

## INTER-OFFICE MEMO

**Regular Council - Public Hearing**

**B.7 7922-0325-00**

**Monday April 17, 2023**

**Supplemental Information**

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TO: **City Clerk, Legislative Services Division**

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

DATE: **April 17, 2023** FILE: **7922-0325-00**

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RE: **Agenda Item B.7, April 17, 2023, Regular Council –Public Hearing  
Development Application No. 7922-0325-00  
Replacement Pages for the Planning Report**

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Development Application No. 7922-0325-00 is on the agenda for consideration by Council at the Regular Council – Public Hearing meeting under Item B.7.

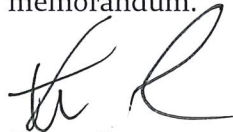
After finalizing the Planning Report for the April 3, 2023 Regular Council – Land Use Agenda, it was determined that Parks, Recreation & Culture comments were not included under the Referrals section on page 5 of the Planning Report.

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

Parks, Recreation & Culture:	Panorama Park is 475 metres walking distance from the development and contains active amenities such as playground, bike park, dog off leash area. The park also contains natural areas.
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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 - 7922-0325-00- Page 5 and 6 Replacement Pages

c.c. - City Manager

## Referrals

Engineering: The Engineering Department has no objection to the project or servicing requirements as this was captured under Development Application No. 7919-0199-00.

**Parks, Recreation & Culture:** Panorama Park is 475 metres walking distance from the development and contains active amenities such as playground, bike park, dog off leash area. The park also contains natural areas.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" parking requirements.

RF-13 Zone Type I (Part 16B)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	28 units per hectare	17.64 units per hectare
<b>Yards and Setbacks</b>		
Front Yard (west):	6 metres	6 metres
Side Yard (north, south):	1.2 metres	1.2 metres
Rear (east):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	567 square metres
Lot Width:	12 metres	13.3 metres
Lot Depth:	28 metres	42.7 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 9, 2023 and the Development Proposal Sign was installed on January 11, 2023. Staff has received no responses from neighbouring residents.

## TREES

- Under Development Application No. 7919-0199-00, the applicant was required to register a Tree Protection covenant to establish no-build areas on the subject site for long term retention of three trees on 12750 60 Avenue, which is abutting the subject property on the north.

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the neighbouring property under Development Application No. 7921-0031-00. The three trees are tagged as #3404, #3405, and #3406 on the arborist assessment. The trees are proposed for removal due to conflicts with the proposed building envelopes.
- Development Application No. 7921-0031-00 received third reading at the Regular Council – Public Hearing meeting on January 30, 2023. As the trees would be removed or replaced under this application, the Tree Protection covenant over 5974 127A Street will be proposed for discharge through a RC amendment. The timing of this application would be based on the status of Development Application No. 7921-0031-00 and may come before or after conclusion of the proposed rezoning.
- Replacement requirements would not be collected under the subject application, as these are off-site trees.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan

*approved by Shawn Low*

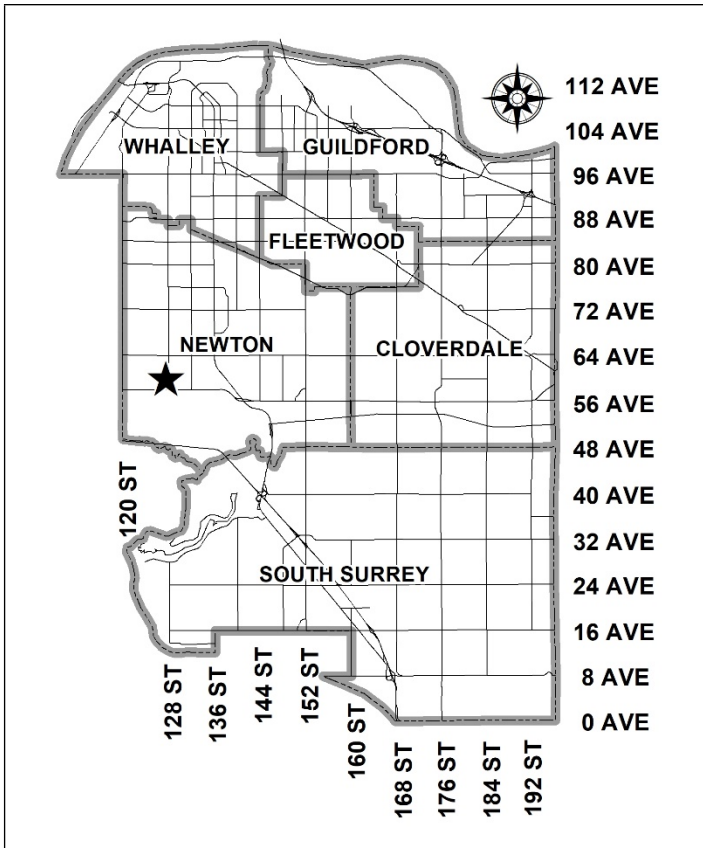
Don Luymes  
General Manager  
Planning and Development

JK/ar

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0325-00

Planning Report Date: April 3, 2023



**PROPOSAL:**

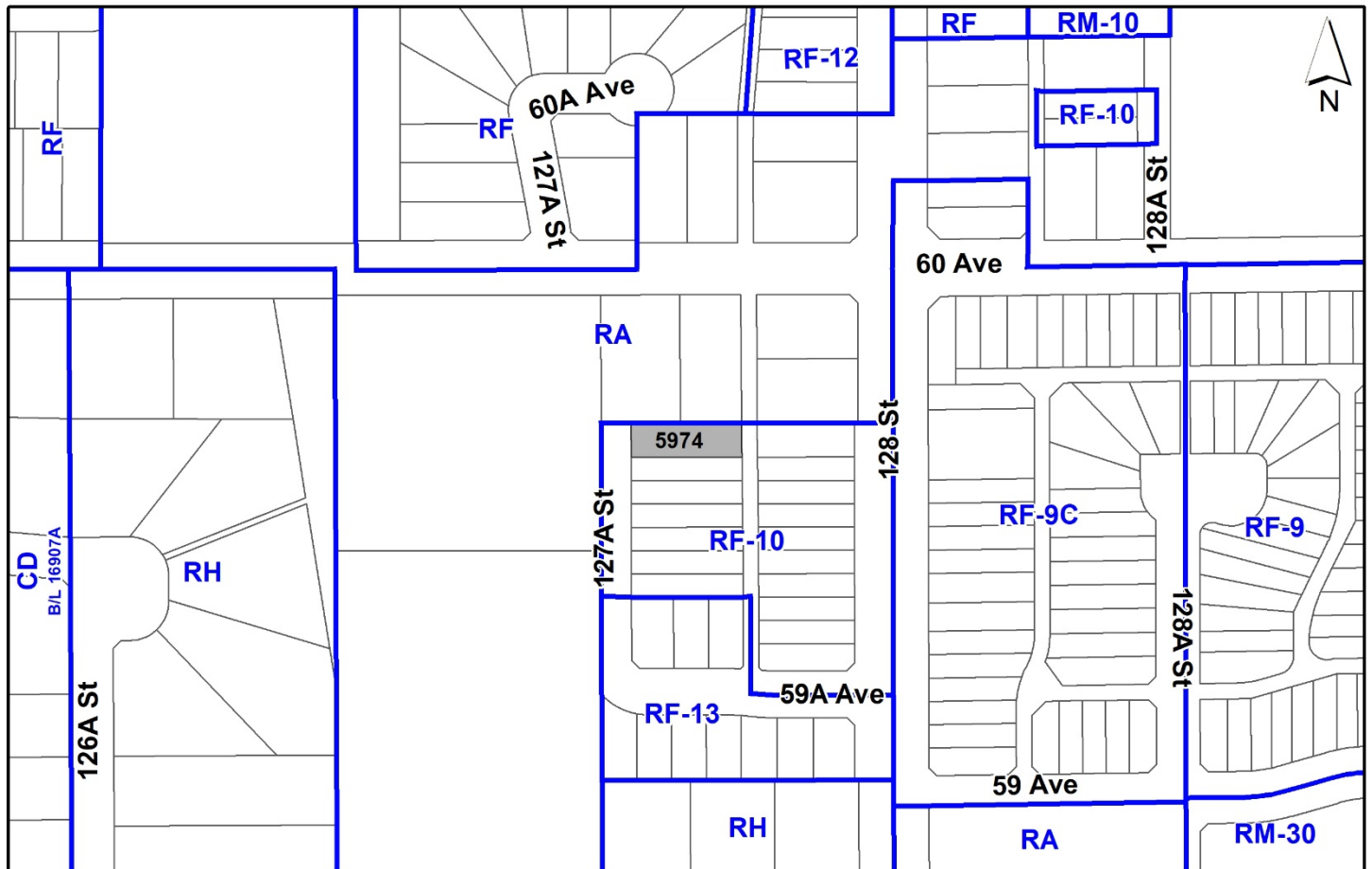
- **Rezoning** from RF-10 to RF-13 to permit construction of a new house.

**LOCATION:** 5974 127A Street

**ZONING:** RF-10

**OCP DESIGNATION:** Urban

**NCP/TCP/LAP DESIGNATION:** Small Lot (10 u.p.a.)



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The subject lot was rezoned to “Single-Family Residential (10) Zone (RF-10)” as part of Development Application No. 7919-0199-00.
- Of the 10 lots subdivided under 7919-0199-00, the subject property is 567 square metres, making it one of the largest in the subdivision.
- The subject property exceeds the minimum dimensions of the “Single-Family Residential (13) Zone (RF-13)” and would benefit from the higher maximum floor area under RF-13 for construction of a new home.
- The proposed rezoning to a single lot does not contradict the rationale of the original subdivision. The unit density will not increase, driveway access will still be required from the rear lane, and there is no additional tree removal required.
- Area residents have not raised concern with the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from “Single Family Residential (10) Zone (RF-10)” to “Single Family Residential (13) Zone (RF-13)” and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) Input from the Ministry of Transportation & Infrastructure.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Proposed single-family dwelling	Small Lot (10 u.p.a.)	RF-10
North:	Single Family Dwelling, Application No. 7921-0031-00	Small Lot (10 u.p.a.)	RA
East:	Proposed single-family dwelling	Small Lot (10 u.p.a.)	RF-10
South:	Proposed single-family dwelling	Small Lot (10 u.p.a.)	RF-10
West (Across 127A Street):	Acre Residential Property, Application 7921-0052-00, Proposed Townhomes, road, and Parkland	Proposed Single Family (6 u.p.a.)	RA

### Context & Background

- The subject property is an unconstructed interior lot at 5974 127A Street.
- The property is currently being prepared for construction through construction of 127A Street on the west side of the lot and a rear lane on the east side of the lot.
- The subject property was created as part of Development Application No. 7919-0199-00 for an NCP amendment to re-designate the property to “Small Lot (10 u.p.a.)”, to amend the local road network, rezoning from “One-Acre Residential Zone (RA)” to “Single Family Residential

(10) Zone (RF-10)” and subdivision into 10 single family small lots. This application received final adoption at the Regular Council – Land Use Meeting on April 11, 2022.

- The subject property is notably larger than the other 8 child properties created through the parent subdivision. Whereas the subject lot is 567 square metres in-size, the other lots range in size from 333 to 497 square metres.
- Under File No. 7919-0199-00, the applicant could have proposed rezoning to “Single Family Residential (13) Zone (RF-13)” for the subject property, as it meets the minimum RF-13 requirements and would permit the construction of a larger home. This option was not explored under the original application.
- A rear lane is to be constructed in accordance with the with the servicing agreement under Development Application No. 7919-0199-00. Under the RF-13 zone, driveway access must be taken from the lane.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the subject property from to “Single Family Residential (10) Zone (RF-10)” to “Single Family Residential (13) Zone (RF-13)” to permit development of a larger single family dwelling.
- Under the existing RF-10 zone, the maximum allowable floor area for the subject property would be 217 square metres. Under the proposed rezoning to RF-13, the maximum allowable floor area would be 265.7 square metres.
- The property has frontage on a future segment of 127A Street. A rear lane is to be constructed in accordance with the servicing agreement under Development Application No. 7919-0199-00.
- Under RF-13 zoning, driveway access is only permitted from the rear lane when one is available. The proposed rezoning will maintain the rear lane access pattern established for the other properties on the block.

	Proposed
<b>Lot Area</b>	
Net Site Area:	567 square metres
<b>Number of Lots:</b>	1
<b>Unit Density:</b>	17.64 units per hectare
<b>Lot Size</b>	567 square metres
<b>Lot Width</b>	13.3 metres
<b>Lot Depth</b>	42.7 metres

## Referrals

Engineering: The Engineering Department has no objection to the project or servicing requirements as this was captured under Development Application No. 7919-0199-00.

## POLICY & BY-LAW CONSIDERATIONS

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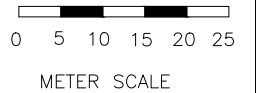
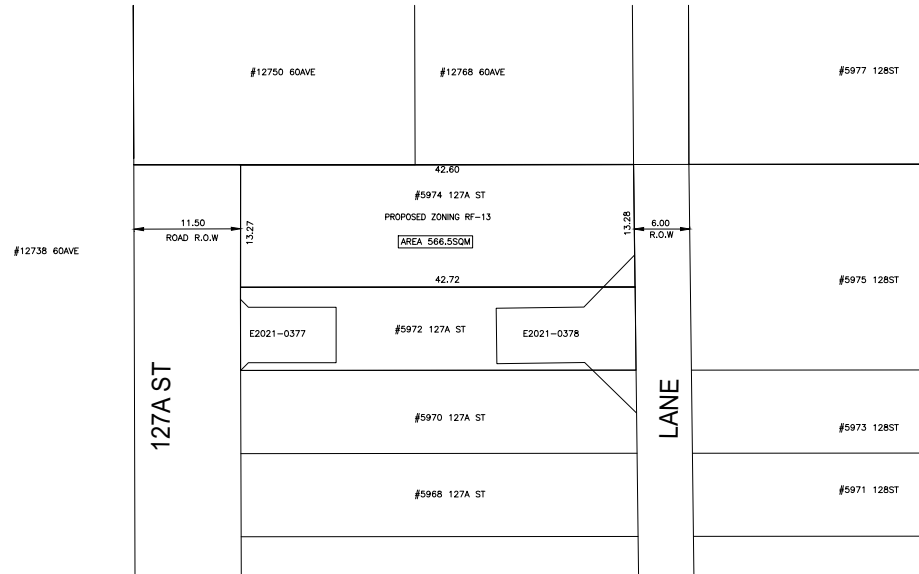
The following information is attached to this Report:

Appendix I.        Site Plan

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

JK/ar



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

**ZONING:**  
 EXISTING ZONING: RF-10  
 PROPOSED ZONING: RF-13

**SITE AREA**  
 GROSS SITE AREA: 566.550M

NO	DATE	BY	REVISION
0	22/10/24	AS RM	ISSUED FOR REVIEW
		NO TY/MM/DD/DRN	CH. REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 PRACTICE PERMIT NUMBER: 1003021  
 UNIT 206 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION** #5974-127A ST SURREY, B.C.

**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	1:250	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM	MAINLAND PROJECT NO.	1
DRAWN	AS	C-2303	OF 1
CHECKED	RM	DATE	REV.
APPROVED	AB	22/10/24	0