

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0245-00

Planning Report Date: June 13, 2022

PROPOSAL:

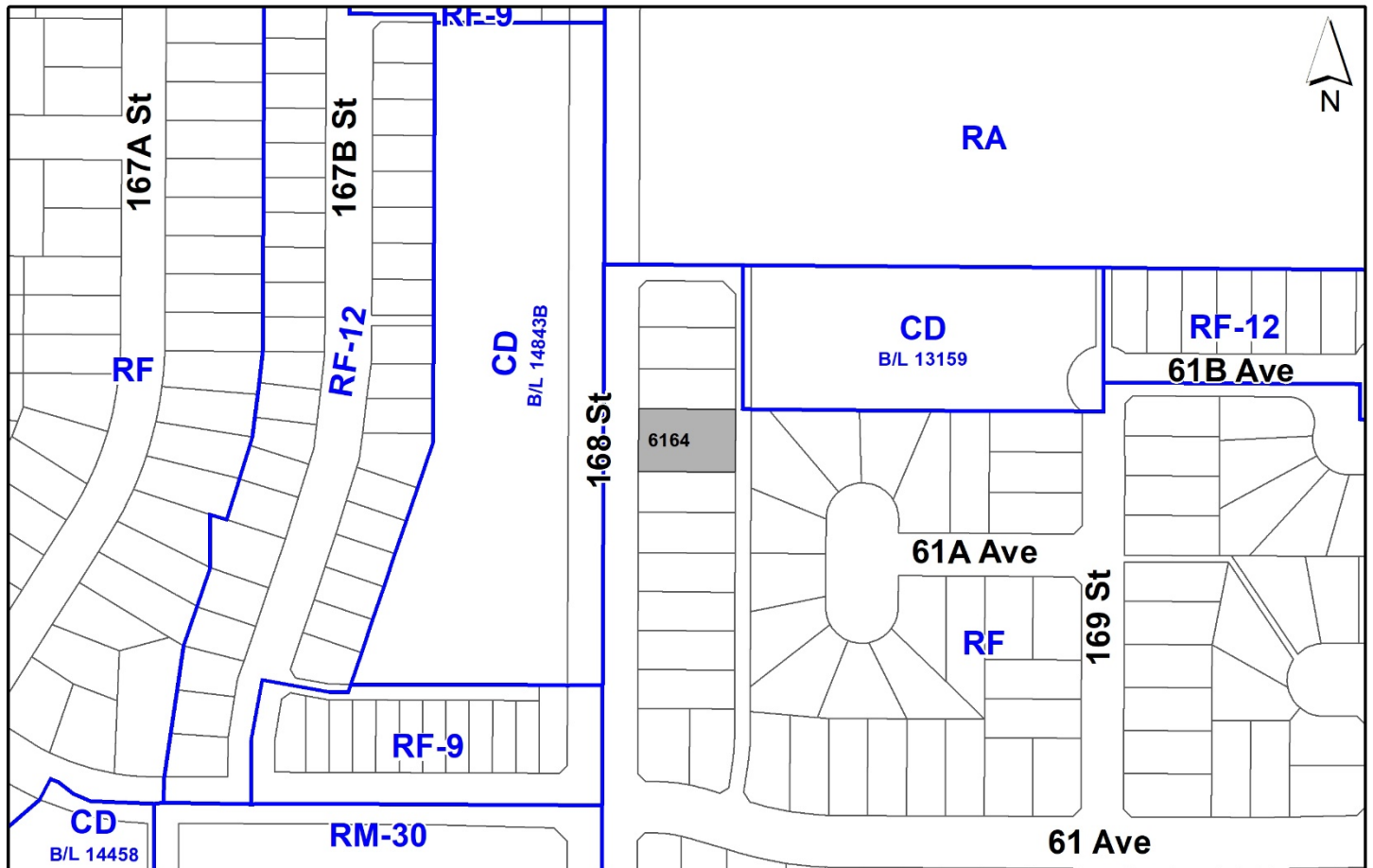
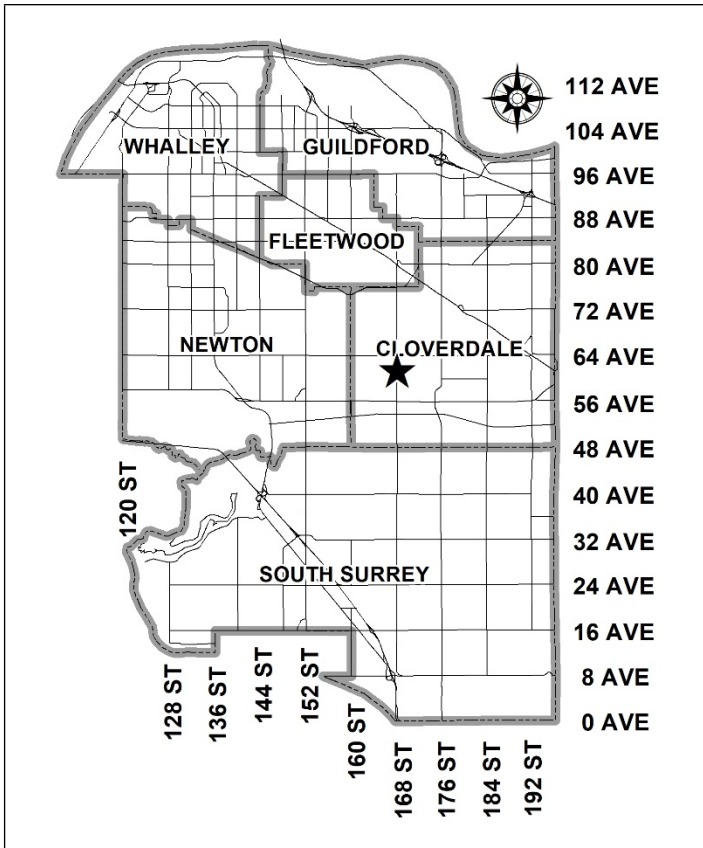
- **Rezoning** from RF to RF-13

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

LOCATION: 6164 - 168 Street

ZONING: RF

OCP DESIGNATION: Urban



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 Urban 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 rezoning and subdivision to create two oversized RF-13 zoned lots, with proposed lot widths of 12 metres and lot areas of approximately 450 square metres, will create a streetscape that is consistent with the existing RF zoned pattern of development in the neighborhood, while also being compatible with small lots and townhouses directly east across 168 Street.
- The midblock oversized subject lot presents the only remaining lot suitable for subdivision in the near term and completes the block with proposed RF-13 lot areas at 20% less than the minimum prescribed under the RF Zone.

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 instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) discharge of the existing on-site right-of-way for Public Rights of Passage;
 - (i) registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on proposed Lots 1 and 2;
 - (j) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lots 1 and 2; and
 - (k) registration of a Section 219 Indemnity Restrictive Covenant to facilitate roof slope amendments to the existing registered Building Scheme.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Urban	RF
North:	Single family dwellings and the Cloverdale Athletic Park	Urban	RF, RA
East (Across lane):	Single family dwellings and low-density townhouses	Urban	RF, CD (By-law No. 13159)
South:	Single family dwellings	Urban	RF
West (Across 168 Street):	Low density townhouses and single-family dwellings	Urban in the OCP, Townhouses 8-15 u.p.a. in the West Cloverdale North NCP	CD (By-law No. 14843B)

Context & Background

- The 902-square metre subject property is located at 6164 – 168 Street in Cloverdale. The subject lot is approximately 37 metres deep and 24 metres in width.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (RF)" and is located immediately east of the West Cloverdale North Neighbourhood Concept Plan (NCP).
- The surrounding neighborhood is characterized by single-family residential (RF zoned) lots to the north, south and east, and single-family small (RF-12 and RF-9 zoned) lots to the west across 168 Street. Cloverdale Athletic Park is located further to the north.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposed 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 lots.
- A statutory right-of-way (SRW) was registered at the rear of the subject site for public rights of passage as part of Application No. 7991-0063-00. The intent was to allow for vehicle maneuverability in the rear lane prior to the extension of the lane as part of Application No. 7991-0312-00. Given that the lane has been extended in both directions, the SRW is no longer required. As such, it will be discharged as part of this Development Application.

- The proposed rezoning and subdivision have merit as the proposed RF-13 zoning is consistent with the surrounding residential neighborhood character.
- Details of the proposed subdivision are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	0.09 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.09 hectares
Number of Lots:	2
Unit Density:	22.17 units per hectare
Range of Lot Sizes	450 square metres
Range of Lot Widths	12 metres
Range of Lot Depths	37 metres

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

- 1 Elementary student at George Greenaway Elementary School
- 1 Secondary student at Lord Tweedsmuir 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 June 2023.

Parks, Recreation & Culture: Parks has some concerns about impact to boulevard trees along 168 Street. Unexpected tree removal or removal due to development/construction impacts, cash-in-lieu of all trees, regardless of size, will be required.

Transportation Considerations

- Vehicle parking and access are restricted to the rear lane only.

- The subject site is within 275 metres of transit stops for bus route 320.

Sustainability Considerations

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

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 neighborhoods. 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.
- The proposal is consistent with the following OCP Themes/Policies:

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 RF-13 lots are compatible with RF and RF-12/RF-9 lots in the neighbourhood.

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
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RF-13 Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks (RF-13 Zone)		
Lots 1 and 2		
(West) Front Yard:	6.0 metres	6.0 metres
(North) Side Yard:	1.2 metres	1.2 metres
(South) Side Yard:	1.2 metres	1.2 metres
(East) Rear:	7.5 metres	7.5 metres
Lot Size (Interior Lot, Type I and II)		
Lot Size:	336 square metres	450.8 square metres
Lot Width:	12 – 13.4 metres	12 metres
Lot Depth:	24-28 metres	37.3 metres
Parking (Part 5)	Required	Proposed

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc., as the Design Consultant. The Design Consultant has confirmed that the existing building scheme registered on title can accommodate a modern house design with minor supplemental guidelines associated with roof material and slope. The current required roof materials are cedar shakes, concrete tile or other approval material, subject to approval by the developers authorized design consultant. The revision to roof materials is acceptable as the proposed roofing material (asphalt shingles) is consistent with roofs on adjacent homes in the neighbourhood. The alteration to roof slope from 6/12 to 3/12 requires an indemnity restrictive covenant, which has been reviewed and found acceptable by Legal Services. This revision to slope will help with any over shadowing or massing concerns when interfacing with adjacent existing homes.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated March 24, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

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. Ro66; 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 January 14, 2022, and the Development Proposal Signs were installed on March 2, 2022. Staff received have not received any responses from neighbouring properties or from the Cloverdale Community Association or the Cloverdale District Chamber of Commerce.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Norway Maple	3	0	3
English Oak	3	0	3
Total (excluding Alder and Cottonwood Trees)	6	0	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		10	

- The Arborist Assessment states that there are a total of 6 mature trees on the site. It was determined that all 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.
- The applicant is proposing to plant two (2) trees on each lot, for a total of four (4) trees. In addition to the retained trees, the applicant is proposing 10 new and retained trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including Nootka Cypress and Maidenhair.

INFORMATION ATTACHED TO THIS REPORT

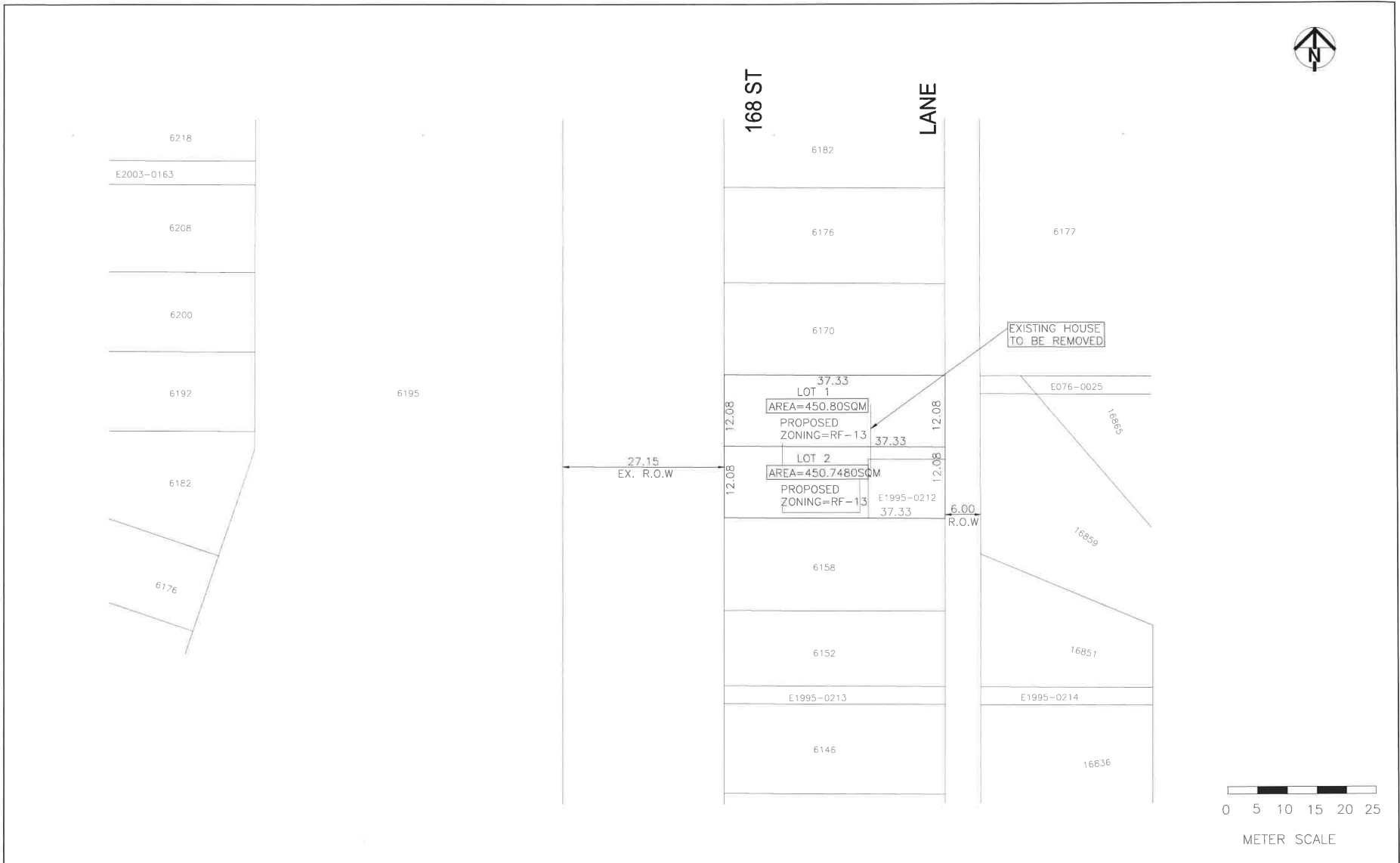
The following information is attached to this Report:

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

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm



NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-13

SITE AREA:
 GROSS SITE AREA: 902.05sqm.

NO.	DATE	BY	REVISION
0	21/08/16	PK RM	ISSUED FOR APPROVAL
		NG/TY/MM/DD/DRN	CH. REVISION

MAINLAND ENGINEERING DESIGN CORPORATION

UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1

TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION #6164 168 STREET, SURREY, B.C.
 2 LOT SUBDIVISION

DWG. NAME PRELIMINARY LAYOUT PLAN

SEAL

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	PK	MAINLAND PROJECT NO.	
CHECKED	RM	C-2181	OF 1
APPROVED	AB	DATE 21/08/16	REV. 0



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: May 31, 2022

PROJECT FILE: 7821-0245-00

**RE: Engineering Requirements
 Location: 6164 168 St**

REZONE/SUBDIVISION

Works and Services

- Construct speed hump on the lane.
- 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



June 1, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0245 00 (Updated May 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

George Greenaway Elementary	
Enrolment (K/1-7):	51 K + 487
Operating Capacity (K/1-7)	57 K + 396
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1739
Capacity (8-12):	1400

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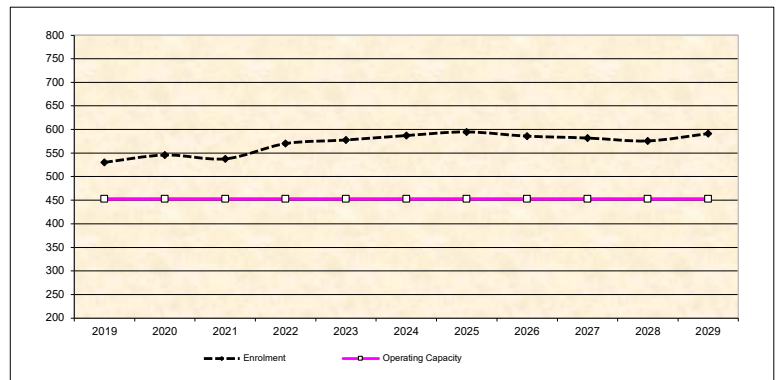
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

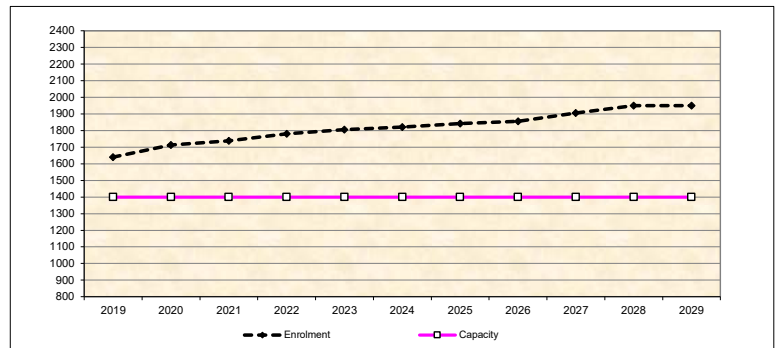
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong in-migration growth factor, particularly of, new young families with children in the catchment. Enrolment growth will be managed by four portables over the course of the next 10 years. There are no current plans to expand the school.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary.

George Greenaway Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **6164 168 St, Surrey**

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	6
Protected Trees to be Removed	0
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	0
All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	0
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Summary, report and plan prepared and submitted by:

Francis Klimo

June 6, 2022

(Signature of Arborist)

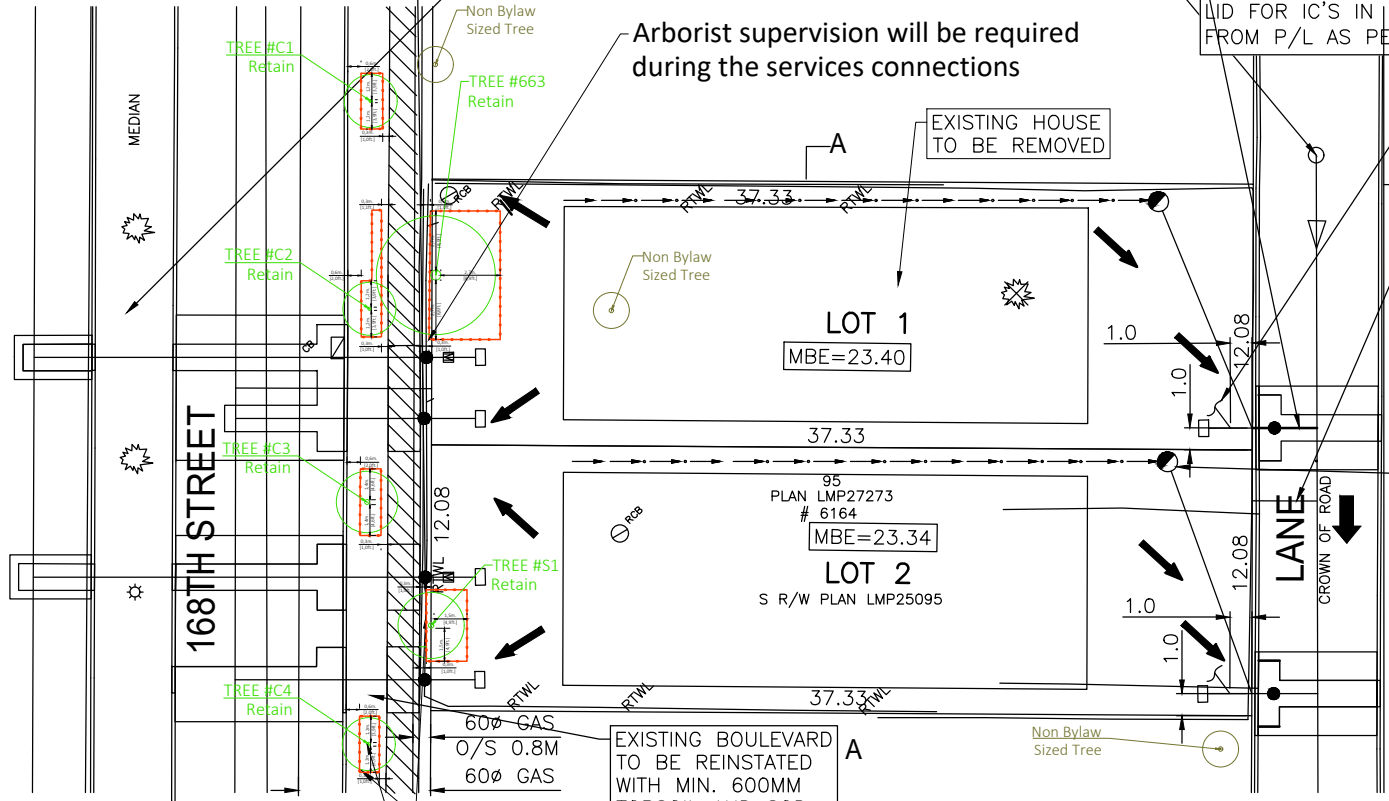
Date

ALL EXISTING TREES ONSITE & OFFSITE TO BE RETAINED OR REMOVED AS PER ARBORIST REPORT TO BE APPROVED BY CITY OF SURREY (TYPICAL)

ANY DISTURBANCE TO EXISTING ISLAND TO BE REINSTATED TO ORIGINAL AND BETTER CONDITION(TYPICAL)

EX STORM MH RIM EL= 23.11 S INV ELE=21.23 (FROM SURVEY)

PROPOSED 150Ø STORM CONNECTION C/W IC @ 2.0% FROM IC BY DEVELOPER.CONNECTION WITH MANUFACTURED-Y. INSTALL MR10 STYLE LID FOR IC'S IN LANE. IC TO BE 1.0m FROM P/L AS PER SSD-R.12 (TYPICAL)



100Ø @1% TO DRAIN TILE (TYPICAL)

EXISTING 150Ø STORM CONNECTION TO BE CAPPED AND GROUTED INTERNALLY AT MAIN.IC TO BE REMOVED (INSTALLATION YEAR 1996)

PROPOSED 600Ø LB1 RIM EL=23.00 (BY DEVELOPER)

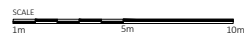
Arborist supervision will be required during the services connections

EXISTING HOUSE TO BE REMOVED

EXISTING BOULEVARD TO BE REINSTATED WITH MIN. 600MM TOPSOIL AND SOD

ANY WORKS TO BE COMPLETED NEAR TREE PROTECTION ZONE, UNDER DIRECT SUPERVISION OF ARBORIST(TYPICAL)

Arborist supervision will be required during the services connections



Date	September 1st, 2021	Sheet #	
Scale	1:150		
Drawn			
Checked			

TREE MANAGEMENT PLAN

6164 - 168 STREET, SURREY

Klimo & Associates

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

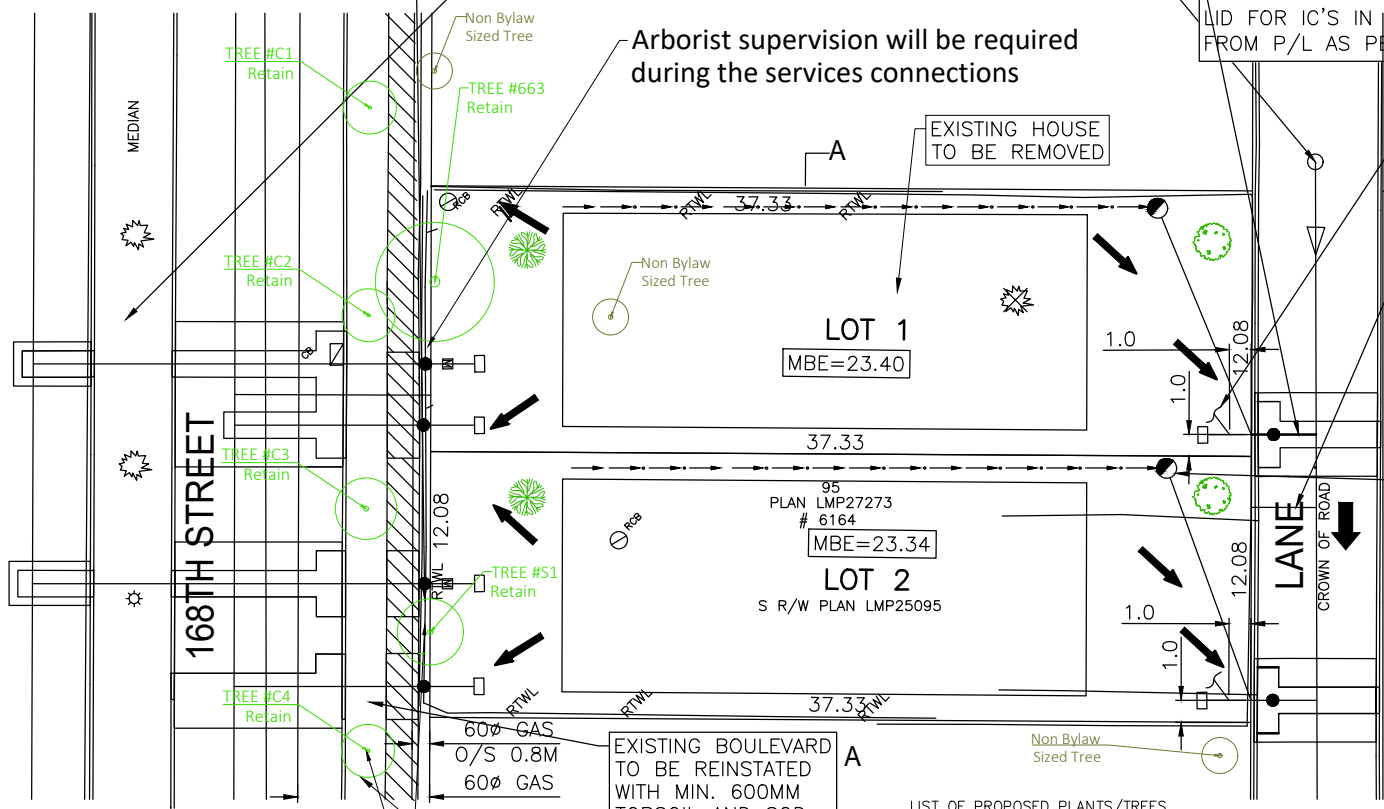
Project Number

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(BY DEVELOPER)

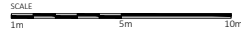
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Arborist supervision will be required during the services connections

ANY WORKS TO BE COMPLETED NEAR TREE PROTECTION ZONE, UNDER DIRECT SUPERVISION OF ARBORIST(TYPICAL)

LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	2	Persia parrotia	PERSIAN IRONWOOD	6cm.
	2	Acer griseum	PAPERBACK MAPLE	6cm.



Date	September 1st, 2021	Sheet #	
Scale	1:150		
Drawn			
Checked			

TREE REPLACEMENT PLAN

6164 - 168 STREET, SURREY

Klimo & Associates

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

Project Number