

INTER-OFFICE MEMO

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

TO: **Mayor & Council**

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

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

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

INTENT

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

BACKGROUND

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

DISCUSSION

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

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



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



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

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

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0091-00

Planning Report Date: October 3, 2022

PROPOSAL:

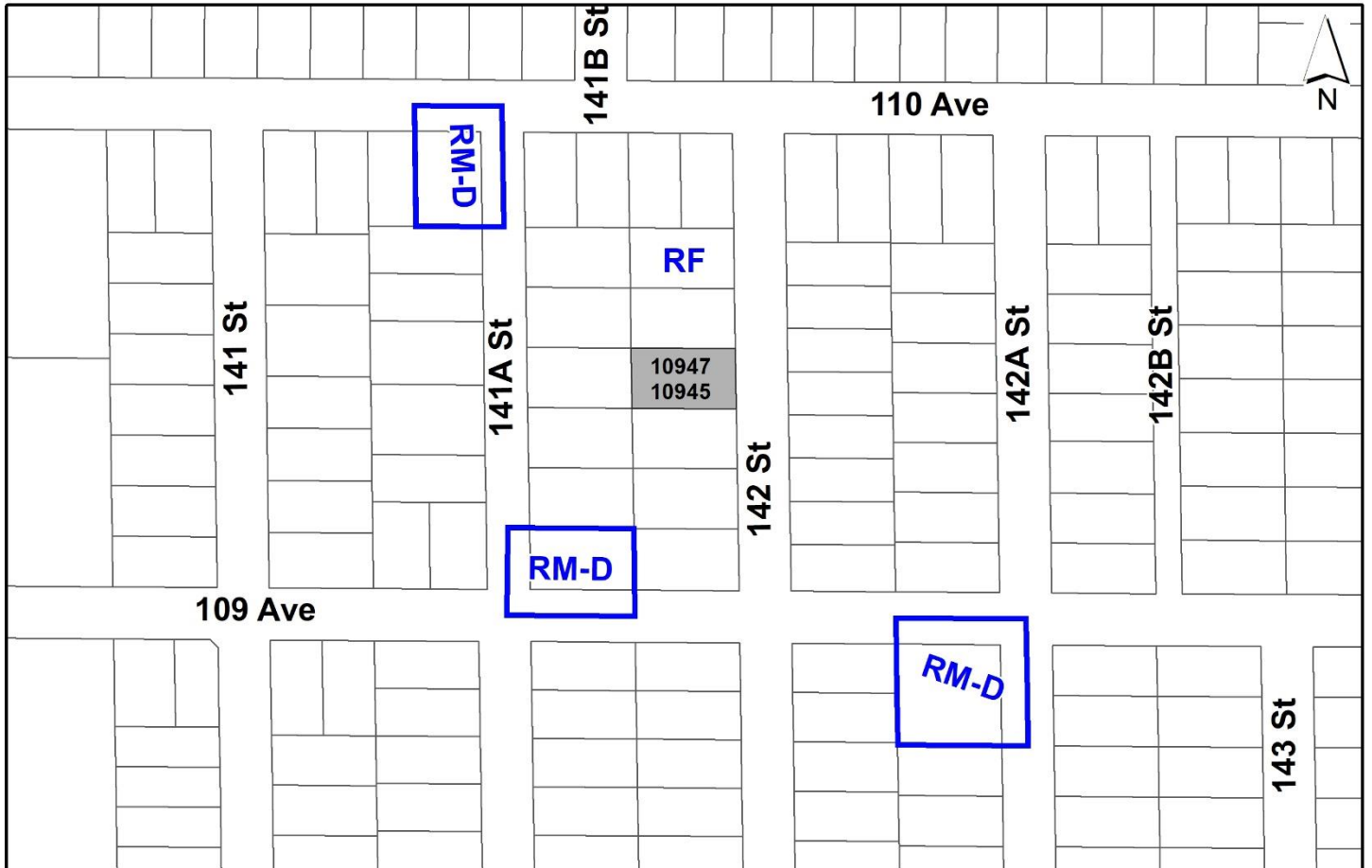
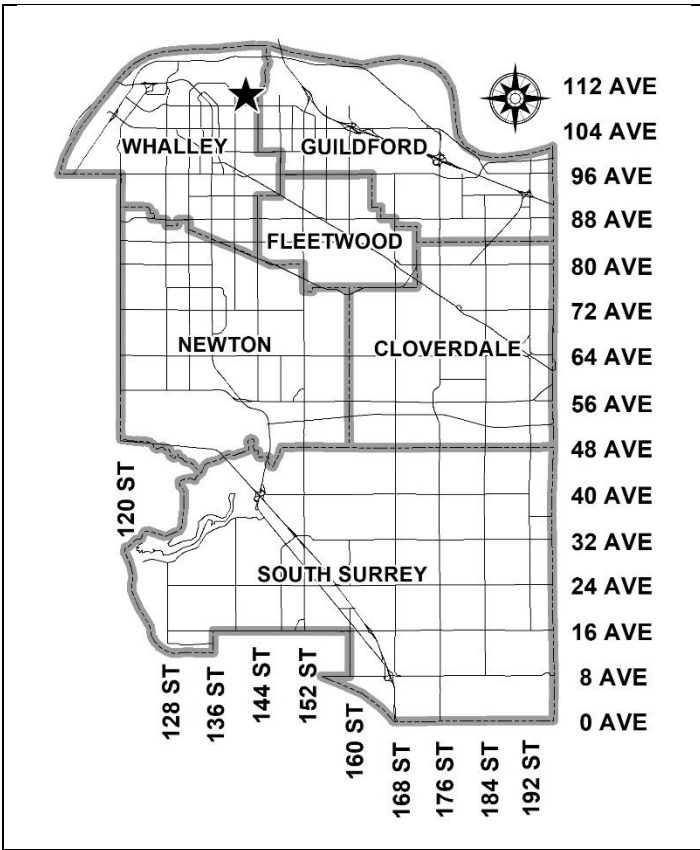
- **Rezoning** from RF to RM-D
- **Development Variance Permit**

to bring an existing, non-conforming duplex into compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future strata conversion.

LOCATION: 10945 - 142 Street
 (10947 - 142 Street)

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the lot width requirement of the Duplex Residential Zone (RM-D) from 24 metres to 23 metres.

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).
- Rezoning the property from “Single Family Residential Zone (RF)” to “Duplex Residential Zone (RM-D)” will bring the existing non-conforming duplex into compliance with the Zoning By-law under the appropriate zone for future strata conversion.
- The one-storey, wood frame duplex has existed in the neighbourhood since 1960. Except for the addition of a deck and regular exterior upkeep and maintenance, the duplex has largely remained in the same form since it was first built.
- The floor area, lot coverage and building height of the existing, non-conforming duplex are below the maximum permitted under the RM-D 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 "Duplex Residential Zone (RM-D)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0091-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RM-D Zone from 24 metres to 23 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Non-conforming duplex	Urban	RF
North:	Single Family Dwelling	Urban	RF
East (Across 142 Street):	Single Family Dwellings	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

Context & Background

- The 931.6 square metre subject property is located at 10945 and 10947 - 142 Street. It is currently zoned Single Family Residential Zone (RF) with an existing, non-conforming duplex on the lot. The subject site is designated Urban in the Official Community Plan and is not in an NCP (neighbourhood concept plan) area.
- The existing lot was created through subdivision on April 22, 1958. The applicants are seeking to rezone the property from single family zoning (RF Zone) to duplex zoning (RM-D Zone) in order to bring the existing, non-conforming duplex into compliance under the appropriate zone in Zoning Bylaw No. 12000 to facilitate strata conversion after rezoning.
- On July 21, 1988, the property owners applied for a strata conversion application. On August 11, 1988, City staff issued a letter indicating non-support of the strata conversion application, citing non-compliance to duplex zoning requirements in the Zoning Bylaw at that time.
- The existing north and south driveways have remained the same since they were first installed. Both comply with the driveway location and width requirements of the RM-D Zone in Zoning Bylaw No. 12000.

- The duplex is a one-storey, wood frame building that was built in 1960. There were originally two carports behind the duplex whose side yard setbacks were non-compliant. The owners sought permission from the Board of Variance (BOV) and on February 18, 1993 (Appendix II), the BOV granted approval to relax the north and south side yard setbacks from the property line to the concrete pad. Only the north carport (10947 - 142 Street) currently exists. The south carport was demolished several years ago and was not reinstated.
- In approximately 2014, a deck was built in front of 10947 - 142 Street. Building Inspections staff reviewed the deck and deemed it to be 0.6 m in height. Decks that are less than or equal to 0.6 m in height do not require a building permit and are not subject to setback requirements. The existing deck complies with the RM-D Zone requirements in Zoning Bylaw No. 12000.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from "Single Family Residential Zone (RF)" to "Duplex Residential Zone (RM-D)" to bring an existing, non-conforming duplex into compliance under the appropriate zone in Zoning Bylaw 12000 for future strata conversion. The applicant is also proposing to vary the lot width requirement of the RM-D Zone from 24 metres to 23 metres to address the existing lot width.
- According to the RM-D Zone, all covered areas for parking shall be included in the calculation of floor area unless the covered parking is located within the basement. The existing house (including the unfinished attic) and carport have a floor area of approximately 255 square metres (Appendix I), well below the maximum permitted floor area of 371.61 square metres.

	Proposed
Lot Area	
Gross Site Area:	931 sq. m.
Number of Lots:	1
Building Height:	
Residence	5.52 m.
Carport	2.53 m.
Shed	2.91 m.
Floor Area Ratio (FAR):	0.28

Referrals

Engineering: The Engineering Department has no objection to the project.

School District: The School District has advised that there will be approximately 3 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Mary Jane Shannon Elementary School
0 Secondary students at Guildford Park Secondary School

(Appendix II)

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.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).

- General Urban areas are intended for residential neighborhoods.
- The existing duplex complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing.
- The proposal complies with the OCP designation for the site.

Themes/Policies

The existing duplex is supported by the following OCP policy:

- A1.2 - Ensure that urban development occurs within the Urban Containment Boundary.

(The property is within Metro Vancouver's Urban Containment Boundary.)

- A1.3c - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The property has existing water, sanitary and storm sewer connections to mains. The duplex has existed in the community since 1960. Except for minor exterior and interior renovations, the form and character of the duplex has largely remained the same. There are two other duplexes within 50-70 m. of the subject property.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Duplex Residential Zone (RM-D)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Duplex Residential Zone (RM-D)" and parking requirements.

RM-D Zone (Part 18)	Permitted and/or Required	Proposed
Floor Area Ratio:	371.61 sq. m.	255.1 sq. m.
Lot Coverage:	33%	21%
Yards and Setbacks		
North:	1.8 m.	0.38 m* (Appendix II)
East:	7.5 m.	9.11 m
South:	1.8 m.	0.49 m* (Appendix II)
West:	7.5 m.	21.01 m
Height of Buildings		
Principal building:	9 m.	5.52 m.
Accessory buildings:	4-5 m.	
Carport		2.53 m.
Shed		2.91 m.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	2 per duplex unit	2 per duplex unit

* Board of Variance approved

Lot Width Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot width of the RM-D Zone from 24 metres to 23 metres.
- The subject property was created through subdivision on April 22, 1958, and met the 21.3 metre frontage requirement of the R-FD Family Residential – Duplex Zone at that time. Historically, the subject property has remained the same and no land development applications have been submitted.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 2, 2022, and the Development Proposal Signs were installed on April 27, 2022. Staff received no responses from neighbouring homeowners.
- The subject development application was reviewed by the Bolivar Heights Community Association and the Whalley Community Advisory Association. Staff received no responses from the community associations.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Certificate of Location
Appendix II.	Board of Variance Approval (February 18, 1993)
Appendix III.	School District Comments
Appendix IV.	Development Variance Permit 7922-0091-00
Appendix V.	Aerial Photo

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

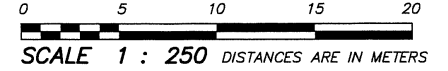
DQ/cm

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
SHOWING IMPROVEMENTS ON LOT 5
SECTION 13 BLOCK 5 NORTH RANGE 2 WEST
NWD PLAN 18608**

PID : 010-418-652

CIVIC ADDRESS :


10945/10947 - 142th STREET
SURREY, B.C.



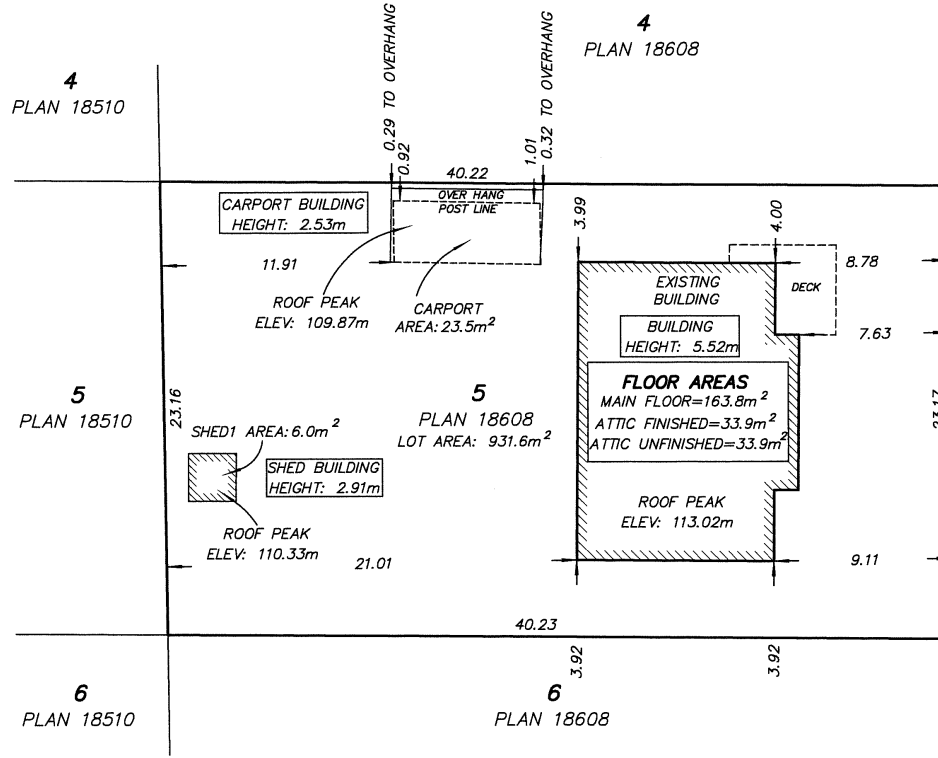
Lot dimensions and clearances according to Field Survey.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This documents shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 26th DAY OF JULY, 2022.


LAKHJOT S. GREWAL B.C.L.S.

This document is not valid unless originally signed and sealed.



142th STREET

FLOOR AREA RATIO

MAIN FLOOR	= 163.8m ²
ATTIC FINISHED	= 33.9m ² (HABITABLE)
TOTAL FLOOR	= 197.7m²
LOT 5 AREA	= 931.6m ²
F.A.R.	$\frac{197.7m^2}{931.6m^2} \times 100 = 21.22\%$

LOT COVERAGE

MAIN FLOOR	= 163.8m ²
CARPORT	= 23.5m ²
SHED	= 6.0m ²
	193.3m²
LOT COVERAGE	$\frac{193.3m^2}{931.6m^2} = 0.21$

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 2203-019
DWG : 2203-019 CE-FAR6

COPY

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BY: [illegible]

February 18, 1993

File: 0043-018

DM 10945-14200
IF

Dear Sir & Madam:

Re: Board of Variance Appeal No. 93-15

Please be advised that your appeal for permission to relax the south side yard setback requirement from 1.m to .49m and to relax the north side yard setback requirement from 1.m to .38m to allow retention of two carports at 10945 - 142 Street was allowed by the Board of Variance at its meeting held Tuesday, February 16, 1993.

If a Building Permit is required, an application must be made to the Permits & License Department within 90 days of the date of this letter.

Yours truly,

ORIGINAL SIGNED BY

J. Turner
Administrative Assistant

JT/bb
TPL87/DOC8980

c.c. - Manager
Building Division



June 28, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0091 00

SUMMARY

The proposed 2 single family lots 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:	0

September 2021 Enrolment/School Capacity

Mary Jane Shannon Elementary	
Enrolment (K/1-7):	41 K + 308
Operating Capacity (K/1-7)	38 K + 396
Guildford Park Secondary	
Enrolment (8-12):	1364
Capacity (8-12):	1050

Projected population of school-age children for this development:	3
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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:

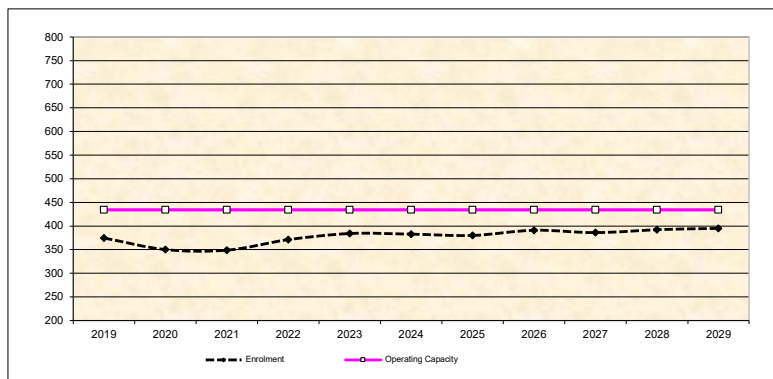
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards from the projections below.

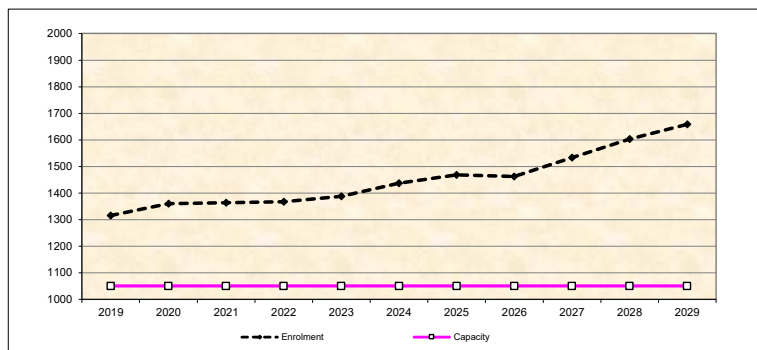
As of September 2020, Mary Jane Shannon Elementary is operating at 81% and is continued to stay around this utilization over the next 5 years. As of the next 5 years there are student's spaces available in the school.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2024.

Mary Jane Shannon Elementary



Guildford 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.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0091-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-418-652

Lot 5 Section 13 Block 5 North Range 2 West New Westminster District Plan 18608

10945 - 142 Street
(10947 - 142 Street)

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 18 "Duplex Residential Zone (RM-D)" Section K.2 Subdivision Lot Width, the minimum lot width is reduced from 24 metres to 23 metres.
4. 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

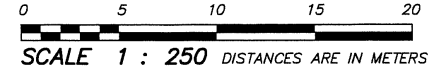
City Clerk – Jennifer Ficocelli

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
SHOWING IMPROVEMENTS ON LOT 5
SECTION 13 BLOCK 5 NORTH RANGE 2 WEST
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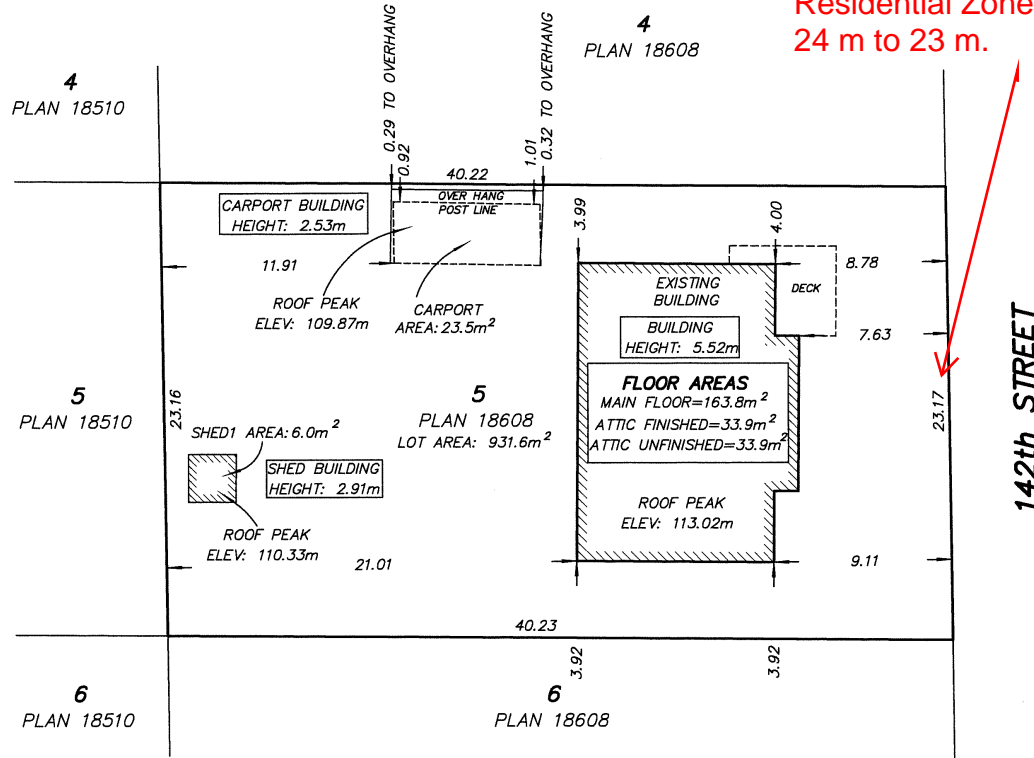
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F.A.R. $\frac{197.7m^2}{931.6m^2} \times 100 = 21.22\%$

LOT COVERAGE


MAIN FLOOR = 163.8m²
CARPORT = 23.5m²
SHED = 6.0m²

$\frac{193.3m^2}{931.6m^2} = 0.21$

Lot dimensions and clearances according to Field Survey.

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DWG : 2203-019 CE-FAR6



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