

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0273-00

Planning Report Date: September 27, 2021

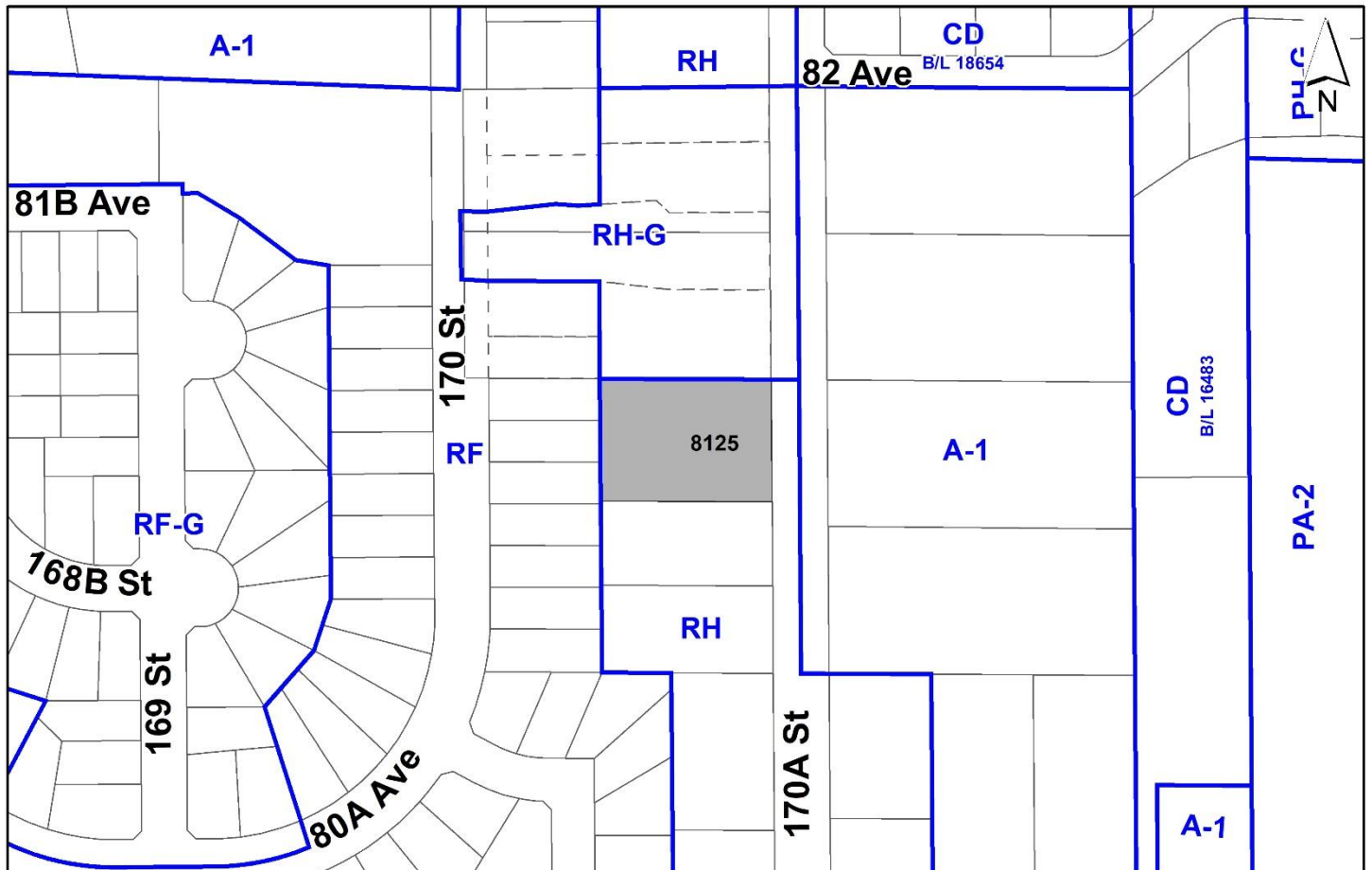
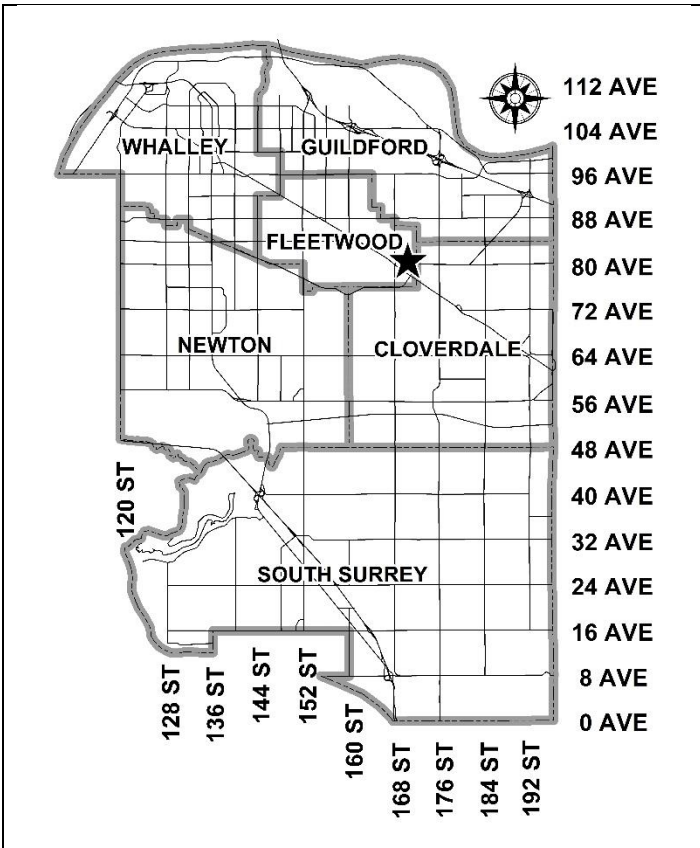
**PROPOSAL:**

- **Rezoning** from RH to RQ
- **Development Variance Permit** to allow subdivision from one to two lots.

**LOCATION:** 8125 - 170A Street

**ZONING:** RH

**OCP DESIGNATION:** Suburban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum lot width requirements of the Quarter Acre Residential Zone (RQ) from 24 metres to 22 metres in order to subdivide into two suburban lots.

## RATIONALE OF RECOMMENDATION

- The proposed RQ lots comply with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed lots are larger than the minimum lot area required in the RQ Zone and provide a complementary transition between the half acre lots to the south and the future half acre gross density lots to the north (recently approved under Development Application No. 7915-0181-00 – still awaiting subdivision plan registration).
- The proposed density and building form are appropriate for this part of Fleetwood. The proposed development is consistent with the suburban character of the neighbourhood along 170A Street.
- City staff are currently in the process of developing an updated comprehensive plan for the Fleetwood community that reflects the extension of the SkyTrain along Fraser Highway to Langley. In the future, it is anticipated that this area may be redesignated for Urban Residential uses. The proposed development is considered an appropriate use in the interim, as it does not preclude future longer term urban development opportunities, and is consistent with the surrounding context, including new suburban homes immediately north and south.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0273-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 22 metres for proposed Lots 1 & 2;
3. 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; 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	.27 hectare lot with a Single Family Dwelling which is to be demolished.	Suburban	RH
North:	Partially demolished single family dwelling on lot under Development Application No. 7915-0181-00 (recently approved).	Suburban	RH-G

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 170A Street):	Single Family Dwelling on agricultural-zoned lot.	Suburban	A-1
South:	Single Family Dwelling on a half-acre lot.	Suburban	RH
West:	Single Family Dwellings on urban residential lots.	Urban	RF

### Context & Background

- The subject site is 2,715 square metres in size and is located at 8125 170A Street in Fleetwood. It is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "Half Acre Residential Zone (RH)". An existing single family dwelling on the property is proposed for demolition.
- The subject site was created under Development Application No. 7902-0374-00 which received Final Adoption on October 27, 2003.
- The applicant proposes a rezoning from RH to "Quarter Acre Residential Zone (RQ)" to permit two residential lots (Lots 1 and 2). A Development Variance Permit to reduce the lot widths of proposed Lots 1 and 2 from 24 metres to 22 metres is also proposed. The proposed variance is anticipated to have minimal impact on the streetscape.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The proposed lot sizes range in size from 1,355 square metres to 1,358 square metres, which are smaller than the half acre lots to the south, which range in size from 1,859 square metres to 1,934 square metres but are larger than two of the three future half-acre gross density lots to the north under Development Application No. 7915-0181-00, which range in size from 1,266 square metres to 2,016 square metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,715 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
<b>Number of Lots:</b>	2 suburban lots
<b>Unit Density:</b>	7.4 uph
<b>Range of Lot Sizes</b>	1,355 square metres – 1,358 square metres
<b>Range of Lot Widths</b>	22 m
<b>Range of Lot Depths</b>	61.6 m

## 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Coast Meridian Elementary School  
1 Secondary student at North Surrey Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August or September 2022.

Parks, Recreation & Culture: Parks staff have no concerns about this project.

## Transportation Considerations

- There are no additional road dedication requirements.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy. The proposal complies with the RGS designation.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Suburban" designation in the Official Community Plan (OCP) with a proposed unit density of 7.4 dwellings per hectare. The "Suburban" designation is intended to support low-density residential uses, in keeping with a suburban neighbourhood character.

### Themes/Policies

- The proposal is consistent with the following OCP 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. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.
- City staff are currently in the process of developing an updated comprehensive plan for the Fleetwood community that reflects the extension of the SkyTrain along Fraser Highway to Langley. In the future, it is anticipated that this area may be redesignated for Urban Residential uses. The proposed development is considered an appropriate use in the interim, as it does not preclude future longer term urban development opportunities, and is consistent with the surrounding context, including new suburban homes immediately north and south.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", and parking requirements.

<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	10 units per hectare	7.4 units per hectare
<b>Lot Size</b>		
Lot Size:	930 square metres	1,355 – 1,358 square metres
Lot Width:	24 metres	22 metres*
Lot Depth:	30 metres	61.6 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3 per lot	3 per lot

\* Variance requested

### Lot Width Variance

- The applicant is requesting the following variances:
  - The applicant is proposing to reduce the minimum lot width requirements of the Quarter Acre Residential Zone (RQ) from 24 metres to 22 metres in order to subdivide into two suburban residential lots.
- Proposed Lots 1 and 2 exceed the minimum lot depth and lot area requirements of the RQ Zone. Proposed Lots 1 and 2 have a lot depth of 61.6 metres and an average lot area of 1,357 square metres.
- The proposed lot width variance for proposed Lots 1 and 2 is anticipated to have minimal impact on the streetscape.

- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The proposed lots will be regulated by the building design guidelines previously registered under Development Application No. 7902-0374-00 and a modification to the existing building scheme will be registered to address the roof pitch, covered parking, and roofing materials
- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant proposed a modification of the existing building design guidelines in order to meet modern standards.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated January 29, 2020, 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 (\$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 October 23, 2019, and the Development Proposal Signs were installed on April 27, 2020. Staff received no responses from neighbouring property owners.
- The subject development application was referred to the Fleetwood Community Association for its review. Staff did not receive a response from the association.
- Pre-notification letters were re-sent on June 19, 2021, as it has been more than a year and a half since the first pre-notification. Staff received no responses from neighbouring property owners nor the Fleetwood Community Association.

## TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Magnolia	2	2	0
Maple	3	3	0
Oak	2	0	2
<b>Coniferous Trees</b>			
Deodar Cedar	1	0	1
Douglas Fir	1	0	1
Leyland Cypress	1	0	1
Norway Spruce	3	2	1
Western Red Cedar	17	15	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>30</b>	<b>22</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Program</b>		<b>\$15,200</b>	

- The Arborist Assessment states that there are a total of 30 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 8 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 2 to 1 replacement ratio for all other trees. This will require a total of 44 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of 38 replacement trees will require a cash-in-lieu payment of \$15,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained on the site with a contribution of \$15,200 to the Green City Program. Total tree retention and removal numbers may be subject to change prior to Final Adoption. Council will be apprised of finalized tree retention numbers at Final Adoption.

### INFORMATION ATTACHED TO THIS REPORT

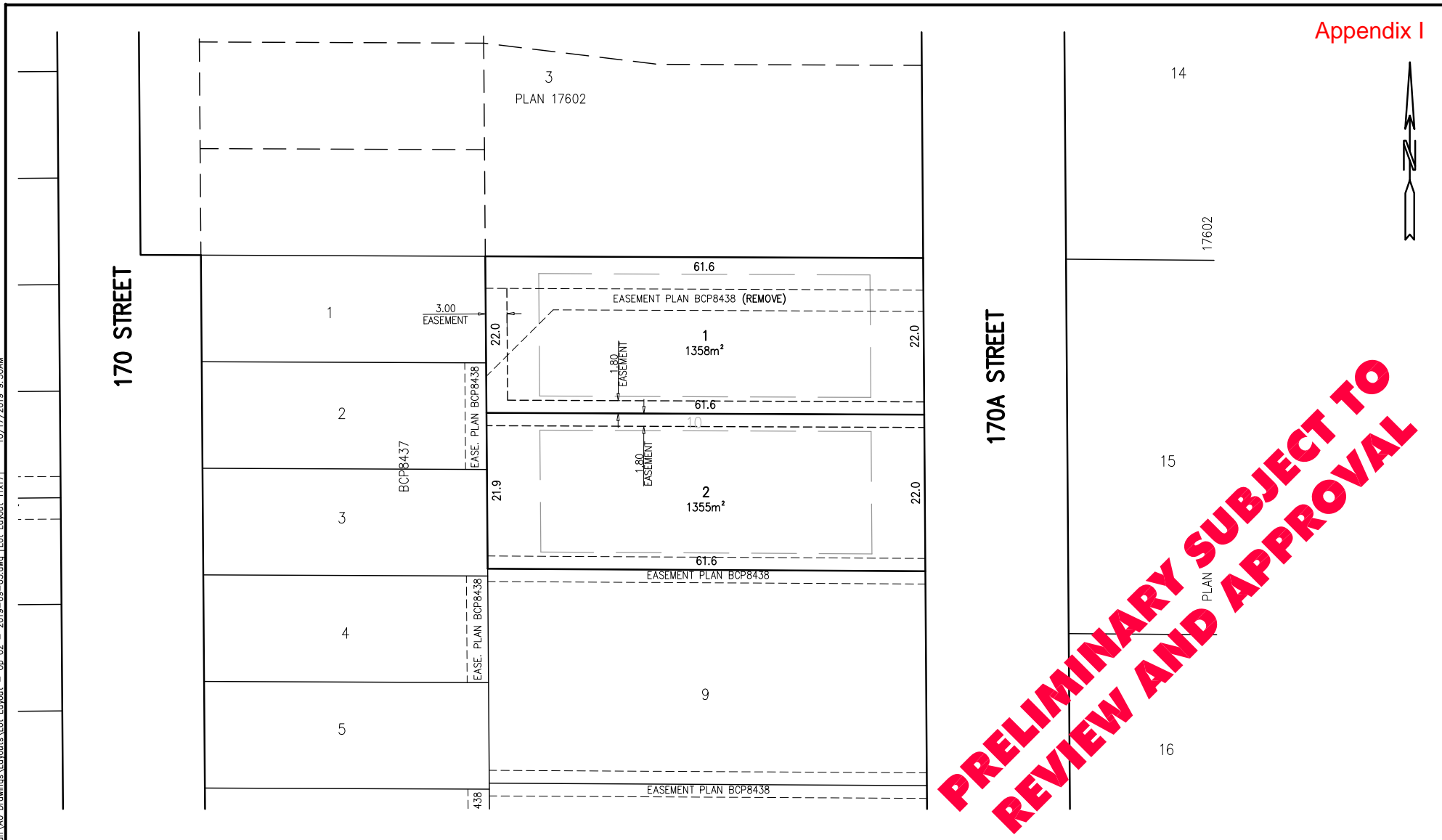
The following information is attached to this Report:

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.	Development Variance Permit No. 7919-0273-00

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

DQ/cm



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

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CLIENT:	PROJECT: 8125 - 170A STREET		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	19027	DATE:	SEP 2019
LEGAL:	LOT 10 SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP8437		SCALE: 1:500
MUNICIPAL PROJECT No:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

**Hub Engineering Inc.** Member PACIFIC LAND GROUP

Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 19, 2021** PROJECT FILE: **7819-0273-00**

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RE: **Engineering Requirements  
Location: 8125 170A Street**

**REZONE/SUBDIVISION**

***Works and Services***

- Install the asphalt overlay and upgrade the streetlighting along 170A Street.
- Construct 6.0m concrete driveway letdowns to each lot.
- Construct onsite stormwater management features per the Fleetwood Greenway North Creek Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connections to each lot.
- Secure necessary offsite approvals to allow for the private easement relocations proposed.
- Register applicable legal documents as determined through detailed design.

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

**DEVELOPMENT VARIANCE PERMIT**

There are no additional engineering requirements relative to issuance of the Development Variance Permit beyond those mentioned above.



Jeff Pang, P.Eng.  
Development Engineer

CE4



Planning November 28, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0273 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

September 2019 Enrolment/School Capacity

<b>Coast Meridian Elementary</b>	
Enrolment (K/1-7):	30 K + 261
Operating Capacity (K/1-7)	76 K + 233
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1447
Capacity (8-12):	1175

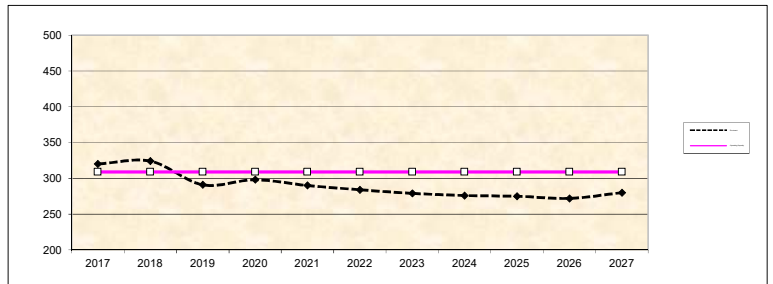
**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

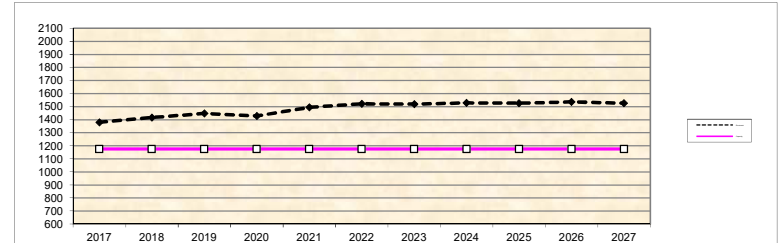
Coast Meridian Elementary is operating at 93% capacity and its projected enrollment is to start to slowly decline over the next 10 years. New higher housing counts anticipated to come to support the Skytrain have not been included in these projections. Once the amendment to the Fleetwood plan has been adopted, then the District will include the impact. With that said, it is expected that the higher new densities in the catchment will be significant enough over time to counter act the decline and start to indicate a growth trend.

North Surrey Secondary is currently operating at 115% and is projected to grow to 124% over 10 years. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2020/2021 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

**Coast Meridian Elementary**



**North Surrey 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: 8125 170A Street, Surrey

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

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
<b>Protected Trees to be Removed</b>	22
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	8
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)  <math>0 \times \text{one (1)} = 0</math></li> <li>- All other species to be removed (2:1)  <math>22 \times \text{two (2)} = 44</math></li> </ul>	44
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	38
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	-

Off-Site Trees	Number of Trees
<b>Protected Trees Identified</b>	1
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)  <math>NA \times \text{one (1)} = 0</math></li> <li>- All other species to be removed (2:1)  <math>0 \times \text{two (2)} = 0</math></li> </ul>	0
<b>Replacement Trees Proposed</b>	N/A
<b>Replacement Trees in Deficit</b>	N/A

Summary, report and plan prepared and submitted by:



July 7, 2021

\_\_\_\_\_  
(Signature of Arborist)\_\_\_\_\_  
Date

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0273-00

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: 025-812-009  
Lot 10 Section 30 Township 8 New Westminster District Plan BCP8437  
8125 - 170A 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 addresses changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K Subdivision of Part 15C “Quarter Acre Residential Zone (RQ)” the minimum lot width is reduced from 24.0 metres to 22.0 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 .

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Mayor – Doug McCallum

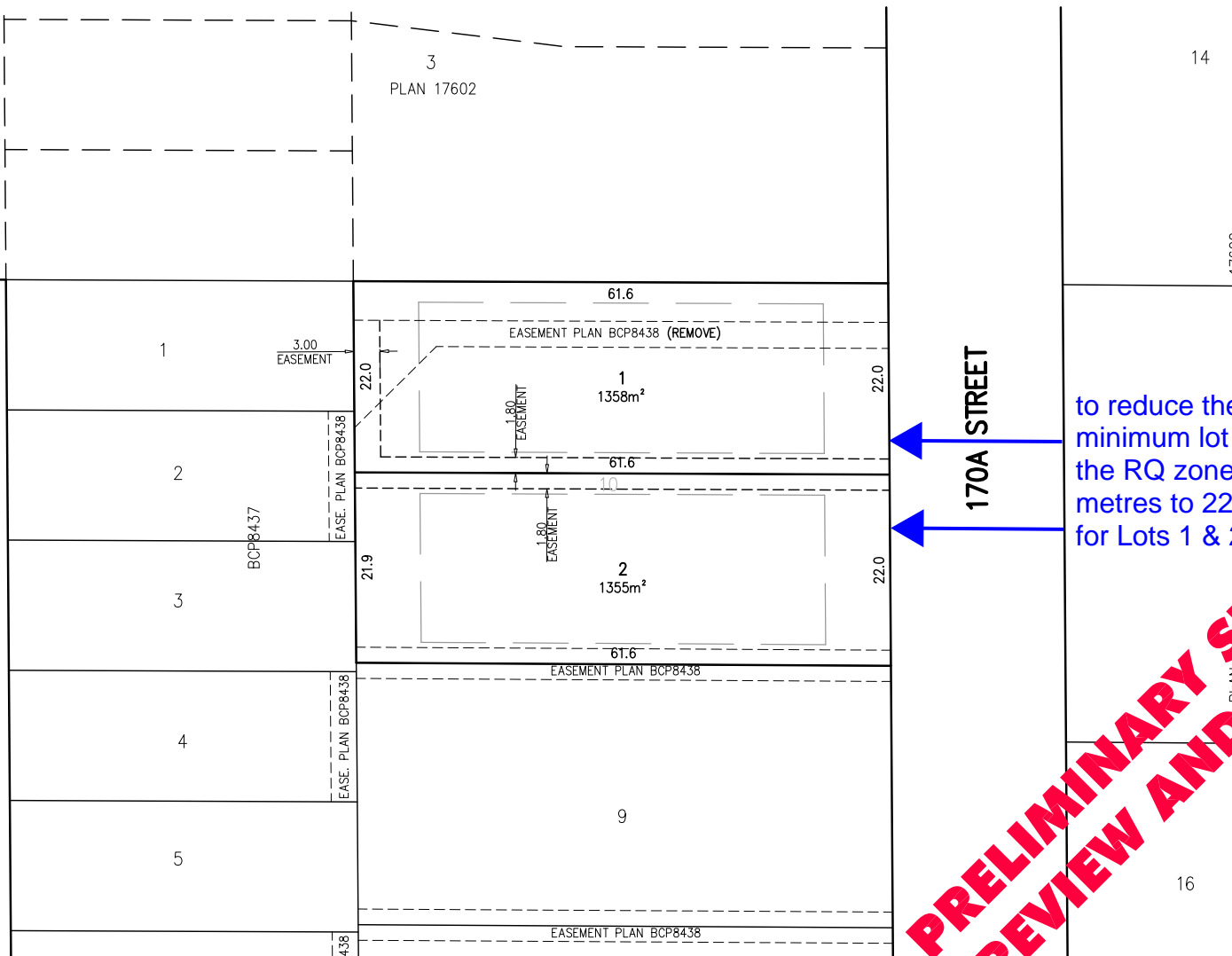
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City Clerk – Jennifer Ficocelli



170 STREET

170A STREET



to reduce the required minimum lot width of the RQ zone from 24 metres to 22 metres for Lots 1 & 2

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

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**Hub Engineering Inc.**  
Engineering and Development Consultants



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