

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0326-00

Planning Report Date: February 14, 2022

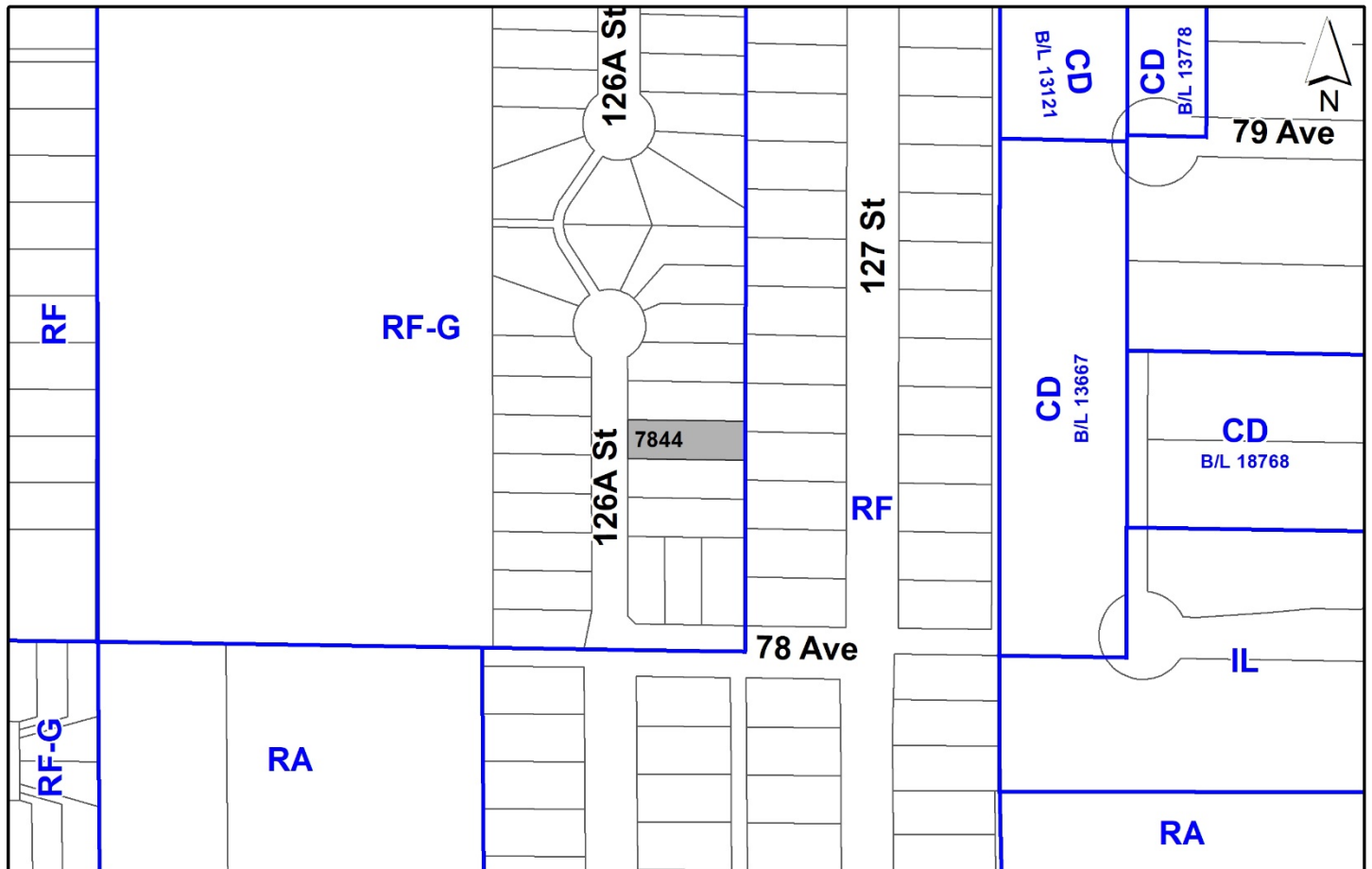
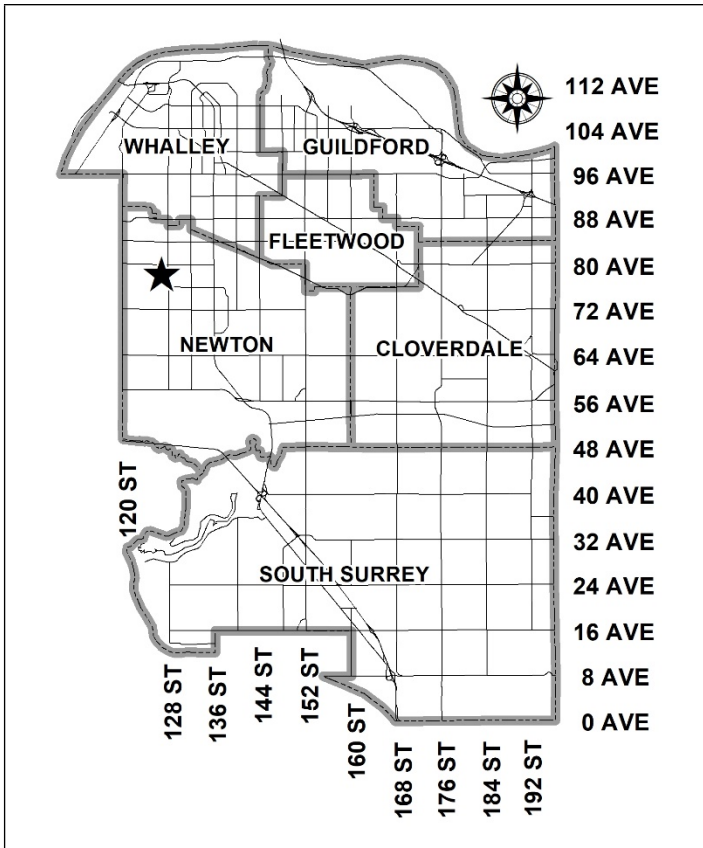
PROPOSAL:

- **Rezoning** from RF-G to RF to permit the development of a new single-family dwelling.

LOCATION: 7844 - 126A Street

ZONING: RF-G

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.
- The subject property was previously subject to Land Use Contract (LUC) No. 448, which provided few provisions for the maximum size of houses. Rezoning to Single-Family Residential (RF) Zone would allow a building more similar in size and proportion to those constructed under historic provisions in the neighbourhood or to RF properties on the block of 127 Street that abuts the subject property's rear yard.
- Area residents have raised no concerns for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Urban	RF-G
North (Abutting):	Single-Family Dwelling	Urban	RF-G
East (Abutting):	Single-Family Dwelling	Urban	RF
South (Abutting):	Single-Family Dwelling	Urban	RF
West (Across 126A Street):	Single-Family Dwelling	Urban	RF-G

Context & Background

- The subject property, 7844 126A Street, is an interior lot located on the east side of 126A Street and north of 78 Avenue.
- The subject property is 679 square metres in area and is one of the largest lots on this block. The subject property is also larger than many of the lots on 126A Street and is comparable or larger than the adjacent RF lots on 127 Street to the east.
- On April 28, 2017, Council adopted Bylaw 19092 to terminate Land Use Contract (LUC) No. 448 to allow the existing underlying Single-Family Residential Gross Density Zone (RF-G) to come into effect within the surrounding neighbourhood.
- LUC No. 448 permitted the original area to be subdivided into 46 single-family lots and one (1) City owned parkland lot under Subdivision Plan No. 56455 on February 14, 1979. The underlying RF-G zone was in-place as this area was intended for single-family housing on small lots with substantial public open space set aside. The subject property was part of this original subdivision and open space dedication.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing rezoning from Single-Family Residential Gross Density (RF-G) Zone to Single-Family Residential (RF) Zone to permit the development of a new single-family dwelling.
- Under the existing RF-G zone, this property is subject to a maximum allowable dwelling floor area of 260.20 square metres. The proposed RF zone would provide a maximum allowable floor area of 348.65 square metres.
- Under former Land Use Contract No. 448, there were few restrictions in-place to limit floor area and building envelope.
- If a new single-family dwelling was to be built under the existing RF-G zoning, then it would be one of the smallest principal buildings on a lot of this size in the local area, as many of these properties developed under LUC No. 448 or under the provisions of the RF Zone.
- Rezoning the subject property from RF-G to RF will not permit a principal building that is larger than adjacent RF homes or some homes in the neighbourhood built under LUC No. 448.
- Properties on the east side of 126A Street range around 45 metres deep and 15 metres wide. Without rezoning from RF-G to RF, many of these lots would achieve a new home that is notably smaller than what is ordinarily achieved on a lot of this size or the building form of RF properties on the abutting block of 127 Street.
- The RF and RF-G zones both allow a maximum of one secondary suite enclosed within the principal dwelling.

	Proposed
Lot Area	
Net Site Area:	679 square metres
Number of Lots:	1
Unit Density:	14.73 units per hectare
Lot Size	679 square metres
Lot Width	15 metres
Lot Depth	45.26 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Transportation Considerations

- Transportation notes that the driveway letdown must be kept to 6 metres wide.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" 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)" parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.80 units per hectare	14.73 units per hectare
Yards and Setbacks		
Front Yard (West):	7.50 metres	7.50 metres
Side Yard (North/South):	1.80 metres	1.80 metres
Rear (East):	7.50 metres	7.50 metres
Lot Size		
Lot Size:	560.00 square metres	679.00 square metres
Lot Width:	15.00 metres	15.00 metres
Lot Depth:	28.00 metres	45.26 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 9, 2021, and the Development Proposal Sign was installed on December 19, 2021.
- At the time of writing of this report, Staff had received one response to the pre-notification postcards. The neighbouring resident asked for information and did not indicate support for or opposition to the proposal.

The neighbouring resident asked what the proposal would entail and whether it would allow more units and secondary suites in the neighbourhood.

The RF-G and RF zones both allow a maximum of one secondary suite which must be enclosed within the principal dwelling. As there is no subdivision proposed, this rezoning proposal cannot result in an increase to unit density or allowable secondary suites.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Ash	2	0	2
Japanese Maple	1	0	1
Weeping Willow	1	0	1
Coniferous Trees			
Black Pine	1	0	1
Douglas Fir	1	0	1
Total (excluding Alder and Cottonwood Trees)	6	0	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Replacement Trees in Deficit		0	
Total Retained and Replacement Trees		6	

- The Arborist Assessment states that there are a total of six (6) mature trees on site, with no Alder or Cottonwood trees. Two of the trees assessed are City street trees located on 126A Street and two are off-site trees located on the abutting north property.
- As this development application is for rezoning and does not include any servicing, building, road dedication, or lot grading, no tree removal has been proposed by the applicant.
- If a Building Permit application proposes tree removal, then the tree replacement and compensation requirements will be assessed as part of a Building Permit application for the property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan
- Appendix II. Context Plan
- Appendix III. Engineering Summary

approved by Shawn Low

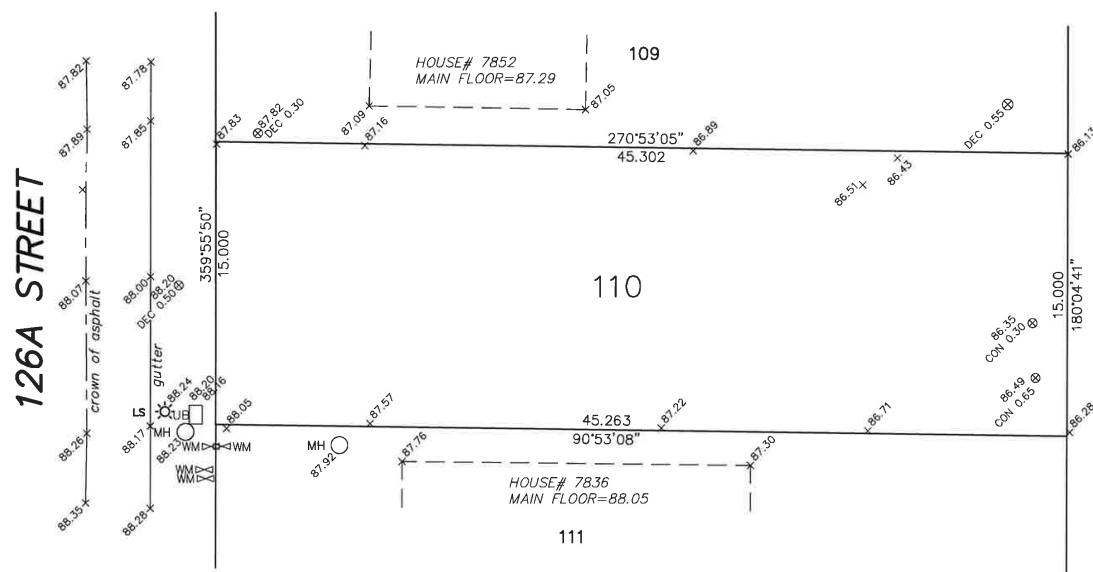
Ron Gill
Acting General Manager
Planning and Development

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 110 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 56455

Current Civic Address:
7844-126A Street
Surrey, B.C.

SCALE : 1:250

Note:
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey geodetic datum, Monument No. 5921 Elevation = 88.820m
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records



- LEGEND**
- CON 0.0 ⊗ ...denotes tree/diameter
 - 00.00 x ...denotes spot elevation
 - IC ...denotes inspection chamber
 - LS ☼ ...denotes lamp standard
 - WM ▽ ...denotes water meter
 - MH ○ ...denotes manhole
 - UB □ ...denotes utility box

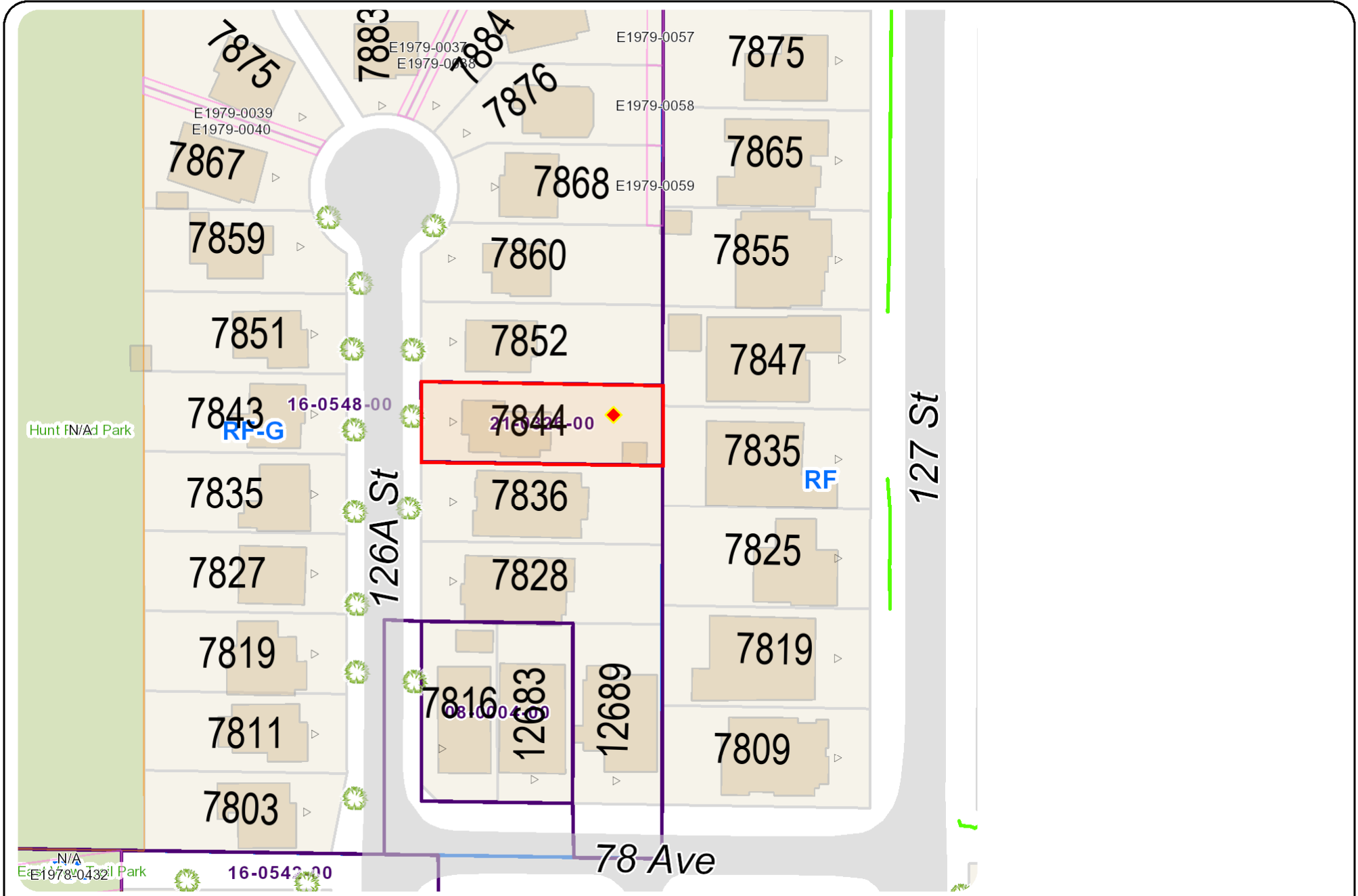
© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 2109145-T01

-This plan was prepared for design purposes and is for the exclusive use of our client, DHALIWAL AND ASSOCIATES LAND SURVEYING Inc. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

Date of Survey:
6th day of October, 2021

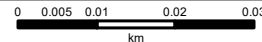
Mark R. Dailey, BCLS 867



Enter Map Description

Scale: 1:960

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-02-08



INTER-OFFICE MEMO

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

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

DATE: **February 07, 2022** PROJECT FILE: **7821-0326-00**

RE: **Engineering Requirements
Location: 7844 126A St**

REZONE***Works and Services***

- Confirm adequacy of the existing road structure on 126A Street, with supporting geotechnical report. Construct upgrades to City standards if required.

A Servicing Agreement will be required prior to Rezone if the geotechnical report determines that road upgrades are needed.

BUILDING PERMIT

The following issues are to be addressed as condition of the subsequent Building Permit:

- Construct 6.0m concrete driveway letdown.
- Construct a new metered water service connection and abandon existing.
- Construct new sanitary service connection. If existing sanitary connection is retained, confirm adequacy through video inspection.

Jeff Pang, P.Eng.
Development Services Manager

IJ