

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0101-00

Planning Report Date: October 03, 2022

**PROPOSAL:**

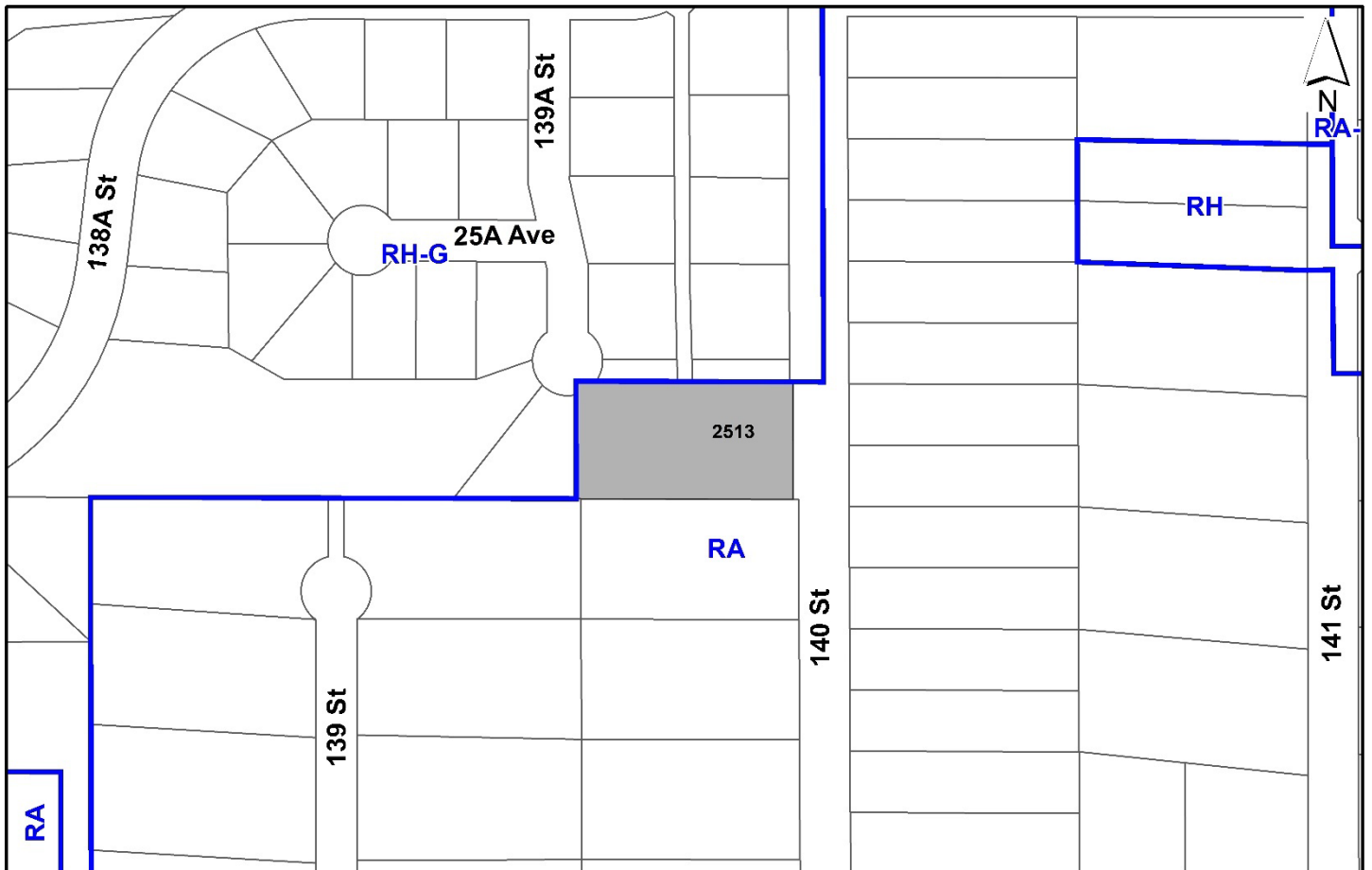
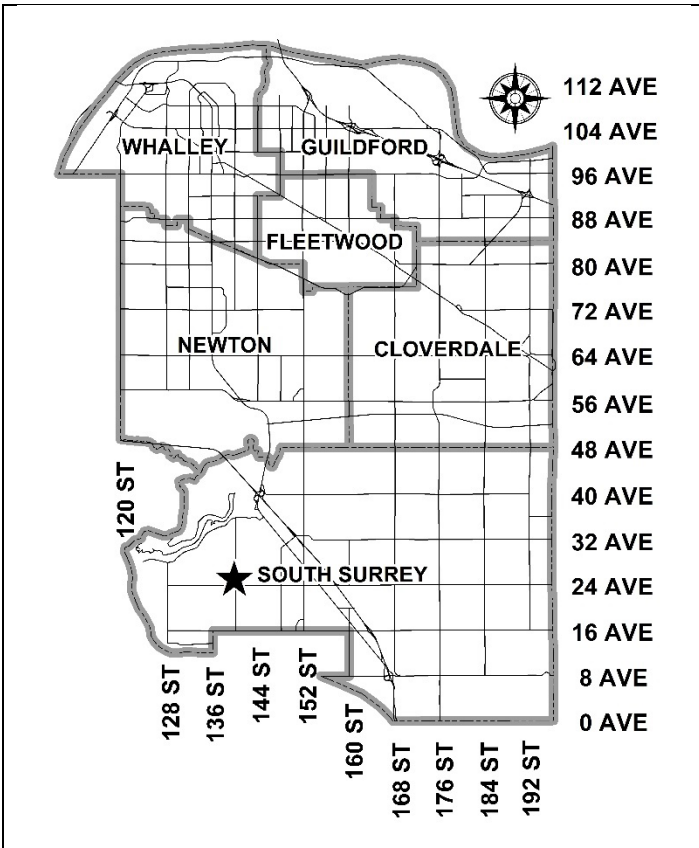
- **Rezoning** from RA to RH and CD to allow subdivision into two suburban single family lots.

**LOCATION:** 2513 - 140 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Half-acre gross density



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the Half-acre gross density designation in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Central Semiahmoo Peninsula, and the proposed subdivision will complete the pattern of development that has occurred within the neighbourhood.
- The proposed "Comprehensive Development (CD) Zone" is based on the "Half-Acre Residential (RH) Zone" and is necessary to facilitate construction of the proposed vehicular lane and turnaround. Proposed Lot 1 meets the minimum subdivision requirements of the RH Zone. Proposed Lot 2 almost meets the permitted 90% reduced lot area for the RH Zone under Part 4 – General Provisions 28(h) of the Zoning Bylaw. However due to the vehicular turnaround requirements, the area of proposed Lot 2 falls short of the minimum subdivision requirements of the RH Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" for proposed Lot 1 and a date be set for Public Hearing.
2. A By-law be introduced to rezone a portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" for proposed Lot 2 and a date be set for Public Hearing.
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) the applicant address the deficit in tree replacement to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Half-acre gross density	RA
North:	Single Family Residential	Half-acre gross density	RH-G

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 140 St):	Single Family Residential	Half-acre gross density	RA
South:	Single Family Residential	Half-acre gross density	RA
West:	Single Family Residential	Half-acre gross density	RH-G

### Context & Background

- The subject site is located at 2513 – 140 Street and is approximately 4055 square metres in area.
- The subject site is designated “Suburban” in the Official Community Plan (OCP) and is located within the “Suburban Density Exception Area” (maximum 2 upa).
- The subject site is designated “Half-acre gross density” in the Central Semiahmoo Local Area Plan (LAP) and is zoned “One-Acre Residential (RA Zone)”.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential(RA) Zone" to "Half--Acre Residential (RH) Zone" and "Comprehensive Development (CD) Zone" based on the "Half-Acre Residential (RH) Zone" to subdivide the property into two (2) residential lots. The eastern lot is proposed as CD and the western lot is proposed as RH.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,055.2 square metres
Road Dedication:	543.23 square metres
Net Site Area:	3,511.77 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	4.93 units/hectare
<b>Range of Lot Sizes</b>	1,620.91 – 1890.86 square metres
<b>Range of Lot Widths</b>	46.80 – 46.86 metres
<b>Range of Lot Depths</b>	24.83 – 40.91 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 student at Chantrell Creek Elementary School  
1 Secondary students at Elgin Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2023.

Parks, Recreation & Culture: Parks Planning supports the removal of City tree C1 as shown in the project arborist report. In addition, Parks Planning supports the retention of all other City trees shown in the project arborist report.

The closest active park is Sunnyside Acres Urban Forest Park and is 390 metres away, and the closest natural area is the 112J Greenbelt and is 17 metres away.

### Transportation Considerations

- Driveway access and parking will be provided via a lane at the rear of the lots.
- As no lane outlet is being provided as part of this development application, a turnaround will be provided on proposed (eastern) Lot 2 of the subject site.

### POLICY & BY-LAW CONSIDERATIONS

#### Official Community Plan

##### Land Use Designation

- The subject site is designated Suburban and located within the Suburban Density Exception Area (maximum 2 upa) in the Official Community Plan (OCP), which limits density to 5 units per hectare. The proposal has a unit density of 4.93 units per hectare, and therefore complies with the property's OCP designation.

#### Secondary Plans

##### Land Use Designation

- The subject site is designated "Half-acre gross density" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The proposal complies with the existing designation.

### CD By-law

- The applicant proposes to rezone the eastern portion of the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed lane and turnaround on proposed Lot 2 of the subject site. The CD Zone is needed, as proposed Lot 2 almost meets the permitted 90% reduced lot area for the RH Zone under Part 4 – General Provisions 28(h) of the Zoning Bylaw. However, due to the required turnaround, it falls just short of the minimum lot area of the RH Zone. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Half-Acre Residential Zone (RH)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RH Zone (Part 14)	CD Zone
<b>Unit Density:</b>	2.5 dwelling units/hectare	2.5 dwelling units/hectare
<b>Floor Area Ratio:</b>	0.32	0.32
<b>Lot Coverage:</b>	25%	25%
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metre	7.5 metres
Side Yard:	4.5 metres	4.5 metres
Side Yard Flanking:	7.5 metres	7.5 metres
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	Minimum 1,858 square metres	Minimum 1,620 square metres
Lot Width:	Minimum 30 metres	Minimum 30 metres
Lot Depth:	Minimum 30 metres	Minimum 24.8 metres
<b>Principal Building Height:</b>	Maximum 9 metres	Maximum 9 metres
<b>Permitted Uses:</b>	One single family dwelling which may contain one secondary suite	One single family dwelling which may contain one secondary suite
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	Three off-street parking spaces	Three off-street parking spaces

- The proposed CD Bylaw is based on the RH Zone. Changes have been made to the minimum lot size, width, and depth requirements to facilitate construction of the interior vehicular lane and turnaround.
- The proposed development is located within the Suburban Density Exception Area. The proposed lot sizes are complementary with the surrounding lots to the north and west of the subject site.
- The house size that can be achieved under the proposed CD Zone will be in-keeping with the house sizes that can be achieved on surrounding RH-G zoned properties.

### Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of A.J. Muir Design 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.
- A preliminary lot grading plan, submitted by Evertek Engineering and dated February 3, 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 unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the 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.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 2, 2022, and the Development Proposal Signs were installed on 13, 2022. Staff have not received responses from the public regarding this development application.

**TREES**

- Jason Emery, ISA Certified Arborist of Central Valley Tree and Arborist Services 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	4	4	0
Black Locust	5	1	4
Paper Birch	1	1	0
Dogwood	1	1	0
English Oak	2	1	1
<b>Coniferous Trees</b>			
Douglas Fir	19	3	16
Norway Spruce	17	7	10
Blue Spruce	1	1	0
Western Red Cedar	19	2	8
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>63</b>	<b>24</b>	<b>39</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>10</b>	
<b>Total Retained and Replacement Trees</b>		<b>49</b>	
<b>Contribution to the Green City Program</b>		<b>\$20,900</b>	

- The Arborist Assessment states that there are a total of sixty-three mature trees on the site and no Alder/Cotton trees. It was determined that thirty-nine (39) 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 2 to 1 replacement ratio. This will require a total of forty-eight (48) replacement trees on the site. Since only ten (10) replacement trees can be accommodated on the site, the deficit of thirty-eight (38) replacement trees will require a cash-in-lieu payment of \$20,900, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of forty-nine (49) trees are proposed to be retained or replaced on the site with a contribution of \$20,900 to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

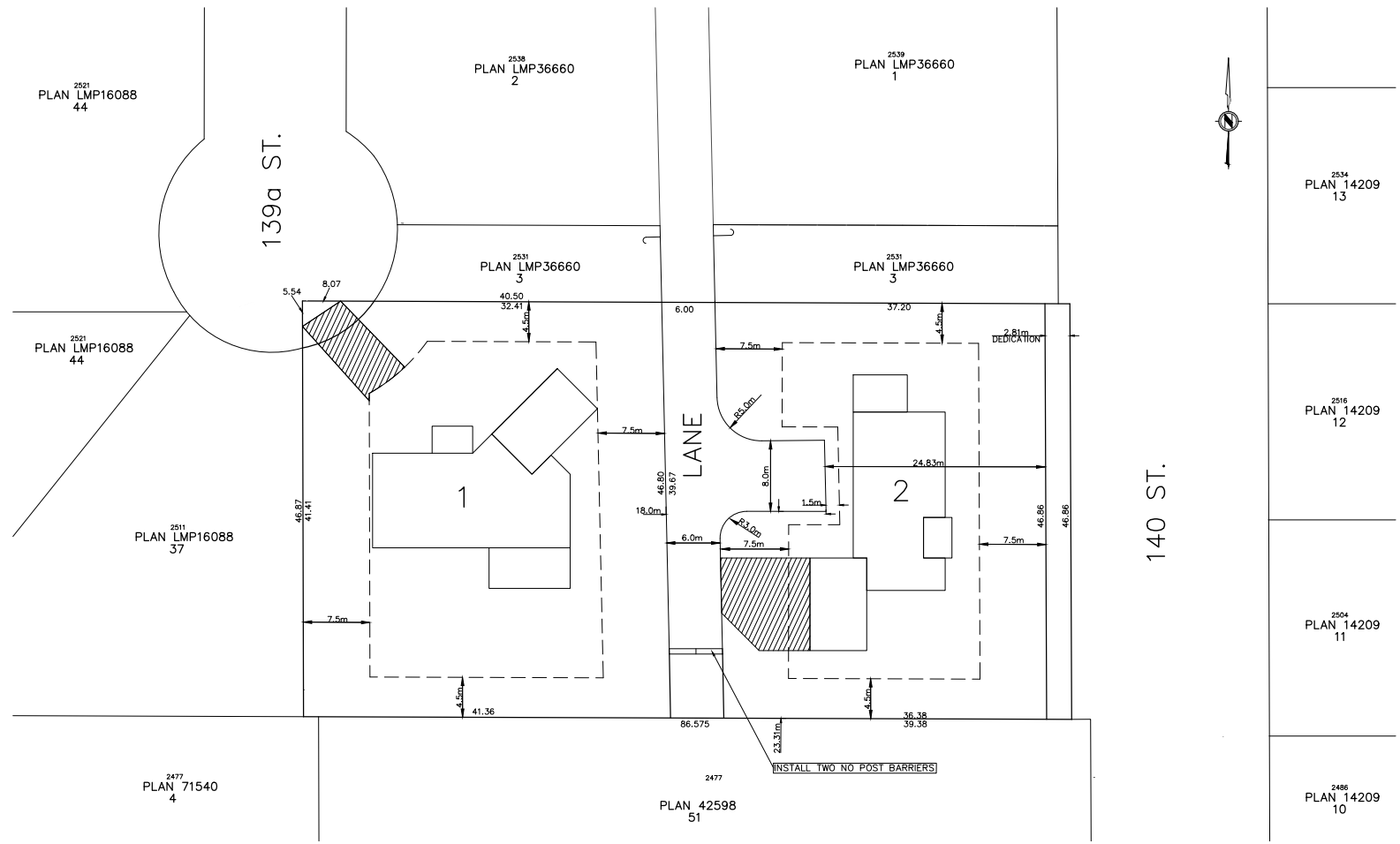
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout and Block Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

EM/cm



- NOTES:**
- 1) PROPOSED TWO LOT SUBDIVISION.
  - 2) LOT 1 TO BE REZONED FROM RA TO RH  
LOT 2 TO BE REZONED FROM RH TO CD.  
(BASED ON RH)
  - 3) SUBJECT TO CITY APPROVALS AND  
FINAL LEGAL SURVEY.
  - 4) LANE PROPOSED WITH PERMANENT  
TURNAROUND, TESTED WITH SU-9  
TEMPLATE. LANE WILL NOT EXTEND SOUTH.
  - 5) EXISTING DWELLING TO BE DEMOLISHED  
UNDER PERMIT.
  - 6) OFF-SITE TREES TO THE SOUTH WILL BE  
RETAINED.

LOT DIMENSIONS			
LOT NO.	AREA	LOT WIDTH	LOT DEPTH
1	1890.86m <sup>2</sup>	46.80m	40.91m
2	1620.91m <sup>2</sup>	46.86m	24.83m

LEGAL DESCRIPTION LOT 66, PLAN 66900, SEC. 21, T.P. 1, N.W.D.

BENCHMARK ELEVATIONS ARE GEODETIC DERIVED FROM MONUMENT NO. 5466. ELEVATION IS 89.930 METRES.

REV.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, APPENDIX, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT. HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS.

CONSULTANT

Evertk Engineering  
202-2692 CLEARBROOK ROAD,  
ABBOTSFORD, B.C. V2T 2Y8  
TELEPHONE (604) 776-0222  
PERMIT TO PRACTICE No. 1000720



CLIENT **UNKAR HEER**  
2071 156 STREET  
SURREY, B.C. V4A 4T9

TITLE **2 LOT SUBDIVISION**  
2513 140 STREET  
SURREY, B.C. V4P 2C5

SCALE: HOR. 1:250  
VERT. 1:250

DESIGNED H.B.  
DRAWN H.B.  
REVIEWED G.D.

DATE CYYTMMDD  
2022-02-03

CONSULTANT PROJ. NO.  
100285

DWG. NO.  
**01**

REV. 1

SURREY PROJECT NUMBER  
**7921-0101-00**

DRAWING TYPE  
**SUBDIVISION  
LAYOUT PLAN**

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER-5

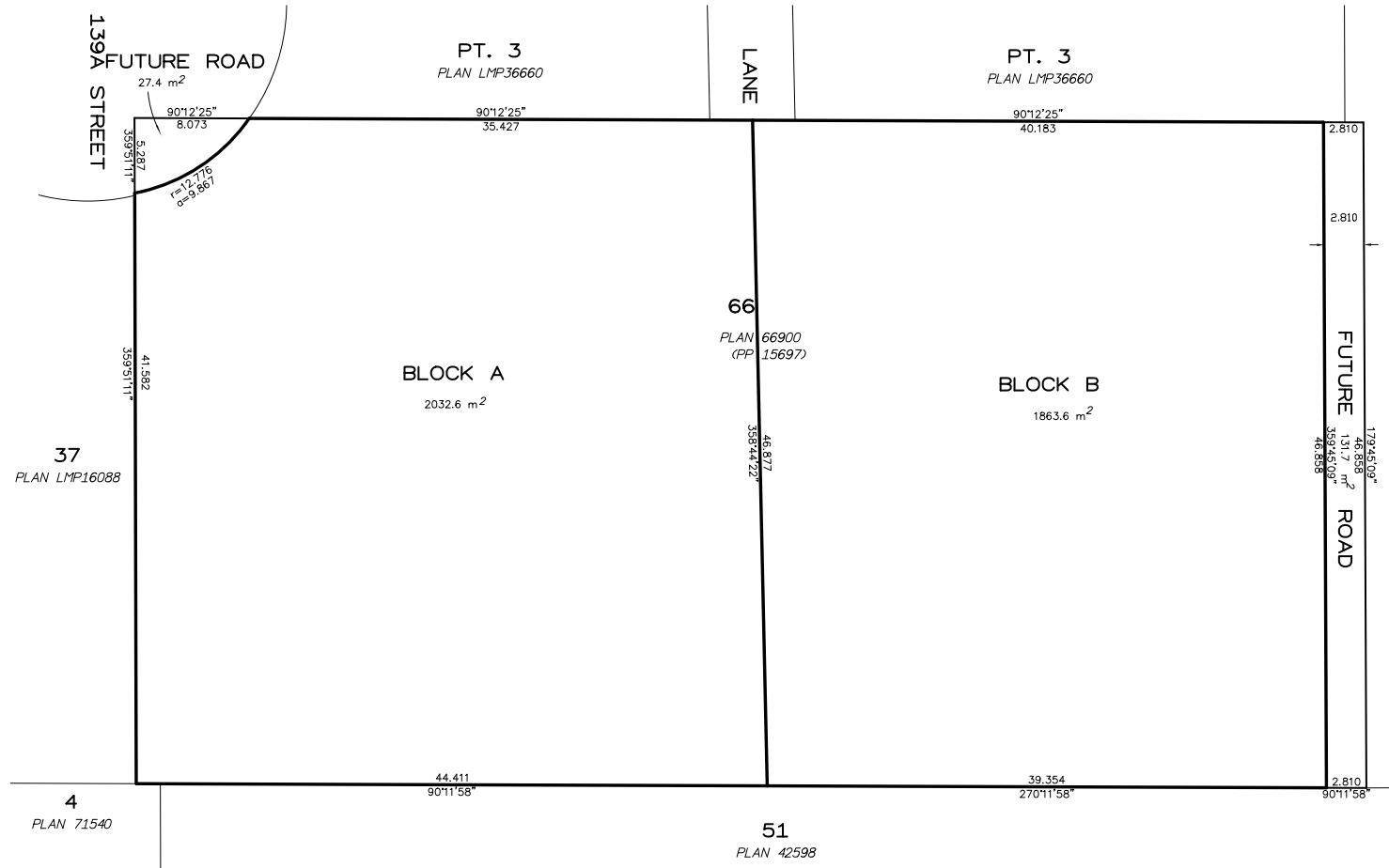
**SURVEY PLAN TO ACCOMPANY CITY OF  
SURREY REZONING BYLAW No: \_\_\_\_\_ OF  
LOT 66 SECTION 21 TOWNSHIP 1 NEW  
WESTMINSTER DISTRICT PLAN 66900**

**CIVIC ADDRESS:**

2513 140 Street, Surrey, BC  
P.O. 002-136-956

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES  
BLOCK A RH ZONING  
BLOCK B CD ZONING BASED ON RPD



**SCALE 1 : 250**



ALL DISTANCES ARE IN METRES  
The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:250.

Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT  
DATED THIS 27th DAY OF SEPTEMBER, 2022

*[Signature]*  
Fimny Philip BCLS

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

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

DATE: **September 26, 2022** PROJECT FILE: **7821-0101-00**

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RE: **Engineering Requirements  
Location: 2513 140 St**

### REZONE & SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 2.808 m along 140 Street;
- Dedicate the remaining section of the cul-de-sac bulb on 139 A Street;
- Dedicate a 6.00 m width for the residential Lane;
- Dedicate 1.0 m x 1.0 m corner cut at walkway and 140 Street intersection; and
- Register 0.5 m statutory right-of-way (SRW) at property line.

#### *Works and Services*

- Construct a 1.8 m wide concrete sidewalk on the West side of 140 Street;
- Construct cul-de-sac bulb on 139 A Street;
- Construct east side of 139A Street;
- Construct the north-south lane;
- Construct suitable turnaround;
- Extend the storm main along the Lane; and
- Construct adequately-sized service connections for water, storm, and sanitary, complete with inspection chambers/water meter, to each lot.



Jeff Pang, P.Eng.  
Development Services Manager

M51



September 28, 2022

Planning

**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.

Chantrell Creek Elementary enrollment projections are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0101 00 (Updated Sept 2022)

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

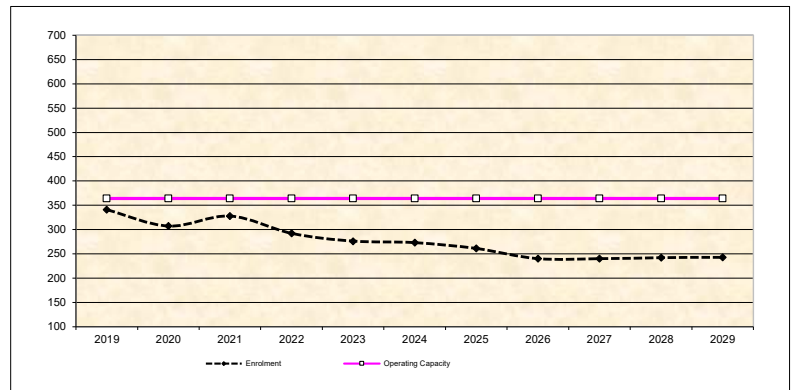
<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	36 K + 292
Operating Capacity (K/1-7)	38 K + 326
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1301
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	4
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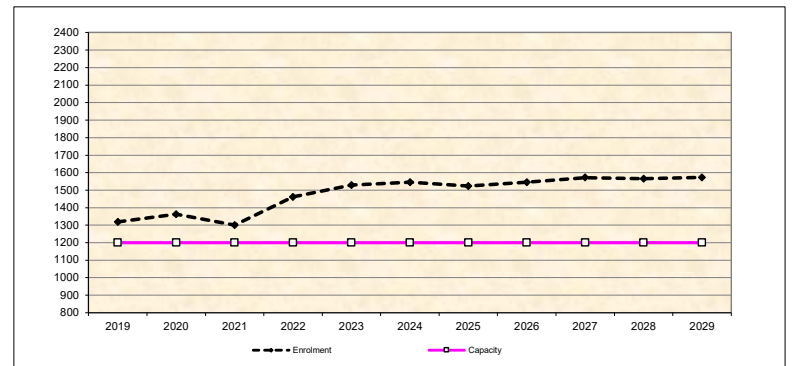
**Population:** The projected population of children aged 0-19 Impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Chantrell Creek Elementary**



**Elgin 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.



## Tree Preservation Summary

<b>Project Location:</b>	2513 - 140th Street, Surrey, BC
<b>Applicant/Developer:</b>	Unkar Heer
<b>Consultant:</b>	Jason Emery PN-8228A/TRAQ

### Summary Of Proposed Trees Retained, Removed and Replaced

On-Site Trees		Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)		<b>63</b>
<b>Protected Trees to be Removed</b>		24
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)		39
<b>Total Replacement Trees Required:</b>	<i>Alder &amp; Cottonwood Trees at 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	48
<b>Replacement Trees Proposed</b>		<b>10</b>
<b>Replacement Trees in Deficit</b>		<b>38</b>
<b>Protected Trees to be Retained in Proposed [Open Space/Riparian Areas]</b>		0

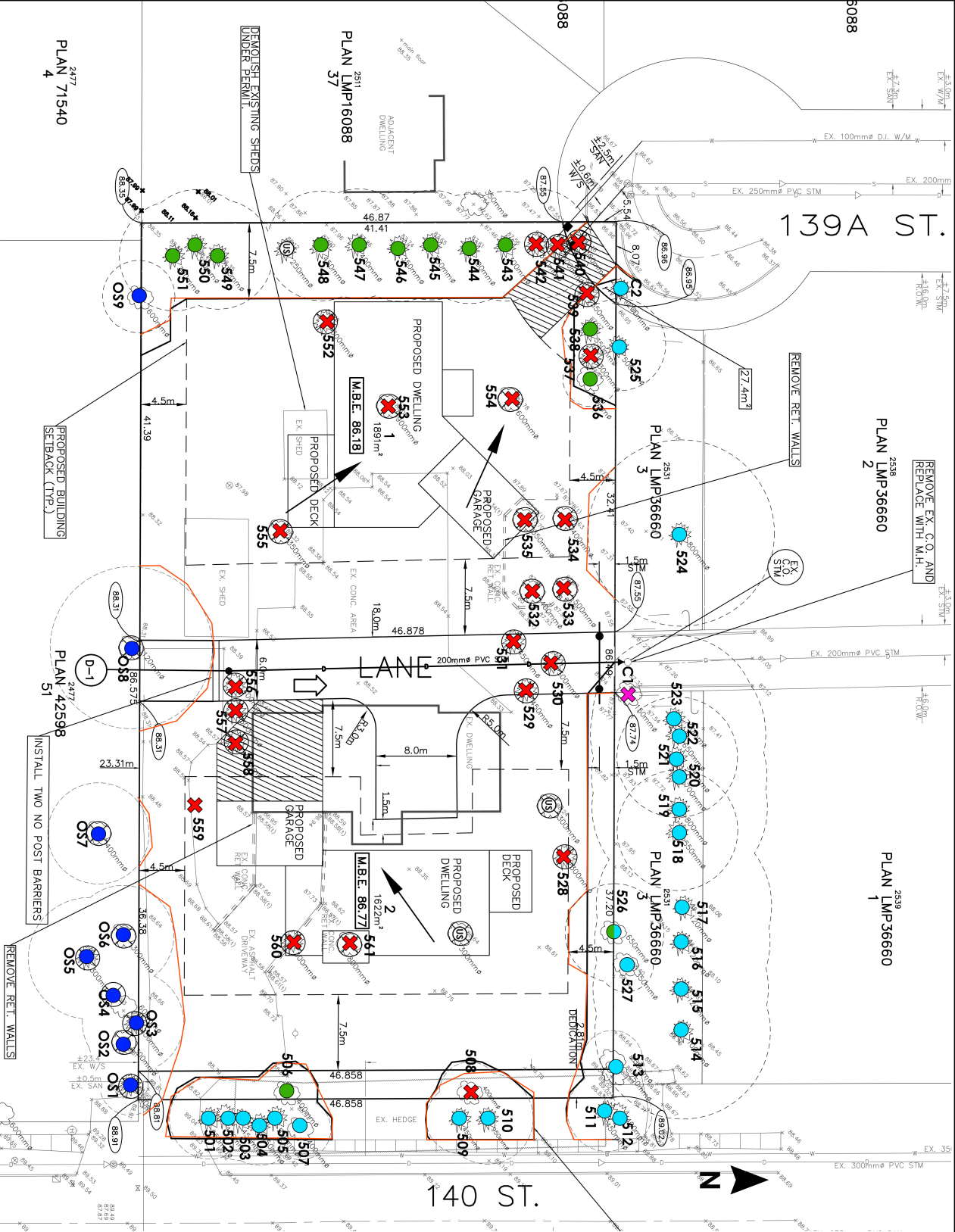
Off-Site Trees		Number of Trees
<b>Protected Off-Site Trees to be Removed</b>		<b>0</b>
<b>Total Replacement Trees Required:</b>	<i>Alder &amp; Cottonwood Trees Requiring 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	<b>0</b>
<b>Replacement Trees Proposed</b>		<b>0</b>
<b>Replacement Trees in Deficit</b>		<b>0</b>

\* Unknown at this Time to be Advised by The City of Surrey

Summary Proposed and Submitted by:

Jason Emery  
 Certified Arborist PN-8228A  
 Qualified Tree Risk Assessor

Date: August 9, 2022



**Client:**  
Unkar Heer  
**Site:**  
2513 140 Street, Surrey BC

TREE & ARBORIST SERVICES LTD.  
**604-853-1986**

- 72 Total trees identified
- 12 On site trees RETAINED
- 24 On site trees REMOVED
- 25 City trees RETAINED
- 1 City trees REMOVED
- 9 Off site trees RETAINED
- 1 Shared on site and City tree RETAINED
- 1 Trees surveyed less than bylaw requirement
- Tree protection fence

**Jason Emery**  
 ISA Certified Arborist  
 PN - 8228A

Aug 8, 2022

PLAN 71540  
2477  
4

PLAN 42598  
2477  
51  
INSTALL TWO NO POST BARRIERS

PROPOSED BUILDING SETBACK (T.P.)

PLAN LMP16088  
2511  
37

PLAN LMP36660  
2531  
3

PLAN LMP36660  
2539  
2

PLAN LMP36660  
2539  
1

139A ST.

140 ST.