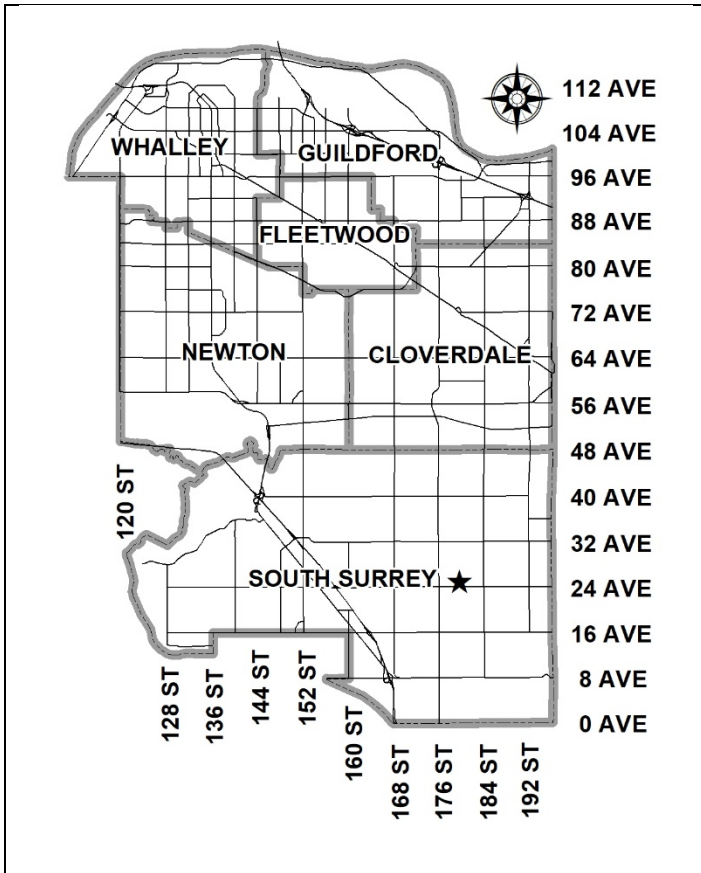


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0300-00

Planning Report Date: December 2, 2019



PROPOSAL:

- **Rezoning** from A-2 to RA
- **Development Variance Permit**

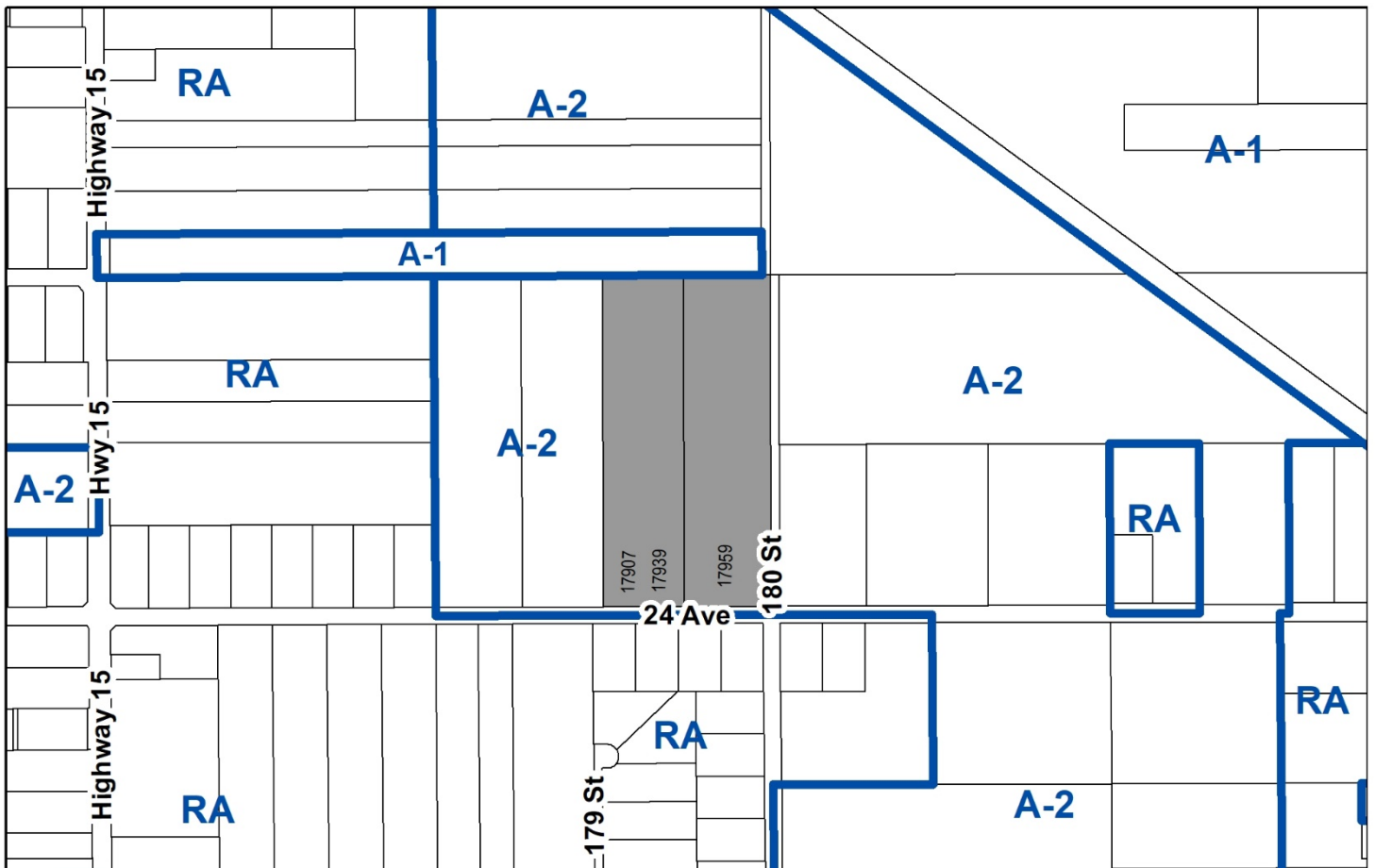
to allow subdivision into one (1) school lot, one (1) park lot, and two (2) future development lots.

LOCATION: 17907 - 24 Avenue
 17939 - 24 Avenue
 17959 - 24 Avenue

ZONING: A-2

OCP DESIGNATION: Suburban - Urban Reserve

NCP DESIGNATION (Stage 1 Approval): Row 30-Medium Density Residential (15-30 upa); Park; Wildlife Corridor in the Park; Wildlife Hub & Corridor; Riparian Area; and Elementary School



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to defer the works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, for the proposed subdivision.

RATIONALE OF RECOMMENDATION

- The proposal complies with the intent of the site's OCP designation of Suburban-Urban Reserve.
- The subject site is located within the Redwood Heights NCP Area. The Stage 1 Land Use Concept for Redwood Heights NCP was approved by Council on October 7, 2013. The current proposal is generally in line with the approved Stage 1 plan, however, the school site is now proposed to be located on the subject properties (proposed Lot 2), rather than on the northern portion of the two properties directly to the west of the subject properties.
- Deferring the requirements for works and services will allow a "subdivision of convenience", that will facilitate the delivery of a school site for the Redwood Heights NCP area, as well as a park site that will form part of a larger wildlife hub.
- The works and services are to be completed in accordance with typical City requirements at the time that the school is ready to be constructed for proposed Lots 1 and 2, and with any future development for Lots 3 and 4. This approach will facilitate the delivery of a key public amenity for the Redwood Heights neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "One-Acre Residential Zone (RA)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0300-00 (Appendix IV) to vary the Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for the proposed subdivision (Appendix II) until future development, to proceed to Public Notification.
3. 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) registration of a "no-build" Section 219 Restrictive Covenant until future development and provision of all required works and services; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure that the applicant will adequately address the City's needs with respect to the City's Affordable Housing Strategy should the properties be redeveloped to increase the number of dwelling units beyond the two existing dwelling units.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Parks, Recreation & Culture:	<p>Parks is intending to acquire the area shown as parkland as part of this application.</p> <p>The future cross section of the road is to be designed with Parks' input relative to the designation of this parkland as a hub in the Biodiversity Conservation Strategy.</p> <p>Parks notes that WSA Approval or Notification will be required for the road works associated with this project.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .

SITE CHARACTERISTICS

Existing Land Use: Single family residential on agricultural lots

Adjacent Area:

Direction	Existing Use	NCP Designation (Stage 1)	Existing Zone
North:	Agricultural	Wildlife Hub & Corridor	A-1
East (Across 180 Street):	Agricultural and single family residential	Riparian Area; Row 15-Medium Density Residential (12-15 upa); Row 30-Medium Density Residential (15-30 upa)	A-2
South (Across 24 Avenue):	Single family residential	Residential Transition (2-4 upa)	RA
West:	Single family residential	Elementary School; Park; Wildlife Corridor in the Park; and Wildlife Hub & Corridor	A-2

DEVELOPMENT CONSIDERATIONS

- The subject properties are 7.8 hectares in combined area and are located on the north side of 24 Avenue, west of 180 Street, within the Redwood Heights Neighbourhood Concept Plan (NCP) area.
- The subject properties are designated "Suburban-Urban Reserve" in the Official Community Plan (OCP).
- The Stage 1 Land Use Concept for Redwood Heights NCP was approved by Council on October 7, 2013. The properties are designated "Row 30-Medium Density Residential (15-30 upa)", "Park", "Wildlife Corridor in the Park", "Wildlife Hub & Corridor", "Riparian Area", and "Elementary School" in the Stage 1 Redwood Heights NCP.
- The properties are currently zoned "Intensive Agricultural Zone (A-2)".
- The applicant is proposing to rezone the subject properties from "Intensive Agricultural Zone (A-2)" to "One-Acre Residential Zone (RA)" in order to facilitate subdivision from two existing lots into four lots.
- Lot 2 is proposed for a future school site, Lot 1 is proposed to be purchased by the City for a future park (Wildlife Hub & Corridor), and the remaining two proposed lots (Lots 3 and 4), which each contain a single family residence, would be held for future development after Stage 2 of the Redwood Heights NCP is approved.

- It is anticipated that minor revisions will be required to the Redwood Heights NCP Land Use Concept as a result of the new location proposed for the school site. These changes will be detailed and presented to Council when Stage 2 of the Redwood Heights NCP is brought forward for consideration.
- The applicant has also applied for a Development Variance Permit (DVP) to defer works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, which are typically triggered by a subdivision application.
- The applicant will dedicate the required road allowance for 24 Avenue, 180 Street, future 24A Avenue and future 26 Avenue as part of this application, however, is not proposing to construct the roads at this time. A "no-build" Section 219 Restrictive Covenant is to be registered against the new lots until future development, at which time the provision of all works and services would be required.
- The existing houses are proposed to be retained on Lots 3 and 4. The existing houses conform to the requirements of the "One-Acre Residential Zone (RA)" in terms of unit density, lot coverage, and building setbacks.

Sensitive Ecosystem and Hazed Lands Development Permits

- Portions of the subject site fall within the Sensitive Ecosystems (Streamside and Green Infrastructure) and Hazard Lands (Steep Slope) Development Permit areas.
- As the applicant is not proposing any alterations to the site at this time, the current application will not require a Development Permit for Sensitive Ecosystems or Hazard Lands.
- Any future proposed development will be subject to the requirements of the Sensitive Ecosystems and Hazard Lands Development Permit Guidelines as detailed in the Official Community Plan (OCP).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per dwelling 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.
- As no new dwelling units are proposed to be constructed at this time, the \$1,000 per dwelling unit contribution does not apply. However, a restrictive covenant is to be registered against Lots 2, 3, and 4 stating that the Affordable Housing Contribution would apply should the properties be redeveloped in the future to increase the number of dwelling units beyond the two existing dwelling units on the parent parcels.

PRE-NOTIFICATION

- Pre-notification letters were mailed on November 12, 2019 to 65 properties within 100 metres of the subject properties and to the Little Campbell Watershed Society. A development proposal sign was also installed on November 12, 2019.
- To date, staff have not received any comments on the proposed development.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Surrey Subdivision and Development By-law, 1986, No. 8830 by deferring the required works and services for a proposed four lot subdivision until future development.

Applicant's Reasons:

- Proposed Lots 2, 3, and 4 are not being developed to the ultimate proposed land use at this time.

Staff Comments:

- The required works and services will be achieved once the properties are developed to the ultimate approved land uses of the Stage 2 Redwood Heights NCP.
- The proposed subdivision will facilitate the delivery of a school site and a park site, that will form part of a larger wildlife hub and corridor/riparian area, within the Redwood Heights NCP area prior to the build out of the NCP.
- The works and services are to be completed in accordance with typical City requirements at the time that the school is ready to be constructed for proposed Lots 1 and 2, and with any future development for Lots 3 and 4. This approach will facilitate the delivery of a key public amenity for the Redwood Heights neighbourhood.
- "No-build" Restrictive Covenants will be registered against the properties until future development and provision of all required works and services.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7919-0300-00

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

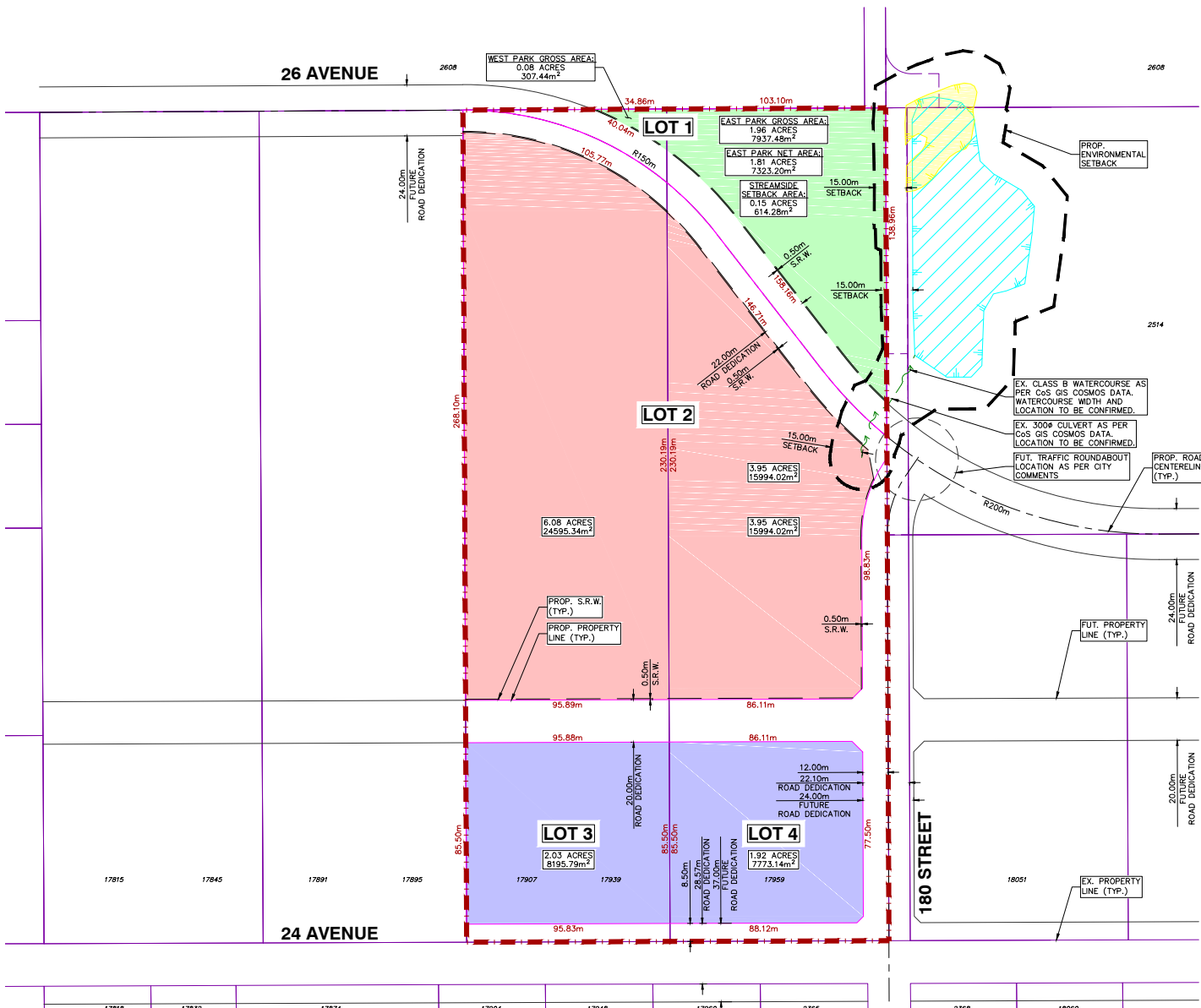
SUBDIVISION DATA SHEET

Proposed Zoning: RA

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	19.3
Hectares	7.8
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	91 m to 187 m
Range of lot areas (square metres)	7,773 sq. m. to 40,589 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	0.5 uph / 0.2 upa
Lots/Hectare & Lots/Acre (Net)	0.6 uph / 0.25 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	N/A
PARKLAND	
Area (square metres)	7,937 sq. m.
% of Gross Site	10%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	YES
Building Retention	NO
Others	NO

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN, SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD



REV. NO.	DESCRIPTION	DR	CH	DATE	APP
01	CONCEPT PLAN - OPTION 1	JHT	RJB	OCT 22/19	RJB
02	CONCEPT PLAN - OPTION 1	JHT	RJB	NOV 05/19	RJB
03	CONCEPT PLAN - OPTION 1 REVISED	JHT	RJB	NOV 12/19	RJB

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
 201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3E9
 Tel: (604) 597-9058, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: SURREY SCHOOLS
 14033 92 AVENUE, SURREY, BC, V3V 0B7
 PH. 604-596-7733

PROJECT: REDWOOD HEIGHTS ELEMENTARY
 17907, 17939, AND 17959 24 AVENUE, SURREY

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: CONCEPT PLAN OPTION 1

PROJECT NO.: 19-184

SCALE: HORIZ. 1:1000
 VERT. N/A

DRAWING NO.: A & M DRAWING NO. 19-184-01

DESIGN: JHT
DRAWN: JHT
CHECK: RJB
APPR: RJB

A & M FILE: 19-184

DRAWING DATE: OCTOBER, 2019

SHEET NO.: 01 of 01
REV.: 03



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INTER-OFFICE MEMO

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

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

DATE: **Nov 25, 2019** PROJECT FILE: **7819-0300-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17907/17939/17959- 24 Avenue**

REZONE/SUBDIVISION

The following issues are to be addressed as a condition of the Rezone/subdivision:

Property and Right-of-Way Requirements

- dedicate 22.0 metres for 26 Avenue.
- dedicate 12.0 metres for 180 Street.
- dedicate 20.0 metres for 24A Avenue.
- dedicate 8.442 metres for 24 Avenue.
- dedicate corner cuts as required.
- provide 0.5 metre ROWs fronting all roads.
- Restrictive Covenant for No-Builds for all lots.

A processing fee of \$1,627.50 (GST included) to administer legal documents is required.

DEVELOPMENT VARIANCE PERMIT

The following are works being deferred for the proposed Development Permit Variance:

Works and Services

- construct 26 Avenue to a unique collector standard.
- construct 24A Avenue to a local standard.
- construct the west half of 180 Street.
- construct storm sewers to support development.
- construct watermains to support development.
- construct sanitary sewer to support development.

A Servicing Agreement will be required prior to future development of all proposed lots.

Jeff Pang, P.Eng.
Development Engineer
LR1

NOTE: Detailed Land Development Engineering Review available on file

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0300-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 010-271-104

Lot 3 Section 20 Township 7 New Westminster District Plan 17010
17959 – 24 Avenue

Parcel Identifier: 006-263-321

Lot 19 Section 20 Township 7 New Westminster District Plan 48558

17907 – 24 Avenue

17939 – 24 Avenue

(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 addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision of the Land shown on Schedule A, is deferred until future development of the Land.

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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

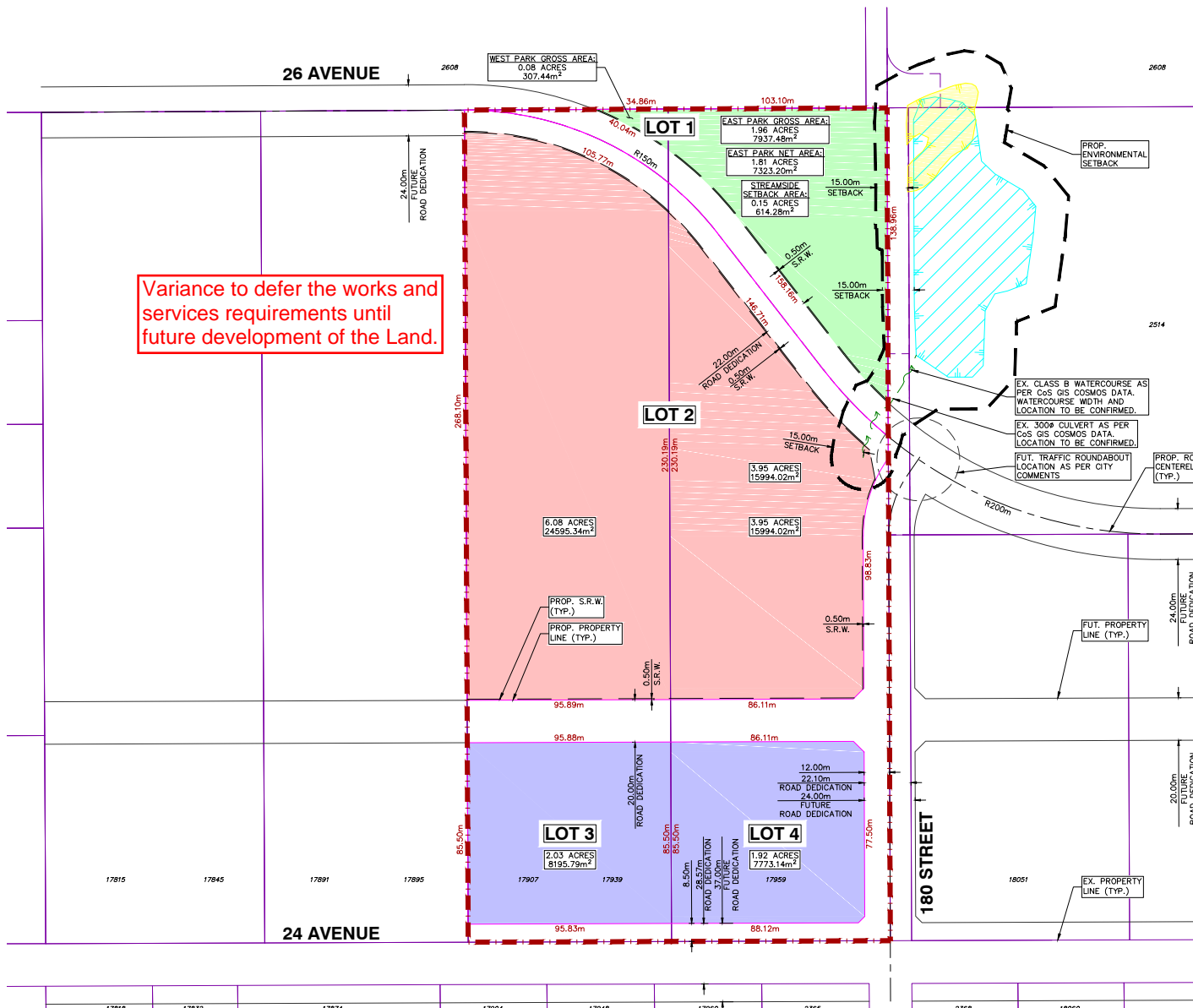
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

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LEGEND

- PARK
- SCHOOL BOARD
- RETAINED BY OWNER
- DRAINAGE (WATERBODIES)*
- SURREY SCHOOLS WETLAND*

*AS PER PEER REVIEW OF KEYSTONE ENVIRONMENTAL STREAM SITE ASSESSMENT REPORT PREPARED BY ECOLOGICAL CONSULTANTS LTD. - 22 OCTOBER 2019.

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