

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0177-00

Planning Report Date: January 16, 2023

**PROPOSAL:**

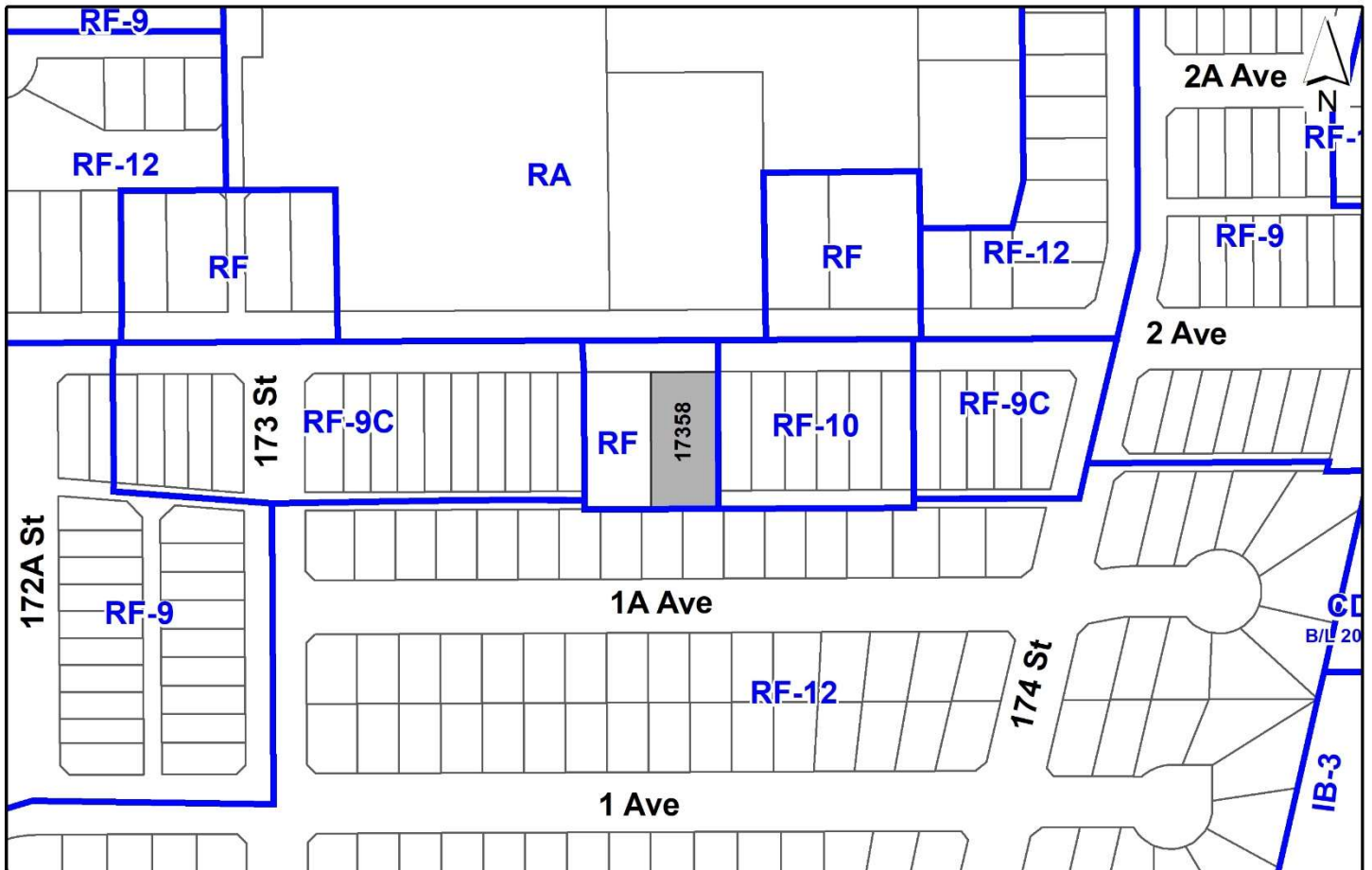
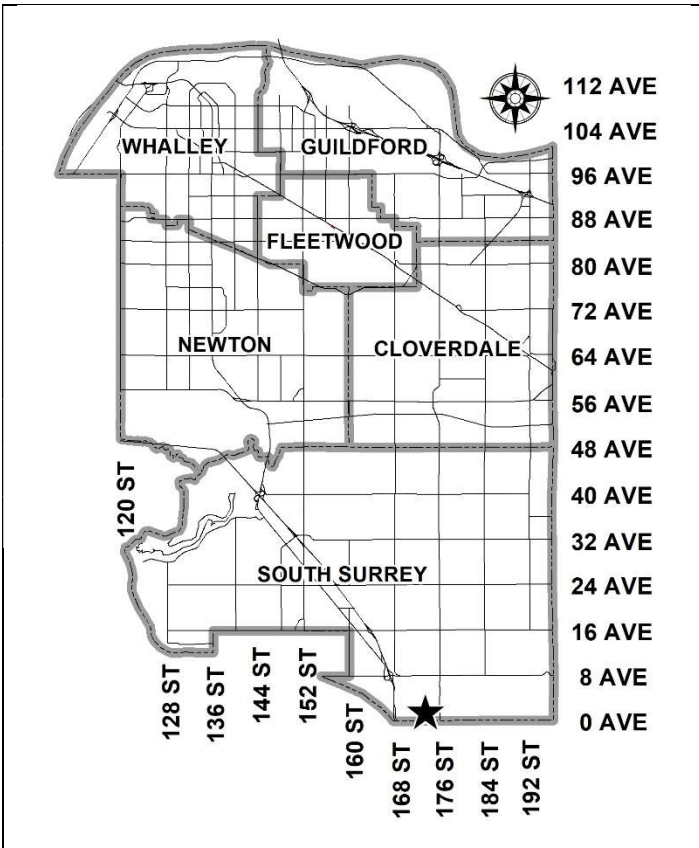
- **Rezoning** from RF to RF-10 to allow subdivision into 2 single family lots.

**LOCATION:** 17358 -2 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Flex (6 - 14.5 upa)



**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 "Single Family Flex (6 - 14.5 upa)" designation in the Douglas Neighbourhood Concept Plan (NCP).
- The subject property is one of two contiguous Single Family Residential Zone (RF) lots remaining on the block. The most recent subdivision on the block was the neighbouring properties to the east of the subject site which were rezoned from RF to Single Family Residential (10) Zone (RF-10) and subdivided into two (2) lots under Development Application No. 7916-0051-00. The lot sizes proposed in the current application are complementary to the neighbouring lots and will provide continuity in the streetscape.
- The proposed density and building form are appropriate for this part of the Douglas Neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) 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; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban / Urban Single Family (6 upa)	RF
North (Across 2 Avenue):	Dufferin Park	Urban / Urban Single Family (6 upa)	RA
East:	Single Family Dwelling	Urban / Urban Single Family (6 upa)	RF-10
South:	Single Family Dwelling	Urban / Urban Single Family (6 upa)	RF-12
West:	Single Family Dwelling	Urban / Urban Single Family (6 upa)	RF and RF-9C

## Context & Background

- The subject property is located mid-block on the south side of 2 Avenue between 173 Street and 174 Street. The block has an existing rear lane to the east and west of the subject property.
- The subject property is designated "Urban" in the Official Community Plan (OCP), "Single Family Flex (6-14.5 upa)" in the Douglas Neighbourhood Concept Plan (NCP), and zoned "Single Family Residential Zone" (RF).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone" (RF) to "Single Family Residential (10) Zone" (RF-10) in order to allow subdivision into two (2) single family lots.
- The proposed RF-10 Zone is consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Single Family Flex (6-14.5 upa)" designation in the Douglas Neighbourhood Concept Plan (NCP).
- The proposed lots meet the minimum lot width, depth, and area requirements of the RF-10 Zone for a Type I Interior Lot. The lots are 11.18 metres wide and have an area of approximately 443 square metres.
- Both proposed lots will take vehicular access from a proposed rear lane.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1021.1 square metres
Road Dedication:	6 metres (124.1 square metres)
Net Site Area:	897 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	9.14 units per acres
<b>Range of Lot Sizes</b>	443.52-443.53 square metres
<b>Range of Lot Widths</b>	11.18 metres
<b>Range of Lot Depths</b>	39.68-39.69 square 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at Douglas Elementary School  
1 Secondary students at Earl Marriot School

(Appendix III)

Parks, Recreation & Culture: Dufferin Park is the closest active park with amenities that include a playground, soccer fields, basketball court, and a walking path. The park is across the street (approx. 20 m) from the development site.

146D Greenbelt, is the closest natural area and is 200 metres walking distance from the development site.

Ministry of Transportation & Infrastructure (MOTI): The Ministry of Transportation and Infrastructure has no concerns with the proposed development.

### Transportation Considerations

- The proposed development will dedicate 6 metres at the rear of the property to facilitate the construction of a rear lane, which is constructed to the east and west of the subject property.
- Both proposed lots will take vehicular access from a proposed rear lane.

## POLICY & BY-LAW CONSIDERATIONS

### Secondary Plans

#### Land Use Designation

- The proposal complies with the "Urban Single Family (6 upa)" designation in the Douglas Neighbourhood Concept Plan (NCP).

### Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)".
- 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 (10) Zone (RF-10)" and parking requirements.

RF-10 Zone (Part 17C) Type I	Permitted and/or Required	Proposed
<b>Unit Density:</b>	37.04 uph (14.99 upa)	19.59 uph (7.93 upa)
<b>Yards and Setbacks</b>		
Front Yard (north):	4.0 metres	4.0 metres
Side Yard (east/west):	1.2 metres	1.2 metres
Rear (south):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	291 square metres	443.5 square metres
Lot Width:	9.7 metres	11.2 metres
Lot Depth:	30 metres	39.7 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. 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.
- “Neo-Traditional” style homes are recommended to align with the existing neighbourhood context.
- A preliminary lot grading plan, submitted by Terra Nobis Consulting Inc., and dated August 9<sup>th</sup>, 2022, has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 25, 2022, and the Development Proposal Signs were installed on June 18, 2022. Staff received one response from neighbouring residents (*staff comments in italics*):
  - A resident has concerns with the impact of the development on home values and privacy in the area due to the proposed laneway along the rear lot line.

*(The proposed development is consistent with the "Urban Single Family (6 upa)" designation in the Douglas NCP. The development is consistent with the RF-10 typology along 2 Avenue and is consistent with existing development pattern of the block.)*

## TREES

- Kimberly Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there are no mature trees on the site.
- One City tree and one off-site tree will be retained and require tree barriers to be installed on the subject site and kept in place during the entirety of construction.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

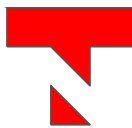
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SDC/cm



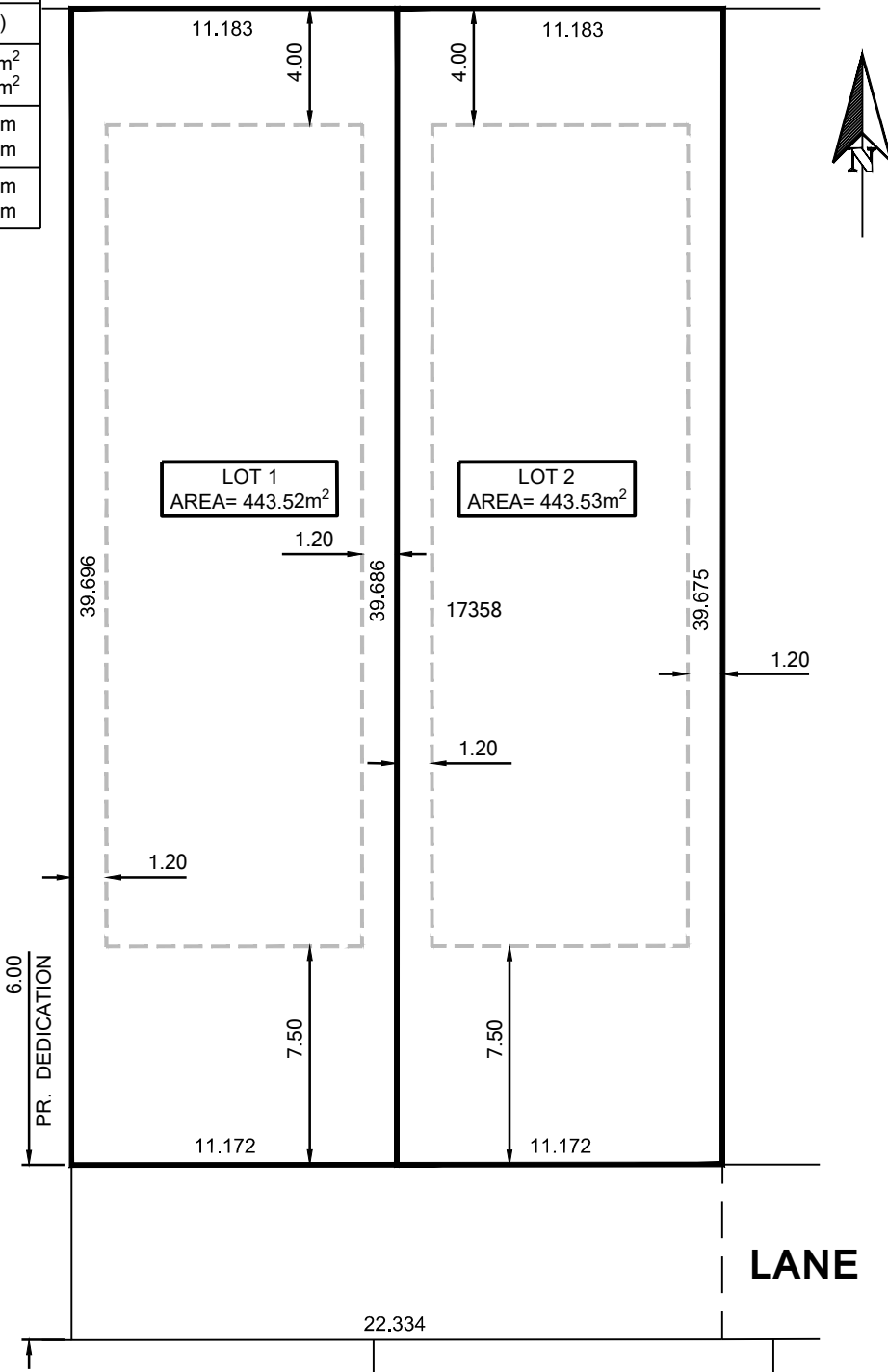


**TERRA NOBIS CONSULTING INC.**  
 #203-15585 24 AVENUE, SURREY, BC, V4A 2J4  
 EMAIL: INFO@TERRANOBIS.COM  
 PHONE: 604.946.3007  
 PERMIT TO PRACTICE #: 1000490



# 2 AVE

	EXISTING	PROPOSED
LOTS	1	2
ZONING	RF	RF-10 (TYPE I)
LOT SIZE	1021.1 m <sup>2</sup>	LOT 1: 443.52 m <sup>2</sup> LOT 2: 443.53 m <sup>2</sup>
AVG. LOT WIDTH	22.350 m	LOT 1: 11.178 m LOT 2: 11.178 m
AVG. DEPTH	45.686 m	LOT 1: 39.691 m LOT 2: 39.680 m



C:\Dropbox (Personal)\Terra-Nobis Consulting\3. Projects\22013 - 17358 2nd Avenue, Surrey - Development Application (Chan Bhullar)\Design\Drawings\22013 Working.dwg [SITEPLAN] 3/24/2022 10:28AM

No	DATE	BY	CK	REVISIONS DESCRIPTION
0.	17 MAR 2022	JL	PG	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT  
**17358 2 AVENUE, SURREY**

**CHAN BHULLAR**  
 EMAIL: CHANBHULLAR13@GMAIL.COM

SCALE: 1:250

SEAL

**NOT FOR CONSTRUCTION**

DATE: **17 MAR 2022**

**22013**

REV

**0.**



## INTER-OFFICE MEMO

---

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

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

DATE: **September 26, 2022** PROJECT FILE: **7822-0177-00**

---

RE: **Engineering Requirements  
Location: 17358 2 Ave**

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

- Dedicate 6.0 m for the 6.0 m Residential Lane allowance.

***Works and Services***

- Construct lane to Residential Lane standard; and
- Construct storm, sanitary, and water service connections complete with inspection chambers/water meters to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

Jeff Pang, P.Eng.  
Development Services Manager

BD



July 18, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0177 00

**SUMMARY**

The proposed 2 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:	1

**September 2021 Enrolment/School Capacity**

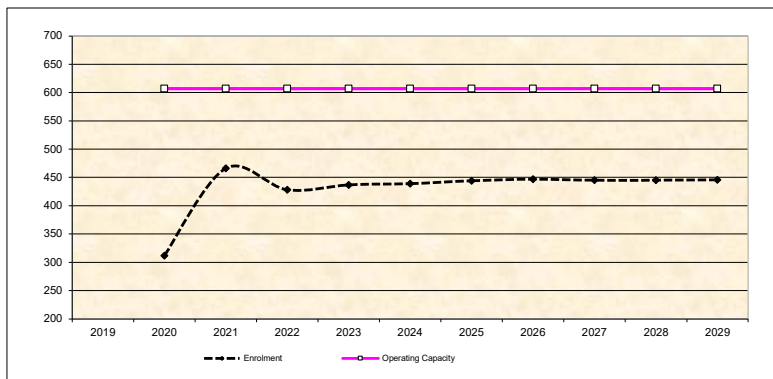
<b>Douglas Elementary</b>	
Enrolment (K/1-7):	75 K + 391
Operating Capacity (K/1-7)	95 K + 512
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1411
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	4
--	---

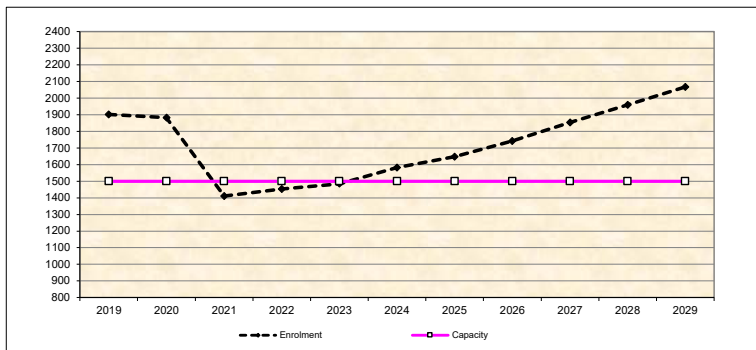
**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**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 November 2020, the existing Hall's Prairie Elementary moved into the new Douglas Elementary located within the Douglas NCP. The school will have sufficient room to support new enrolment growth over the next 5 years.  
 To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. New Boundaries approved in March 2019 are now in place. Douglas Elementary school will continue to feed Earl Marriott Secondary school.

**Douglas 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.