

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0282-00

Planning Report Date: February 12, 2024

PROPOSAL:

- **Development Variance Permit Amendment**

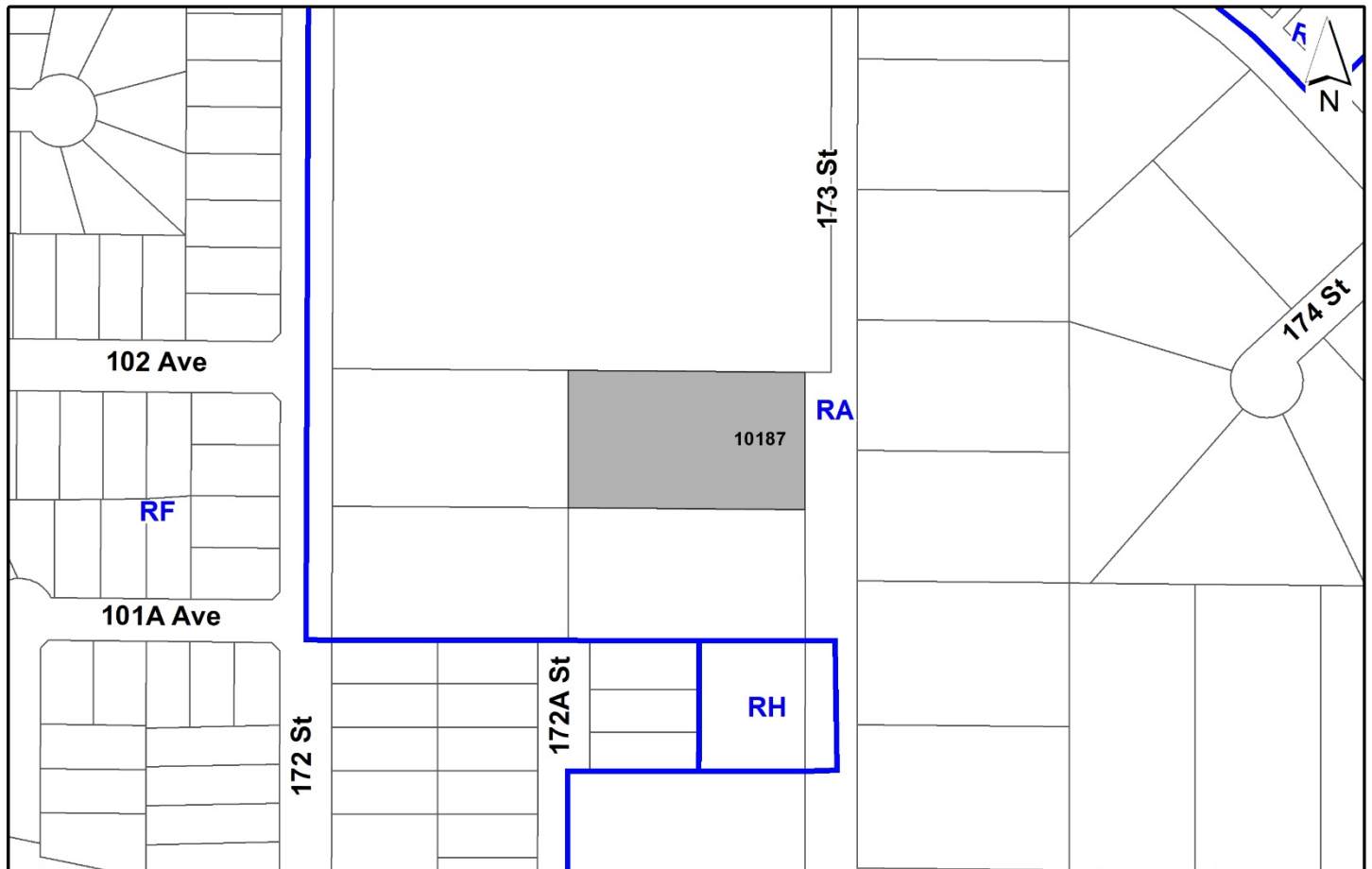
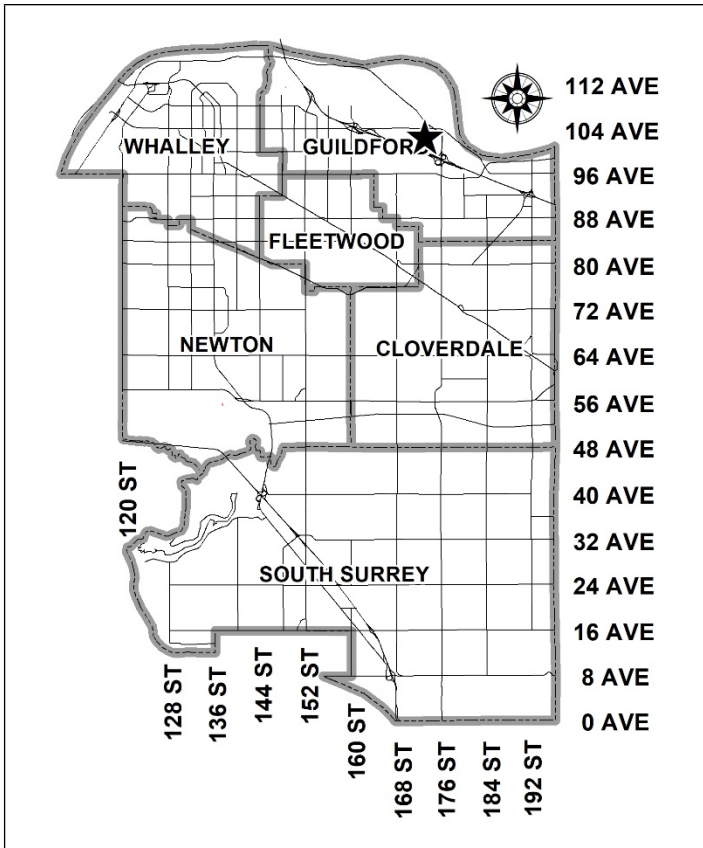
to allow subdivision into one (1) suburban and four (4) urban single-family residential lots.

LOCATION: 10187 - 173 Street

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA
Gross and Single Family Residential
4-6 UPA



RECOMMENDATION SUMMARY

- Approval for an amended Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the Development Variance Permit (7921-0282-00) that was previously supported by Council to include a variance to reduce the minimum lot width of the RQ Zone, for proposed Lot 3 created through subdivision, from 24 metres to 23.4 metres.

RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Application at the November 20, 2023 Regular Council – Land Use Meeting. The proposal includes an Official Community Plan (OCP) amendment, an Abbey Ridge Local Area Plan (LAP) amendment, rezoning from RA to RF and RQ and a Development Variance Permit to permit the development of 1 suburban and 4 urban single family residential lots on the site.
- After the Public Hearing on December 4, 2023, Council granted Third Reading to the Rezoning By-law (No. 21092) and OCP Amendment By-law (No. 21091). After Public Notification, the variances were also supported.
- It has subsequently been identified that an additional variance is necessary to reduce the minimum required lot width of the RQ Zone for Lot 3 created through subdivision, in order to allow the applicant to proceed with completing the development application for 1 suburban and 4 urban single-family residential lots on the site. The lot width of 23.4 metres for proposed Lot 3 will not meet the minimum 24 metre lot width requirement.
- Although the proposed lot width for Lot 3 does not comply with the minimum lot width provisions of the RQ Zone, the lot area meets the RQ Zone requirements, and the lot is still wide enough to accommodate an adequately sized suburban single-family home. The proposed reduced lot width will be imperceptible from the street and is in keeping with the surrounding neighborhood and provides continuity to the streetscape (173 Street) initiated by the neighboring completed development projects to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve an amended Development Variance Permit No. 7921-0282-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building;
 - (c) to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building; and
 - (d) to reduce the minimum lot width of the RQ Zone from 24 metres to 23.4 metres for proposed Lot 3.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7921-0282-00 dated November 20, 2023.

DEVELOPMENT PROPOSAL

Planning Considerations

- On November 20, 2023, at the Regular Council – Land Use Meeting, Council granted First and Second Reading of a By-law to rezone the subject site from “One Acre Residential Zone (RA)” to “Quarter-Acre Residential Zone (RQ)” and “Single Family Residential Zone (RQ)”. A separate OCP Amendment By-law was also introduced to redesignate a portion of the site from “Suburban” to “Urban” in order to permit the development of one (1) suburban and four (4) urban single-family residential lots on the site.
- The proposal also includes a partial Local Area Plan (LAP) Amendment from “Suburban 2-4 UPA Gross” to “Single Family Residential 4-6 UPA” in the Abbey Ridge LAP and a Development Variance Permit (DVP) to vary building setbacks and lot dimensions.
- On December 4, 2023, Council granted Third Reading to the Rezoning and OCP Amendment By-laws, and indicated support for the proposed DVP.
- Due to an oversight by staff, the proposed DVP fails to address that the proposed lot width of proposed Lot 3 does not comply with the minimum 24 metre lot width provision of the RQ Zone.
- As such, staff are requesting that Council consider an amended DVP to reduce the minimum lot width of proposed Lot 3 from 24 square to 23.4 metres.

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in the original Engineering Review.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Variances

- In addition to the proposed variances noted in the Initial Planning Report dated November 20, 2023, the applicant is requesting the following additional variance:
 - (a) to vary Part 15C "Quarter Acre Residential Zone (RQ)" Section K.2(b) to reduce the minimum lot width, for proposed Lot 3 created through subdivision, from 24 metres to 23.4 metres.
- Although the proposed lot width for Lot 3 does not comply with the minimum lot width provisions of the RQ Zone, the lot area meets the RQ Zone requirements, and the lot is still wide enough to accommodate an adequately sized suburban single-family home. The proposed reduced lot width will be imperceptible from the street and is in keeping with the surrounding neighborhood and provides continuity to the streetscape (173 Street) initiated by the neighboring completed development projects to the south.
- Staff support the requested variances to proceed for reconsideration with the proposed amendment to include a lot width reduction for proposed Lot 3.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Amended Development Variance Permit No. 7921-0282-00
Appendix II. Initial Planner Report No. 7921-0282-00, November 20, 2023

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0282-00

Issued To:

("the Owners")

Address of Owners:

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: 005-257-271
Lot 49 Section 6 Township 9New Westminster District Plan 54648
10187 - 173 Street

(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:

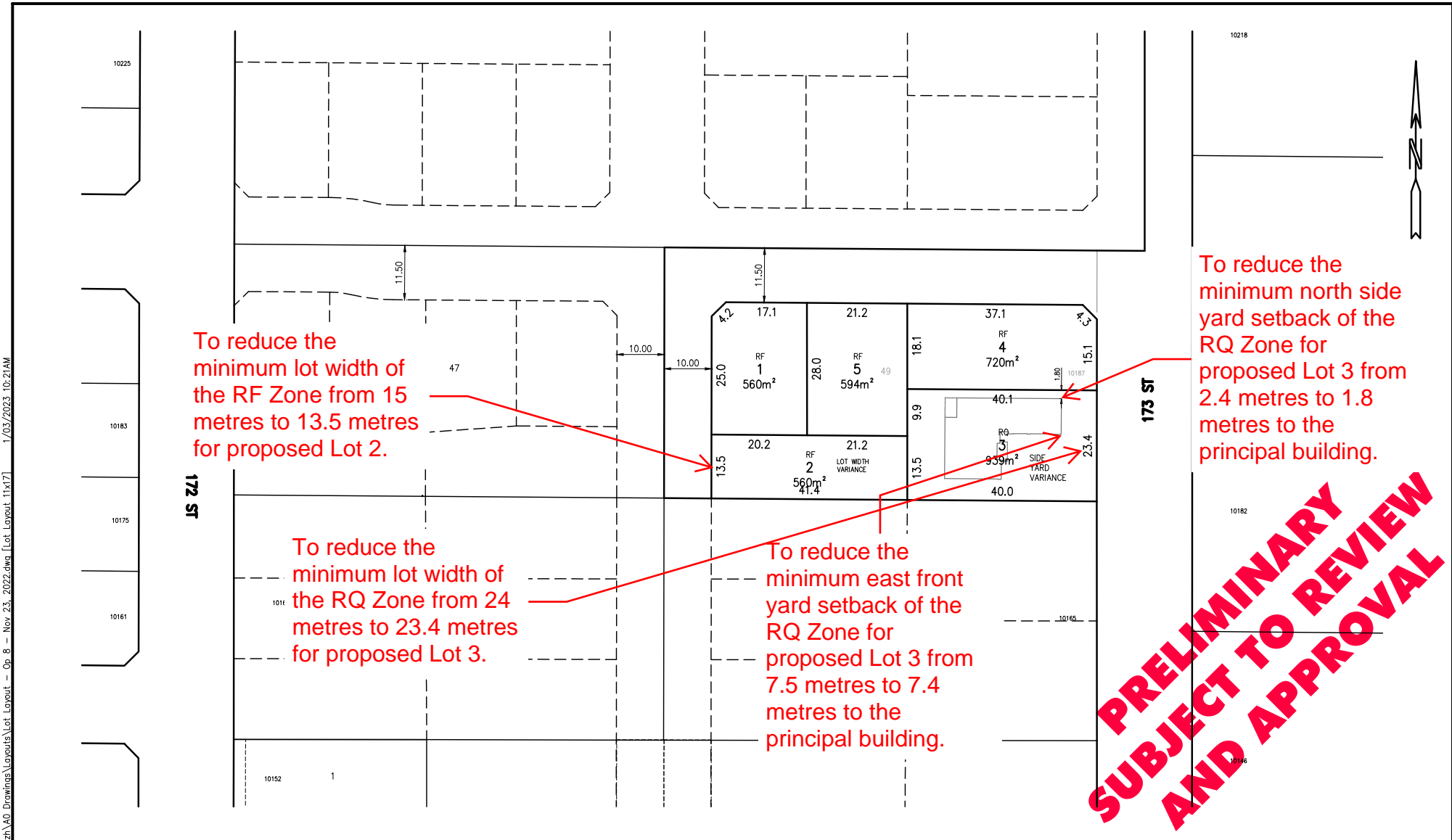
- (a) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width is reduced from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum north side yard setback is reduced from 2.4 metres to 1.8 metres to the principal building for proposed Lot 3;
 - (c) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum east front yard setback is reduced from 7.5 metres to 7.4 metres to the principal building for proposed Lot 3; and
 - (d) In Section K of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum lot width is reduced from 24 metres to 23.4 metres for proposed Lot 3.
6. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

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**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

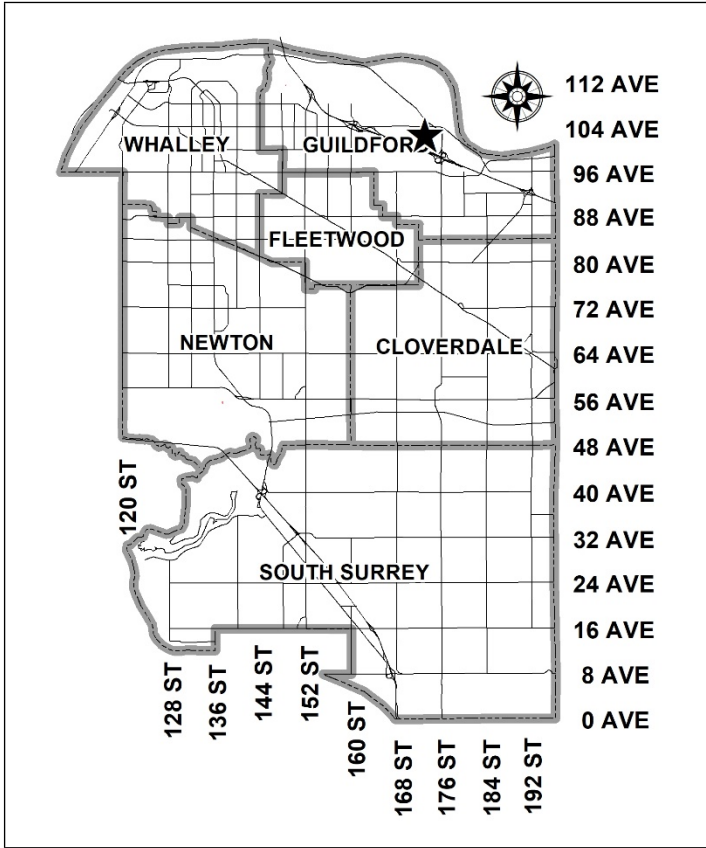
CLIENT:		PROJECT: 10187 173 ST, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	21064	DATE:	AUG 2021	LEGAL:	
		SCALE:	1:750	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7921-0282-00
Planning Report Date: November 20, 2023

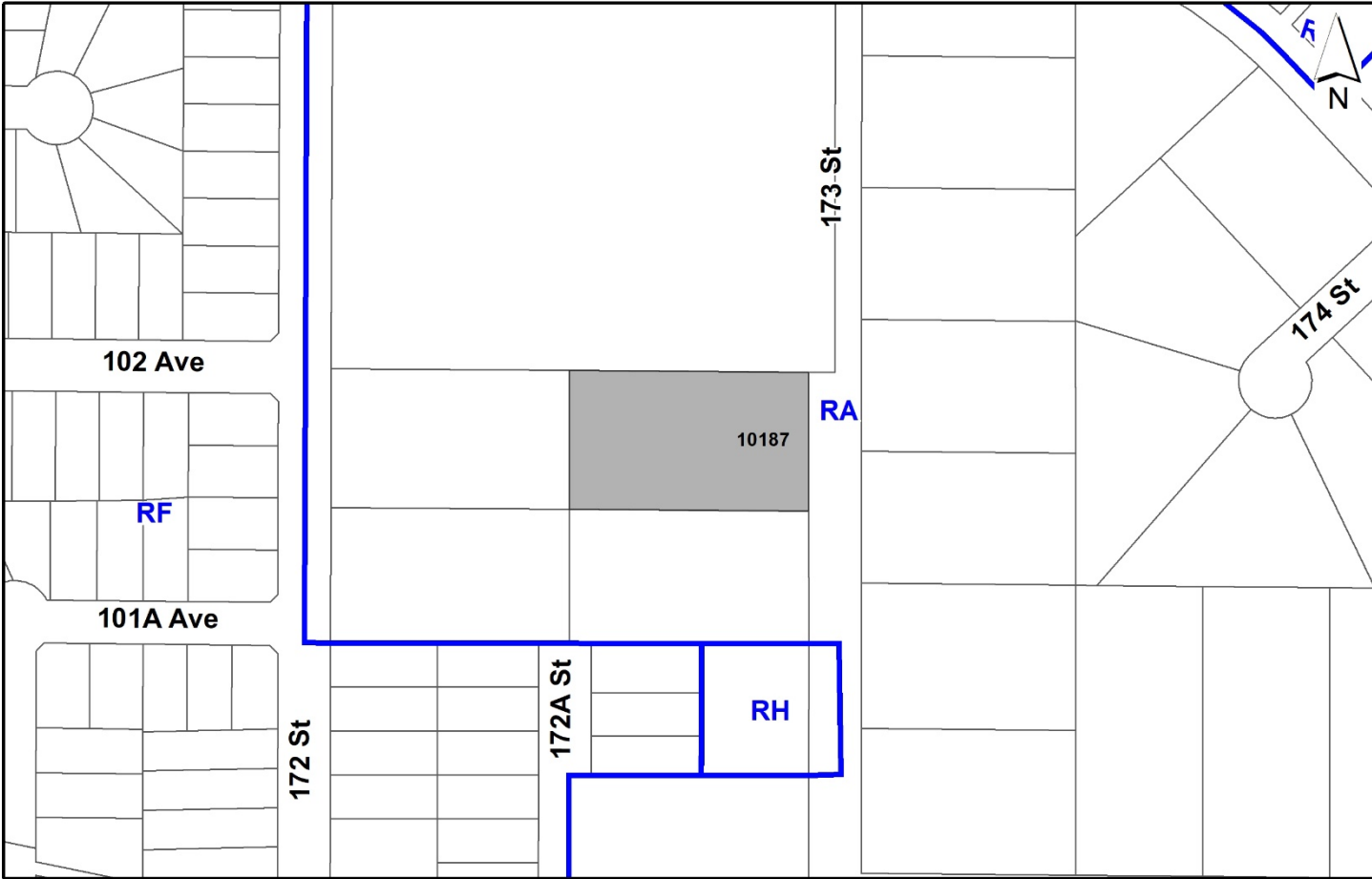


PROPOSAL:

- **OCF Amendment** of a portion from Suburban to Urban
- **Rezoning** from RA to RQ and RF
- **LAP Amendment**
- **Development Variance Permit**

to allow subdivision into one (1) suburban and four (4) urban single-family residential lots.

LOCATION: 10187 - 173 Street
 ZONING: RA
 OCP DESIGNATION: Suburban
 LAP DESIGNATION: Suburban Residential 2-4 UPA
 Gross and Single Family Residential 4-6 UPA



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a partial amendment from “Suburban 2-4 UPA Gross” to “Single Family Residential 4-6 UPA” in the Abbey Ridge LAP (Appendix VIII).
- The applicant is seeking the following variances to facilitate subdivision into 1 suburban and 4 urban single family residential lots:
 - to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;
 - to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and
 - to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from Suburban Residential 2-4 UPA Gross to Single Family Residential 4-6 UPA Gross allows for the creation of proposed Lot 4, while still accommodating the retention of the existing house on proposed Lot 3 and the dedication and construction of 102 Avenue. Proposed Lot 4 is an oversized RF lot, which will achieve a consistent streetscape along 173 Street.
- The proposed "Quarter Acre Residential Zone (RQ)" lot fronting 173 Street (Lot 3) provides an appropriate transition as it matches existing RQ lots further south approved under Development Application No. 7918-0162-00, and future RQ lots to the immediate south under Application No. 7922-0040-00 in accordance with the Abbey Ridge LAP.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal will continue the pattern of residential development in the west portion of Abbey Ridge.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend OCP Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7921-0282-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and
 - (c) to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.
5. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (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.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the site from “Suburban Residential 2-4 UPA Gross” to “Residential 4-6 UPA” (Appendix VIII).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Existing single-family dwelling to be retained	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
North:	Existing single family dwelling	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
East (Across 173 Street):	Existing single family dwellings	Acreage Residential 1-2 UPA	RA
South:	Existing single family dwelling under Application No. 7921-0243-00 (pre-Council)	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
West:	Existing single family dwelling under Application No. 21-0170-00	Single Family Residential 4-6 UPA	RA

Context & Background

- The 0.48-hectare subject site is located at 10187 – 173 Street in Fraser Heights within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The identified land use designation for the subject site is Suburban Residential 2-4 UPA (units per acre) Gross for the eastern portion and Single Family Residential 4-6 UPA for the western portion in the Abbey Ridge LAP (see Appendix VIII, Abbey Ridge LAP).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP amendment to redesignate the western portion of the subject site from "Suburban" to "Urban" (see Appendix VII) and rezoning from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)" to permit subdivision into one (1) suburban (RQ) and four (4) urban (RF) single family lots.
- The application also require a partial amendment to the Abbey Ridge LAP from Suburban Residential 2-4 UPA to Single Family Residential 4-6 UPA (Appendix VIII).
- The existing dwelling on proposed Lot 3 is proposed to be retained, and complies with most requirements of the RQ Zone, except that the applicant is seeking a variance to the north side yard and front yard setbacks (see Bylaw Variance section). The applicant is also seeking a variance for lot width for proposed Lot 2.

	Proposed
Lot Area	
Gross Site Area:	0.48 hectares
Number of Lots:	5
Unit Density:	10.4 Units Per Hectare (UPH)
Range of Lot Sizes	560 – 939 square metres
Range of Lot Widths	13.5 – 23.4 metres
Range of Lot Depths	28 – 41.4 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 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Bothwell Elementary School
2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

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 Summer 2025.

Parks, Recreation & Culture: Parks have some concerns about impacts to inventoried city trees along the boulevard of 173 Street. If these city trees require removal, Parks requires tree compensation.

The closest active park is Bothwell Elementary School Park which is 440 metres away, and includes a natural area.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for 1 year.

Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:
 - Construction of the west side of 173 Street to the City's local road standard;
 - Dedication and construction of the east side of 172A Street to the City's local road standard; and
 - Dedication and construction of the south side of 102 Avenue to the City's local road standard.
- The applicant is proposing to provide access to the proposed lots via 172A Street, 173 Street, and 102 Avenue.

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 Growth Strategy (RGS). The proposal complies with this designation.
- General Urban areas are intended for residential neighbourhoods.

Official Community Plan

Land Use Designation

- The subject site is designated as "Suburban" in the Official Community Plan (OCP).

Amendment Rationale

- An amendment to the OCP from "Suburban" to "Urban" is required for the west portion of the subject site and proposed Lot 4.
- The proposed OCP amendment is generally consistent with similar amendments either approved by Council or in process under surrounding development applications. Development Application No. 7918-0162-00 south of the subject site received Final Adoption on June 27, 2022, to permit a partial OCP amendment from Suburban to Urban. Development Application 7921-0243-00 also to the south of the subject site is proposing a partial OCP amendment from Suburban to Urban.
- The proposed Urban OCP designation over a portion of the subject property is generally consistent with the intended land uses in the Abbey Ridge LAP (Appendix VII). At the time the Abbey Ridge LAP was approved, the necessary OCP Amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - OCP Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

- OCP Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Secondary Plans

Land Use Designation

- The subject site is designated “Single Family Residential 4-6 UPA” and “Suburban 2-4 UPA Gross” in the Abbey Ridge LAP and the proposal partially complies with the designations.
- A partial amendment is required from “Suburban 2-4 UPA Gross” to “Single Family Residential 4-6 UPA” to accommodate the proposed RF lot (Lot 4) fronting 173 Street.

Amendment Rationale

- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from Suburban Residential 2-4 UPA Gross to Single Family Residential 4-6 UPA Gross allows for the creation of proposed Lot 4, while still accommodating the retention of the existing house on proposed Lot 3 and the dedication and construction of 102 Avenue. Proposed Lot 4 is an oversized RF lot, which will achieve a consistent streetscape along 173 Street.
- As a result of the proposed house retention on proposed Lot 3 (RQ) and the accommodation of northern road dedication for 102 Avenue, there is insufficient area to provide two RQ lots fronting 173 Street. The applicant therefore proposes developing proposed Lot 4 as an RF lot that is oversized and provides an interface similar to that of an RQ lot.

Themes/Policies

- The proposal is generally consistent with the “Suburban 2-4 UPA Gross” designation in the LAP, which is intended to support detached single family residential development on lots that are somewhat wider and larger than the typical Single Family Residential designation to provide a sensitive interface transition for lands adjacent to existing Suburban Areas.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for proposed Lots 1, 2,4 and 5 and "Quarter Acre Residential Zone (RQ)" for proposed Lot 3.
- As a result of road dedication requirements for 102 Avenue, lot size for proposed Lot 4 was reduced, resulting in an oversized RF Zoned lot facing 173 Street (rather than an RQ lot). The proposed rezoning is still consistent with proposed rezonings either approved by Council or in process for surrounding development applications. Development Application No. 7918-0162-00 south of the subject received Final Adoption on June 27, 2022, to permit 2 RQ and 3 RF lots. Development Application 7921-0243-00 to the immediate south of the subject site is proposing to rezone the subject site to permit 2 RQ and 3 RF lots.

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", "Single Family Residential Zone (RF)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
Lot Size		
Lot Size:	560 square metres	696 - 707 square metres
Lot Width:	15 metres	13.5 metres* - 21.2 metres
Lot Depth:	28 metres	41 metres - 42 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

*Variance requested (see By-law Variances Section)

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.4 metres* Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 2.4 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres* Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
Lot Size		
Lot Size:	930 square metres	1036 metres - 1037 square metres
Lot Width:	24 metres	25.3 metres
Lot Depth:	30 metres	40.8 metres - 40.9 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

*Variance requested (see By-law Variances Section)

Variances to the RF and RQ Zone

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;

- to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and
- to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.
- The proposed lot area and depth of proposed Lot 2 exceeds the requirements of the RF Zone. As such, while it is narrower than typical RF lots, the extra depth will accommodate functional yard space and appropriate parking on the lot.
- The proposed setback variances on Lot 3 allow for the existing house to be retained, which is a newer home in good condition.
- Staff support the proposed variances.

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).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the surrounding neighbourhood consists of large estates that exhibit a “West Coast Modern” and “Traditional West Coast” style with mid-scale characteristics. As such, the Design Consultant has proposed a set of building design guidelines that recommend “West Coast Modern” as the preferred style.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated July 19, 2023, 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new lot.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the density in the LAP 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 23, 2023. Development Proposal Signs were installed on June 22, 2023. Staff received one response from neighbouring properties (*staff comments in italics*):
 - One resident raised concerns about a lack of playgrounds and basketball courts in the area. They also asked for clarification on proposed Lot 2 and whether it was intended to be a park parcel.
 - *As required under the Local Government Act (LGA) a 5% cash-in-lieu of parkland contribution is required to a local government when 3 or more new lots are created. The contribution is based on fair market value and is used for park acquisition throughout the city, and is determined based on the date of issuance of the Preliminary Layout Approval (PLA) letter.*
 - *The City also collects Development Cost Charges and Community Amenity Contributions that allow for the acquisition and improvement of park land.*
 - *Proposed Lot 2 is proposed to be a RF zoned single family lot.*
- The subject development application was provided to the Fraser Heights Community Association, eliciting no response.

TREES

- Therry Thale, 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 Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			

Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	4	3	1
Birch	1	0	1
Coniferous Trees			
Western Red Cedar	27	26	1
Western Hemlock	7	7	0
Pine	1	1	0
Douglas Fir	6	6	0
Deodar Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	47	44	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees Proposed		17	
Estimated Contribution to the Green City Program		\$42,350	

- The Arborist Assessment states that there is a total of 47 mature trees on the site, excluding Alder and Cottonwood trees. There are 3 Alder trees on the site. It was determined that 3 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, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 91 replacement trees on the site. Since only proposed 14 replacement trees can be accommodated on the site, the proposed deficit of 77 replacement trees will require an estimated cash-in-lieu payment of \$42,350, representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site with an estimated contribution of \$42,350 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Block Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments

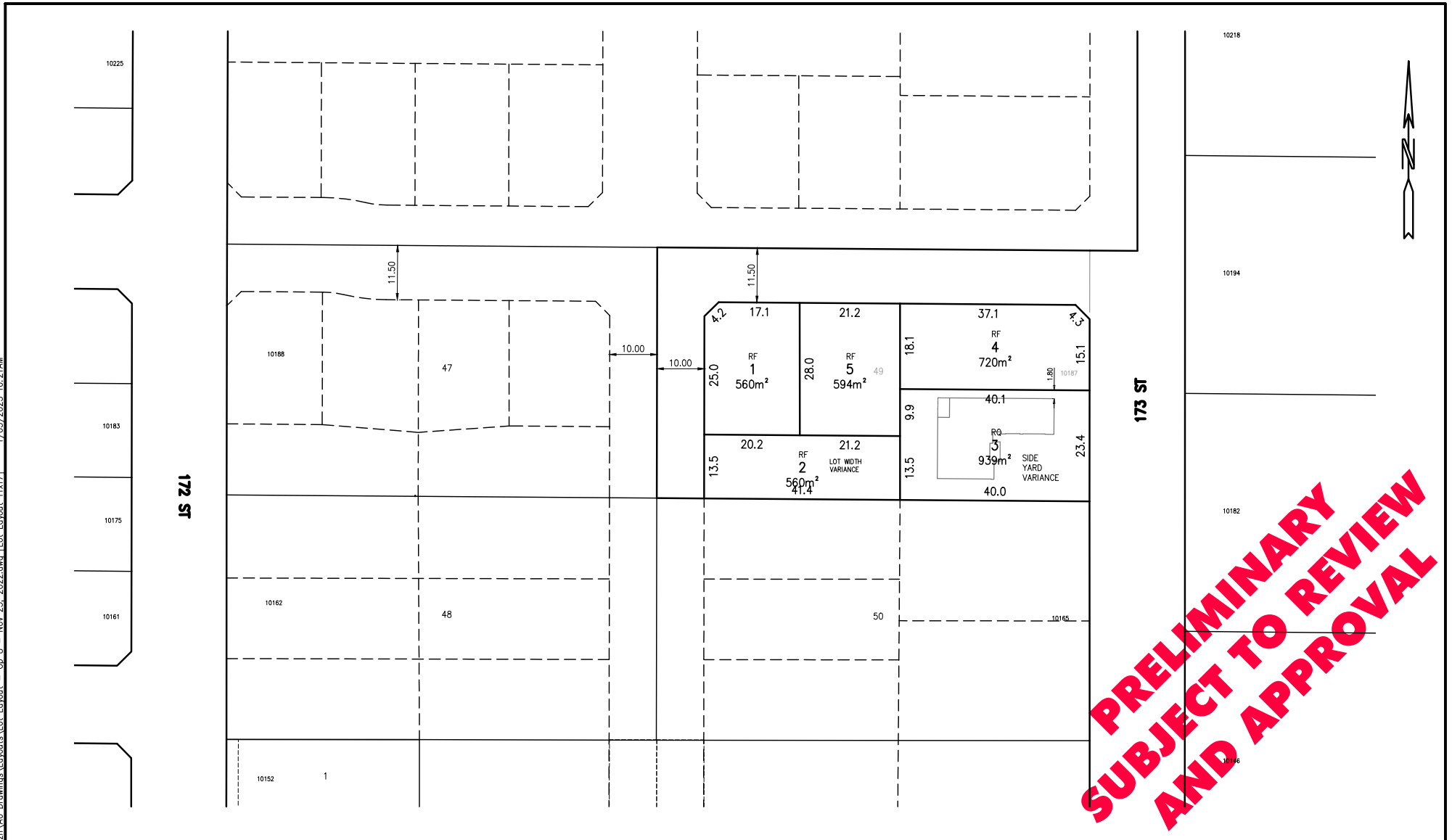
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Abbey Ridge Local Area Plan Amendment
Appendix IX.	Development Variance Permit No. 7921-0282-00
Appendix X.	Aerial Photo of Site

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar

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CLIENT:		PROJECT: 10187 173 ST, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:	
21064	AUG 2021		1:750		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

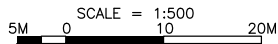
Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOT 49 SECTION 6 TOWNSHIP 9
 NEW WESTMINSTER DISTRICT PLAN 54648

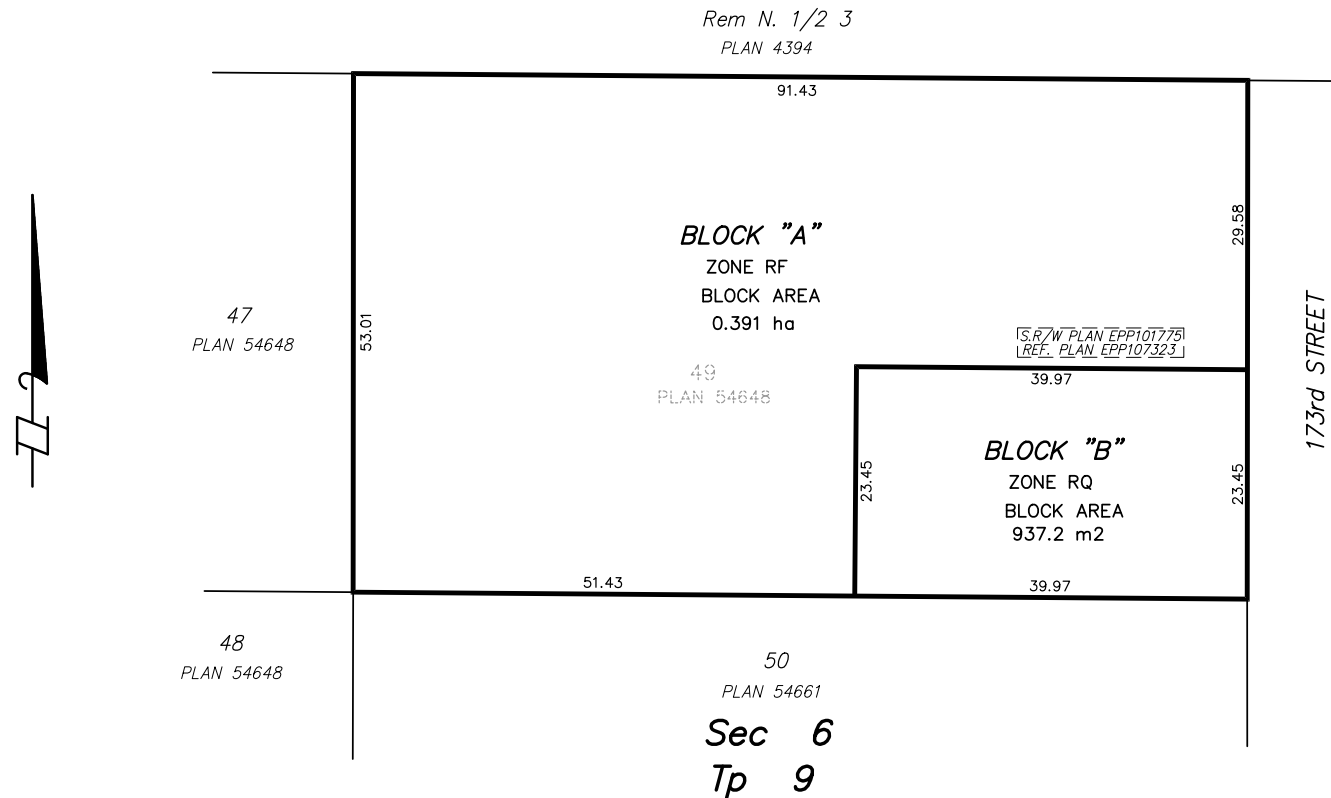
CITY OF SURREY
 MAPSHEET BCGS 92G.017



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE					
LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 49	SECTION 6 TOWNSHIP 9	54648	0.391 ha	BLOCK "A"	RF
PART OF LOT 49	SECTION 6 TOWNSHIP 9	54648	937.2 m2	BLOCK "B"	RQ

P.I.D. 005-257-271
 SUBJECT PROPERTY MAY BE AFFECTED BY
 COVENANTS CA8595199, CA8595201,
 CA8595203, CA8604471
 CIVIC ADDRESS: #10187 173rd STREET



SOUTH FRASER LAND SURVEYING LTD.
 # 202 - 19292 60th AVENUE
 SURREY, B.C. V3S 3M2
 TELEPHONE: 604 599-1886
 FILE: 211406-ZONE2

THIS PLAN LIES WITHIN THE
 METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT
 THIS 23rd DAY OF MAY, 2023

Gene Paul Nikulic
 GENE PAUL NIKULIC B.C.S (803)
 211406-ZONE2

INTER-OFFICE MEMO

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

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

DATE: **August 30, 2023** PROJECT FILE: **7821-0282-00**

RE: **Engineering Requirements
Location: 10187 173 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- Dedicate 11.5m for 102 Avenue.
- Dedicate 11.5 m along 172A Street OR dedicate 10.0 m with 1.5 m offsite SRW.
- Dedicate 3.0m x 3.0m corner cuts at the two intersections.
- Register 0.5m SRW along development frontages.

Works and Services

- Construct west half of 173 Street.
- Construct south half of 102 Avenue.
- Construct east half of 172A Avenue.
- Extend water, storm and sanitary mains along entire development frontages.
- Register RC for onsite storm water mitigation features.
- Provide concrete driveway access to each lot.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.
Development Services Manager
RH

Department: **Planning and Demographics**
 Date: **November 10, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0282 00**

The proposed development of **5** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	5
---	---

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	2
Total Students =	4

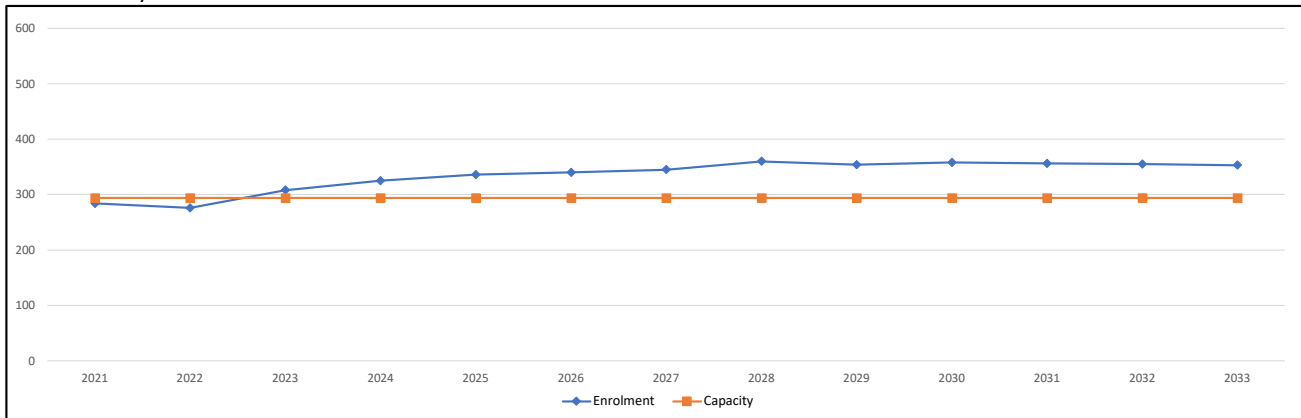
Current Enrolment and Capacities:	
Bothwell Elementary	
Enrolment	308
Operating Capacity	294
# of Portables	2
Fraser Heights Secondary	
Enrolment	1597
Operating Capacity	1200
# of Portables	12

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

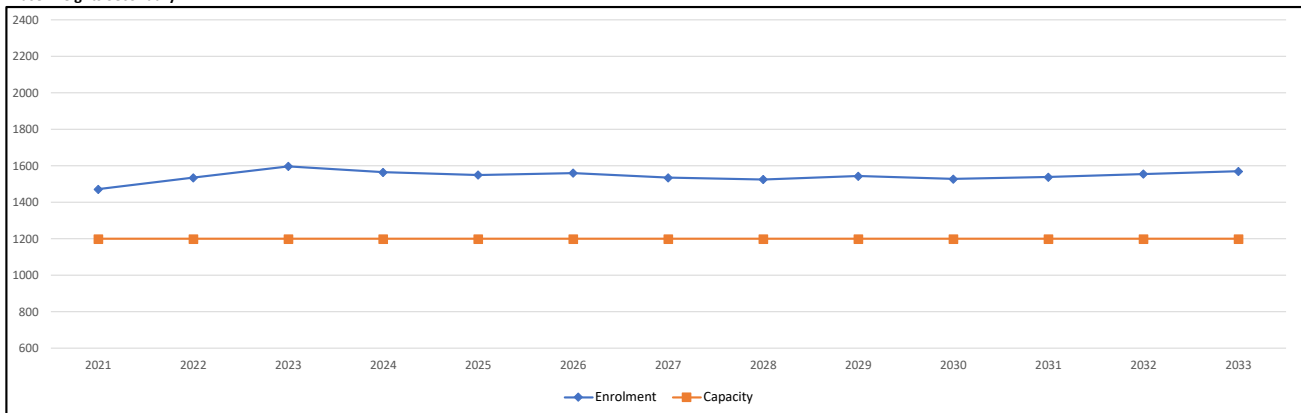
Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 133% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Bothwell Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Fraser Heights Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0282-00
Project Location: 10187 173 Street, Surrey, BC
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

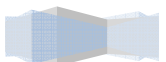
The area surrounding the subject property consists of a mixture of large estates, some that are approximately 10-15 years ago along with some that are newly constructed. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 8000sf up to 10,000 sf.

Homes in the neighborhood include the following:

- The majority of homes are large estates which are approximately 1-15 years old "west coast modern" and "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 7:12 roofs up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents.

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 2 or 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) The minimum roof can be 6:12 and maximum pitch 12:12.

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

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

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

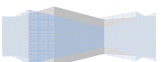
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, 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 can be 6:12 and maximum 12:12.



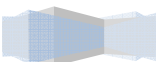
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$10,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: July 29, 2022

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

Date: July 29, 2022



Tree Preservation Summary

Surrey Project No:

Address: 10187 173 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl- PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	48	Protected Trees Identified	16
Protected Trees to be Removed	47	Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2	Protected Trees to be Retained	8
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3	91	- Alder & Cottonwoods to be removed (1:1) 5 one (1) = 5	11
- All other species to be removed (2:1) 44 X two (2) 88		- All other species to be removed (2:1) 3 two (2) = 6	
Replacement Trees Proposed	14	Replacement Trees Proposed	0
Replacement Trees in Deficit	77	Replacement Trees in Deficit	11
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)

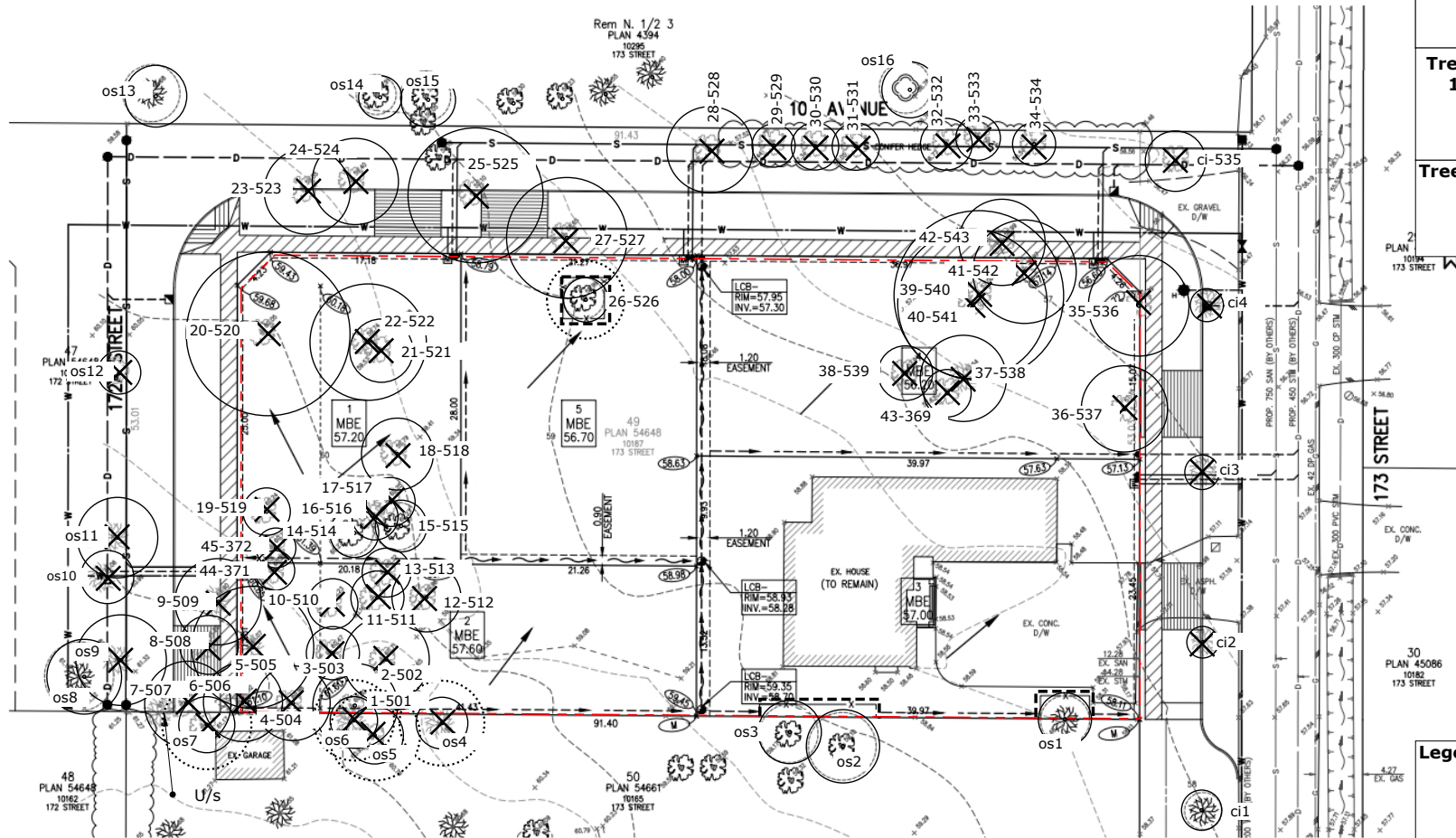
August 28, 2023

Date

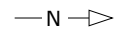
**Tree Plan for Development at
10187 173 Street, Surrey**

August 28, 2023

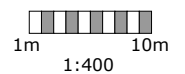
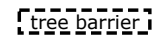
Tree Removal Plan



Legend



x = remove tree

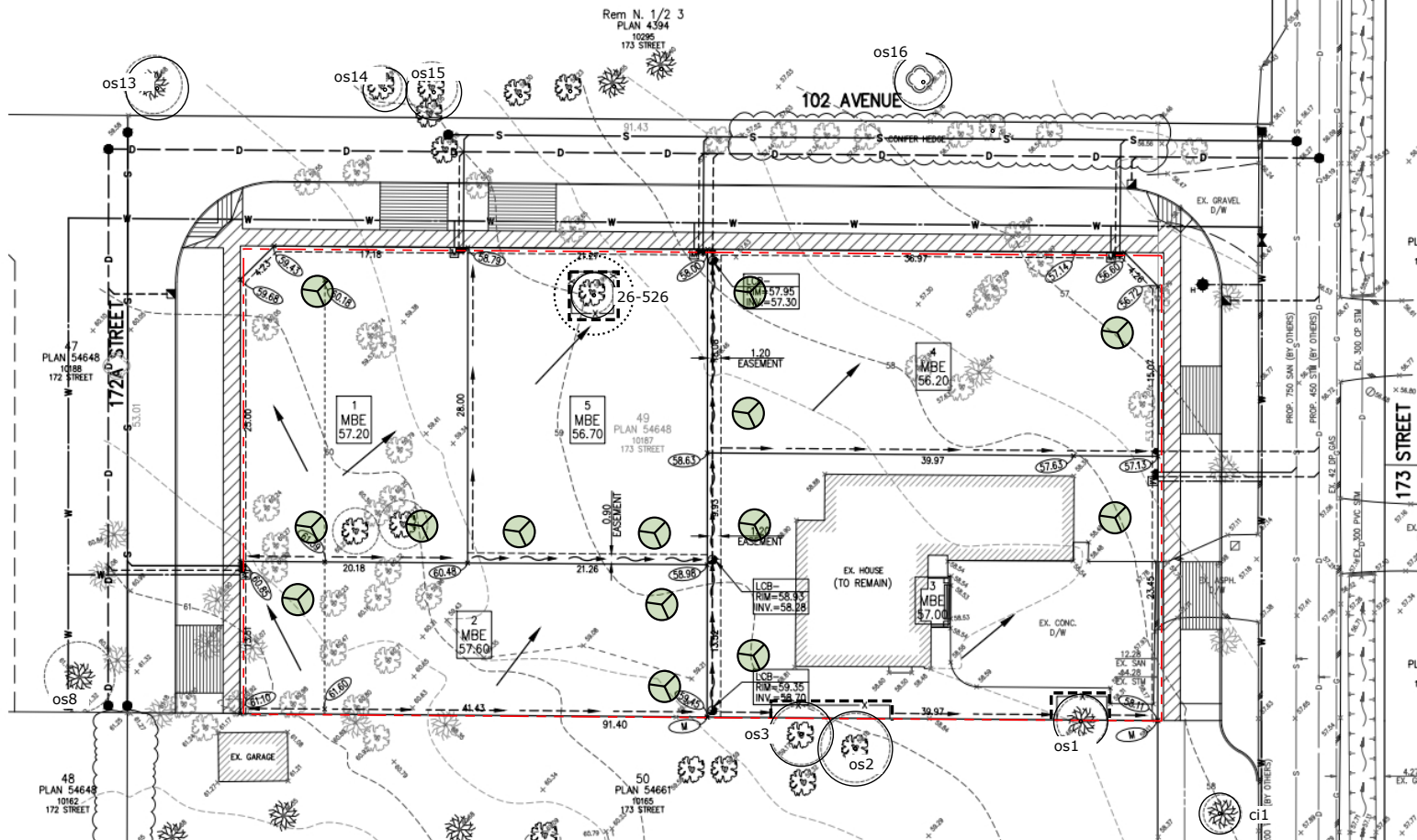


**Tree Plan for Development at
10187 173 Street, Surrey**



August 28, 2023

**Retained and Replacement
Trees:**

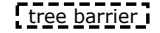
Replacement tree selection,
planting and maintenance to meet
or exceed BCLNA/BSCLA
Landscape Standards



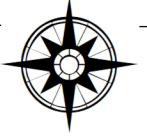
Legend

- N —>
-  = replacement tree
-  = existing tree

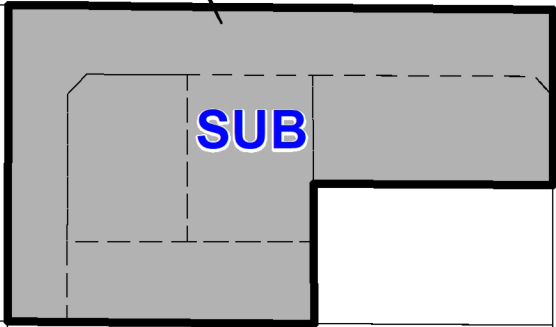
x = remove tree

 tree barrier

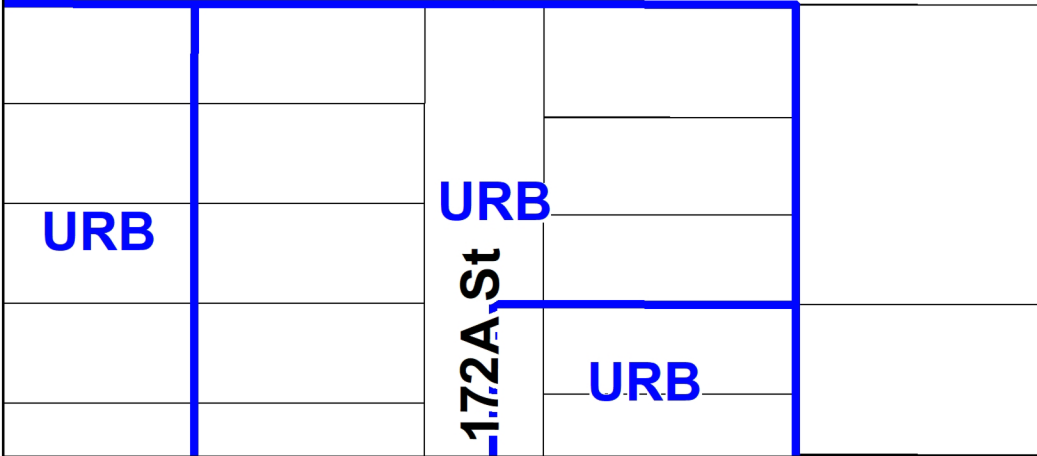




OCP Amendment
from "SUB" to "URB"

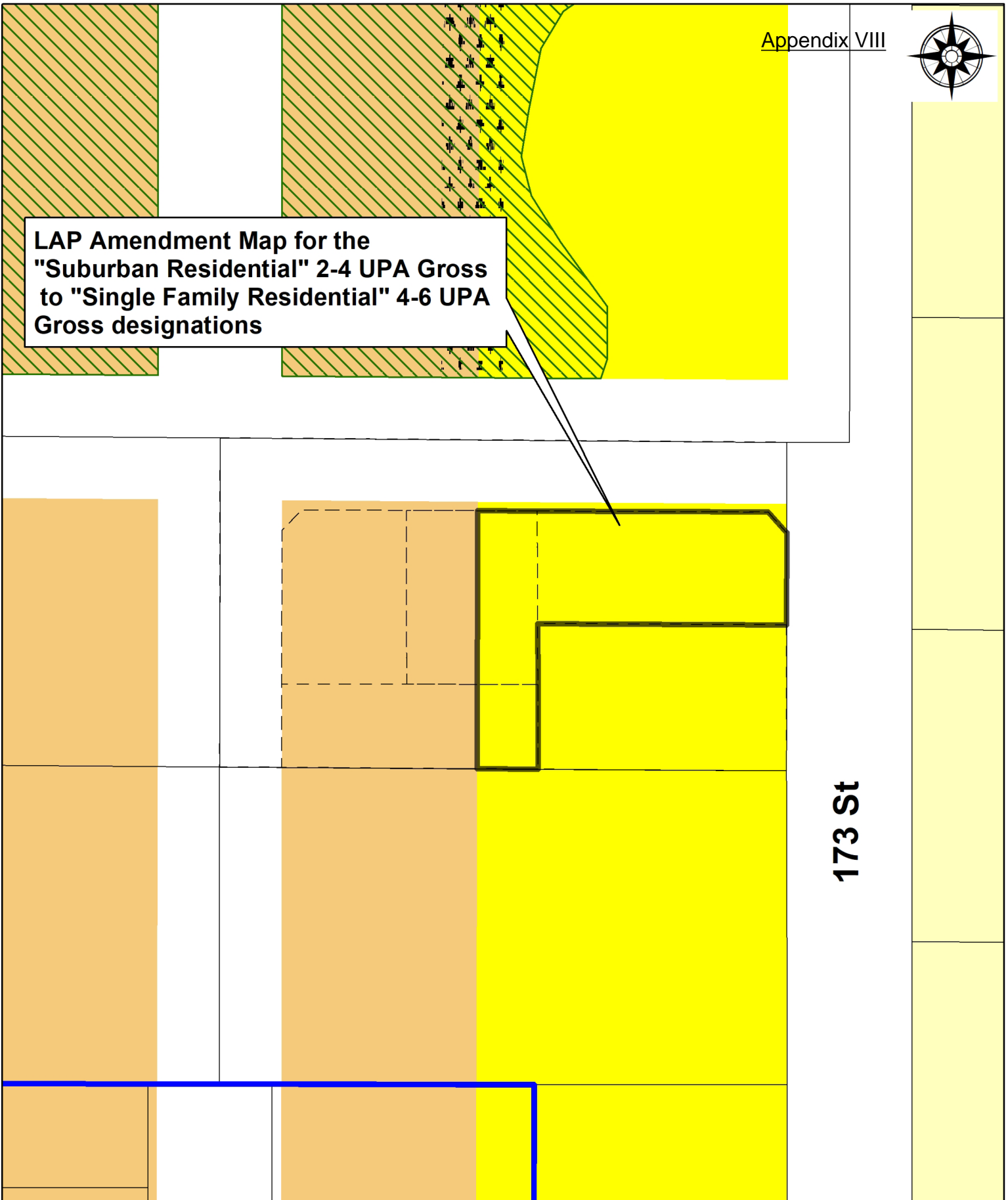


173 St





LAP Amendment Map for the "Suburban Residential" 2-4 UPA Gross to "Single Family Residential" 4-6 UPA Gross designations



173 St



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0282-00

Issued To:

("the Owners")

Address of Owners:

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: 005-257-271
Lot 49 Section 6 Township 9 New Westminster District Plan 54648
10187 173 St

(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:

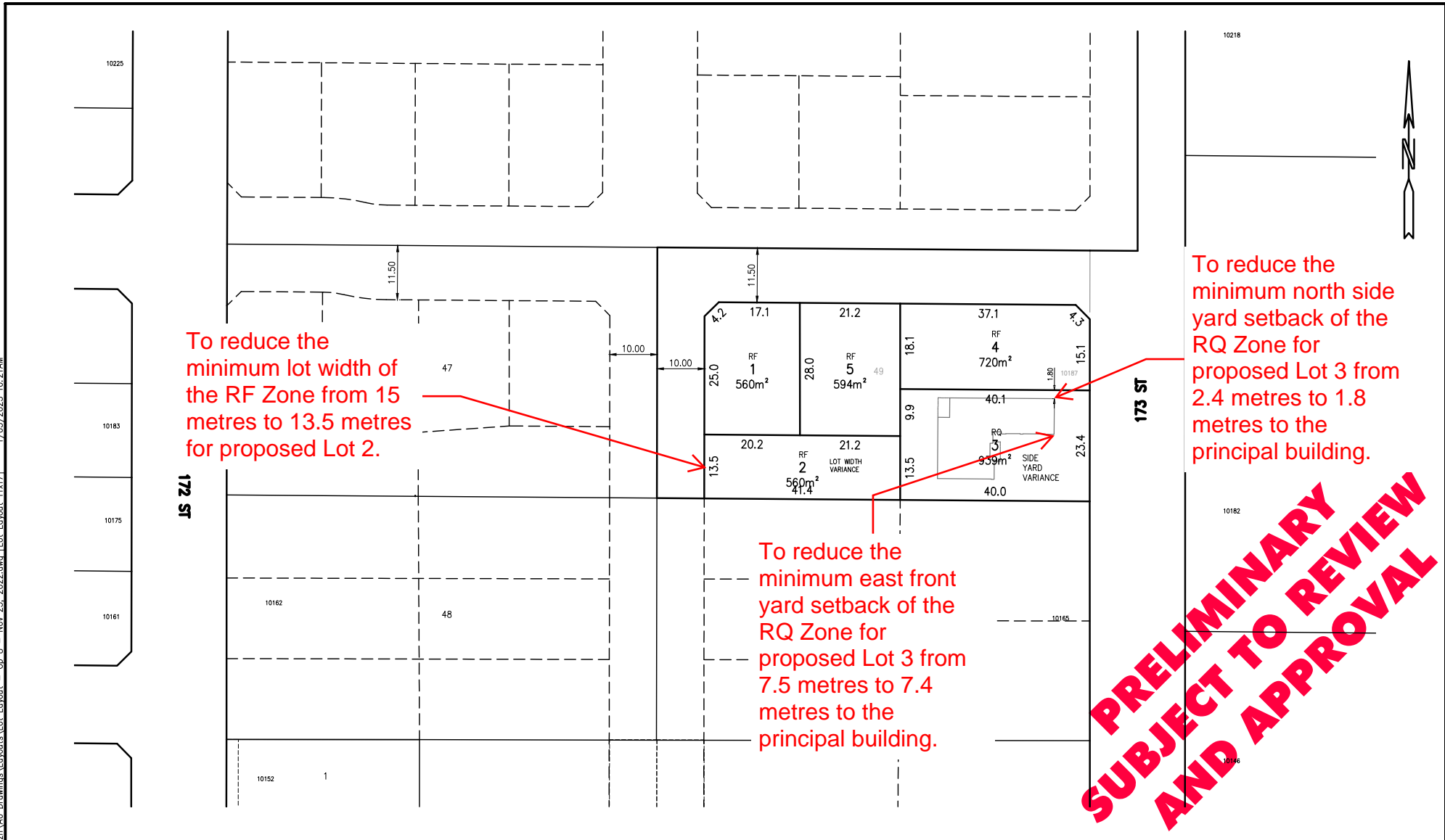
- (a) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width is reduced from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum north side yard setback is reduced from 2.4 metres to 1.8 metres to the principal building for proposed Lot 3; and
 - (c) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum east front yard setback is reduced from 7.5 metres to 7.4 metres to the principal building for proposed Lot 3.
6. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

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To reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2.

To reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building.

To reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.

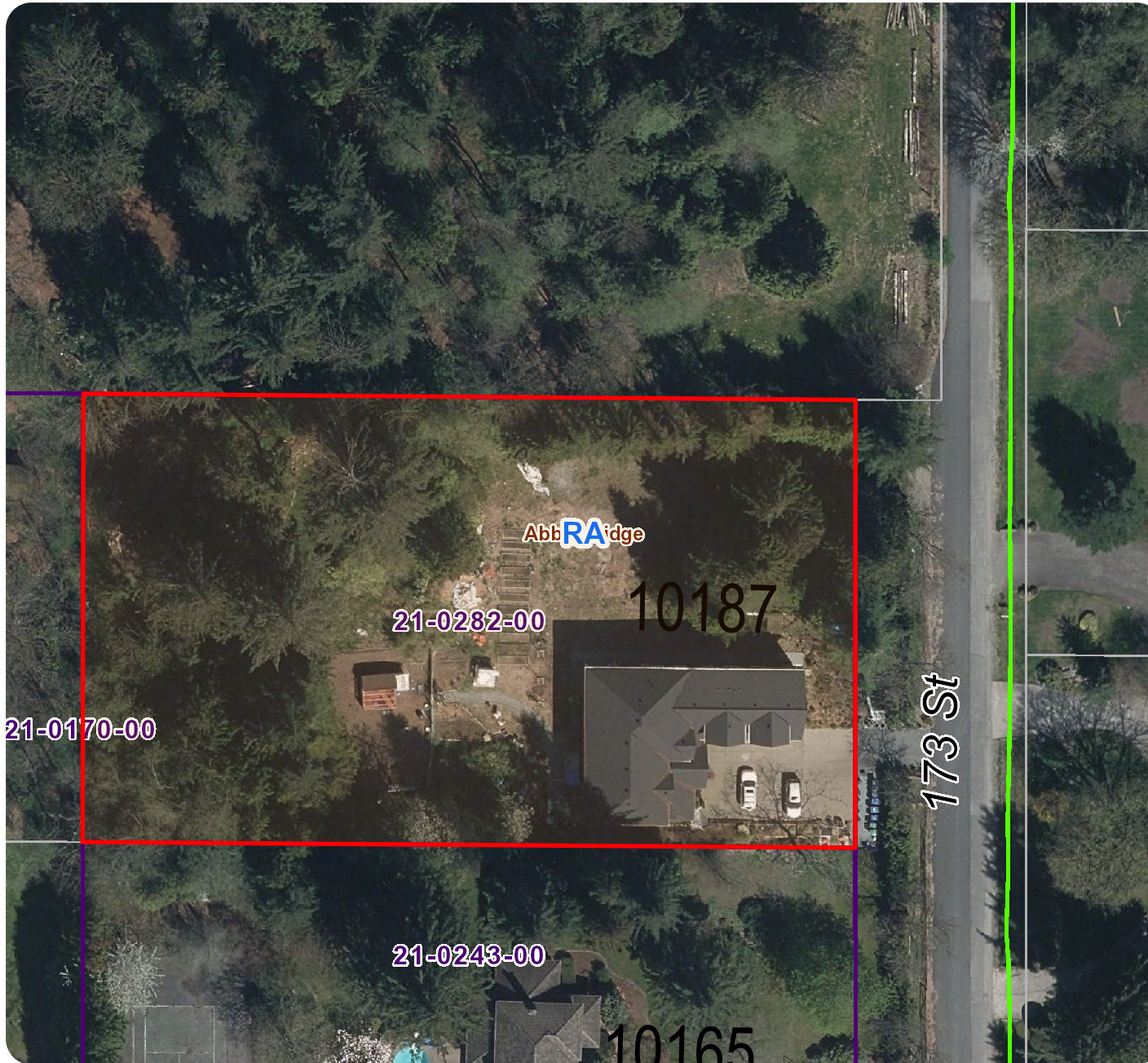
**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

CLIENT:		PROJECT: 10187 173 ST, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	21064	DATE:	AUG 2021	LEGAL:	
		SCALE:	1:750	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
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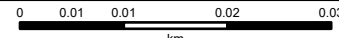
Legend

- Fish Class (Open Channels)
 - A
 - - AO
 - B
 - C
 - Unknown
- Fish Class (Water Bodies)
 - A
 - AO
 - B
 - C
 - Unknown
- Water Courses Internal
 - River
 - Creek
 - - Ditch
- Important Trees Internal
 - Decommissioned
 - Operating
- Heritage Sites Internal
 - ⊗ Inventory
 - Registered
 - ⊙ Registered and Protected
- Road Names250_1000
 - Early Copy Lots
- Municipal and Utility Rights of Way
 - Municipal
 - Utility
 - ▨ Metro Vancouver
 - △ Address Points
- Easements (yellow)
 - 3rd Party Agreement
 - Restrictive Covenant
- Heritage Routes
 - + Railway, Registered
 - Road, Inventory
 - Road, Registered
 - Road, Registered and Protected
 - - Trail, Registered and Protected
 - Park Outdoor Recreation Facilities
- Park Playgrounds
 - ▨ Playground
 - ▨ Water Playground
- Park Sports Fields
 - Sports Fields

Enter Map Description

Scale: 1:729

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



Map created on: 2023-11-14