

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0229-00

Planning Report Date: June 13, 2022

**PROPOSAL:**

- **LAP Amendment** from “One Acre” to “Half-Acre Gross Density”
- **Rezoning** from RA to RH

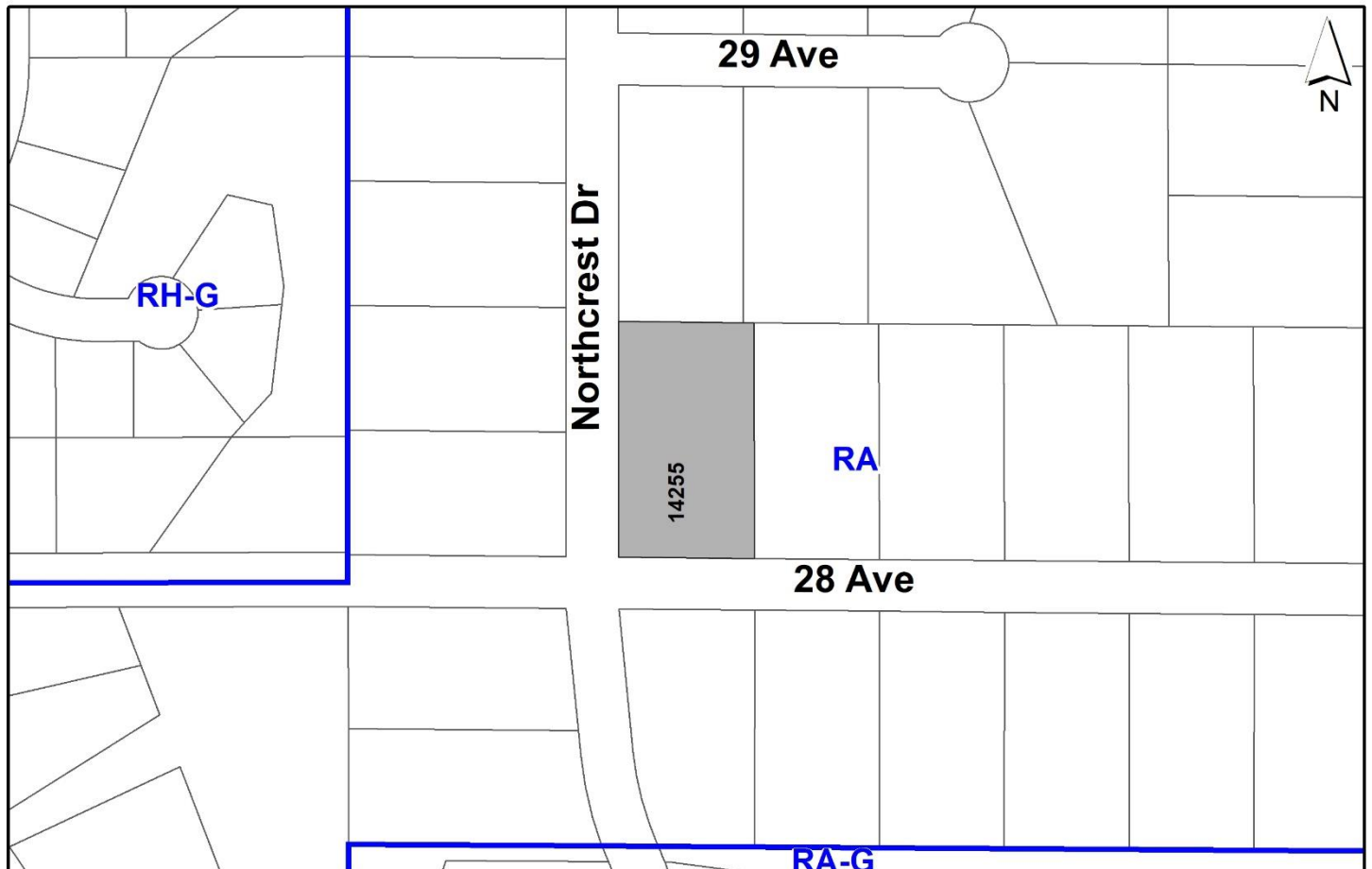
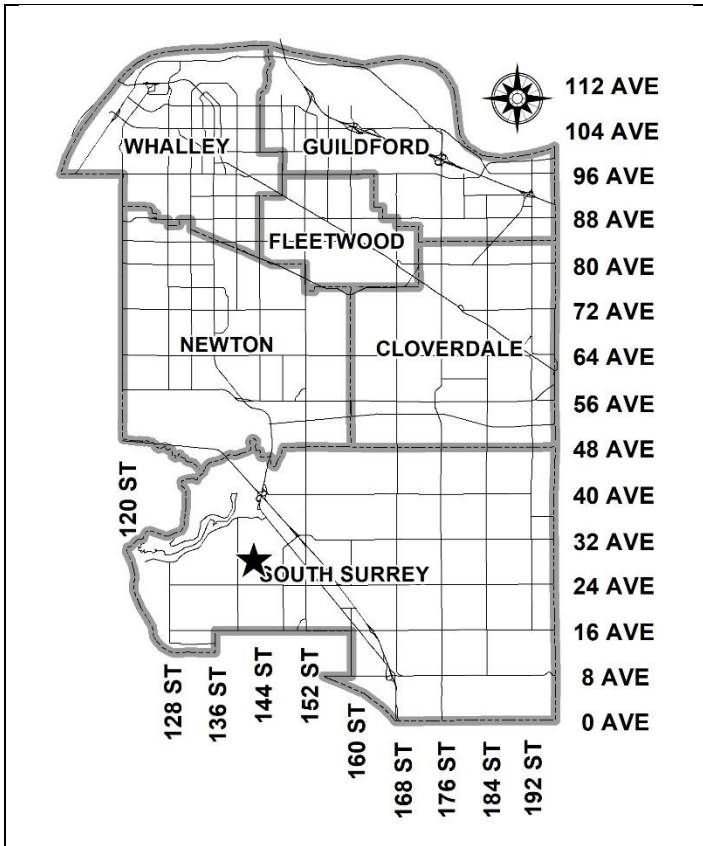
to permit subdivision into two single family lots.

**LOCATION:** 14255 - 28 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** One Acre



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from “One Acre” to “Half-Acre Gross Density”.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban Density Exception Area (max. 2 upa) designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density is appropriate for this part of the Central Semiahmoo Peninsula Local Area Plan (LAP) area.
- The applicant has demonstrated community support for the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) the applicant adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant Suburban Residential	One Acre	RA
North:	Suburban Residential	One Acre	RA
East:	Suburban Residential	One Acre	RA
South (Across 28 Avenue):	Suburban Residential	N/A	RA
West (Across Northcrest Drive):	Suburban Residential	One Acre	RA

## Context & Background

- The subject site, located at 14255 – 28 Avenue, is approximately 4,760 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” (max. 2 upa).
- The subject site is designated “One-Acre” in the Central Semiahmoo Peninsula 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” in order to subdivide the property into two (2) half-acre residential lots (Appendix I).
- The applicant proposes an Amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the subject site from “One-Acre” designation to “Half-Acre Gross Density” designation.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,760 square metres (0.476 hectares)
Road Dedication:	107 square metres (0.0107 hectares)
Net Site Area:	4,653 square metres (0.465 hectares)
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	4.20 units per hectare
<b>Range of Lot Sizes</b>	2,325 – 2,328 square metres
<b>Range of Lot Widths</b>	41.5 – 44.5 metres
<b>Range of Lot Depths</b>	48.1 – 52.4 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.

- 2 Elementary students at Semiahmoo Trail Elementary School
- 2 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 supports the retention of City tree C1 as recommended in the project arborist report dated 02 June 2022. The applicant is to explore relocation of servicing outside C1's tree protection zone.

Parks accepts the removal of City tree C2 as recommended in the project arborist report dated 02 June 2022. Parks requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

### Transportation Considerations

- The applicant is required to provide dedications for 28 Avenue (collector road) and Northcrest Drive (local road) as noted in the Engineering Requirements (Appendix II).
- For the north side of 28 Avenue, the applicant is required to register a 0.5 metre Right of Way (ROW).
- For the east side of Northcrest Drive, the applicant is required to register a 0.5 metre ROW.
- The applicant is required to dedicate a 3.0 metre x 3.0 metre corner cut at the intersection of 28 Avenue and Northcrest Drive.
- The applicant is required to dedicate a gazetted road for the northerly 10.058 metres of 28 Avenue. A gazetted road is a road regularly maintained by a municipality upon which the general public have unlimited rights of access. This road will extend from the west side of 2825 Northcrest Drive on 28 Avenue and go east to the centerline of 144 Street.
- No access to proposed Lot 2 from 28 Avenue is permitted. A Restrictive Covenant (RC) would be required to be registered as a condition of approval should the subject application be supported.

## Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The property 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 (u.p.h.). The proposal has a unit density of 4.20 units per hectare, and therefore complies with the property's OCP designation.

#### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP 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 OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. Half-acre residential lots will result in similar sized homes, streetscape and yard space that fits the suburban character of the existing neighbourhood.*

*The applicant completed design guidelines 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.*

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible to preserve neighbourhood character and ecology.

*The applicant proposes to retain 26 trees along the southern and eastern property lines of the subject site. This will aid in providing more private backyard space for the proposed lots and existing RA lot to the east which backs onto the site.*

### Secondary Plans

#### Land Use Designation

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Land Use Plan (LAP). The proposal does not comply with the existing designation.

### Amendment Rationale

- The applicant is proposing an LAP Amendment to redesignate the site from "One Acre" to "Half-Acre Gross Density" and to rezone the site to "Half-Acre Residential Zone (RH)", to allow subdivision into two (2) half acre residential lots.
- There are two land use designations in the Central Semiahmoo Peninsula LAP: "One Acre" and "Half-Acre Gross Density". The property is located within the "One Acre" land use designation. Development Application Nos. 7915-0102-00, 7916-0329-00 and 7919-0107-00 located in the Central Semiahmoo Peninsula LAP were all similarly designated "One Acre". These development applications have established a precedent in the plan area by amending the land use designation from "One Acre" to "Half-Acre Gross Density".
- Proposed Lot 1 has a width of 44.5 metres and proposed Lot 2 has a width of 41.5 metres. The proposal achieves lot widths that are similar to the properties in the immediate vicinity. This would create a similar streetscape appearance. In addition, the applicant proposes to retain 26 trees adjacent along the south and east property lines. This will maintain privacy between the proposed lots and existing property to the east, as well as a buffer along 28 Avenue.
- The applicant has demonstrated community support for the proposal. The applicant submitted a petition to demonstrate the level of support for their proposal in the area and has gathered 47 signatures from South Surrey residents. 30 of these residents reside in the Central Semiahmoo Peninsula LAP area and have indicated support for the proposal. 17 residents not located in the Central Semiahmoo Peninsula area have also indicated support for the proposal.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The proposed lot sizes exceed the minimum requirements under the "Half-Acre Residential Zone (RH)". No variances to the Zoning By-law are proposed.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)" and parking requirements.

<b>RH Zone (Part 14)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	5.0 units per hectare	4.20 units per hectare
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	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:	1,858 square metres	2,325 – 2,328 square metres
Lot Width:	30 metres	41.5 – 44.5 metres
Lot Depth:	30 metres	48.1 – 52.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls per lot	3 off-street parking stalls per lot

### 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.
- A preliminary lot grading plan, submitted by HUB Engineering Inc., and dated April 13, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does intend to 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.

### **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

- The Development Proposal Signs were installed on November 29, 2021 and pre-notification letters were sent on May 26, 2022. Staff received two (2) responses from neighbouring residents (staff comments in italics):
  - Comments on the proposal cited concerns that half-acre lots would not conform to the neighbourhood context with larger suburban lots in the area.
 

*The proposed density of 4.2 units per hectare complies with the site's OCP designation and density exception area (maximum 5 units per hectare). In addition, the applicant is proposing larger lots than were approved to the east under Development Application No. 7915-012-00.*

*The two RA lots adjacent to the west of the subject property across Northcrest Drive have an average lot width of approximately 47.8 metres. The applicant proposes 2 RH lots with an average lot width of 43 metres. This would result in a similar streetscape appearance.*
  - Comments on the proposal stressed the importance of retaining existing trees on the property.
 

*The applicant proposes to retain and replace 34 trees within the two proposed lots. In particular, the applicant proposes to retain 26 trees adjacent to the south and east property lines. This aids in creating privacy between the proposed lots and existing property to the east, as well as a buffer along 28 Avenue.*
- The applicant has demonstrated general community support for the proposal. The applicant has conducted a petition on the proposal, gathering 47 signatures in South Surrey. Of these 47 signatures, 30 residents located in the Central Semiahmoo Peninsula LAP have indicated support for the development application. 17 residents not located in the Central Semiahmoo Peninsula LAP have also indicated support for the proposal.

## TREES

- Hanah Dhanani, ISA Certified Arborist 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
<b>Alder and Cottonwood Trees</b>			
Alder	12	10	2
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Vine Maple	1	1	0
Serviceberry	1	0	1
Weeping Beech	1	1	0
Dogwood	2	2	0
Norway Maple	1	1	0
Mountain Ash	1	1	0

Tree Species	Existing	Remove	Retain
Cherry	3	1	2
<b>Coniferous Trees</b>			
Douglas Fir	73	50	23
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>83</b>	<b>57</b>	<b>26</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>34</b>	
<b>Contribution to the Green City Program</b>		<b>\$64,350</b>	

- The Arborist Assessment states that there are a total of 83 mature trees on the site, excluding Alder and Cottonwood trees. 13 existing trees are Alder and Cottonwood trees. It was determined that 26 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 125 replacement trees on the site. Since 8 replacement trees can be accommodated on the site (based on an average of 4 trees per lot), the deficit of 117 replacement trees will require a cash-in-lieu payment of \$64,350, representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 34 trees are proposed to be retained or replaced on the site with a contribution of \$64,350 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. LAP Amendment Plan

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JC/cm



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

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

**DATE: May 20, 2022**                      **PROJECT FILE: 7821-0229-00**

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**RE: Engineering Requirements  
Location: 14255 28 Ave**

### LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

### REZONE AND SUBDIVISION

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

- Dedicate 1.942m on 28 Ave.
- Dedicate as road (without compensation) on 28 Ave from 2825 Northcrest Dr to the centerline of 144 St.
- Provide 0.5m Statutory Right of Way along 28 Ave.
- Provide 0.5m Statutory Right of Way along Northcrest Dr
- Dedicate 3.0mx3.0m corner cut at the intersection of 28 Ave and Northcrest Dr

#### *Works and Services*

- Construct the north side of 28 Ave.
- Construct the east side of Northcrest Dr.
- Construct driveway letdowns to each lot.
- Construct 300mm diameter drainage main along Northcrest Dr.
- Construct 300mm drainage main along 28 Ave.
- Construct 200mm diameter sanitary main along Northcrest Dr.
- Construct 200mm diameter sanitary main along 28 Ave.
- Provide storm, sanitary and water service connections to each lot
- Provide on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IJ

NOTE: Detailed Land Development Engineering Review available on file



April 28, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0229 00

**SUMMARY**

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	43 K + 362
Operating Capacity (K/1-7)	19 K + 256
Addition Operating Capacity (K/1-7) 2024	38 K + 419
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1301
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:**

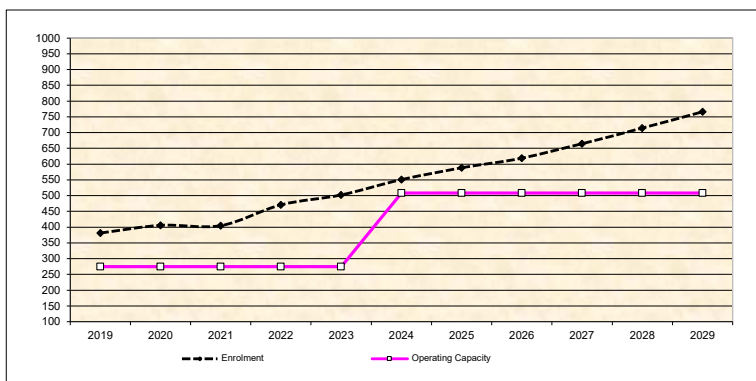
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

As of September 2021, Semiahmoo Trail Elementary is operating at 146% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

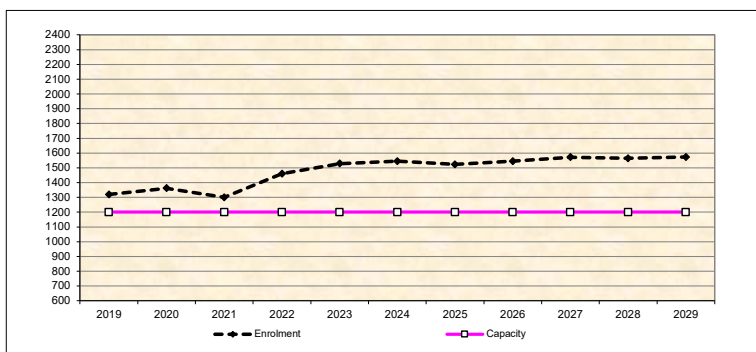
As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project in March 2020 to move forward to have a feasibility study prepared. Until the addition is open, the district can manage future growth with portables on site.

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.

**Semiahmoo Trail 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

Surrey Project No:

Address: 14255 28 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN7275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	96	<b>Protected Trees Identified</b>	11
<b>Protected Trees to be Removed</b>	68	<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	28	<b>Protected Trees to be Retained</b>	9
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 1 X one (1) = 11</li> <li>- All other species to be removed (2:1) 57 X two (2) = 114</li> </ul>	125	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 2 X two (2) = 4</li> </ul>	0
<b>Replacement Trees Proposed</b>	8	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	117	<b>Replacement Trees in Deficit</b>	4
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		

\*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)

May 26, 2022

Date

**June 2, 2022**

**Notes:**





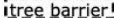
Lot 1 building footprint study has been supplied by architect.

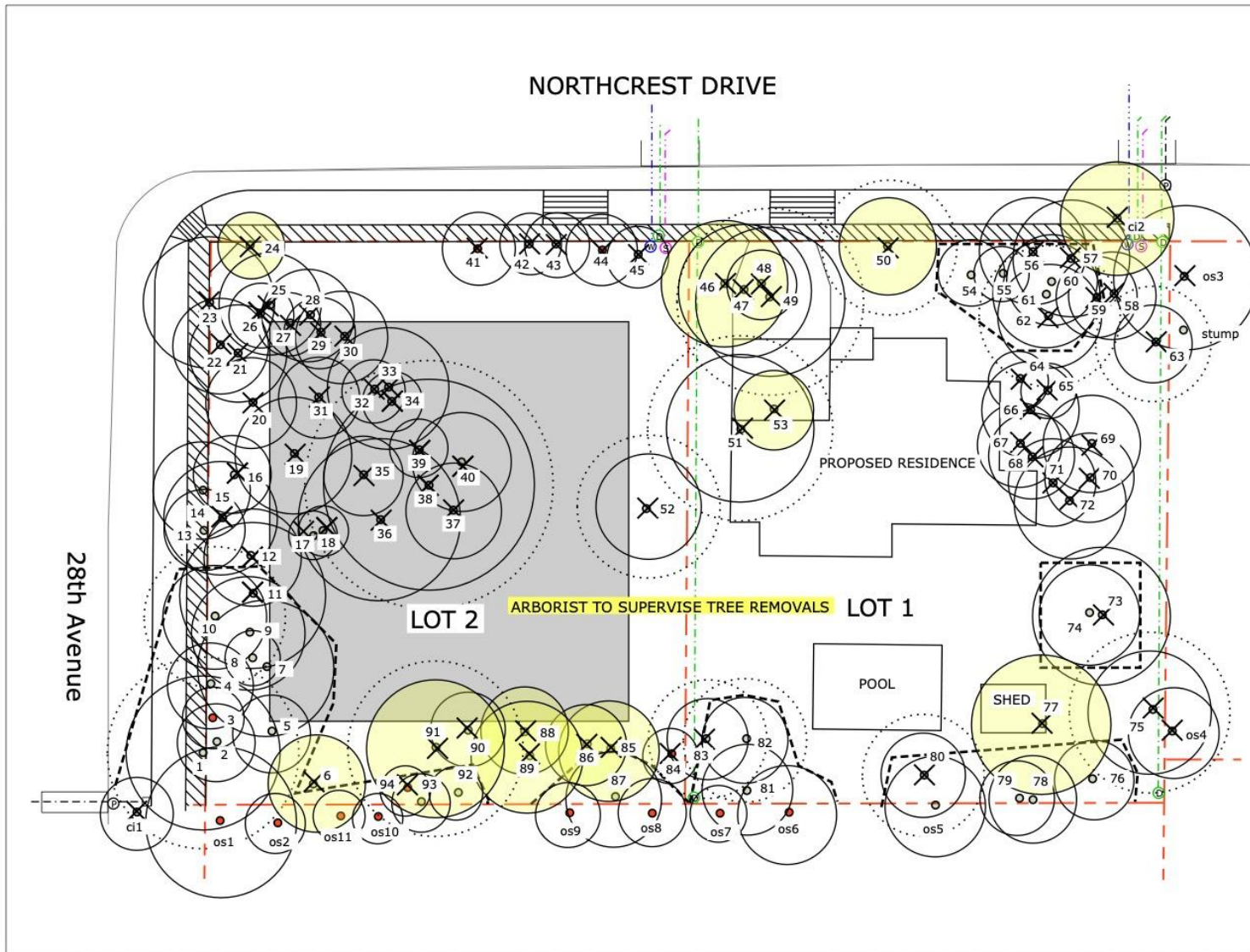
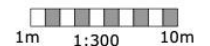
Lot 2 building footprint study not been supplied.

Location of driveway (lot 2, and electrical line (within lot 2 are not yet determined.

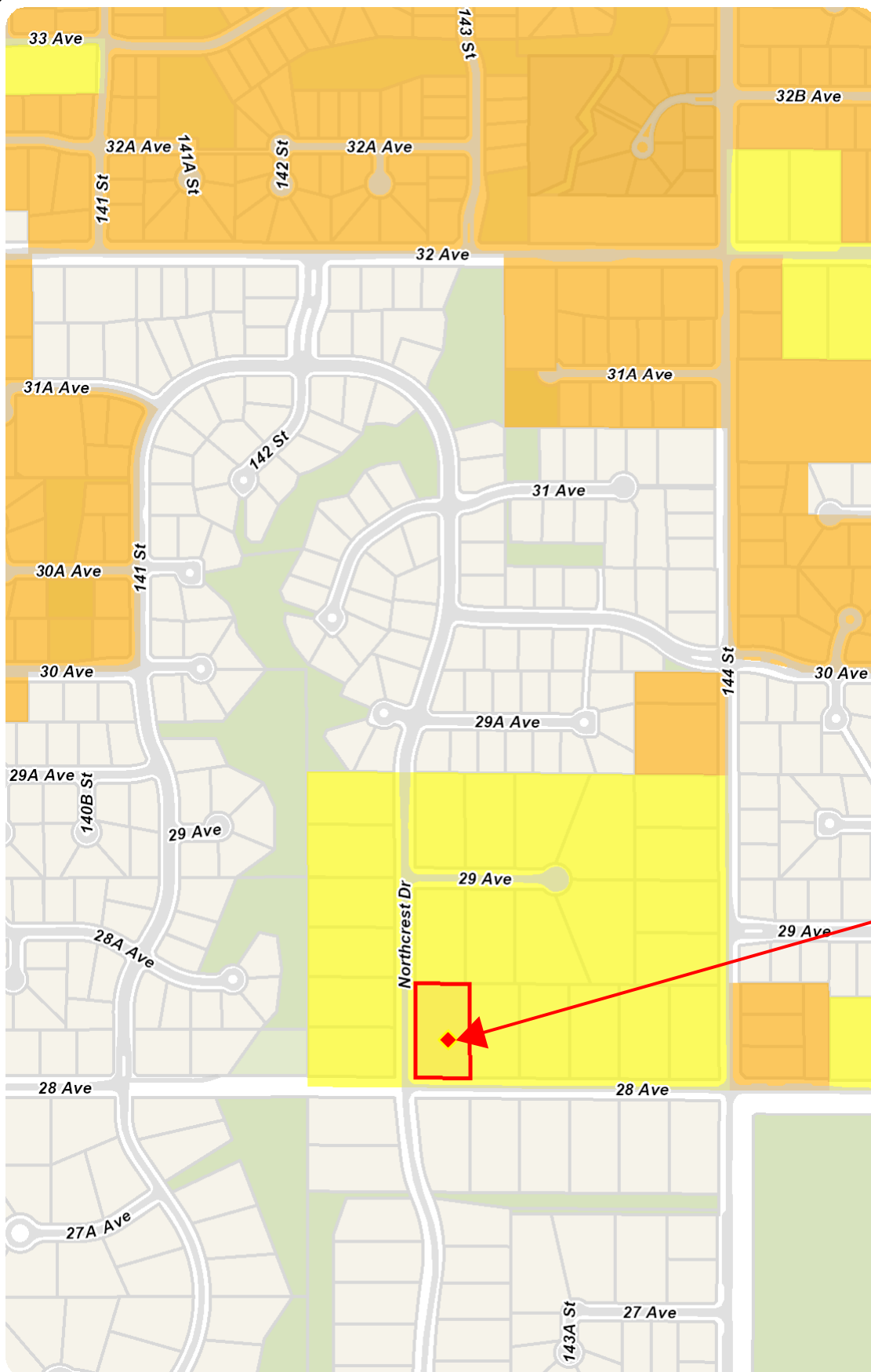
Civil detail reference Key Plan dated June 1, 2022.

**Legend**

-  = Poor condition
-  Tree not on survey, location is approximate
-  - N ->
-  x = remove tree
-  - - - tree barrier







**Legend**

■ Road Surface

**Central Semiahmoo Peninsula**

■ Half-acre gross density

■ One acre

Local Area Plan Amendment to re-designate the subject site from "One Acre" designation to "Half-acre gross density" designation.

LAP Amendment Map

Scale: 1:5,724

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca)

