

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0108-00

Planning Report Date: October 3, 2022

PROPOSAL:

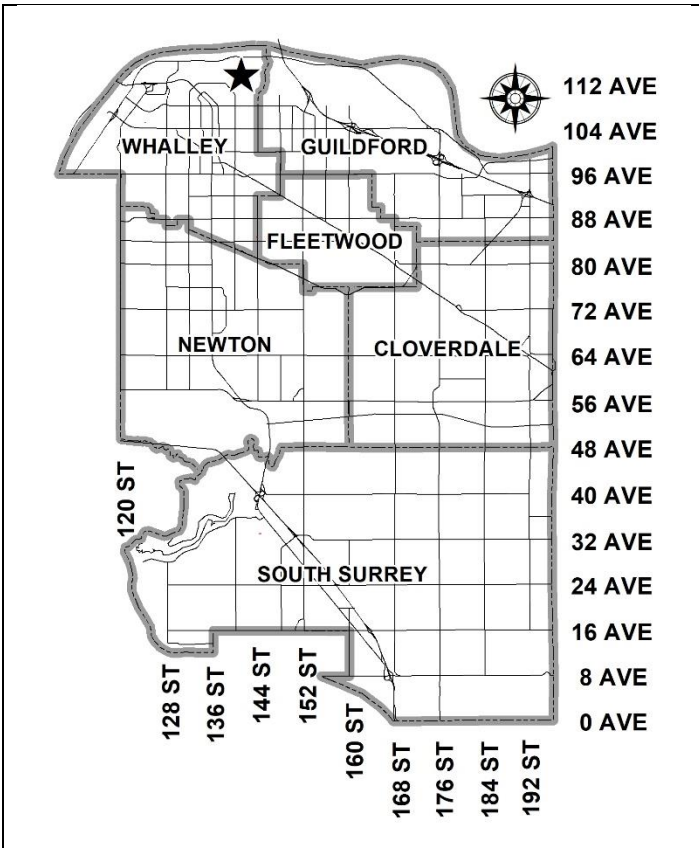
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to permit subdivision into two (2) single family small lots.

LOCATION: 14124 - 113A Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot depth requirements of the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- Development Application No.7918-0108-00, which proposed to rezone the subject site from Single Family Residential Zone (RF) to Single Family Residential (10) Zone (RF-10) to allow subdivision into two single family small lots, proceeded to the Regular Council – Land Use meeting of March 11, 2019, with a recommendation for Denial. Council referred the project back to staff to explore a more appropriate density for the subject site.
- Staff worked with the applicant to explore various proposals for different densities and arrived at a proposal to rezone and subdivide the subject site into two RF-13 (Type II) zoned lots, with proposed lot widths of approximately 19 metres, in a different orientation, that will create a streetscape consistent with the existing RF zoned pattern of development in the neighborhood. The proposed orientation and transition are more appropriate for the context than the previously proposed RF-10 lots with 10.5 metre lot widths.
- 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).

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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0108-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone for a Type II Lot from 24 metres to 21 metres for proposed Lots 1 and 2.
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 satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and 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 (Across 113A Avenue):	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across unopened 141A Street):	Single family dwellings and a vacant city-owned lot encumbered by a Hydro right-of-way.	Urban	RA
South (Across unopened lane):	Single family dwelling and Hydro right-of-way.	Urban	RF
West:	Single family dwelling.	Urban	RF

Context & Background

- The subject property is located on the south side of 113A Avenue at the corner of 141A Street which is unopened to the east. The property is designated "Urban" in the Official Community Plan (OCP).
- The subject lot is 834 square metres in area and is approximately 21 metres wide and 40 metres deep.
- The property is zoned "Single Family Residential Zone (RF)" and is located within an established residential area primarily zoned "Single Family Residential (RF) Zone".
- To the east, across 141A Street are undersized One-Acre Residential (RA) zoned lots that have limited development potential due to steep topography and Alexandra Creek running through the middle of the lots.
- Development Application No.7918-0108-00, which proposed to rezone the subject site from Single Family Residential Zone (RF) to Single Family Residential (10) Zone (RF-10) to allow subdivision into two single family small lots oriented towards 113A Avenue, proceeded to the Regular Council – Land Use meeting of March 11, 2019, with a recommendation for Denial. Council referred the project back to staff to explore a more appropriate density for the subject site.
- Staff and the applicant explored various proposals for the subject site (RF-SD and RF-13) and the proposed rezoning and subdivision to create two RF-13 zoned Type II lots, oriented towards 141A Street, was considered the better option. The applicant proposes lot widths of approximately 19 metres (and lot depths of 21 metres) that will create a streetscape that is consistent with the existing RF zoned pattern of development in the neighborhood.
- The proposed transition is considered to be more appropriate than the previously proposed RF-10 lots with 10.5 metre widths.

- Along the eastern portion of the 113A Avenue frontage, there is a Class C ditch adjacent to the subject site. The applicant is proposing to infill the ditch in order to facilitate frontage works and services (See Natural Area Considerations section).

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)" in order to subdivide into two (2) single family residential small lots.
- The rezoning and subdivision are considered to have merit, as the proposed RF-13 Zone, oversized lots, and proposed lot widths are all consistent with the surrounding RF character of the neighbourhood.
- Details of the proposed subdivision are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	823 square metres
Road Dedication:	4.5 square metres
Undevelopable Area:	
Net Site Area:	819 square metres
Number of Lots:	2
Unit Density:	24 units per hectare
Range of Lot Sizes	412 – 417 square meters
Range of Lot Widths	19.9 metres
Range of Lot Depths	21 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at James Ardiel School
1 Secondary student at Kwantlen Park Secondary School

(Appendix III)

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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2024.

Parks, Recreation & Culture:

Parks has no concerns with the proposal.

The closest active park is Invergarry Park and is 530 metres away, and the closest natural area is Invergarry Park and is 635 metres away.

Transportation Considerations

- A 3 x 3 metre corner cut is required at the northeast corner of the site.
- The applicant must register a 0.5 metre Statutory Right of Way along north and east property lines.
- The applicant must construct the north side of 113 Avenue with 4.25 metres of pavement from centreline, boulevard with street lighting and street trees.
- The applicant must construct the west side of unopened 141A St to local half-road standard with 6 metre pavement width.
- The applicant must construct the rear lane for the property.
- The subject site is within 340 metres of a transit stop for the 373 mini-bus.

Natural Area Considerations

- A Class C ditch is located along the eastern portion of the 113A Street frontage of the subject site.
- The applicant is proposing to infill the Class C ditch in order to facilitate construction of frontage works and services. The Engineering Department supports these works.

- A Qualified Environmental Professional (QEP) has assessed the ditch and confirmed that the water feature is not a stream.
- An assessment of the ditch was also provided to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development Contacts (FLNRORD), who are still reviewing the assessment.
- Should FLNRORD determine that the ditch is a stream through its review, the applicant acknowledges that the proposed development must be revised to meet the required setbacks as per Part 7A of the Zoning Bylaw.
- To facilitate road construction and tree removal within the unopened 141A Street right-of-way, the applicant assessed Alexandra Creek which was determined to be a Class 'B' open-channel stream. The stream has an approximate 15 metre Streamside Protection and Enhancement Area (SPEA) that the existing trees are located outside of.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- The General Urban Areas are intended for residential neighbourhoods. The proposed rezoning and subdivision complies with the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - 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 oversized RF-13 lots are compatible with neighbouring RF lots.

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 16)	Permitted and/or Required	Proposed
Unit Density:	28 uph	24 uph
Yards and Setbacks		
Front Yard (east):	6.0 metres	6.0 metres
Side Yard (north and south):	1.2 metres	1.2 – 2.4 metres
Side Yard Flanking (north-Lot 2):	2.4 metres	2.4 metres
Rear (west):	7.5 metres	7.5 metres
Lot Size (Type II)		
Lot Size:	336 - 380 square metres	412 - 417 square metres
Lot Width:	13.4 - 15.4 metres	19.9 metres
Lot Depth:	24 metres	21 metres*
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

*Variance Requested

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the RF-13 Zone for a Type II Lot from 24 metres to 21 metres for proposed Lots 1 and 2.
- The proposed lots are oversized RF-13 lots with wider lot widths than typical RF-13 lots. As such, future homes can be constructed with wider footprints and wider yard spaces on the shallower lots. Minimum parking requirements can still be met on the shallower lots.
- 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 (Appendix V).
- Style recommended for this site are west coast modern.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated April 6, 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 \$4,000 per new lot.
- 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 designation.

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 was instream on April 10, 2018, the contribution does not apply.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 28, 2022, and the Development Proposal Signs were updated on July 14, 2022. Staff received 1 response from neighbouring:
 - One resident phoned and was strongly supportive of the proposed development and prefers to see smaller homes and lots rather than a large home being constructed.

(Staff note that the existing area is primarily older homes and a typical RF-13 home is smaller than a RF home would be.)

TREES

- Adrian Szabunio and Terry Thrale, ISA Certified Arborists 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
Alder and Cottonwood Trees			
Cottonwood	4	4	0
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	2	2	0
Laburnum	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$2,800	

- The Arborist Assessment states that there are a total of 3 mature trees on the site and 5 off-site Alder and Cottonwood trees. It was determined that no trees 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 11 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 7 replacement trees will require a cash-in-lieu payment of \$2,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law. Applications received prior to January 1, 2021, are subject to a cash-in-lieu payment of \$400 per tree, while those received on January 1, 2021, or later are subject to a cash-in-lieu payment of \$550 per tree.
- In addition to the replacement trees, boulevard street trees may be planted along the street frontages. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$2,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

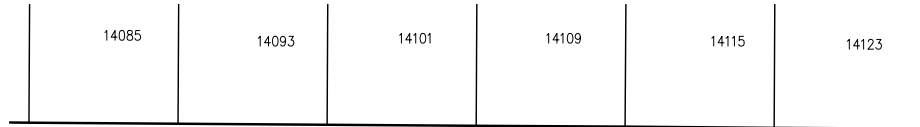
The following information is attached to this Report:

- 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. Building Scheme Summary
- Appendix VI. Development Variance Permit No. 7918-0108-00
- Appendix VII. Initial Planning Report. No. 7918-0108-00, dated March 11, 2019

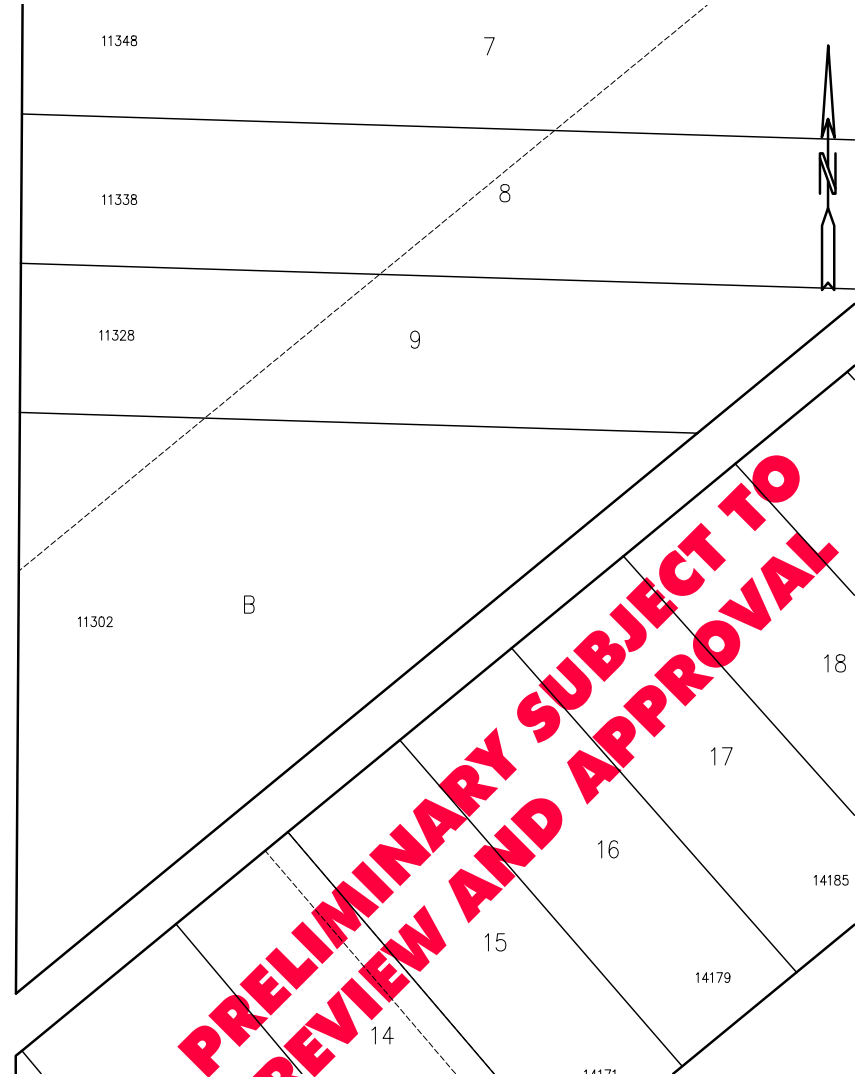
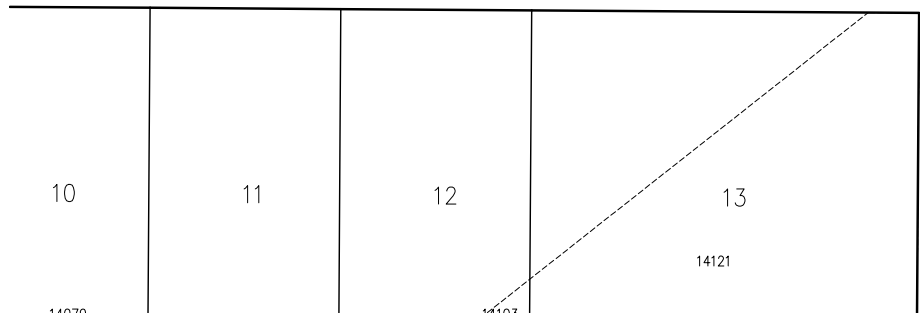
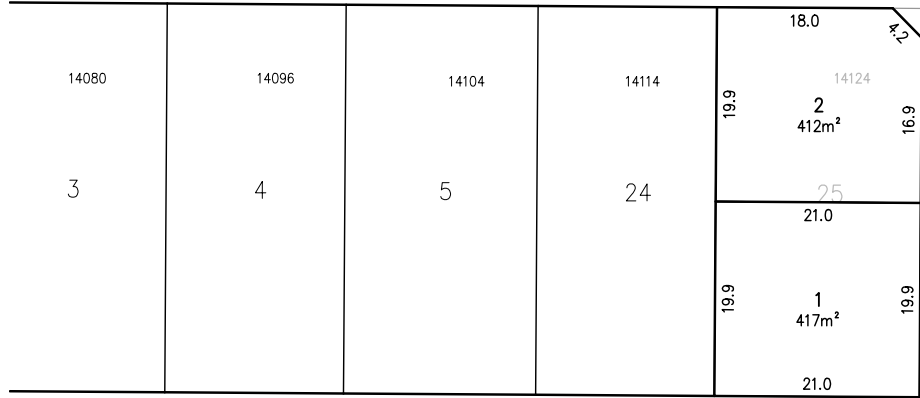
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and
Development

JKS/cm



113A AVE



141A ST

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\2021-009.chh\A0 Drawings\Layouts\Lot Layout - Op. 1 - 2021-01-18.dwg [Lot Layout-11x17] 3/09/2022 9:55AM

CLIENT:		PROJECT: 14124 113A AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2021-009	DATE:	JAN 2021	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

INTER-OFFICE MEMO

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

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

DATE: **August 02, 2022** PROJECT FILE: **7818-0108-00**

RE: **Engineering Requirements
Location: 14124 113A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- 3.0 m x 3.0 m corner cut at the intersection of 113A Ave and 141A St.
- 1.0 m x 1.0 m corner cut at the intersection of lane and 141A St.
- Register 0.50 m Statutory right-of-way (SRW) along 113A Ave and 141A St frontage.

Works and Services

- Construct south side of 113A Ave.
- Construct west side of 141A St.
- Construct full lane at site frontage.
- Construct drainage mains along 113A Ave and lane.
- Provide storm, sanitary and water service connections 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

BD



May 26, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 18 010800

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

James Ardiel Elementary	
Enrolment (K/1-7):	45 K + 352
Operating Capacity (K/1-7)	38 K + 443
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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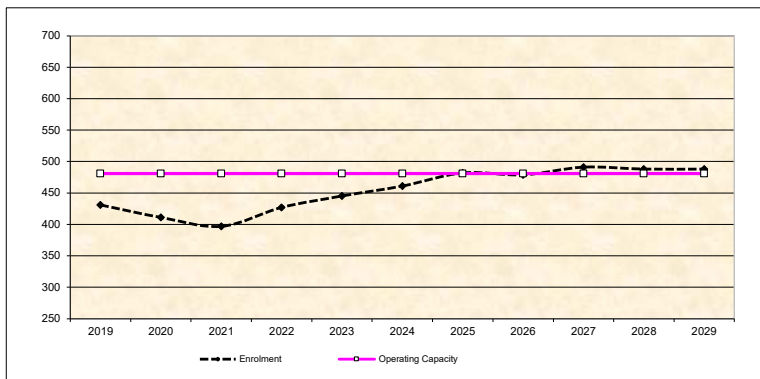
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

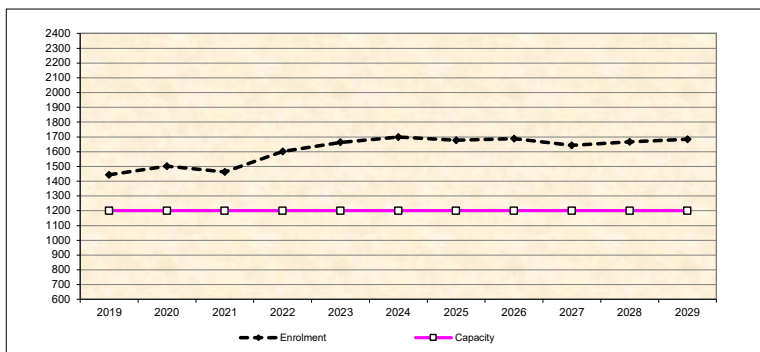
James Ardiel Elementary 10 year projections indicate enrolment is starting to trend upwards. A portion of the catchment runs along the northeast side of King George Boulevard. The City Center plan allows for higher densities along the boulevard's edge, transforming the area from commercial to mixed-residential. The timing of future high rise development, with good market conditions, could impact the enrolment growth upwards even more. The projections used in this report can be considered conservative. James Ardiel still has available student space to accommodate the early part of this growth.

Kwantlen Park Secondary is currently operating at 125% and is projected to grow by 300 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In March 2020, the Ministry of Education approved funding for the district to prepare an in-depth feasibility report on the project. The addition would increase the capacity of the school from 1200 to 1500. The project is targeted to open in 2025.

James Ardiel Elementary



Kwantlen Park 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.

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Plum	2	2	0
Laburnum	1	1	0
Coniferous Trees			
none		-	-
Total (excluding Alder and Cottonwood Trees)		3	0
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]		-	-
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	4		
Total Retained and Replacement Trees	4		
Contribution to the Green City Program	-		

Tree Preservation Summary

Surrey Project No:

Address: 14124 113A Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	8	Protected Trees Identified	0
Protected Trees to be Removed	8	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 5 X one (1) = 5 - All other species to be removed (2:1) 3 X two (2) = 6 	11	Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	4	Replacement Trees Proposed	0
Replacement Trees in Deficit	7	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 14, 2022

Date

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.

 <p>Adrian Szabunio Diploma in Civil Engineering Technology ISA Certified Arborist ISA Tree Risk Assessment Qualified PR 5079A Woodridge Tree Consulting Arborists Ltd. adrian@woodridgetree.com</p>	 <p>Terry Thrale ISA Certified Arborist and Tree Risk Assessor PN 6766A Woodridge Tree Consulting Arborists Ltd terry@woodridgetree.com 778-847-0669</p>
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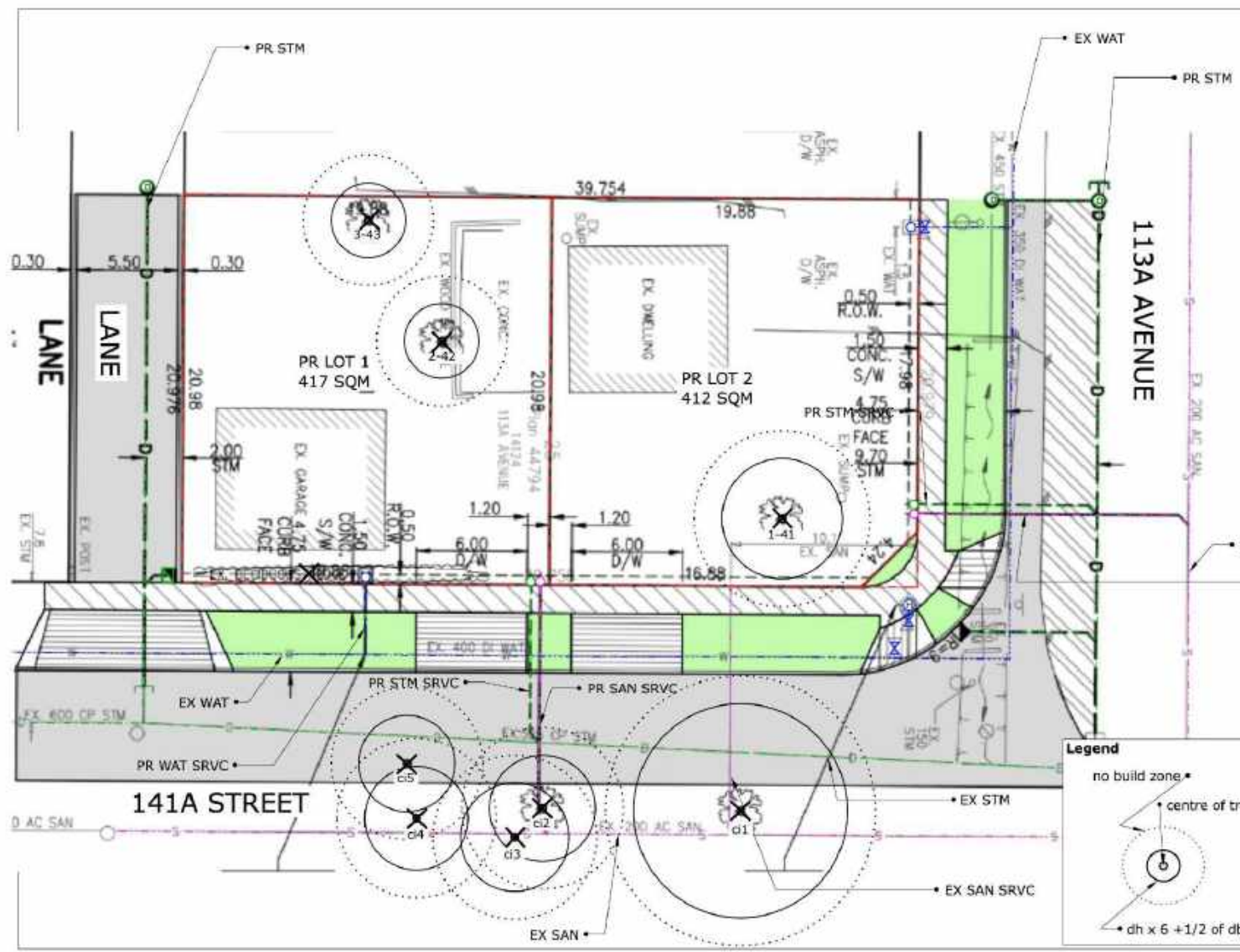
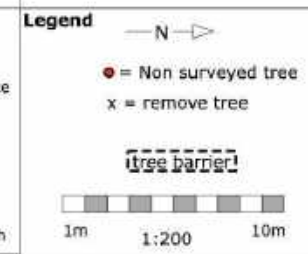
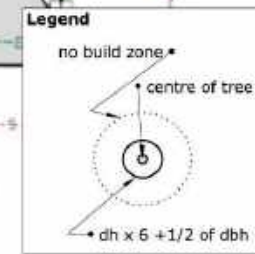
**Tree Plan for Development at
14124 113A Avenue,
Surrey**

Date: September 14, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-41	Plum	50	3.00
2-42	Laburnum	31	1.86
3-43	Plum	31	1.86
c1	Black Cottonwood	89	5.34
c2	Red Alder	44	2.64
c3	Red Alder	45	2.70
c4	Red Alder	43	2.58
c5	Red Alder	40	2.40

Notes
Non surveyed tree locations are approximate





**Replacement Tree Plan at
14124 113A Avenue,
Surrey**

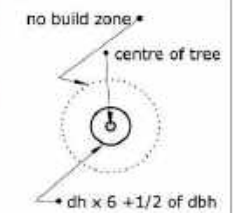
Date: September 14, 2022

Tree Inventory

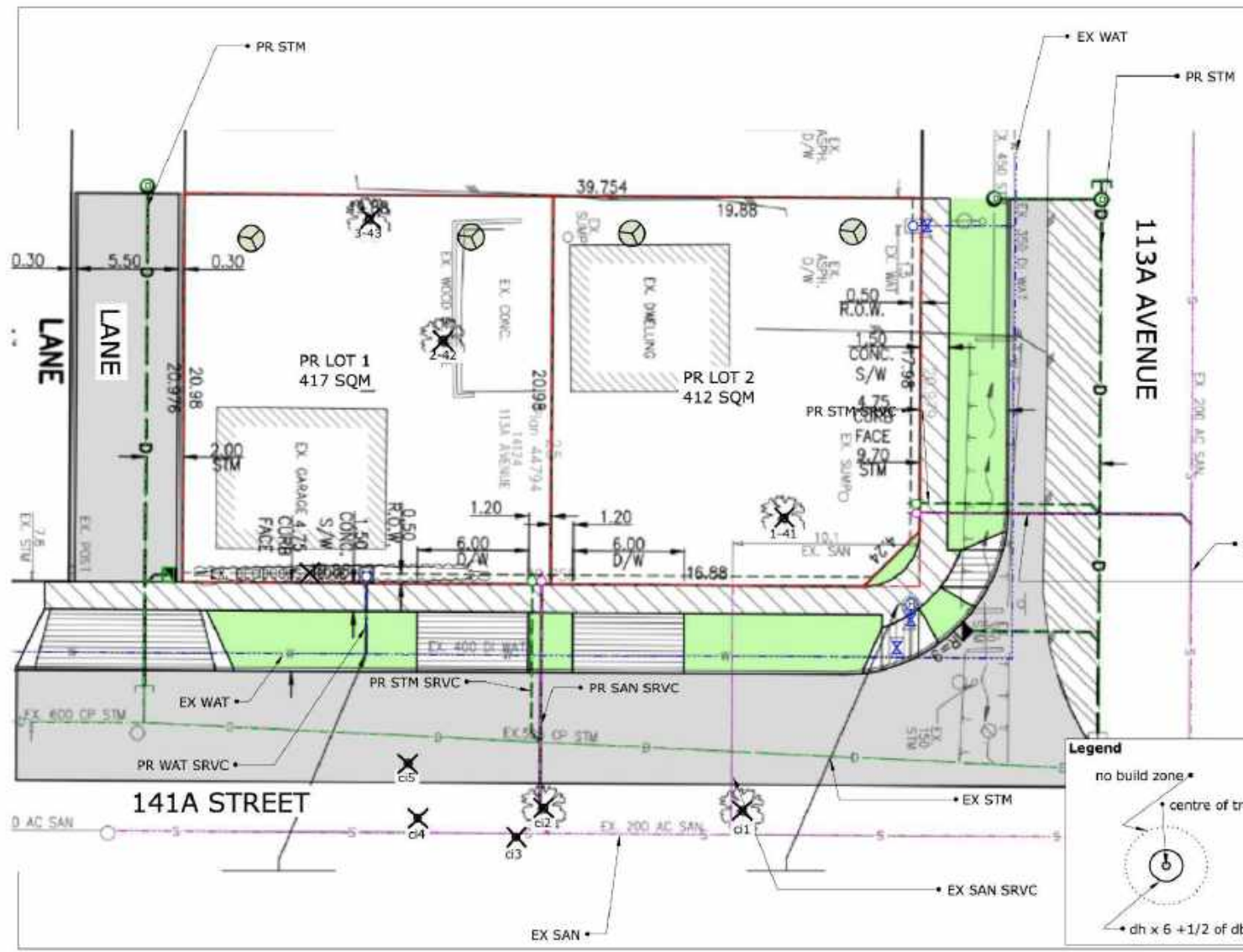
Tag	Species	DBH (cm)	TPZ (m)
1-41	Plum	50	3.00
2-42	Laburnum	31	1.86
3-43	Plum	31	1.86
c1	Black Cottonwood	89	5.34
c2	Red Alder	44	2.64
c3	Red Alder	45	2.70
c4	Red Alder	43	2.58
c5	Red Alder	40	2.40

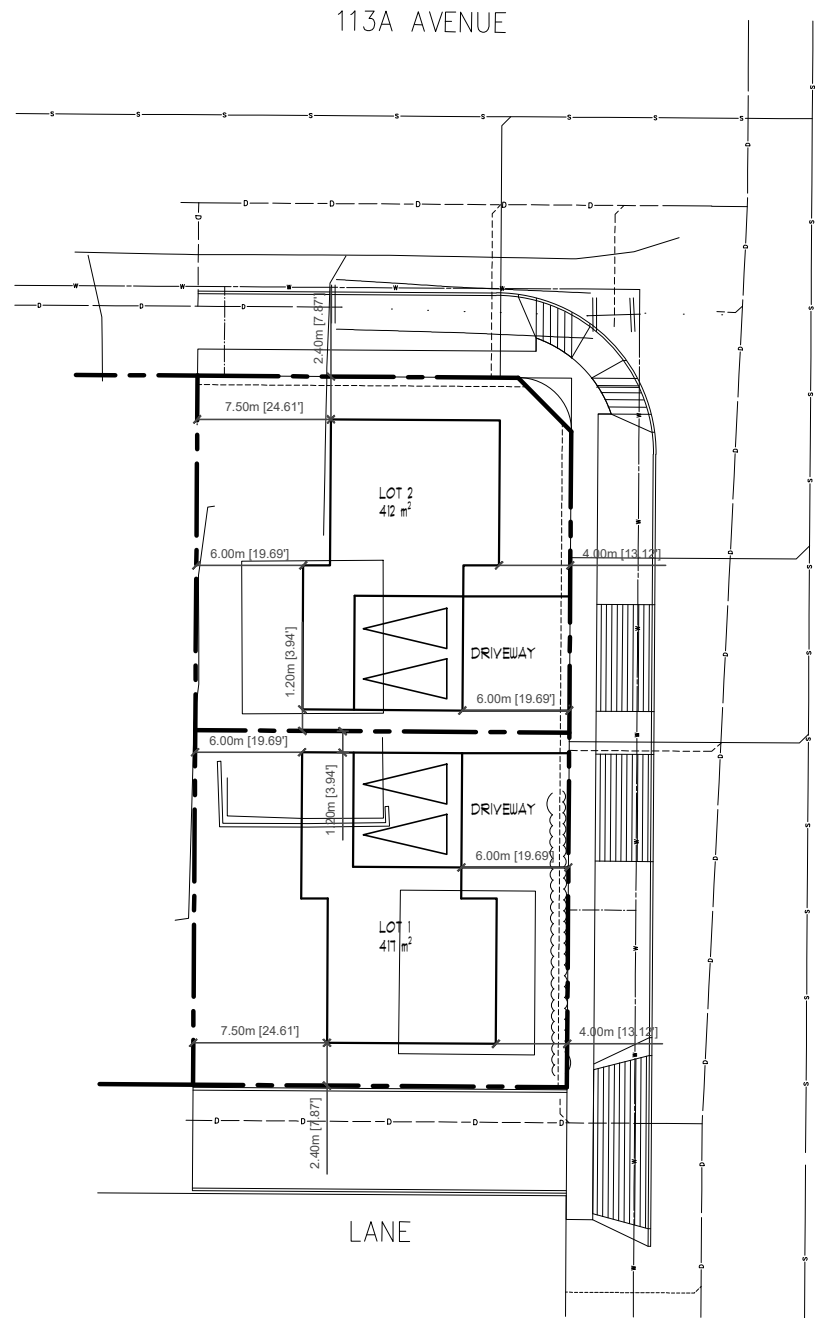
Notes
Non surveyed tree locations are approximate

Legend



Legend





LOT 1 (RF-13)	
MAX LOT COVERAGE PERMITTED (50%)	= 2244.00 SF
LOT COVERAGE PROPOSED	= 1617.00 SF
MAX FSR PERMITTED	= 2860.00 SF
FSR PROPOSED	= 2860.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2 (RF-13)	
MAX LOT COVERAGE PERMITTED (50%)	= 2217.00 SF
LOT COVERAGE PROPOSED	= 1615.00 SF
MAX FSR PERMITTED	= 2860.00 SF
FSR PROPOSED	= 2860.00 SF
PROPOSED GARAGE	= 420.00 SF

PROPOSED BUILDING ENVELOPE ANALYSIS for SATNAM on 14124 113a st, SURREY, BC

PLAN: 13B-7918-0108-00
 DRAWN: JL
 SCALE:
 DATE: JULY 29, 2022



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BUILDING GUIDELINES SUMMARY

Surrey Project #: 7918-0108-00
 Project Location: 14124 113A 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

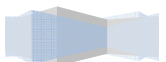
1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists majority of homes built approximately 40 years ago "west coast modern" style with mid-scale massing characteristics.

There are a handful of homes that are approximately 5-10 years old. They have 6:12 roof pitches with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is primarily hardi siding with stone or brick accents. These homes would be considered "Neo-Traditional" and would be used as context homes.

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 "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 4:12 for the newer context homes.



Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi 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 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.

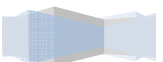
Restrictions on Dwellings No basement entry homes

Exterior Materials: Stucco, Vinyl Siding, 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: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Tree Planting Deposit: **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

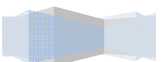
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: July 18, 2022

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

Date: July 18, 2022



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0108-00

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: 007-590-105
Lot 25 Block 100 New Westminster District Plan 44794

14124 - 113A Avenue

(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:

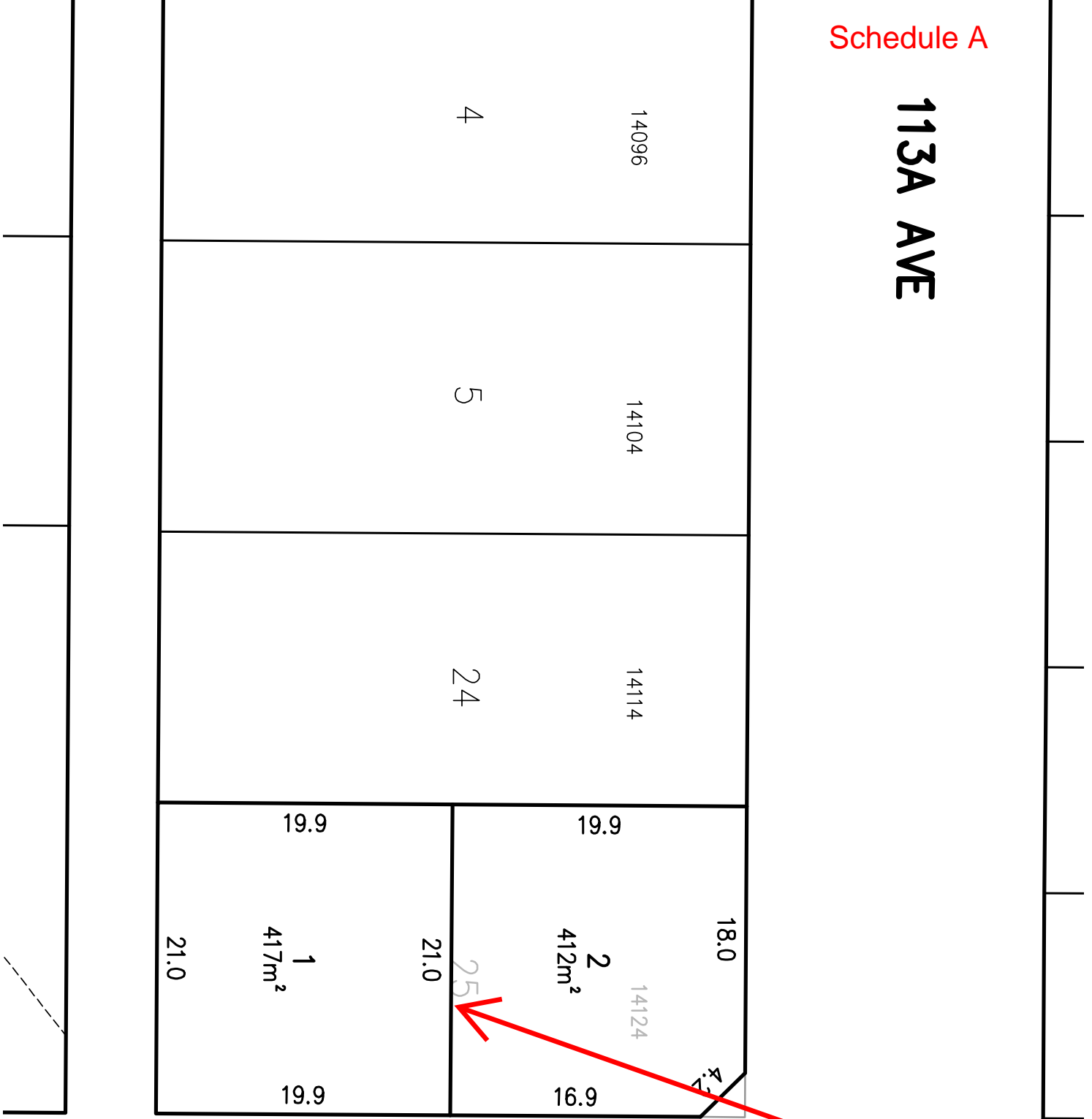
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot depth for a Type II Lot is reduced from 24 metres to 21 metres for proposed Lots 1 and 2;
5. This development variance 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

113A AVE



141A ST

to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 21 metres for proposed Lots 1 and 2.



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0108-00

Planning Report Date: March 11, 2019

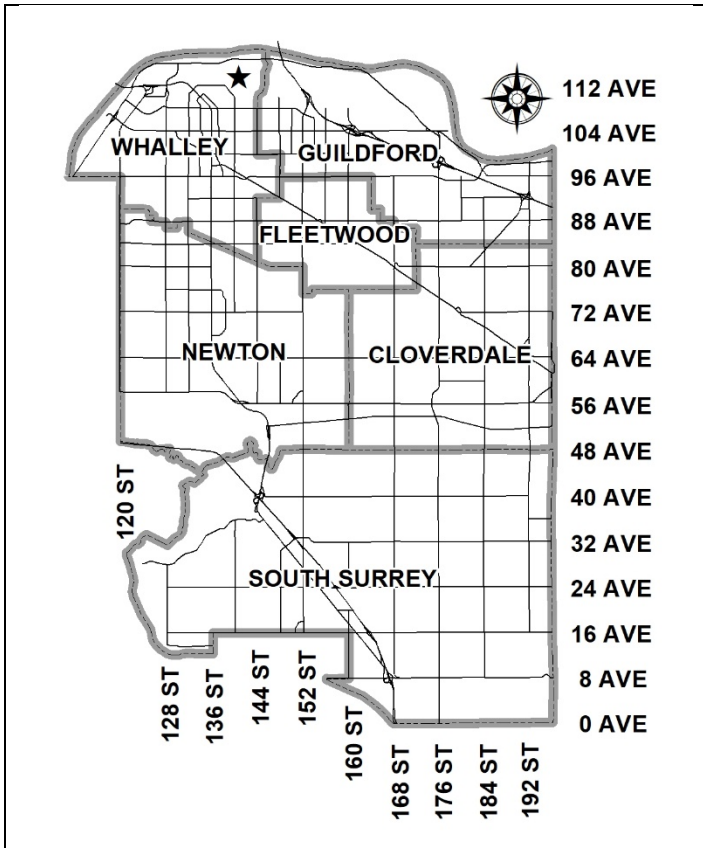
PROPOSAL:

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

LOCATION: 14124 - 113A Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is contrary to the Small Lot Policy (No. O-52).

RATIONALE OF RECOMMENDATION

- The Small Lot Policy (No. O-52) establishes criteria for locating small lots. The Policy requires introducing small RF-10 lots next to RF-12 and RF-13 lots. The proposed development is surrounded by established RF and RA zoned lots which is contrary to the Policy.
- There are no other small lots within approximately 700 metres (2,300 ft.) of the proposed development. The proposal is located in the middle of the an established residential neighbourhood characterized by larger single family (RF) lots and is inconsistent with the established residential lot pattern and streetscape.
- The site is located approximately 600 metres (1,968 ft.) away from the City Centre boundary which is further than the 400 metre (1,312 ft.) distance from an Urban Centre recommended in the Small Lot Policy.
- The area is not within proximity to a frequent transit network and has limited transit service in the immediate vicinity.
- Other than one school, there is a lack of walkable destinations such as parks, amenities and local commercial services in the nearby vicinity.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

If, however, Council feels that there is merit to the proposal, the application should be referred back to staff to complete the application review process and for preparation of the necessary Rezoning By-law for Council's consideration.

REFERRALS

Engineering: The Engineering Department has no objection to the project. If Council is supportive of the application proceeding, Engineering servicing requirements will be provided.

School District: The School District notes that James Ardiel Elementary School is currently below capacity and that Kwantlen Park Secondary School is over capacity. Kwantlen Park Secondary School is currently operating at 122% and is projected to grow by 300 students over the next 10 years. The District is requesting a 300-capacity addition targeted to open September 2025. The Ministry of Education has not approved capital funding for this request.

The School District will provide detailed comments if Council is supportive of the application proceeding.

Parks, Recreation & Culture: Parks, Recreation & Culture will provide detailed comments if Council is supportive of the application proceeding.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 113A Avenue):	Single family dwellings.	Urban	RF
East (Across unopened 141A Street):	Single family dwellings and a vacant city-owned lot encumbered by a Hydro right-of-way.	Urban	RA
South (Across unopened lane):	Single family dwelling and Hydro right-of-way.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is located on the south side of 113A Avenue at the corner of 141A Street which is unopened to the east. The property is designated "Urban" in the Official Community Plan (OCP).
- The subject lot is 834 square metres (9,000 sq.ft.) in area and is approximately 21 metres (69 ft.) wide and 40 metres (131 ft.) deep.
- The property is zoned "Single Family Residential Zone (RF)" and is located within an established residential area preliminary zoned "Single Family Residential (RF) Zone".
- To the east, across 141A Street are undersized One-Acre Residential (RA) zoned lots that have limited development potential due to steep topography and Alexandra Creek running through the middle of the lots.

Proposal

- The applicant proposes a rezoning from Single Family Residential Zone "RF" to Single Family Residential (10) Zone "RF-10" to allow subdivision into two small single family lots with rear lane access.
- Both lots are proposed to be 10.5 metres (34 ft.) in width, 39.8 metres (131 ft.) in depth with lot areas of approximately 415 square metres (4,467 sq. ft.), which would comply with the RF-10 Zone.
- The applicant has not submitted supporting documents such as preliminary lot grading plans, neighbourhood character study and building scheme, as well as an arborist report, as City Staff have raised fundamental concerns with the proposed small lot land use at this location.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 21, 2019 and a Development Proposal Sign was installed on the subject property on February 7, 2019. To date, staff have received no comments.

DISCUSSION

Applicant's Rationale

- The applicant has provided the following rationale to support their proposal:
 - The OCP designates this area as Urban, which the proposed RF-10 lots comply with.

- The applicant believes that the proposed project generally complies with Policy O-52 for small lots residential zones, citing distances from the following:
 - Surrey Traditional Elementary School is 490 metres (1,607 ft.) away;
 - James Ardiel Elementary School is 800 metres (0.5 mile) away;
 - Guildford Park Secondary School is 2,000 metres (1.2 miles) away;
 - Bolivar Park is 1,550 metres (1 mile) away;
 - Invergarry Park is 1,050 metres (0.65 mile) away; and
 - Within approximately 200 metres (656 ft.) of transit routes.
- The applicant has demonstrated community support in the form of letters of support from 16 neighbouring residents, including most properties on either side of 113A Avenue of the subject block.
- The proposed development will introduce a more compact and efficient housing form into this area. The proposed development can be replicated within the immediate neighbourhood. The proposed rezoning and subdivision will create a streetscape that can be copied by other properties that can split into 2 lots each, setting a higher standard while providing new services and roadworks.
- This development introduces a moderate increase in density by allowing small lot residential development adjacent to traditional RF sized properties that have redevelopment potential into similar sized lots.
- There are only a couple of trees on the subject property that would require removal. Densification of this neighbourhood would require minimal tree removal as there is a sparse existing tree inventory. Redevelopment could be an opportunity to plant new trees in the area.
- The character and size of new RF-10 homes will better fit with existing older homes in the area. Character study and design guidelines will be generated by the applicant to ensure that the design and massing of these new homes will be compatible with the existing neighbourhood character.

Staff Evaluation

- Staff have reviewed the proposal and have concerns with the proposed small lot land use at this location for the following reasons:
 - The subject property is the middle of a well-established single family residential neighbourhood (RF-zoned lots). The proposed small lots will be out of context with the well-established residential character and streetscape.
 - The Small Lot Policy recommends introducing small RF-10 lots next to RF-12 and RF-13 lots. The proposed development is surrounded by larger RF and RA zoned lots and therefore the proposal is contrary to the Small Lot Policy.
 - The site is located approximately 600 metres (1,968 ft.) away from the City Centre/Urban Centre boundary (see Appendix III) which is further than the 400 metres (1,312 ft.) recommendation in the Small Lot Policy.

- The closest small-lot housing is over 700 metres (2,300 ft.) away within the City Centre plan area and these lots were associated with a Heritage Revitalization Agreement (HRA) By-law (see Appendix III) to retain a heritage house.
- Approximately 300 metres (985 ft.) to the west of the subject site is the Bolivar Park Neighbourhood and Extension Area that was downzoned to reduce the maximum size, height, and lot coverage of new houses built on lots in this area. All lots in this area are sized well above the minimum 560 square metre (6,027 sq. ft.) lot area requirements of the RF Zone.
- Although the subject site is located approximately 200 metres (650 ft.) from two different transit stops/routes for community shuttles, the area is not in proximity to a frequent transit network.
- The area lacks walkable destinations as the majority of schools and parks and other amenities are over 500 metres (1,640 ft.) away from the subject site (see Appendix III).
- The subject application comprises one existing residential lot and therefore the proposal represents a piecemeal approach to development and could set precedent for future similar proposals in an area where small lot development is not currently planned or anticipated.

Conclusion

- Planning staff recommend that the proposed rezoning application be denied.
- If, however, Council sees merit in the proposed rezoning application, Council may refer the application back to staff to complete the application review process and to prepare a Rezoning By-law for consideration by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Context Map
Appendix IV.	Aerial Photo

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.21 acre
Hectares	0.083 hectare
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.4 m – 10.5 m
Range of lot areas (square metres)	4.12.4 m ² – 416.6 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24 lots/hectare 9.71 lots/acre
Lots/Hectare & Lots/Acre (Net)	24.1 lots/hectare 9.76 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	51.8%
Estimated Road, Lane & Driveway Coverage	8.6%
Total Site Coverage	60.3%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**TOPOGRAPHIC PLAN OF LOT 25,
BLOCK 100, NEW WESTMINSTER DISTRICT,
PLAN 44794**

14124 - 113A Avenue, Surrey, B.C.



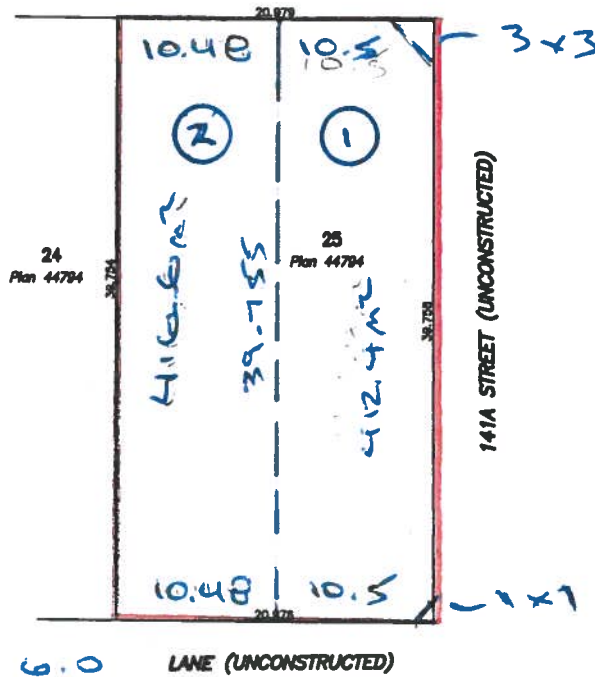
SCALE - 1 : 250 500

All distances are in metres

NOTES:

- 1) Elevations are in metres and are spot heights.
- 2) Elevations are derived from Control Monument no. 2308 located in the centreline of 140A Avenue at Lane between 113A Ave & 1140A Ave. Elevation = 23.622 metres.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Plan 44794
- 7) Trees are represented using a standard site symbol. This symbol does not represent the true size of the tree on the site.

113A AVENUE



This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 22nd day of January, 2018.

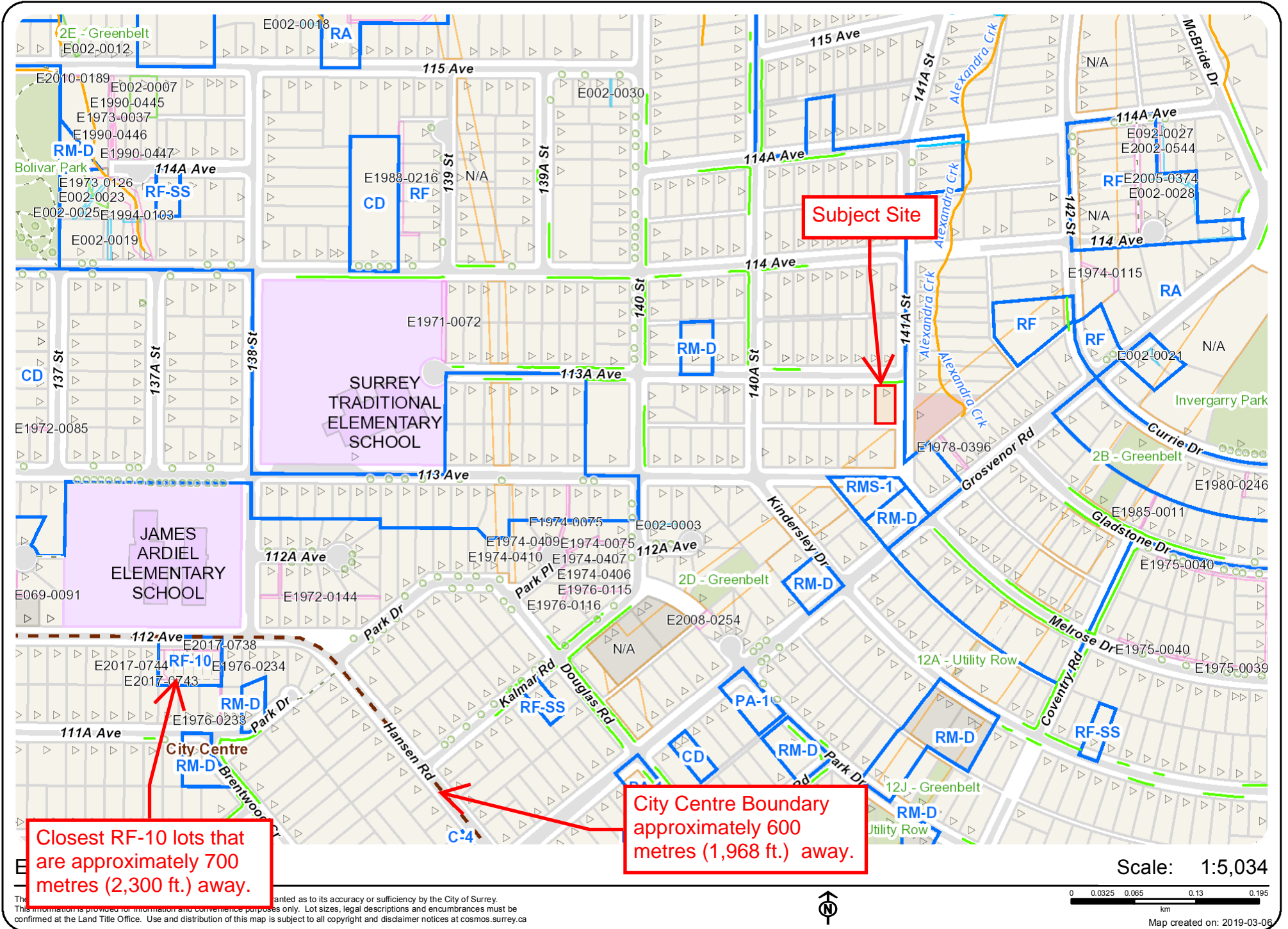
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 208 - 18055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 6575-1P

Sean Costello

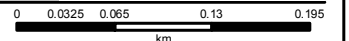
B.C.L.S.

This plan lies within the Greater Vancouver Regional District

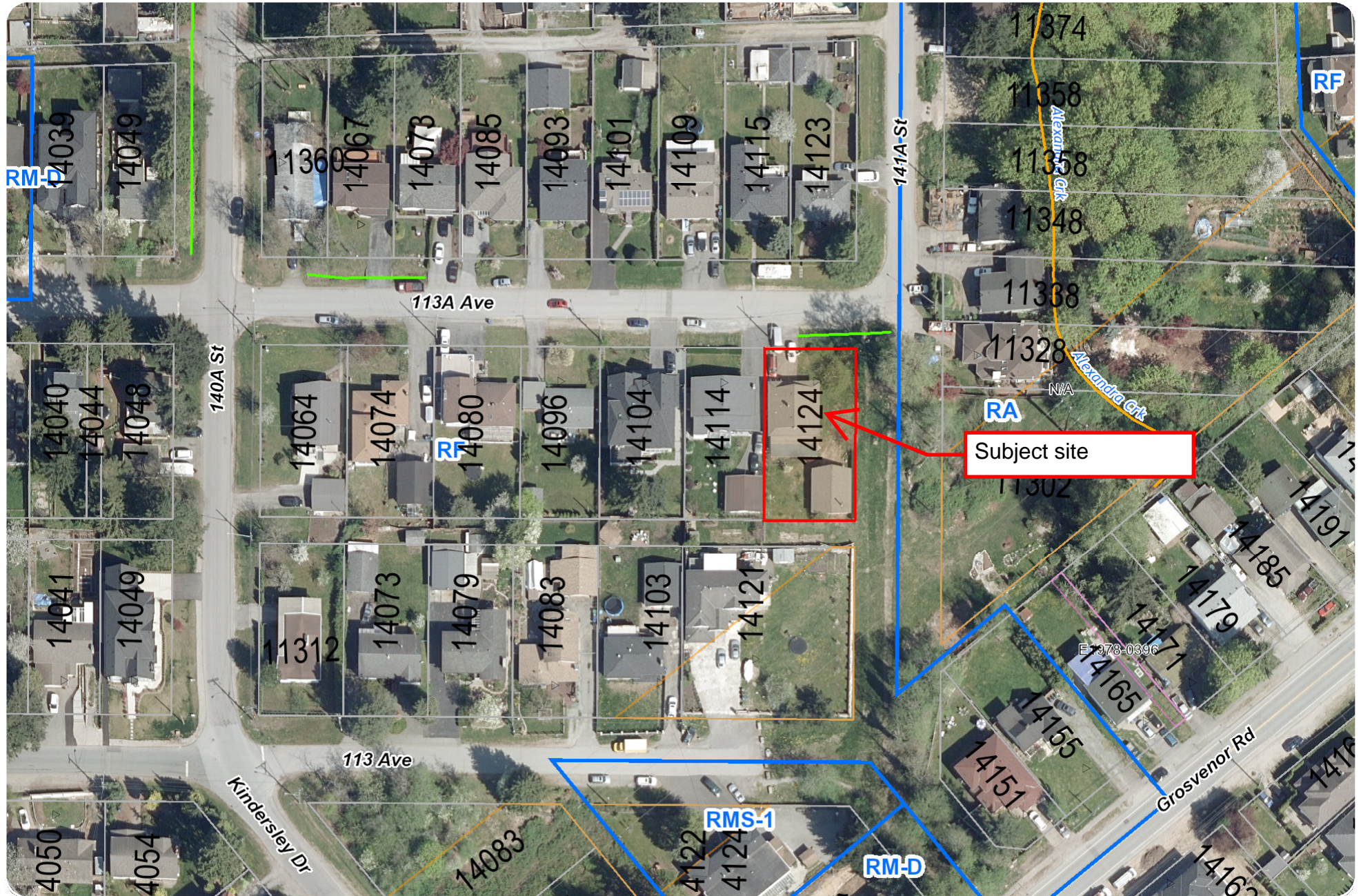
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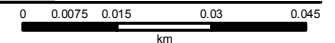
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Map created on: 2019-03-07