

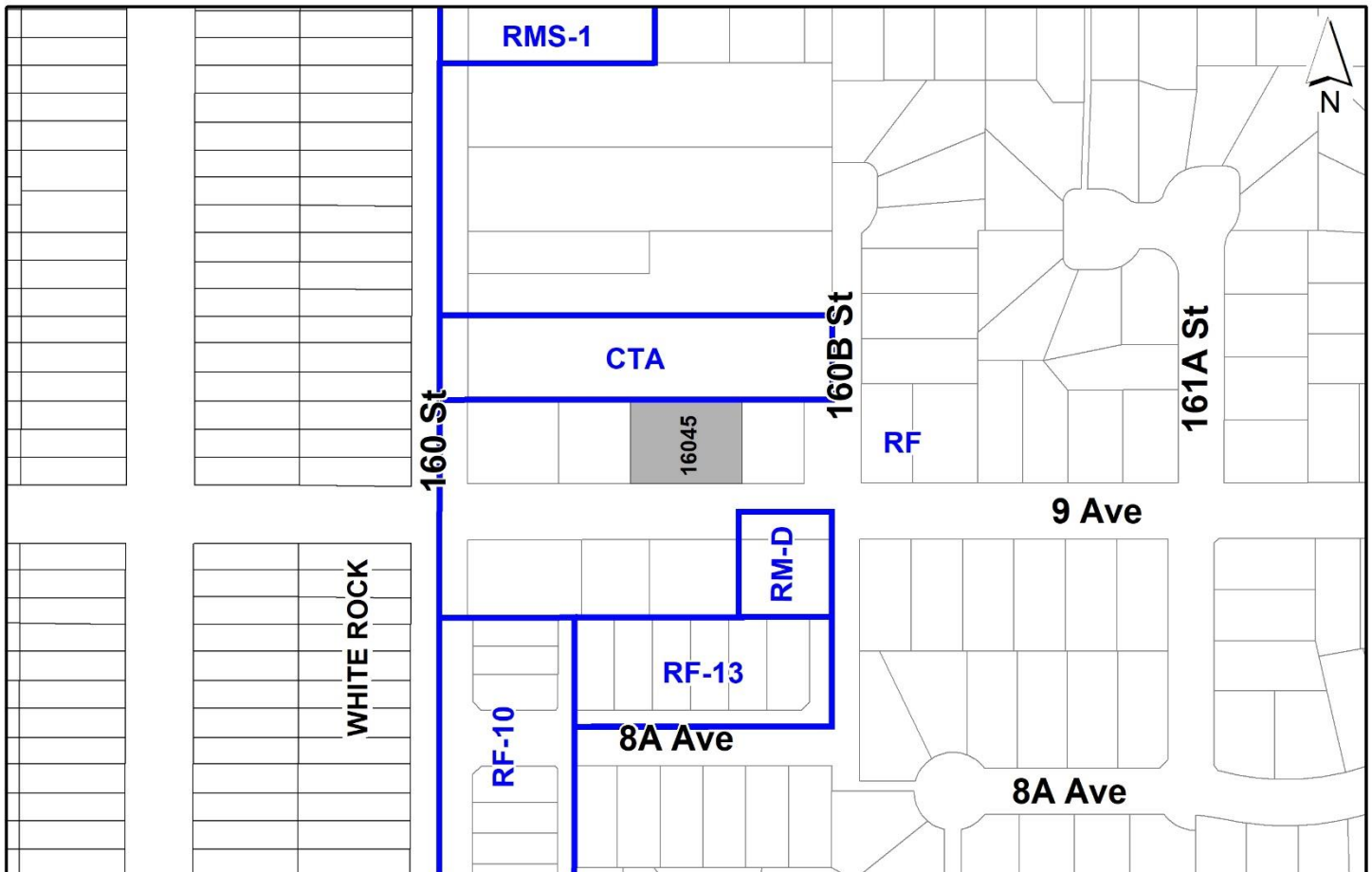
PROPOSAL:

- **Rezoning** from RF to RF-13
 - **Development Variance Permit**
- to allow subdivision into 3 single family lots.

LOCATION: 16045 - 9 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width requirements of the "Single Family Residential (13) Zone (RF-13)".

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Official Community Plan (OCP) Designation for the site which is Urban.
- The proposed RF-13 zoning is appropriate in this context, given similar-sized lots have been approved and constructed to the south under Development Application No. 7915-0450-00 and No. 7920-0217-00 to the north. There are also currently two applications along the south side of 9 Avenue across from the subject site that have received 3rd reading to rezone and subdivide into RF-13 lots: 7918-0068-00 and 7921-0364-00. Other properties located along the north and south side of 9 Avenue in this block may look to develop similar sized lots in the future.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is for a subdivision creating five or fewer new single-family residential lots. The proposed zoning and subdivision are consistent with the developing lot pattern in the surrounding neighbourhood. As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed variance represents a less than 1% reduction to the required lot widths, while the proposed area of each lot at 402 square metres exceeds the minimum 336 square metres requirement of the RF-13 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF13)".
2. Council approve Development Variance Permit No. 7922-0225-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 13.3 metres for proposed Lots 1-3; and
 - (b) to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 1-3.
3. 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;
 - (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; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North:	Single Family Dwelling and Motel Site (recently demolished)	Urban	CTA
East:	Single Family Dwelling	Urban	RF
South (Across 9 Avenue):	Single Family Dwelling	Urban	RF & RM-D
West:	Single Family Dwelling	Urban	RF

Context & Background

- The subject property is located at 16045 9 Avenue and has a total area of 1,206 square metres. The property is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential (RF)".
- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 3 single family lots.
- The applicant is also proposing a Development Variance Permit to slightly reduce the lot widths of proposed Lots 1, 2 and 3 from 13.4 metres to 13.3 metres.
- The area of proposed Lots 1, 2 and 3 is 402 square metres each, which exceeds the minimum lot area of 336 square metres required in the RF-13 Zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "Single Family Residential Zone" (RF) to "Single Family Residential (13) Zone" (RF-13). The rezoning is to permit subdivision into three (3) new single family lots.

	Proposed
Lot Area	
Gross Site Area:	1,206 square metres
Net Site Area:	1,206 square metres

	Proposed
Number of Lots:	3
Unit Density:	10 units per acre/ 24.9 units per hectare
Lot Sizes	402 square metres
Lot Widths	13.3 metres
Lot Depths	30.1 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 South Meridian School
1 Secondary students at Earl Marriott School

(Appendix III)

Parks, Recreation & Culture: South Meridian Park is the closest active park with amenities, including a playground and sports field, and is 685 metres walking distance from the development. 135G - Greenbelt is the closest park with natural area and is 445 metres walking distance from the development.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

- The subject proposal complies Urban Designation of the site within the Official Community Plan (OCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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 (RF-13)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	24.9 units per hectare
Lot Size		
Lot Size:	336 square metres	402 square metres
Lot Width:	13.4 metres	13.3 metres
Lot Depth:	24 metres	30.1 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Width Variance

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 13.3 metres for proposed Lots 1-3; and
 - to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 1-3.
- The proposed variance represents a less than 1 % reduction to the required lot widths, while the proposed area of each lot at 402 square metres exceeds the minimum 336 square metres requirement of the RF-13 Zone.
- Staff support the requested variances to proceed for consideration.

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.
- Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles which could include styles such as "West Coast Contemporary".
- A preliminary lot grading plan, submitted by CityWest Consulting Ltd., and dated June 9, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.

- 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 \$4,272.

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. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 12, 2023, and the Development Proposal Signs were installed on June 15, 2023. Staff received two (2) responses from the neighbourhood (*staff comments in italics*):
 - The proposed RF-13 lots are not in keeping with the existing RF lots in the surrounding neighbourhood.

(The surrounding neighbourhood is predominantly larger single-family lots (RF Zone), though the prevailing trend is towards densification to smaller lots. There are 21 small single lots along 160 Street and 8A Avenue that were completed under Development Application No. 7915-0450-00 which approved twelve (12) RF-13 and nine (9) RF-10 lots. 36 smaller single-family RF-13 lots near 10th Avenue and McNally Creek Drive were created under Development Application No. 7917-0436-00. In addition, there are currently two applications along the south side of 9 Avenue across from the subject site that have received 3rd reading to rezone and subdivide into RF-13 lots, 7918-0068-00 and 7921-0364-00.)

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Magnolia	1	1	0
Red Oak	1	1	0
Lombardy Poplar	1	1	0
Holly	1	1	0
Coniferous Trees			
Douglas Fir	4	4	0
Total (excluding Alder and Cottonwood Trees)	8	8	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees Proposed		9	
Estimated Contribution to the Green City Program		\$3,850.00	

- The Arborist Assessment states that there are a total of 8 mature trees on the site and no Alder and Cottonwood trees. The applicant proposes to retain 0 trees as part of this development proposal.
- The Tree Summary attached as Appendix IV identifies that there are 9 trees located on the site, whereas the summary above shows 8 trees being inventoried. The discrepancy between these numbers results from a shared tree with the adjacent property at 926 160 Street being included in the summary (Tree OS₁). There are 8 trees located solely on the subject site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. Since 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the proposed deficit of 7 replacement trees will require an estimated cash-in-lieu payment of \$3,850 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with an estimated contribution of \$3,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

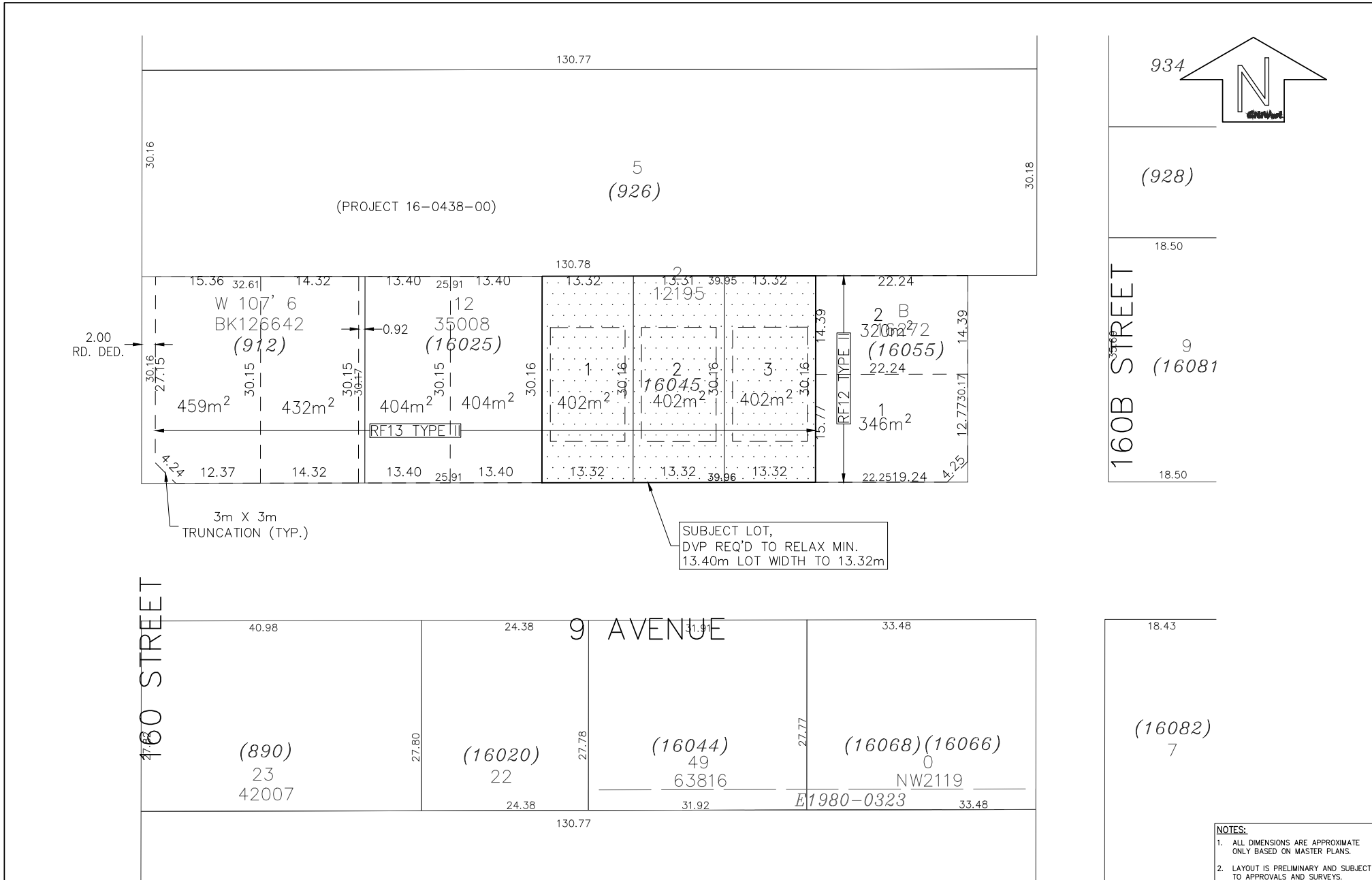
The following information is attached to this Report:

- 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. Development Variance Permit No. 7922-0225-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SC/ar



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE DEMOLISHED.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



MR SUKHJINDER BRAR
 11113 BOND BLVD, DELTA, BC, V4E 1M8 PH: 778-896-4003 EMAIL: BRARSTATES@GMAIL.COM

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16045 - 9 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. TBA	Dwg. No. A2
Drawn: EK	Mun. Dwg. No.	
Designed: PM	Job No. 17-3491	Of
P.W. P.U.	Date OCT/2017	Revision
Approved:		

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Destroy all prints bearing previous number



INTER-OFFICE MEMO

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

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

DATE: **September 01, 2023** PROJECT FILE: **7822-0225-00**

RE: **Engineering Requirements
Location: 16045 9 Ave**

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

- Register 0.5m SRW along 9th Avenue frontage.

Works and Services

- Construct the north side of 9 Ave to the Through Local standard;
- Construct 6.0m wide paired concrete driveway letdowns for each lot;
- Construct fronting storm to service the proposed development;
- Construct storm, sanitary and water services to each lot;
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

RK



Department: **Planning and Demographics**
 Date: **June 9, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0225 00**

The proposed development of **3** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	---

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
South Meridian Elementary	
Enrolment	322
Operating Capacity	271
# of Portables	4
Earl Marriott Secondary	
Enrolment	1348
Operating Capacity	1500
# of Portables	4

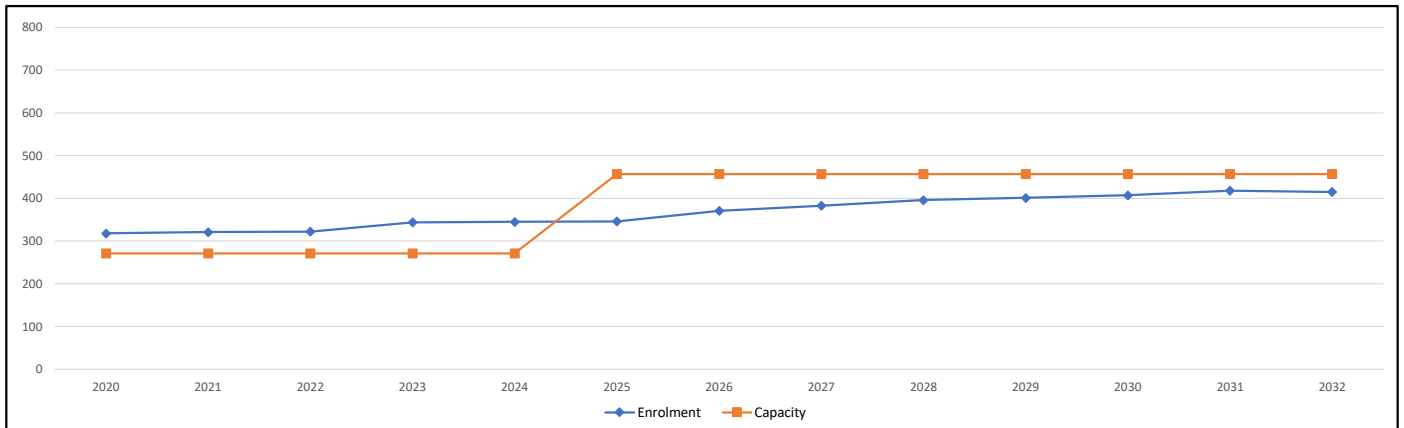
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Since 2015, South Meridian Elementary has been operating over capacity. As of September 2022, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, enrolment will gradually increase in the next ten years. The enrolment table should be considered unsettled and will change as more development comes online.

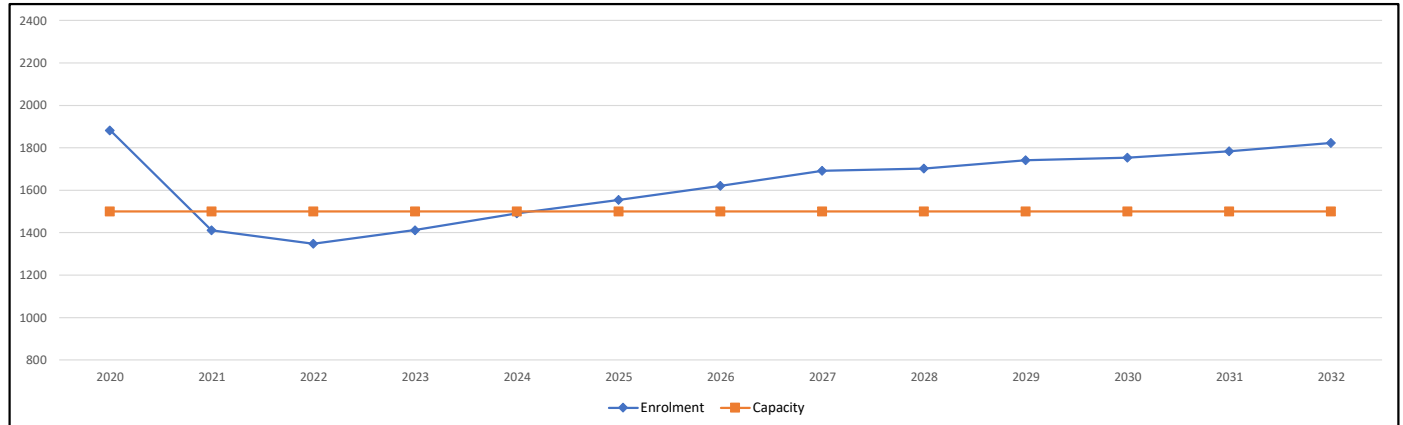
To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition in South Meridian. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs. The 271 capacity addition is targeted to open Fall 2024 or January 2025.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

South Meridian Elementary



Earl Marriott Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Table 2 - Tree Preservation Summary

Surrey Project No: 7917-0498-00

Address: 16045 9th Ave, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

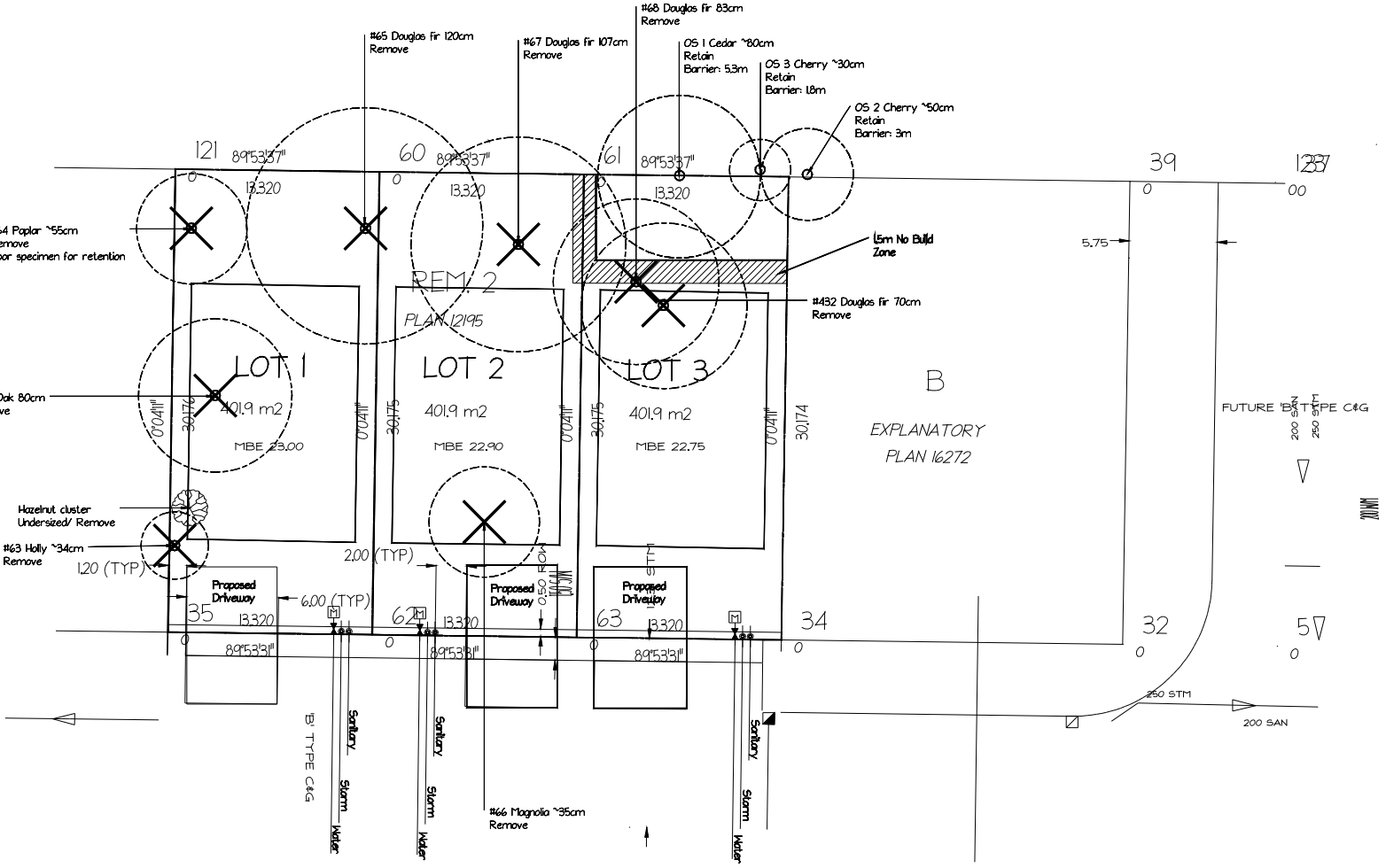
On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	9
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within 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 o X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio o X two (2) = 16 	16
Replacement Trees Proposed	9
Replacement Trees in Deficit	7
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers 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 o X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio o X two (2) = ___ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

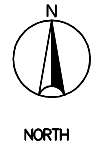


Anne Kulla

Certified ISA Arborist PN-6263A Certified Tree Risk Assessor no. 334



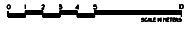
- Legend**
- Retained Tree
 - ⊗ Removed Tree
 - ▨ 15m No Build
 - Protective Tree Barrier

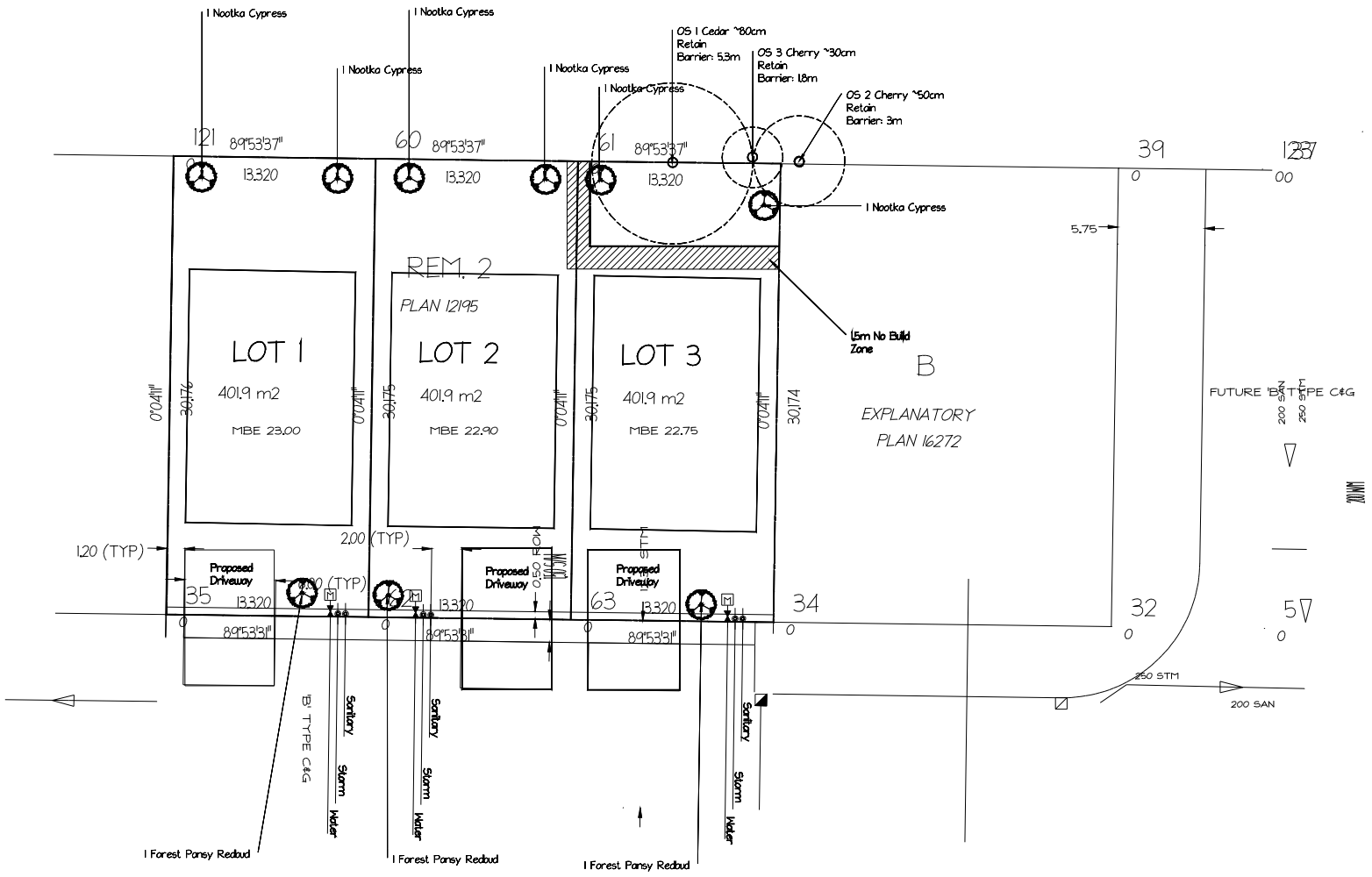


3 Lot Subdivision
 16045 9th Avenue, Surrey
 SCALE DATE DRAWING #
 1200 on 1/8"24 June 01, 2023 1 of 2

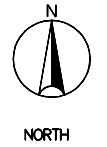
16045 9th Avenue Tree Retention & Removal Plan

Phone: 604-724-3025
 Email: anne@huckleberrylandscape.ca





- Legend**
- Retained Tree
 - ⊗ Replacement Tree
 - ▨ 15m No Build
 - Protective Tree Barrier

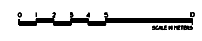


3 Lot Subdivision
 16045 9th Avenue, Surrey
 SCALE DATE DRAWING #
 1:200 on 10/24 Aug 14, 2023 2 of 2

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
CcF	3	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	5cm cal
Cn	6	<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	3.0m

16045 9th Avenue Tree Replacement Tree Plan

Phone: 604-724-3025
 Email: anne@huckleberrylandscape.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0225-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of 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: 002-722-518
LOT 2 EXCEPT: FIRSTLY: PARCEL "B" AND ROAD (EXPLANATORY PLAN 16272)
SECONDLY: THE WEST 15 FEET,
SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 12195

16045 9 Ave

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Interior Lot) is reduced from 13.4 metres to 13.3 metres for proposed Lots 1-3;
- (b) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a front accessed double side-by-side garage or carport in the RF-13 Zone is reduced from 13.4 metres to 13.3 metres for proposed Lot 1-3;
5. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

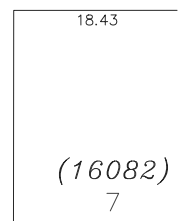
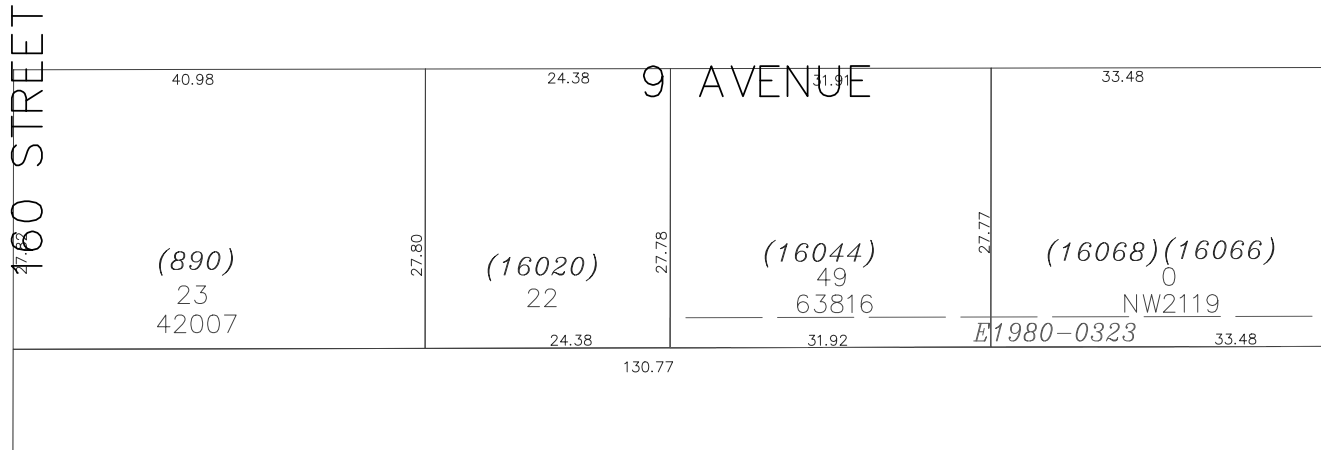
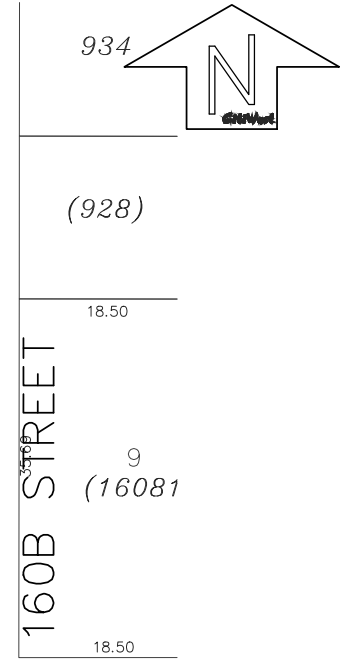
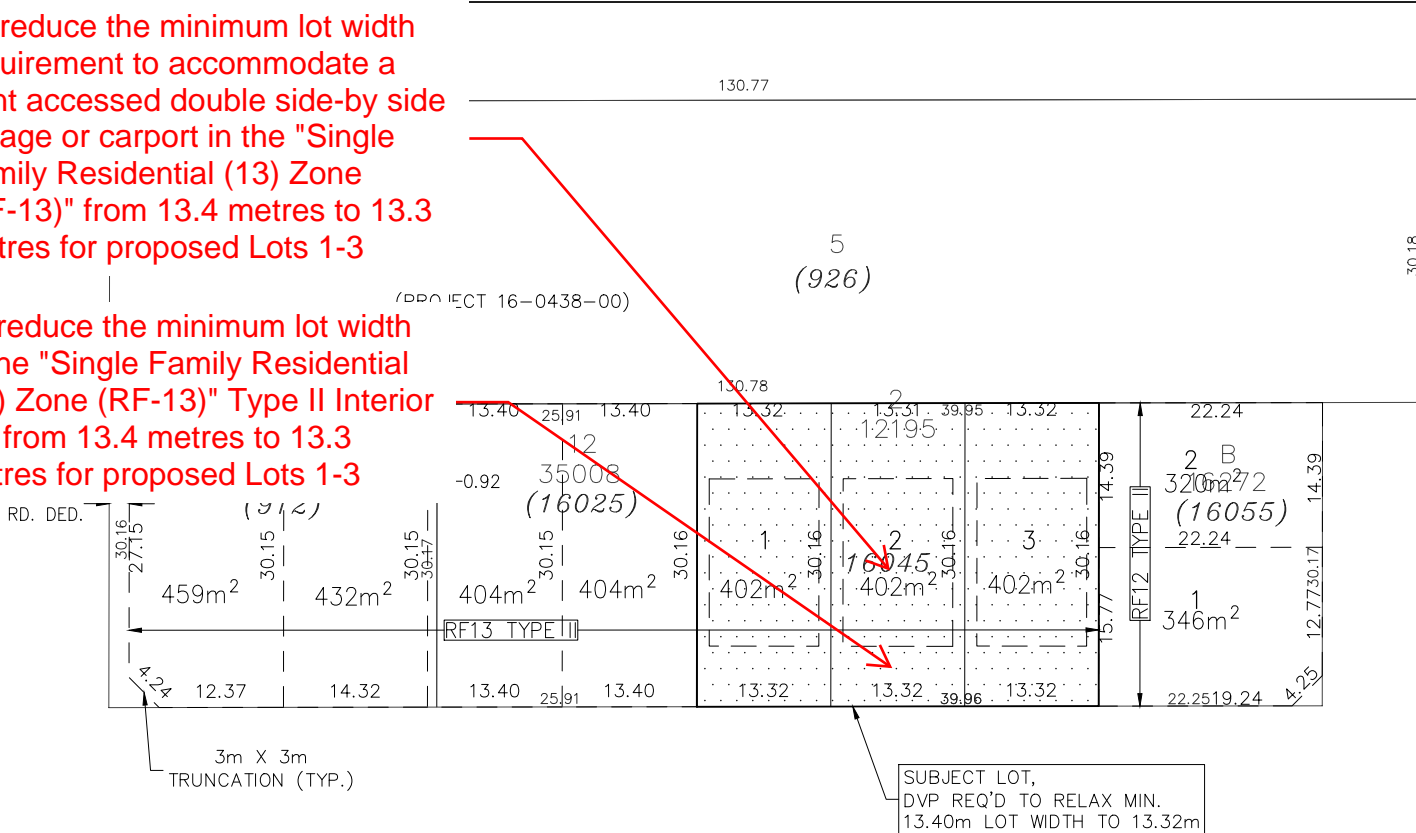
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

To reduce the minimum lot width requirement to accommodate a front accessed double side-by-side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 1-3

To reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13)" Type II Interior Lot from 13.4 metres to 13.3 metres for proposed Lots 1-3



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE DEMOLISHED.

No.	Date	Revision	Dr	Ch

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 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



MR SUKHJINDER BRAR
 11113 BOND BLVD, DELTA, BC, V4E 1M8 PH: 778-896-4003 EMAIL: BRARSTATES@GMAIL.COM
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16045 - 9 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. TBA	Dwg. No. A2
Drawn: EK	Mun. Dwg. No.	
Designed: PM	Job No. 17-3491	Of
P.W. P.U.	Date OCT/2017	Revision
Approved:		

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