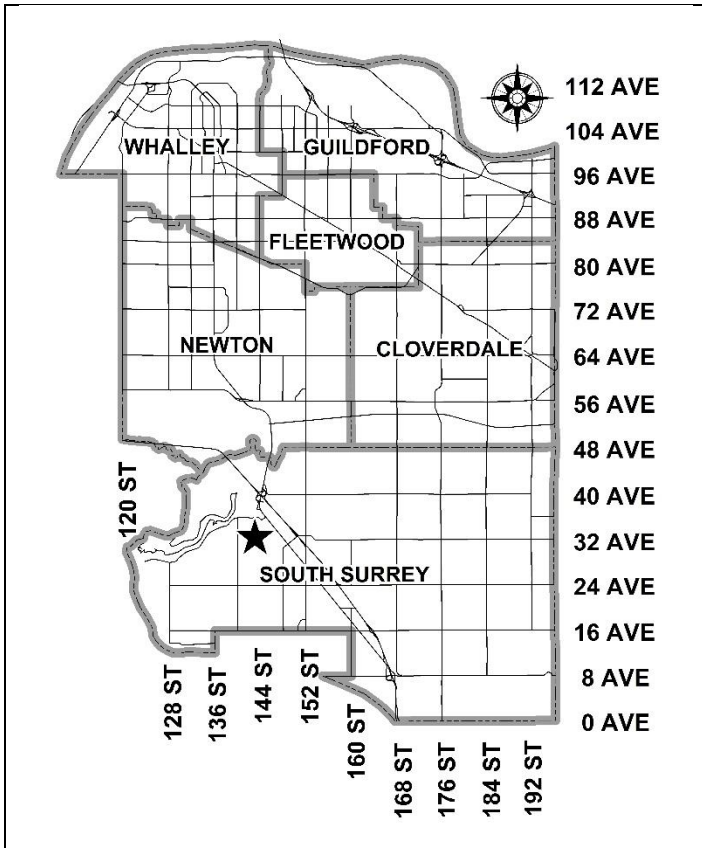


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0304-00

Planning Report Date: July 27, 2020



**PROPOSAL:**

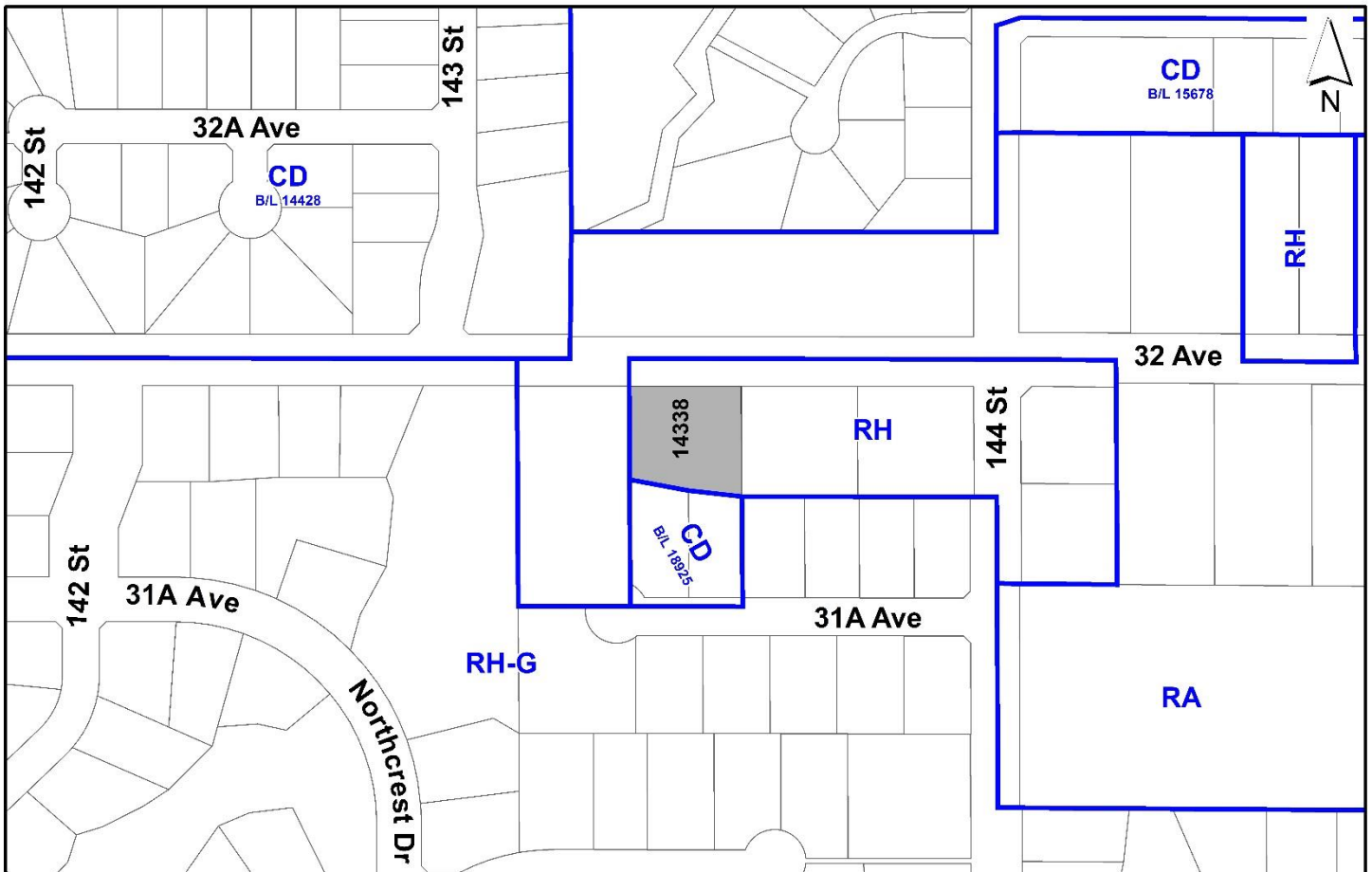
- **OCP Amendment** to remove the property from the Suburban Density Exception Area
  - **Rezoning** from RH to CD
- to allow subdivision into two single family lots.

**LOCATION:** 14338 – 32 Avenue

**ZONING:** RH

**OCP DESIGNATION:** Suburban

**DESIGNATION:** Half-Acre Gross Density



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to remove the property from the Suburban Density Exception Area.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "Half-Acre Gross Density" designation in the Central Semiahmoo Peninsula Local Area Plan.
- The subject site is located within a "Suburban Density Exception Area", which has a maximum unit density of 5 units per hectare [2 units per acre]. Although the proposal has a higher unit density than is permitted in the Exception Area at 7 units per hectare [2.86 units per acre], the lot dimensions and areas are consistent with neighbouring lots.
- The proposed Comprehensive Development (CD) zoned lots are consistent with the lots approved under Development Applications 7912-0077-00 and 7916-0187-00 located immediately to the east and south of the subject property.
- The applicant proposes to provide 15% cash-in-lieu of open space for the two proposed gross density, CD-zoned lots.
- Due to the proposed Official Community Plan Amendment to remove the property from the "Suburban Density Exception Area", the project is subject to the City's Community Amenity Contribution (CAC) program as a Tier 2 proposal. In this regard, the applicant has agreed to pay a contribution equal to 75% of the lift in value for the land.
- The applicant has demonstrated community support for the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 5: General Land Use Designations for the subject site to remove it from the "Suburban Density Exception Area", and a date for Public Hearing be set.
2. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" (By-law No. 12000), and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
  - (f) the applicant address the deficit in tree replacement; and
  - (g) the applicant provide cash in lieu of 15% open space associated with the two proposed gross density type lots.
  - (h) The applicant provide a contribution in the amount of 75% of the lift in value of the land to satisfy the City's Community Amenity Contribution requirements.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban/ Half-Acre Gross Density	RH
North (Across 32 Avenue):	Single family dwelling	Suburban/ Half-Acre Gross Density	RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Single family dwelling	Suburban/ Half-Acre Gross Density	RH
South:	Single family dwelling	Suburban/ Half-Acre Gross Density	CD Zone (By-law No. 18925)
West:	Single family dwelling	Suburban/ Half-Acre Gross Density	RA

### Context & Background

- The subject property is approximately 2,321 square metres in size. This property is designated "Suburban" in the Official Community Plan (OCP); located within the "Suburban Density Exception Area"; designated "Half-Acre Gross Density" in the Central Semiahmoo Local Area Plan; and zoned "Half-Acre Residential Zone (RH)".
- The property was created under Development Application 7916-0187-00, which subdivided and rezoned the northern portion of the site into one RH lot (subject site, 14338 – 32 Avenue) and the southern portion into two CD Zoned lots, based on the RH-G Zone.
- The applicant is proposing to mirror the two lots to the south and create two CD-zoned lots based on the RH-G Zone (Appendix I). Both lots will gain access off 32 Avenue.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to remove the subject site from the "Suburban Density Exception Area" in order to rezone from "Half-Acre Residential (RH)" to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)"), to allow subdivision into two single family lots.
- The proposed CD Zone is based on the "Half-Acre Residential Gross Density Zone (RH-G)". Both CD-zoned lots will front 32 Avenue and will be approximately 1,160 square metres in area. The proposed lots correspond to the minimum lot depth and area requirements of the "Half-Acre Residential Gross Density Zone (RH-G)". The widths of the proposed CD lots are approximately 24 metres and 26 metres respectively.
- The proposed CD-zoned lots are consistent with the size of the CD Zoned (By-law No. 18925) lots recently approved to the south of the subject site as part of Development Application No. 7916-0187-00, and the RH-G lots approved under Development Application No. 7912-0077-00.
- To meet the open space requirements associated with the two gross density type lots, the application proposes to provide 15% cash-in-lieu.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,321 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	2,321 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	2.86 u.p.a. (7 u.p.h.)
<b>Range of Lot Sizes</b>	1,160 square metres
<b>Range of Lot Widths</b>	24 metres to 26 metres
<b>Range of Lot Depths</b>	42 metres to 49 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 provided the following projections for the number of students from this development:

1 Elementary student at Semiahmoo Trail Elementary School  
1 Secondary student at Elgin Park Secondary School

(Appendix III)

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is located in the Suburban Density Exception Area of the Official Community Plan. Lands within the Density Exception Area are limited to unit densities of 5 units per hectare (2 u.p.a.). the proposed development proposes a unit density of 7 units per hectare (2.86 u.p.a.).

#### Amendment Rationale

- While the proposed development does not meet the unit densities specified in the OCP for Suburban Density Exception Areas, the proposed lot sizes meet the intent of the OCP, which is to retain low-density residential uses in keeping with a suburban neighbourhood character.
- The proposed lot sizes for Lots A and B are complementary to existing lot sizes to the south and southeast to the subject property.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## Secondary Plans

### Land Use Designation

- The subject site is designated "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Secondary Plan. The proposed CD Zone, based on the RH-G Zone, complies with this designation.

### CD By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", based on the "Half-Acre Residential Gross Density Zone (RH-G)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed subdivision on the subject site. The proposed CD By-law identifies appropriate uses, densities, and setbacks for the property.
- The CD By-law will have provisions based on the "Half-Acre Residential Gross Density Zone (RH-G)", with changes to the permitted unit density and lot width.
- A comparison of the RH-G Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RH-G Zone (Part 15)	Proposed CD Zone
<b>Unit Density:</b>	5 dwelling units per hectare (2 u.p.a.)	7 units per hectare (2.86 u.p.a.)
Lot Size:	1,120 square metres *Permissible reduction for up to 50% of the <i>lots</i> within a plan of subdivision where 15% or more of the lands subdivided are set aside as <i>open space</i> pursuant to Section D.2.(a) of this Zone	1,160 square metres *15% Cash in Lieu for <i>Open Space</i> to be provided by the applicant.
Lot Width:	<ul style="list-style-type: none"> <li>• 30 metres for Regular Standard Lots; and</li> <li>• 24 metres for 50% of lots within a subdivision</li> </ul>	24 metres

- The CD Zone proposes a unit density of 7 dwelling units per hectare (2.86 u.p.a.), which is greater than that permitted in the RH-G Zone.

- The proposed CD Zone is consistent with the RH-G zoning on the lots created as part of Development Application No. 7916-0187-00 and 7912-0077-00, located immediately south and southeast of the subject property. The proposed CD Zone is consistent in density, FAR, and lot size, width, and depth. Future dwellings built on proposed Lots A and B will be consistent with those built under those Development Applications.
- The proposed CD Zone will not reduce the maximum floor area below that permitted under the RH-G Zone, and secondary suites will be permitted under the proposed CD Zone, given that they are permitted in all single family residential zones.
- The proposed CD Zone corresponds to all other provisions of the existing RH-G Zone, including lot coverage, Setbacks, and Building Height.

#### Lot Grading and Building Scheme

- The existing Building Scheme, that was registered on the title of the subject property as part of the completion of Development Application No. 7916-0187-00, will remain on title and be applicable to any future houses that are being constructed. The design of the homes will be consistent with newer homes built in the surrounding area.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated January 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 (per unit amount) and Tier 2 Capital Plan Project CACs for the proposed density that exceeds what is permitted under the current the OCP designation for properties within the Suburban Density Exception Area.
- To meet the requirements of Density Bonus Policy O-54, the applicant will be required to confirm an appropriate Community Amenity Contribution as a Tier 2 proposal. The agreed upon amount will be provided to Council prior to the Public Hearing meeting, should the subject proposal be supported by Council to proceed for consideration.

## 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 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 lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 10, 2019, and the Development Proposal Signs were installed on May 5, 2020. Staff has received no responses from the Pre-notification letters.

## TREES

- Russ Vankoughnett, 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Plum	1	1	0
Vine Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	27	16	11
Pine	4	0	4
Zebrina Cedar	2	2	0
Western Red Cedar	5	3	2
<b>Total</b>	<b>40</b>	<b>23</b>	<b>17</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>23</b>	
<b>Contribution to the Green City Program</b>		<b>\$16,000</b>	



- The Arborist Assessment states that there is a total of 40 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 17 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 at a 2 to 1 replacement ratio for all of the trees on the site. This will require a total of 46 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 40 replacement trees will require a cash-in-lieu payment of \$16,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site with a contribution of \$16,000 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
Appendix V.	Preservation OCP Redesignation Map

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/cm

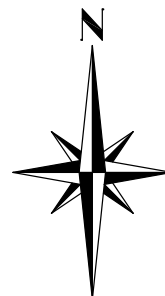
# PRELIMINARY SUBDIVISION PLAN OF LOT 1 SECTION 21 TOWNSHIP 1 NWD PLAN EPP68682



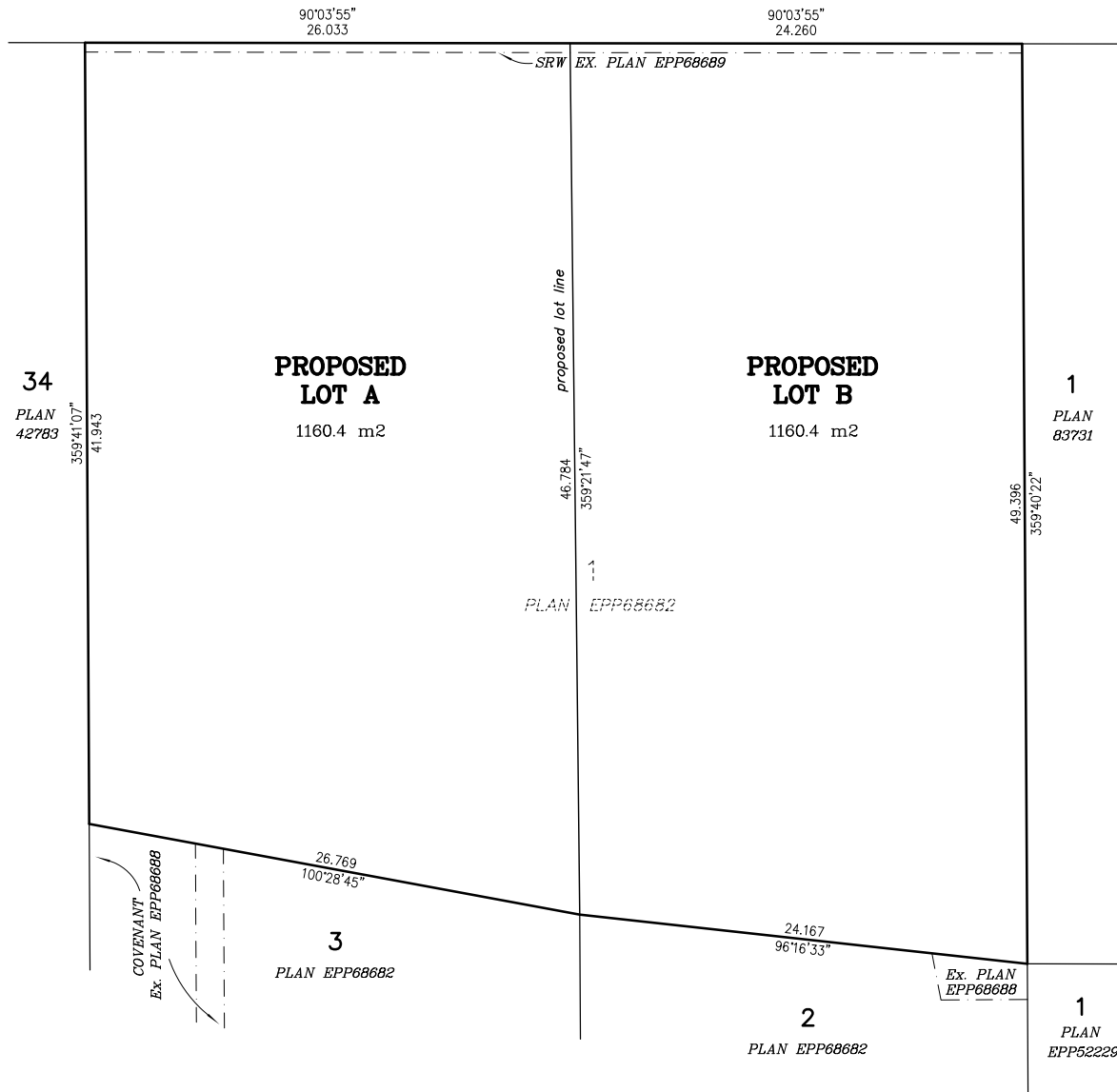
All Distances are in Metres.  
The intended plot size of this plan is  
280mm in width by 432mm in height  
(B size) when plotted at a scale of 1:250

CIVIC ADDRESS

14338 32nd AVENUE  
SURREY, B.C.  
P.I.D. 030-547-857



32nd AVENUE



**NOTES:**

- 1) Lot dimensions are derived from field survey.
- 2) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 3) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS19154\_PS1

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

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

DATE: **June 9, 2020** PROJECT FILE: **7819-0304-00**

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RE: **Engineering Requirements  
Location: 14338 32 Avenue**

### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment except for the requirements listed below.

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*


- There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

#### *Works and Services*

The following works are required for the proposed rezone and subdivision:

- Install asphalt overlay on 32 Avenue if not completed by project 7816-0187-00.
- Construct 6.0m wide concrete letdowns for both proposed lots. The driveways are required to be paired.
- Confirm adequacy of the existing storm drainage system to service the proposed lots; upgrade the system if required.
- Provide onsite sustainable drainage works as required in the Elgin, Barbara, and Anderson Creeks Integrate Stormwater Management Plan.
- Construct storm, sanitary and water service connections to service the proposed lots. The existing service connections may be retained, if desired.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Development Services Manager

IK1



Planning

February 13, 2020

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0304 00

**SUMMARY**

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

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

Elementary Students:	1
Secondary Students:	1

**September 2019 Enrolment/School Capacity**

<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	42 K + 339
Operating Capacity (K/1-7)	19 K + 256
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1319
Capacity (8-12):	1200

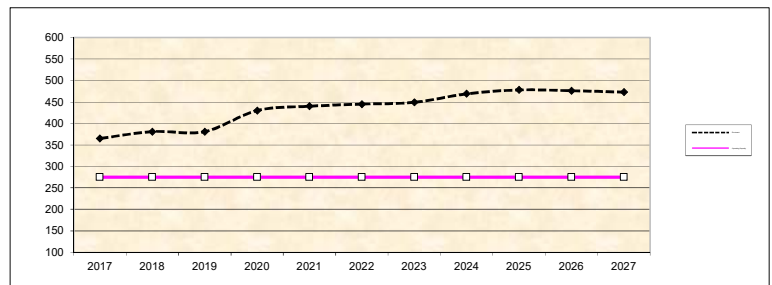
**School Enrolment Projections and Planning Update:**

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

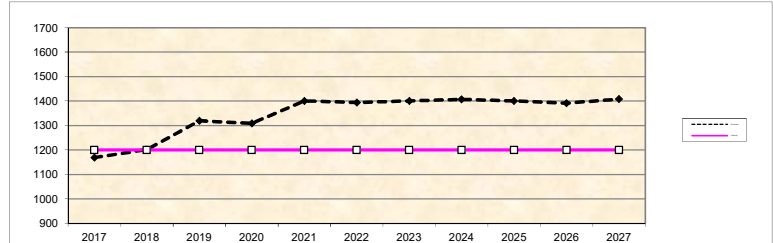
As of September 2019, Semiahmoo Trail Elementary is operating at 136% capacity. The 10 year projections show continued modest growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula. As part of the District's Five Year Capital Plan request, the district is requesting an 8 classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education has yet to approve funding for this project request. Future growth will be accommodated in portables until the District receives the funding to construct the addition.

A new 1500 capacity high school, Grandview Heights Secondary, is scheduled to open September 2021 which will relieve some of the secondary enrolment pressure at Semiahmoo and Earl Marriott. As of September 2019, Semiahmoo Trail will now feed Elgin Park as opposed to Semiahmoo Secondary. This changed is a phased move which means that new families in the neighbourhood will attend Elgin Park and not Semiahmoo. This was done to reduce enrolment pressure at Semiahmoo.

**Semiahmoo Trail Elementary**



**Elgin 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.

Surrey Project No:

Address: 14338 32 Ave, 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)	40
<b>Protected Trees to be Removed</b>	23
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	17
<b>Total Replacement Trees Required:</b>	46
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	
- All other species to be removed (2:1) <u>23</u> X two (2) = 46	
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	40
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0

Off-Site Trees	Number of Trees
<b>Protected Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>	0
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	
- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:

**Tree Planning of Development  
at  
14338 32 Avenue  
TREES ON PLAN**

**Date: February 10, 2020**

**Notes**

10-743 is dead

