

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0131-00

Planning Report Date: December 6, 2021

PROPOSAL:

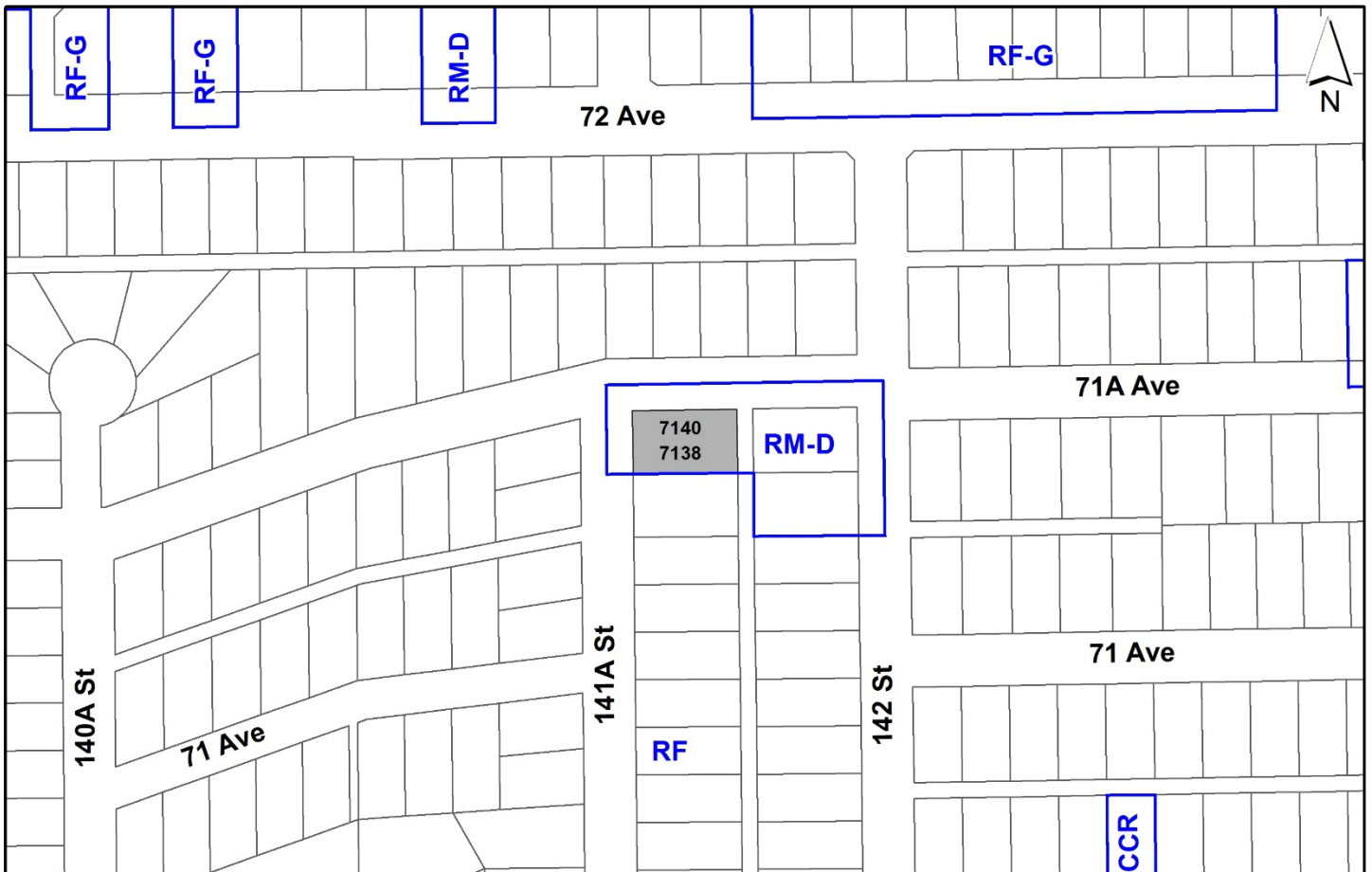
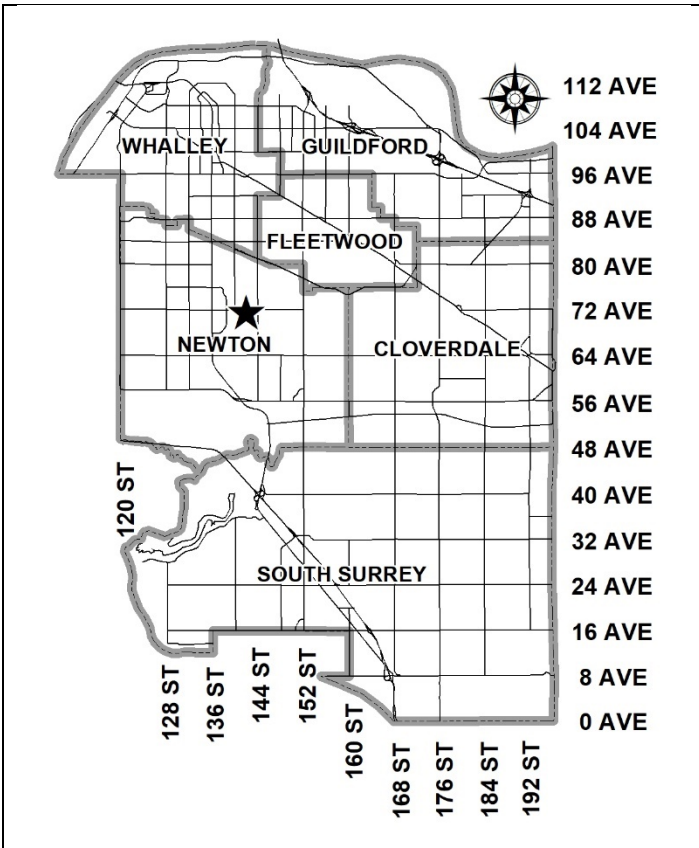
- **Rezoning** from RM-D to RF

to permit the construction of one (1) single family dwelling.

LOCATION: 7140 - 141A Street
 (7138 - 141A Street)

ZONING: RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban 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 Newton.
- Area residents have expressed concern for the proposal, highlighting potential for unpermitted building on the subject property, and consequently increased traffic in the neighbourhood. These concerns have been raised as a result of previous unpermitted construction on the adjacent property to the south, which has had an active stop work order in place since 2018. The adjacent property is owned by three of four registered owners of the subject property.
- To address residents' concerns, the applicants have agreed to register a Section 219 Restrictive Covenant (RC) on title for the subject property which would include exterior building drawings in compliance with the City of Surrey's Zoning By-law. The RC would ensure that future building construction on the subject property aligns with exterior building drawings registered on title, and with the Zoning By-law. Registration of the RC on title will be a condition of approval should the application be supported by Council.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" 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 Water Sustainability Act (WSA) assessment to the BC Ministry of Forests, Lands, and Natural Resource Operations and Rural Development (FLNRORD) for rear lane ditch determination to the satisfaction of the General Manager, Engineering;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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 Services;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant requiring compliance with attached exterior design drawings in accordance with the City's Zoning By-law and Official Community Plan (OCP).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Duplex residential	Urban	RM-D
North (Across 71A Ave):	Single family residential	Urban	RF
East:	Duplex residential	Urban	RM-D
South:	Single family residential	Urban	RF
West (Across 141A St):	Single family residential	Urban	RF

Context & Background

- The property is located on the east side of 141A Street and is 983 square metres in area, 24.3 metres wide, and 40.3 metres deep.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Duplex Residential Zone (RM-D)".
- The property is located to the west of the East Newton South Neighbourhood Concept Plan (NCP) and is not located within a secondary plan area.
- Most properties in the neighbourhood are zoned "Single Family Residential Zone (RF)" and "Single Family Residential Gross Density Zone (RF-G)". Recent development applications include 7916-0528-00, 7916-0529-00, and 7916-0533-00 to the north focused on termination of land use contracts (LUCs) to permit the existing underlying "Single Family Residential Gross Density Zone (RF-G)" to come into effect.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" to permit construction of one (1) single family dwelling which may contain one secondary suite.
- The proposed unit density, floor area, lot coverage, setbacks, and height of the proposed principal residential dwelling complies with the "Single Family Residential Zone (RF)".
- The existing residential duplex on the subject property will be demolished in order to construct one (1) single family dwelling.

	Proposed
Lot Area	983 square metres
Lot Width:	24.3 metres
Lot Depth:	40.3 metres
Number of Lots:	1
Unit Density:	10.2 units per hectare

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:	<p>The School District has advised that there will be approximately two (2) school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>1 Elementary student at Georges Vanier Elementary School 0 Secondary students at Frank Hurt Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2023.</p>
Parks, Recreation & Culture:	<p>Parks has no objection to the proposal and requests that all efforts to retain city trees must be exhausted before removal will be considered as part of this application.</p>

Transportation Considerations

- The property is located at the southeast corner of 141A Street and 71A Avenue. 141A Street and 71A Avenue are classified as Local roads.
- The property will be subject to a 5.0 metre x 5.0 metre corner cut at 141A Street and 71A Avenue and a 1.0 metre x 1.0 metre corner cut at 71A Ave and the rear access lane.
- The property is located in proximity to transit service. A bus stop is located 250 metres northeast of the site on 72 Avenue, serviced by bus route 335 with connections between Newton and Surrey Central Station, 341 with connections between Guilford and Newton Exchange, and 342 with connections between Langley Centre and Newton Exchange.

Parkland and/or Natural Area Considerations

- A Class B (yellow-coded) ditch is located to the east of the subject property on the opposite side of the rear lane. The ditch is connected to the downstream storm drain system and has been determined to be non-fish-bearing by a Qualified Environmental Professional (QEP). Streamside setbacks from top of bank (TOB) will be required in accordance with the City of Surrey's Zoning By-law, Part 7A - Riparian Protection. The current proposal is compliant with the Part 7A with no development proposed within the required streamside setback area.
- The applicant's Qualified Environmental Professional (QEP), ENKON Environmental Ltd., submitted a Riparian Areas Protection Regulations (RAPR) assessment in support of the proposed rezoning. The assessment identifies a non-fish bearing watercourse with a minimum 2.0 metres Streamside Protection Enhancement Area (SPEA). The report was confirmed by the Province as meeting the assessment and reporting criteria of RAPR.

- As a condition of approval, a Water Sustainability Act (WSA) assessment will need to be submitted to the BC Ministry of Forests, Lands, and Natural Resource Operations and Rural Development (FLNRORD) for rear lane ditch determination. If the rear lane ditch is determined to be a WSA stream, compensation would be required off-site to ensure equity between fronting properties along 141A Street and 142 Street developing in the future.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

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 proposed single family residential dwelling is appropriate for the neighbourhood context, which primarily includes single family residential dwellings.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)".

- 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 Zone (RF)" and streamside setback requirements.

RF Zone (Part 16)	Permitted	Proposed
Unit Density:	31 units per hectare	10.2 units per hectare
Yards and Setbacks		
Side Yard Flanking (North):	3.6 metres	3.6 metres
Side Yard (South):	1.8 metres	1.8 metres
Rear (East):	7.5 metres	14.8 metres
Front Yard (West):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	983 square metres
Lot Width:	15 metres	24.3 metres
Lot Depth:	28 metres	40.3 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Ditch:	7 metres from top of bank (TOB)	7 metres from TOB

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.
- As the subject application does not propose creation of new lots, the contribution does not apply.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 27, 2021, and the Development Proposal Signs were installed on August 6, 2021.
- Staff received six (6) responses and a petition containing thirty-four (34) signatures from neighbouring properties. Residents have expressed objection to the proposal, highlighting concerns for potential overbuilding (i.e., unpermitted additions and unpermitted suites) beyond what is allowed under the proposed zone and consequently increased traffic congestion in the neighbourhood. These concerns have been raised due to unpermitted building that previously took place on the adjacent property to the south, which has had an active stop work order since 2018. The adjacent property is owned by three of four registered owners of the subject property.

(Staff informed residents who responded to pre-notifications that their concerns would be summarized in a Planning Report to Council for consideration. Residents were also provided information on how to submit complaints to the City of Surrey's Building Divisions for suspected building without permits.

Prior to the Council meeting on December 6, 2021, residents were updated with information on steps being taken to address their concerns (i.e., registration of a Restrictive Covenant on title with attached exterior building drawings in compliance with the City of Surrey's Zoning By-law and Official Community Plan), sent a link to this Planning Report to be forwarded to Council for consideration, and provided with information on how to attend and participate in the Public Hearing for the proposal.)

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Norway	1	0	1
Total (including City tree)	1	0	1
Total Retained and Replacement Trees		1	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is currently one (1) City tree within the boulevard frontage of the subject property on 141A Street. It was determined that the City tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, and lot grading.
- There are currently no on-site trees on the subject property.
- In summary, one (1) City boulevard tree is proposed to be retained. Since no trees are proposed to be removed, no contribution to the Green City Program is required at this time.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

HD/cm

CIVIC ADDRESS:
7140 141A Street 0
SURREY, B.C.
PID: 009-586-679

Scale 1:250

71A AVENUE

Appendix I



ZONING RF
LOT AREA 10584 SQ FT
PERMITTED FLOOR AREA RATIO (60% X 6000)+(35% X 4584) = 5204 SQ. FT.
ALLOWABLE IN RF ZONING MAXIMUM = 5000.00 SQ. FT.
MAIN FLOOR AREA = 3181 SQ FT
GARAGE AREA = 461 SQ FT
LEGAL SUITE AREA = 724 SQ FT
PERMITTED TOP FLOOR AREA 80% X (TOTAL MAIN FLOOR + VERANDA) 3181+81 = 3262
= 3262 X .8 = 2609.6 SQ. FT.
PROPOSED TOP FLOOR AREA = 2075 SQ. FT.
OPEN TO BELOW AREA = 256 SQ FT
NET TOP FLOOR AREA = 1819 SQ FT
PROPOSED FLOOR AREA RATIO MAIN+ GARAGE+ NET TOP FL = 3181+1819 = 5000.00 SQ FT
PERMITTED DECK AREA 10% X 5000 SQ. FT. = 500 SQ. FT.
RESERVED DECK AREA FOR FRONT = 160 SQ. FT.
PROPOSED DECK AREA FRONT = 81 SQ. FT.
REAR = 24 SQ. FT.
TOTAL = 332 SQ. FT.
BAY WINDOW+ FIREPLACE = 77.9 SQ FT
PERMITTED LOT COVERAGE 30.83% X LOT AREA 10584 SQ. FT. = 3263.05 SQ. FT.
PROPOSED LOT COVERAGE = 3181+81=3262 SQ FT
PERMITTED BUILDING HEIGHT 9 M 29' 6" FT
PROPOSED BUILDING HEIGHT 8.99 M (24'-4 1/2")

141A STREET
Crown of Road
Gutter Line
Remover Curb

San Manhole
Rim Elev=71.29
Inv=68.94(N)
Inv=68.97(S)
Inv=68.93(W)

Manhole
Rim Elev=71.08
Inv=70.03(W)
Inv=70.03(E)
Inv=70.01(S)

Storm Manhole
Rim Elev=71.74
Inv=70.94(W)

San Manhole
Rim Elev=70.33
Inv=68.06(N)
Inv=68.03(S)
Inv=68.05(W)

Storm Manhole
Rim Elev=70.34
Inv=69.26(N)
Inv=69.23(S)
Inv=69.26(W)

NOTE : DIAMETER OF TREE STEM IS LESS THAN 20cm AS MENTIONED BY ECOTECH DEVELOPMENT INC. DESIGNER IS NOT RESPONSIBLE FOR ANY MISREPRESENTATION

40
PLAN 20893
Lot Area= 983.1 sq. meters

39
PLAN 20893
Dwelling #7134
Main Floor Elev.=71.46

- 01 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSION
 - 02 CONTRACTOR MUST CONFIRM ALL ON SITE CONDITIONS BEFORE STARTING WORK
 - 03 ALL WORK MUST BE IN CONFIRMATION WITH REQUIREMENT OF B.C. BUILDING CODE LATEST EDITION (BCBC 2018).
 - 04 MINIMUM CONCRETE STRENGTH AT 28 DAYS MUST BE 3000 P.S.I. AND ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH C.S.A. 3.A231.
 - 05 ALL FRAMING AND NAILING MUST BE IN ACCORDANCE TO B.C. BUILDING CODE PART 9 AND DESIGNED TO C.S.A. LATEST EDITION.
 - 06 FRAMING LUMBER MUST BE DOUGLAS FIR #2 OR BETTER
 - 07 WOOD TRUSSES SHOULD BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.
 - 08 OWNER OR CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- SITE SURVEY IS PROVIDED BY AMRAY LAND SURVEYING

AWAL HOME DESIGN
www.awalhomedesign.ca

AWAL HOME DESIGN
13296, 62 A AVENUE
SURREY B.C.
V3X 0A9
604 307 2147
awalhomedesign@outlook.com

PROPOSED SITE PLAN
SURINDER SINGH UPPAL
7140, 141 A STREET
SURREY B.C.

Project number
Date
Drawn by JAGTESHWAR BRAR
Checked by
Scale



INTER-OFFICE MEMO

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

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

DATE: **October 19, 2021** PROJECT FILE: **7821-0131-00**

RE: **Engineering Requirements
Location: 7140 141A St**

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

- Provide a 5.0m x 5.0m corner cut at 141A St and 71A Ave
- Provide a 1.0m x 1.0m corner cut at 71A Ave and Access Lane

Works and Services

- Construct the east side of 141A St.
- Construct the north side of 71A Ave.
- Install new utilities connections as required.

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

Jeff Pang, P.Eng.
Acting Development Services Manager

IJ



August 25, 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.

As of September 2020, George Vanier Elementary operates at 98% capacity. This school has traditionally accepted out of catchment overflow students from TE Scott, Chimney Hill and MB Sanford. Our projections are showing that growth will continue modestly. Though the projections indicate that the school will operate over capacity, the anticipated growth will be handled with 4 portables or less over the next 10 years.

Frank Hurt Secondary continues to accept overflow from Sullivan Heights Secondary that currently has capped in-catchment enrollment to the school. Currently, Frank Hurt is operating at 112% capacity, which is a 5% increase from 2018. As a result, as part of the District's 2022/23 Capital Plan submission to the Ministry of Education, there is a capital request to construct a 400-capacity addition targeted to open September 2027. The Ministry has yet to approve capital funding for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0131 00

SUMMARY

The proposed 1 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:	1
Secondary Students:	0

September 2020 Enrolment/School Capacity

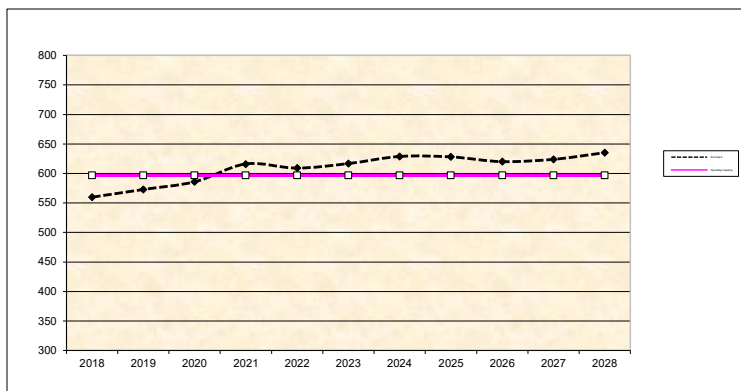
Georges Vanier Elementary	
Enrolment (K/1-7):	63 K + 523
Operating Capacity (K/1-7)	38 K + 559
Frank Hurt Secondary	
Enrolment (8-12):	1397
Capacity (8-12):	1250

Projected population of school-age children for this development:	2
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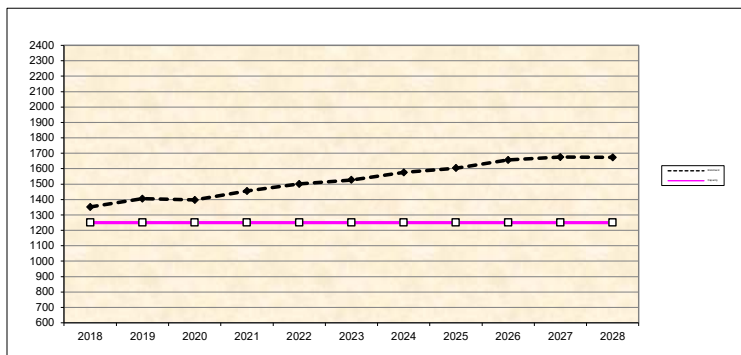
Population: The projected population of children aged 0-19 Impacted by the development.

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

Georges Vanier Elementary



Frank Hurt 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: 21-0131-00

Address: 7138 7140 141A Street

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)	1
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
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	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
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: October 29, 2021



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





71A AVENUE

San Manhole
Rim Elev=71.29
Inv=68.94(N)
Inv=68.91(S)
Inv=68.93(W)



Manhole
Rim Elev=71.08
Inv=70.03(W)
Inv=70.03(E)
Inv=70.01(S)



Storm Manhole
Rim Elev=71.74
Inv=70.94(W)



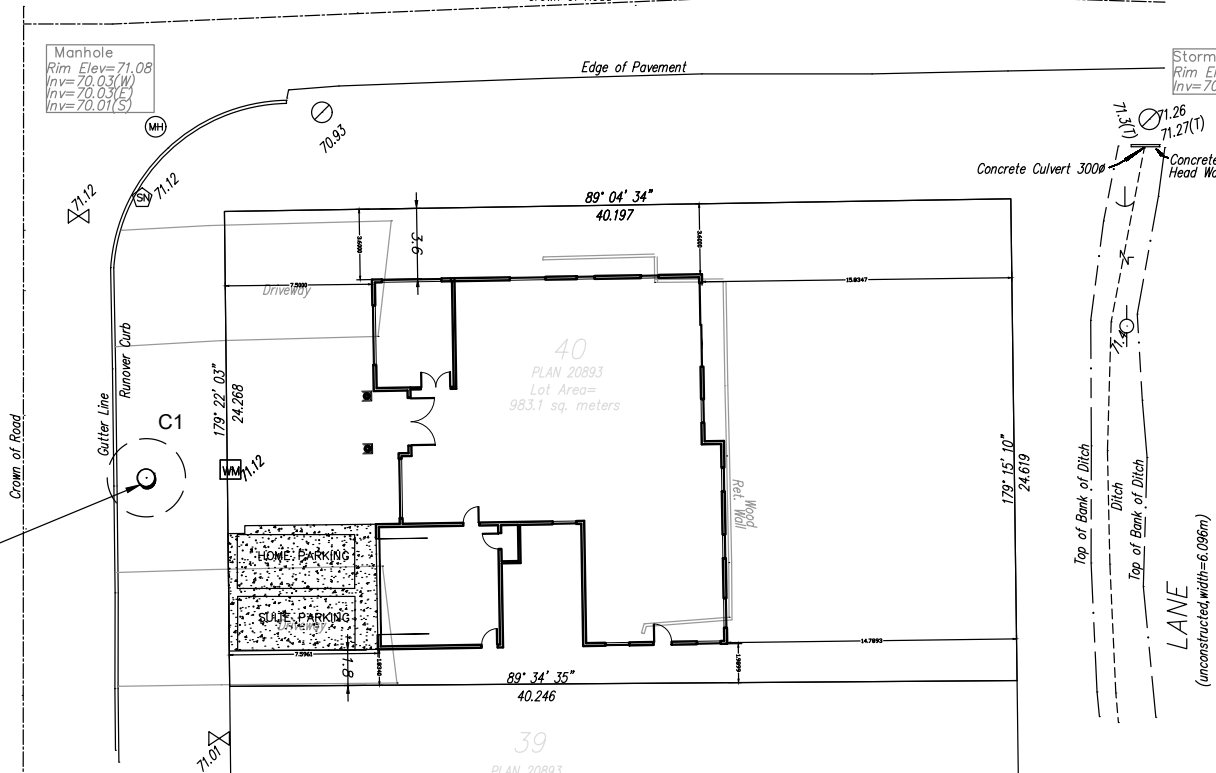
141A STREET

NOTE: REASSESS WITH FINAL SERVICE PLANS.

San Manhole
Rim Elev=70.33
Inv=68.06(N)
Inv=68.03(S)
Inv=68.05(W)



Storm Manhole
Rim Elev=70.34
Inv=69.26(N)
Inv=69.23(S)
Inv=69.26(W)



LEGEND

TREE TO BE RETAINED

MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION
	1	11/08/2021	AA	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 V3W 0A6
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 Email: mfadum@fadum.ca

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PROJECT TITLE
7140 141A STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT _____

DATE
 OCTOBER 27, 2021

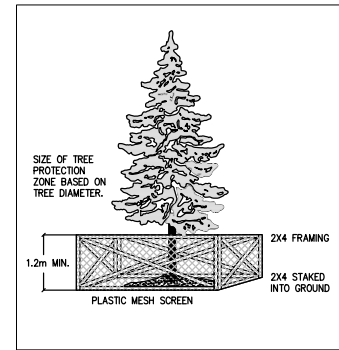
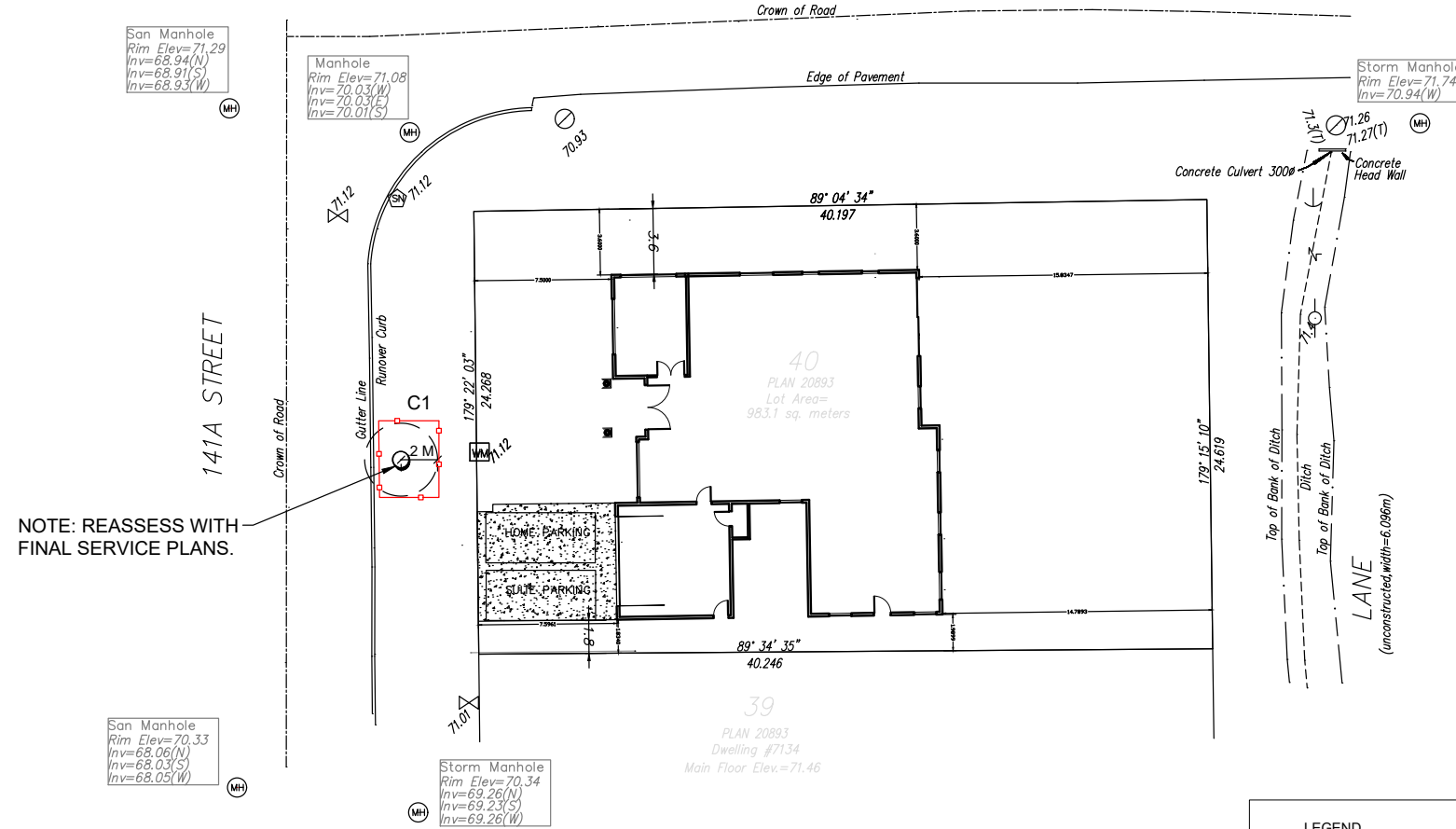
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 AA

SCALE
 AS SHOWN

T-1
 SHEET 1 OF 2



71A AVENUE



- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



STAMP	NO.	DATE	BY	REVISION
	1	11/08/2021	AA	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
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PROJECT TITLE
7140 141A STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CIENT

DRAWN AA
SCALE AS SHOWN
DATE OCTOBER 27, 2021

T-2
SHEET 2 OF 2