

INTER-OFFICE MEMO

**Regular Council - Land Use
B.4 7923-0198-00**

**Monday, January 29, 2024
Supplemental Information**

TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: January 26, 2024 FILE: 7923-0198-00

RE: **Agenda Item 4, January 29, 2024, Regular Council – Land Use
Development Application No. 7923-0198-00
Replacement Pages for the Planning Report**

Development Application No. 7923-0198-00 is on the agenda for consideration by Council at the January 29, 2024, Regular Council – Land Use Meeting under item 4.

After finalizing the Planning Report for the January 29, 2024, Regular Council – Land Use Agenda, it was discovered that the road network abutting the map located on the title page of the Planning Report was mistakenly shaded gray along with the subject sites. Only the two subject properties are to be shaded gray within the map located on the cover page.

The associated Development Variance Permit originally was missing an applicable clause directing clerks to insert the new legal description and inserting any new civic addresses for the land.

Page 1 and 11 of the Planning Report have been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



Ron Gill
Chief Development Approvals Officer
Planning & Development Department

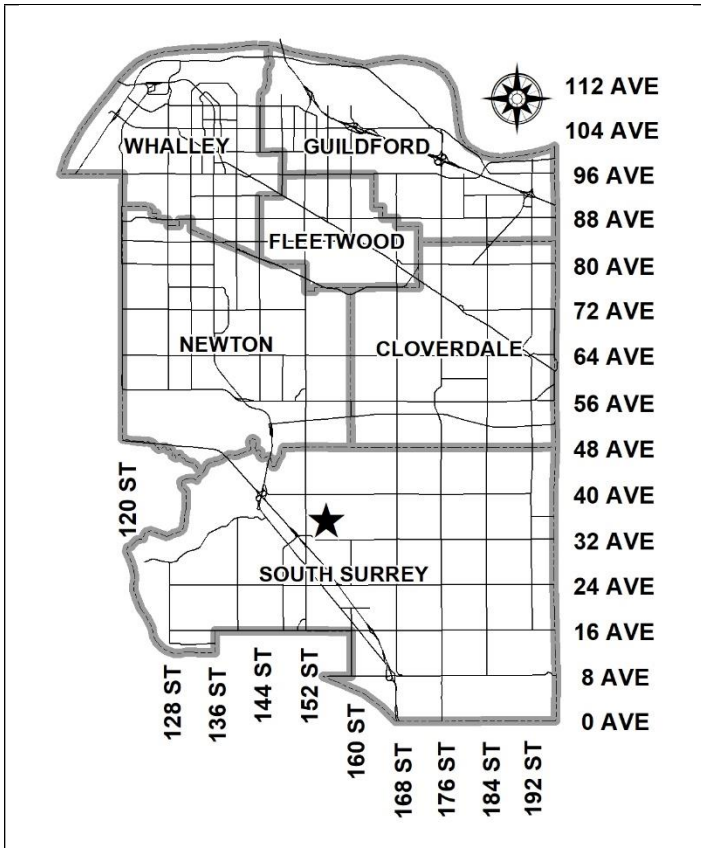
Attachment - 7923-0198-00- Page 1 and 11 Replacement Pages

c.c. - City Manager

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0198-00

Planning Report Date: January 29, 2024



PROPOSAL:

- **NCP Amendment** for a portion of a site from Suburban ½ Acre Residential to Suburban ¼ Acre Residential
- **Development Variance Permit**

to allow subdivision into 3 lots.

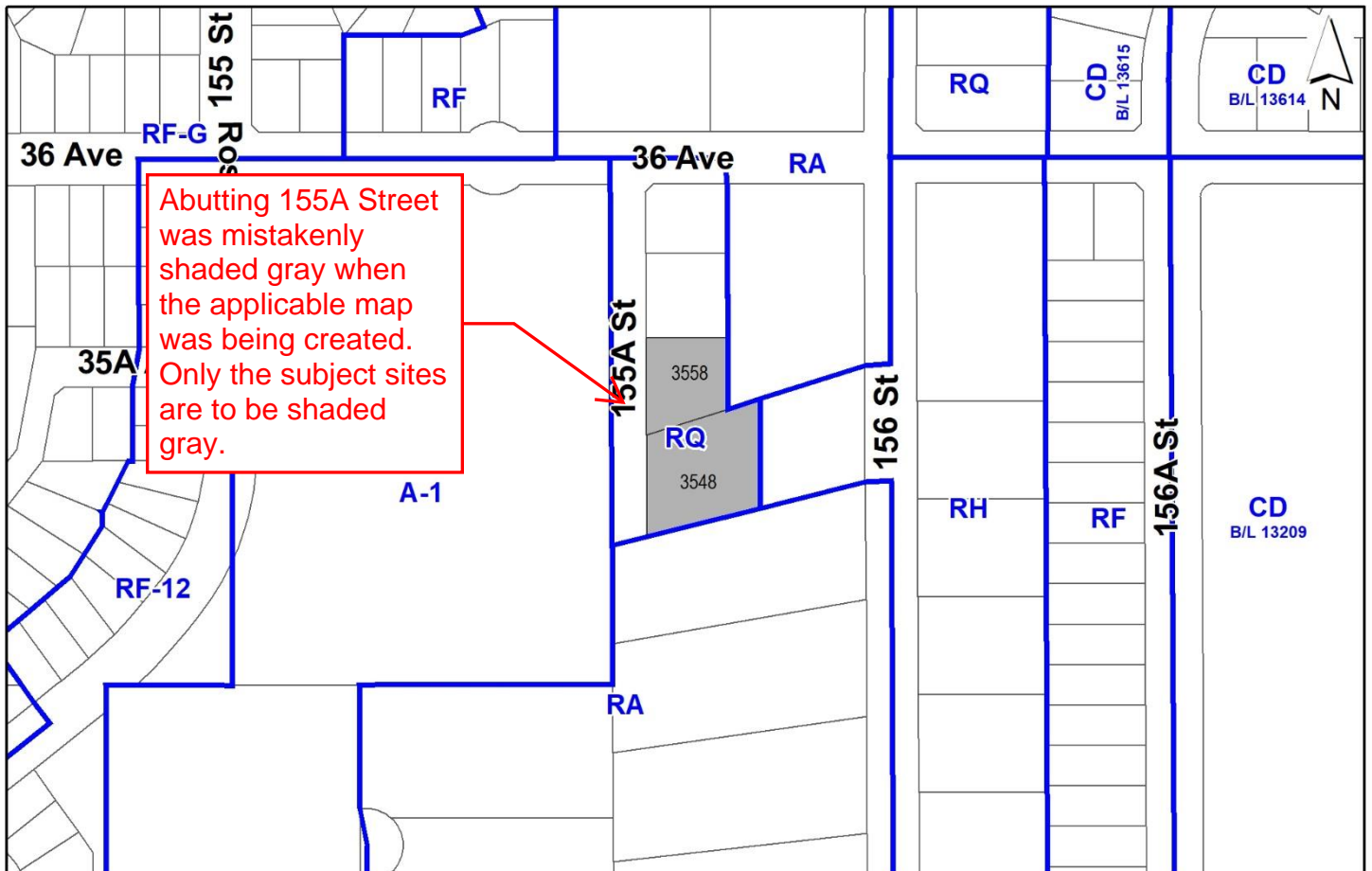
LOCATION: 3548 155A Street

3558 155A Street

ZONING: RQ

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban ¼ Acre Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0198-00

Issued To: (the Owner)

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: 031-875-378
Lot 2 Section 26 Township 1 New Westminster Plan EPP114748
3548 155A St

Parcel Identifier: 031-875-581
Lot 3 Section 26 Township 1 New Westminster Plan EPP114750
3558 155A St

(the "Land")

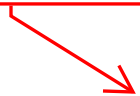
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Applicable clauses for the associated DVP were originally not included in the supporting document. Nothing is being removed and replaced, just added.



- Part 15c Section K.2(c) is being varied to reduce the minimum lot width requirements in the “Quarter Acre Residential Zone (RQ)”, from 24 metres to 23.5 metres for proposed lot 2 and from 24 metres to 21.3 metres for proposed lot 3.
- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

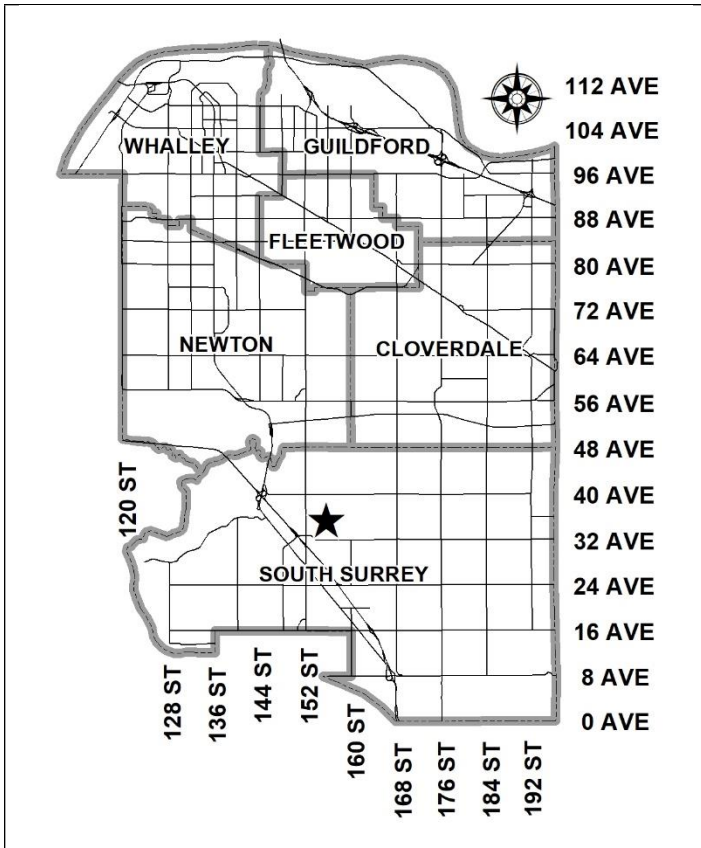
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0198-00

Planning Report Date: January 29, 2024



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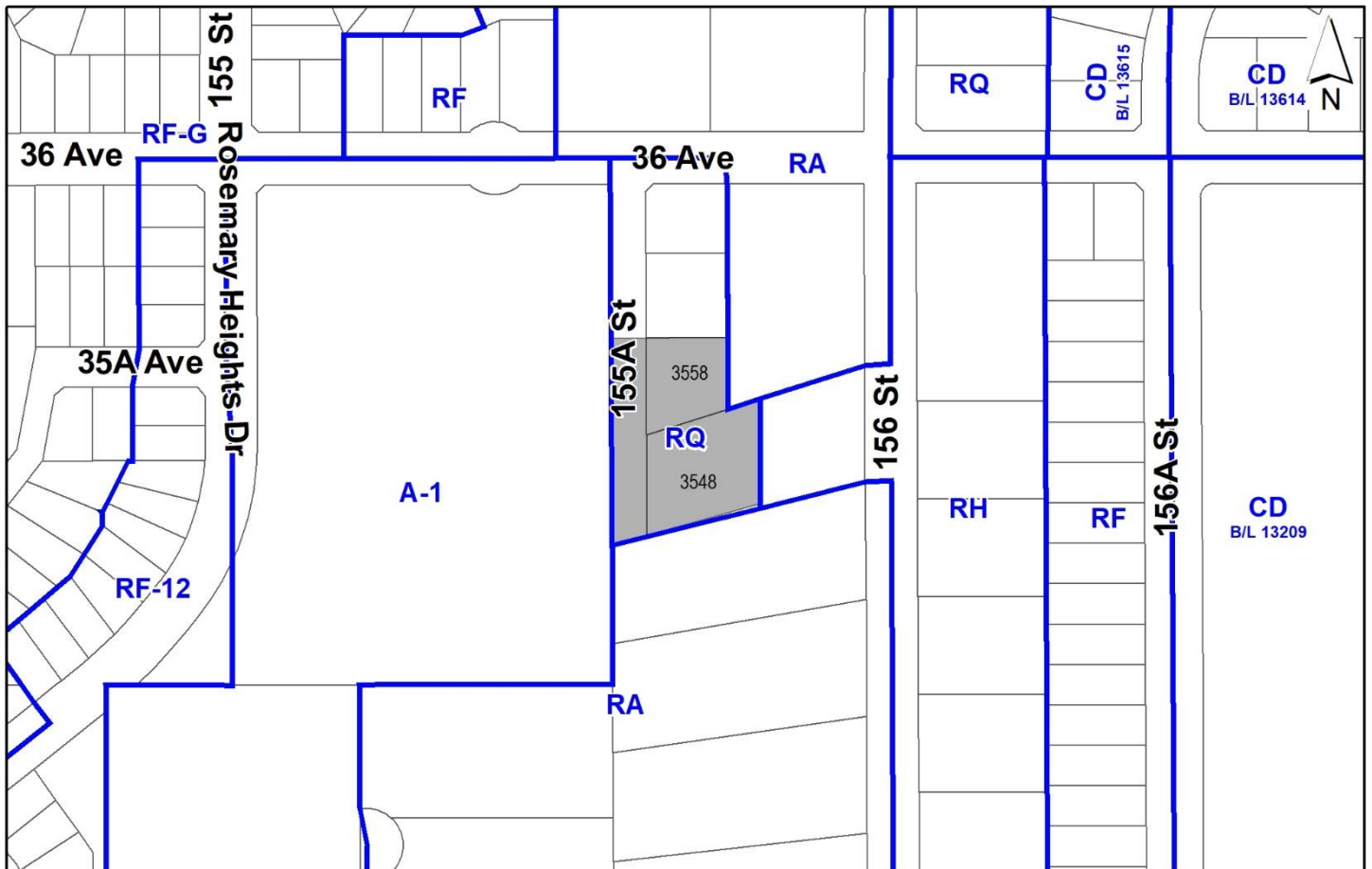
LOCATION: 3548 155A Street

3558 155A Street

ZONING: RQ

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban ¼ Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) for a portion of the site (eastern portion) from “Suburban ½ Acre Residential” to “Suburban ¼ Acre Residential” (Appendix III).
- The applicant is proposing to reduce the minimum lot width of the “Quarter Acre Residential Zone (RQ)” for proposed Lots 2 and 3.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s Suburban designation within the Official Community Plan (OCP).
- The proposal partially complies with the Suburban ¼ Acre Residential designation under the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed variance to reduce the minimum lot width requirements in the Quarter Acre Residential Zone (RQ) is modest and all other minimum lot size requirements through subdivision are being met.
- The proposed density and building form are appropriate for this part of Rosemary Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0198-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the “Quarter Acre Residential Zone (RQ)” from 24 metres to 23.5 metres for proposed Lot 2 and to 21.3 metres for proposed lot 3.
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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (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.
3. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from “Suburban ½ Acre Residential” to “Suburban ¼ Acre Residential” when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family	Suburban ¼ Acre Residential; & Suburban ½ Acre	RQ
North:	Single family	Suburban ¼ Acre Residential	RQ
East:	Single family	Suburban ½ Acre Residential	RQ
South:	Single family	Suburban ¼ Acre Residential & Suburban ½ Acre Residential	RA
West (Across 155A St.):	Rosemary heights Elementary School	Elementary school, Buffer, Park/Open Space	A-1

Context & Background

- The parent properties are located at 3548 & 3558 155A street in the Rosemary Heights neighbourhood of South Surrey and have a combined area of 2,709 square metres.
- The subject property is designated "Suburban" in the Official Community Plan (OCP) and is split designated: "Suburban ¼ Acre Residential" and "Suburban ½ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan.
- The "Suburban ¼ Acre Residential" designation was introduced in the amended NCP, to apply for the properties north of 36 Avenue, and along portions of the west side of the suburban pocket north of 34 Avenue. Lots created under this designation are expected to comply with the Quarter-Acre Residential (RQ) Zone. The "Suburban ½ Acre Residential" was maintained along both sides of 156 Street between 34 and 36 Avenues.
- Previous applications which included both subject properties to create an 8-lot subdivision has been closed. Subject property 3558 155A Street was created through Rezoning and subdivision application 7918-0455-00 and 3548 155A Street was created through rezoning and subdivision application 7918-0454-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a variance to the minimum lot width within the Quarter Acre Residential Zone (RQ) from 24 metres to 23.5 metres for proposed lot 2 and from 24 metres to 21.3 metres for proposed lot 3 to subdivide into 3 RQ lots.

Secondary Plans

Land Use Designation

- Both subject parcels are designated Suburban 1/4 Acre Residential, and a portion 3548 155A Street is also designated Suburban 1/2 Acre Residential along its eastern edge within the Rosemary Height Central Neighbourhood Concept Plan (NCP). The proposal partially complies with the designations.
- An NCP amendment is required on a portion of the site from “Suburban 1/2 Acre Residential” to “Suburban 1/4 Acre Residential” to bring the entirety of 3548 155A Street in compliance with the proposed RQ zoned lots created through subdivision.

Amendment Rationale

- The proposed amendment to the Rosemary Heights Central NCP to redesignate a portion of the site from “Suburban 1/2 Acre Residential” to “Suburban 1/4 Acre Residential” is required to bring proposed lots 2 and 3 into full compliance with the Quarter Acre designation that was introduced through an amendment to the Rosemary Heights NCP and remain consistent with the other lots fronting 155A street between 34 and 36 Avenues.

Lot Width Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RQ Zone from 24 metres to 23.5 metres for proposed Lot 2 and to 21.3 metres for proposed lot 3.
- Subdivision of the subject site under the “Quarter Acre Residential Zone (RQ)” would result in three RQ lots that meet the minimum lot area requirements and continues the infill pattern along newly constructed 155A Street.
- The proposed lots will significantly exceed the depth requirements of the RQ zone, being more than 44 metres deep each. The minimum lot depth under the RQ zone is 30 metres.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Home Design Consulting as the Design Consultant. The Design Consultant has confirmed that the existing building scheme complies with current standards and is deemed acceptable to use.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated November 16, 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 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Rosemary Heights Central Neighbourhood Concept Plan (NCP) designation.

Affordable Housing Strategy

- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on December 21, 2023. Staff have received no responses from neighbouring properties.

TREES

- Tree requirements and conditions were addressed in previous applications 7918-0454-00 and 7918-0455-00, which created the two parent lots 3558 and 3548 155A Street. There is one retained tree on the northeast corner of 3558 155A street that is protected with a tree preservation Restrictive Covenant and will remain retained on site through this development.
- The other trees and vegetation on-site have been cleared and the site has been graded as previously approved under the original applications.
- Further evaluation on tree planting will be conducted through BP stage. Site servicing was completed through original applications.

INFORMATION ATTACHED TO THIS REPORT

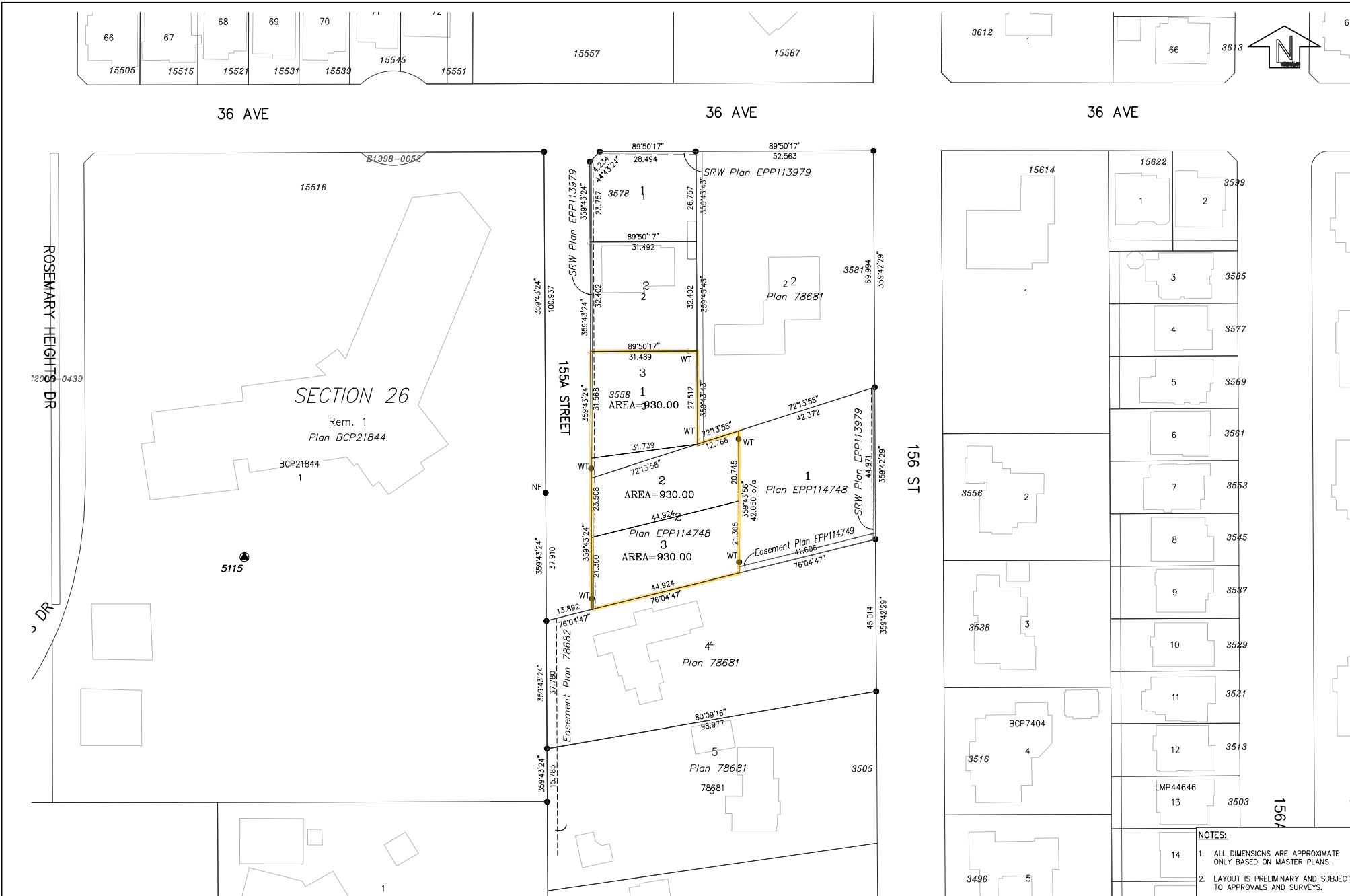
The following information is attached to this Report:

Appendix I. Proposed Subdivision Layout
Appendix II. Development Variance Permit No. 7923-0198-00
Appendix III. NCP Plan

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

TS/ar



No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL office@citiwest.com
 EGBC Permit to Practice #1001824



LION KING HOMES LTD.
 17075 - 16 AVENUE, SURREY, BC V3Z 9M5 PH. 604-505-5226

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 3548/3558 - 155A ST., SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: RJ	Job No. 23-4893	Of
P.W. P.U.	Date JUNE 2023	Revision
Approved:		

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

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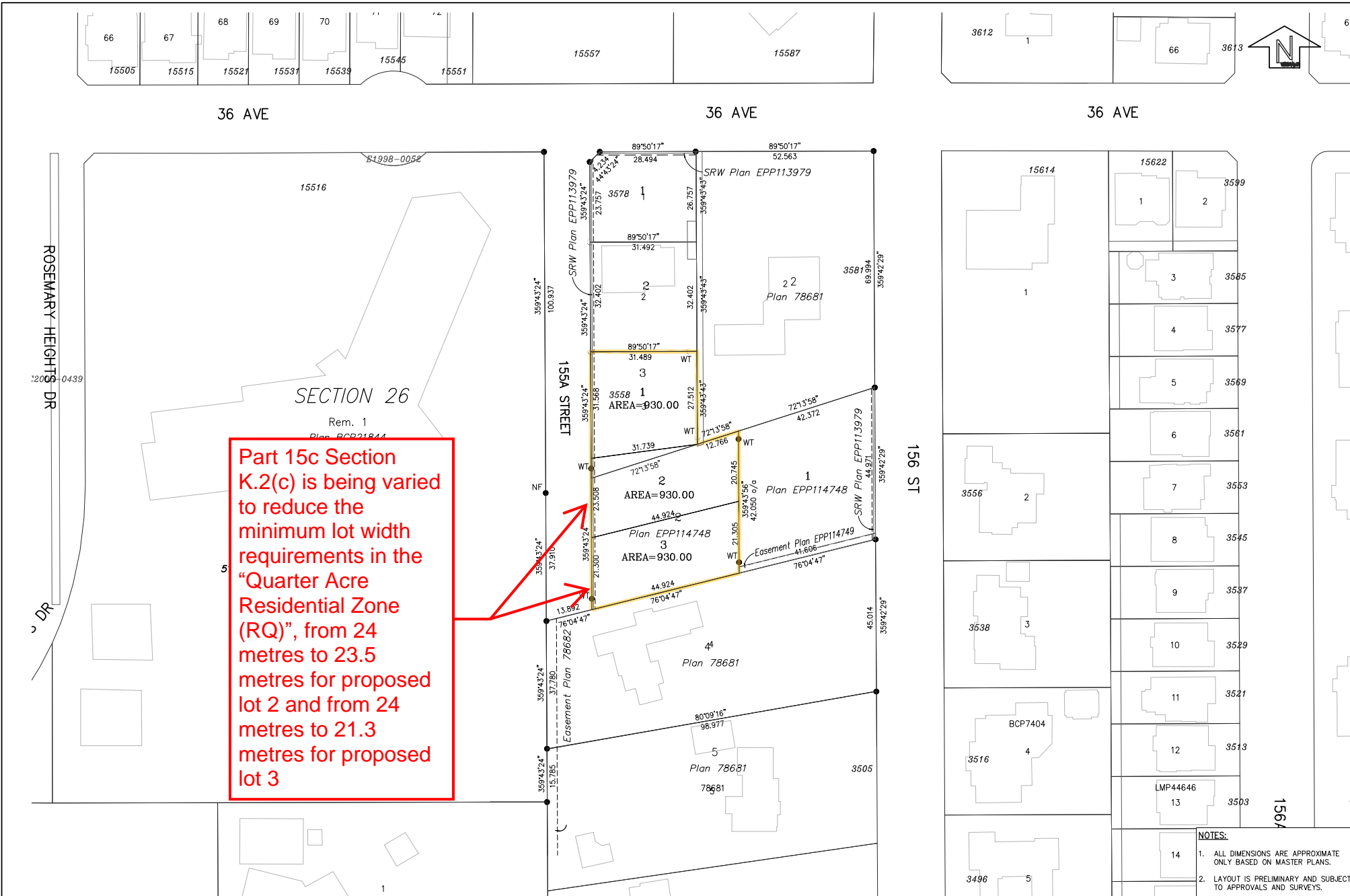
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CitiWest Consulting Ltd.
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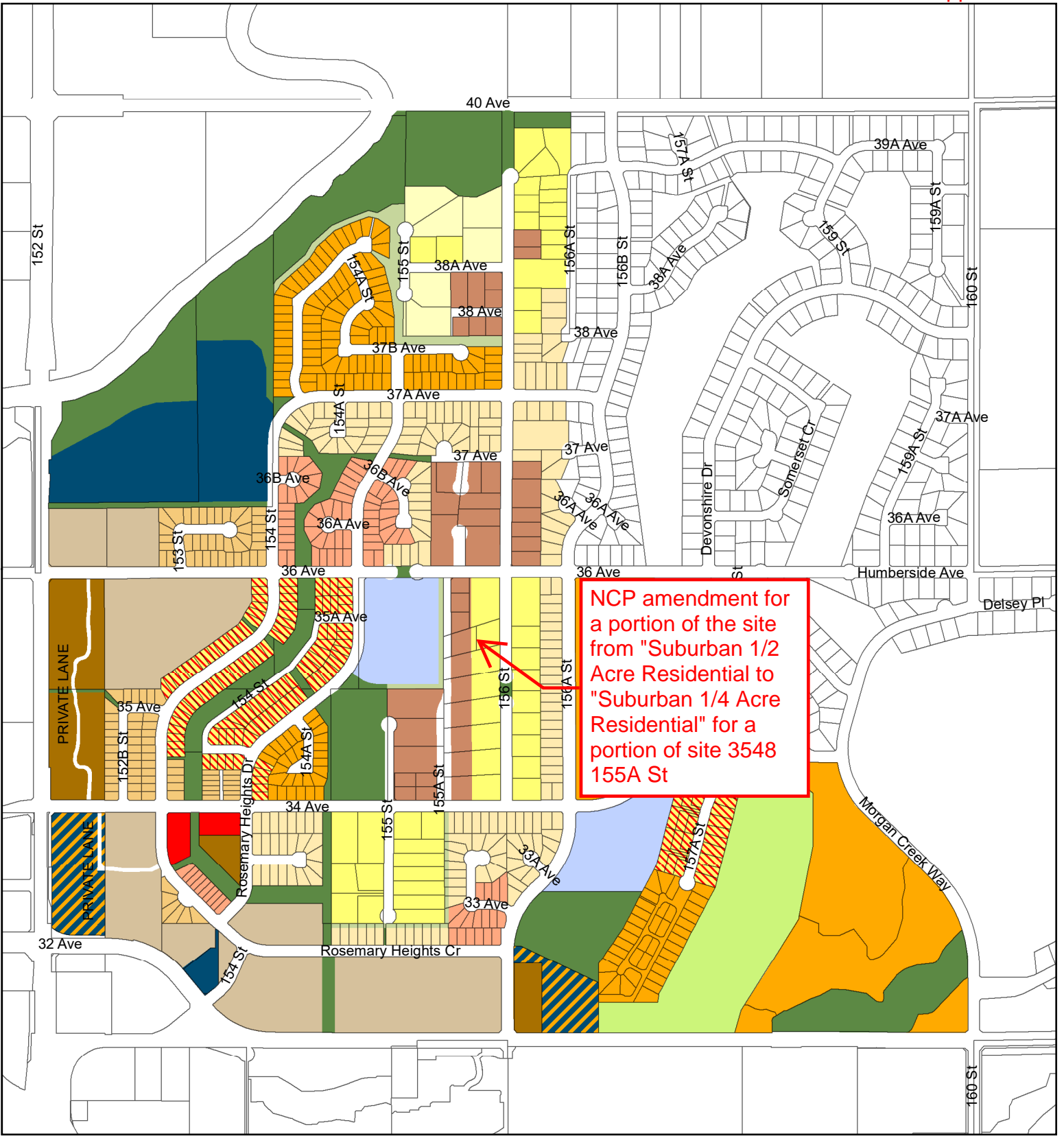
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PRELIMINARY LOT LAYOUT

SUBDIVISION AT 3548/3558 - 155A ST., SURREY, BC

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Drawn: JC	Mun. Dwg. No.	A
Designed: RJ	Job No. 23-4893	Of
P.W. F.U.	Date JUNE 2023	Revision
Approved:	destroy all prints bearing previous number	↑

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.



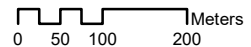
NCP amendment for a portion of the site from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential" for a portion of site 3548 155A St

	Suburban 1 Acre Residential		Compact Single Family/Cluster		Institutional Residential
	Suburban 1/2 Acre Residential		Single Family Small Lot		Buffer/Park / Open Space
	Suburban 1/4 Acre Residential		Townhouses		Elementary School
	Single Family Residential		Garden Apartments (3-Storeys)		Pond
	Compact Single Family Residential		Neighbourhood Commercial		Golf Course
	Clustering at Single Family Density		Institutional (Religious, College, Library, Fire Hall, etc.)		

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 2 August 2022



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.