

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0167-00

Planning Report Date: December 3, 2018

PROPOSAL:

- **NCP Amendment** to introduce a new land use designation Suburban Residential ¼ Acre
- **NCP Amendment** to redesignate the site from Suburban Residential ½ Acre to Suburban Residential ¼ Acre
- **Rezoning** from RH to RQ

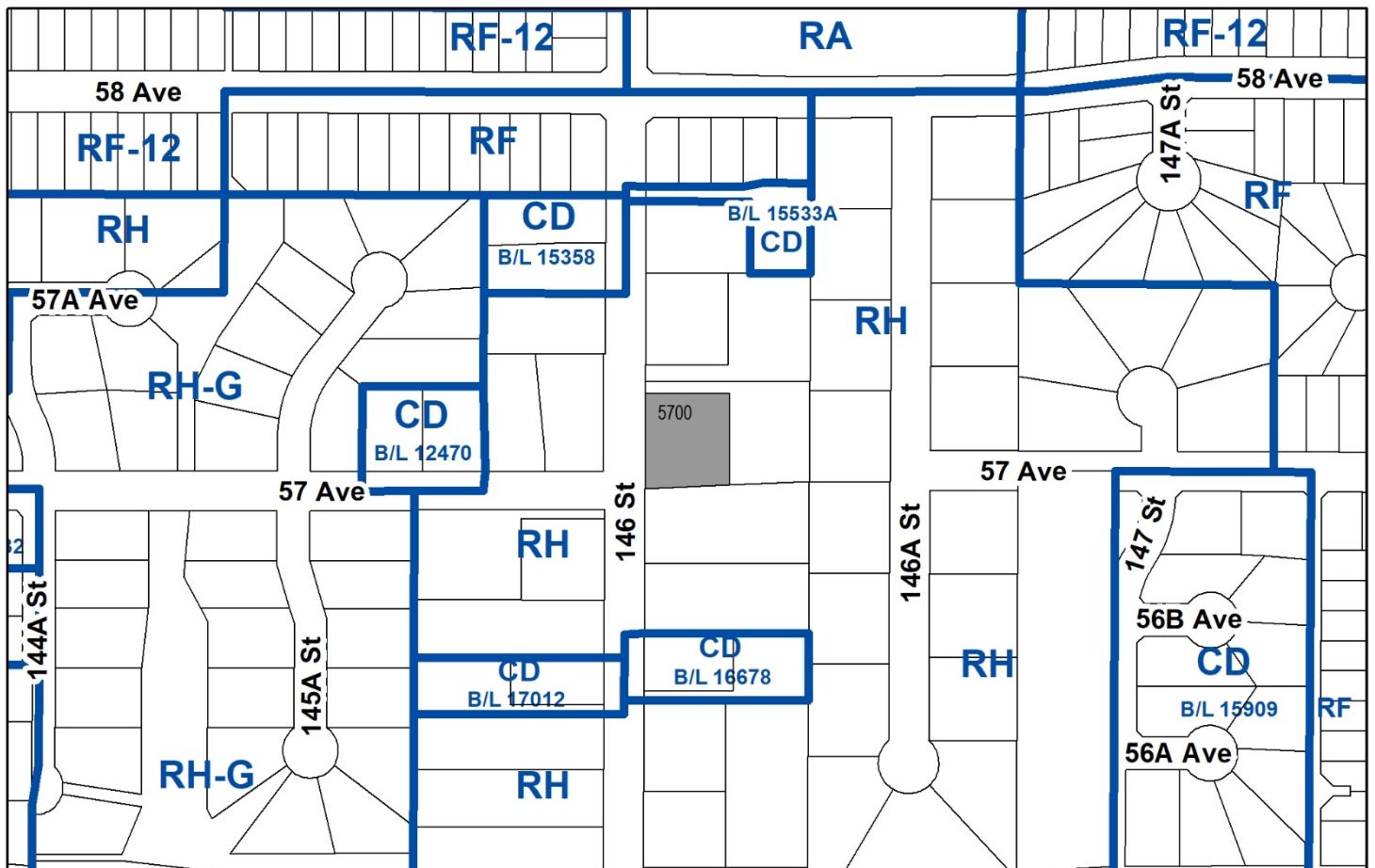
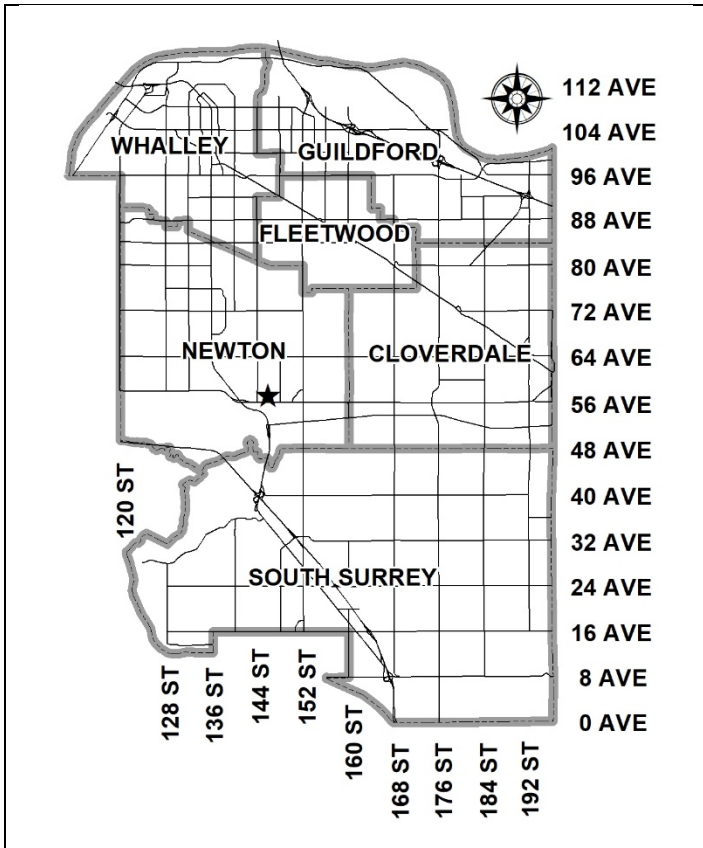
to allow subdivision into two (2) single family residential lots.

LOCATION: 5700 - 146 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) to introduce a new land use designation "Suburban Residential ¼ Acre" and redesignate the site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre".

RATIONALE OF RECOMMENDATION

- The surrounding suburban area has a variety of lot widths, lot areas, and panhandle lot configurations which have created a non-uniform suburban streetscape in this neighbourhood.
- The proposed "Suburban Residential ¼ Acre" land use designation, "Quarter Acre Residential Zone (RQ)", and new lots are representative of a suburban type lot in Surrey and are appropriate for suburban infill development in this neighbourhood.
- The applicant has engaged with their neighbours and has received letters of support for their proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) 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 South Newton Neighbourhood Concept Plan to introduce a new land use designation "Suburban Residential ¼ Acre" and to redesignate the land from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" when the project is considered for final adoption.

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: **Projected number of students from this development:**

One (1) students at Cambridge Elementary School
One (1) students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2020.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings.	Suburban Residential ½ Acre	RH
East:	Single family dwelling.	Suburban Residential ½ Acre	RH
South:	Single family dwelling.	Suburban Residential ½ Acre	RH
West (Across 146 Street):	Single family dwelling.	Suburban Residential ½ Acre	RH

DEVELOPMENT CONSIDERATIONS

Site Information

- The subject property is designated "Urban" under the Official Community Plan (OCP), "Suburban Residential ½ Acre" under the South Newton Neighbourhood Concept Plan (NCP), and is zoned "Half-Acre Residential Zone (RH)".
- The property is approximately 1,860 square metres (0.46 acres) in area and has an approximate width of 48 metres (157 ft.).
- The property owner also owns the panhandle lot to east of the subject lot.

Proposal

- The applicant is proposing an amendment to South Newton NCP to introduce a new land use designation of "Suburban Residential ¼ Acre" and to redesignate the subject site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" and to rezone the site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" to allow subdivision into two (2) single family residential lots.
- The proposed lots are 999 square metres (10,753 sq. ft.) in area and 24 metres (78 ft.) wide, which meet or exceed the minimum subdivision requirements of a standard lot under the RQ Zone.

Building Design Guidelines & Lot Grading

- The subject property has an existing Building Scheme registered on title from when this lot was first created. The design of the future homes on the proposed lots would be subject to the design criteria of this Building Scheme. A Design Consultant has confirmed the existing design guidelines are still appropriate for this area.
- A preliminary lot grading plan submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and is generally acceptable.
- In-ground basements may be achievable based on the lot grading plan. However, the final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

RQ Zone and Suburban Designation

- At the September 11, 2017 Regular Council – Public Hearing, Council granted 3rd Reading to the introduction of the "Quarter Acre Residential Zone (RQ)" in to the Zoning Bylaw. This zone is intended to accommodate the development of smaller suburban lots in the City.
- The RQ Zone has a maximum unit density of 4 units per acre (upa) and requires a standard lot to have a minimum area of 930 square metres (0.23 acres) and a width of 24 metres (78 ft.).
- These minimum subdivision standards under the RQ Zone are indicative of a suburban lot form and the maximum unit density aligns with the maximum units per acre permitted under the "Suburban" land use designation in the OCP.

PRE-NOTIFICATION

- On June 22, 2018, pre-notification letters were sent by the City to 48 property owners within 100 metres (328 ft.) of the subject site, as well as the Panorama Neighbourhood Association. A development proposal sign was erected on the subject property on July 10, 2018.
- The applicant also canvassed the immediate neighbourhood informing residents of the proposed subdivision. Through the canvassing the applicant obtained 27 letters of support for the proposal.
- In addition to the letters of support, staff have received one letter from a neighbouring resident in opposition to the proposed subdivision. The resident identified increased traffic and noise, limited parking, decreased house values as concerns associated with the application.

JUSTIFICATION FOR PLAN AMENDMENT

- The property is located in a pocket of the South Newton NCP that is designated "Suburban Residential ½ Acre". The neighbourhood consists of lots that have relatively wider frontages, larger lot areas, and overall larger houses than the surrounding areas in the NCP.

- Within this suburban pocket there are a variety of lot widths, lot areas, and panhandle lot configurations which have created a non-uniform suburban streetscape in this neighbourhood. Lot dimensions range from widths of 24 metres (78 ft.) to 46 metres (150 ft.) and areas of approximately 1,120 square metres (0.28 acres) to 3,264 square metres (0.80 acres). Most lots in this neighbourhood were created under "Half-Acre Residential Zone (RH)" and "Comprehensive Development Zones (CD)" based on the "Residential Half Acre Gross Density Zone (RH-G)" in order to align with NCP "Suburban Residential ½ Acre" land use designation.
- The subject property does not have sufficient lot area to achieve the proposed subdivision under the RH or RH-G zones in order to comply with the "Suburban Residential ½ Acre" land use designation. However, while the new lots in this application would be at the lower range for both area and width in the existing neighbourhood, the proposed "Suburban Residential ¼ Acre" land use designation, the RQ Zone, and the dimensions of the new lots are still representative of a suburban type lot in Surrey.
- Introducing the "Suburban Residential ¼ Acre" land use designation in South Newton NCP would allow the RQ Zone to be utilized for appropriate infill on a case-by-case basis in suburban neighbourhoods.
- Given the varied suburban characteristics of the neighbourhood and that the proposal has received support from neighbouring residents, staff recommend that Council pass a resolution to introduce a "Suburban Residential ¼ Acre" land use designation to the South Newton NCP and redesignate the subject property accordingly.

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborist Ltd., 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			
Dogwood	1	0	1
Ironwood	4	0	4
Maple	7	0	7
Coniferous Trees			
Western Red Cedar	1	0	1
Total	13	0	13

Total Replacement Trees Proposed	Not Required
Total Retained and Replacement Trees	13
Contribution to the Green City Fund	Not Required

- The Arborist Assessment states that there are a total of 13 protected trees on the site. It was determined that all 13 trees 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.
- In summary, a total of 13 trees are proposed to be retained on the site. As such, no contribution to the Green City Fund or replacement trees are required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 25, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Property is within the South Newton NCP. • RQ Zone is consistent with suburban type lots in Surrey.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal results in 4 upa. • Secondary suites will be provided in these homes. • The lot dimensions allow for front and back yard gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils to be included onsite with development. • No trees are proposed for removal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green building certification is being sought.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Applicant has undertaken canvassing efforts to understand the neighbourhood's level of support for the application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	NCP Amendment Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

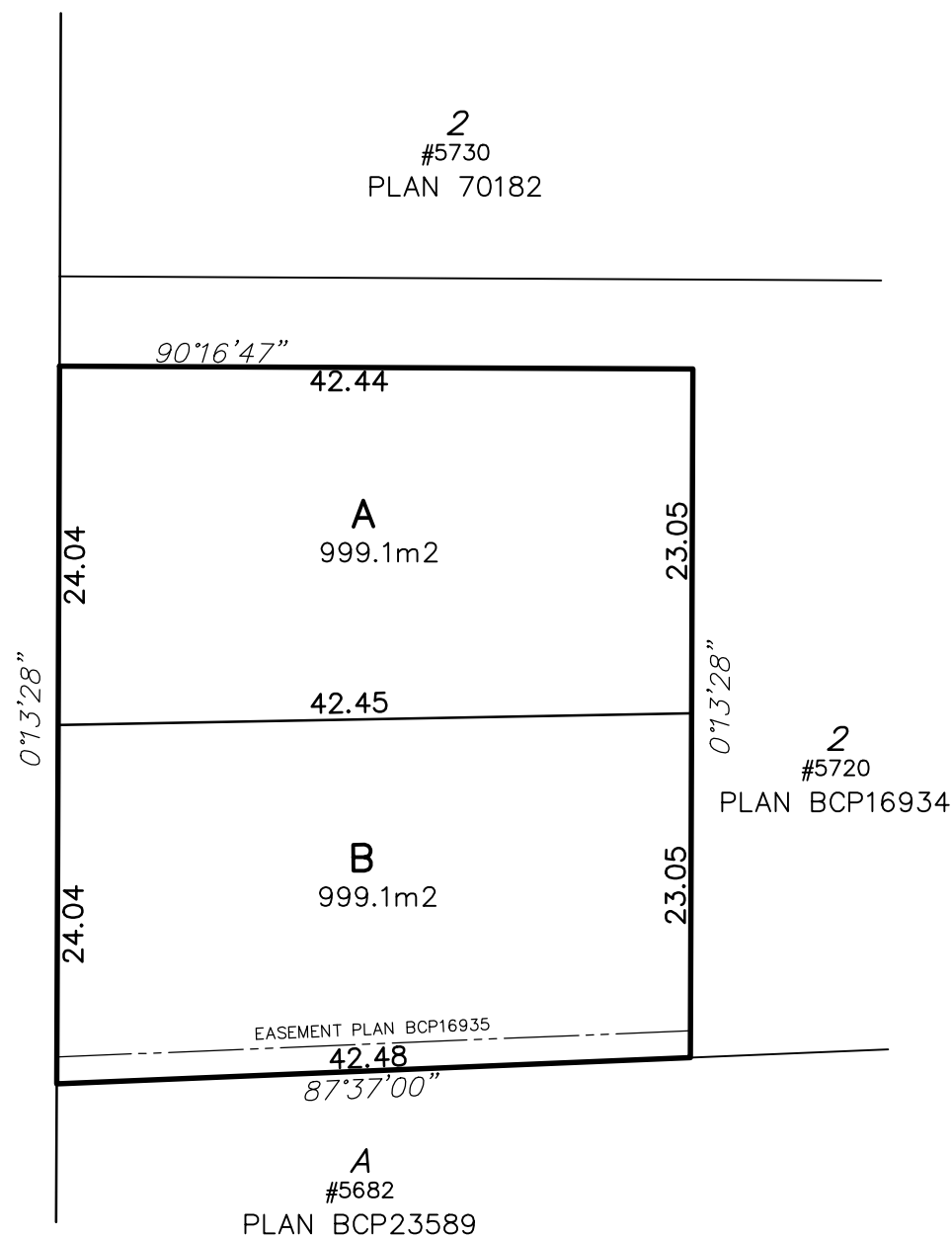
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.49 acres
Hectares	0.20 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	24 metres (78 ft.)
Range of lot areas (square metres)	999 square metres (0.25 acres)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 uph / 4 upa
Lots/Hectare & Lots/Acre (Net)	10 uph / 4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	26.4%
Estimated Road, Lane & Driveway Coverage	6.1 %
Total Site Coverage	32.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SUBDIVISION PLAN OF LOT 1,
SECTION 10, TOWNSHIP 2, NEW
WESTMINSTER DISTRICT,
PLAN BCP16934

5700 – 146 STREET
SURREY, B.C.



146th STREET



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland

engineering & surveying ltd.
#101, 19292 – 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #2642
LAYOUT-A
SCALE: 1:500
DATE: APRIL 25, 2018

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

FROM: **Development Engineer, Engineering Department**

DATE: **Oct 10, 2018** PROJECT FILE: **7818-0167-00**

RE: **Engineering Requirements
Location: 5700 146 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Works and Services

- Construct 6.0 m concrete letdowns for all lots. Confirm current driveway letdown and sidewalk at driveway conforms to the City Standard.
- Construct on-site mitigation features for any increase in stormwater runoff from pre-development to post-development conditions.
- Provide storm and sanitary service connections, complete with inspection chambers, to each lot.
- Provide an adequately-sized metered water service connection to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



For Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning

August 16, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0167 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2017 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	105 K + 612
Operating Capacity (K/1-7)	76 K + 419
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

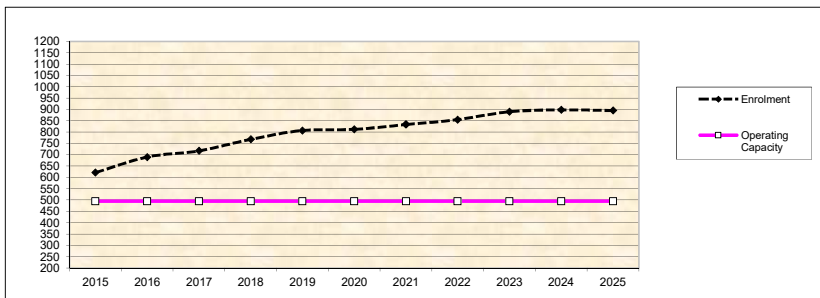
As of September 2017, all three schools are severely overcrowded operating at 130% capacity or greater. It is important to look at all three of these schools when looking for available space in the area to accommodate growth as there is no space available at Cambridge. Previous enrolment management strategies applied to this family of schools have been to:

1. Change boundaries between the three schools to spread the enormous enrolment pressure on all three sites. This years enrolment numbers have started to reflect the impact of these changes, however, the new growth in the area is still overwhelming each of these campuses.
2. Construct a new 200 capacity addition to Woodward Hill. This new addition, when it is open in 2019, will only reduce the current number of portables on site and will not address new growth in the coming years.
3. Reduce the French Immersion program by one division over the next 6 years at Woodward Hill. The impact of this change will take several years to begin to have an impact on making space available to regular stream students

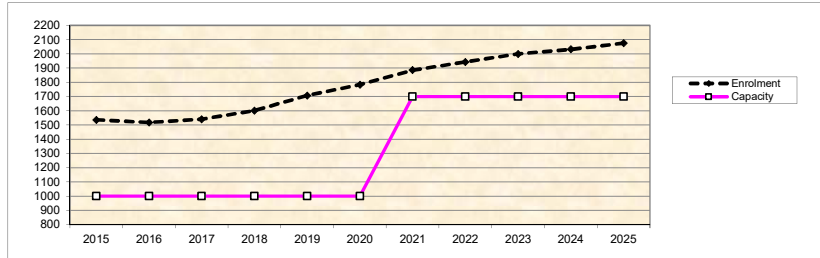
On the 2019/2020 5 year Capital Plan, the District is requesting as Priority 2 and 3 a new site and a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved these projects.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 5 Capital Plan waiting for approval from the Ministry to move to the feasibility stage.

Cambridge Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No:

Address: 5700 146th Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Krisanna Mazur - PN7530A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	13	Protected Trees Identified	6
Protected Trees to be Removed	0	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13	Protected Trees to be Retained	6
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 0 X two (2) = 0		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	0	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



April 25, 2018

(Signature of Arborist)

Date

**Tree Plan for Development at
5700 146 Street
Surrey, BC**

**Date: April 25, 2018
Updated July 12, 2018**

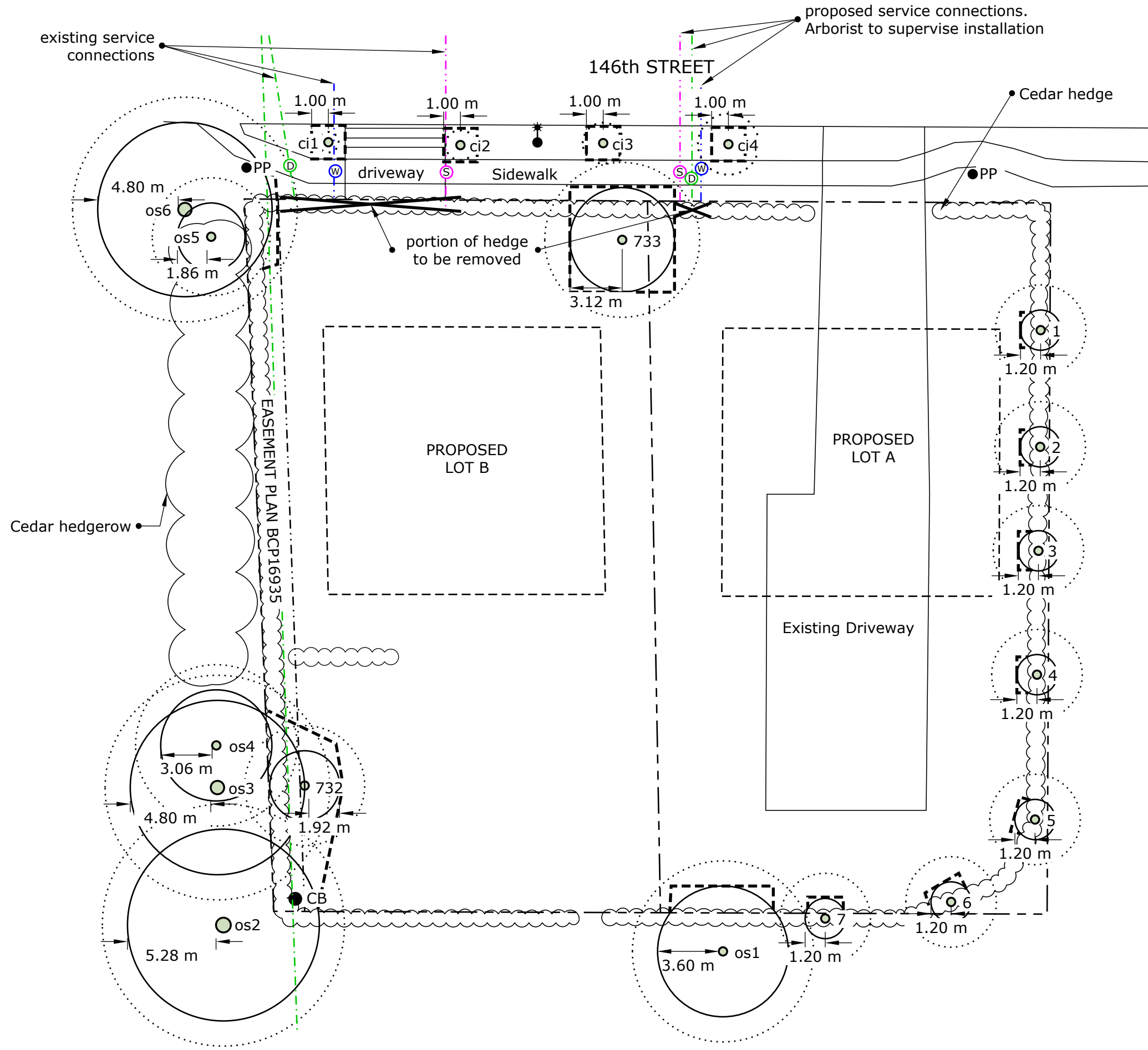
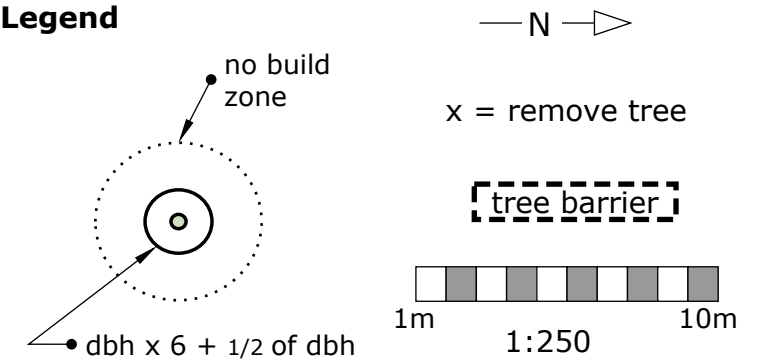
Tree Inventory

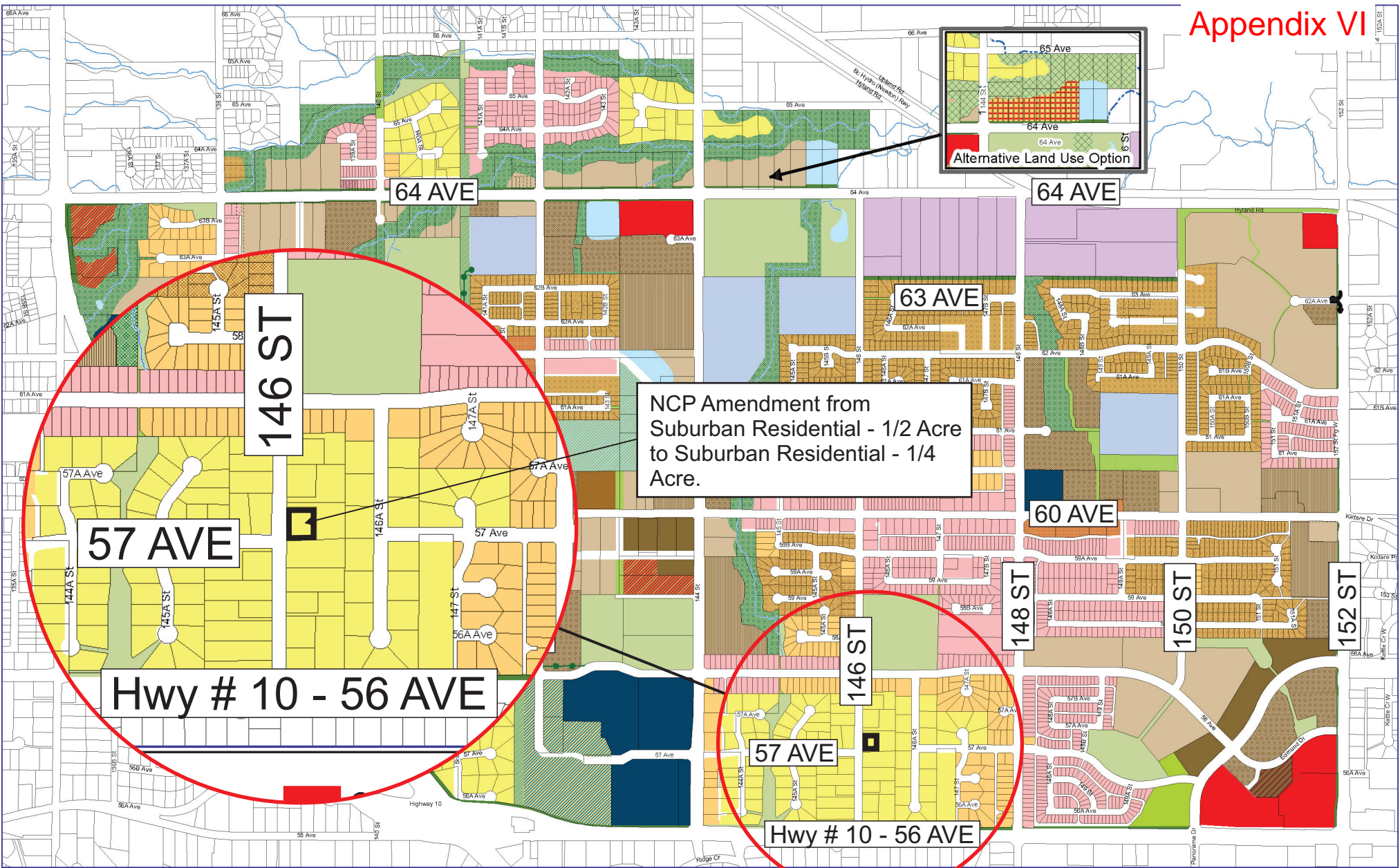
Tag	Species	DBH (cm)	TPZ (m)
ci1	Ironwood	<10	1.00
ci2	Ironwood	<10	1.00
ci3	Ironwood	<10	1.00
ci4	Ironwood	<10	1.00
1	Crimson King Maple	20	1.20
2	Norway Maple	20	1.20
3	Crimson King Maple	20	1.20
4	Norway Maple	20	1.20
5	Crimson King Maple	20	1.20
6	Norway Maple	20	1.20
7	Crimson King Maple	20	1.20
732	Pacific Dogwood	32	1.92
733	Western red cedar	48	2.88
os1	Giant sequoia	60	3.60
os2	Western red cedar	88	5.28
os3	Western red cedar	80	4.80
os4	Douglas-fir	51	3.06
os5	Western red cedar	31	1.86
os6	Western red cedar	80	4.80

Notes

Locations of trees #1-7 and os1-os6 are approximate

Legend





SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- Apartments 45 upa max
- Apartments 45 upa max
- Townhouses 30 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max

- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004 Amended 18 May 2017

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.