

PROPOSAL:

- **Rezoning** from RF to CD (based on RF-SD) to allow subdivision into 14 semi-detached lots.

LOCATION:

- 1765 - 157 Street
- 1775 - 157 Street
- 1785 - 157 Street
- 15674 - 18 Avenue
- 1789 - 157 Street
- 15668 - 18 Avenue

ZONING:

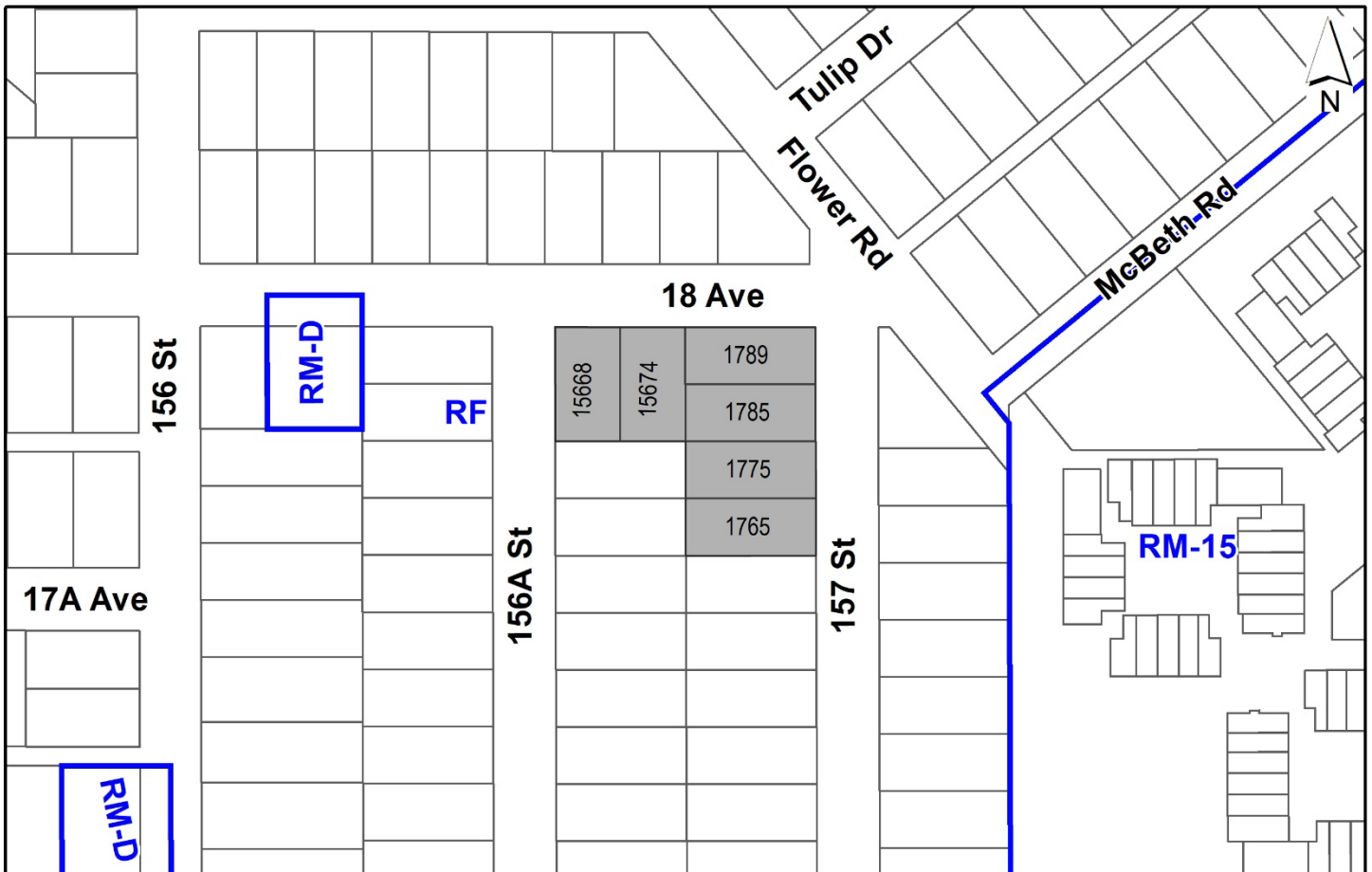
RF

OCP DESIGNATION:

Urban

TCP DESIGNATION:

Low Density Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Comprehensive Development (CD) Zone that will be based on the Semi-Detached Residential Zone (RF-SD) to accommodate the provision of secondary suites as these are not permitted in the RF-SD Zone.

RATIONALE OF RECOMMENDATION

- The proposal is intended as a “missing middle” pilot project to allow secondary suites in semi-detached residences, with a flex space above the garage. The provision of secondary suites will offer additional housing choice within Semiahmoo Town Centre. The flex space will not be habitable space and a Restrictive Covenant (RC) will be registered to prohibit the conversion to habitable space.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Low Density Residential designation in the Semiahmoo Town Centre Plan (TCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Semiahmoo Town Centre.

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 “Comprehensive Development Zone (CD)” and a date be set for Public Hearing.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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 Services;
 - (f) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the flex space above the garage into habitable living space by restricting any washroom or kitchen facilities in these spaces; and
 - (g) 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 Dwellings	Urban / Low Density Residential	RF
North (Across 18 Avenue):	Single Family Dwellings	Urban	RF
East (Across 157 Street):	Single Family Dwellings	Urban / Townhouse Residential	RF
South:	Single Family Dwellings	Urban / Low Density Residential	RF
West (Across 156A Street):	Single Family Dwellings	Urban / Low Density Residential	RF

Context & Background

- The site is designated "Urban" in the Official Community Plan (OCP) and "Low Density Residential" in the Semiahmoo Town Centre Plan (TCP).
- The subject lots are zoned "Single Family Residential Zone (RF)" and have a combined site area of approximately 0.46 Hectares.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from RF to RF-SD in order to subdivide the site from 8 single family residential lots into 14 semi-detached residential lots.
- Each of the semi-detached dwellings will be permitted one secondary suite within the dwelling unit under the proposed CD zone.
- The proposal is intended as a pilot project to support the delivery of "missing middle" housing. The provision of secondary suites will offer additional housing choice within Semiahmoo Town Centre. These spaces are anticipated to be used as rental units or by members of the owners' family or friends.
- This will allow a moderate density increase within this existing single family neighbourhood, compatible with the Low Density Residential Designation in the Semiahmoo Town Centre Plan.
- The proposed density complies with the Urban designation in the Official Community Plan.
- The applicant is proposing to include flex spaces above the detached garages that will count towards the total floor area ratio (FAR) permitted on the lot. The intent is to address the increasing need for work from home space, but the flex space could also be used as storage or for other non-habitable uses. Coach houses are not permitted under the proposed CD Bylaw and the flex space cannot be converted to habitable space. A Restrictive Covenant will be registered to prohibit the conversion to habitable living space by restricting any washroom or kitchen facilities to be provided in these spaces.
- The semi-detached housing form is considered an appropriate land use for this area, providing a complementary interface with adjacent single-family lots.

	Proposed
Lot Area	
Gross Site Area:	4,580.6 square metres
Road Dedication:	908 square metres
Net Site Area:	3,672.6 square metres
Number of Lots:	14
Unit Density:	31 units per hectare (12 units per acre)
Range of Lot Sizes	236 – 326 square metres
Range of Lot Widths	8.3 – 9.2 metres
Range of Lot Depths	28.6-35.7 metres

- The applicant has provided some conceptual designs (see Appendix II) showing how the streetscape and elevations may look and how the floor plans and parking may work. Development Permits are typically not associated with a semi-detached form of housing, however these images conceptually show how the buildings may develop.

Referrals

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

School District: The School District has advised that there will be approximately 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

6 students at Jessie Lee Elementary School
5 students at Earl Marriott Secondary School

(Appendix IV)

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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2025.

Parks, Recreation & Culture:

The closest active and natural park is Alderwood Park and is 100 metres away to the east. Future parkland is proposed within 200 metres of the subject site as part of the Semiahmoo Town Centre Plan (TCP).

Transportation Considerations

- Vehicle access for the proposed lots will be provided from a future 6 metre wide lane at the rear of the lots. Front-loaded driveways will not be permitted.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Social sustainability through diversity of housing form and affordable rental opportunities with secondary suites; and
 - Electric vehicle charging.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- 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 within the Semiahmoo Town Centre Plan area and is within approximately 1 kilometer of future bus rapid transit (extension of the existing R1 route), as indicated in TransLink’s Transport 2050: 10 Year Priorities for TransLink document (June 30, 2022).

This predominantly single-family neighbourhood is designated for Low Density Residential and Townhouse Residential to the east across 157 Street, which will allow for further gradual densification of the neighbourhood.)

Secondary Plans

Land Use Designation

- The proposal complies with the “Low Density Residential” designation in the Semiahmoo Town Centre Plan (TCP).

Themes/Objectives

- 3.4.4 Low Density Residential – Development within this designation is intended for modest redevelopment and infill while keeping with the existing character of the single-detached neighbourhood. The designation supports a range of 2.5-storey fee-simple residential uses, including single-detached dwellings, duplexes, and/or lane-serviced rowhouses and coach houses.

(The proposed development will provide semi-detached duplexes with secondary suites, allowing for a modest increase in density that remains consistent with the TCP designation. The buildings will be within the 2.5 storey (maximum 9.5 metre) height limit and will be designed to be sensitive to the existing surrounding single-detached character.)

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on "Semi-Detached Residential Zone (RF-SD)" to accommodate secondary suites as part of the proposed development. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Semi-Detached Residential Zone (RF-SD)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-SD Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RF-SD Zone (Part 17H)	Proposed CD Zone
Unit Density:	37 uph	37 uph
Floor Area Ratio:	0.72	0.72
Lot Coverage:	60%	60%
Yards and Setbacks:		
Front Yard:	3.5 m.	3.5 m.
Side Yard:	1.2 m.	1.2 m.
Side Yard Flanking:	2.7 m.	2.7 m.
Rear Yard:	6.5 m.	6.5 m.
Lot Size (Interior):	200 sq. m.	200 sq. m.
Lot Size (Corner)	226 sq. m.	226 sq. m.
Lot Width (Interior):	7.2 m.	7.2 m.
Lot Width (Corner):	8.7 m.	8.7 m.
Lot Depth (All Lots):	28 m.	28 m.
Principal Building Height:	9.5 m.	9.5 m.
Accessory Building Height:	up to 5 m.	up to 7 m.
Permitted Uses:	One dwelling unit	One dwelling, which may contain one secondary suite
Number of Spaces	2	3

- The proposed CD Zone differs from the RF-SD Zone in that one secondary suite (limited to 90 sq. m. in floor area and occupying less than 40% of the habitable floor area) will be permitted within each semi-detached dwelling and one additional parking space will be required per lot in order to accommodate parking for the secondary suites. This is consistent with other single family residential zones.

- The proposal is intended as a pilot project to support the delivery of “missing middle” housing. The provision of secondary suites will offer additional housing choice within Semiahmoo Town Centre. These spaces are anticipated to be used as rental units or by members of the owners’ family or friends
- The applicant is proposing to include flex spaces above the detached garages that will count towards the total floor area ratio (FAR) permitted on the lot. The proposed CD Bylaw would allow an increase to the height of accessory buildings of up to 7 metres to accommodate a flex space above the garage.
- Coach houses are not permitted under the proposed CD Bylaw. A Restrictive Covenant will be registered to prohibit the conversion of the flex space to habitable living space.

Lot Grading and Building Scheme

- The applicant has retained Tej Singh of Simplex Home Design 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.
- Style recommended for this site is “brownstone rowhouse” architectural vernacular to emphasis a rich, well-executed design.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated August 23, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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.
- The applicant will be required to contribute the updated fee of \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 8, 2022, and the Development Proposal Signs were installed on April 12, 2023. Staff received some responses from neighbouring residents generally inquiring about the proposal. *(staff comments in italics):*

(Staff responded to questions regarding the scale of development and parking requirements. Some residents were concerned that coach houses were being proposed due to the lane access. Staff clarified that the applicant is proposing secondary suites within the main dwellings and will provide on-site parking for 3 vehicles per lot.

The proposed CD Bylaw will allow one secondary suite per dwelling but coach houses are not proposed or permitted. A restrictive covenant will be registered to prohibit the flex space above the garage from being converted to habitable living space.)

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Common Cherry	7	7	0
Silver Birch	1	1	0
Common Plum	1	1	0
Photinia	1	1	0
Bitter Cherry	1	1	0
Portuguese Laurel	2	2	0
Rhododendron	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	1	1	0
Emerald Cedar	1	1	0
Western Redcedar	3	3	0
Leyland Cypress	1	1	0
Sawara Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	23	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees Proposed		20	
Estimated Contribution to the Green City Program		\$14,300	

- The Arborist Assessment states that there are a total of 23 mature trees on the site. There are no Alder and Cottonwood trees on site. The applicant does not propose to retain any trees 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 46 replacement trees on the site. Since 20 replacement trees are proposed on the site (based on an average of [1.5] trees per lot), the proposed deficit of 26 replacement trees will require an estimated cash-in-lieu payment of \$14,300, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with an estimated contribution of \$14,300 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Conceptual Site Plan and Elevations
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

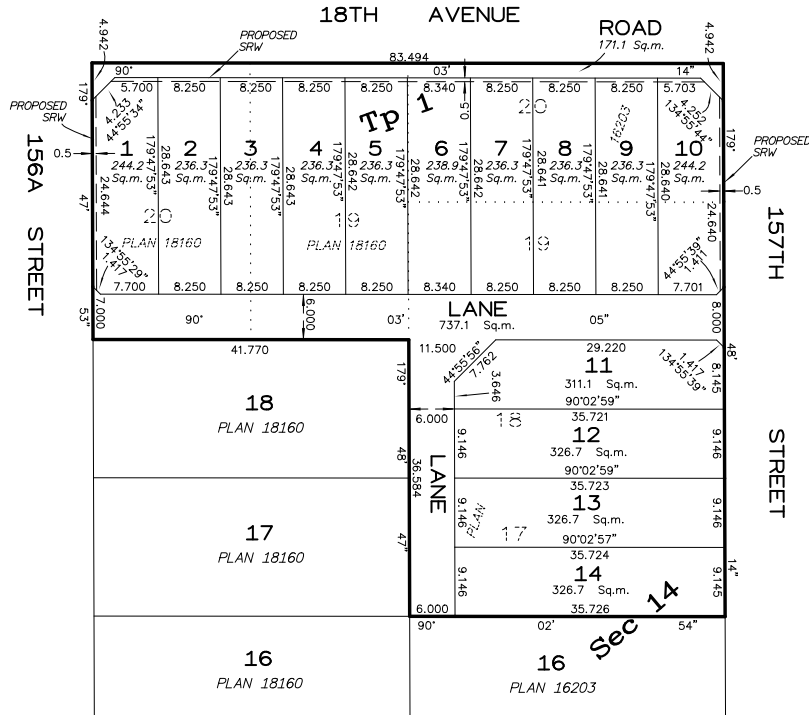
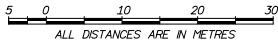
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**PROPOSED SUBDIVISION PLAN OF
LOTS 17 TO 20 (INCLUSIVE) PLAN 16203
AND LOTS 19 AND 20 PLAN 18160
ALL OF SECTION 14 TOWNSHIP 1
NEW WESTMINSTER DISTRICT**

DRAFT: AUG-23-2023

B.C.G.S. 926.007

SCALE 1 : 500



This plan lies within the jurisdiction of the Approving Officer for the City of Surrey. The field survey represented by this plan was completed on the XXth day of August, 2023. Finny Philip, BCLS 995

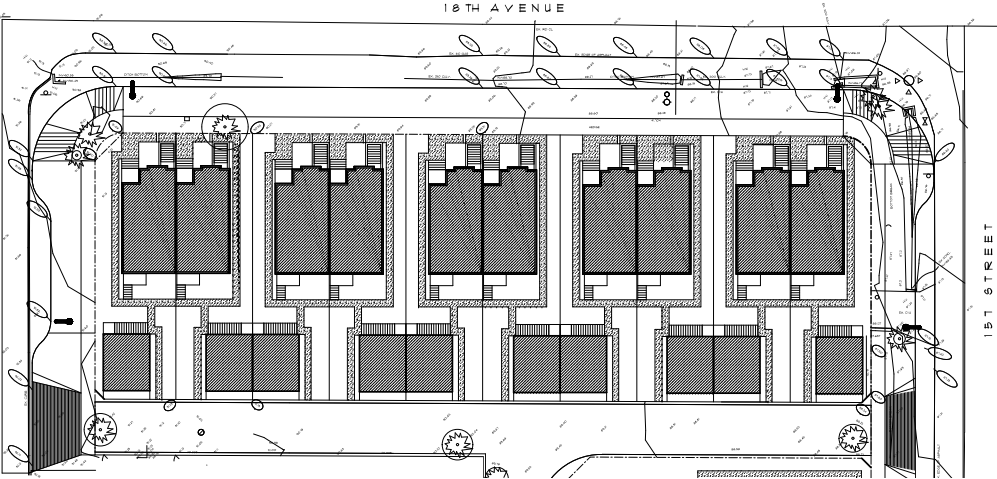


FILE: 22-1465-Sub_R3

LITTLE CHELSEA
18th AVENUE and 157th STREET, SURREY, BRITISH COLUMBIA



156 A STREET
157 STREET
18TH AVENUE
N
SITE PLAN
SCALE: 1/8" = 1'-0"



Conceptual Unit Layout and Streetscape

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

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

DATE: **September 14, 2023** PROJECT FILE: **7822-0337-00**

RE: **Engineering Requirements
Location: 15668 18 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m statutory right of ways along 156A Street, 157 Street and 18 Avenue.
- Dedicate corner cuts as required.
- Dedicate 6.0m for Lane.
- Dedicate 5.5m x 5.5m corner cut where both lanes intersect.

Works and Services

- Construct the south side of 18 Avenue, east side of 156A Street, and west side of 157 Street.
- Construct residential Lane.
- Construct drainage mains to service the development.
- Provide SWCP to identify downstream capacity, resolve constraints as required.
- Construct storm, sanitary and water service connections for each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

RK

Department: **Planning and Demographics**
Date: **September 1, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0337 00**

The proposed development of **14** 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	13
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Projected Number of Students From This Development In:	
Elementary School =	6
Secondary School =	5
Total Students =	11

Current Enrolment and Capacities:	
Jessie Lee Elementary	
Enrolment	384
Operating Capacity	411
# of Portables	1
Earl Marriott Secondary	
Enrolment	1348
Operating Capacity	1500
# of Portables	4

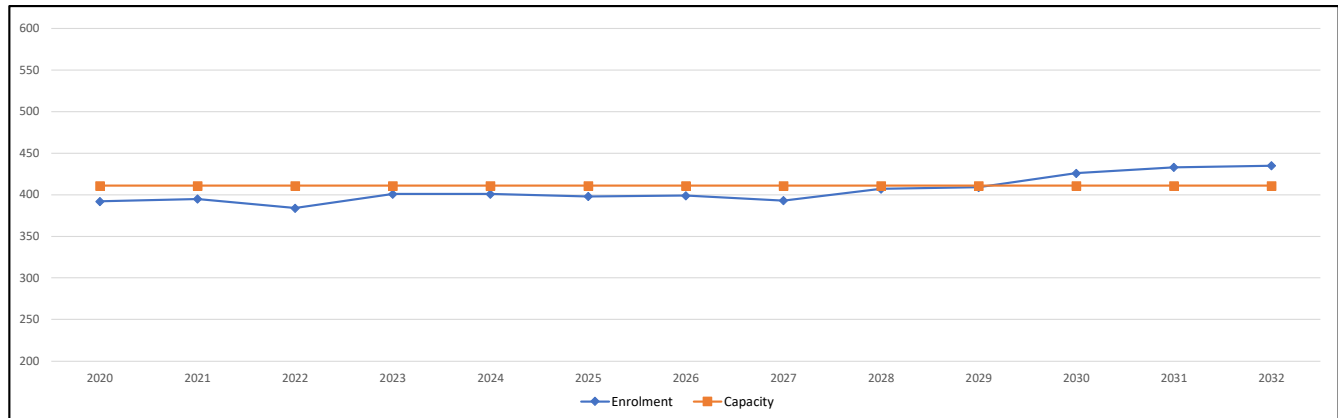
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Actual enrollment at Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

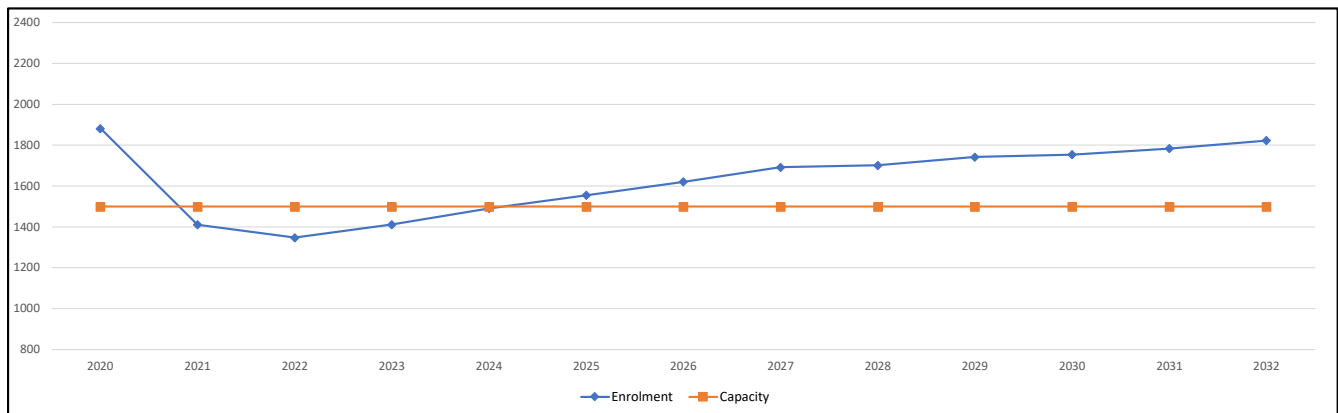
Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriot

Enrolment at Earl Marriott Secondary is expected to reach the 1800 range by 2032. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition. The Ministry of Education and Child Care has not approved funding for this project.

Jessie Lee Elementary



Earl Marriott 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.

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 15668, 15674 18 Ave & 1789, 1785, 1775, 1765 157 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	23
Protected Trees to be Removed	23
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46	46
Replacement Trees Proposed	20
Replacement Trees in Deficit	26
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

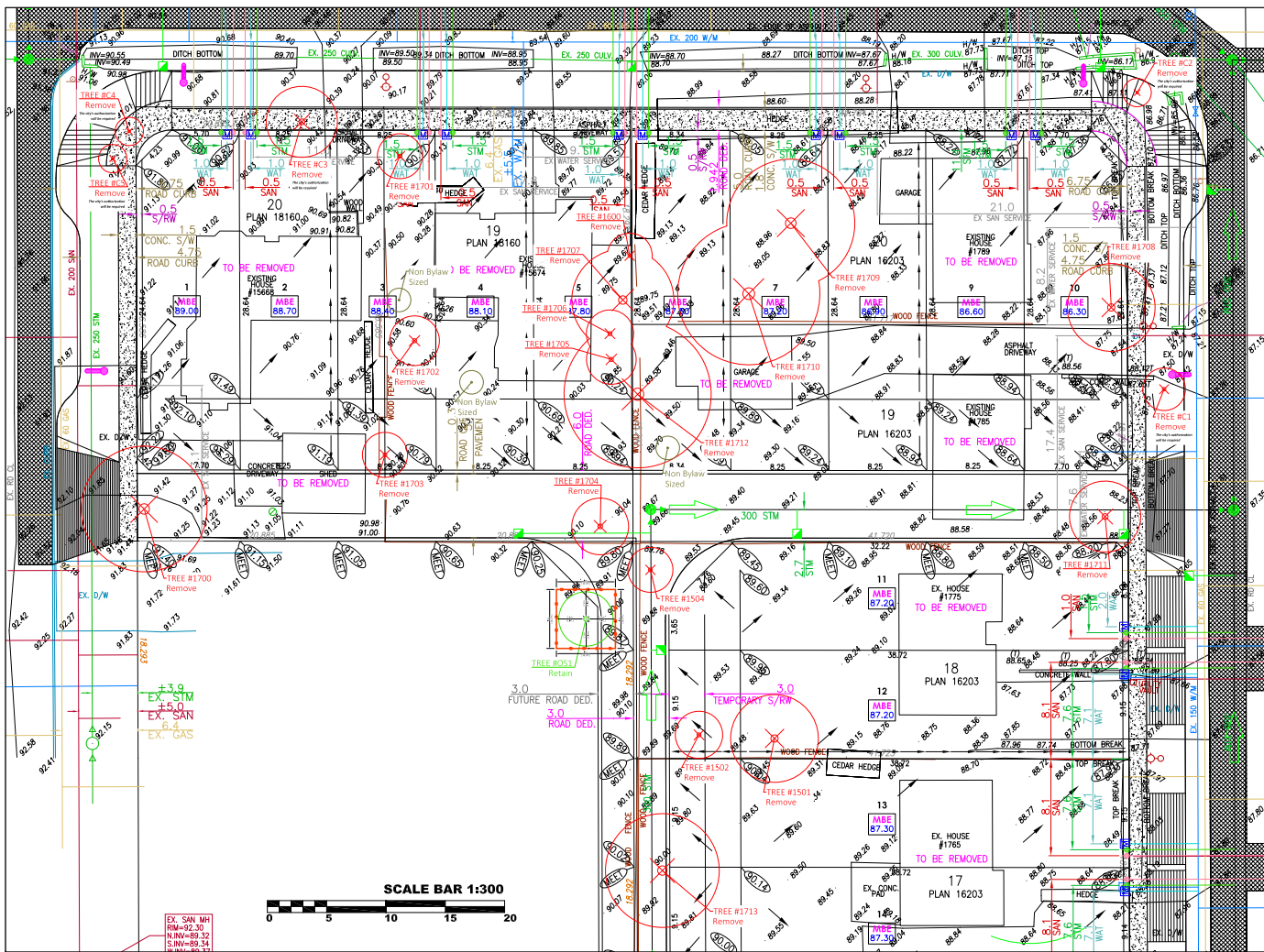
Summary, report and plan prepared and submitted by:

Francis Klimo

December 20, 2022

(Signature of Arborist)

Date



Revisions	
No.	Date
Consultants	
TREE MANAGEMENT PLAN	
Project Number	
Date	April 26, 2023
Scale	1:300
Drawn	Daman
Checked	

REMOVAL OF TWENTY THREE (23) TREES AS PER ARBORIST REPORT. TREES #1501,1502,1504,1600,1700-1713,C1-C5 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF TWENTY (20) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD DC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES, ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARBERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE CRITICAL INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES, NO HEAVY EQUIPMENT (INCLUDING BOCATS) IS TO ENTER CRITICAL ROOTZONES, STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INTACT IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.