

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 Density Exception Area (max 2 upa) to Suburban.

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP).
- The proposed density and lot sizes are appropriate for this part of East Panorama Ridge.
- The applicant has demonstrated community support for the proposal.
- 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 5: Suburban Density Exception Areas to remove the subject site from Suburban Density Exception Area (max 2 u.p.a.) 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 "Suburban Residential Zone (R1)" 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) 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;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) 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 Department; and
 - (h) submission of a spatial separation report to the approval of the Building Division.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban and Suburban Density Exception Area (OCP)	“Suburban Residential Zone (R ₁)”
North (Across Highway 10):	Single Family Dwelling	Urban (OCP)/Suburban Residential ½ Acre (NCP)	“Quarter Acre Residential Zone (R ₂)”
East:	Single Family Dwelling	Suburban and Suburban Density Exception Area (OCP)	“Suburban Residential Zone (R ₁)”
South:	Single Family Dwelling	Suburban and Suburban Density Exception Area (OCP)	“Suburban Residential Zone (R ₁)”
West (Across 56 Avenue Frontage Road South):	Single Family Dwelling	Suburban and Suburban Density Exception Area (OCP)	“Suburban Residential Zone (R ₁)”

Context & Background

- The subject parcel, located in East Panorama Ridge, was created by subdivision under Development Application No. 7912-0125-00 in 2012. It is designated Suburban Density Exception Area in the OCP, zoned “Suburban Residential Zone (R₁)”, and possesses no significant natural features. It is approximately 1,928 sq.m. in size. It is the first application to propose a new subdivision in the area.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant is proposing an OCP amendment and rezoning, to permit subdivision into two (2) lots.
- There is an existing house that will remain on proposed Lot 2 (east). The proposed Lot 1 (west) will accommodate a new home in the future.
- The parent parcel was part of a previous subdivision in 2012, and the proposal generally complies with the character of the area.

	Proposed (approximate)
Number of Lots:	2
Unit Density:	4 u.p.a (10 u.p.h.)
Range of Lot Sizes	775.1 sq. m. to 1152.8 sq. m.
Range of Lot Widths	23.2 m to 38.5 m
Range of Lot Depths	30.9 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 Cambridge Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix III)

Parks, Recreation & Culture: Parks accepts the removal of city tree labeled C3 as recommended in the project arborist report dated February 26, 2024. Parks requires tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

The closest active park which includes a natural area is Bob Rutledge Park and is 850 metres away.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted Preliminary Approval for the rezoning for one year.

Transportation Considerations

- The new western Lot 1 will be accessed from 56 Avenue Frontage Road South, the same as the existing home on the parent parcel. They are required to construct a 6m wide driveway. No road dedication is required at this time.
- The closest transit route is the 342 Newton Exchange/ Langley Centre, the closest stops are on 144 Street at 57 Ave, approximately 455 m away by foot. This stop is accessible via the pedestrian path to the Highway 10 sidewalk, adjacent to the subject lot.

- The subject site is proximal to both the bike lanes on Highway 10 for east/west travel and the Shared Traffic/Neighbourhood Bike Route on 144 Street, Ridge Crescent, and 144A Street for north/south travel.

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 site is designated General Urban under the Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The site is designated as part of the Suburban Density Exception Area under the OCP, under which the proposal does not comply due to the density limitations, hence the subject parcel is proposed to be redesignated to Suburban.

Amendment Rationale

The subject parcel is proposed to be removed from the Suburban Density Exception Area. The rationale for the amendment is the lot's location at the edge of the Area adjacent to Urban designated properties to the north across Highway 10. The proposed lot sizes are appropriate in this context.

- 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 applicant will be required to provide the per unit flat rate for the number of units or floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

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 provide an appropriate transition between higher-density Single Family Residential designated land to the north and lower-density Suburban Residential ½ Acre land to the south. The proposed development is near the Panorama Village neighbourhood centre at the intersection of 152 Street and No 10 (56 Avenue) Highway.)

- 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 complying with the existing Building Scheme prepared and registered on the parent parcel under the original subdivision in 2012.)

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single-family dwelling 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 "Quarter Acre Residential Zone (R2)"
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the "Quarter Acre Residential Zone (R2)", 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:	775 sq. m.	775 sq. m.
Lot Width:	20 m	20 m
Lot Depth:	30 m	30 m
Open Space:	15% of the subdivided lands provided on site	15% of the subdivided lands provided as cash-in-lieu

- The main purpose of CD By-law is the ability to provide the required Open Space for the undersized Lot 1 as cash-in-lieu.

Lot Grading and Building Scheme

- Building Design Guidelines were previously registered on title at 14452 No 10 (56 Avenue) Highway under Development Application No. 7912-0125-00. The design guidelines may remain on title unchanged, and all proposed lots will be required to comply with the permitted and restricted design elements listed in the guidelines.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated January 26, 2024, 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 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current fee for Newton is \$16,020 per unit for single family lot.

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 June 7, 2024, and the Development Proposal Signs were installed on 07/08/2024. Staff received 28 responses from neighbouring residents:
 - **21 respondents are in support of the proposal**
 - *Supporters cited a need for housing and supported infill development of perceived underutilized land.*
 - **7 respondents are in opposition to the proposal**
 - *Opponents cited parking issues and congestion on a narrow street as the primary concerns.*
 - *The applicant will be required to provide a minimum of 3 parking spaces on the proposed lots, in accordance with the provisions in the Zoning By-law;*
 - *In response to the traffic related concern, the following comments were provided by the City's Engineering Department:*
 - *The fronting 56 Ave Frontage Road is constructed to the City's Frontage Road standard with 6.6m wide pavement to accommodate parking on one side of the road and a single travel lane. Given the context of a limited access road with very low traffic volumes, this "queueing street" parking configuration helps to maximize on-street parking and reduce speeds by requiring opposing traffic to pull-over and allow each other to pass.*

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and 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)			
Linden, Little-Leaf	2	0	2
Katsura	2	1	1
Sweetgum	1	0	1
Maple, Three Flowered	7	2	5
Coniferous Trees			
White Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	13	3	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees Proposed		12	
Estimated Contribution to the Green City Program		\$3,300.00	

- The Arborist Assessment states that there are a total of 13 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 6 replacement trees on the site. Since 2 replacement trees can be accommodated on the site (based on an average of [1] tree per lot), the proposed deficit of 4 replacement trees will require an estimated cash-in-lieu payment of \$3,300.00 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law. This figure also includes the 2 to 1 replacement ratio cash-in-lieu amount of \$1,100 for the removal of 1 City tree. The removal of this City tree is required due to the conflict with the proposed location of the driveway to access proposed Lot 1.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with an estimated contribution of \$3,300 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. OCP Redesignation Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

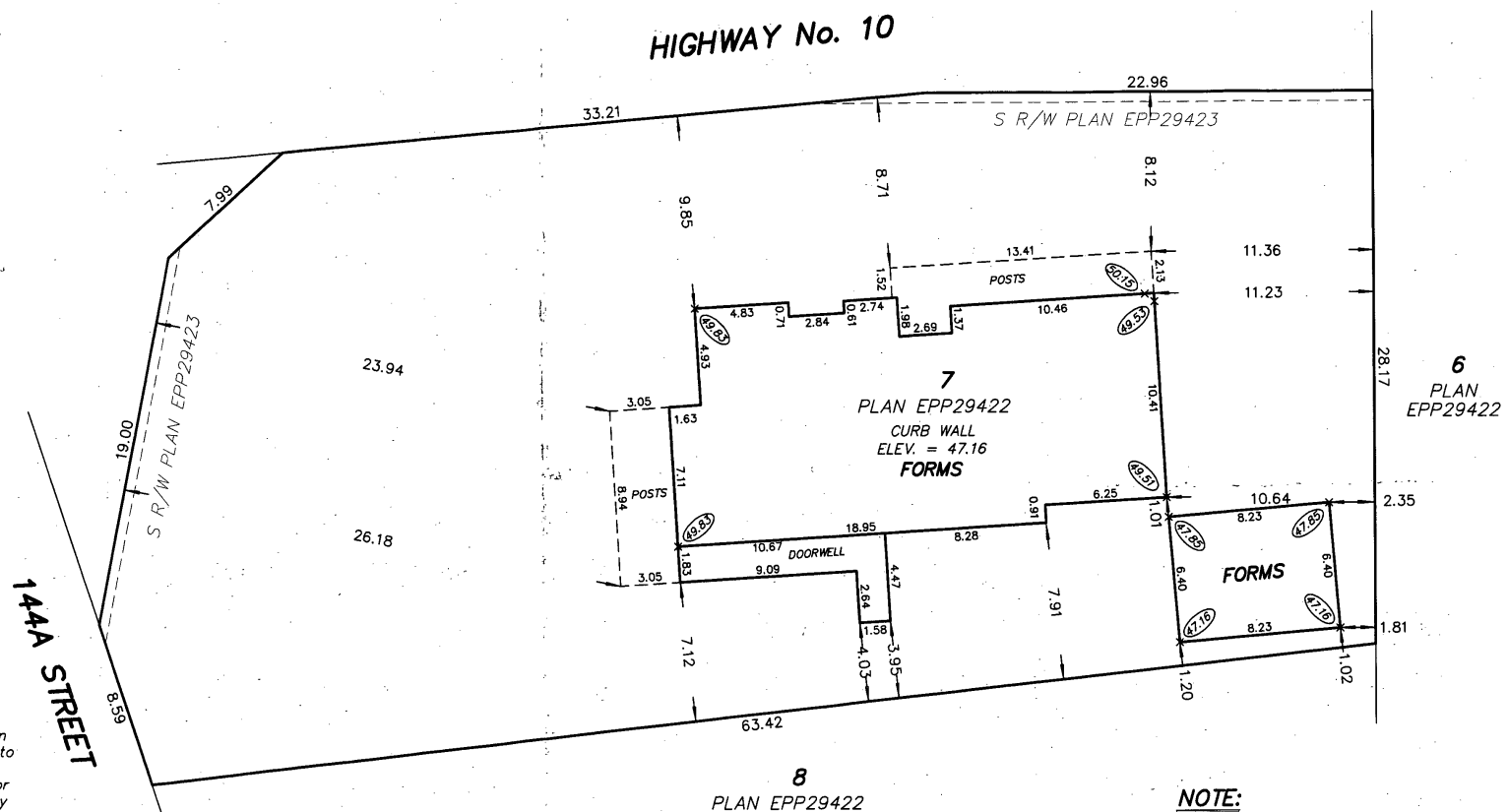
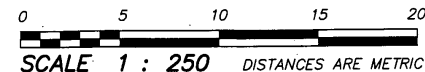
PD/ar

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
SHOWING CONSTRUCTED FORMS ON LOT 7
DISTRICT LOT 232 GROUP 2
NWD PLAN EPP29422**

PID: 029-267-471

CIVIC ADDRESS :


14452 - 56th AVENUE
SURREY, BC



Lot dimensions and clearances according to Plan EPP29422.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 16th DAY OF FEBRUARY, 2015.


B.C.L.S.
LAKHUOT S. GREWAL

This document is not valid unless originally signed and sealed.
NOT SUITABLE FOR MORTGAGE PURPOSES

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NOTE:

(47.00) - DENOTES POUR STRIP ELEVATION (TYPICAL)
ELEVATIONS ARE GEODETIC (2005)
DERIVED GNSS OBSERVATIONS

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PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1501-024
DWG : 1501-024 CE

SUBDIVISION PLAN OF LOT 7
 DISTRICT LOT 232 GROUP 2
 NEW WESTMINSTER DISTRICT, PLAN EPP29422

PLAN EPP

Pursuant to Section 67 of Land Title Act
 The City of Surrey B.C.G.S. 92G.006



SCALE - 1 : 250
 All distances are in metres

The intended plot size of this plan is 560mm
 in width by 432mm in height (C Size) when
 plotted at a scale of 1:500

Integrated Survey Area No. 1
 City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

Grid Bearings are derived from observations between
 Control Monuments and are referred to
 the central meridian of UTM zone 10.

The UTM co-ordinates and estimated absolute
 accuracy achieved are derived from the Mascot
 published coordinates and standard deviations for
 geodetic control monuments and .

This plan shows horizontal ground-level
 distances except where otherwise noted. To
 compute grid distances, multiply
 ground-level distances by the average
 combined factor of which has been derived
 from geodetic control monument and .

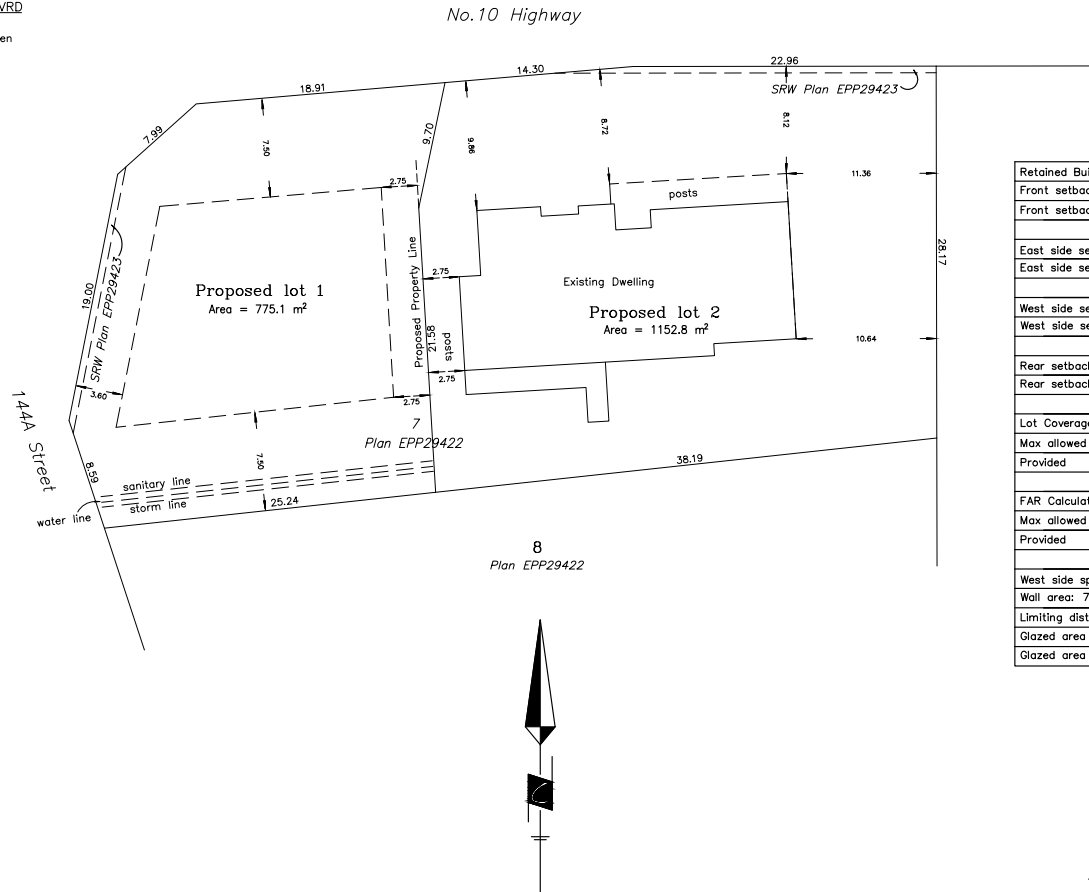
Legend:

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- NF Denotes nothing found
- b/b Denotes bent tied base
- u/p Denotes unable to post
- WT Denotes witness

Note: This plan shows one or more
 witness posts which are not set on the
 true corner(s).

Witness posts are set along the
 production of a boundary unless
 otherwise noted.
 Some symbols and lines have been
 exaggerated for clarity.

PRELIMINARY



Retained Building Calculations	
Front setback min allowable - RQ zoning	7.5m
Front setback existing	8.12m
East side setback min allowable	2.4m
East side setback existing	10.64m
West side setback min allowable	2.4m
West side setback existing to new lot line	2.4m
Rear setback min allowable	7.5m
Rear setback existing	7.91m
Lot Coverage Calculation	
Max allowed	27.26% (314.4 sqm)
Provided	26.8% (307.7 sqm)
FAR Calculations	
Max allowed	465 sqm
Provided	428.7 sqm
West side spatial calculation	
Wall area: 77.39 Sqm	
Limiting distance: 2.75m	
Glazed area opening max allowable	12% (9.29 sqm)
Glazed area opening existing	9.2% (6.32 sqm)

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234-18525 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777

The field survey represented by this plan was
 completed on the 14 day of , 2024.
 Felix Chu, B.C.L.S. (1008)

INTER-OFFICE MEMO

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

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

DATE: **July 02, 2024**

PROJECT FILE: **7823-0358-00**

RE: **Engineering Requirements**
Location: 14452 No 10 (56 Ave) Hwy

REZONE/SUBDIVISION

Works and Services

- Provide 6.0m wide concrete driveway to each lot.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- A servicing agreement is not required prior to Rezone/Subdivision. The above requirements can be administered through the subsequent Single Family Building Permit.

OCP AMENDMENT

There are no additional engineering requirements relative to issuance of the proposed OCP Amendment.



Jeff Pang, P.Eng.
Manager, Development Services

DYC

Department: **Planning and Demographics**
Date: **March 4, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0358 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	---

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

Current Enrolment and Capacities:	
Cambridge Elementary	
Enrolment	784
Operating Capacity	495
# of Portables	13
Sullivan Heights Secondary	
Enrolment	1882
Operating Capacity	1700
# of Portables	11

Summary of Impact and Commentary

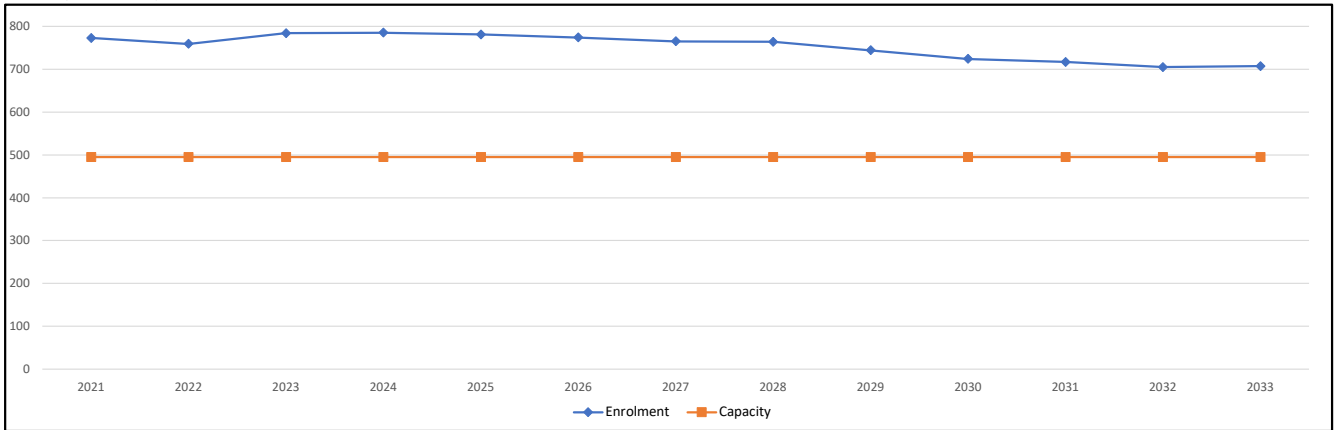
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Cambridge elementary was operating 158%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in the Spring of 2026 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge.

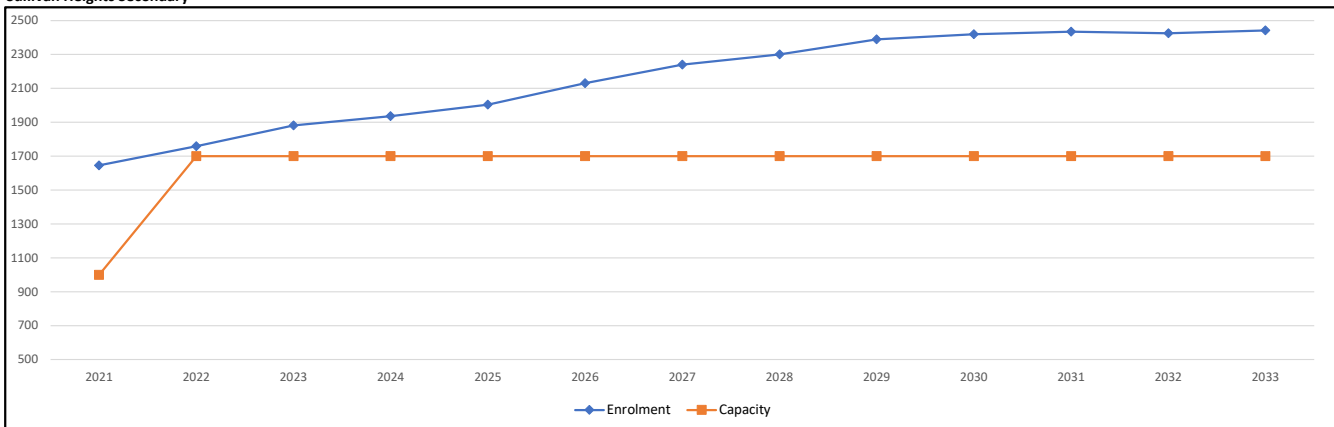
The 700 capacity addition at Sullivan Heights Secondary opened in September 2022 but the school has 11 portables and is still operating above capacity even with the addition.

Cambridge 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.

Sullivan Heights 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 14452 56 Ave Frontage Road Surrey

Registered Arborist: Corey Plester ISA Certified Arborist PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	13
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	2
Replacement Trees in Deficit	4
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: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: February 26, 2024



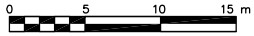
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



TREE SURVEY PLAN FOR LOT 7
 DISTRICT LOT 232 GROUP 2
 NEW WESTMINSTER DISTRICT, PLAN EPP29422

PID: 029-267-471

CIVIC ADDRESS: 14452 56th Avenue, Surrey, B.C.



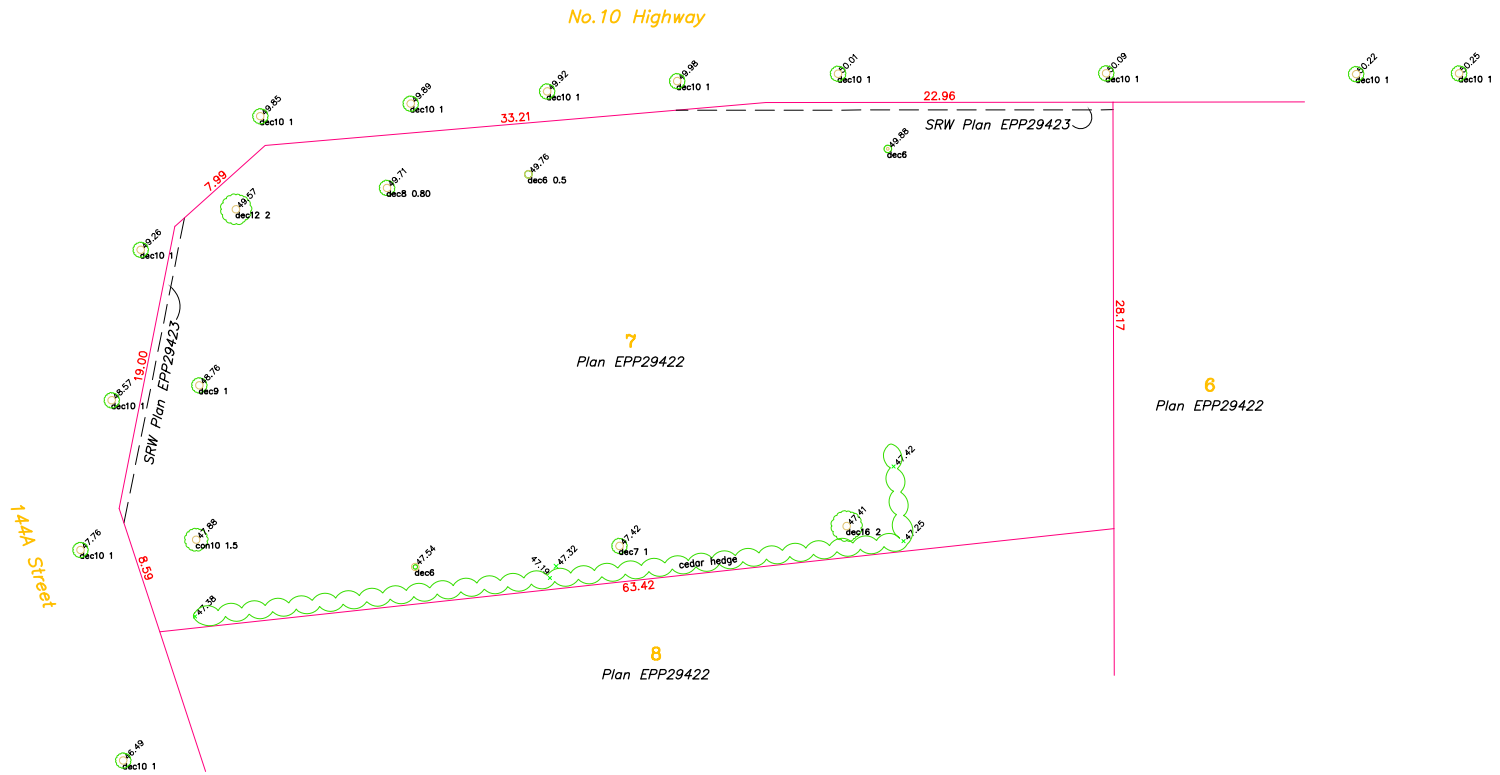
SCALE - 1 : 250
 All distances are in metres

SURVEY LEGEND

- con30 Denotes 30cm dia Coniferous tree
- dec30 Denotes 30cm dia Deciduous tree

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 5446 located at the intersection of 134 Street and 68 Avenue. Elevation = 70.059 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field ties.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 29th day of January, 2024.

FELIX CHU U3KSWT Digitally signed by FELIX CHU U3KSWT
 Date: 2024.02.01 14:40:59 -08'00'

Felix Chu

B.C.L.S. (1008)

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234-18525 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777

This plan lies within the Metro Vancouver Regional District

File: 9146-TP

