Alder and Cottonwood Trees)			
Vine Maple	1	1	0
Cherry	1	1	0
Coniferous Trees			
Holly	1	1	0
Douglas Fir	5	3	2
Western Red Cedar	1	1	0
Lawsons Cypress	3	0	3
Pine	1	1	0
Deodar Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	14	8	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		\$5,500	

- The Arborist Assessment states that there are a total of 14 mature trees on the site. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 16 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 10 replacement trees will require a cash-in-lieu payment of \$5,500, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$5,500 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

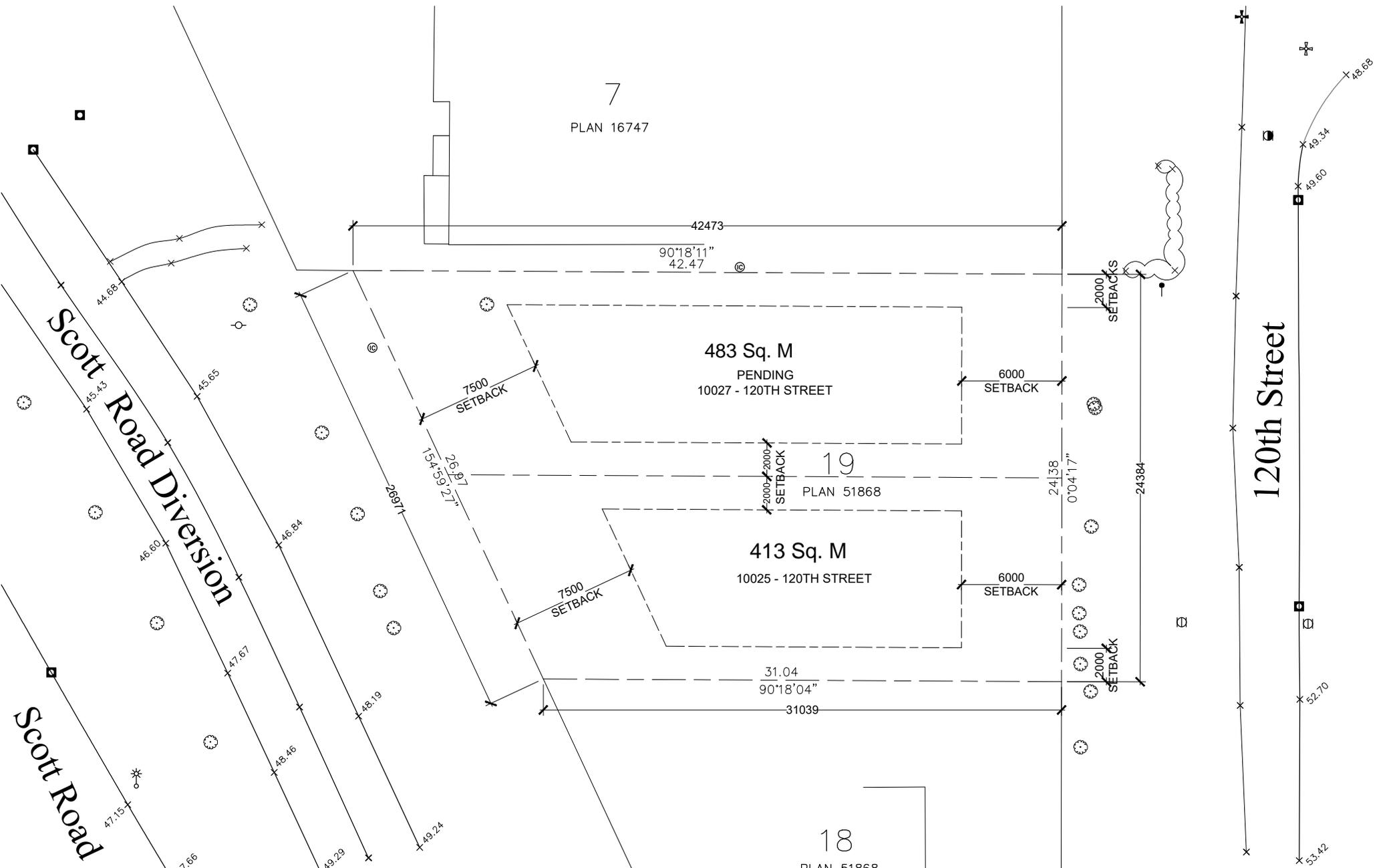
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7921-0138-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm



UNIT#1709-438 SEYMOUR STREET
VANCOUVER, BC, V6B 6H4

**ZHENGBO/EASTWOOD HOUSE
REZONING PERMIT**

No.	DESCRIPTION	DATE:
01	REZONING PERMIT RF-13	29/06/21

**10025 - 120TH STREET
SURREY, BRITISH COLUMBIA**

SUBDIVISION PLAN	
DATE: JUNE 29, 2021	ASD
DRAWN BY: CHRIS KISKA	
CHECKED BY: BILL KUMLIN	
PROJECT: 10025 -120TH STREET	
A3 SCALE: 1:75	

INTER-OFFICE MEMO

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

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

DATE: **March 31, 2022** PROJECT FILE: **7821-0138-00**

RE: **Engineering Requirements
Location: 10025 & 10027 120 Street**

REZONE/SUBDIVISION

Works and Services

- Construct west side of 120 Street.
- Construct east side of Scott Road Diversion.
- Provide storm, sanitary, and water service connections to each lot.
- Construct onsite sustainable drainage features as determined through detailed design.
- Assess downstream stormwater capacities and address as required.
- Register applicable restrictive covenants on title as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit other than those stated above.



Jeff Pang, P.Eng.
Development Services Manager

AY



July 18, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0138 00 (Updated July 14, 2022)

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

Prince Charles Elementary	
Enrolment (K/1-7):	36 K + 277
Operating Capacity (K/1-7)	38 K + 373
L. A. Matheson Secondary	
Enrolment (8-12):	1145
Capacity (8-12):	1400

Projected population of school-age children for this development:	4
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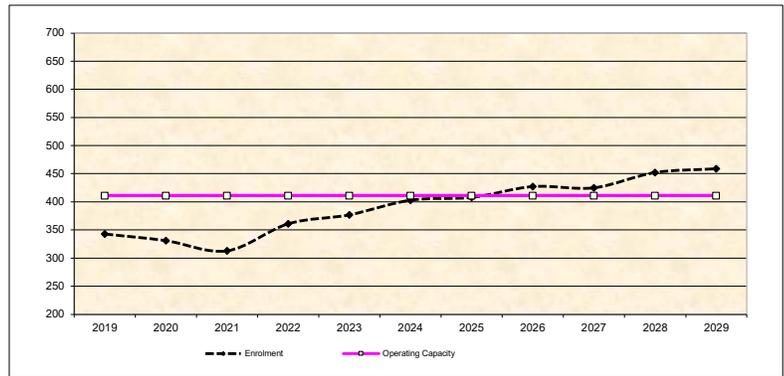
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

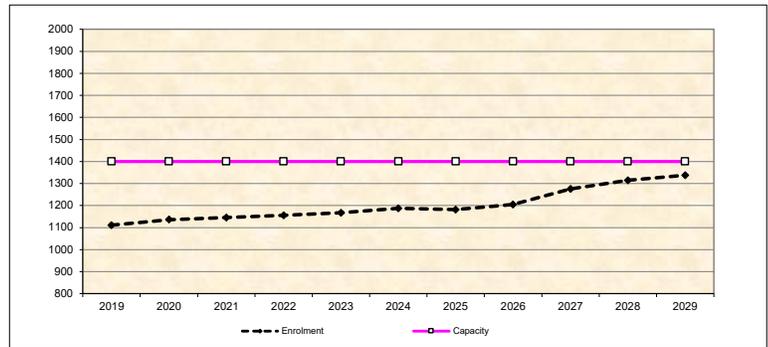
Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

As of September 2021, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

Prince Charles Elementary



L. A. Matheson 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: 10025 and 10027 120 Street

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 *	14	Protected Trees Identified	2
Protected Trees to be Removed	7	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7	Protected Trees to be Retained	2
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	14	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 7 X two (2) = 14		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	5	Replacement Trees Proposed	-
Replacement Trees in Deficit	8	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			

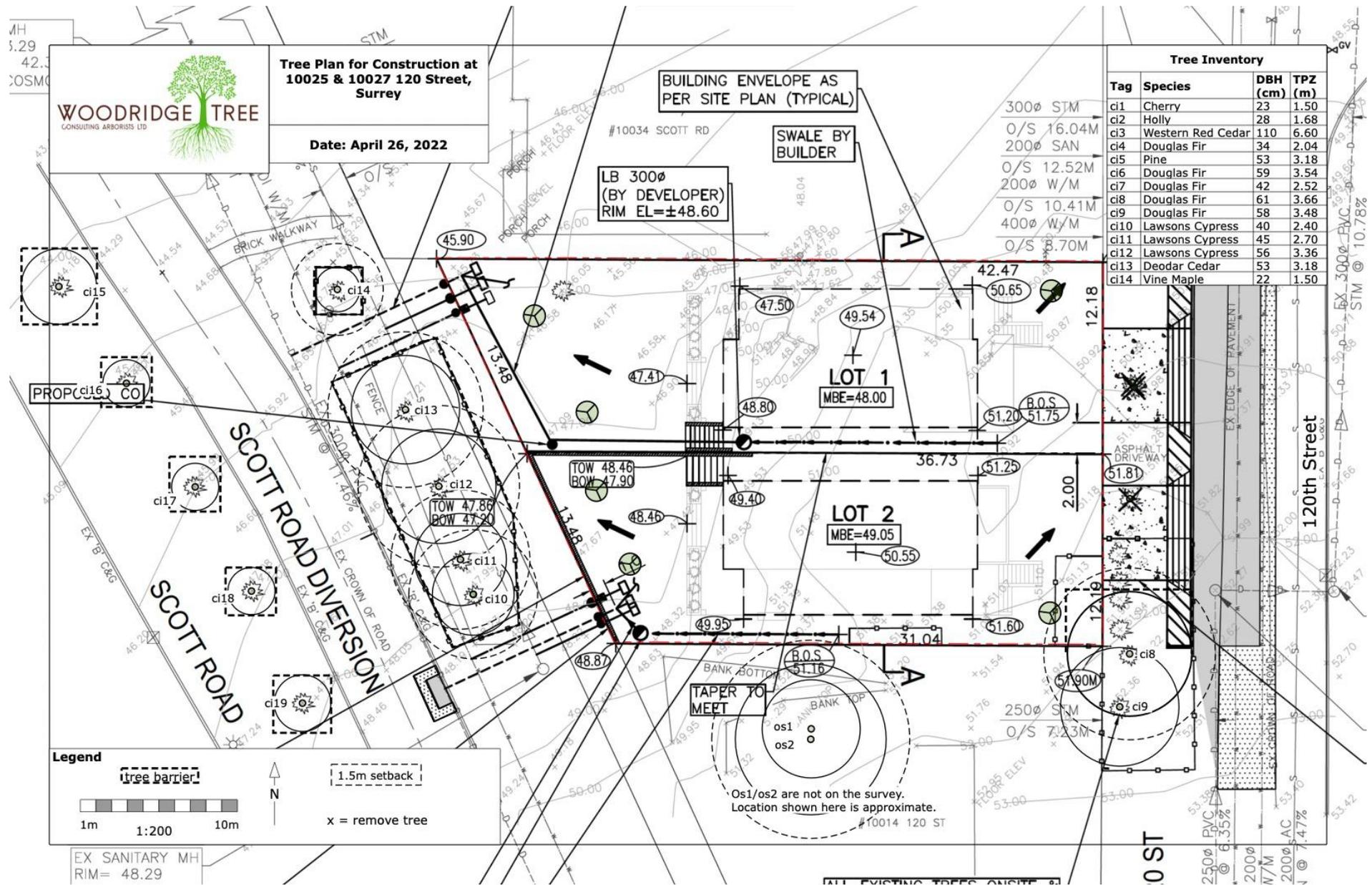
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

April 26, 2022

Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0138-00

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: 004-975-359
 Lot 19 Section 25 Block 5 North Range 3 West New Westminster District Plan 51868

10025 - 120 Street
 10027 - 120 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

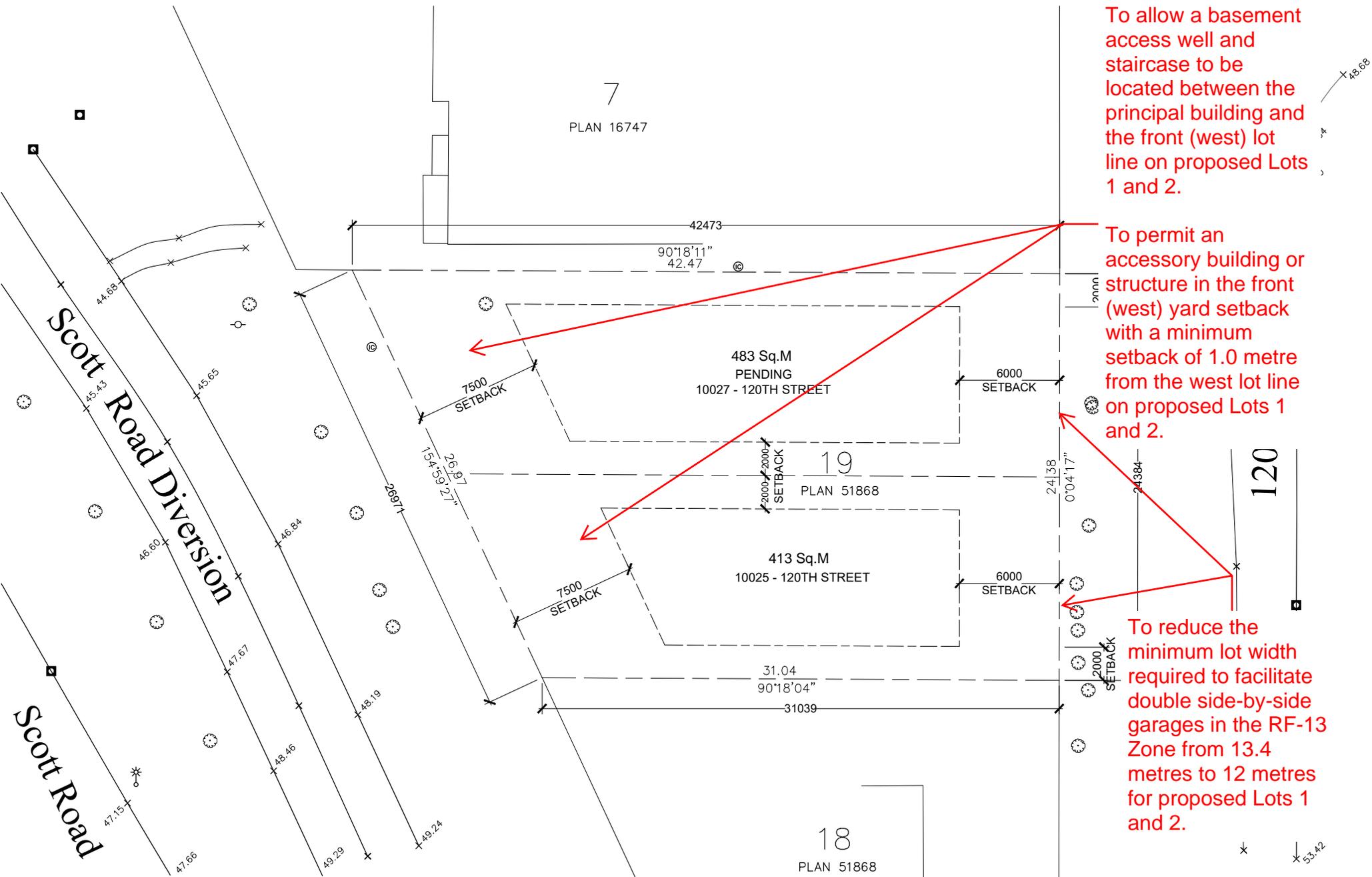
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section J.2 Special Regulations in Part 16B “Single Family Residential (13) Zone (RF-13)” are varied to permit a basement access and basements wells between the principal building and the front (west) lot line on proposed Lots 1 and 2;
 - (b) Section F Yards and Setbacks in Part 16B “Single Family Residential (13) Zone (RF-13)” is varied to permit an accessory building or structure within the front (west) yard setback with a minimum building setback of 1.0 metres from the west lot line on proposed Lots 1 and 2; and
 - (c) In Section H Off-Street Parking and Loading/Unloading in Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width required to facilitate double side-by-side garages is reduced from 13.4 metres to 12 metres for proposed Lots 1 and 2.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



To allow a basement access well and staircase to be located between the principal building and the front (west) lot line on proposed Lots 1 and 2.

To permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2.

To reduce the minimum lot width required to facilitate double side-by-side garages in the RF-13 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.

UNIT#1709-438 SEYMOUR STREET VANCOUVER, BC, V6B 6H4	ZHENGBO/EASTWOOD HOUSE REZONING PERMIT	No.	DESCRIPTION	DATE:	10025 - 120TH STREET SURREY, BRITISH COLUMBIA	SUBDIVISION PLAN	
		01	REZONING PERMIT RF-13	29/06/21		DATE: JUNE 29, 2021	ASD
						DRAWN BY: CHRIS KISKA	
						CHECKED BY: BILL KUMLIN	
					PROJECT: 10025 -120TH STREET	A3 SCALE: 1:75	