

INTER-OFFICE MEMO

Regular Council - Public Hearing

B.6 7922-0278-00

Monday, April 17, 2023

Replacement Pages

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development – South Division

DATE: April 17, 2023 **FILE: 7922-0278-00**

**RE: Agenda Item B.6, April 17, 2023, Regular Council – Public Hearing
Development Application No. 7922-0278-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0278-00 is on the agenda for consideration by Council at the Regular Council – Public Hearing meeting on April 17, 2023 under Item B.6.

After finalizing the Planning Report for the April 3, 2023 Regular Council – Land Use Agenda, it was determined that Parks, Recreation & Culture comments were not included under the Referrals section on page 5 of the Planning Report.

The following text is to be added under the Referrals section of the report:

Parks, Recreation
& Culture:

Goldstone Park is the closest active park with amenities that include a playground, spray park, soccer fields, tennis courts, walking track. The park is 115 metres walking distance from the development. 73D – Greenbelt is the closest natural area park and is 335 metres walking distance from the development.

Pages 5 and 6 of the Planning Report have been updated to reflect this change.

The replacement pages for the Planning Report detailing this change are attached to this memorandum.


Shawn Low
Acting Manager
Area Planning & Development – South Division

Attachment - 7922-0278-00- Page 5 and 6 Replacement Pages

c.c. - City Manager

	Proposed
Lot Area	
Net Site Area:	1,520 square metres
Number of Lots:	1 (no change)
Unit Density:	6.58 units per hectare
Lot Sizes	1,520 square metres
Range of Lot Widths	25.3 metres
Range of Lot Depths	61.2 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.

Parks, Recreation & Culture: Goldstone Park is the closest active park with amenities that include a playground, spray park, soccer fields, tennis courts, walking track. The park is 115 metres walking distance from the development. 73D – Greenbelt is the closest natural area park and is 335 metres walking distance from the development.

POLICY & BY-LAW CONSIDERATIONS

Secondary Plans

Land Use Designation

- The subject property is designated “Suburban Residential 1/2 Acre” in the South Newton Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The South Newton NCP was first approved by Council in May 1999. Under Development Application No. 7918-0167-00, Council passed a resolution to introduce the “Suburban Residential 1/4 Acre” land use designation to the South Newton NCP at the Regular Council – Land Use Meeting on July 22, 2019.
- Application No. 7918-0167-00 was located at 5716 and 5710 146 Street, located 53 metres across 146 Street to the south. Other applications for an NCP Amendment to “Suburban Residential 1/4 Acre” within a 200 metre radius for which Council have passed Final Approval or Third Reading include 7921-0202-00, 7921-0274-00 and 7919-0174-00.
- The proposed NCP amendment will permit rezoning to the “Quarter Acre Residential Zone (RQ)”, which will permit construction of a new home utilizing the current requirements identified in Zoning By-law No. 12000.
- The proposed development is not subject to Capital Plan Project CACs as there is no subdivision proposed or achievable under a rezoning to RQ.

Zoning By-law

- The applicant proposes to rezone the subject site from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (RQ)".
- 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)" parking requirements.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Unit Density:	10 units per hectare	6.58 units per hectare
Yards and Setbacks		
Front Yard (east):	7.5 metres	7.5 metres
Side Yard (north, south):	2.4 metres	2.4 metres
Rear (west):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	930 square metres	1,520 square metres
Lot Width:	24 metres	25.3 metres
Lot Depth:	30 metres	65.2 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 10, 2023, and the Development Proposal Signs were installed on February 2, 2023.
- Staff received two responses from neighbouring residents (*staff comments in italics*):

One resident opposed the rezoning and sought clarification for why it was necessary.

Rezoning is proposed for the subject property as the existing CD By-law does not reflect the current requirements in the Zoning By-law and would limit the floor area of a new home below what is currently allowed under the RH and RQ zone.

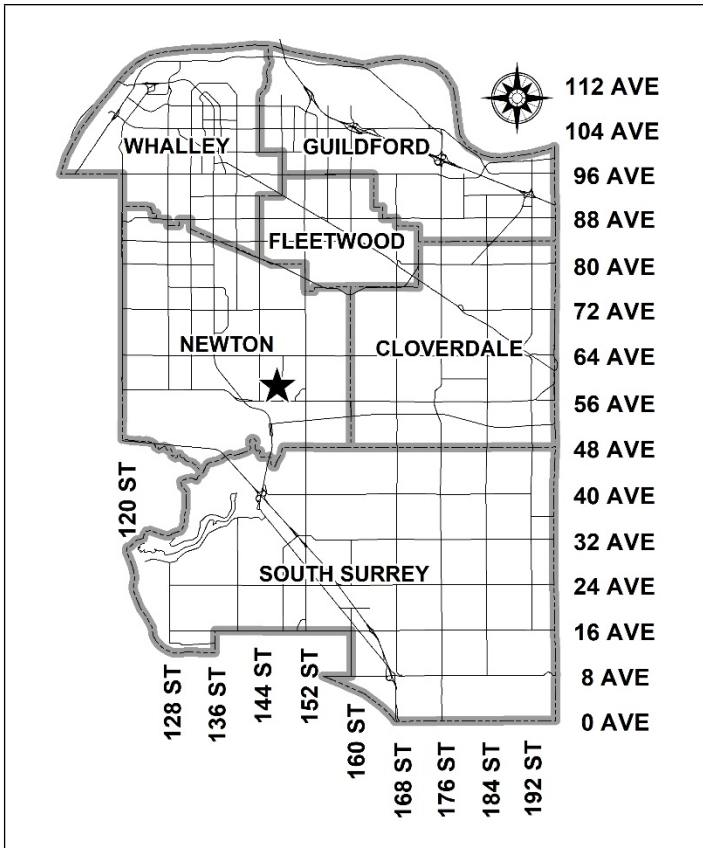
TREES

- The subject application does not require any servicing or grading that may impact mature trees. Review of the Arborist Assessment summarizing tree retention and removal would be conducted prior to issuance of a Building Permit or Demolition Permit through the Building Permit application process.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0278-00

Planning Report Date: April 3, 2023



PROPOSAL:

- **NCP Amendment** from Suburban Residential 1/2 Acre to Suburban Residential 1/4 Acre
- **Rezoning** from CD (based on RH) to RQ

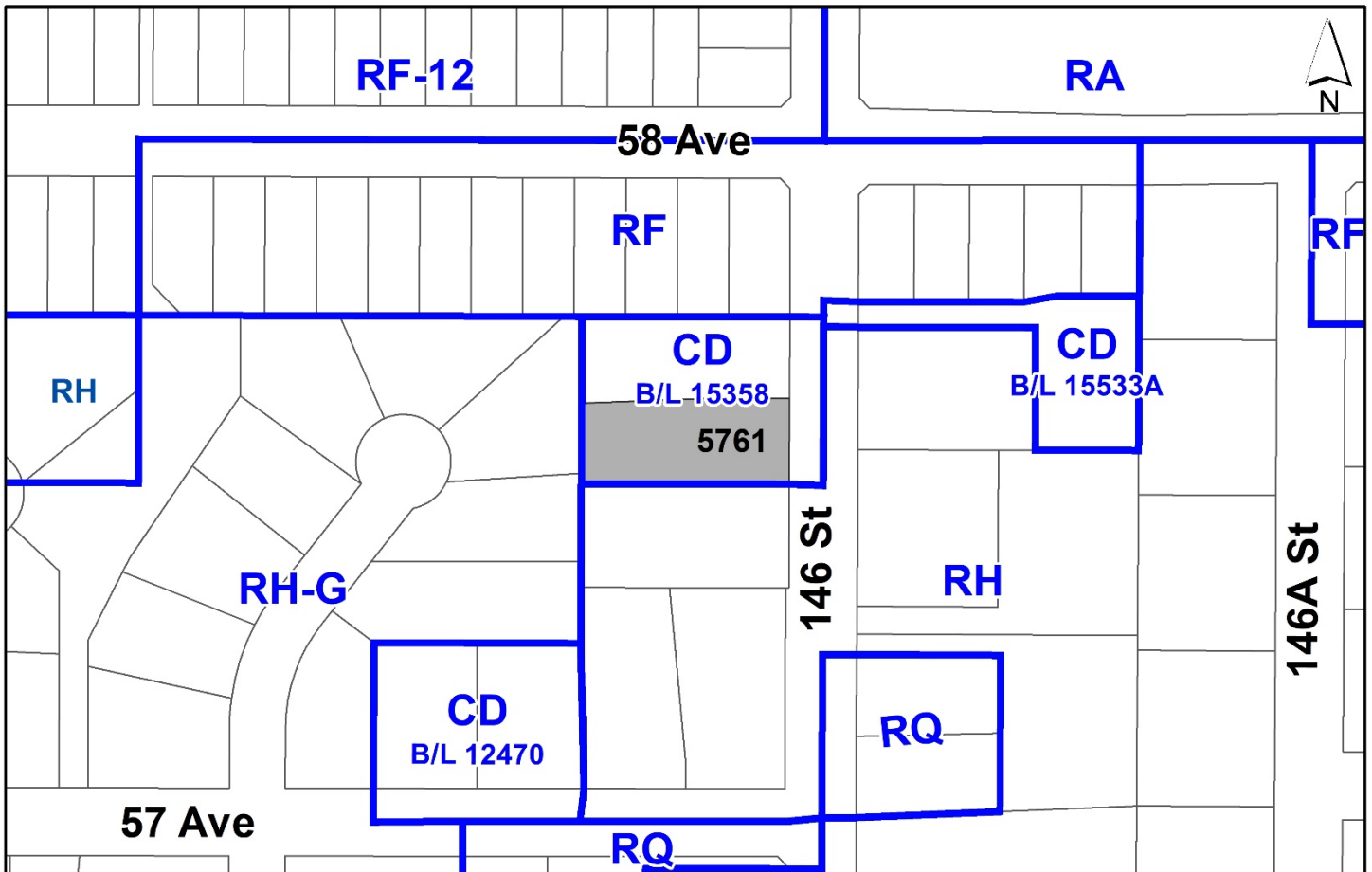
to permit the development of a new single family dwelling.

LOCATION: 5761 - 146 Street

ZONING: CD

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential 1/2 Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Suburban Residential 1/2 Acre to Suburban 1/4 Acre Residential.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of South Newton.
- The applicant seeks to demolish the existing house and rebuild under the “Quarter Acre Residential Zone (RQ)”.
- The property is currently zoned “Comprehensive Development Zone (CD)” which is based on the “Half Acre Residential Zone (RH). As this CD Zone predates the current Zoning Bylaw, the maximum floor area ratio of 25% is notably lower than that permitted under the current RH or RQ zones and would result in a maximum floor area of 380 square metres. This is lower than the 486.4 square metres that could be achieved presently under the RH or RQ zones.
- The subject property is 1,520 square metres, or 0.38 acres. The property falls under the permitted regulations (area, depth and width) of the RQ Zone and there is a precedent for rezoning to RQ in the surrounding area.
- Based on the minimum subdivision requirements under the RQ Zone, the subject lot will not have subdivision potential based on this rezoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Approval from the Ministry of Transportation & Infrastructure.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban 1/4 Acre Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban Residential 1/2 Acre	CD By-law 15358
North:	Single Family Dwellings	Suburban Residential 1/2 Acre / Single Family Residential	CD By-law 15358 / RF
East (Across 146 Street):	Single Family Dwellings	Suburban Residential 1/2 Acre	RH
South:	Single Family Dwellings	Suburban Residential 1/2 Acre	CD By-law 12470, RH
West:	Single Family Dwellings	Suburban Residential 1/2 Acre	RH-G

Context & Background

- The subject property, 5761 146 Street, is an interior lot located on the west side of 146 Street. The lot is 1,520 square metres in area and 25.30 metres in width.
- The subject property falls under the "Suburban Residential 1/2 Acre designation" in the South Newton Neighbourhood Concept Plan (NCP) area.

- The subject property and neighbouring property, 5769 146 Street, were created under Rezoning and Subdivision application 7904-0034-00, which received final adoption at the Regular Council – Land Use Meeting on July 19, 2004.
- Under 7904-0034-00, the subject property was rezoned from the existing “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)” based on RH zone. The property could not subdivide without rezoning based on the maximum density permitted under the RH zone at that time.
- This application also involved a variance to reduce the north side yard setback on the subject property to permit retention of the existing house. This house still exists on the property.
- The subject property is regulated by a CD Zone (By-law No. 15358). As this CD By-law was based on the RH zone at the time of rezoning, many of the provisions would be out-of-date when compared to the modern single family zones.
- The CD By-law requires a maximum of 2 off-street parking spaces, does not have provisions for a secondary suite, and requires a lower floor area than permitted under the modern RH or RQ zones. These were not specific conditions for development of the property and instead the CS Zone reflects standard zoning provisions that were applicable at the time of rezoning in 2014.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing rezoning from “Comprehensive Development Zone (CD)” to “Quarter Acre Residential Zone (RQ)” to permit the development of a new single-family dwelling.
- Under the existing CD zone, this property is subject to a maximum allowable floor area of 380 square metres. The proposed RQ zone would provide a maximum allowable floor area of 486.4 square metres. This would be the same maximum allowable floor area under the current RH zone.
- There is a precedent for amendments to the “Suburban Residential 1/4 Acre” designation to permit rezoning to RQ and subdivision in this area of the NCP. Recent applications that have received Final Adoption include Development Application Nos. 7918-0167-00 and 7919-0174-00.
- An amendment to the existing NCP designation at this site to “Suburban Residential 1/4 Acre” is necessary to permit rezoning to the RQ zone. Based on the minimum dimensions of an RQ lot, the subject property cannot subdivide under the proposed rezoning.

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan
- Appendix II. Engineering Summary
- Appendix III. NCP Plan

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar

**TOPOGRAPHIC PLAN OF LOT 2,
SECTION 10, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT, PLAN BCP13596**

PID: 026-060-906
CIVIC ADDRESS: 5761 146th Street, Surrey, B.C.

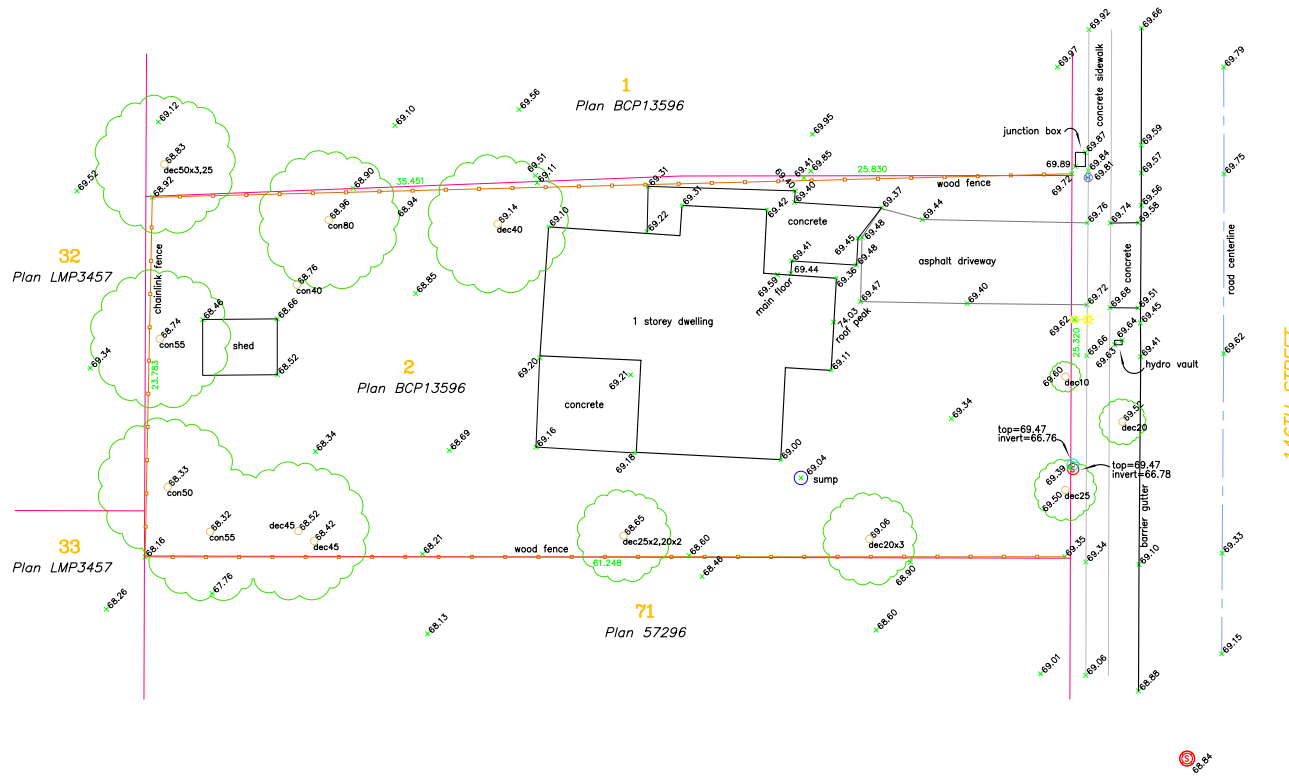


SCALE - 1 : 250
All distances are in metres

- NOTES:**
- 1) Elevations are in metres and are geodetic.
 - 2) Elevations are derived from Control Monument no. 5609 located on the centerline of 144th Street, opposite south end of house #5818. Elevation = 74.403 metres
 - 3) This Plan was prepared for architectural design and site servicing 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 reproduction, transmission or alteration to this document without consent of the signatory.
 - 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
 - 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
 - 6) Property lines derived from Land Titles Office records and field ties.
 - 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.

SURVEY LEGEND

- Water meter
- Hydro manhole
- Sanitary Inspection Chamber
- Storm inspection chamber
- Lamp standard
- Lawn drain
- Guy wire anchor
- Sanitary manhole
- Storm manhole
- Fire hydrant
- con30 Denotes 30cm dia Coniferous tree
- dec30 Denotes 30cm dia Deciduous tree
- map130 Denotes 130cm dia Maple tree



This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 24th day of February, 2021.

Felix Chu B.C.L.S. (1008)

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

This plan lies within the Metro Vancouver Regional District

File: 7880-TP



INTER-OFFICE MEMO

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

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

DATE: **March 23, 2023** PROJECT FILE: **7822-0278-00**

RE: **Engineering Requirements
Location: 5761 146 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

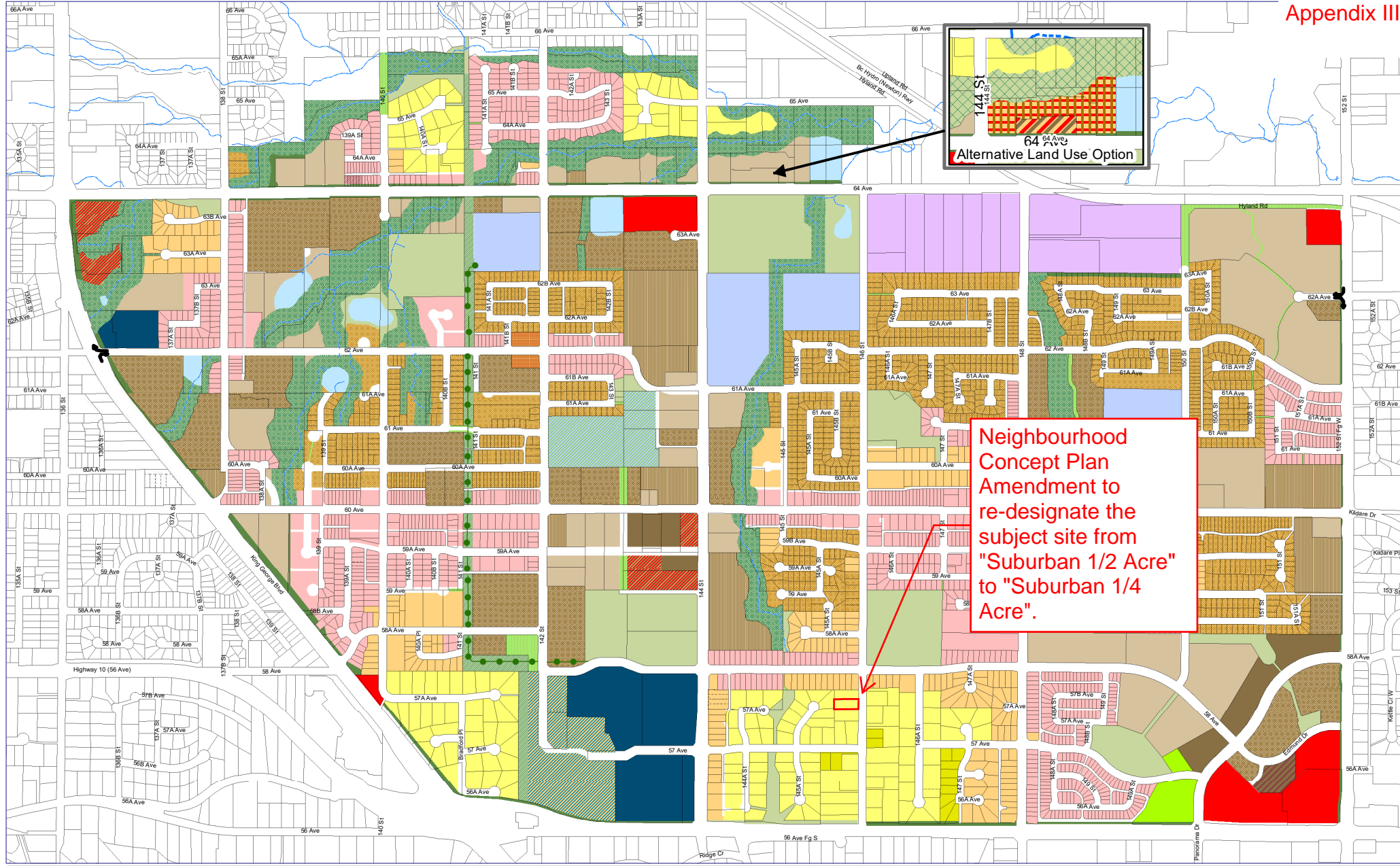
BUILDING PERMIT

The following issues are to be addressed as a condition of the subsequent Building Permit:

- New water meter to be installed and existing service connection can be retained.
- Video inspection maybe required to determine the adequacy of the existing sanitary and storm service connections.

Jeff Pang, P.Eng.
Development Services Manager

RK



Neighbourhood Concept Plan Amendment to re-designate the subject site from "Suburban 1/2 Acre" to "Suburban 1/4 Acre".

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 65 upa max | Row Housing | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Institutional | Parks | Detention Ponds |
| Townhouses 25 upa max | Single Family Residential | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Industrial | Recreational | WALKWAY |
| Townhouses 15 upa max | Suburban Residential 1/4 Acre | Schools | Creeks and Riparian Set-back | |
| Single Family Small Lots | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.