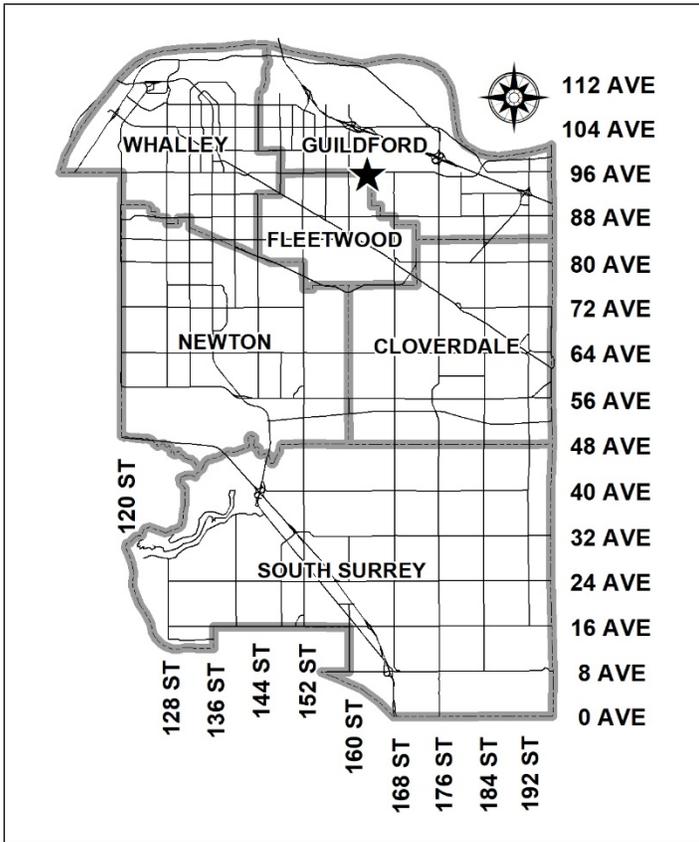


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0325-00

Planning Report Date: April 22, 2024



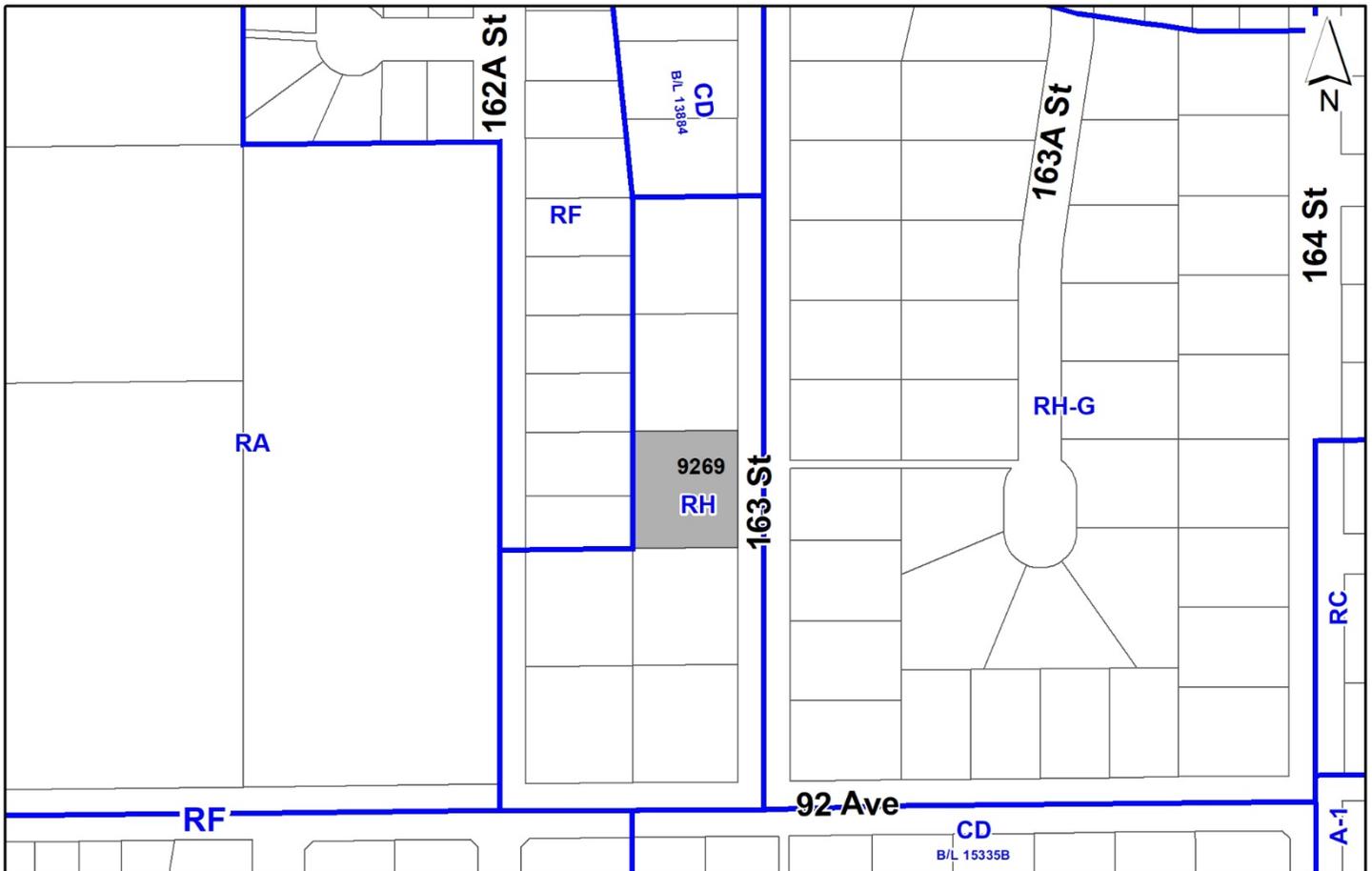
PROPOSAL:

- **OCF Amendment** from Suburban to Urban
 - **Rezoning** from RH to CD (Based on RF Zone)
- to allow subdivision into two single family residential lots.

LOCATION: 9269 - 163 Street

ZONING: RH

OCF DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- The proposed two lot subdivision cannot be accommodated under the existing Suburban OCP designation and therefore a redesignation to Urban is proposed.
- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.
- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 93 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family lot	Suburban	RH
North:	Single family dwelling	Suburban	RH
East (Across 163 Street):	Single family dwellings	Suburban	RH-G
South:	Single family dwelling	Suburban	RH
West:	Single family Dwellings	Urban	RF

Context & Background

- The 1,817 square metre subject property is located at 9269 – 163 Street in Fleetwood. The subject lot is approximately 45 metres in width and 40 metres in depth.
- The subject lot is designated “Suburban” in the Official Community Plan (OCP) is zoned “Half Acre Residential Zone (RH)”, and is located in a transition area between Urban and Suburban lands in the OCP.
- Properties immediately west of the subject site, on the east side of 162A Street, have been rezoned and subdivided under the RF Zone, whereas properties to the north, south and east of the subject site have remained as larger suburban lots with some new house construction on the existing lots.
- The proposed OCP Amendment to Urban, rezoning, and subdivision into two single family lots will be the first along the west side of 163 Street, between 92 Avenue and 94 Avenue, and will establish a precedent along this block. For this reason, the applicant has undertaken neighbourhood canvassing, which has demonstrated some neighbourhood support for the proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP amendment to redesignate the subject site from “Suburban” to “Urban” (see Appendix VI) and rezoning from “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)”, based on the “Single Family Residential Zone (RF)”, in order to allow subdivision from one (1) lot into two (2) lots.

	Proposed
Lot Area	
Gross Site Area:	0.18 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A

	Proposed
Net Site Area:	0.18 hectares
Number of Lots:	2
Unit Density:	11.1 UPH
Range of Lot Sizes	886 – 930 square metres
Range of Lot Widths	20.4 – 23.3 metres
Range of Lot Depths	40.3 – 40.4 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 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Serpentine Heights Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix III)

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 Summer 2025.

BC Hydro: BC Hydro has no objection to the project.

Parks, Recreation & Culture: Parks supports retention of one city tree.

The closest active park is Serpentine Heights Park and is approximately 150 metres away and includes a natural area.

Transportation Considerations

- The applicant is required to construct the west side of 163 Street to the City's local road standard to service the subject proposal.
- Access to the proposed lots will be via 163 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated “General Urban” in the Regional Growth Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The subject site is designated "Suburban" in the Official Community Plan (OCP). The resultant unit density from the proposed subdivision into 2 lots cannot be accommodated under the Suburban OCP designation. An OCP amendment to Urban is proposed to accommodate the subdivision.

Amendment Rationale

- The proposed Official Community Plan (OCP) amendment, from Suburban to Urban (Appendix VI), is generally consistent with recent development in the general area. The properties to the immediate west fronting 162A Street, and further north, along the west and east side of 162A Street, are designated Urban.
- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.
- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 94 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposals is consistent with the following OCP Themes/Policies:
 - OCP Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - OCP Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two proposed single family residential lots. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential Zone (RF)".
- The proposed CD Zone is identical to the RF Zone except for minimum lot sizes and dimensions, which are all larger in the proposed CD Zone than in the RF Zone, as illustrated in the following table:

Zoning	RF Zone (Part 16)	Proposed CD Zone
Dimensions:		
Lot Size:	560 square metres	886 square metres
Lot Width:	15 metres	20.4 metres
Lot Depth:	28 metres	40.3 metres

- Density, lot coverage, setback and parking provisions are all consistent with the RF Zone, which will ensure compatibility of house size and design with adjacent single family residential homes in the surrounding neighbourhood.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Design 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 IV).

- The Character Study involved reviewing several existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision. The study found that the neighbourhood is relatively new with a similar character for each dwelling. The surrounding established residential area is considered as acceptable architectural context for the subject site. These homes meet massing design standards and modern roofing and construction material standards. The Design Consultant has proposed a set of building design guidelines that will ensure compatible interface with existing neighboring properties with new homes that will feature similar massing characteristics, roof types, roof pitches, roofing materials and siding materials.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated September 10, 2020, 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. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- 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 \$4,455.70.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

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 \$1,000 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. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 30, 2021, and the Development Proposal Signs were installed on May 6, 2021 and again on March 21, 2024. Staff received 9 responses from

neighbouring property owners, in addition to a petition of support from the applicant (*staff comments in italics*):

- Seven (7) residents inquired about the feasibility of the subject proposal and other subdivisions in the area.
 - *The subject proposal will establish a precedent for other properties on the west side of 163 Street, between 92 Avenue and 94 Avenue, to develop in a similar fashion, subject to Council approval.*
- Two (2) residents expressed concern about an increase traffic, density, and decreased property value.
 - *The proposed subdivision into two lots is not anticipated to result in an observable difference in traffic volumes.*
 - *The proposed lots can accommodate a minimum of 3 off-street parking spaces in accordance with the Zoning Bylaw.*
 - *The proposal is to create two oversized Urban lots that will provide a transition from existing Suburban lots to the east and existing Urban lots to the west.*
- The applicant has provided staff with canvassing results which included nineteen (19) signatures in support of the proposal from residents located along 162A Street, 163 Street and 163A Street in the vicinity of the subject site.
- The subject development application was reviewed by the Fleetwood Community Association who have no concerns with the proposal.

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)			
Big Leaf Maple	2	0	2
Coniferous Trees			
Western Red Cedar	5	0	5
Cypress	3	0	3
Total (excluding Alder and Cottonwood Trees)	10	0	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees Proposed		10	

- The Arborist Assessment states that there are a total of 10 mature trees on the site. The applicant proposes to retain all 10 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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	OCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar

INTER-OFFICE MEMO

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

FROM: **Daniel Sohn, Development Process Manager, Engineering Department**

DATE: **April 09, 2024** PROJECT FILE: **7820-0325-00**

RE: **Engineering Requirements
Location: 9269 163 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW along the frontage of 163 Street
- Register 1.5 m SRW for sanitary main if required

Works and Services

- Construct the west side of 163 Street
- Construct sanitary, storm, and water service connections to each lot
- Implement onsite sustainable drainage features
- Register applicable legal documents on title as determined through detailed design

A Servicing Agreement is required prior to Rezone/Subdivision.



Daniel Sohn, P.Eng.
Development Process Manager

DYC

Department: **Planning and Demographics**
Date: **April 10, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **20 0235 00 (update April 2024)**

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

Current Enrolment and Capacities:	
Serpentine Heights Elementary	
Enrolment	399
Operating Capacity	434
# of Portables	0
North Surrey Secondary	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

Summary of Impact and Commentary

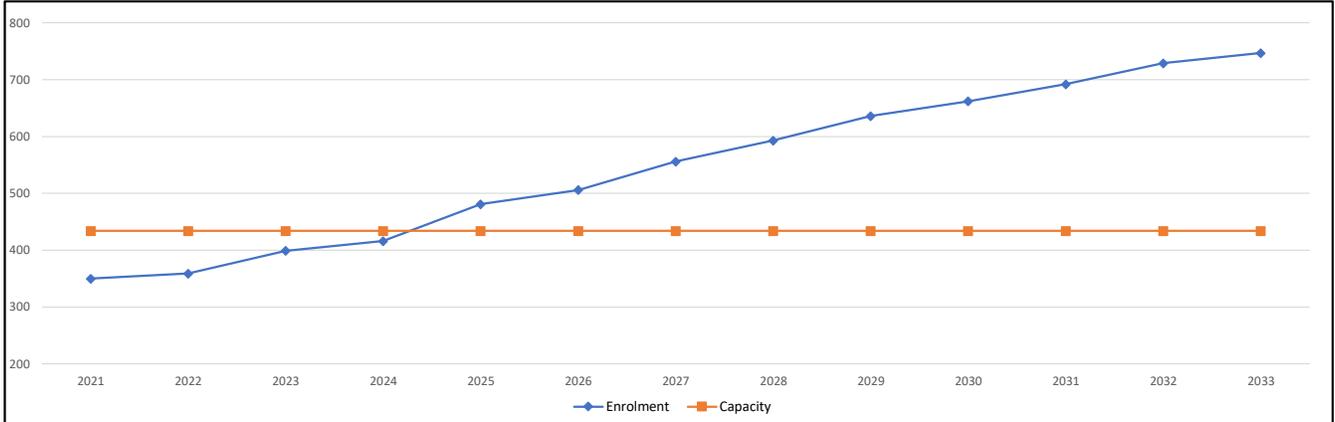
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

This school will serve the future Anniedale/Tynehead community. The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway and the has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, to build a new 605 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

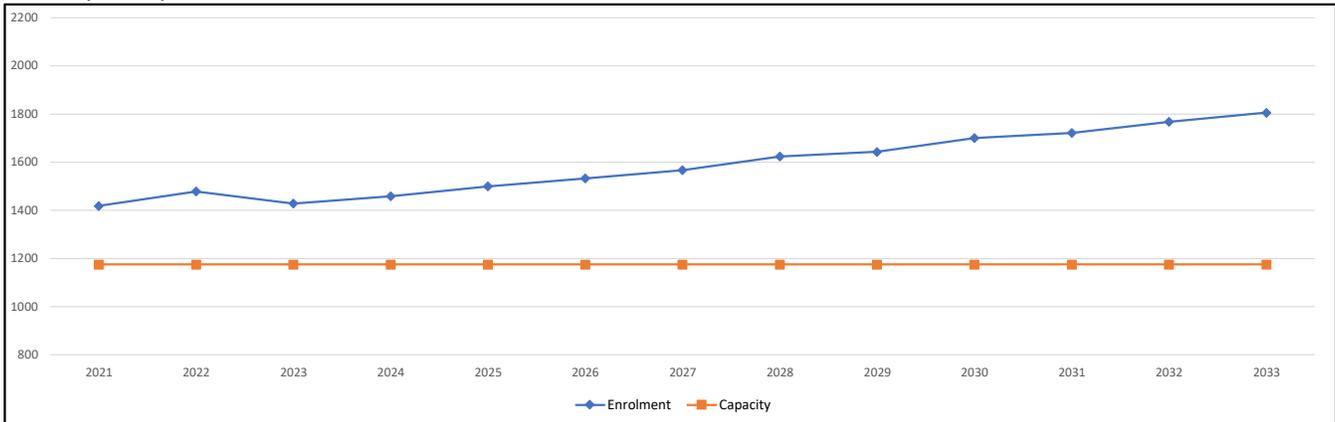
North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Serpentine Heights Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

North Surrey Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0325-00
Project Location: 9269 - 163 Street, Surrey, BC
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:

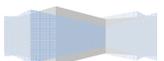
The neighborhood of this subdivision is imbedded within an older half-acre subdivision. All the homes surrounding the subject property are homes that are older half-acre, three storey split-level homes.

Homes in the neighborhood include the following:

- The homes surrounding the property are all majority are older half-acre, three storey split-level homes that are approximately 20 years old. The roof styles are versatile with low modest hip roofs along with steep slopes and articulate gables accents and street projections. Roof surfaces are primarily asphalt shingles and concrete tiles with various cladding materials such as hardi siding and stucco with stone or brick accents.

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 modern and west coast modern and craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 12:12 for the newer context homes.



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

Exterior Treatment /Materials: Context homes are clad in hardi siding or stucco 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 craftsman 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.

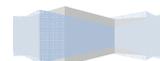
Restrictions on Dwellings Basement entry homes not permitted.

Exterior Materials: Stucco, 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 is 4:12 and maximum of 12:12.

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 with maximum height of 8'0".

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 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

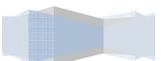
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: March 6, 2021

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

Date: March 6, 2021



8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **9269 163 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>	10
Protected Trees to be Removed	0
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	10
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
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	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 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



April 11, 2024

(Signature of Arborist)

Date

