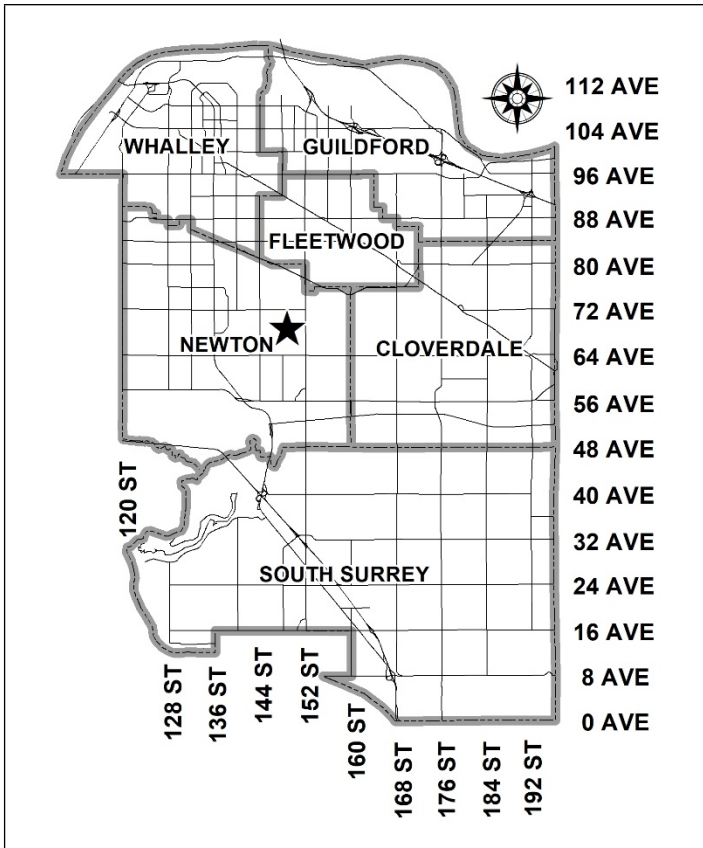


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0252-00

Planning Report Date: June 19, 2023



PROPOSAL:

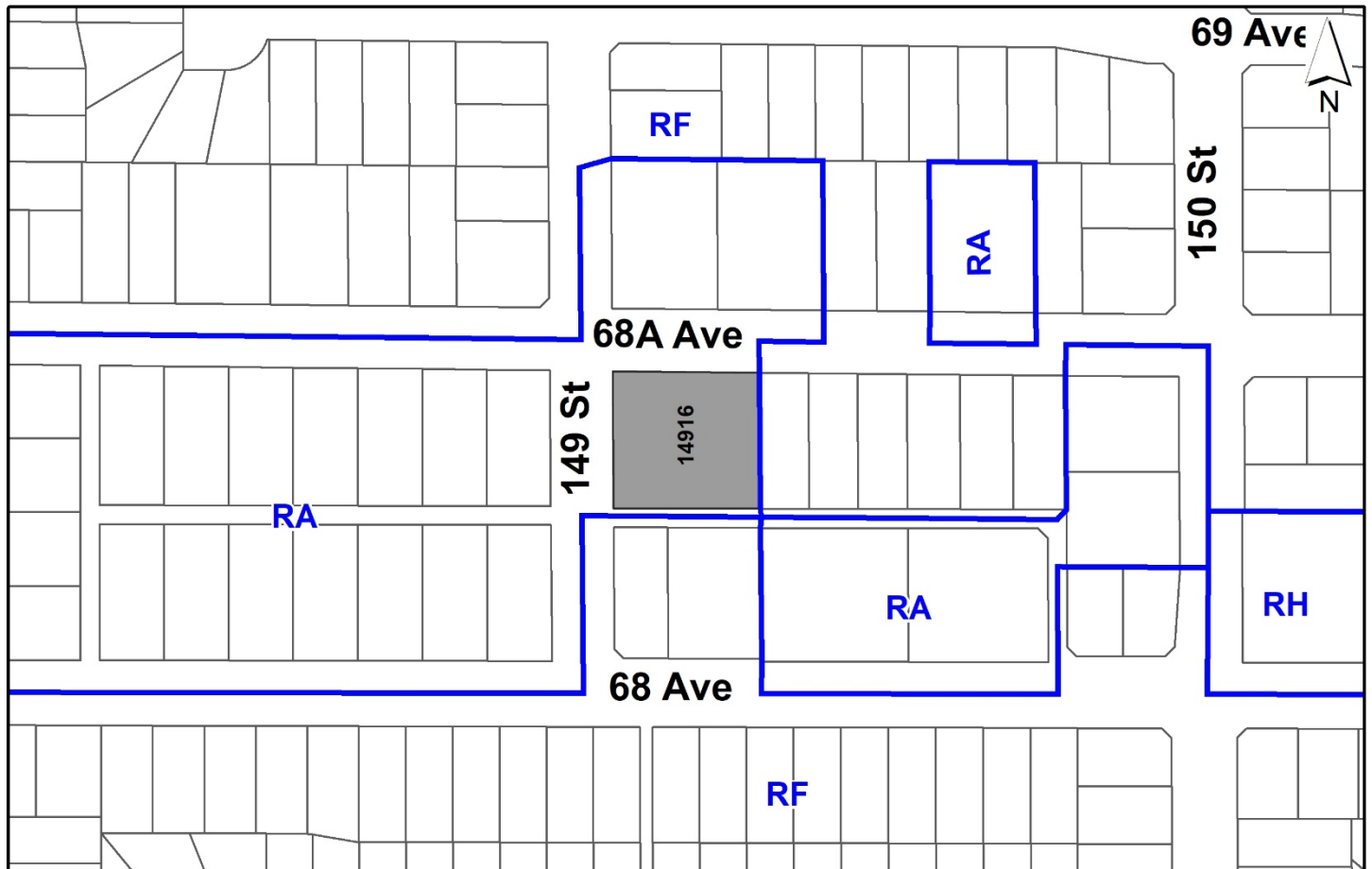
- **Rezoning** from RA to RF to allow subdivision into three (3) single family lots.

LOCATION: 14916 - 68A Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.

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 Urban Single Family Residential designation in the East Newton South Neighbourhood Concept Plan (NCP)
- 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 in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposal is also consistent with the Secondary Plan for the East Newton South NCP. 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.

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 “One Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF).
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;
 - (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 Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) that the classification of the feature located along 149 Street be confirmed through a Water Sustainability Act (WSA) stream determination to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban / Urban Single Family Residential	RA
North (Across 68A Avenue):	Single family dwellings	Urban / Urban Single Family Residential	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwellings	Urban / Urban Single Family Residential	RF
South:	Single family dwellings	Urban / Urban Single Family Residential	RF
West (Across 149 Street):	Single family dwellings	Urban / Urban Single Family Residential	RA

Context & Background

- The subject property is located on the south side of 68A Avenue, between 149 Street and 150 Street in East Newton. The site is designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP). The subject property is currently zoned "One Acre Residential" (RA).
- This area is predominantly comprised of single family dwellings under the RA and "Single Family Residential Zone" (RF) zones. Many of these properties resemble large RF lots in size and use but have been grandfathered under the RA zone. The subject property is one of the largest on this block between 149 Street and 150 Street.
- This area has seen gradual subdivision and densification in keeping with the NCP "Urban Single Family Residential" designation over the past two decades.
- Abutting the subject property on the south side, Development Application No. 7904-0076-00 for rezoning from RA to RF and subdivision into two lots received final adoption at the Regular Council – Land Use meeting on November 28, 2006.
- Abutting the subject property on the east side, Development Application No. 7909-0205-00 for rezoning from RA to RF and subdivision into three lots received final adoption at the Regular Council – Land Use meeting on February 7, 2011. Abutting application 7909-0205-00 to the east, Development Application No. 7909-0213-00 – also for rezoning from RA to RF and subdivision into three lots – received final adoption at the Regular Council – Land Use meeting on January 24, 2011.
- An unnamed feature runs along the property's western frontage along 149 Street. This feature is marked in the City's mapping system as a Class C (green-coded) ditch. The applicant's qualified environmental professional (QEP) prepared a Water Sustainability Act (WSA) assessment memo indicating that this adjacent watercourse is a shallow swale and not a stream under WSA jurisdiction. Confirmation of the watercourse classification would be required as a condition of approval, should the proposal be supported by Council.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes rezoning from the "One Acre Residential" (RA) to the "Single Family Residential Zone" (RF) to allow subdivision into three single family lots.
- The proposal corresponds to the development pattern and lot sizes established for the block under previous adjacent Development Applications No. 7909-0213-00 and 7909-0205-00. The proposed lots would range between 690 to 692 square metres and would be 15.7 metres in width.

	Proposed
Lot Area	
Gross Site Area:	2,079 square metres
Road Dedication:	7 square metres
Net Site Area:	2,072 square metres
Number of Lots:	3
Unit Density:	14.48 units per hectare
Range of Lot Sizes	690 – 692 square metres
Range of Lot Widths	15.7 metres
Range of Lot Depths	43.8 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 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at T.E. Scott Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix III)

Parks, Recreation & Culture:

Parks accepts the removal of 5 City Trees and compensation on a 2 to 1 replacement ratio at \$550 per tree.

T.E. Scott Park is the closest active park with amenities including a playground, volley ball court, open field space, and a walking loop, and is 220 metres walking distance from the development. 63E – Greenbelt is the closest park with natural area and is 350 metres walking distance from the development.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
 - o 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 of new housing forms that are complementary to the existing neighbourhood. The proposed “Single Family Residential Zone” (RF) sized lots will result in similar sized homes, streetscape and yard space that fits the residential character of the existing neighbourhood.

The applicant prepared a building scheme 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 complementary design.

Secondary Plans

Land Use Designation

- The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the East Newton South Neighbourhood Concept Plan (NCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
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RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 units per hectare	14.48 units per hectare
Yards and Setbacks		
Front Yard (north):	7.5 metres	7.5 metres
Side Yard (west, east):	1.8 metres	1.8 metres
Side Yard Flanking (west):	3.6 metres	3.6 metres
Rear (south):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	690 – 692 square metres
Lot Width:	15 metres	15.7 metres
Lot Depth:	28 metres	43.8 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant who conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended include West Coast Modern with 2 storey or 3 storey split level homes and no basement entry homes.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc. and dated May 12, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does 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. The current rate is \$2,136 per new unit for a property inside a Secondary Plan area.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

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 funds 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 \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 5, 2022, and the Development Proposal Signs were installed on October 18, 2022. Staff received no responses from neighbouring residents.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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 for on-site and shared trees, including City trees within boulevards and proposed streets:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Common Cherry	4	4	0
Butternut	1	1	0
Common apple	1	0	1
Coniferous Trees			
Western Red Cedar	1	1	0
Noble Fir	1	1	0
Colorado Spruce	1	1	0
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	10	9	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		\$3,850.00	

- The Arborist Assessment states that there are a total of 10 mature trees on-site and shared, 5 of which are City trees, and no Alder and Cottonwood trees. It was determined that 1 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, road dedication and proposed lot grading.

- City staff are working with the applicant to determine the possibility of retaining a Western Redcedar on Proposed Lot 1. Evaluation of retention will be a requirement at the Detailed Design phase.
- The summary table includes 5 City trees (2 Common Cherry, one Tree of Heaven, one Colorado Spruce) located along the frontage proposed for removal to permit construction of 68A Avenue. Parks accepts the removal of 5 City Trees and compensation on a 2 to 1 replacement ratio.
- 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 18 replacement trees on the site (for 5 City trees and 4 private trees). The arborist proposes 11 replacement trees. The deficit of 7 replacement trees will require a cash-in-lieu payment of \$3,850.00, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 68A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$3,850.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

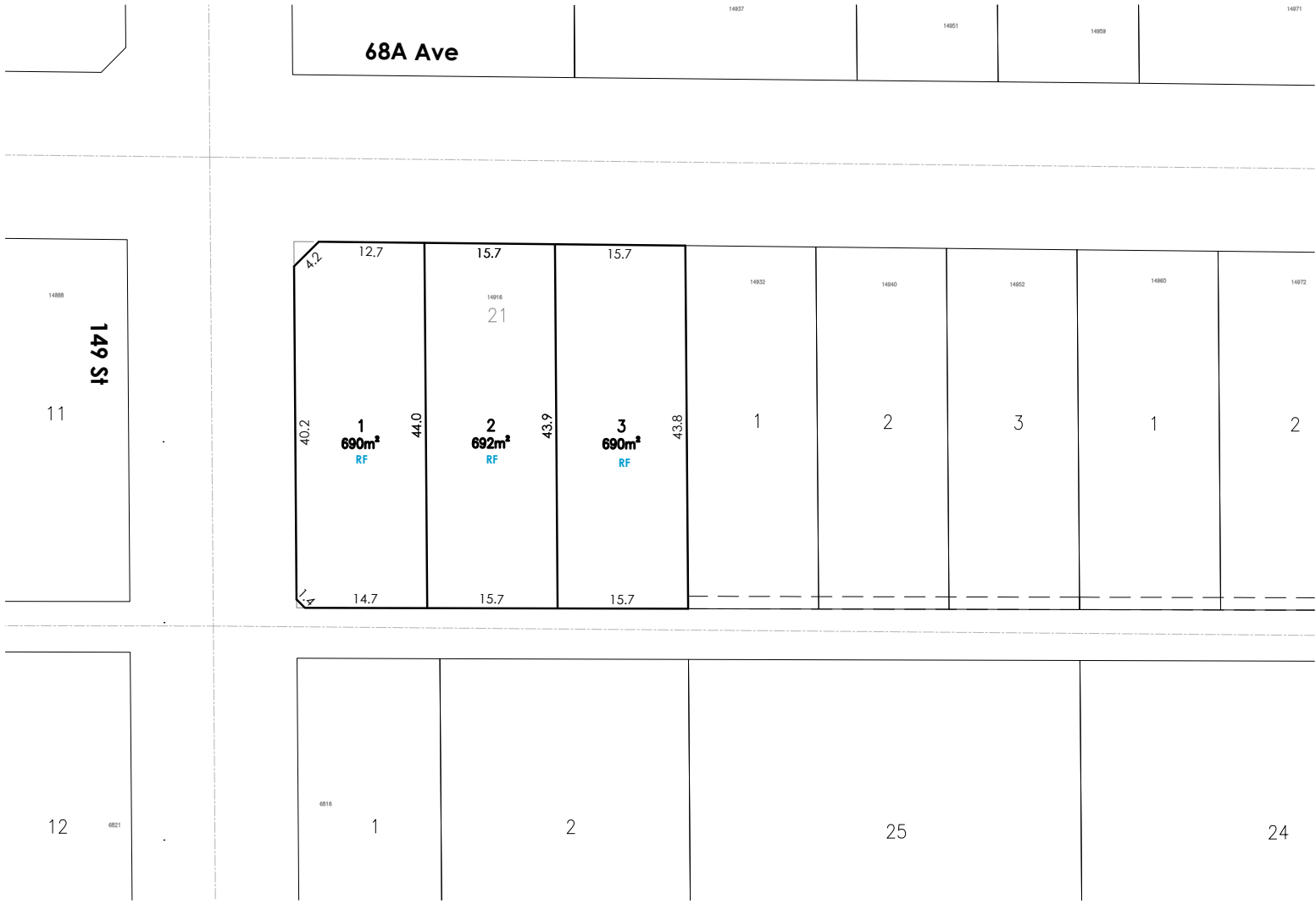
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Design Guidelines Summary

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar



PRELIMINARY
FOR DISCUSSION PURPOSES

Title			
1344867 BC LTD.			
Address			
14916-68A AVENUE			
Project No.	Date	Scale	Dwg No.
22-019	APRIL 2022	1:500	-



INTER-OFFICE MEMO

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

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

DATE: **June 12, 2023** PROJECT FILE: **7822-0252-00**

RE: **Engineering Requirements
Location: 14916 68A Ave**

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

- Register 0.5 meter wide Statutory Right of Way (SRW) along 149 Street and 68A Avenue.
- Dedicate 3-meter x 3-meter corner cut at the intersection of 68A Avenue and 149 Street.
- Dedicate 1 meter x 1 meter corner cut at the intersection of 149 Street and lane.

Works and Services

- Construct residential lane.
- Construct driveway letdown to each lot.
- Construct adequately sized storm, sanitary and water service connection to each lot.
Abandon all existing service connections no longer required.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

RK



September 29, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0252 00

SUMMARY

The proposed 3 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 2021 Enrolment/School Capacity

T. E. Scott Elementary	
Enrolment (K/1-7):	60 K + 447
Operating Capacity (K/1-7)	95 K + 349
Frank Hurt Secondary	
Enrolment (8-12):	1360
Capacity (8-12):	1250

Projected population of school-age children for this development:	5
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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.

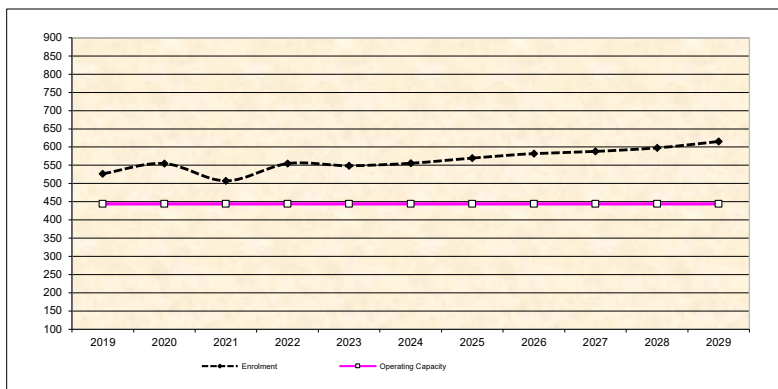
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

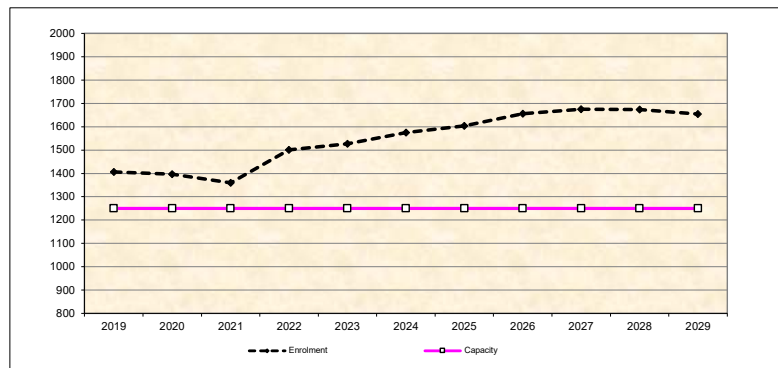
In 2012 a 200 capacity addition was added to T.E. Scott. As of September 2021, there are 4 portables on-site used as enrolling spaces. The school current operating capacity is 444. There is currently no future additions in the 2023/2024 Capital Plan planned for T. E. Scott.

Frank Hurt is operating at 109% capacity and it is projected to grow to 132% over the next 10 years. As a result, as part of the District's 2023/24 Five Year Capital Plan submission to the Ministry of Education, there is a capital request to construct a 500 capacity addition targeted to open September 2034. The Ministry has yet to approve capital funding for this project.

T. E. Scott 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.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14916 68A Ave., Surrey, B.C., V3S 5N9

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	10
Protected Trees to be Removed	9
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	18
Replacement Trees Proposed	11
Replacement Trees in Deficit	7
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

June 14, 2023

(Signature of Arborist)

Date

Revisions	
No.	Date
	March 14, 2023

Project Title
TREE REPLACEMENT PLAN

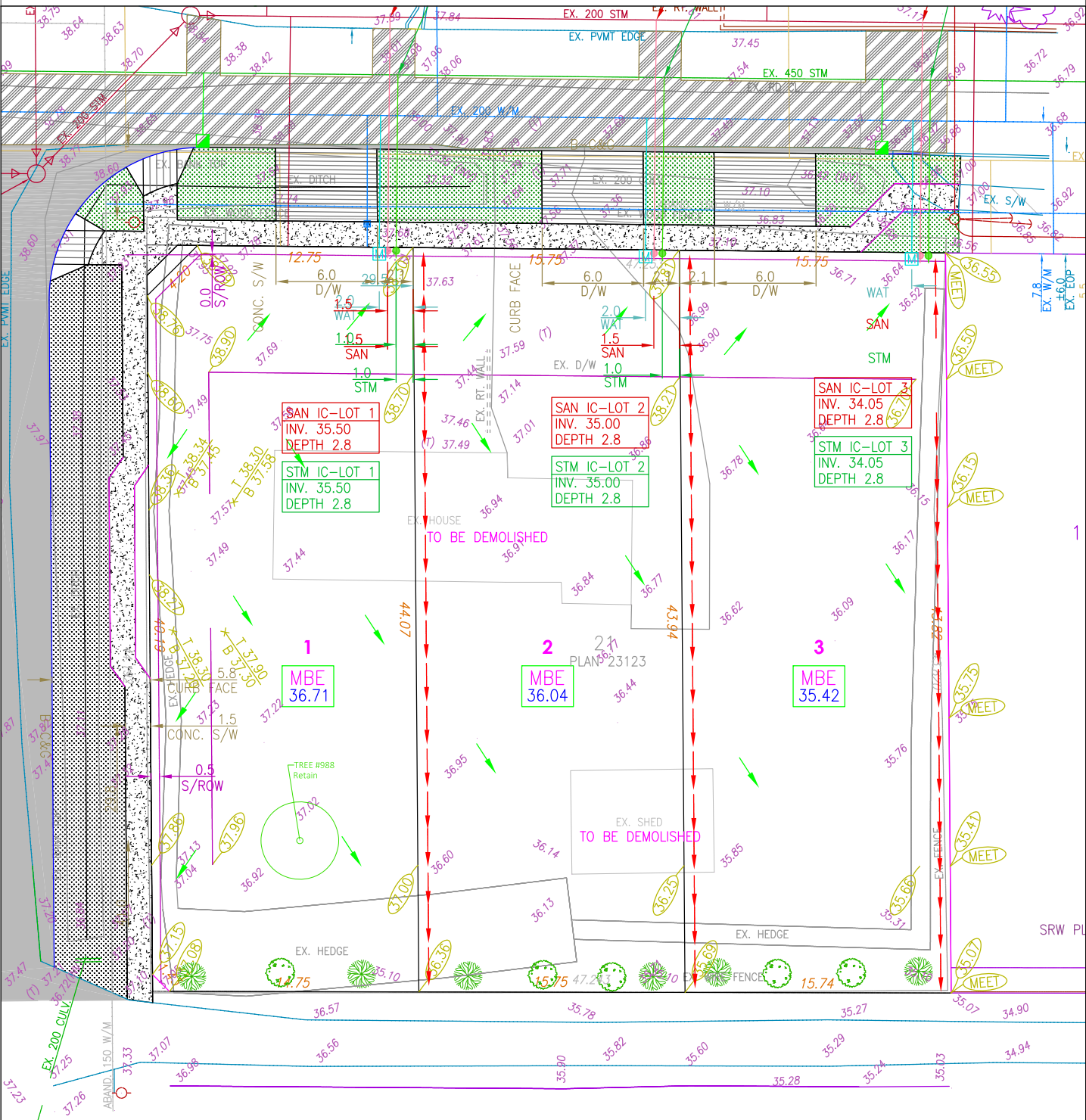
Project Number

14916 68A AVE., SURREY

**Klimo &
Associates**

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193



Scale 1:250



SCALE BAR 1:200



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	5	Cornus florida	FLOWERING DOGWOOD	6cm.
	6	Parrotia persica	PERSIAN IRONWOOD	6cm.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0252-00
 Project Location: 14916 68A Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

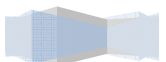
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 30-35 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

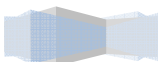
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 21, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: October 21, 2022

