

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0147-00

Planning Report Date: December 2, 2024

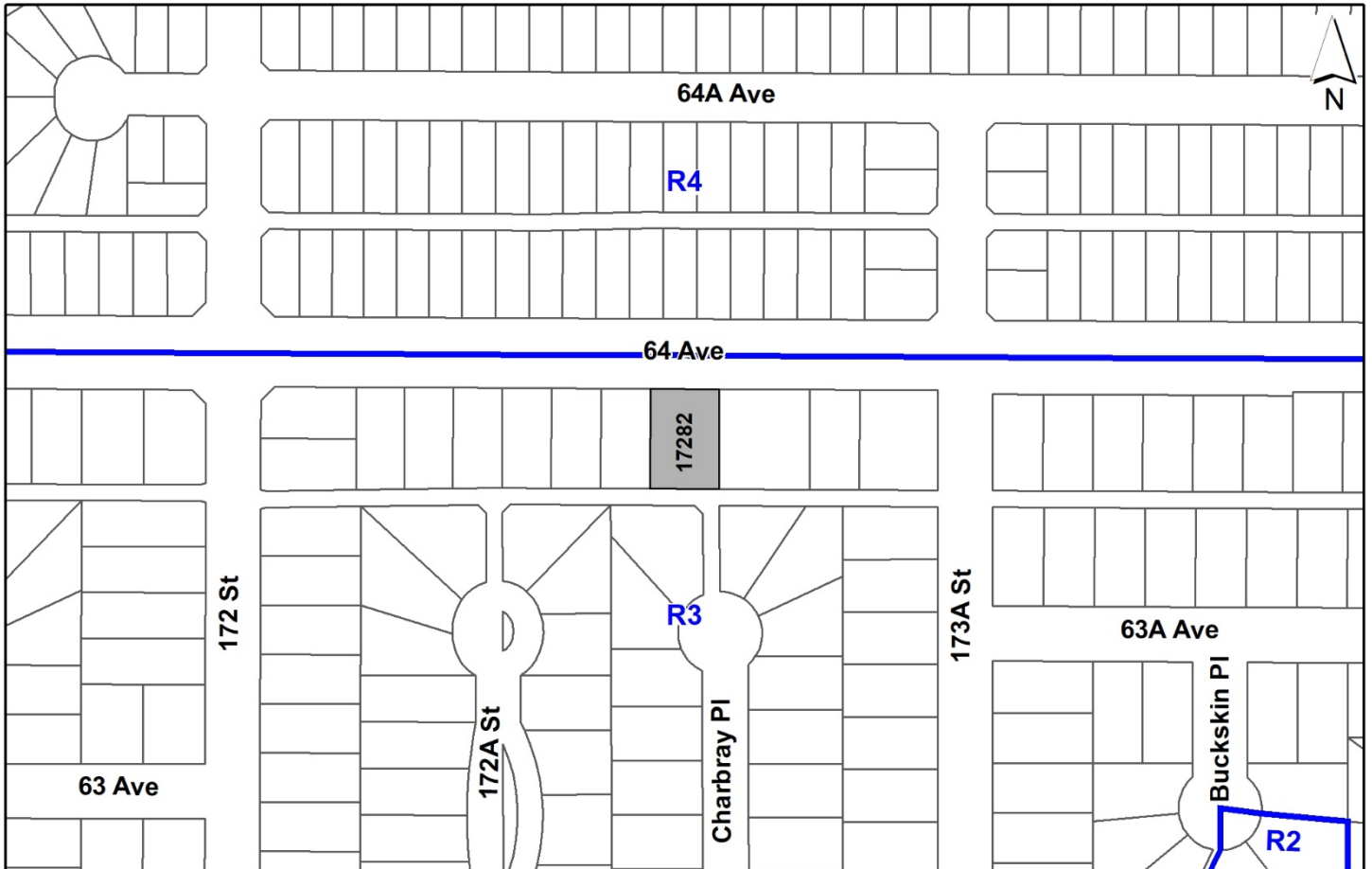
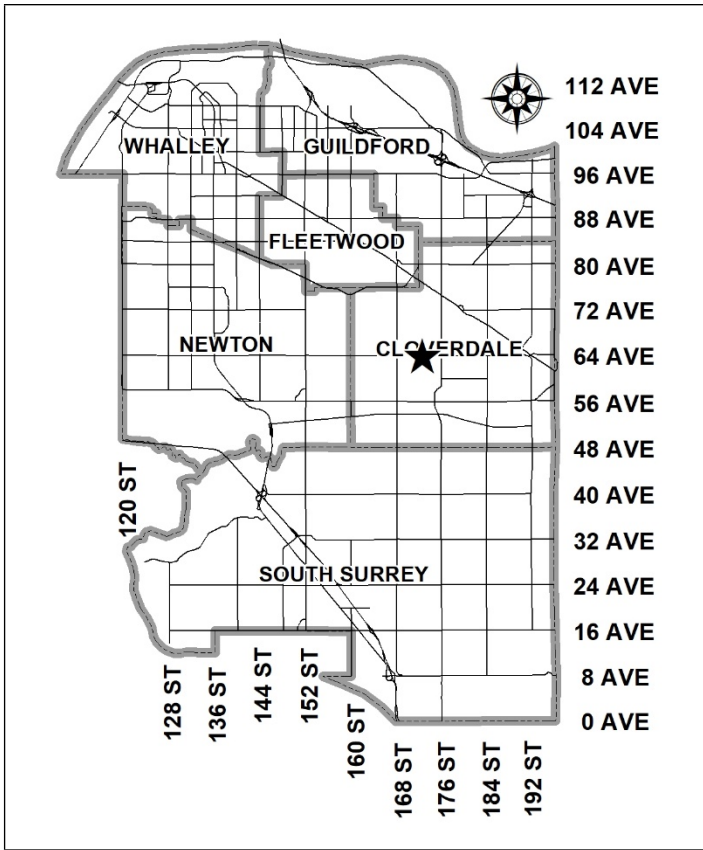
PROPOSAL:

- **Rezoning** from R<sub>3</sub> to R<sub>4</sub>  
to allow subdivision into two (2) single family lots

LOCATION: 17282 - 64 Avenue

ZONING: R<sub>3</sub>

OCP DESIGNATION: Urban



## 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.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted 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 proposed subdivision is similar to the lot size and pattern achieved on the adjacent blocks to the north of the subject lot.
- Proposed Lots 1 and 2 exceed the minimum lot depth, width and area requirements of the R4 (Small Lot Residential Zone).

## 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 Urban Residential Zone (R<sub>3</sub>) to Small Lot Residential Zone (R<sub>4</sub>)
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R <sub>3</sub>
North (Across 64 Ave):	Single Family Dwellings	Urban	R <sub>4</sub>
East:	Single Family Dwelling	Urban	R <sub>3</sub>
South:	Single Family Dwellings	Urban	R <sub>3</sub>
West:	Single Family Dwelling	Urban	R <sub>3</sub>

### Context & Background

- The 0.09- hectare subject site is located at 17282 – 64 Avenue Street. The site is located north of Cloverdale Town Centre.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Urban Residential Zone (R<sub>3</sub>)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The proposal is to rezone the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)", to allow subdivision into two residential lots in an urban context (Appendix I).
- Proposed Lots 1 and 2 exceed the 28 metres minimum lot depth, 12 metres lot width, and 336 square metres area requirements of the R4 (Interior Lot, Type 1) Zone.
- The development is proposed to have a gross density of 21.6 lots per hectare which is consistent with the Urban designation in the OCP.
- The applicant proposes to provide access driveways to both proposed lots from the existing lane located at the south of the subject site.
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	923 square metres
Road Dedication:	2.8 metres
Undevelopable Area:	n/a
Net Site Area:	840 square metres
<b>Number of Lots:</b>	2
<b>Density:</b>	21.6 lots per hectare
<b>Lot Sizes</b>	461.74 square metres
<b>Lot Widths</b>	12.56 square metres
<b>Lot Depths</b>	36.56 square metres

### 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 George Greenaway Elementary School  
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix III)

Parks, Recreation &  
Culture:

Cloverdale Athletic Park is the closest park with amenities including soccer fields, baseball diamonds, bike park, and is 400 metres walking distance from the development.

### **Transportation Considerations**

- Vehicle access for proposed Lots 1 and 2 is from the lane along the south property line.
- The subject site is located along 64 Avenue which has bus stops serviced by route #364 (Langley Centre / Scottsdale).

### **Sustainability Considerations**

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

### **School Capacity Considerations**

- As of September 2024, George Greenaway is at 127% capacity. With the adoption of the Cloverdale Town Centre plan, continued growth is expected in the area. Currently, portables are managing the over capacity, and the School District has requested an addition to George Greenaway as part of the 2025/26 capital plan. This project was approved in September, 2024, as part of the decision to construct pre-fabricated modular additions to certain schools, and is now in the Design phase. Upon completion, there will be a total of 14-classroom addition that translates to 350 additional seats.
- As of September 2024, Lord Tweedsmuir is operating at 133% capacity. As part of the School District's 2025/2026 Capital Plan, the School District has requested a 600-capacity addition targeted to open in 2029. The project has not been approved by the Ministry.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

Themes/Policies

- Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (A1.1);
- Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment site in appropriate locations within existing residential neighborhoods, when developed compatible with existing neighborhood character (A1.3.C);
- Support infill development that is appropriate in scale and density to its neighborhood context (A3.5)
- Ensure that urban development occurs within the Urban Containment Boundary (A1.2)

**Zoning By-law**

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including R4 Zone requirements.

<b>R4 Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Density:</b>	28 lots per hectare	21.6 lots per hectare
<b>Lot Size</b>		
Lot Size:	336 square metres	461 square metres
Lot Width:	12 metres	12.56 metres
Lot Depth:	28 metres	36.56 metres

Lot Grading and Building Scheme

- The applicant is proposing to register a new Building Scheme. The applicant retained Tejeshwar Singh of Simplex Consultants 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 Fraser Valley Engineering Ltd., and dated October, 2024 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

### **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 2024, under Corporate Report No.Ro46;2024.
- 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 \$4,455.70.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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**

- As a result of the ongoing Canadian Postal Workers job action, pre-notification letters were not able to be sent. Residents will have the opportunity to provide concerns to Council directly in response to Public Notification. The Development Proposal Signs were installed on November 14<sup>th</sup> 2024. Staff received no responses from neighbouring residents.

### **TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject site. 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	1	1
Coniferous Trees	1	1	0
<b>Onsite Tree Totals</b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>1</u></b>
<b>Onsite Replacement Trees Proposed</b>	<b>4</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>5</b>		

- The Arborist Assessment states that there is a total of three (3) bylaw protected trees on the site. The applicant proposes to retain one (1) off-site tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading. Additionally, two on-site trees are proposed for removal due to conflicts with the proposed subdivision as the subject trees had fallen within the footprint of the building envelopes and high disturbance areas relating to lot grading, site servicing and other construction related activities.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on the maximum replacement trees based on the size of the lots as per Part 9, Section 60 of the Tree Protection Bylaw, 2006 No.16100. Accordingly, the applicant is proposing 4 replacement trees.
- In summary, a total of 5 trees are proposed to be retained and replaced on the site.

### 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

EF/cb



**PROJECT STATISTICS**

**LEGAL DESCRIPTION:** LOT 14, PLAN NWP7082, PART NE1/4, SECTION 7, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT

**CIVIC ADDRESS:** 17282 64 AVENUE

**EXISTING ZONING:** R3

**PROPOSED ZONING:** 2 - R4 TYPE 1 LOTS

**OCF:** URBAN

**SITE AREA:** 923.473 SQM OR 5,940.183 SQFT

**R4 TYPE LOTS**

	PERMITTED	PROPOSED
MIN LOT WIDTH	12.00 M	XXXX
MIN LOT DEPTH	28.00 M	XXXX
MIN LOT AREA	336.00 SQM	XXXX

SITE COVERAGE:	PERMITTED	PROPOSED
50% (SINGLE FAMILY)	TBD	TBD
80% (SINGLE FAMILY W ACSRY)	TBD	TBD
60% (DUPLEX)	TBD	TBD
65% (DUPLEX W ACSRY)	TBD	TBD

	PERMITTED	PROPOSED
FLOOR AREA:	XXXX	XXXX
SITE COVERAGE:	XXXX	XXXX
BUILDING HEIGHT:	XXXX	XXXX

**SETBACKS:**

NORTH:	XXXX OR XXXX IF GARAGE FACING	XXXX
SOUTH:	XXXX	XXXX
EAST:	XXXX	XXXX
WEST:	XXXX OR XXXX IF GARAGE FACING	XXXX

**FLOODPLAIN:** NO  
**10 MINUTE FIRE RESPONSE TIME:** YES  
**SPRINKLERED:** YES

**VISITOR PARKING:**  
 REQUIRED: XXXX  
 PROPOSED: XXXX

**COMMON AMENITY AREA**

A COMMON OUTDOOR AMENITY AREA OF AT LEAST 10 M<sup>2</sup> PER DWELLING UNIT SHALL BE PROVIDED OUTSIDE OF THE APPLICABLE SETBACKS FOR EVERY LOT USED FOR A TOWNHOUSE USE. THE COMMON OUTDOOR AMENITY AREA MUST:

- BE AVAILABLE TO ALL RESIDENTS OF THE PRINCIPAL BUILDING;
- NOT HAVE ANY DIMENSIONS LESS THAN 6.0 M OR SLOPE GREATER THAN 5%; AND
- PROVIDE FOR PEDESTRIAN AMENITIES, GREENERY, RECREATIONAL SPACE, OR OTHER LEISURE ACTIVITIES NORMALLY CARRIED OUT OUTDOORS.

**COMMON AMENITY CONTRIBUTION THROUGH DUP - VARIANCE REQUIRED**  
 (SEE EXHIBIT SITE CLOSE TO BAWNE & SWITZER DRIVE)

**LANDSCAPING:**

- ANY PART OF A LOT NOT USED FOR BUILDING, PARKING, LOADING OR DRIVEWAYS SHALL BE LANDSCAPED AND PROPERLY MAINTAINED.
- IN ALL ZONES, EXCEPT FOR THE A, R3, CR, SR, RS, OR N ZONES WHERE A SINGLE DETACHED DWELLING OR DUPLEX IS THE PRINCIPAL USE AND OCZ ZONES (R3, S3A, S3C)
  - THE REQUIRED FRONT SETBACK, EXCLUDING ACCESSWAYS SHALL HAVE CONTINUOUS LANDSCAPED AREA THAT HAS A MINIMUM WIDTH OF 3.0 M.
  - ANY OFF-STREET PARKING AREA, MANEUVERING AISLE, LOADING, OR UNENCLOSED STORAGE AREA SHALL BE SEPARATED FROM:
    - AN ADJOINING STREET BY A LANDSCAPED AREA NOT LESS THAN 3.0 M IN WIDTH.
    - A DIRECTLY ADJUTING LOT BY A LANDSCAPED AREA OF NOT LESS THAN 1.5 M IN WIDTH, EXCEPT FOR INDUSTRIAL ZONE LOTS, WHICH WILL BE 1.0 M IN WIDTH.

**GARBAGE:**

PROVIDE INDIVIDUAL PICK-UP SERVICE FOR EACH DWELLING UNIT.

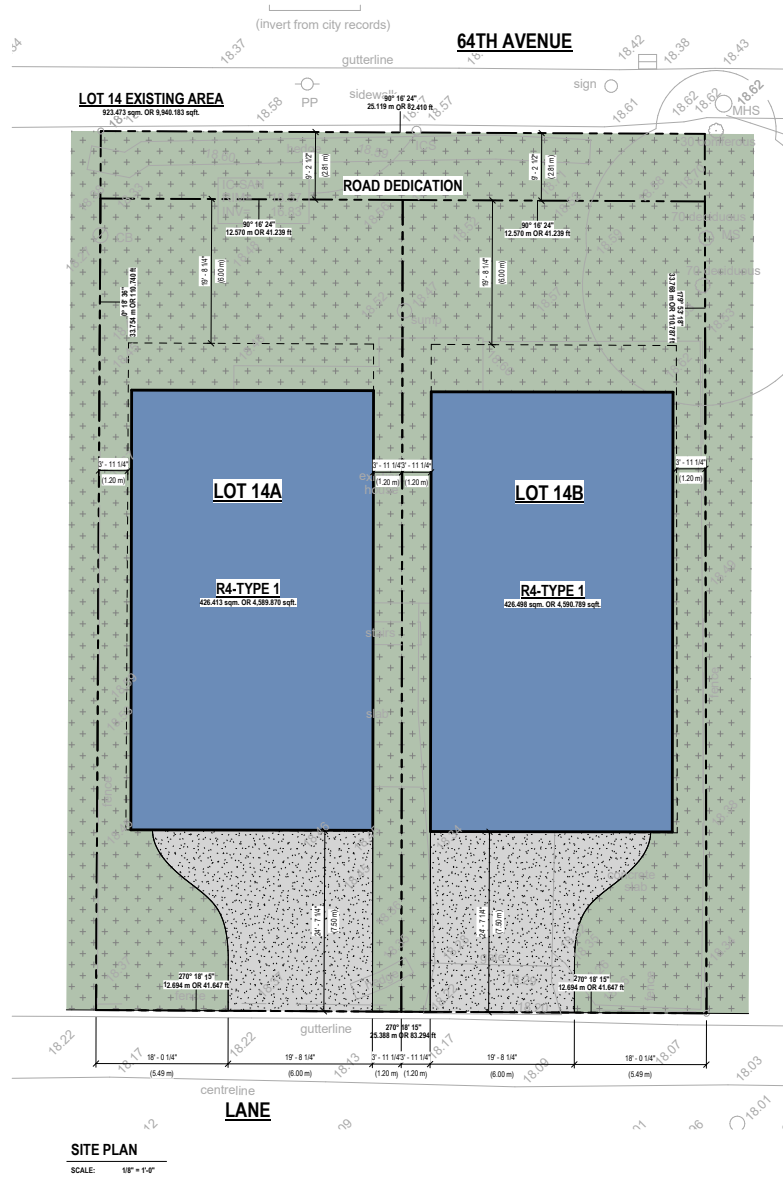
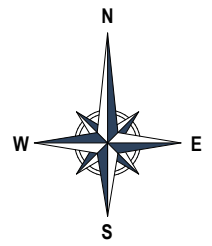
**FENCING:**

MAX FENCE HEIGHT @ FRONT OF PROPERTY = 1.20 M  
 MAX FENCE HEIGHT @ SIDES & REAR OF PROPERTY = 1.80 M

**APPENDIX I**

**DRAWING INDEX**

- DP00 COVER SHEET
- DP01 SITE PLAN
- DP02 PERSPECTIVES
- DP03 BASEMENT FLOOR PLAN
- DP04 MAIN FLOOR PLAN
- DP05 UPPER FLOOR PLAN
- DP06 ELEVATIONS
- DP07 ELEVATIONS
- DP08 SECTIONS



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**17282 64 AVENUE**

**SITE PLAN**



**DP01**

Project Number  
 Date  
 Scale

21xxx  
 Issue Date  
 As indicated

## INTER-OFFICE MEMO

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

FROM: **Director, Land Development, Engineering Department**

DATE: **November 26, 2024**

PROJECT FILE: **7824-0147-00**

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RE: **Engineering Requirements**  
**Location: 17282 64 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements*****64 Avenue – Arterial Road**

- Dedicate 2.808 m along property line.
- Register 0.5 m SRW along property line.

***Works and Services***

- Upsize existing 200mm sanitary sewer along 175A St from 62A Ave to 61B Ave.
- Construct storm, sanitary and water service connections for each lot.
- Register applicable legal documents as determined through detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Director, Land Development

NG

Department: **Planning and Demographics**  
 Date: **October 9, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24 0147 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.

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

<b>Current Enrolment and Capacities:</b>	
<b>George Greenaway Elementary</b>	
Enrolment	576
Operating Capacity	453
# of Portables	6
<b>Lord Tweedsmuir Secondary</b>	
Enrolment	1859
Operating Capacity	1400
# of Portables	12

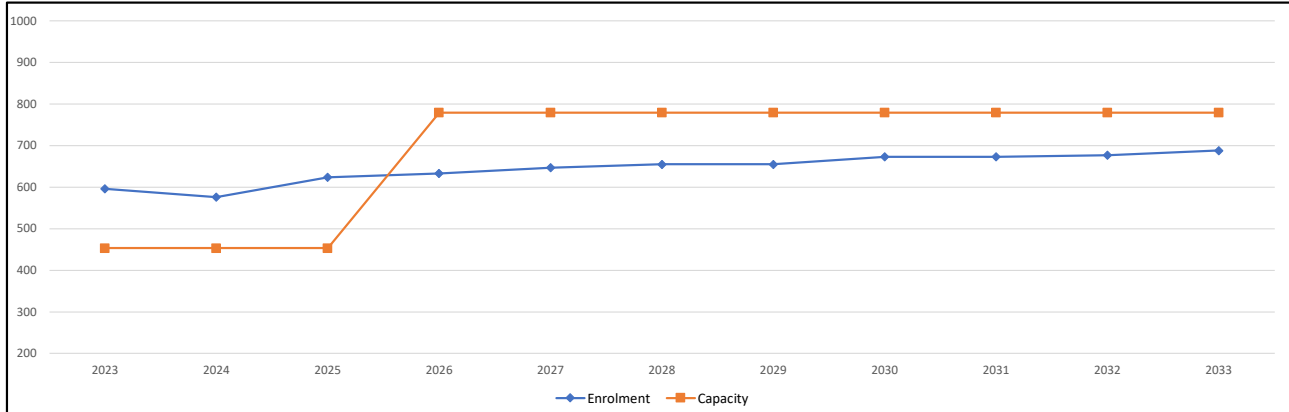
**Summary of Impact and Commentary**

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 2024, George Greenaway is at 127% capacity. With the adoption of the Cloverdale Town Centre plan, continued growth is expected in the area. Currently, portables are managing the over capacity and the District has requested an addition to George Greenaway as part of the 2025/26 capital plan.

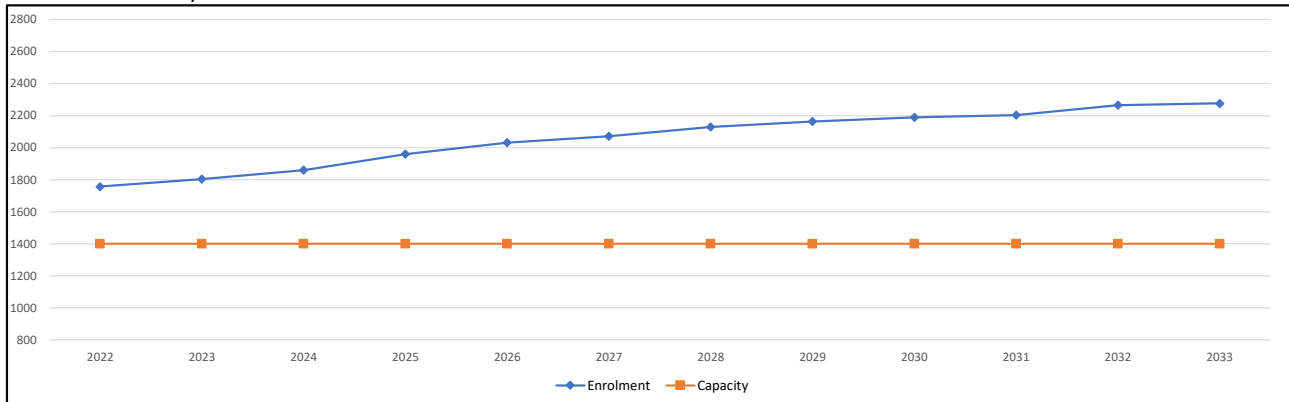
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**George Greenaway Elementary**



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.

**Lord Tweedsmuir Secondary**

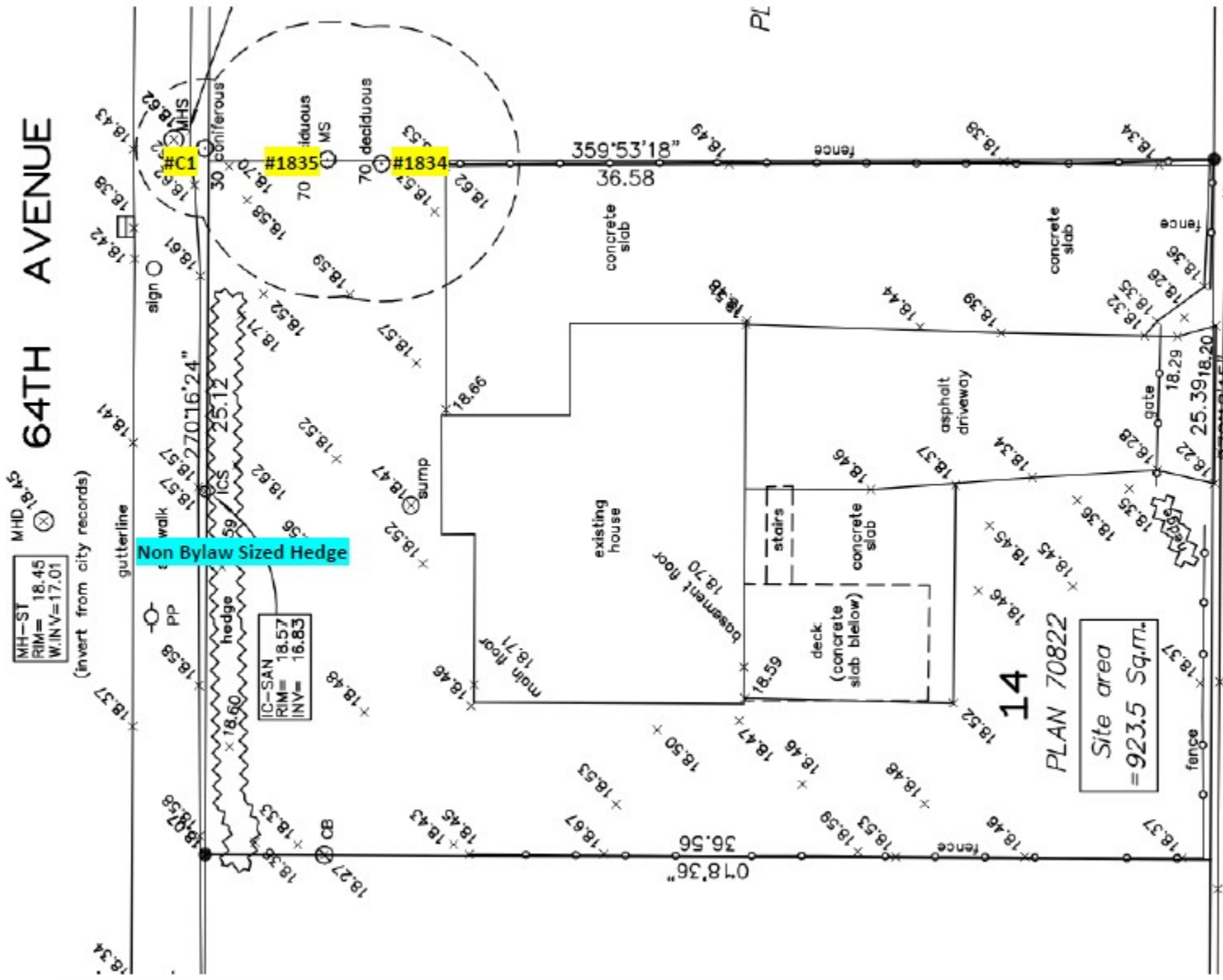


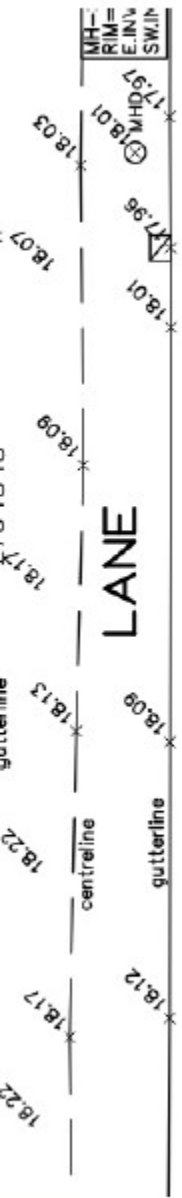
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**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.

5.0 SITE MAP





Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Tree(s)</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (Excluding Alder and Cottonwood Tree(s))</b>			
Quaking aspen	2	2	0
<b>Coniferous Tree(s)</b>			
Western redcedar	1	0	1
<b>Total</b> <i>(Excluding Alder and Cottonwood Tree(s))</i>	<b>3</b>	<b>2</b>	<b>1</b>
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
<b>Total Replacement Trees Proposed</b> <i>(Excluding Boulevard Street Tree(s))</i>			
		<b>4</b>	
<b>Total Retained and Replacement Tree(s)</b> <i>(Total + Total replacement tree(s) proposed)</i>			
		<b>5</b>	

*\*Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*