

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0110-00

Planning Report Date: September 9, 2024

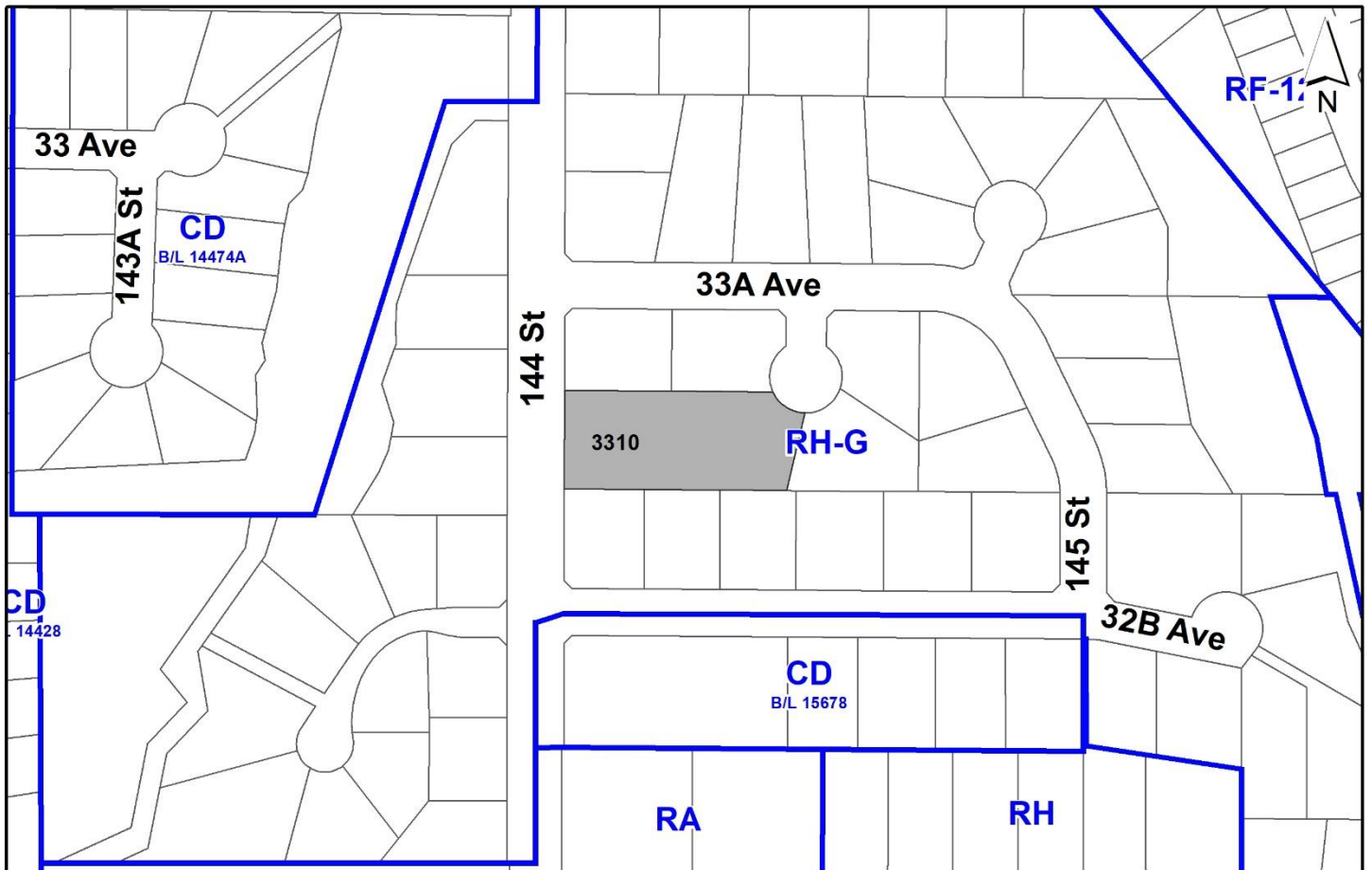
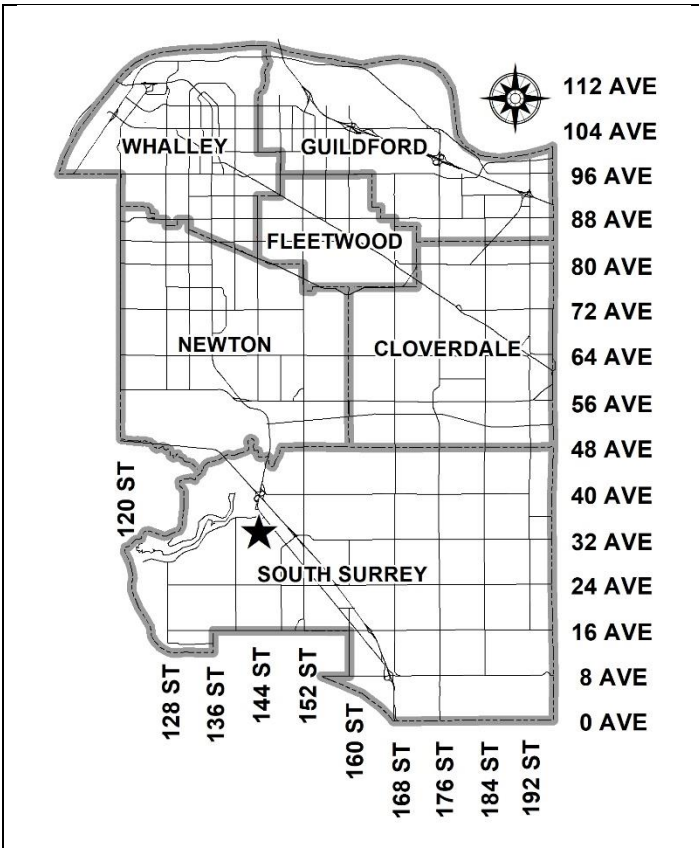
PROPOSAL:

- **Rezoning** from R1 to CD to allow subdivision into 2 single family lots.

LOCATION: 3310 - 144 Street

ZONING: R1

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The subject parcel was previously zoned Half-Acre Gross Density Residential Zone (RH-G) which would have allowed for subdivision under without a rezoning. Following the recent Zoning By-law Amendment associated with the introduction of the Small Scale Multi Unit Housing (SSMUH) under Corporate Report No. R0109; 2024, Half-Acre Gross Density Residential Zone (RH-G) parcels were rezoned to new zones based on lot size. As a result, the subject parcel was rezoned to Suburban Residential (R1).
- Rezoning is proposed to reconcile the lost subdivision potential that resulted from the rezoning of the subject parcel to Suburban Residential (R1) as the minimum allowable lot size that can be created under this zone is 1,858 square metres, which is in excess of what is possible, given the size of the subject lot.
- The proposed Rezoning By-law is a housekeeping measure to permit the instream subdivision application to continue and create two new lots. The proposed Rezoning to Comprehensive Development (CD) is to limit the subdivision potential to two lots, which was the maximum provision under the previous zoning.
- The proposed density and building form are appropriate for this part of South Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from Suburban Residential Zone (R1) to Comprehensive Development Zone (CD).
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) the applicant satisfy the deficiency in tree replacement on the site, 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban	R1
North:	Single Family Dwelling	Suburban	R2
East:	Single Family Dwelling	Suburban	R2
South:	Single Family Dwelling	Suburban	R2
West (Across 144 Street):	Single Family Dwelling	Suburban	R2

Context & Background

- The subject parcel is the remnant parcel under Development Application No. 7903-0261-00, which saw the subdivision of two One Acre Residential Zone (RA) parcels into ten Half-Acre Gross Density Residential Zone (RH-G). 15% Parkland conveyance was provided as part of the Semiahmoo Trail area.

- This subdivision was designed so the remnant parcel would subdivide at a future date and comply with the gross density.
- The proposed retained dwelling on lot 1 predates this application.
- A Preliminary Layout Approval for subdivision was previously issued on December 19, 2023, under the previous Half-Acre Gross Density Residential Zone (RH-G)
- Under the recent introduction of new zones to align with the Provincial Bill 44: Small-Scale Multi-Unit Housing in Corporate Report No. R0109; 2024, the other 9 lots created under 7903-0261-00, were rezoned to the new Quarter Acre Residential Zone (R2) based on lot size, and the remnant lot was rezoned to the new Suburban Residential Zone (R1) based on lot size.

DEVELOPMENT PROPOSAL

Planning Considerations

- A Rezoning to Comprehensive Development Zone (CD) based on Quarter Acre Residential (R2) is proposed to allow subdivision into 2 lots but will limit the subdivision potential to 2 lots so there is no net increase to the previous subdivision potential. The subdivision potential that can be achieved is consistent to what could be achieved previously under the former Half-Acre Gross Density Zone (RH-G).

	Proposed
Number of Lots:	2
Unit Density:	4 u.p.a.
Range of Lot Sizes	1579 sq. m – 1773 sq. m
Range of Lot Widths	33 m - 38 m
Range of Lot Depths	38 m – 47 m

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 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Semiahmoo Trail Elementary School
1 Secondary student at Elgin Park Secondary School

(Appendix III)

Parks, Recreation & Culture:

The closest active park is Elgin Estate Park which is 250 metres away and contains a natural area. Future parkland is proposed within 600 metres of the subject site as part of the Nicomekl Riverfront Park.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval has been granted.

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 proposal complies with the current Regional Growth Strategy "General Urban" designation.

Official Community Plan

Land Use Designation

- The proposal complies with the current Official Community Plan "Suburban" designation.

Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing infrastructure and implement improvements to the public realm.

(The proposed development is representative of a suburban type of lot that will align with the surrounding lot sizes and context, providing an appropriate transition between higher-density Multi-family and Single Family Residential designated land to the east and lower-density Suburban Residential ½ Acre land to the west.)

- A3.5: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The applicant will be subdividing the remnant parcel of a previous subdivision, creating two new lots of the same scale and density as the surrounding lots.)

CD By-law

- The applicant proposes to rezone the subject site from R1 "Suburban Residential Zone" to CD "Comprehensive Development Zone".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed two lot subdivision on the subject site. 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 R2 "Quarter Acre Residential Zone".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the R2 Zone, and the proposed CD By-law is illustrated in the following table:

Zoning	"Quarter Acre Residential Zone (R2)" (Part 14)	Proposed CD Zone
Unit Density:	4 u.p.a. (10 u.p.h.)	4 u.p.a. (10 u.p.h.)
Lot Size (Permitted Size Reduction With 15% Open Space)		
Lot Size minimum:	775 sq. m	1575 sq. m
Lot Width minimum:	20 m	27 m
Lot Depth minimum:	30 m	30 m

- The proposed By-law will permit the subdivision to proceed as it would have under the provisions of the previous RH-G zone, but without gaining any further subdivision potential under the R2 zone.

Lot Grading and Building Scheme

- The applicant is proposing to register a new Building Scheme pending the discharge of the existing Building Scheme registered in 2004 which has since expired. The applicant has retained Ran Chahal of Apex Design Group Inc. 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.
- A preliminary lot grading plan, submitted by Hub Engineering Inc. and dated March 30th, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement in the new dwelling. The feasibility of an in-ground basement 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 \$4,272 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted under the site's 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 \$1,113.92 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.
- 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 July 30, 2024, and the Development Proposal Sign was installed on August 1, 2024. Staff received no responses from the public.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Deciduous Trees	2	2	0
Coniferous Trees	29	13	16
Onsite Tree Totals	31	15	16
Onsite Replacement Trees Proposed	6		
Total Onsite Retained and Replacement Trees	22		

- The Arborist Assessment states that there is a total of 31 bylaw protected trees on the site. Additionally, there are 3 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 16 onsite trees and the 3 City 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 30 replacement trees on the site. Since the proposed 30 replacement trees cannot be accommodated on the site, the proposed deficit of 24 replacement trees will require an estimated cash-in-lieu payment of \$13,200.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- There are 3 City boulevard trees under the scope of this application, however these are proposed to be retained.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with an estimated contribution of \$13,200.00 to the Green City Program.

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. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

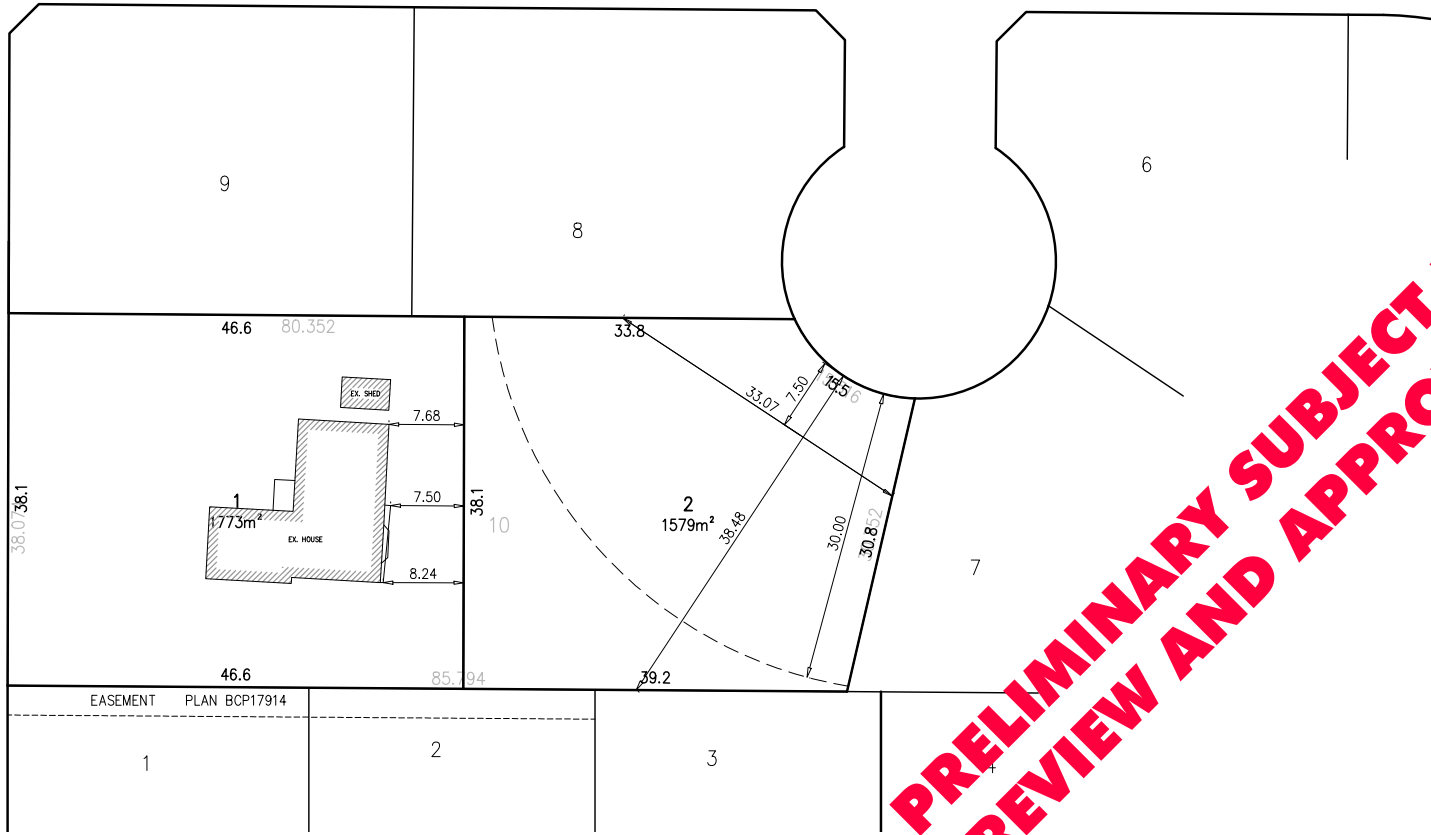
Ron Gill
 Acting General Manager
 Planning and Development



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144th STREET

33A AVENUE



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 3310 144 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
21094	AUG 2024		1:500		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **July 30, 2024**

PROJECT FILE: **7822-0110-00**

RE: **Engineering Requirements**

Location: 3310 144 St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW on 144 St.

Works and Services

- Provide driveways and drainage, water, and sanitary service connections to each lot.
- Conduct a stormwater analysis to confirm downstream capacity from fronting storm mains to the nearest trunk storm main.

A Servicing Agreement is required prior to Rezone/Subdivision.



Daniel Sohn, P.Eng.
Development Process Manager

/JNC

Department: **Planning and Demographics**
 Date: **November 17, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0110 00**

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.

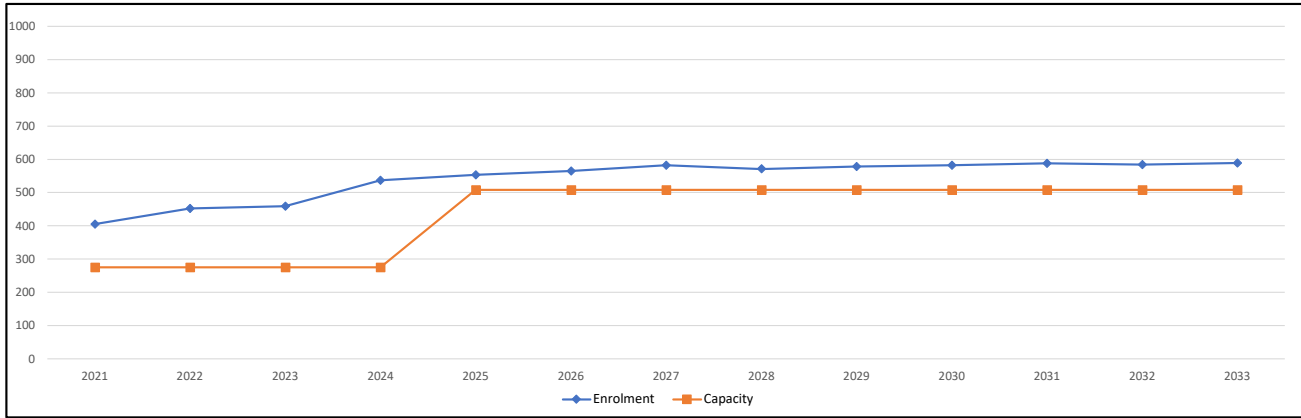
School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Semiahmoo Trail Elementary	
Enrolment	459
Operating Capacity	275
# of Portables	7
Elgin Park Secondary	
Enrolment	1379
Operating Capacity	1200
# of Portables	4

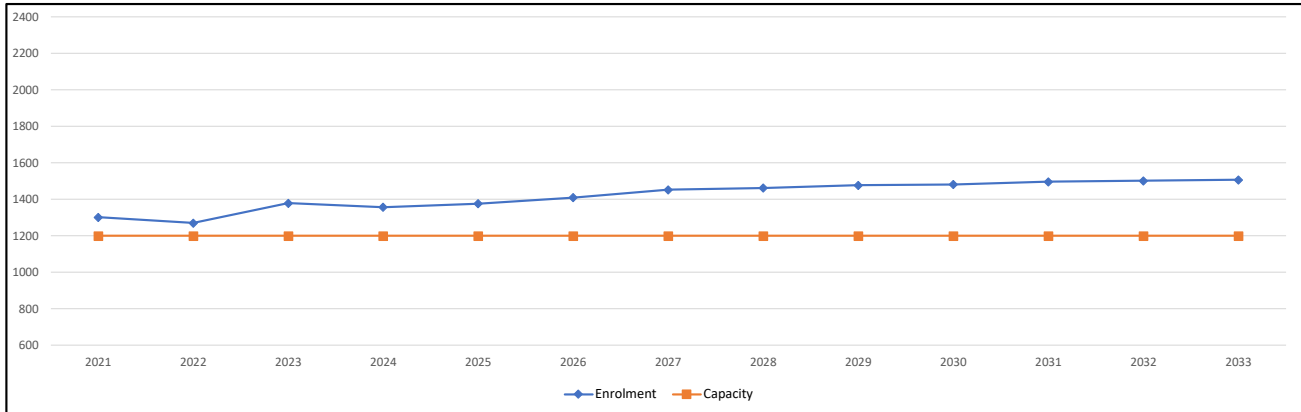
<p>Summary of Impact and Commentary</p> <p>The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.</p> <p>As of September 2023, Semiahmoo Trail Elementary is operating at 165% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.</p> <p>As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project with an anticipated occupancy in the Winter of 2024. Until the addition is open, the district can manage future growth with portables on site.</p> <p>Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.</p>
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Semiahmoo Trail 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.

Elgin Park 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.

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 3310 144 St, Surrey, B.C., V4P 2A1

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>	34
Protected Trees to be Removed	15
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	19
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 15 X two (2) = 30	30
Replacement Trees Proposed	6
Replacement Trees in Deficit	24
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

March 28, 2022

(Signature of Arborist)

Date

