

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0360-00

Planning Report Date: April 6, 2020

PROPOSAL:

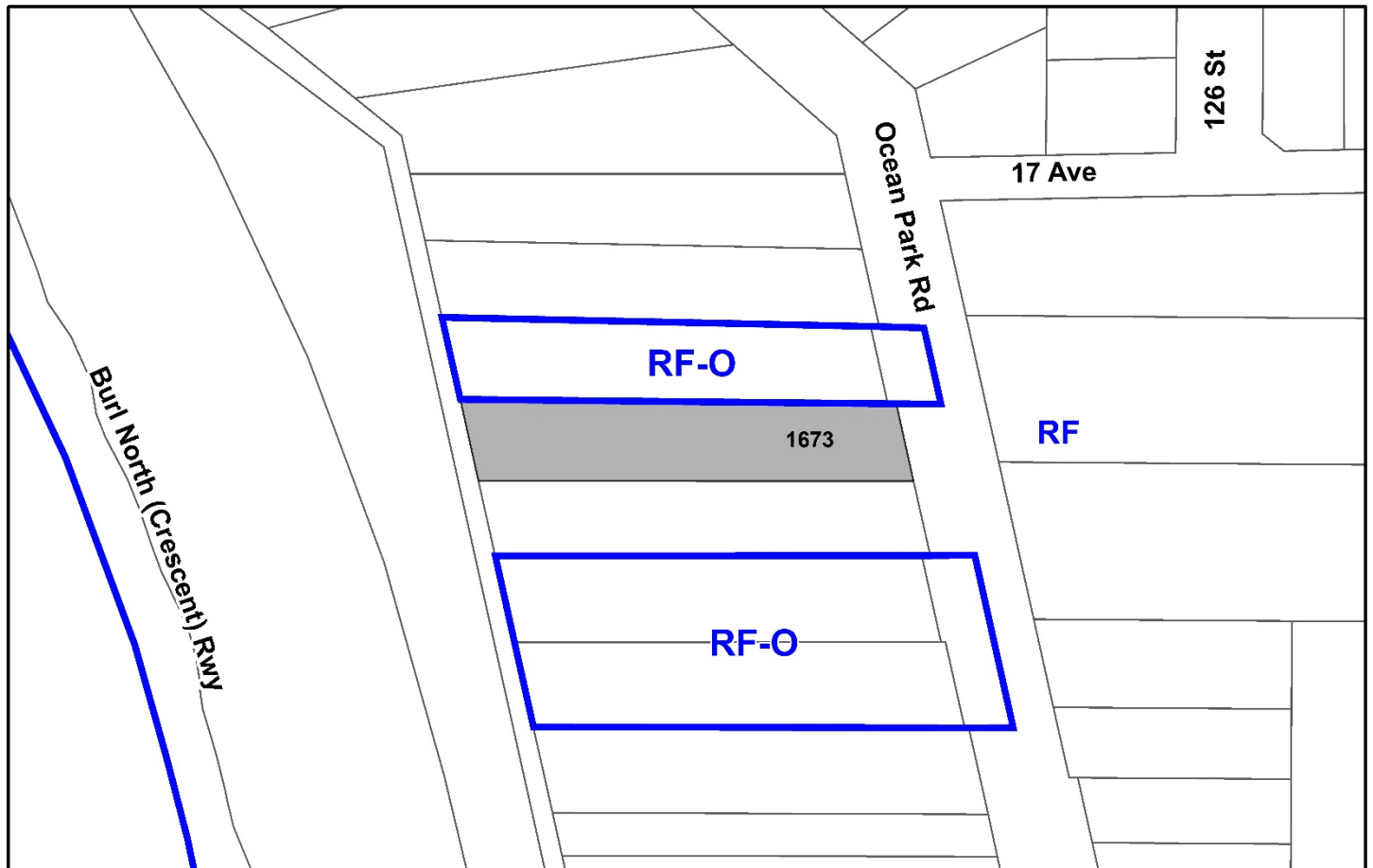
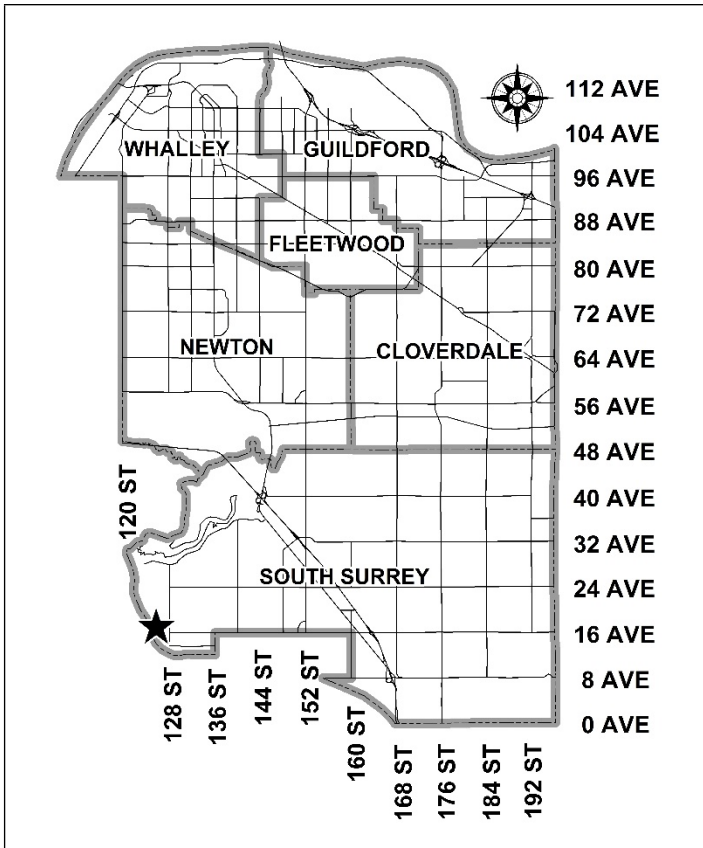
- **Rezoning** from RF to RF-O
- **Development Permit** for Hazard Lands (Steep Slopes)

to permit the development of a new single family dwelling.

LOCATION: 1673 - Ocean Park Road

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed development complies with the intent of the "Single Family Residential Oceanfront Zone (RF-O)".
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0360-00 for Hazard Lands (Steep Slopes) generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
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 road dedication plan 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) registration of a Section 219 Restrictive Covenant requiring the owner to develop the site in accordance with the conditions in the Geotechnical Report; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North:	Single Family Dwelling	Urban	RF-O
East (Across Ocean Park Road):	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	An unconstructed lane, a vacant parcel, and railway lands	Urban	RF

Context & Background

- The subject property is located on the west side of Ocean Park Road, north of 16 Avenue, overlooking Boundary Bay in South Surrey. To the rear of the subject property is a vacant parcel and the BNSF rail line at the bottom of a steep bluff.
- The property is designated "Urban" in the Official Community Plan (OCP).
- The property is currently zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" to permit construction of a single family dwelling.
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot located such that no residential lots exist between the subject property and the ocean water front;
 - The subject property is 18.5 metres wide, 100.53 metres deep, has a total area of 1,846 square metres, and meets the minimum required lot dimensions of the RF-O Zone; and
 - The proposed floor area for the new dwelling is within the maximum floor area ratio (FAR) of 0.32 and the permitted lot coverage of 25%.
- The RF Zone limits the maximum floor area for a single family dwelling to 465 square metres and a lot coverage of 18%. Therefore, the applicant is proposing to rezone the site to RF-O to permit construction of a larger dwelling with a floor area of 579 square metres and lot coverage of 24.97%.

	Proposed
Lot Area	
Gross Site Area:	1846 square metres
Road Dedication:	1.932 metres (35.49 square metres)
Undevelopable Area:	n/a
Net Site Area:	1810.51 square metres
Number of Lots:	1
Unit Density:	Not applicable to the RF-O Zone
Floor Area Ratio (FAR):	0.32
Lot Size	1810.51 square metres (net)
Lot Width	18.5 metres
Lot Depth	100.53 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 student at Ocean Cliff Elementary School
0 students at Elgin Park Secondary School

(Appendix III)

The applicant has advised that the dwelling in this project is expected to be constructed and ready for occupancy by spring 2021.

Parks, Recreation & Culture: Parks have no objection to the proposed development.

Transportation Considerations

- The site will be accessed from a driveway off Ocean Park Road. A new driveway will be constructed in the approximate location of the existing driveway.
- The applicant is required to dedicate 1.942 metres of road allowance along the Ocean Park Road frontage.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS**Regional Growth Strategy**

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy.

Official Community PlanLand Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan. The subject site is not located in a Secondary Plan Area.

Zoning Bylaw

- The applicant proposes to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Single Family Residential Oceanfront Zone (RF-O)" and parking requirements.

RF-O Zone (Part 15B)	Permitted and/or Required	Proposed
Floor Area Ratio	0.32	0.32
Yards and Setbacks		
Front Yard (East):	10 m.	50.85 m.
Side Yard (North):	1.8 m.	1.8 m.
Side Yard (South):	1.8 m.	1.8 m.
Rear (West):	10 m.	10 m.
Lot Size		
Lot Size:	1000 sq. m.	1810.51 sq. m.
Lot Width:	20 m.	18.5 m. (10% reduction)
Lot Depth:	45 m.	100.53 m.
Parking (Part 5)	Required	Proposed
Number of Spaces	3	6

- The width of subject lot is 18.5 metres, which is 1.5 m less than the required lot width for the proposed RF-O Zone. However, the lot depth and lot area are substantially larger than the minimum requirements of the RF-O Zone and the proposal otherwise meets the intent of the RF-O Zone. The Approving Officer has deemed it appropriate to utilize the provision under Part 4, E.21(g) of the Zoning Bylaw to allow a 10% reduction in Lot Width for the subject property.

Lot Grading

- A preliminary lot grading plan, submitted by WSP Canada Inc. and dated January 22, 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 5, 2020 and the Development Proposal Sign was installed on January 20, 2020. Staff received three (3) responses from area residents asking general questions about the proposal, such as building setbacks and tree protection measures. There were no objections to the proposal.

- One area resident inquired about the siting of the new dwelling and expressed concern about the proximity to the bluffs:

(The minimum rear yard setback of the RF-O Zone is 10 metres, which exceeds the 7.5 metre rear yard setback of the existing RF Zone. The new dwelling is proposed to be situated 10 metres from the rear property line and approximately 30 metres from the top of slope, well away from the bluff located to the west of the subject property. No trees or vegetation will be removed in the rear yard or off-site to the rear of the subject property.)

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 is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site is flat with a gradual slope down from east to west. The site is situated at the top of a steep bluff above Boundary Bay to the west. There is a 15 metre geotechnical setback line from the top of slope. This setback line falls outside of the subject property in an unconstructed lane allowance, to the rear of the property. The proposed new house will be setback 10 metres from the west (rear) property line and approximately 30 metres from the top of slope.
- A geotechnical report, prepared by Rajinder Bains, *P. Eng.*, of Western Geotechnical Consultants Ltd. and dated February 28, 2020, was peer reviewed by Tegbil Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development of the site and proposes recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- 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

- Corey Plester, ISA Certified Arborist of Mike Fadum and 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 and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	2	2	0
Coniferous Trees			
Douglas-fir	5	4	1
Fir, Grand	1	0	1
Western Red Cedar	10	4	6
Total (excluding Alder and Cottonwood Trees)	18	10	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		8	
Contribution to the Green City Program		\$8,000	

- The Arborist Assessment states that there is a total of 18 mature trees on the site. There are no Alder and Cottonwood trees on 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 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 20 replacement trees on the site. Since no replacement trees are proposed on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 8 trees are proposed to be retained on the site, with a contribution of \$8,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

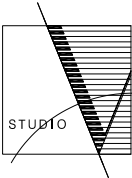
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

EM/cm



1-180480-0000
GARY VAN DLAK PRINCIPAL
P. ENG. B.C. 10012

PROJECT IS A MEMBER OF THE CONSULTING GROUP INC.

PLEASE NOTE THAT ALL PROPOSED AND EXISTING FEATURES OF THE DEVELOPMENT ARE SHOWN ON THIS DRAWING AND ARE SUBJECT TO THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE DISTRICT BEFORE COMMENCEMENT OF THE DEVELOPMENT.

ALL INFORMATION TO BE OBTAINED BY THE CLIENT FROM ANY OTHER SOURCE IS TO BE VERIFIED BY THE CLIENT. THE CONSULTING GROUP INC. DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPERTY LINE - INDICATES EXTENT OF PROPERTY BOUNDARY. REFER TO SURVEY FOR EXACT LOCATION.

BUILDING SETBACK - INDICATES BUILDING SET BACK AS GOVERNED BY LOCAL BYLAW.

CONSTRUCTION LINE - TYPICALLY INDICATES CENTER OF ARCHITECTURAL FEATURE OR EDGE OF BUILDING MATERIAL.

DEMOLITION LINE - SHOWS OBJECTS THAT ARE TO BE REMOVED OR DEMOLISHED.

TREE PROTECTION - SHOWS EXTENTS OF TREE PROTECTION. REFER ALSO TO ARBORIST REPORT.

PROJECT

ARNEJA RESIDENCE

1673 OCEAN PARK ROAD
SURREY BC V4A 3M1

P.L.D. 007-000-074
LOT 84 SECTION 18 TOWNSHIP 1 PLAN W941108 NMSD

GARY VAN DLAK
CONSULTANT
G.V. SKM
DRAWN BY

DRAWING

SITE PLAN

ISSUED FOR REVIEW

DATE
2020/01/06
SCALE
AS NOTED
DRAWN BY
SP501

A0.02

DEVELOPMENT DATA SHEET FOR 1673 OCEAN PARK ROAD - PROPOSED PF-0 ZONING

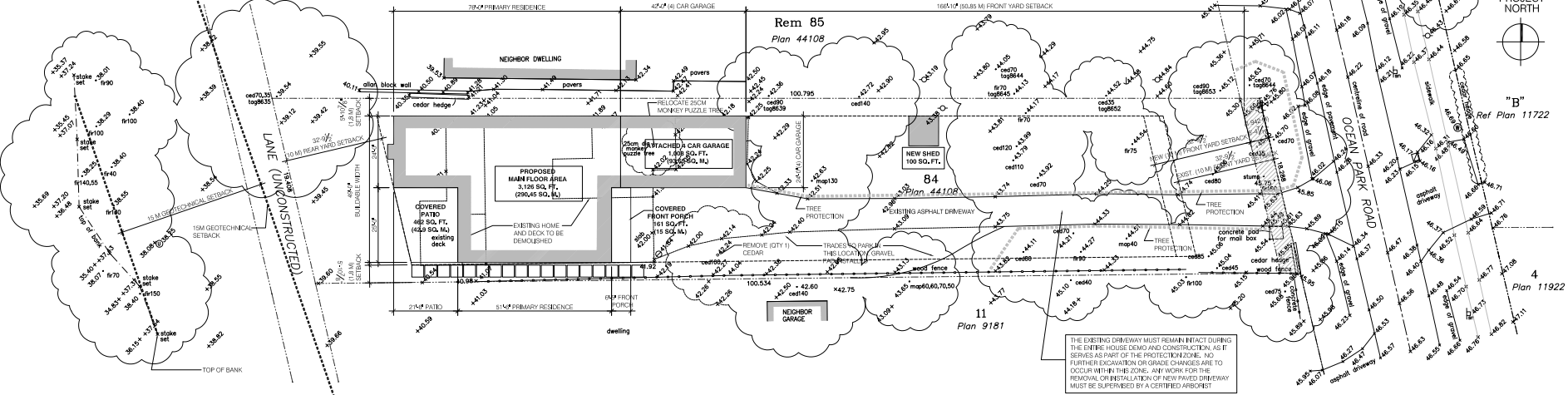
REQUIRED DEVELOPMENT DATA	MINIMUM REQUIRED/ MAXIMUM ALLOWED	PROPOSED	NOTES
LOT AREA	35,422.00		
GROSS TOTAL	719	1,846	
ROAD WIDENING AREA	719	35,49	1,842 M. SETBACK
UNDEVELOPABLE AREA	719	719	
NET TOTAL	719	1,815	
LOT COVERAGE	2.00%	5.13%	BASED ON 432 SQ. M. BUILDINGS
BUILDINGS & STRUCTURES	25	24.97	
SETBACKS			
FRONT	10	50.85	
REAR	10	10	
SIDE #1 NORTH	1.5	1.5	
SIDE #2 SOUTH	1.5	1.5	
BUILDING HEIGHT	9	9	20 METERS FOR 2% SLOPE
PRINCIPAL ACCESSORY	9	9	158.52 EXCEPTION
NUMBER OF RESIDENTIAL UNITS			
SECONDARY SUITE - 2 BR		1	SECONDARY SUITE 90 SQ. M. MAX
PRIMARY RESIDENCE - 4 BR		1	PRIMARY RESIDENCE
TOTAL		2	
FLOOR AREA ALL RESIDENTIAL	579.36	579	EXCLUSIONS APPLIED
MAIN FLOOR AREA	321.86	384.1	INCLUDES GARAGE
UPPER FLOOR AREA	257.49	194.9	30% OF MAIN FLOOR - 1082.37
BASEMENT FLOOR AREA	10	10	EXCLUDED FROM FAR
OTHER STRUCTURES/DECKS	10	10	10 SQ. METERS EXCLUDED
COVERED OUTDOOR TOTAL	57.936	57.9	10% (57.94 SQ. M.) OF FAR EXCLUDED
DENSITY	.20	.20	35 SQ. FT. MUST BE FRONT PORCH
F.A.R. (GROSS)	.20	.20	
NUMBER OF PARKING STALLS			
SECONDARY SUITE - 2 BR	2	2	2 ENCLOSED
PRIMARY RESIDENCE - 4 BR	2	2	2 ENCLOSED
RESIDENTIAL VEHICLES	1	2	DRIVEWAY
TOTAL PARKING STALLS	5	6	

THIS PROPERTY IS NOT A HERITAGE SITE.
TREE SURVEY/ASSESSMENT WILL BE PROVIDED.

158-A INTENT: THE SINGLE FAMILY RESIDENTIAL OCEANFRONT ZONE IS INTENDED TO ACCOMMODATE AND REGULATE THE CONSTRUCTION OF A LARGE SINGLE FAMILY DWELLING ON A LARGE LOT WHERE THERE ARE NO LOTS EXCEPT FOR RAILWAY LAND LOCATED BETWEEN THE SUBJECT LOT AND AN OCEANFRONT.

PROPOSED (2) STORY DWELLING OVER BASEMENT
1673 OCEAN PARK ROAD
SURREY, BC V4A 3M1
LOT 84 SECTION 18 TOWNSHIP 1 PLAN W941108 NMSD
1/4 SECTION

MAIN FLOOR AREA = 3,128 SQ. FT.
60 CAR GARAGE = 1,208 SQ. FT.
UPPER FLOOR AREA = 2,098 SQ. FT.
BASEMENT FLOOR AREA = 4,758 SQ. FT.



1 SITE PLAN - SHOWING PROPOSED HOUSE LOCATION AND TREE PROTECTION REQUIRED

Scale: 1/16" = 1'-0"



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 24, 2020** PROJECT FILE: **7819-0360-00**

RE: **Engineering Requirements
Location: 1673 Ocean Park Road**

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

- Dedicate 1.942 m along Ocean Park Road.
- Provide a 0.5 m Statutory Right-of-Way along Ocean Park Road.

Works and Services

- Construct the west side of Ocean Park Road to the Collector Road Standard.
- Construct a 6.0 meter wide concrete driveway letdown.
- Provide a Sanitary, Storm and Water service connection to service the lot.
- Register applicable RC's as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

Jeff Pang, P.Eng.
Development Engineer

SC

March 10, 2020
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0360 00

SUMMARY

The proposed 1 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:	0

September 2019 Enrolment/School Capacity

Ocean Cliff Elementary

Enrolment (K/1-7): 24 K + 337
 Operating Capacity (K/1-7) 38 K + 233

Elgin Park Secondary

Enrolment (8-12): 1319
 Capacity (8-12): 1200

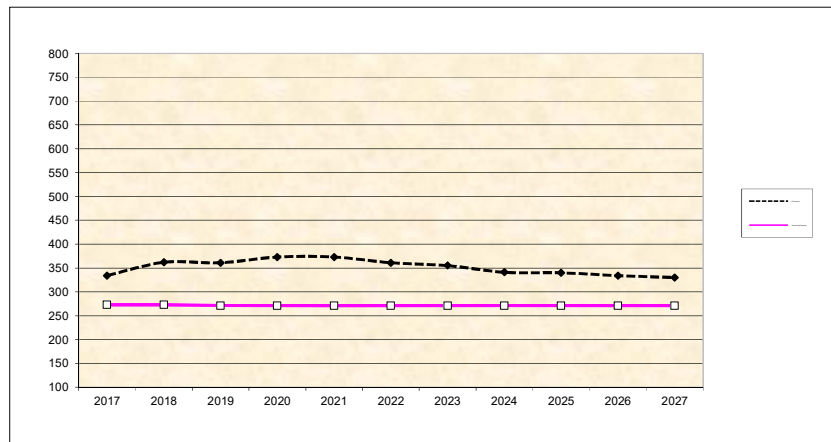
School Enrolment Projections and Planning Update:

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

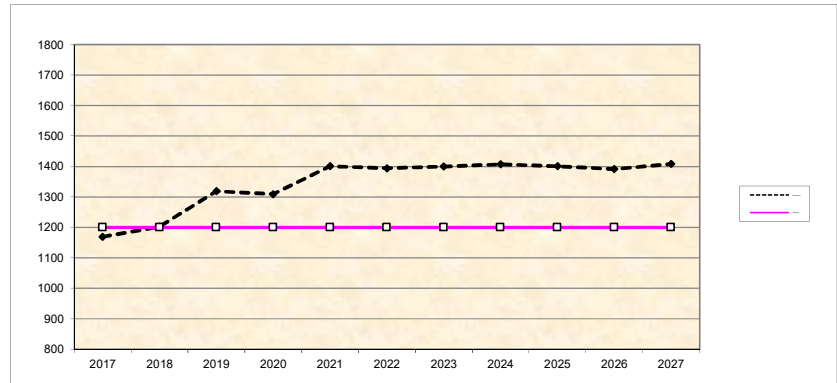
Ocean Cliff Elementary enrolment projections are indicating that over the next 10 years, the school will start to experience a modest enrolment decline: however, the enrolment decline will never dip low enough to accommodate all students in the school. Enrolment will be managed by two to three portables as required. There are no current plans to expand the existing school.

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 which included a boundary change that redirected Semiahmoo Trail from feeding Semiahmoo to Elgin Park. There are no current plans to expand the existing high school.

Ocean Cliff 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 1673 Ocean Park Road

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u>	20
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:



Date: March 2, 2020



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

