

INTER-OFFICE MEMO

TO: **City Clerk**

FROM: **Acting Manager, Area Planning & Development – South Division**

DATE: **May 25, 2020** FILE: **7920-0065-00**

RE: **Agenda Item B.7, May 25, 2020 Regular Council – Land Use
Development Application No. 7920-0065-00
Replacement page for Appendix II of the Planning Report**

After finalizing the agenda for the May 25, 2020 Regular Council – Land Use meeting, it was noted that the memo requesting comments from the Engineering Department was attached as Appendix II to the Planning Report for Development Applicant No. 7920-0065-00, instead of the Engineering Requirements which are typically attached to planning reports.

The Engineering Requirements are attached to this memorandum.

Please replace Appendix II with the attached Engineering Requirements.



Shawn Low
Acting Manger
Area Planning & Development – South Division

Attachment - 7920-0065-00 Engineering Requirements

c.c. - City Manager
- City Clerk

CLERKS DEPT.
MAY 25, 2020
7920-0065-00
B.7 RCLU MAY 25, 2020

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

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

DATE: **May 19, 2020** PROJECT FILE: **7820-0065-00**

RE: **Engineering Requirements
Location: 16670 21A Ave & 16661, 16675 - 21 Ave**

REZONE

Works and Services

- Construct north side of 21 Ave to Local Road Standard;
- Construct south side of 21A Ave to Local Road Standard;
- Construct rear lane to Residential Lane Standard;
- Construct a storm main along the rear lane;
- Construct a drainage corridor on the north side of 21 Ave and the south side of 21A Ave;
- Construct a water main along 21 Ave;
- Construct a sanitary main along the rear lane; and
- Provide a storm, sanitary and water service connection to each lot.

The works and services for this development is included in the Service Agreement for City of Surrey project 7817-0348-00.

A Servicing Agreement will be required prior to Rezone if construction of the relevant works and services related to project 7817-0348-00 is incomplete. A processing fee of \$7,565.25 (GST included) is required for the Service Agreement as part of this application.

Should the relevant works and services under City of Surrey project 7817-0348-00 be constructed and placed on Maintenance prior to this application proceeding to final adoption then a Servicing Agreement will not be required.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



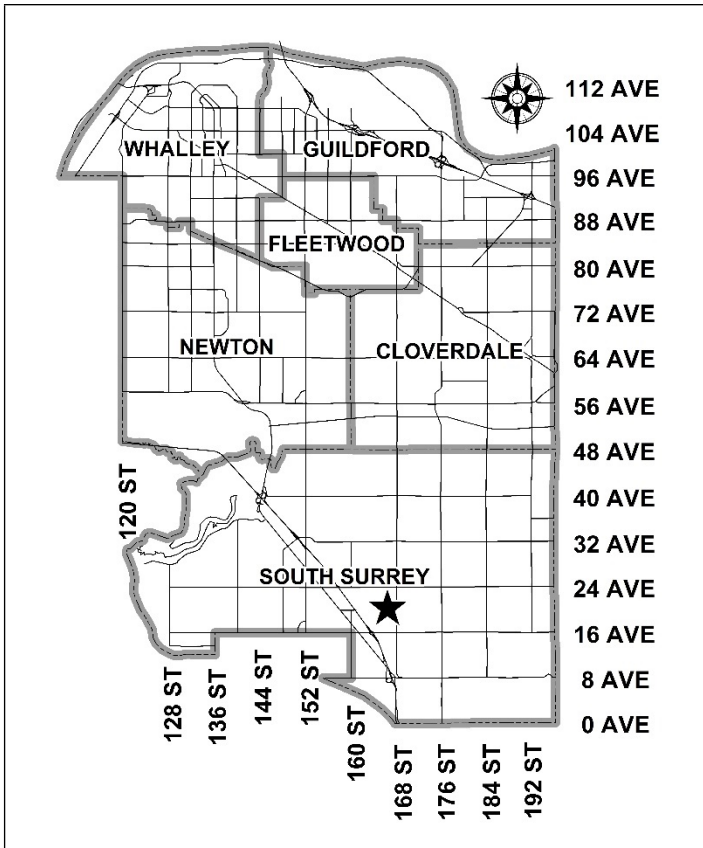
Tommy Buchmann, P.Eng.
Development Services Manager

SC

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0065-00

Planning Report Date: May 25, 2020



PROPOSAL:

- **Rezoning** from RF-10 to RF-13
- **Development Variance Permit**

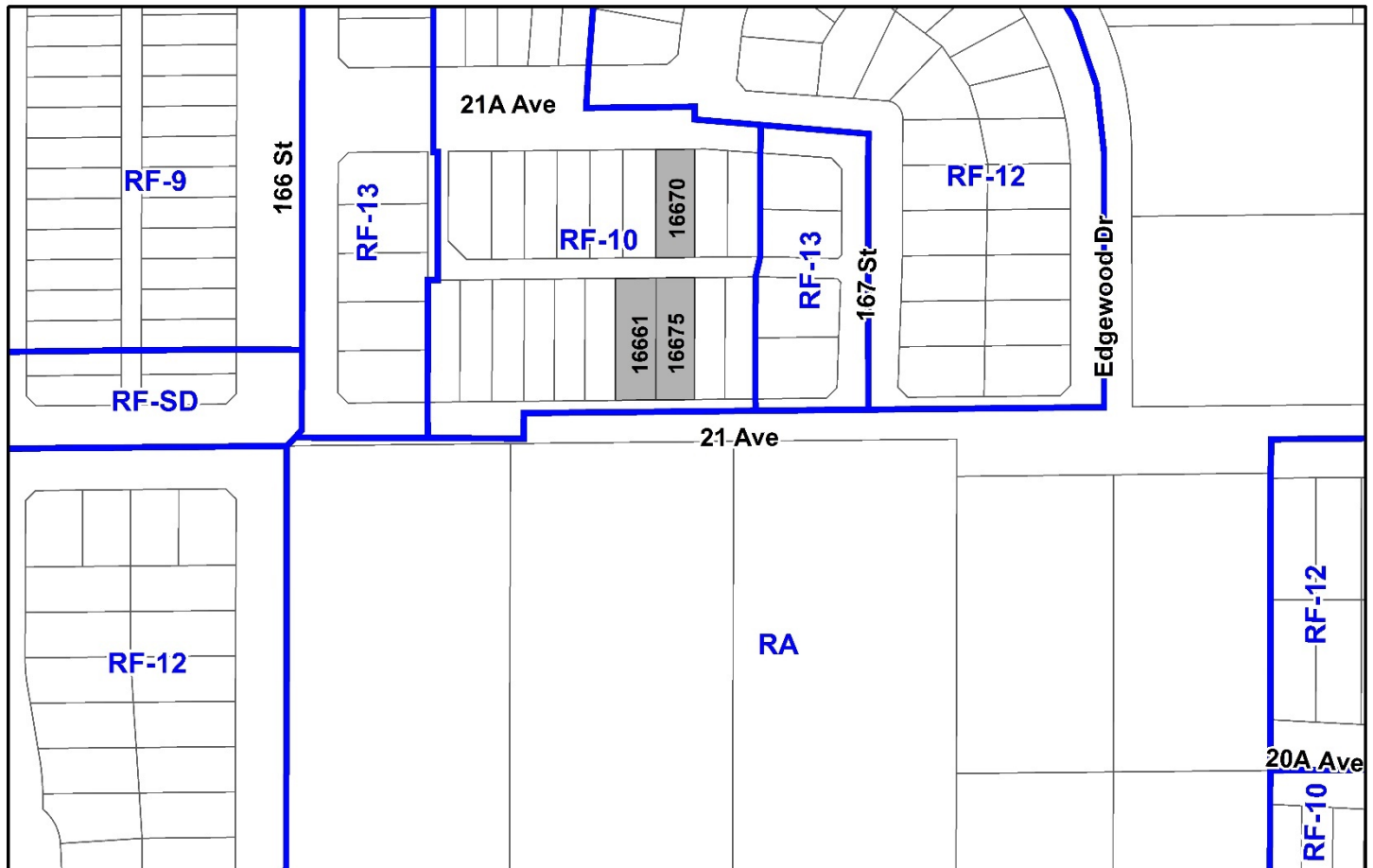
to permit the development of three single family dwellings.

LOCATION: 16670 – 21A Avenue
 16661 – 21 Avenue
 16675 – 21 Avenue

ZONING: RF-10

OCp DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirements of the RF-13 Zone on two of the three subject properties.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Residential 10 – 15 u.p.a. designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP)
- The proposed rezoning will result in an appropriate mixture of single-family building forms in this part of the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0065-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 12 metres to 11.48 metres for 16670 – 21A Avenue; and
 - (b) to reduce the minimum lot width of the RF-13 Zone from 12 metres to 11.3 metres for 16675 – 21 Avenue.
3. Council instruct staff to resolve the following issue 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Single Family Residential (under development – subdivision approved under 7917-0348-00)	Medium Density Residential 10 – 15 u.p.a.	RF-10
North (Across 21A Ave):	Vacant Single Family Residential (under development – approved under 7916-0099-00)	Medium Density Residential 10 – 15 u.p.a.	RF-12

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant Single Family Residential (approved under Development Application No. 7915-0046-00)	Medium Density Residential 10 – 15 u.p.a.	RF-10
South (Across 21 Ave):	Acreage Residential (proposed application for townhouses and single family lots under Development Application No. 7917-0095-00)	Cluster Residential 6 – 10 u.p.a.	RA
West:	Vacant Single Family Residential (under development – subdivision approved under 7917-0348-00)	Medium Density Residential 10 – 15 u.p.a.	RF-10

Context & Background

- The subject site consists of the three properties addressed 16670 – 21A Avenue, 16661 – 21 Avenue and 16675 – 21 Avenue.
- The three properties are designated Urban in the Official Community Plan (OCP), designated Medium Density Residential 10-15 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and zoned Single Family Residential (10) Zone (RF-10).
- The three properties were created through Development Application No. 7917-0348-00. The Development Application was for rezoning from One Acre Residential (RA) to Single Family Residential (10) Zone (RF-10) and an NCP amendment from Low Density Residential 6-10 u.p.a. to Medium Density Residential 10-15 u.p.a. to allow subdivision into 10 single family lots.
- Development Application 7917-0348-00 was adopted by Council on December 16, 2019 and the subdivision was registered at the Land Title Office on February 28, 2020.
- There are no proposed changes to the existing lot sizes.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject properties from the RF-10 Zone to the RF-13 Zone.
- The applicant is also proposing a Development Variance Permit to reduce the minimum lot width of 16670 – 21A Avenue and 16675 – 21 Avenue from 12 metres to 11.48 metres and 11.3 metres respectively.
- The proposed rezoning will allow the applicant to construct slightly larger dwellings, 265 square metres under the RF-13 Zone compared to 217 square metres under the RF-10 Zone.
- The proposed rezoning will result in dwellings that are appropriately scaled and designed to the surrounding neighbourhood as massing and setback requirements of the RF-13 and RF-10 Zones are similar and the RF-13 dwellings will be subject to the same design guidelines as the adjacent RF-10 lots. The following table describes the existing lot dimensions:

Existing Lot Dimensions	
Lot Sizes	
16661 – 21 Avenue	432 square metres
16675 – 21 Avenue	407 square metres
16670 – 21A Avenue	367 square metres
Lot Widths	
16661 – 21 Avenue	12 metres
16675 – 21 Avenue	11.3 metres
16670 – 21A Avenue	11.5 metres
Lot Depths	
16661 – 21 Avenue	36.0 metres
16675 – 21 Avenue	36.0 metres
16670 – 21A Avenue	31.9 metres

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements required as part of Development Application 7917-0348-00 as outlined in Appendix II.

School District: The School District has provided the following projections for the number of students from this development:

4 Elementary students at Pacific Heights Elementary School
1 Secondary student at Earl Marriot 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 mid 2021.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan.

Secondary Plans

Land Use Designation

- The subject properties are designated Medium Density Residential 10-15 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The three lots were developed at a net unit density of 25 units per hectare (10 u.p.a.). The proposal does not result in any change to the existing unit density and is compliant with the NCP designation.

Zoning By-law

- The applicant proposes to rezone the subject site from Single Family Residential (10) Zone (RF-10) to Single Family Residential (13) Zone (RF-13).
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the Single Family Residential (13) Zone (R-13) and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	N/A (no subdivision proposed)
Yards and Setbacks		
Front Yard (<i>standard</i>) (<i>permissible reduction</i>)	6.0 metres 4.0 metres for the principal building and 2.0 metres for a porch or veranda.	6.0 metres 4.0 metres for the principal building and 2.0 metres for a porch or veranda.
Side Yard	1.2 metres	1.2 metres
Rear Yard	7.5 metres	7.5 metres

Lot Size		
Lot Size:	336 square metres	367 – 432 square metres
Lot Width:	12 metres	11.3 – 12 metres
Lot Depth:	28 metres	31.9 – 36 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3 (per lot)

Lot Width Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF-13 Zone from 12 metres to 11.48 metres for 16670 – 21A Avenue; and
 - to reduce the minimum lot width of the RF-13 Zone from 12 metres to 11.3 metres for 16675 – 21 Avenue.
- 16675 – 21 Avenue has a lot area of 407 square metres and a lot width of 11.3 metres. 16670 - 21A Avenue has lot areas of 367 square metres and 11.48 metres.
- 16675 – 21 Ave exceeds the minimum lot size requirement of 336 square metres by 71 square metres and 16670 – 21A Avenue exceeds the minimum lot size requirement by 31 square metres. The lots exceed the minimum lot size requirements of the RF-13 Zone by 21% and 9% respectively.
- The proposed variances to lot width are minor with 16675 – 21 Avenue requiring a 0.7 metre lot width reduction and 16670 – 21A Avenue requiring a 0.52 metre lot width reduction.
- The subject lots are wider than the adjacent RF-10 zone properties that have lot widths ranging between 9 and 9.7 metres in width.
- The lots are sufficiently oversized to accommodate the proposed lot width reductions and will be able to accommodate functional house floor plans.
- Staff support the requested variances.

Lot Grading and Building Scheme

- Building design guidelines were created for the subject site by Mike Tynan of Tynan Consulting as part of Development Application No. 7917-0348-00. These Design Guidelines were registered on title as a requirement of the subdivision. They remain applicable to the lots despite the rezoning and will remain registered on Title of the properties.
- Lot grading was completed under Development Application No. 7917-0348-00. In-ground basements can be achieved on all lots.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 23, 2020, and the Development Proposal Signs were installed on May 4, 2020. Staff have not received any responses from neighbouring landowners to date.

TREES

- An Arborist Assessment prepared by Diamond Head Consulting Ltd. was reviewed and approved by City staff as part of Development Application No. 7917-0348-00.
- Staff have issued a tree cutting permit for the site as per the recommendations of the Arborists Assessment. A new Arborist Assessment was not required for the subject application.
- One replacement tree will be planted on each lot as required by Development Application No. 7917-0348-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Development Variance Permit No. 7920-0065-00

approved by Shawn Low

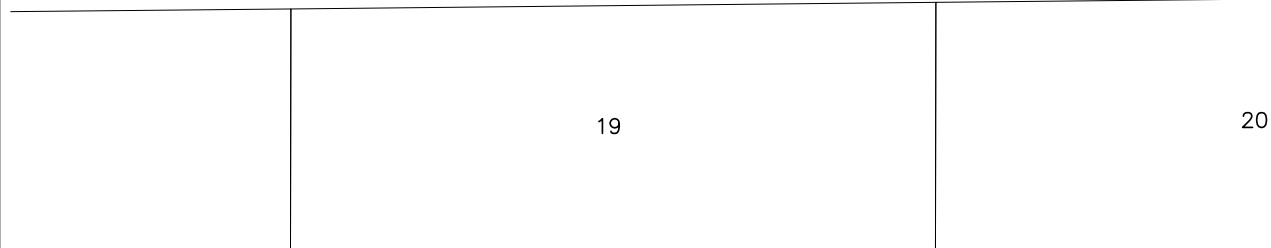
Jean Lamontagne
General Manager
Planning and Development

BD/cm



REZONING FROM
RF-10 TO RF-13

21 Ave

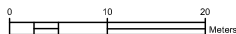


REZONING PLAN

EDGEWOOD 3
16670 21A AVE
16661 21 AVE
16675 21 AVE



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
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FEBRUARY 2020

191-03666-01

INTER-OFFICE MEMO

TO: **Land Development Engineer
Land Development Engineering**

FROM: **Area Planning & Development Division
Planning & Development Department**

DATE: **April 22, 2020** FILE: **7920 0065 00**

RE: **Application: Rezoning and DVP
Request for Land Development Engineering Comments**

Addresses: 16670 – 21A Avenue Map # 125
16661 – 21 Avenue Map # 125
16675 – 21 Avenue Map # 125

Description of Project

Existing Zoning: RF-10 Proposed Zoning: RF-13

Number of Lots: 3

The applicant is applying to rezone the subject properties from RF-10 to RF-13. The lots were recently created under Development Application No. 17-0348. The applicant for this project is the same as 17-0348. The applicant does not want to amend any of the engineering that was approved under 17-0348 and wants to continue under the executed servicing agreement. Please confirm if this is acceptable or if any additional engineering requirements will be required.

The RF-10 zone allows a maximum lot coverage of 52%, while the RF-13 zone has a 50% maximum lot coverage requirement; previously agreed upon on-site stormwater management requirements should not be affected as a result of the rezoning.

A DVP is required on 16670 – 21A Ave and 16675 – 21 Ave to relax lot width. The RF-13 Zone requires a min. 12 metre lot width whereas 11.5 and 11.3 metres have been proposed respectively.

Ben Daly
Planning Technician
South Surrey Section

BD

Attachment - Subdivision Layout
- Title Search

Planning May 12, 2020

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.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2019, there are 10 portables on site used as enrolling spaces.

Currently there are two capital construction projects being built in the catchment:

- A 12 classroom addition at Pacific Heights elementary to open March 2020 which will absorb all current enrolment in portables, and
- A new 25 classroom school, Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), targeted to open December 2020

When the new Edgewood Elementary located in the Sunnyside Heights NCP is open, all of the students living in the Pacific Heights catchment south of 24th Avenue and a small portion of the northeast corner north of 24th Avenue will report to the new school in Sunnyside Heights. This will provide considerable short term enrolment relief to Pacific Heights, however, the 10 year projections indicate that the growth trend will continue to be strong.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0065 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

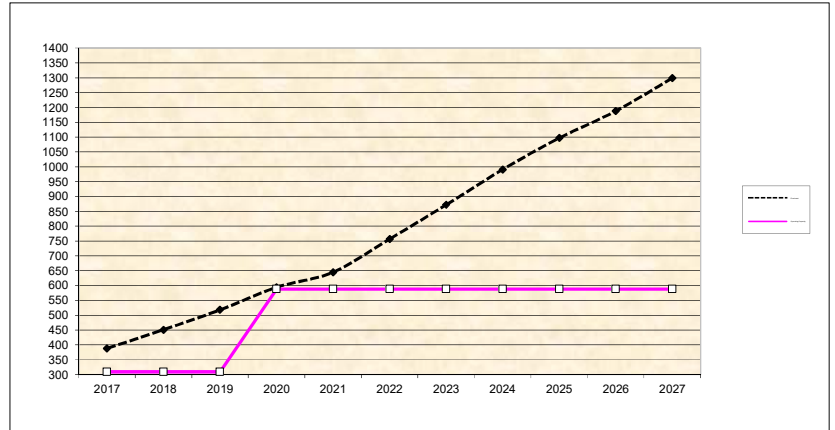
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	1

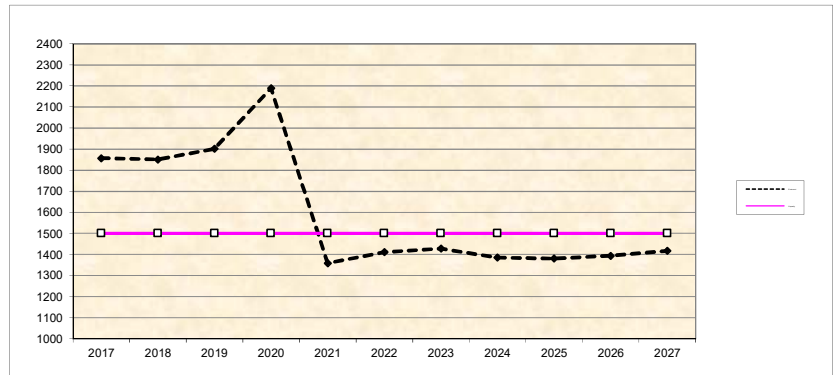
September 2019 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	64 K + 454
Operating Capacity (K/1-7)	76 K + 233
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1902
Capacity (8-12):	1500

Pacific Heights Elementary



Earl Marriott 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0065-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 031-046-690

Lot 5 Section 13 Township 1 New Westminster District Plan EPP97778

16670 – 21A Avenue

Parcel Identifier: 031-046-746

Lot 10 Section 13 Township 1 New Westminster District Plan EPP97778

16675 – 21 Avenue

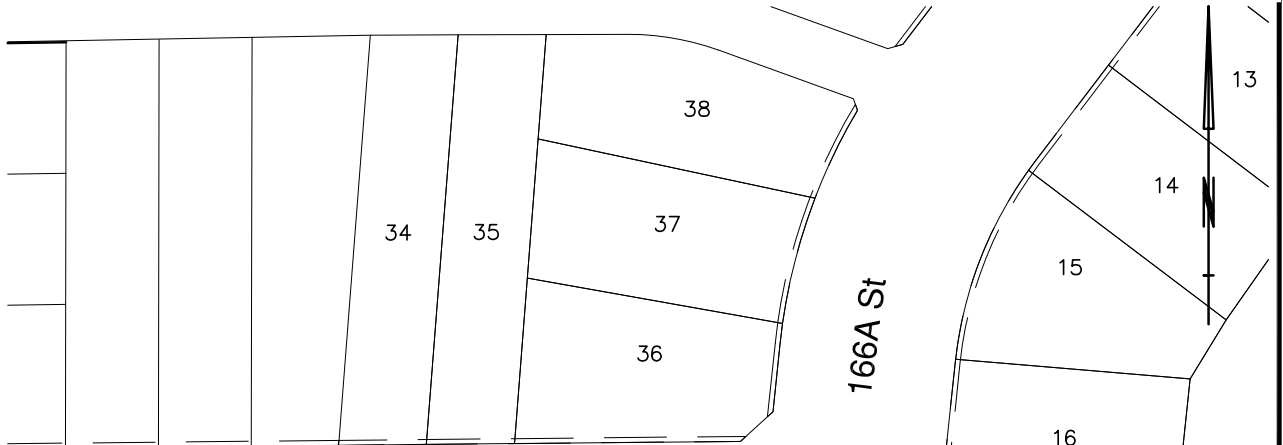
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.2 of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width of a Type I Interior Lot is reduced from 12.0 metres to 11.48 metres for Lot 5.
 - (b) In Section K.2 of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width of a Type I Interior Lot is reduced from 12.0 metres to 11.3 metres for Lot 10.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

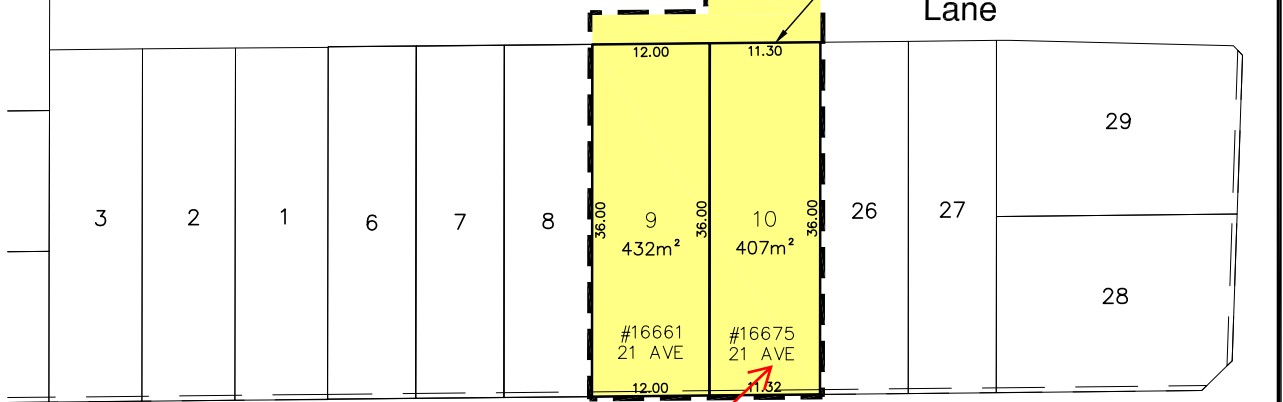
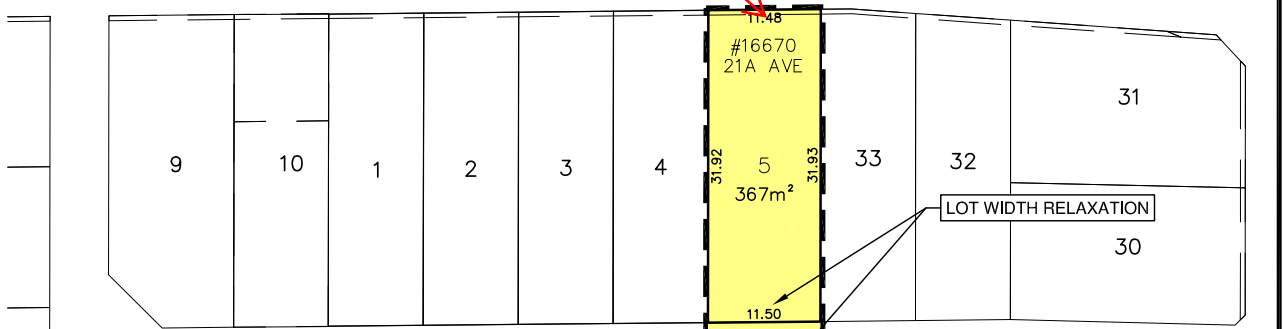
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



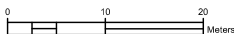
Proposed variance to reduce lot width from 12 metres to 11.48 metres on 16670 - 21A Avenue (Lot 5).



Proposed variance to reduce lot width from 12 metres to 11.3 metres on 16675 - 21 Avenue (Lot 10).

REZONING PLAN

EDGEWOOD 3
 16670 21A AVE
 16661 21 AVE
 16675 21 AVE



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