

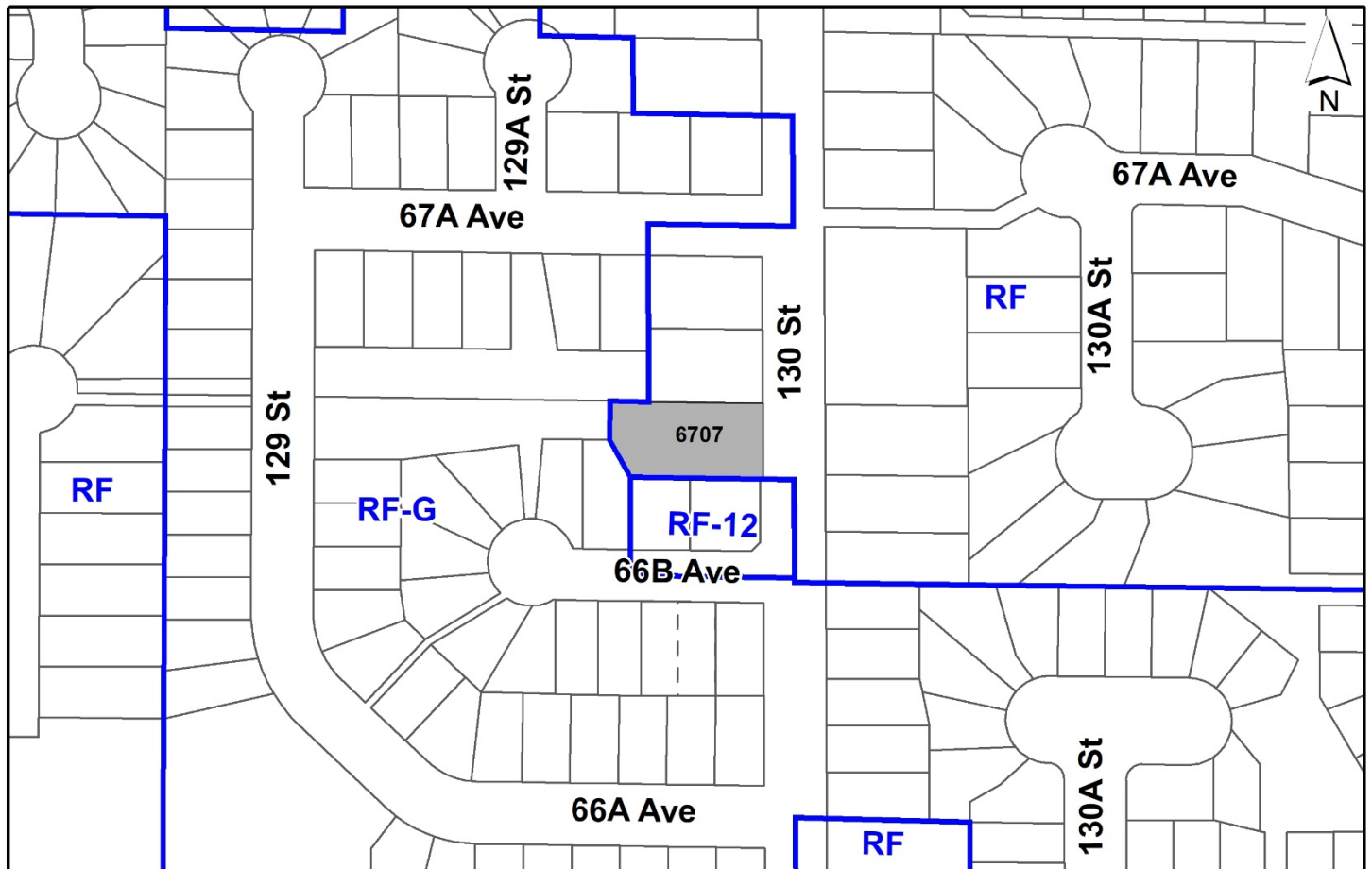
PROPOSAL:

- **Rezoning** from RF to RF-13 to permit subdivision into two (2) single family small lots.

LOCATION: 6707 - 130 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Newton.
- The proposed “Single Family Residential (13) Zone” (RF-13) lots will be consistent with the existing lot dimensions, and building form in the area, and is abutting two lots that were previously rezoned to “Single Family Residential (12) Zone” (RF-12).
- The application is proposed in an area that is within walking distance of multiple parks and schools.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development).
- As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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 Department; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF
North:	Single Family Residential	Urban	RF
East (Across 130 Street):	Single Family Residential	Urban	RF
South (Across 66B Avenue):	Single Family Residential	Urban	RF-12, RF-G
West:	Single Family Residential	Urban	RF-G

Context & Background

- The subject 1,154 square metre property is zoned “Single Family Residential Zone” (RF) and designated “Urban” in the OCP. The property has a single family dwelling located on it.
- The property abuts two “Single Family Residential (12) Zone” (RF-12) zoned lots to the south that were created as part of Development Application No. 7904-0296-00. This application received final adoption at the May 29, 2006 Regular Council – Land Use Meeting.
- The site is located to the northeast of existing “Single Family Residential Gross Density Zone” (RF-G) lots on the west side of 130 Street. Further south, properties that are currently zoned RF-G were developed under Land Use Contract No. 490.
- Many of these RF-G lots have a building floor area and envelope sizes that are larger than what would be permitted under the present-day RF-G zone.
- Development Application No. 7921-0216-00 on lands on the south side of 66B Avenue, proposes rezoning from RF-G to RF-13 to facilitate subdivision into two lots. This application is pre-Council.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application proposes to rezone the subject property from “Single Family Residential Zone” (RF) to “Single Family Residential (13) Zone” (RF-13).
- The proposal conforms with the minimum requirements of the RF-13 zone and would result in lots that are similar in size to existing properties in the area.
- The proposed lots are 538.4 and 576.2 square metres in area. The lot sizes are larger than the “Single Family Residential (12) Zone” (RF-12) lots abutting this property on the south and all the RF-G properties in the surrounding area.
- Under RF-G zoning, the proposed lots could be developed with a maximum single family dwelling floor area of 260.2 square metres. Under RF-12 or RF-13 zoning, the maximum achievable area would be 265.7 square metres.
- The proposed widths are 12 to 12.2 metres, which would be larger than the lot widths in the adjacent cul-de-sac on 66B Avenue.
- The minimum dimensions of an RF-13 Type I Interior Lot is 320 square metres in area, 12 metres in width, and 26 metres in depth. The proposed subdivision would result in lots that meet the RF-13 minimum width, while exceeding the minimum area and depth requirements. This would result in RF-13 lots that are closer in-size, with the exception of Lot Width, to the adjacent RF zoned properties across 130 Street.

	Proposed
--	-----------------

Proposed	
Lot Area	
Gross Site Area:	1,154 square metres
Road Dedication:	43.44 square metres
Net Site Area:	1,110.6 square metres
Number of Lots:	2
Unit Density:	8.98 units per hectare
Range of Lot Sizes	538.4 – 572.2 square metres
Range of Lot Widths	12 – 12.2 metres
Range of Lot Depths	40.8 – 47.3 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 Martha Jane Norris School
- 1 Secondary students at Tamanawis School

(Appendix III)

Parks, Recreation & Culture: Parks accepts the removal of one city tree, which is a flowering cherry labelled as C1 in the project arborist report (Appendix IV). Parks requires this tree compensation at a replacement ratio of 2 to 1, which will require a cash-in-lieu payment of \$1,100.00 into the Green City Program.

Summerwynd Park is the closest active park with amenities including a playground, open space, and is 545 metres walking distance from the development. Unwin Park is the closest park with natural area in the west of the park and is 830 metres walking distance from the development. Application is adjacent to 61F - Detention Pond. This serves as a dry pond for storm water management and is not considered active parkland.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Themes/Objectives

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located in a single-family neighbourhood that has experienced some gradual densification in recent years. The site is proximate to an arterial road (68 Avenue) and is within 400 metres of three schools and walking distance of multiple parks.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	8.98 units per hectare
Yards and Setbacks		
Front Yard (direction):	6 metres	6 metres
Side Yard (direction):	1.2 metres	1.2 metres
Rear (direction):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	336 square metres	538 – 576 square metres
Lot Width:	12 metres	12.2 metres
Lot Depth:	28 metres	40.8 – 47.3 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

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).
- Styles recommended for this site include use of a similar massing and roof design with neighbouring neo-traditional homes, restrictions on basement access homes, and the predominant use of natural and neutral colours.

- A preliminary lot grading plan, submitted by Mainland Engineering Corporation, and dated February 24, 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.
- 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 \$4,272.00 per unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP.

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 \$1,068 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 14, 2022, and the Development Proposal Signs were installed on January 9, 2023. Staff received no responses from neighbouring residents.

TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental 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)			
Horse Chestnut	1	0	1
Coniferous Trees			
Cedar of Lebanon	1	1	0
Juniper	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	
Contribution to the Green City Program		\$0.00*	

* The Summary table refers to on-site trees only. One City tree is proposed for removal. The removal requirements for the City tree is discussed below.

- The Arborist Assessment states that there are a total of 3 mature trees on the site and no Alder and Cottonwood trees. It was determined that 1 tree 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 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the site. The applicant is proposing 6 replacement trees, exceeding City requirements.
- The Arborist Assessment also indicates that one of two City trees fronting the subject site cannot be retained due to impacts from the proposed road works and servicing. Parks, Recreation and Culture staff have accepted the removal of this tree with compensation based on the 2 to 1 replacement ratio. This will require a cash-in-lieu payment of \$1,100.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site. One City tree is proposed for removal, which requires a contribution of \$1,100.0 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. Design Guidelines Summary

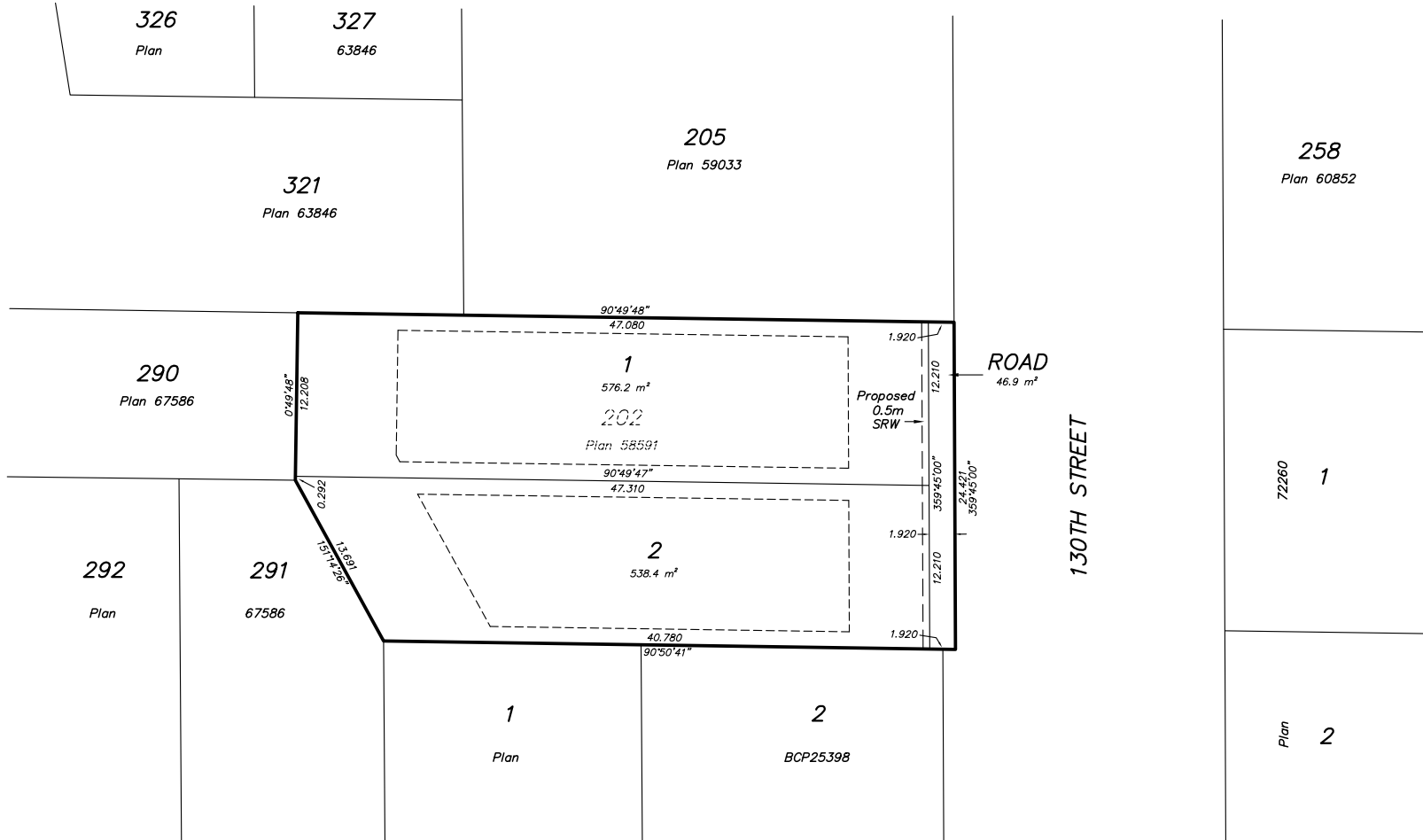
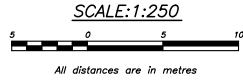
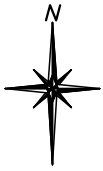
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar

**PROPOSED SUBDIVISION PLAN OF LOT 202,
SECTION 17, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT, PLAN 58591**

PARCEL IDENTIFIER 005-732-581
CIVIC ADDRESS 6707 130th Street
Surrey, B.C.



NOTES:
Lot dimensions are based on Plan 58591.

This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

Plan Prepared: October 25th, 2022

NOTES:
Proposed RF-13 Zoning, Single Family Residential (13) Zone
Proposed lot dimensions are preliminary and subject to City approval.

----- indicates building envelope
Setbacks
front=6.0 metres, rear=7.5 metres
interior side=1.2 metres.

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509
FILE NUMBER : 7952A



INTER-OFFICE MEMO

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

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

DATE: **May 09, 2023** PROJECT FILE: **7822-0334-00**

RE: **Engineering Requirements
Location: 6707 130 St**

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

- Dedicate 1.942m along 130 Street for road widening.
- Register 0.50m Statutory Right of Way along 130 Street.

Works and Services

- Construct driveway letdown to each lot.
- Provide storm, sanitary and water service connection to each lot. Abandon all existing service connections no longer required.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

RK



Department: **Planning and Demographics**
 Date: **May 4, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0334 00**

The proposed development of **2** 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	2
---	----------

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

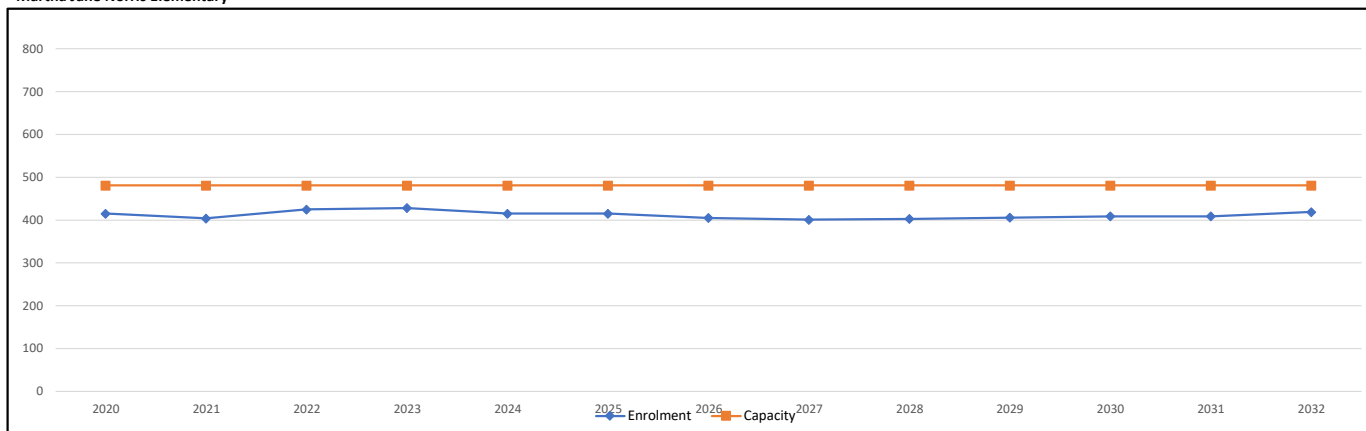
Current Enrolment and Capacities:	
Martha Jane Norris Elementary	
Enrolment	425
Operating Capacity	481
# of Portables	0
Tamanawis Secondary	
Enrolment	1453
Operating Capacity	1125
# of Portables	5

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.

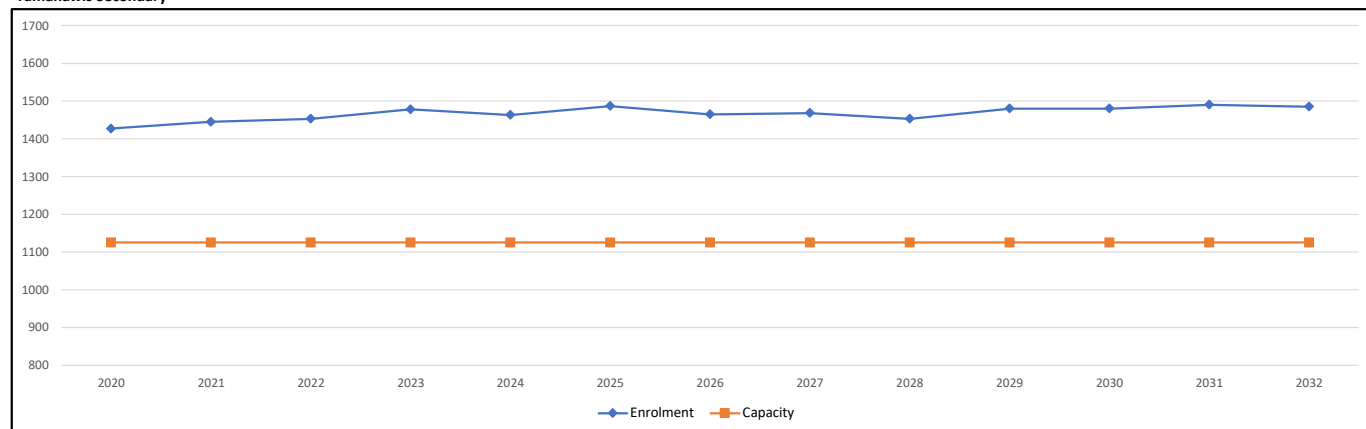
Martha Jane Norris Elementary is currently operating under capacity. The 10-year enrolment projections show this school will modestly grow. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.

Tamanawis Secondary is currently operating at 128%. The 10-year projections show that the school will continue to modestly grow, however, the school will continue to operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2025.

Martha Jane Norris Elementary



Tamanawis Secondary



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.

TREE PRESERVATION SUMMARY

Surrey Project No:

Address: 6707-130 Street Surrey

Registered Arborist: Andrew Booth

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open spaces or riparian areas)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <div style="text-align: center;"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio Zero (0) x one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio Two(2) x two (2) = 4 </div>	4
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space/Riparian Areas	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <div style="text-align: center;"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio Zero (0) x one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio One (1) x two (2) = 2 </div>	2
Replacement Trees Proposed	2 <small>(permit fees and replacement tree rates collected into the Green City Program)</small>

Summary, report and plan prepared and submitted by:



May 1, 2023

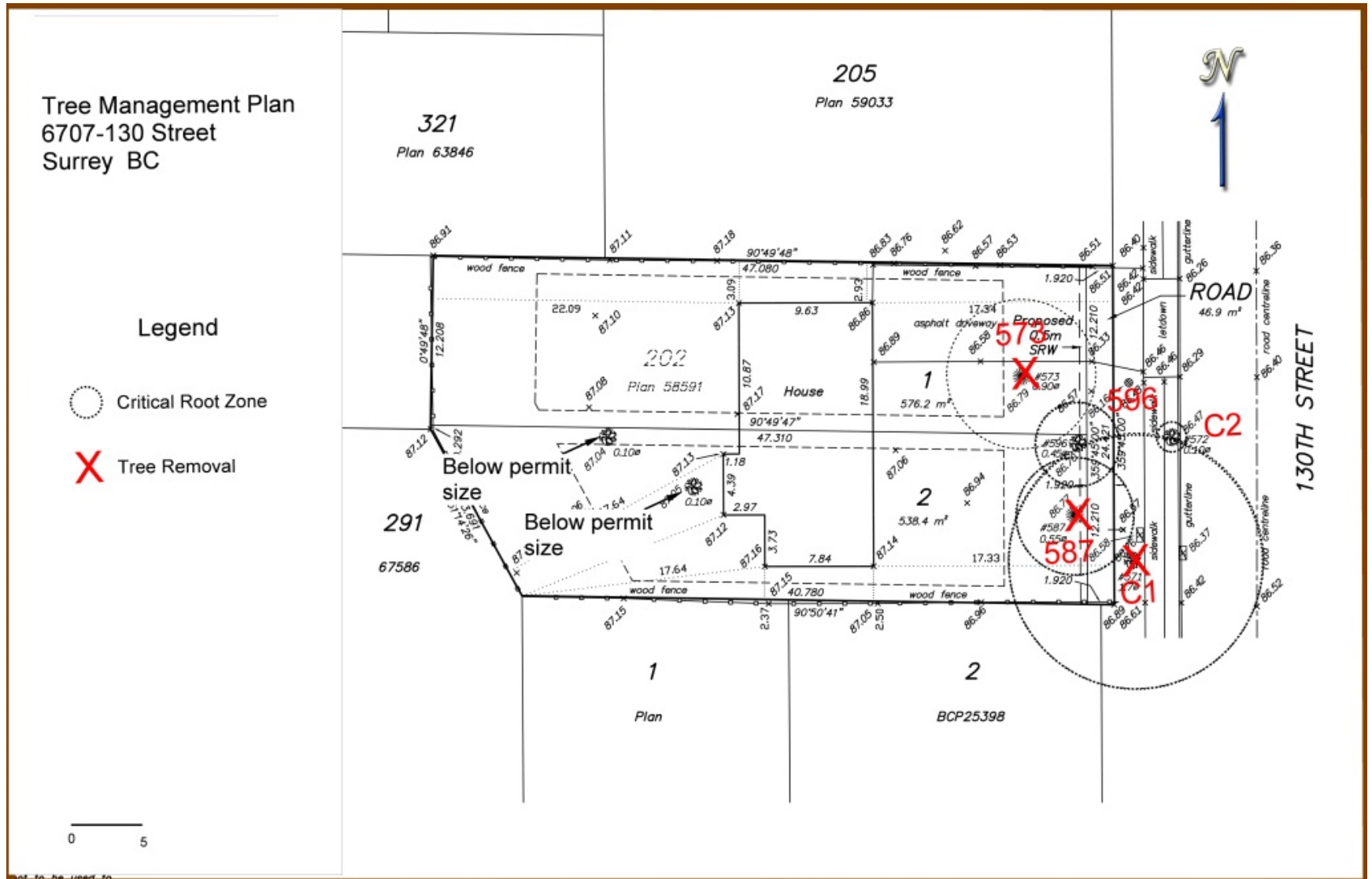


Figure 2. Tree Management Plan

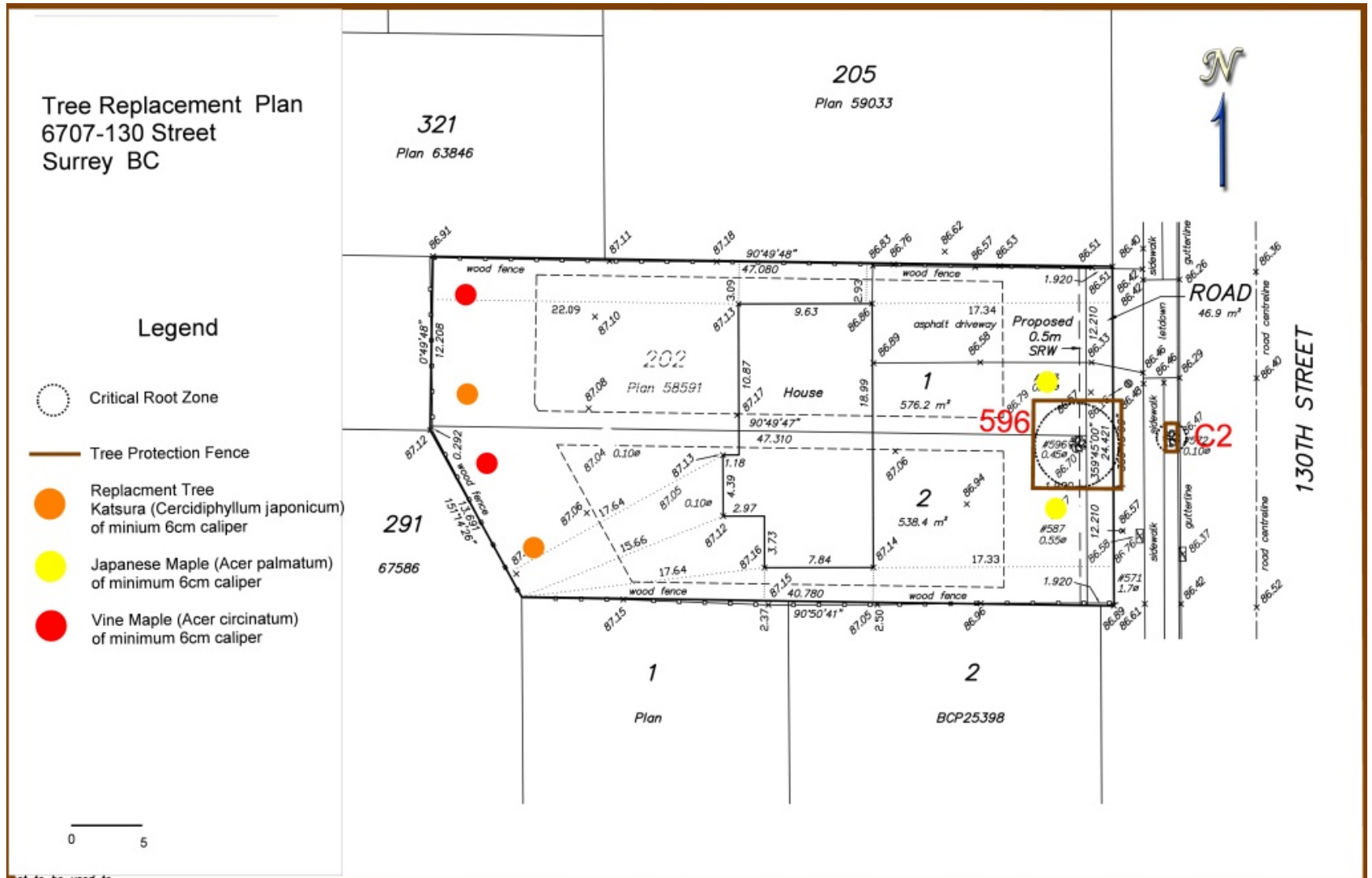


Figure 3. Tree Replacement Plan

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0334-00
 Project Location: 6707 130 Street, Surrey, B.C.
 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:

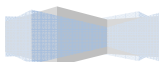
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 35-40 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 4:12 up to 6:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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) Roof pitch is a minimum 6:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, 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:

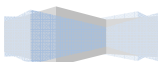
Dwelling Types/Location: 2 storey or 3 storey split levels.

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, Vinyl, 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 pitch must be 4:12. Flat roofs as accent roofs are permitted.
- 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: minimum 25 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:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: January 30, 2023

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

Date: January 30, 2023

