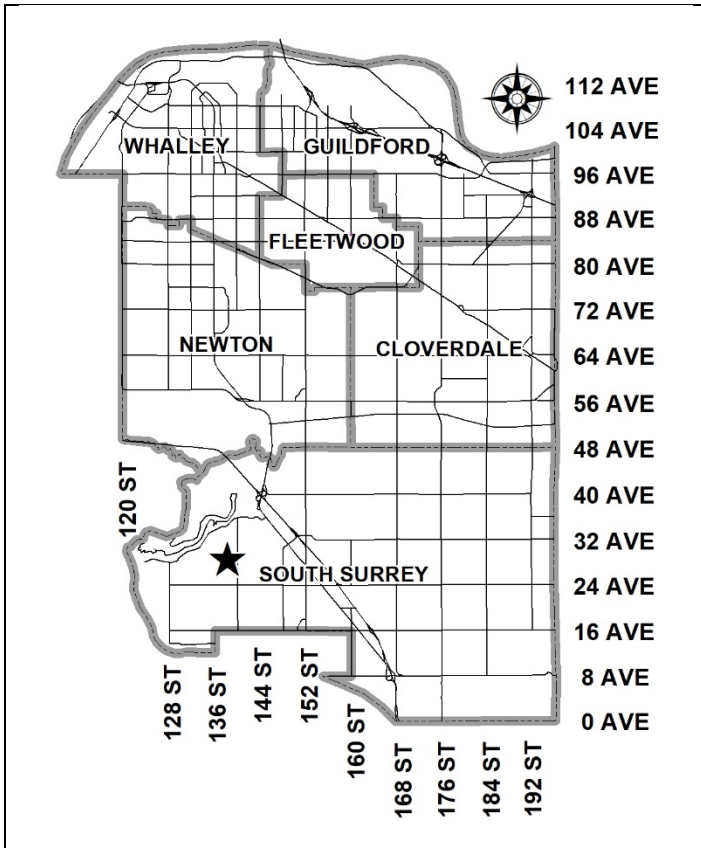


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0119-00

Planning Report Date: January 17, 2022



PROPOSAL:

- **LAP Amendment** from One Acre to Half-acre Gross Density
- **Rezoning** from RA to RH

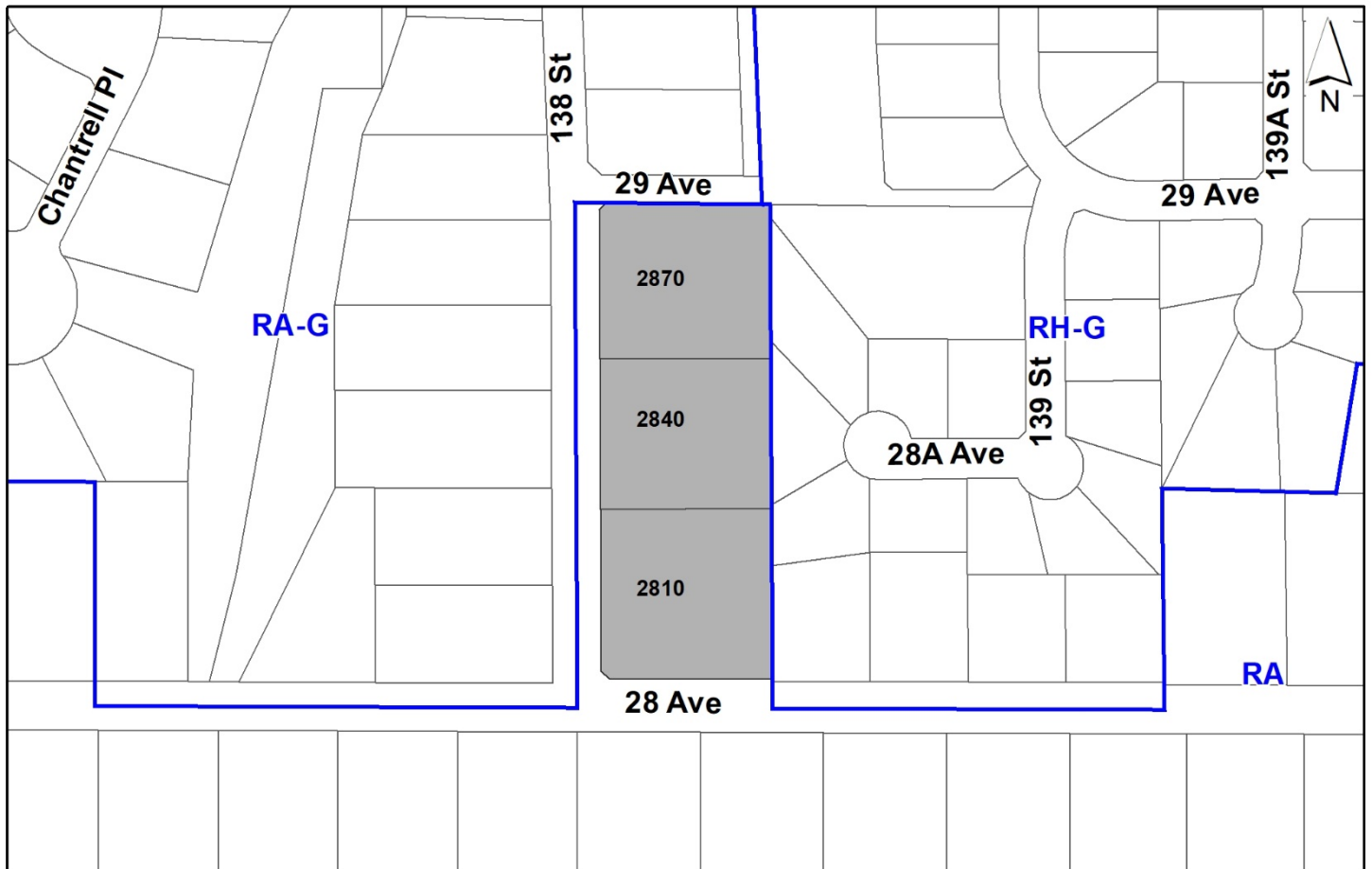
to allow subdivision into six (6) half-acre residential lots.

LOCATION: 2810 - 138 Street
 2840 - 138 Street
 2870 - 138 Street

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area (max 2 upa)

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Central Semiahmoo Peninsula Land Use Plan (LAP) from "One Acre" designation to "Half-acre Gross Density" designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Density Exception Area (max. 2 upa) 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 density and building form are appropriate for this part of the Central Semiahmoo Peninsula Land Use Plan (LAP) area.
- The proposed lot sizes are in keeping with those in the immediate neighbourhood and establishes an appropriate transition between the "One Acre" designated properties west of 138 Street and the "Half-Acre Gross Density" designated properties located to the east of the subject property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" 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; and
 - (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 Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant Suburban residential	One Acre	RA
North (Across 29 Avenue):	Suburban residential	One Acre	RA
East:	Suburban residential	Half-acre gross density	RH-G
South (Across 28 Avenue):	Suburban residential	One Acre	RA
West (Across 138 Street):	Suburban residential	One Acre	RA-G

Context & Background

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is located within the "Suburban Density Exception Area (max 2 upa). The subject site is designated "One-Acre" in the Central Semiahmoo Peninsula Land Use Plan (LAP) is zoned "One-Acre Residential (RA) Zone". The subject site is approximately 13,679 square metres (1.3679 hectares) in area.
- The subject site was subdivided into three one-acre residential parcels under Development Application No. 7913-0146-00 in 2015. That application initially proposed a rezoning and LAP amendment to facilitate 6 RH lots. After significant public opposition the proposal was revised to a subdivision application to create 3 acreage lots under the existing zone. The rezoning and public hearing process was never completed under Development Application no. 7913-0146-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH Zone)" in order to subdivide the property into six (6) half-acre residential lots (Appendix I).
- The applicant proposes an Amendment to the Central Semiahmoo Peninsula Land Use Plan (LAP) to redesignate the subject site from "One-Acre" designation to "Half-acre Gross Density" designation.

	Proposed
Lot Area	
Gross Site Area:	13,679 square metres (1.3679 hectares)
Road Dedication:	NA
Net Site Area:	13,679 square metres (1.3679 hectares)
Number of Lots:	6
Unit Density:	4.38 units per hectare
Range of Lot Sizes	2,102 – 2,554 square metres
Range of Lot Widths	30 – 36 metres
Range of Lot Depths	70 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 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Ray Shepherd Elementary School
2 Secondary students at Elgin 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 Summer 2023.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date. If boulevard/park trees shown to be retained in the arborist report are removed or damaged during construction, the full appraised value of the trees will be required as compensation. All efforts to retain city trees must be exhausted before removal will be considered.

Transportation Considerations

- There are no road works required on existing roads fronting the site. Frontage works have been completed through previous Development Application No. 7913-0146-00.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The application complies with the applicable RGS designation.

Official Community Plan

Land Use Designation

- The property is designated Suburban and located within the Suburban Density Exception Area (maximum 2 upa) in the Official Community Plan (OCP), which limits density to 5 units per hectare (u.p.h.). The proposal has a net unit density of 4.38 hectares (1.77 units per acre) and therefore, complies with the property's OCP designation.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The OCP promotes sensitive infill to new housing forms that are complementary to the existing neighbourhood. Half-acre residential lots will result in similar sized homes, streetscape and yard space that fits the suburban character of the exist neighbourhood.

The applicant completed a design guideline for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single family dwellings are of consistent or complementary design).

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.

The applicant proposes to retain 34 trees along the eastern property line of the subject site which will aid in providing privacy backyard space for the proposed lots and existing RH-G lots to the east which back onto the subject site.

Secondary Plans

Land Use Designation

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Land Use Plan (LAP). The proposal does not comply with the existing designation.

Amendment Rationale

- The applicant is proposing an LAP Amendment that the subject site be redesignated from "One Acre" to "Half-Acre Gross Density" and to rezone the site to "Half-Acre Residential Zone (RH)", to allow subdivision into six (6) half acre residential lots.
- There are two land use designations in the Central Semiahmoo Peninsula LAP: "One Acre" and "Half-Acre Gross Density". The property is located on a boundary between the two land use designations, with the properties to the west, north and south being designated "One Acre" and the properties to the east being designated "Half-Acre Gross Density".
- The subject site is comprised of three (3) acreage properties averaging 4,560 square metres (0.46 hectares) in size. The subject properties are larger than any other residential properties in the immediate neighbourhood. The proposal achieves lot sizes that are in keeping with those in the immediate vicinity and establishes an appropriate transition between the "One Acre" designated properties west of 138 Street, which range in size from 2,920 square metres (0.29 hectares) to 3,560 square metres (0.36 hectares) and the "Half-Acre Gross Density" designated properties located to the east of the property which range in size from 1,299 square metres (0.13 hectares) to 2,021 square metres (0.2 hectares).
- The four properties to the north across 29 Avenue, which are zoned RA-G, are each approximately 2,230 square metres in size. The applicant proposes 6 RH lots with an average lot size of approximately 2,280 square metres. The proposed RH lots on the east side of 138 Street will be similar dimensions to existing RA-G lots along the east side of 138 Street, north of 29 Avenue.
- While the applicant is proposing to amend the LAP designation of the subject property to "Half-Acre Gross Density", they are proposing to rezone the subject property to the "Half-Acre Residential Zone (RH)" and not the "Half-Acre Residential Gross Density Zone (RH-G)". The RH-G zone is intended to provide for small suburban lots with 15% of the lot area reserved as open space. As the neighborhood has a sufficient amount of parkland an RH-G layout for the subject site does not produce a functional park lot. The lot dimensions are more conducive to achieving an RH zoned layout.

Zoning By-law

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

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5.0 units per hectare (2 units per acre)	4.38 hectares (1.77 units per acre)
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	4.5 metres	4.5 metres
Side Yard Flanking:	7.5 metres	7.5 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	1,858 square metres	2,102–2,554 square metres
Lot Width:	30 metres	30–36 metres
Lot Depth:	30 metres	70 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls per lot	3 off-street parking stalls per lot

Lot Grading and Building Scheme

- The applicant retained Christophe Vaissade of Christophe Vaissade Designs 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.
- Building Design Guidelines were registered on title of the subject properties under Development Application No. 7913-0146-00. The applicant's design consultant has proposed to keep the majority of the existing guidelines intact with amendments proposed to alter the permissible roofing materials, roof slope, front entry way height and fascia board materials.
- A preliminary lot grading plan, submitted by HUB Engineering Inc. and dated May 19, 2021, has been reviewed by staff and found to be generally acceptable. Revisions to the lot grading plan will be coordinated with the finalized arborist report. The applicant does intend to 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 (\$4,000 per new unit if completed after January 1, 2022).

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 July 29, 2021, and the Development Proposal Signs were installed on August 10, 2021. Staff received seven (7) responses from neighbouring residents (*staff comments in italics*):

- Comments on the proposal stated the need for a LAP amendment citing concerns that half-acre lots would not conform to the neighbourhood context with larger suburban lots in the area.

The subject properties are larger than any other residential properties in the immediate neighbourhood. The proposal achieves lot sizes that are in keeping with those in the immediate neighbourhood and establishes an appropriate transition between the "One Acre" designated properties west of 138 Street, which range in size from 2,920 square metres (0.29 hectares) to 3,560 square metres (0.36 hectares) and the "Half-Acre Gross Density" designated properties located to the east of the property which range in size from 1,299 square metres (0.13 hectares) to 2,021 square metres (0.2 hectares).

The four properties to the north across 29 Avenue, which are zoned RA-G, are each approximately 2,230 square metres in size. The applicant proposes 6 RH lots with an average lot size of approximately 2,280 square metres. Although the RA-G lots across 138 Street to the west are slightly larger, the different sizes between the existing RA-G homes and proposed homes to be built under the RH Zone on the subject site are compatible and would create a similar streetscape appearance.

- A resident raised concern over the impact the proposed 6 lots will have on the drainage at the site, expressing that additional density could increase flooding on surrounding properties.

The applicant will be required to submit a Stormwater Control Plan (SWCP) to determine if upgrades to the storm sewer are required through the detailed design review with the Engineering Department. The developer will be responsible to upgrade any local drainage systems that do not have sufficient capacity under existing conditions.

- A neighbouring resident to the east stressed the importance of retaining the existing trees along the eastern boundary of the subject property for rear yard privacy.

The applicant proposes to retain the existing trees along the eastern property line including all off-site trees to the east of the subject site.

TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree & Arborist Services 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Birch	1	1	0
Dogwood	1	1	0
Coniferous Trees			
Western Redcedar	33	19	14
Douglas Fir	70	39	31
Pine	1	0	1
Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	108	61	47
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		65	
Contribution to the Green City Program		\$57,750	

- The Arborist Assessment states that there are a total of 108 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree on site is an Alder tree. It was determined that 47 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 123 replacement trees on the site. Since only eighteen (18) replacement trees can be accommodated on the site (based on an average of three (3) trees per lot), the deficit of one hundred and five (105) replacement trees will require a cash-in-lieu payment of \$57,750, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of sixty-five (65) trees are proposed to be retained or replaced on the site with a contribution of \$57,750 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

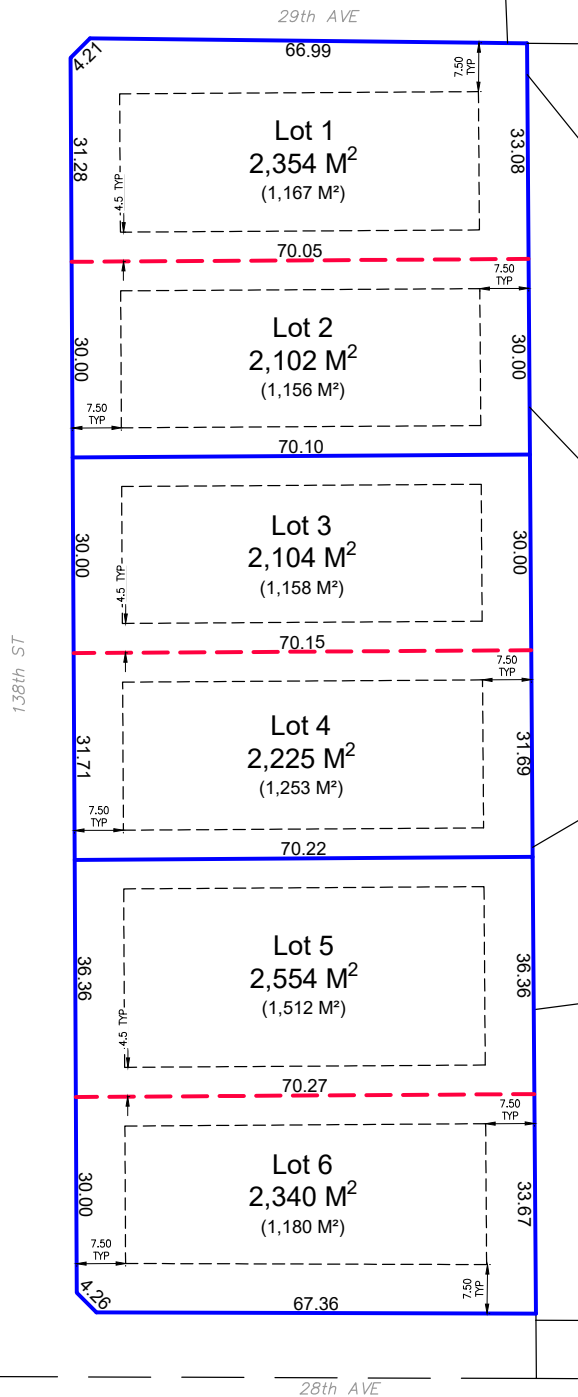
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. LAP Amendment Plan

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

WS/cm



LEGEND
 Existing Lot Lines
 Proposed Lot Lines

RH ZONE	Bylaw Requirements
Minimum Lot Size	1,858 M ²
Minimum Lot Width	30 M
Minimum Lot Depth	30 M
Building Setbacks	Front: 7.5 M Rear: 7.5 M Sides: 4.5 M Side on Flanking Street: 7.5 M
Maximum FAR	0.25 (Except for lot area less than 1,500 M ²)
Maximum Site Coverage	25%

STATISTICS
 Subject Property: 1.37 Ha. / 3.38 Ac.
 Official Community Plan Designation: Suburban with Density Exemption
 Local Area Plan: One Acre Residential
 Existing Zoning: RA
 Proposed Zoning: RH
 Proposed Local Area Plan Amendment: Half-acre Residential
 No. of Lots: 6
 Lot Area: 2,102-2,810 M²
 Proposed Density: 1.8.u.p.a.

CLIENT: Northwest Development			
PROJECT: 2810-2870 138 Street, Surrey			
DRAWING TITLE: Preliminary Subdivision Layout - RH			
PROJECT No. 21-2202	DATE: September 8, 2021	DRAWING: 01	SCALE: 1:750





Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
 Surrey, British Columbia
 Canada V3W 2V6

Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

INTER-OFFICE MEMO

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

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

DATE: **November 18, 2021** PROJECT FILE: **7821-0119-00**

RE: **Engineering Requirements
Location: 2810, 2840, 2870 - 138 St**

REZONE AND SUBDIVISION

Works and Services

- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Provide downstream analyses for Sanitary and Drainage, and construct improvements as required.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Acting Development Services Manager

AJ



September 22, 2021

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.

Chantrell Creek Elementary enrollment projections are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0119 00

SUMMARY

The proposed 6 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:	2
Secondary Students:	1

September 2020 Enrolment/School Capacity

Chantrell Creek Elementary

Enrolment (K/1-7): 21 K + 286
 Operating Capacity (K/1-7): 38 K + 326

Elgin Park Secondary

Enrolment (8-12): 1362
 Capacity (8-12): 1200

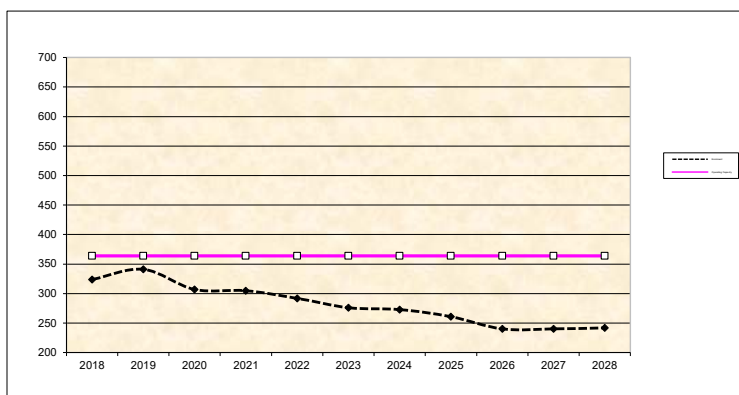
Projected population of school-age children for this development:

5

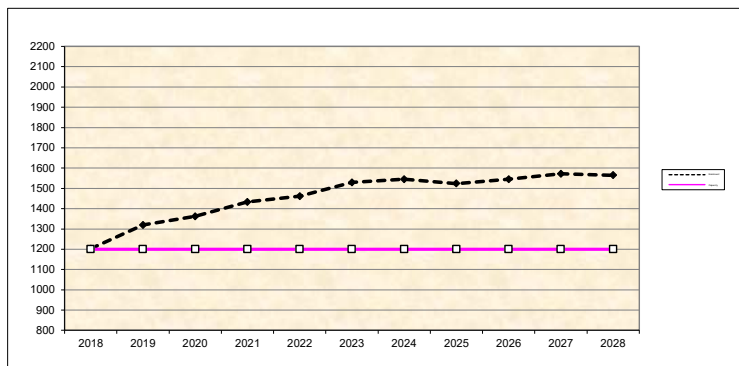
Population : The projected population of children aged 0-19 Impacted by the development.

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

Chantrell Creek 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.



Tree Preservation Summary

Project Location:	2870/2840/2810 138 Street, Surrey, BC
Applicant/Developer:	Pacific Land Group
Consultant:	Jason Emery PN-8228A/TRAQ

Summary Of Proposed Trees Retained, Removed and Replaced

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)		109
Protected Trees to be Removed		62
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)		47
Total Replacement Trees Required:	<i>Alder & Cottonwood Trees at 1:1 Replacement Ratio</i>	1
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	122
Replacement Trees Proposed		18
Replacement Trees in Deficit		105
Protected Trees to be Retained in Proposed [Open Space/Riparian Areas]		0

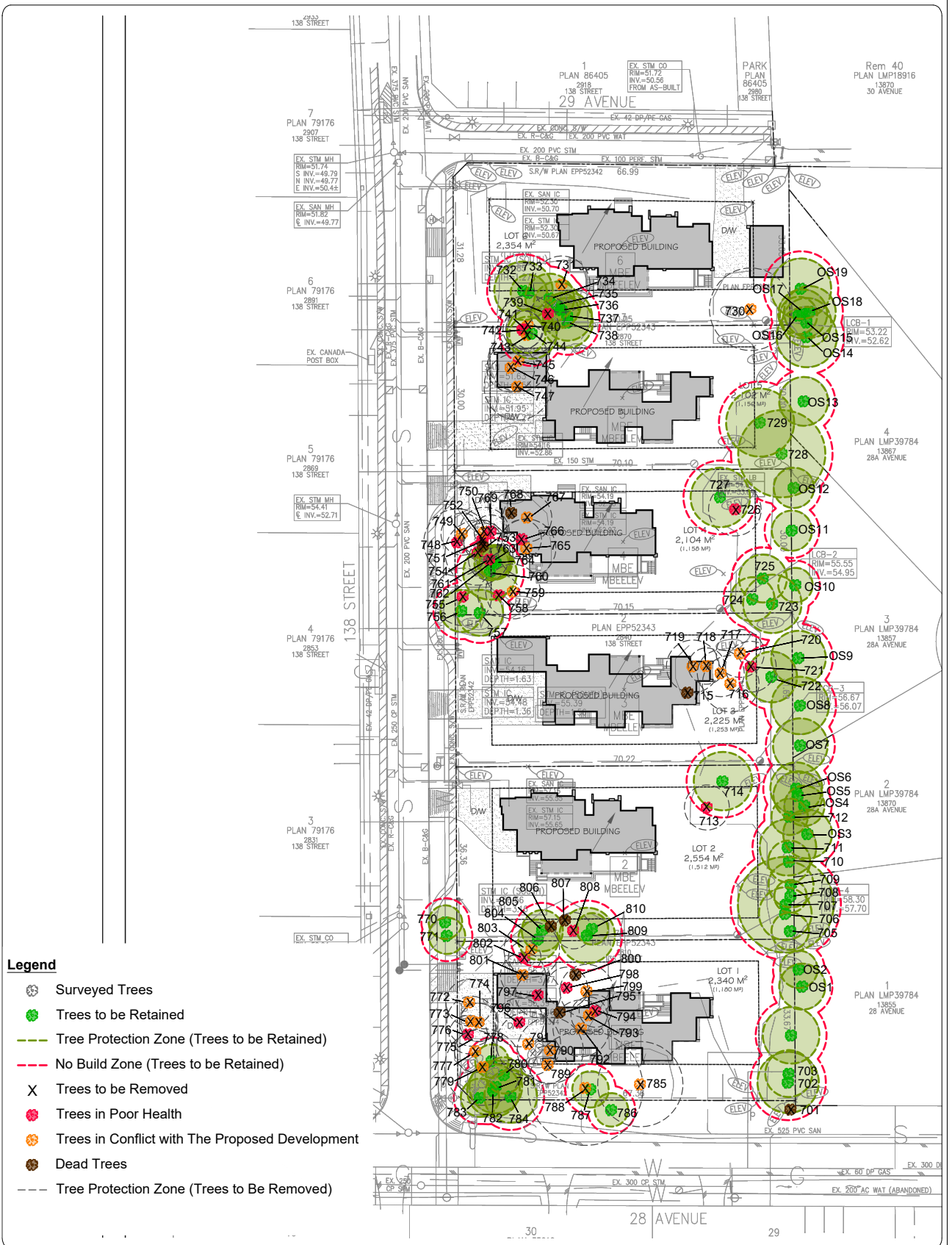
Off-Site Trees		Number of Trees
Protected Off-Site Trees to be Removed		0
Total Replacement Trees Required:	<i>Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	0
Replacement Trees Proposed		*
Replacement Trees in Deficit		*

* Unknown at this Time to be Advised by The City of Surrey

Summary Proposed and Submitted by:

Jason Emery
 Certified Arborist PN-8228A
 Qualified Tree Risk Assessor

Date: August 11, 2021



CLIENT: Northwest Development			
PROJECT: 2810-2870 138 Street, Surrey			
DRAWING TITLE: Tree Management Plan - RH			
PROJECT No. 21-2202	DATE: January 12, 2022	DRAWING: 02	SCALE: 1:750
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			



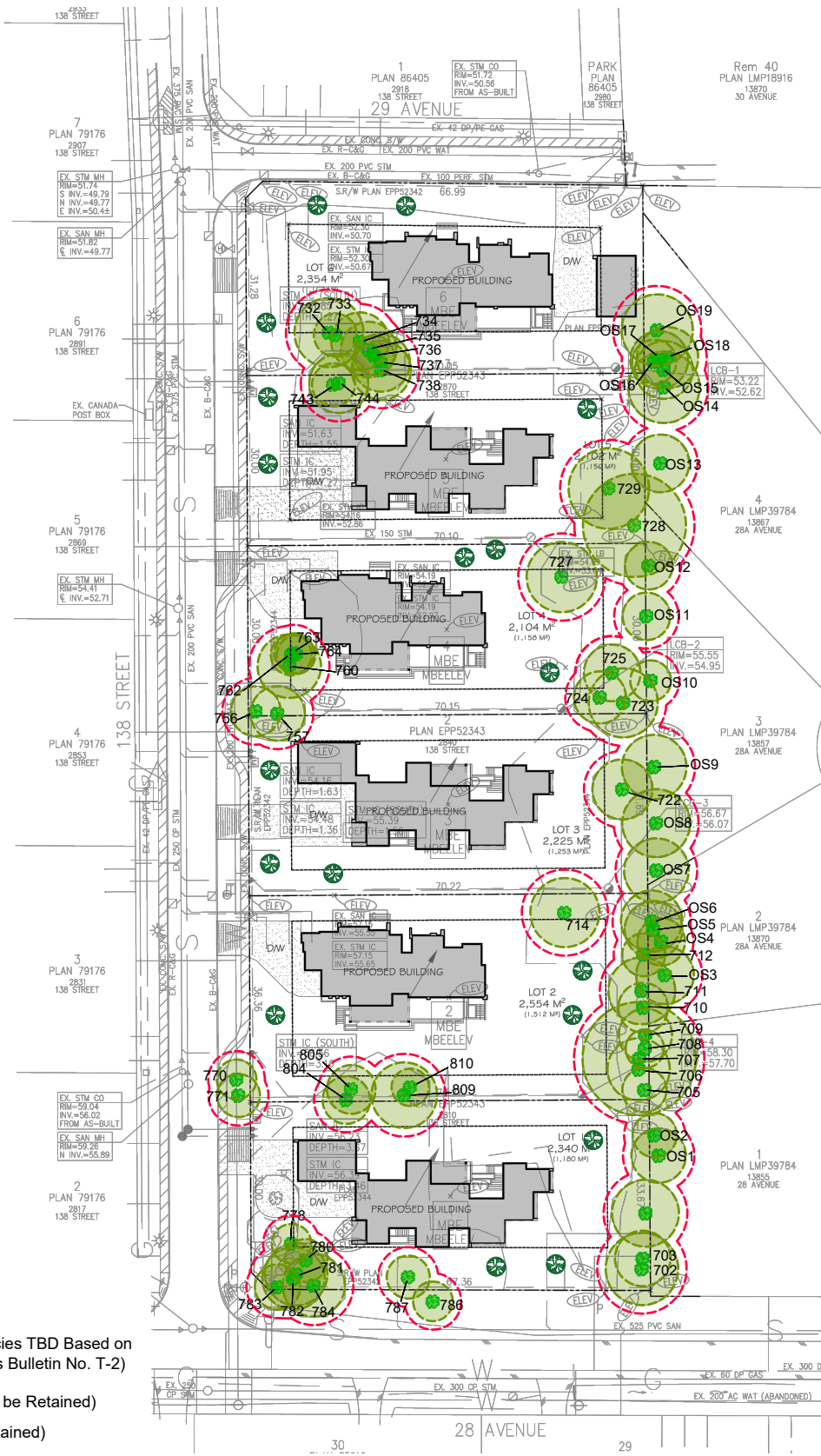
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Land Use, Development & Environmental Strategists

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Legend

- Surveved Trees
- Trees to be Retained
- New Trees to be Planted (Species TBD Based on Acceptable Replacement Trees Bulletin No. T-2)
- Tree Protection Zone (Trees to be Retained)
- No Build Zone (Trees to be Retained)

CLIENT: Northwest Development

PROJECT: 2810-2870 138 Street, Surrey

DRAWING TITLE: Tree Retention and Planting Plan

PROJECT No. 21-2202

DATE: January 13, 2022

DRAWING: 01

SCALE: 1:750

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES



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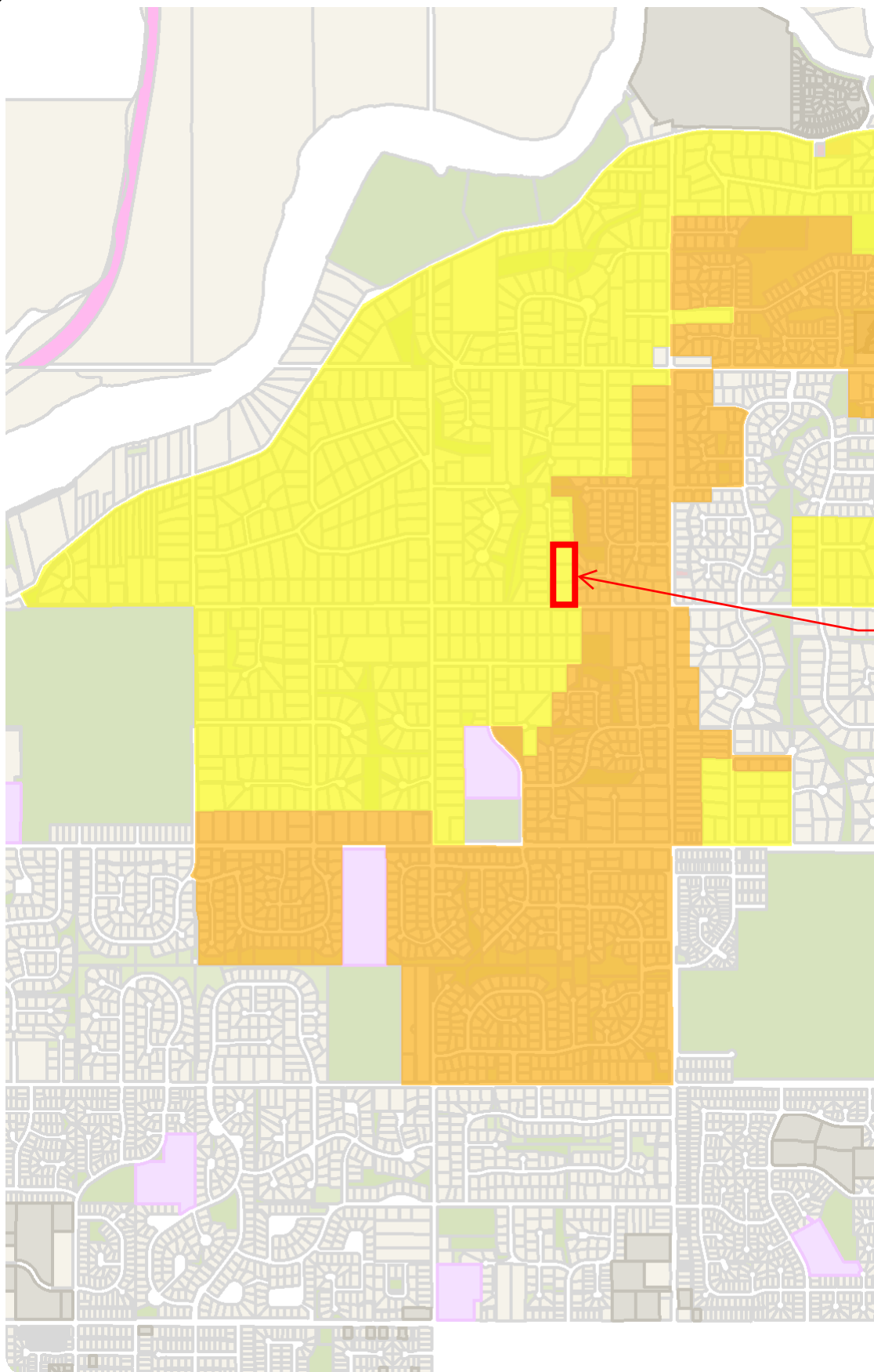
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PLAN LMP18916
13870
30 AVENUE

PLAN LMP39784
13867
28A AVENUE

PLAN LMP39784
13857
28A AVENUE

PLAN LMP39784
13870
28A AVENUE

PLAN LMP39784
13855
28 AVENUE



- Legend
- Central Semiahmoo Peninsula**
- Half-acre gross density
 - One acre

Land Use Plan Amendment to redesignate the subject site from "One Acre" designation to "Half-acre gross density" designation.

LAP Amendment Map

Scale: 1:20,000

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