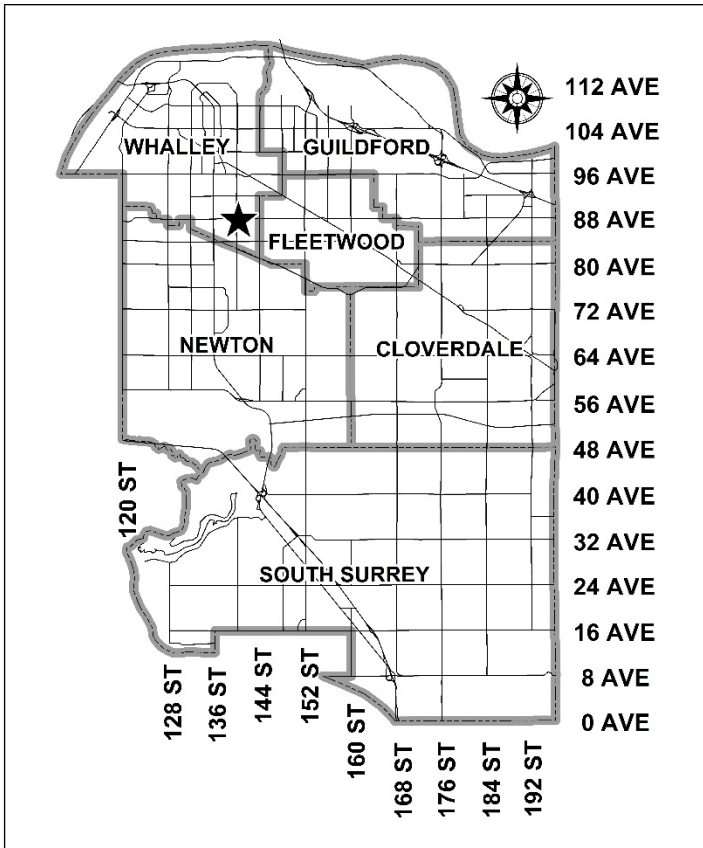


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7921-0071-00

Planning Report Date: July 12, 2021



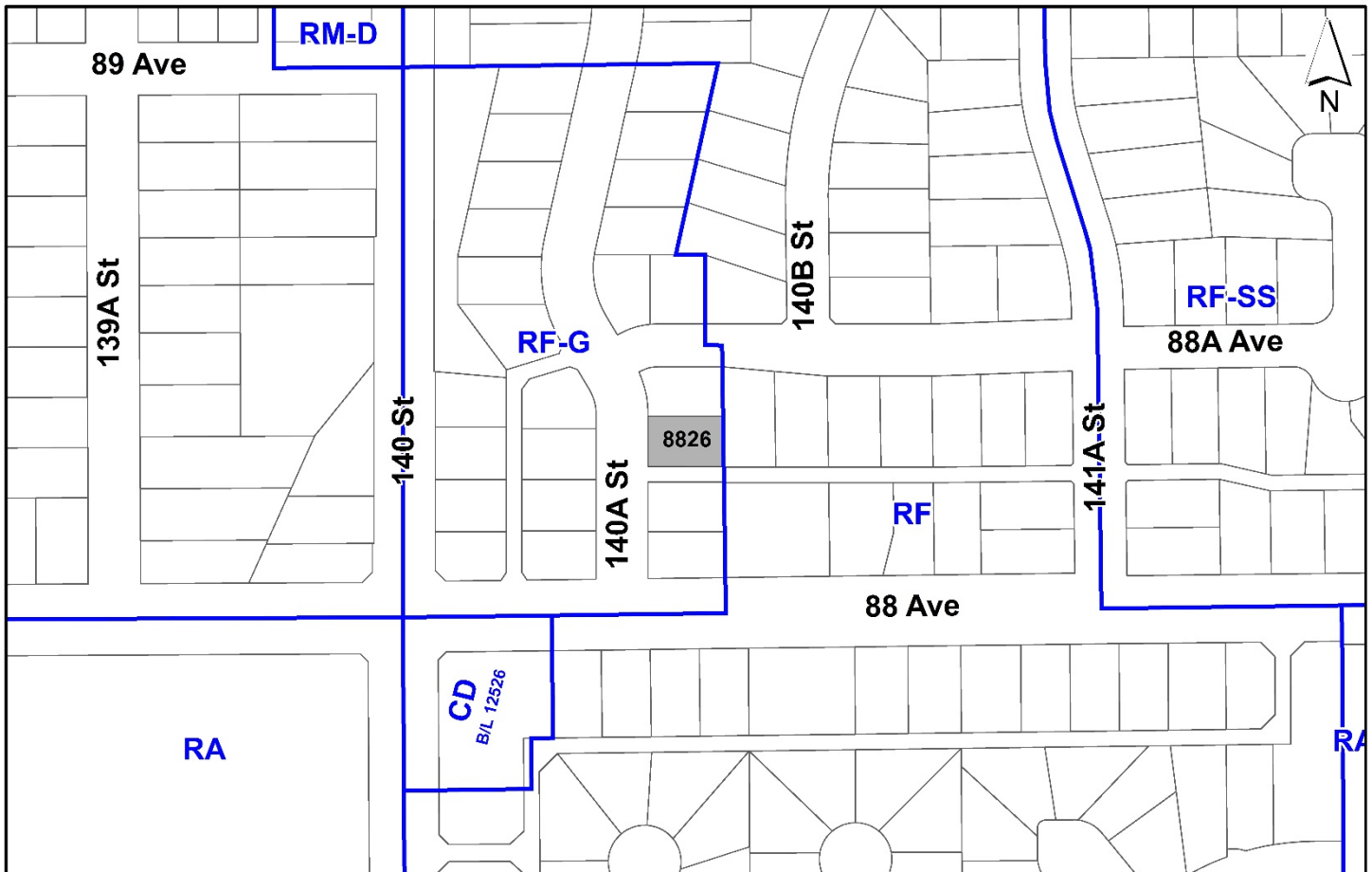
**PROPOSAL:**

- **Rezoning** from RF-G to RF to permit the development of a new single-family dwelling on an existing lot.

**LOCATION:** 8826 - 140A Street

**ZONING:** RF-G

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The existing lot meets the minimum lot size and lot dimension requirements of the "Single Family Residential Zone (RF)".
- The proposal is consistent with other RF lots in the immediate neighborhood and will allow the property owner to construct a larger house, consistent with the requirements of the RF Zone.
- Other property owners within this existing RF-G subdivision could pursue similar rezoning applications in the future, as the majority of the lots meet the minimum lot size and lot dimension requirements of the RF Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF-G
North:	Single Family Dwelling	Urban	RF-G
East:	Single Family Dwelling	Urban	RF
South (Across lane):	Single Family Dwelling	Urban	RF-G
West (Across 140A Street):	Single Family Dwelling	Urban	RF-G

### Context & Background

- The 561 square metre subject property is located at 8826 – 140A Street in Whalley. The subject lot is approximately 19.3 metres wide and 28.8 metres deep.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Gross Density Zone (RF-G)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the subject property from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)" in order to permit construction of a single-family dwelling.

- With the proposed rezoning to RF Zone, the applicant can achieve approximately 76 square metres (818 sq.ft.) of additional residential floor area. A comparison of allowable house size under the RF Zone compared to the RF-G Zone, is shown in the table below:

	Permitted Floor Area based on RF Zone	Permitted Floor Area based on RF-G Zone
Subject Lot	336 square metres	260 square metres

- The subject lot was previously under Land Use Contract (LUC) No. 524, which was adopted by Authorization By-law, 1978, No. 5661 on December 18, 1978. LUC No. 524 had an underlying RF-G zone which permits single family dwellings and customary accessory uses on twenty-nine (29) single family lots, as well as one (1) city-owned lot.
- Under "Surrey Zoning By-law, 1979, No. 5942, the subject property met the criteria of the "Compact Family Residential Zone (R-F(C))", which was later changed to "Single Family Residential Gross Density Zone (RF-G), but did not meet the minimum criteria of the "Single Family Residential Zone (R-F)" which had the following subdivision requirements:
  - Minimum lot size of 660 square metres;
  - Minimum lot width of 18 metres; and
  - Minimum lot depth of 28 metres.
- With the adoption of Zoning By-law No. 12000 on September 13, 1993, the subject lot now complies with the criteria of the RF zone as follows:
  - The subject property is 19.3 metres wide, 28.8 metres deep, and has a total area of 561 square metres, which meets the minimum required lot size (560 square metres) and dimensions (15 metres x 28 metres) of the RF Zone.
- Land Use Contract (LUC) No. 524 was terminated on July 27, 2017, which brought the underlying RF-G Zone into effect.
- The proposed rezoning has merit as the existing lot meets all requirements of the RF Zone, and as such RF zoning is appropriate for the lot. There are existing RF lots to the immediate east of the site. It is noted that other property owners within this existing RF-G subdivision could pursue similar rezoning applications in the future, as the majority of the lots meet the minimum lot size and lot dimension requirements of the RF Zone.
- Further details on the existing lot are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	561 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	561 square metres

	Proposed
<b>Number of Lots:</b>	1
<b>Unit Density:</b>	2.5 units per hectare
<b>Lot Size</b>	561 square metres (net)
<b>Lot Width</b>	19.3 metres
<b>Lot Depth</b>	28.8 metres

### Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Parks, Recreation & Culture: Parks have some concerns about the possible impacts this project will have on a city tree located on 140A Street. Parks will review impact to the city tree as part of the Building Permit process.

### Transportation Considerations

- The site will be accessed from a driveway off of 140A Street.
- A Geotechnical Report is required in order to confirm the adequacy of the existing road structure on 140A Street and the lane.

### Sustainability Considerations

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

### School Capacity Considerations

- As no additional lots are proposed as part of the proposed rezoning, a referral to the School District for comments was not required.

## 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. The subject site is not located in a Secondary Plan Area.

### Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
Front Yard (West)	7.5 metres	7.5 metres
Side Yard (North):	1.8 metres	1.8 metres
Side Yard (South):	1.8 metres	1.8 metres
Rear Yard (East):	7.5 metres	7.5 metres
Lot Size:	560 square metres	561 square metres
Lot Width:	15 metres	19.3 metres
Lot Depth:	28 metres	28.8 metres
<b>Parking (Part 5)</b>	<b>Required</b>	
<b>Number of Spaces</b>	3 per lot	3 per lot

### Lot Grading and Building Scheme

- Lot grading was provided at time of the original subdivision dating back to 1979. As such, a new lot grading submission is not required.
- As there is no subdivision associated with this rezoning, a Building Scheme is not required.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 25, 2021, and the Development Proposal Signs were installed on June 4, 2021. Staff have not received any responses from neighbouring property owners. The subject development application was also reviewed by the Fleetwood Community Association. The Fleetwood Community Association had no concerns regarding the proposal.

### TREES

- Trees and Landscaping has agreed to defer the arborist report assessment to the Building Permit stage provided a fronting City tree along 140A Street and a shared tree at the northwest corner of the subject site are retained during construction of the new single-family dwelling.

**INFORMATION ATTACHED TO THIS REPORT**

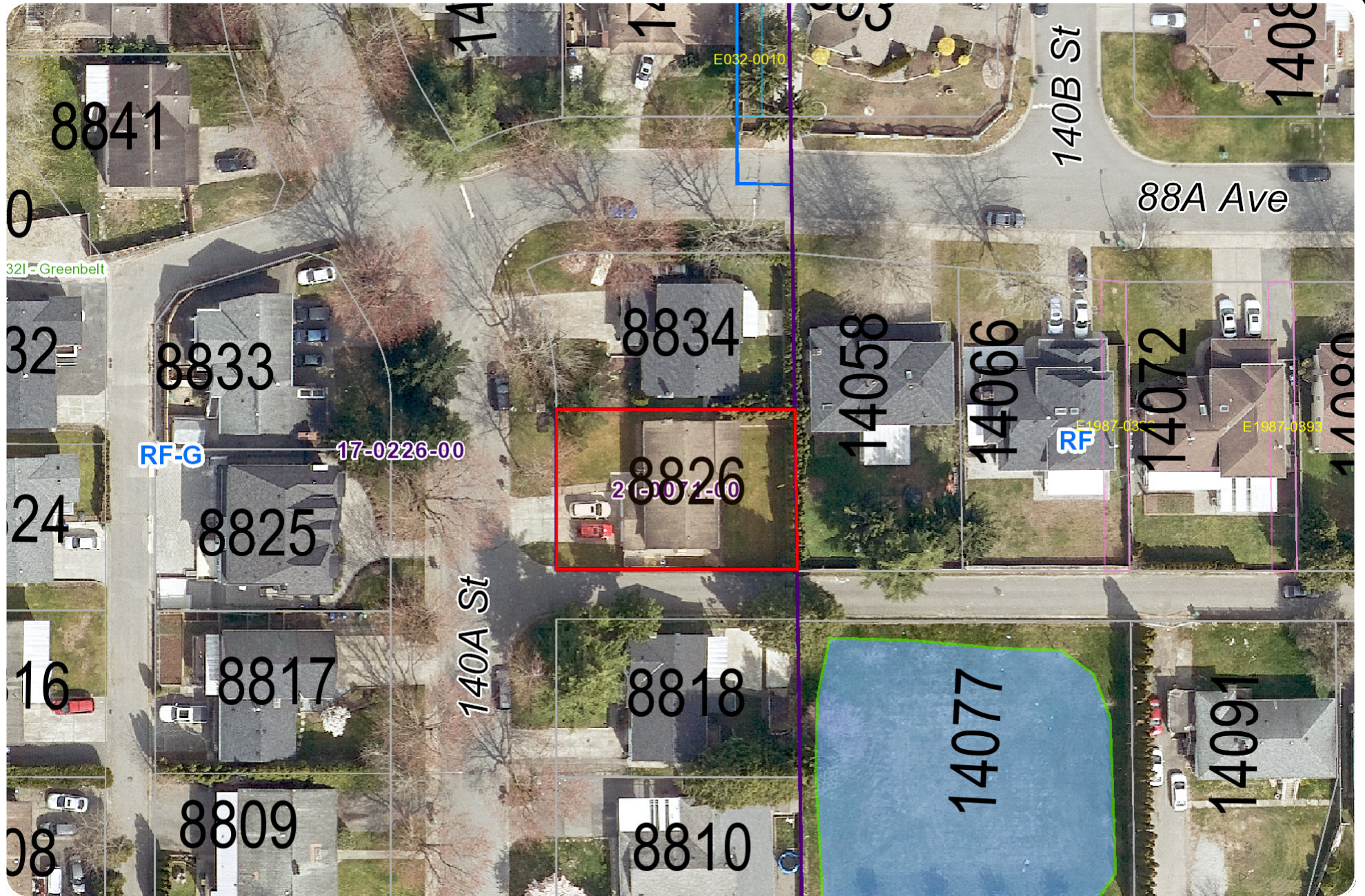
The following information is attached to this Report:

- Appendix I.       Aerial Photo
- Appendix II.      Engineering Summary

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

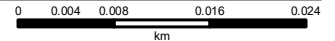
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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2021-07-07





## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 29, 2021** PROJECT FILE: **7821-0071-00**

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RE: **Engineering Requirements  
Location: 8826 140A St**

**REZONE*****Property and Right-of-Way Requirements***

- Provide a 1.0m x 1.0m corner cut at 140A Street and Residential lane.

***Works and Services***

- Confirm adequacy of the existing road structure on 140A Street and the lane, with supporting geotechnical report. Construct upgrades to City standards if required.

A Servicing Agreement will be required prior to Rezone if the geotechnical report determines that road upgrades will be needed. A processing fee of \$7,758.75 will be required to process the Servicing Agreement.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Construct 6.0m wide concrete letdown.
- Construct a new metered water service connection and abandon existing.
- Construct new storm and sanitary service connections. Confirm adequacy of the existing storm and sanitary connections through video inspection, if they will be retained.

City crews will abandon and install the water connection, while the required driveway and applicable service connection(s) can be constructed subject to issuance of a City Road and Right-of-Way Permit from the Engineering Counter upon payment of securities and associated fees.

Jeff Pang, P.Eng.  
Development Engineer