

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0176-00

Planning Report Date: January 17, 2022

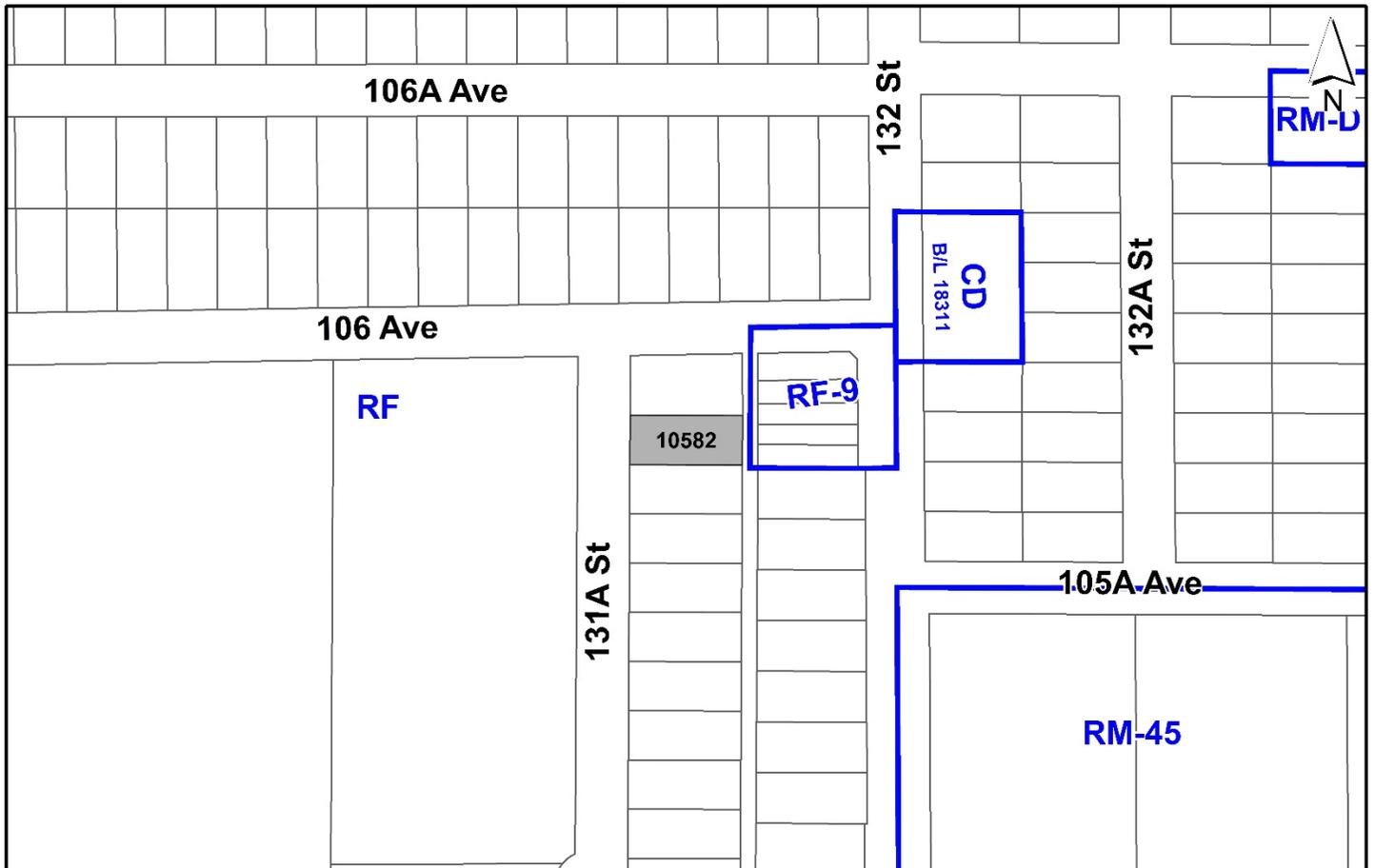
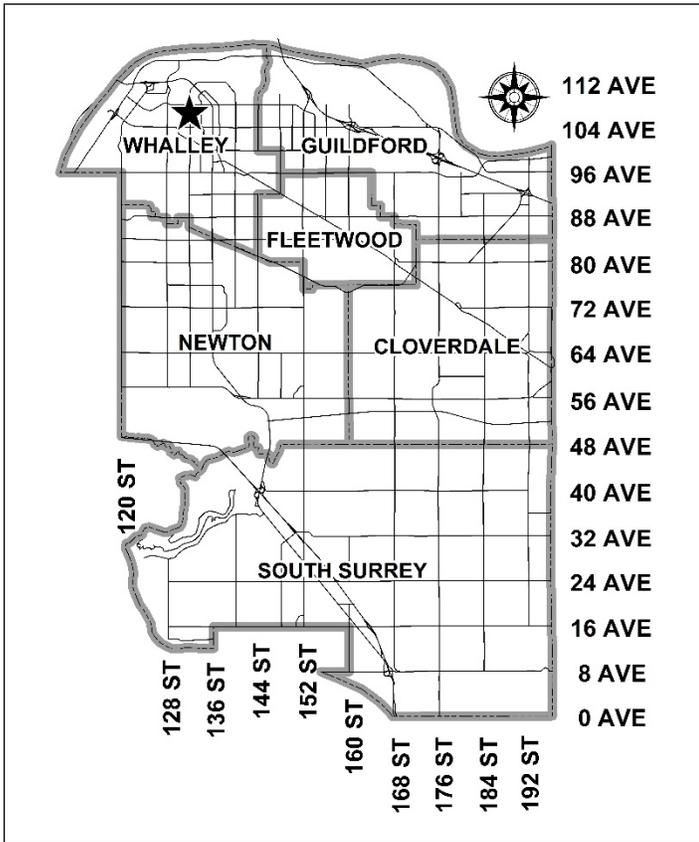
PROPOSAL:

- **Rezoning** from RF to RF-10 to allow subdivision into two (2) single family small lots.

LOCATION: 10582 - 131A Street

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 proposal complies with the Council Policy on Small Lot Residential Zones (Policy No. O-52).
- The proposed small single family lots are appropriate in this location at the edge of the City Centre and in close proximity to neighborhood amenities.
- The proposal is consistent with Development Application No. 7912-0207-00, east of the subject site, which permitted rezoning from RF to RF-9 to permit subdivision from one (1) to five (5) single family small lots. This application received final adoption from Council on May 2, 2016.
- The proposal is also consistent with Development Application Nos. 7915-0101-00, 7918-0025-00 and 7917-0381-00, south-east of the subject site along 132 Street. These applications propose rezoning from RF to RF-10 in order to facilitate subdivision into single family small lots. These applications have all received 3rd reading from Council.
- A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications.
- The applicant has demonstrated community support for 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 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	Existing single family dwelling	Urban	RF
North:	Existing single family dwelling	Urban	RF
East (Across lane):	Existing single family dwellings created under Development Application No. 7912-0207-00	Urban	RF-9
South:	Existing single family dwelling	Urban	RF
West (Across 131A Street):	K.B. Woodward Elementary School	Urban	RF

Context & Background

- The subject site is 818 square metres in area and 18.94 metres wide and is located just west of the City Centre plan at 10582 – 131A Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)", to allow subdivision into two (2) single family small lots (Appendix I).
- Proposed Lots 1 and 2, fronting 131 A Street, are proposed to be 409.2 square metres each in area and comply with RF-10 (Type III) lots. Both proposed Lots 1 and 2 will have a width of 9.47 metres and a depth of 43.21 metres.
- Proposed Lots 1 and 2 will have vehicular access from the existing lane at the rear of the subject site.
- The proposal is consistent with Development Application No. 7912-0207-00, east of the subject site, which permitted rezoning from RF to RF-9 to permit subdivision from one (1) to five (5) single family small lots. This application received final adoption from Council on May 2, 2016.
- The proposal is also consistent with Development Application Nos. 7915-0101-00, 7918-0025-00 and 7917-0381-00, south-east of the subject site along 132 Street. These applications include rezoning from RF to RF-10 in order to facilitate subdivision into two (2) single family small lots each. These applications have all received 3rd reading from Council. These applications have established the small lot pattern of development within the 10500 block on the west side of 132 Street.
- A similar lot pattern could be achieved on the rest of the block along 131A Street through future rezoning and subdivision applications.
- Council Policy No. O-52 (Appendix VI) provides general guidance for the application of small lot residential zones, by stating that they have locational merit under the following circumstances:
 - This zone can be considered if the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use.

- This zone may be considered in the Urban designated areas on the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.).
- The subject application generally complies with the provisions of the RF-9 small lot policy. In practice, the RF-9 Zone has now been replaced by the RF-10 Zone, with their criteria remaining similar.
- The site is in close proximity to City Centre and neighbourhood amenities including Royal Kwantlen and Whalley Athletic Parks and two schools, K.B. Woodward Elementary and Kwantlen Park Secondary. Also, the subject property is approximately 340 metres of a transit route on 104 Avenue.
- Development details are included 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 UPH
Range of Lot Sizes	409.2 square-metres
Range of Lot Widths	9.47 metres
Range of Lot Depths	43.21 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 students at K.B. Woodward Elementary School
1 students at Kwantlen Park 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 March 2024.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods.

Themes/Policies

- A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - The proposed rezoning and subdivision supports growth by increasing density in an existing neighbourhood. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.

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 (R-10)", and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 UPH	25 UPH
Yards and Setbacks		
Front Yard (west):	4 metres	4 metres
Side Yard (north/south):	1.2 metres	1.2 metres
Rear (east):	7.5 metres	7.5 metres
Lot Size (Type III)		
Lot Size:	324 square-metres	409.2 square-metres
Lot Width:	9 metres	9.47 metres
Lot Depth:	36 metres	43.21 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. 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).
- Styles recommended for this site include West Coast Contemporary home types. A minimum 3:12 roof slope is recommended using a wide range of roofing materials including concrete roof tiles or asphalt shingles. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated Nov 12, 2021, has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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 (\$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. 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 September 15, 2021, and the Development Proposal Signs were installed on December 9, 2021. Staff received no responses from neighbouring residents.
- It is noted that the applicant canvassed neighbouring property owners to gather support for this proposal. Of the five (5) neighbouring properties canvassed, all property owners were in support of the proposal.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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
Alder Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder Trees)			
Norway maple	1	1	0
Butternut	1	1	0
Mountain Ash	1	1	0
Paper Birch	1	1	0
Coniferous Trees			
Western hemlock	4	4	0
Douglas Fir	4	4	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$11,500.00	

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. Out of 13 existing trees, approximately 7.6% of the total trees on the site, are Alder trees. It was determined that no 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 25 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 21 replacement trees will require a cash-in-lieu payment of \$11,550.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$11,500.00 to the Green City Program.

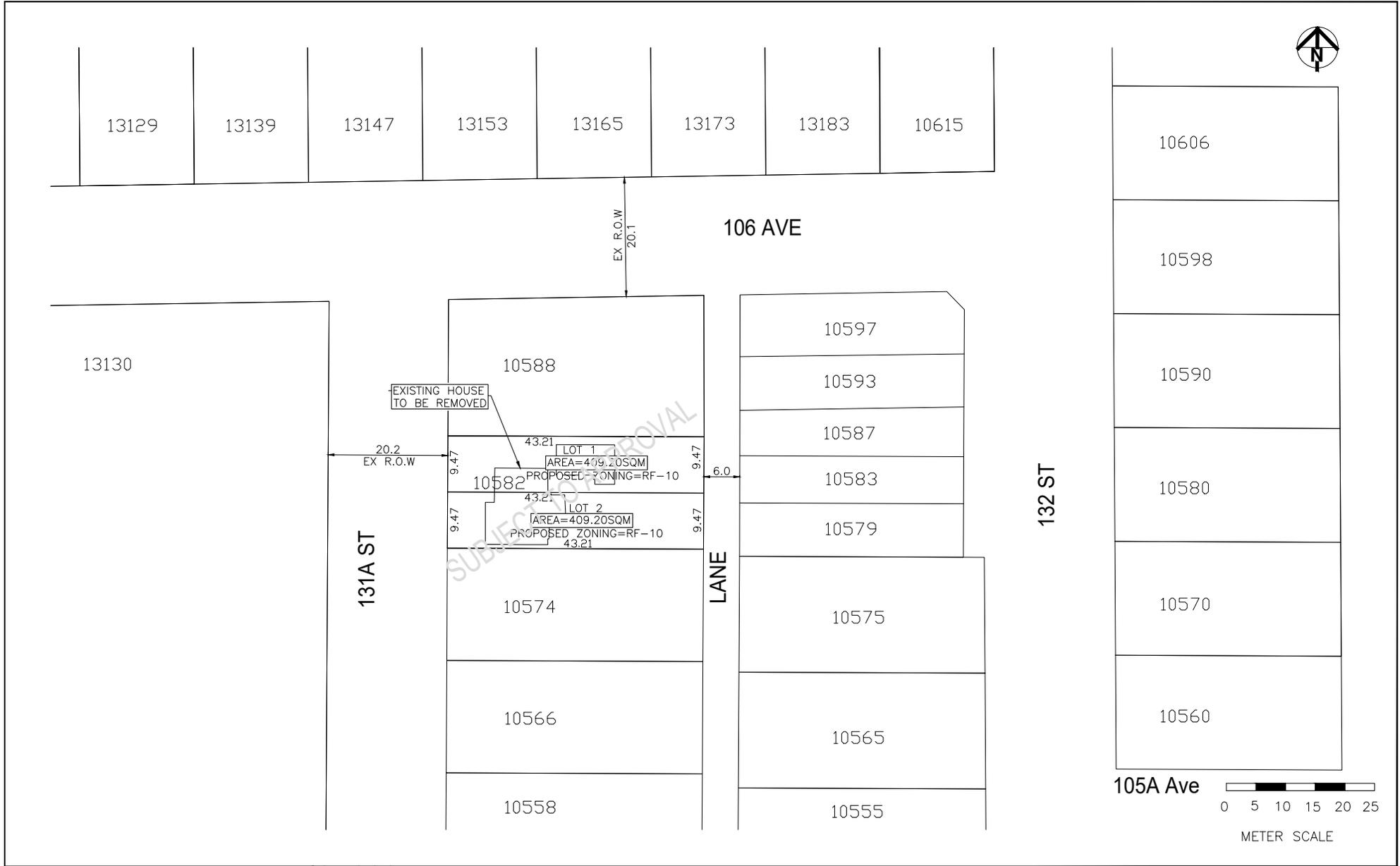
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Council Policy O-52

approved by Ron Gill

Ron Gill
 Acting General Manager
 Planning and Development



NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-10

SITE AREA:
 GROSS SITE AREA: 818.41sqm.

NO.	DATE	BY	REVISION
0	21/05/26	IS RM	ISSUED FOR APPROVAL

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION #10582 131A STREET, SURREY, B.C.

DWG. NAME PRELIMINARY LAYOUT PLAN

SEAL	SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
	DESIGNED	RM	MAINLAND PROJECT NO. C-2105	1
	DRAWN	IS		OF
	CHECKED	RM	DATE	21/05/26
APPROVED	AB	REV.	0	



INTER-OFFICE MEMO

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

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

DATE: **December 20, 2021** PROJECT FILE: **7821-0176-00**

RE: **Engineering Requirements
Location: 10582 131A St**

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

- Register 0.50 m Statutory Right-of-Way (SRW) along 131A Street frontage.

Works and Services

- Construct east side of 131A Street.
- Construct 200mm sanitary main in the lane to service the site.
- Provide storm, sanitary and water service connections to each lot.
- A Restrictive Covenant is to be registered on each lot for installation of on-site low impact development (LID) drainage feature requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

BKD



January 5, 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.

KB Woodward Elementary is operating at 138% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. As for September 2020, there are currently 10 portables on site used for enrolling space. Any immediate future growth will need to be addressed by bringing on portables.

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall. As of June 2020, the Ministry of Education approved capital funding to design and build a 200-capacity addition at this site to relieve the short-term pressure at the school. The addition is targeted to open January 2023.

As of September 2020, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0176 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

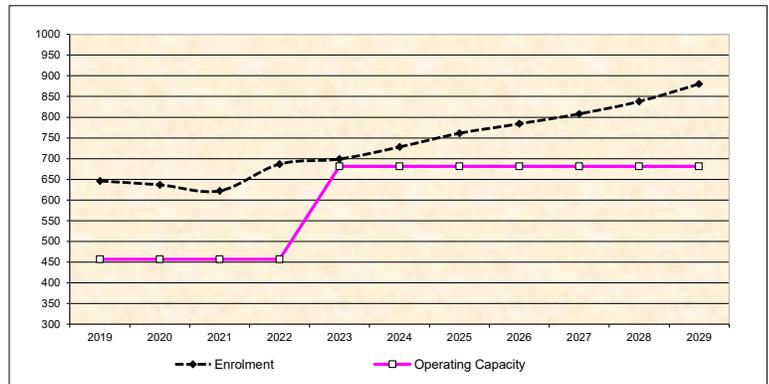
K.B. Woodward Elementary	
Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2023	76 K + 605
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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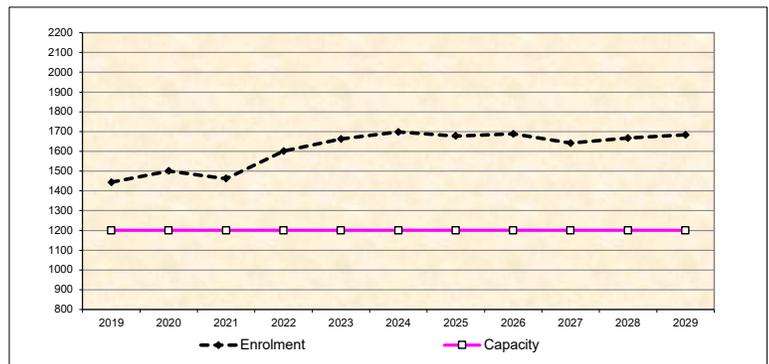
Population: The projected population of children aged 0-19 Impacted by the development.

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

K.B. Woodward Elementary



Kwantlen Park 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 21-0176 (T.San)
Property Location: 10582-131A Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form 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 site is an urban area built out in the 1960's with a couple new homes built in the 1990's-2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have 70% high scale- high massing characteristics with 50% of the homes having a one storey front entry and 50% having one and one half storey front entry.

Roof pitch varies from economical pitch of 3-6/12 common truss roofs with simple gables and common hips with 80% Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: 50% Stucco (dominant), 30% Cedar, 10% Hardi and 10% Vinyl. 10% Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 30% of the homes have single garage, 20% have double garage and the remainder having a carport or detach garage with Asphalt finished driveways.

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

Since the majority of the existing homes in the study area are 40-50 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below..

Dwelling Types/Locations:	“Two-Storey”	20.00%
	“Basement /Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	10.00%
	“Split Levels”	70.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)** Size range: 50.00% under 2000 sq.ft excl. garage
10.00% 2000 - 2500 sq.ft excl. garage
40.00% over 2500 sq.ft excl. garage

**Exterior Treatment
/Materials:** Stucco: 50.00% Cedar: 30.00% Hardi: 10.00% Vinyl: 10%
Brick or stone accent on 10.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 80.00% Cedar Shingles: 0.00%
Concrete Tiles: 10.00% Metal: 10.00%
90.00% of homes have a roof pitch of 3-6:12 and
10.00% have a roof pitch of 9:12.

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape:A variety of simple “Two Story”, 10-50 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are low to medium pitched common hip or common gable forms with Asphalt roof shingles on most of the homes. Most homes are clad in Stucco, Cedar, Hardi, and Vinyl.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Treated Cedar Shakes or Cedar shingles, Concrete roof tiles in a shake profile, asphalt shingles in a shake profile and Environmentally Sustainable Roofing Products. Grey, Brown or Black tones.
Window/Door Details:	Dominant: Rectangular or Gently arched windows and of a consistent geometrical shape.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

December 19, 2021
Date

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **10582 131A St, Surrey**

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	13
Protected Trees to be Removed	13
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">1 X one (1) = 1</div>	1
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">12 X two (2) = 24</div>	24
Replacement Trees Proposed	4
Replacement Trees in Deficit	21
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">0 X one (1) = 0</div>	0
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">0 X two (2) = 0</div>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

November 5, 2021

(Signature of Arborist)

Date



CITY POLICY

No. O-52

REFERENCE:	APPROVED BY:	CITY COUNCIL
REGULAR COUNCIL PUBLIC HEARING MINUTES	DATE:	17 JAN 2000 (RES.R00-74)
	HISTORY:	NEW

TITLE: SMALL LOT RESIDENTIAL ZONES

In addition to any site-specific consideration, the appropriateness of the proposals under the RF-12, RF-9, RF-SD and RM-19 Zones should be considered in light of both the General and Zone-specific Policy Guidelines as follows:

A. General Policy Guidelines

1. RF-12, RF-9 and RF-SD zones may be considered in areas designated Urban by the Official Community Plan (OCP), provided that in infill situations community impacts are addressed to the satisfaction of Council. Within the Neighbourhood Concept Plan (NCP) areas they may be considered in the compact or small lot housing designations or other similar designations to accommodate similar housing, provided that the amenity impacts are resolved to the satisfaction of Council and the overall objectives of the applicable NCP are not compromised.
2. RM-19 Zone, may be considered in areas designated by the OCP as Multiple Residential in proximity to city centre, town centres and neighbourhood centres, and in areas designated as Urban if permitted by an applicable NCP.
3. Rezoning to the small lot zones should be subject to normal planning and design considerations including compatible transitions between different land uses and developments of different densities, adequacy and proximity of community recreational and social amenities, adequacy of engineering services and conformance with growth management policies of the OCP.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

4. The general intent is that there will be a gradation of land use intensity. The small lot development proposals that do not meet this intent may be considered if they are small-scale, self-contained and have minimal impacts on the neighbourhood.
5. The provision of small lot housing through comprehensive site planning is encouraged, provided that the objectives reflected in the OCP policies and any applicable NCP are not compromised. In an established neighbourhood the small lot housing development should be incrementally implemented in small scale, or in a substantially large site so as to provide an adequate buffer and transition to reduce impacts.
6. The length of a block in small lot developments should be approximately 100 to 150 metres (330 to 500 ft.) to facilitate convenient traffic movement and dispersal and provide shorter walking distances.
7. Comprehensive building schemes, registered against title under Section 220 of the Land Title Act, are required for the RF-12, RF-9, and RF-SD Zones to consider design compatibility within the development and with adjacent development. In particular, roof slopes and shape should be designed to minimize massing impacts and maximize daylight penetration in side yards. Roof slopes of 8:12 or of a steeper pitch are considered appropriate for this purpose.
8. Development permits are required for developments in the RM-19 Zone.

B. Specific Policy Guidelines

RF-12 Zone

1. This zone may be considered compatible adjacent to 15-metre (50 ft.) wide RF lots. The Infill Policy of Council may be applied when the adjacent RF lots are wider than 15 metres (50 ft.). Within infill situations, this zone can be considered if the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use, and adequate public support is demonstrated through a public planning process based on a comprehensive plan.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 800 metres (1/2 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

(such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

3. Access may be provided from the front, except that when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.

RF-9 Zone

1. This zone may be considered compatible adjacent to RF-12 lots, but not compatible with abutting or adjacent RF lots except in infill areas where a public planning process demonstrates public support based on a comprehensive plan and the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

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3. Access should be provided from rear lanes. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.

RF-SD Zone

1. This zone is considered compatible adjacent to RF-12 and RF-9 lots if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to RF-12 or RF-9 Zones. It may also be considered compatible adjacent to RF lots which are at least 18 metres (60 ft.) wide provided that the development is proposed to be small-scale, to be implemented on an incremental basis and design compatibility issues are addressed. In infill situations, rezonings to RF-SD should proceed on the basis of incremental neighbourhood change to reduce impacts, and provided that adequate public support is demonstrated through a public planning process for rezonings based on a comprehensive plan.
2. Access may be provided from the front, except when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.
3. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

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RM-19 Zone

1. This zone may be considered compatible with the RF-9 and RF-SD Zones if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to these zones. It may also be considered compatible adjacent to RF and RF-12 Zones provided that the interface and transition issues are resolved, and it is permitted under the applicable NCP.
2. This zone may be considered in Multiple Residential designated areas in the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate in Multiple Residential areas adjacent to townhouses in the Urban areas if interface issues and community impacts are addressed.
3. Access to each individual unit should be provided from a rear lane. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.
4. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

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