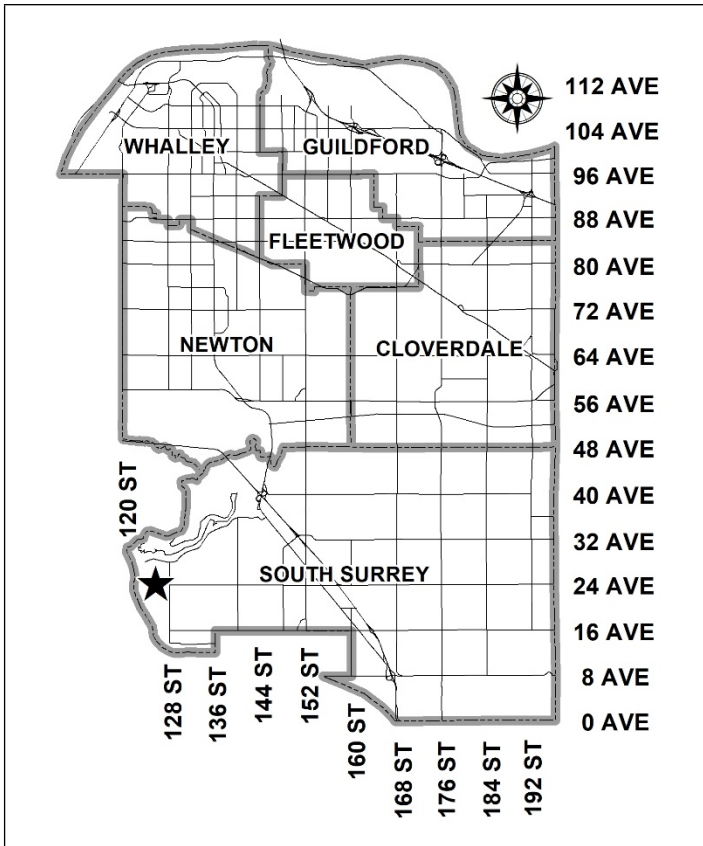


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0196-00

Planning Report Date: March 6, 2023



PROPOSAL:

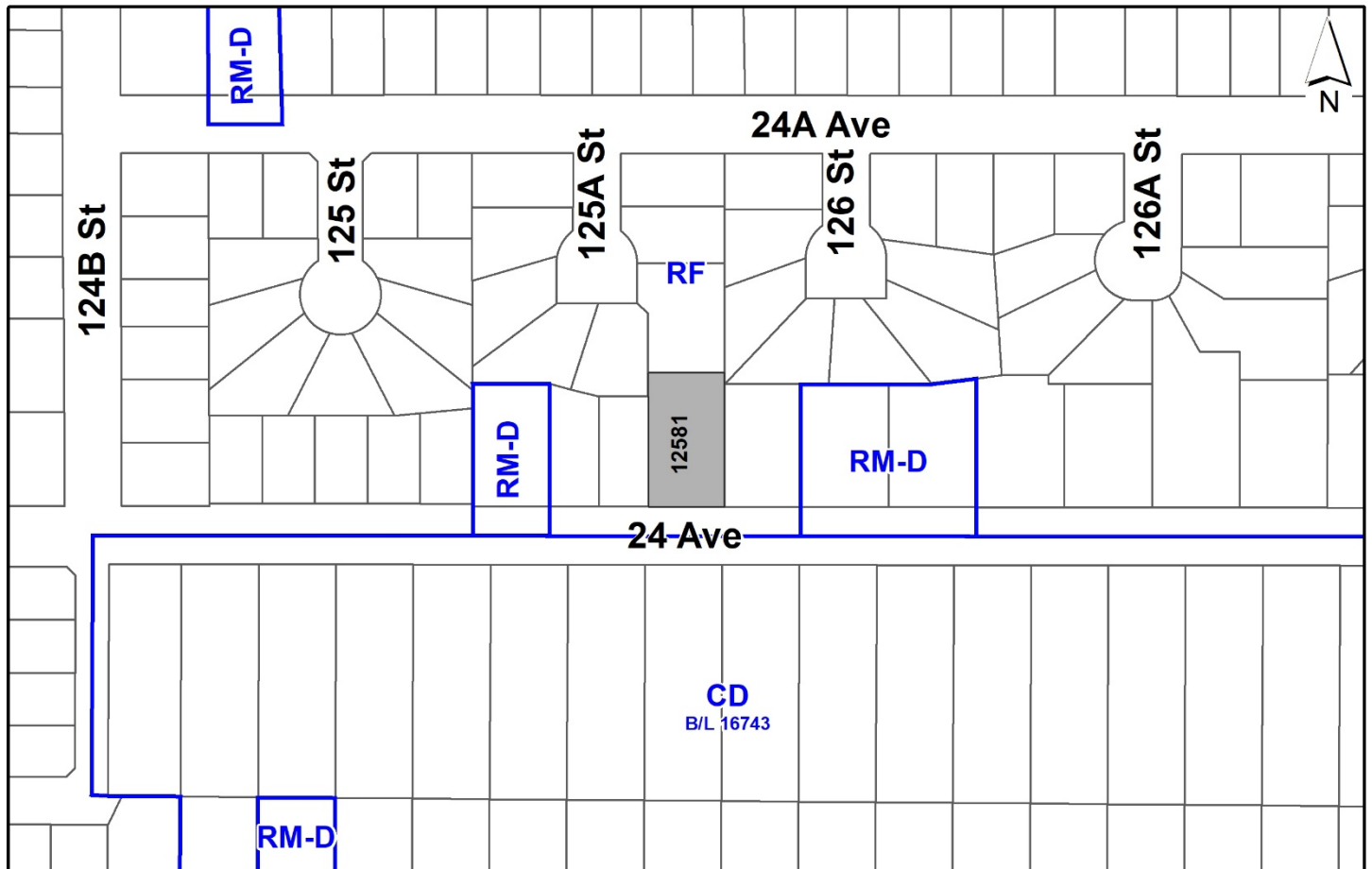
- **Development Variance Permit**

For reduced lot widths to permit subdivision into two single-family lots.

LOCATION: 12581 - 24 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirement of the Single Family Residential (RF) Zone.

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 subject lot is deeper than any of the abutting properties. Subdivision of the proposed lot would result in two lots of 590.1 and 590.8 square metres, which conforms to the existing “Single Family Residential Zone (RF)” minimum size and larger in area than RF lots on the western end of this block.
- The development sign for this application have received no comments in opposition to the proposal.
- The proposed density and building form are appropriate for this part of Ocean Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0196-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law by reducing the minimum lot width of the RF Zone from 15 metres to 13.1 metres for proposed Lots 1 and 2.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across):	Single family dwellings	Urban	RF
East (Across):	Single family dwellings	Urban	RM-D, RF
South (Across):	Single family dwellings	Urban	CD By-law 16743
West (Across):	Single family dwellings	Urban	RM-D, RF

Context & Background

- The subject property, 12581 24 Avenue, is located mid-block on the north side of 24 Avenue west of 128 Street.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)"

DEVELOPMENT PROPOSAL

Planning Considerations

- Historically, many Ocean Park residents have been opposed to smaller residential lots on 24 Avenue. The subject property is across from lands that are regulated by CD By-law No. 16743 to the south.

- CD By-law No. 16743 was achieved through a Council initiated rezoning process as requested by the Crescent Park Annex Residents Association through Corporate Report Nos. L007 and R154.
- The intention of this rezoning was to preserve the neighborhood's character, limit subdivision into smaller RF lots, and protect mature trees. Provisions of this zone relative to the RF zone include restrictions on lot sizes through subdivision, reduction in lot coverage to preserve trees and an increase in yard and setback dimensions.
- This zoning is applicable to lots bounded by 24 Avenue, 120 Street, 21A Avenue, and 124 Street. The subject site is located across 24 Avenue to the north of the area that was rezoned previously.

	Proposed
Lot Area	
Gross Site Area:	1230 square metres
Road Dedication:	51.3 square metres
Net Site Area:	1178.7
Number of Lots:	2
Unit Density:	6.87 units per hectare
Range of Lot Sizes	589 square metres
Range of Lot Widths	13.9 metres
Range of Lot Depths	44.58 – 44.59 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at Crescent Park Elementary / Annex School
1 Secondary students at Elgin Park Secondary School

(Appendix III)

Parks, Recreation & Culture: Crescent Park is the closest active park with amenities including a playground, baseball diamonds, cricket pitch, pickleball courts, and a recreational trail network and natural areas. The park is 675 metres walking distance from the development.

Transportation Considerations

- The applicant is required to dedicate approximately 1.942 metres of land for 24 Avenue.
- The applicant is required to construct the north side of 24 Avenue to the Collector Road standard.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The property is designated Urban in the Official Community Plan (OCP). The proposal has a unit density of 6.87 units per hectare and therefore complies with the property's OCP designation.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. Single Family (RF) Residential zoned lots will result in similar sized homes, streetscape and yard space that fits the character of the existing neighbourhood.

Similarly, while the lot widths will be slightly smaller, the proposed lots will be very deep and will also exceed the minimum lot area that is permitted under the RF Zone.

Zoning By-law

Lot Width Variance

- The applicant is requesting the following variance:
 - To reduce the minimum lot width of the RF Zone from 15 metres to 13.1 metres for Proposed lot 1 and 2.
- Subdivision of the subject site under the “Single Family Residential Zone (RF)” would result in two RF lots that exceeds the minimum lot area requirements and continue the infill pattern on 24 Avenue.
- The proposed lots will also be quite deep with the proposed lots in excess of 44 metres deep. The minimum lot depth under the RF zone is 28 metres.

- The subject variance has received no neighbourhood comments thus far. Advancing the proposed variance to public notification will permit further community engagement through the public notification process.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd. and dated June 2022 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- Should the proposed variance be supported by Council, the applicant will be required to retain a Design Consultant for preparation of a character study of the surrounding homes and set of building design guidelines.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on October 3, 2022. Staff received no responses from neighbouring property owners.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Vine Maple	1	1	0
Japanese Maple	1	1	0
Sugar Maple	1	1	0
Mountain Ash	1	1	0
Walnut	1	1	0
Cherry Tree	1	1	0
Coniferous Trees			
Western Red Cedar	3	1	2
Total (excluding Alder and Cottonwood Trees)	9	7	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	

Total Retained and Replacement Trees	6
Contribution to the Green City Program	\$5,500.00

- The Arborist Assessment states that there are a total of 9 mature trees on the site, excluding Alder and Cottonwood trees. The arborist proposes that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 14 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 10 replacement trees will require a cash-in-lieu payment of \$5,500.00, representing \$550 per tree for applications received 2021 and after, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 24 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$5,500.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7922-0196-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

JK/ar

PRELIMINARY SUBDIVISION PLAN OF LOT 4, SECTION 19, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 84568

B.C.G.S. 92G.006



SCALE - 1 : 500
All distances are in metres

The intended plot size of this plan is 560mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995940. The average combined factor has been determined based on geodetic control monument 5482.

Grid Bearings are derived from geodetic control monuments 5482 and 5491 and are referred to the central meridian of UTM zone 10.

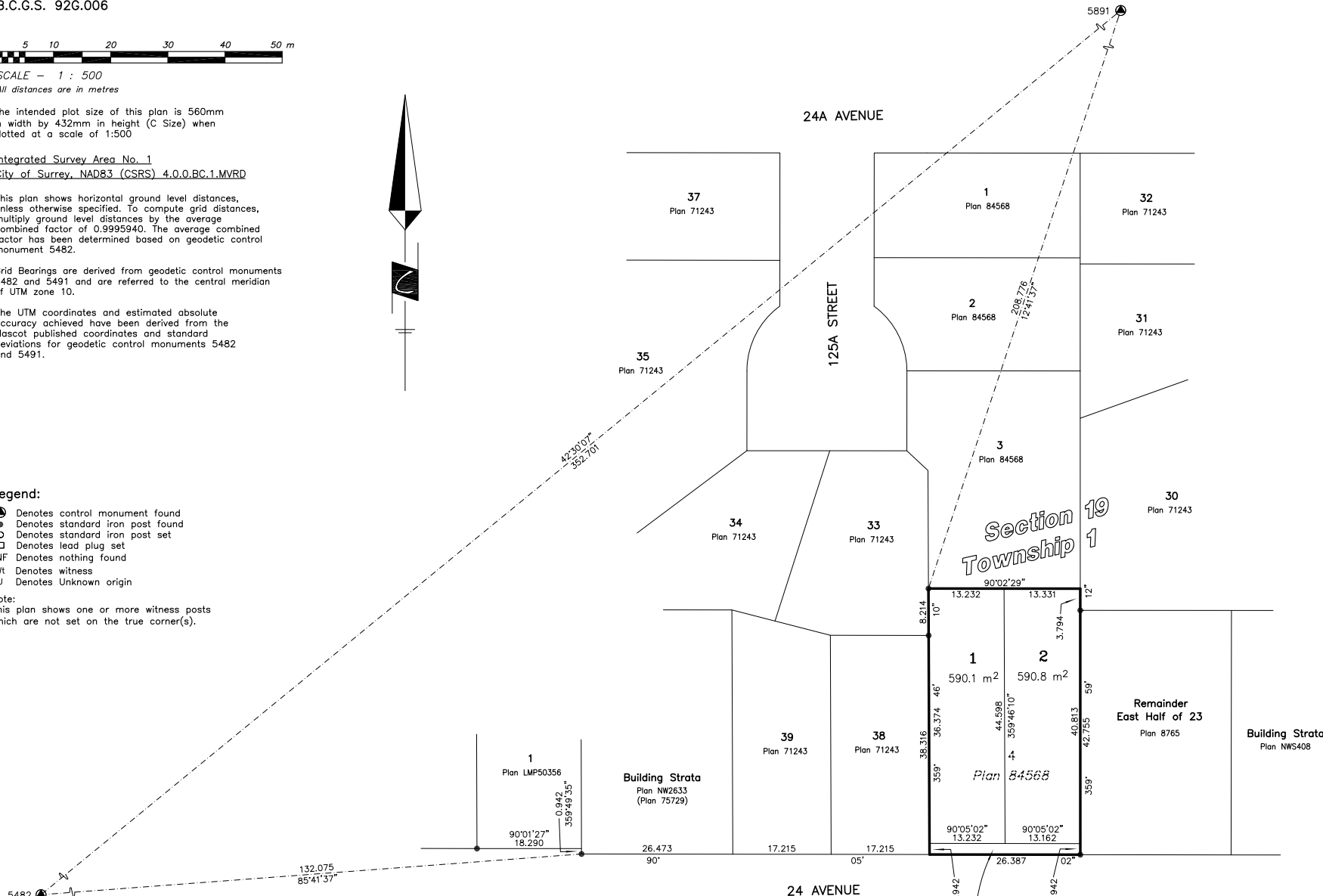
The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5482 and 5491.



Legend:

- Denotes control monument found
- Denotes standard iron post found
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- NF Denotes nothing found
- Wt Denotes witness
- U Denotes Unknown origin

Note:
This plan shows one or more witness posts which are not set on the true corner(s).



Geodetic Monument	UTM Northing	UTM Easting	POINT Combined Factor
5482	5,432,553.014	509,028.797	0.9995961
5491	5,432,812.946	509,266.998	0.9995962

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

Cameron Land Surveying (2014) Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8485-SUB

The field survey represented by this plan was completed on the 18th day of April, 2022.
Kenneth W. Schuurman, B.C.L.S. (800)



INTER-OFFICE MEMO

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

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

DATE: **January 09, 2023** PROJECT FILE: **7822-0196-00**

RE: **Engineering Requirements
Location: 12581 24 Ave**

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

- Dedicate approximately 1.942 m for 24 Avenue.

Works and Services

- Construct north side of 24 Avenue.
- Construct storm, sanitary, and water service connections to each lot.
- On-lot mitigation requirements for drainage to be implemented.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

TH



January 6, 2023

Planning

School Enrolment Projections and Planning Update:

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

Crescent Park Elementary enrolment projections are indicating that enrolment will remain pretty constant over the next 10 years: and what growth the school might experience, the existing capacity of the school is large enough to accommodate it. There are no current plans to expand the existing school.

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

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0196 00

SUMMARY

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

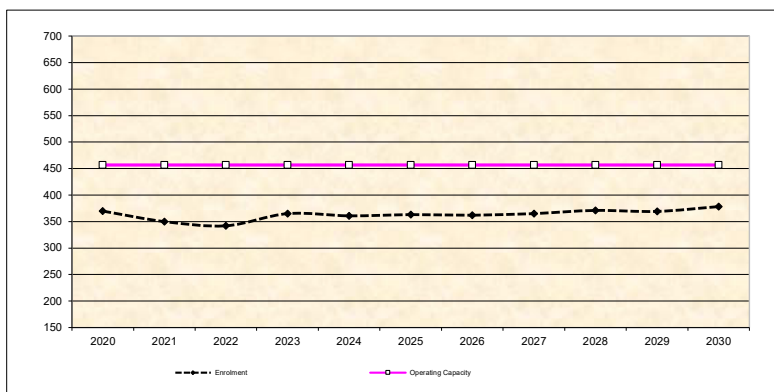
Crescent Park Elementary/ANNEX	
Enrolment (K/1-7):	31 K + 311
Operating Capacity (K/1-7)	38 K + 419
Elgin Park Secondary	
Enrolment (8-12):	1270
Capacity (8-12):	1200

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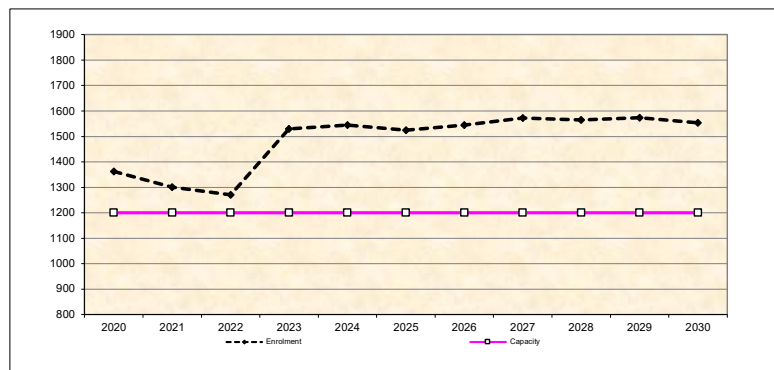
Population: The projected population of children aged 0-19 Impacted by the development.

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

Crescent Park Elementary/ANNEX



Elgin Park Secondary



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

Tree Preservation Summary

Surrey Project No:

Address: 12581 24 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	9	Protected Trees Identified	4
Protected Trees to be Removed	7	Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	14	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	2
- All other species to be removed (2:1) 7 X two (2) = 14		- All other species to be removed (2:1) 1 X two (2) = 2	
Replacement Trees Proposed	2	Replacement Trees Proposed	0
Replacement Trees in Deficit	12	Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

October 3 2022

Date

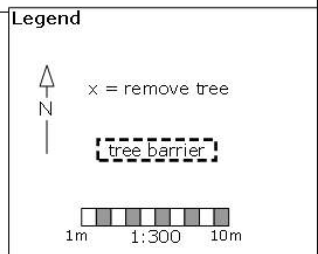
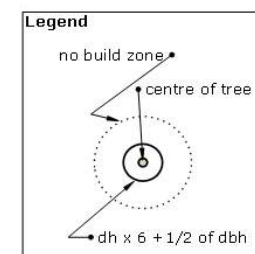
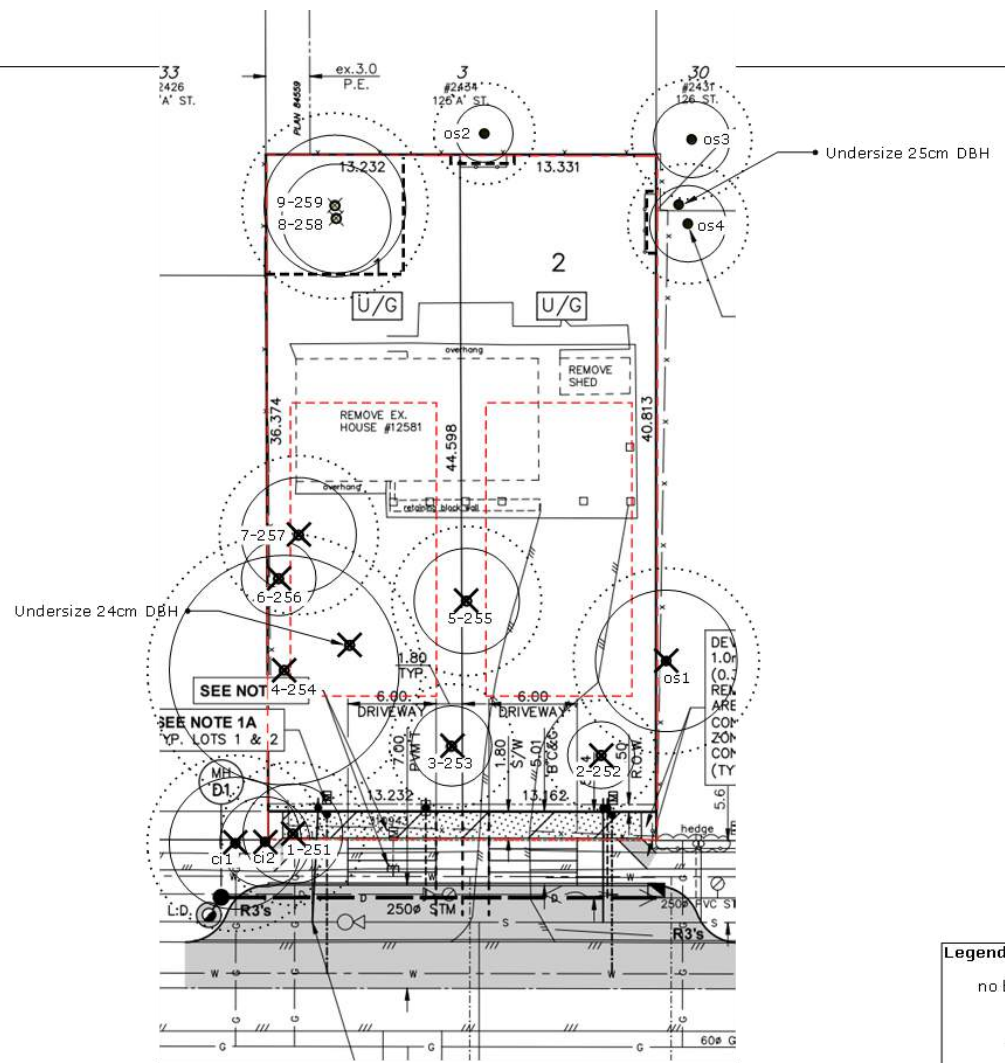


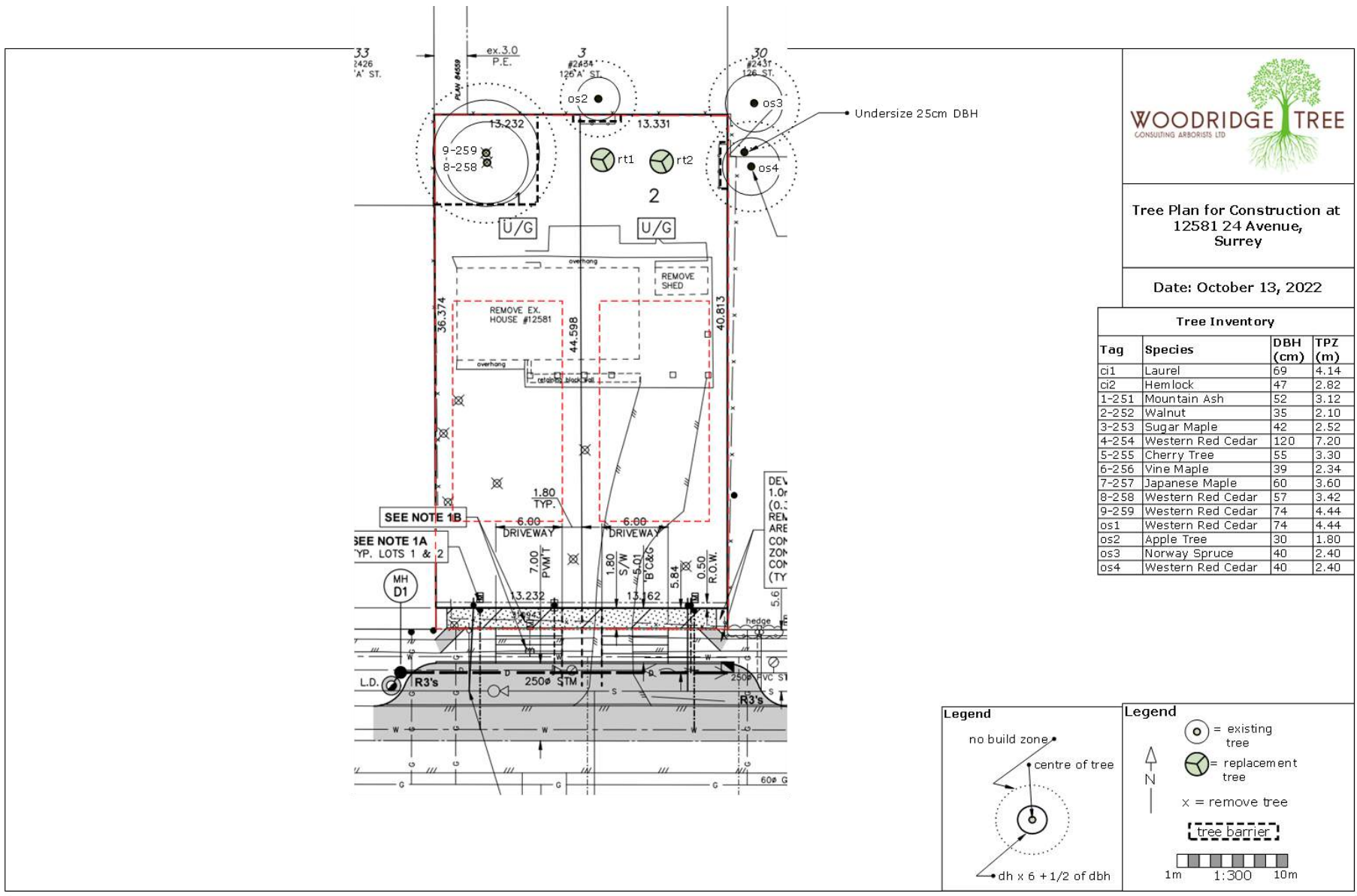
Tree Plan for Construction at
12581 24 Avenue,
Surrey

Date: October 13, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
ci1	Laurel	69	4.14
ci2	Hemlock	47	2.82
1-251	Mountain Ash	52	3.12
2-252	Walnut	35	2.10
3-253	Sugar Maple	42	2.52
4-254	Western Red Cedar	120	7.20
5-255	Cherry Tree	55	3.30
6-256	Vine Maple	39	2.34
7-257	Japanese Maple	60	3.60
8-258	Western Red Cedar	57	3.42
9-259	Western Red Cedar	74	4.44
os1	Western Red Cedar	74	4.44
os2	Apple Tree	30	1.80
os3	Norway Spruce	40	2.40
os4	Western Red Cedar	40	2.40



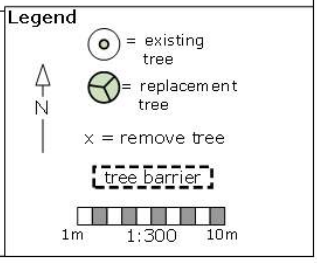
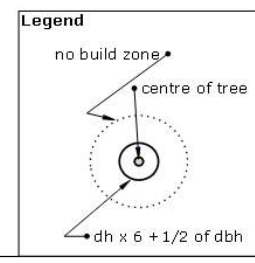


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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0196-00

Issued To:

Address of Owner:

Issued To:

Address of 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: 016-022-033
 Lot 4 Section 19 Township 1 New Westminster District Plan 84568
 12581 24 Avenue

(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 titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

-
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - o to reduce the minimum lot width of the RF Zone from 15 metres to 13.1 metres for Proposed lots 1 and 2.
 5. 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.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. 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.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. 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

PRELIMINARY SUBDIVISION PLAN OF LOT 4, SECTION 19, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 84568

B.C.G.S. 92G.006



SCALE - 1 : 500
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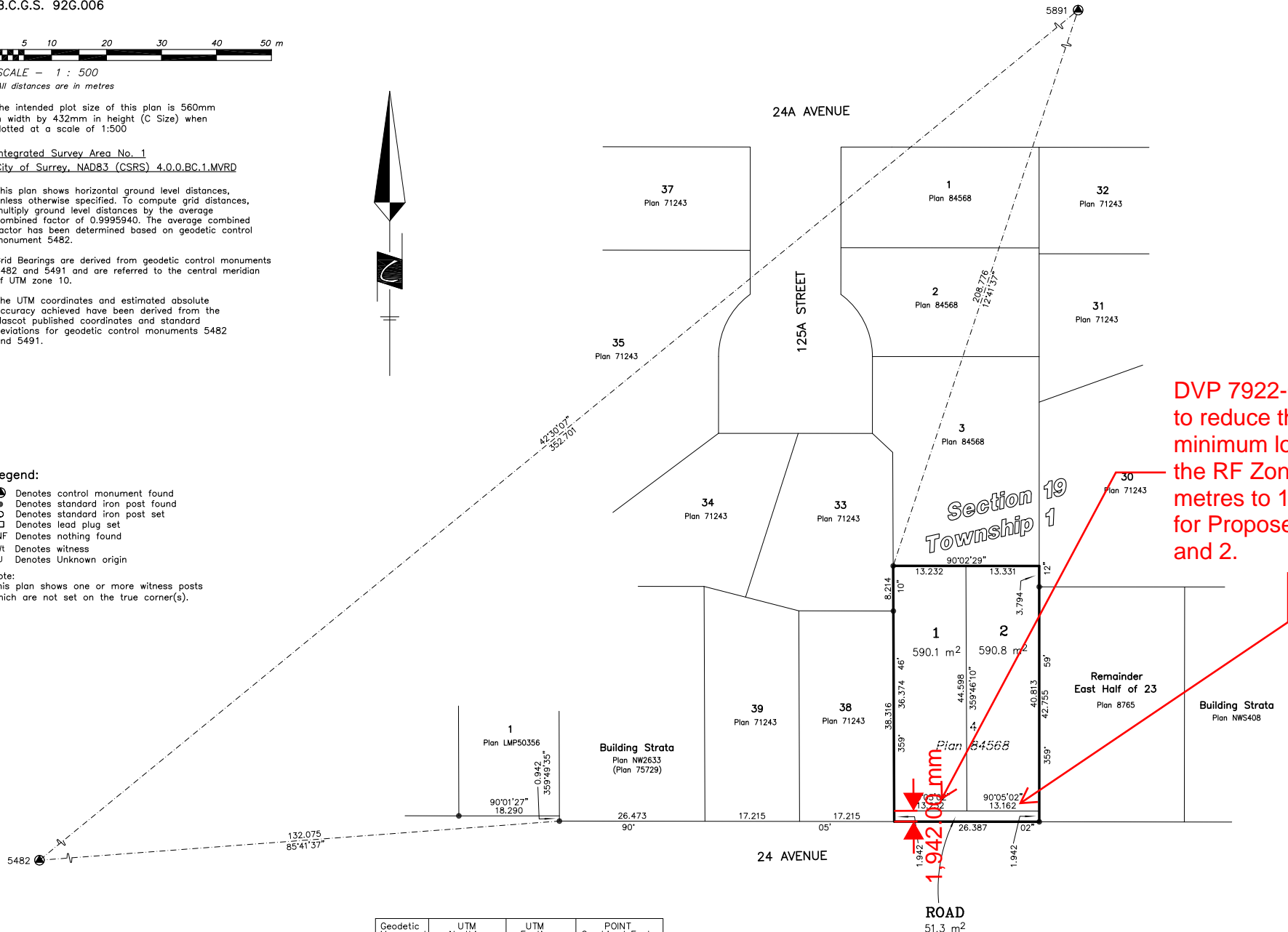
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