

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0207-00

Planning Report Date: January 27, 2025

PROPOSAL:

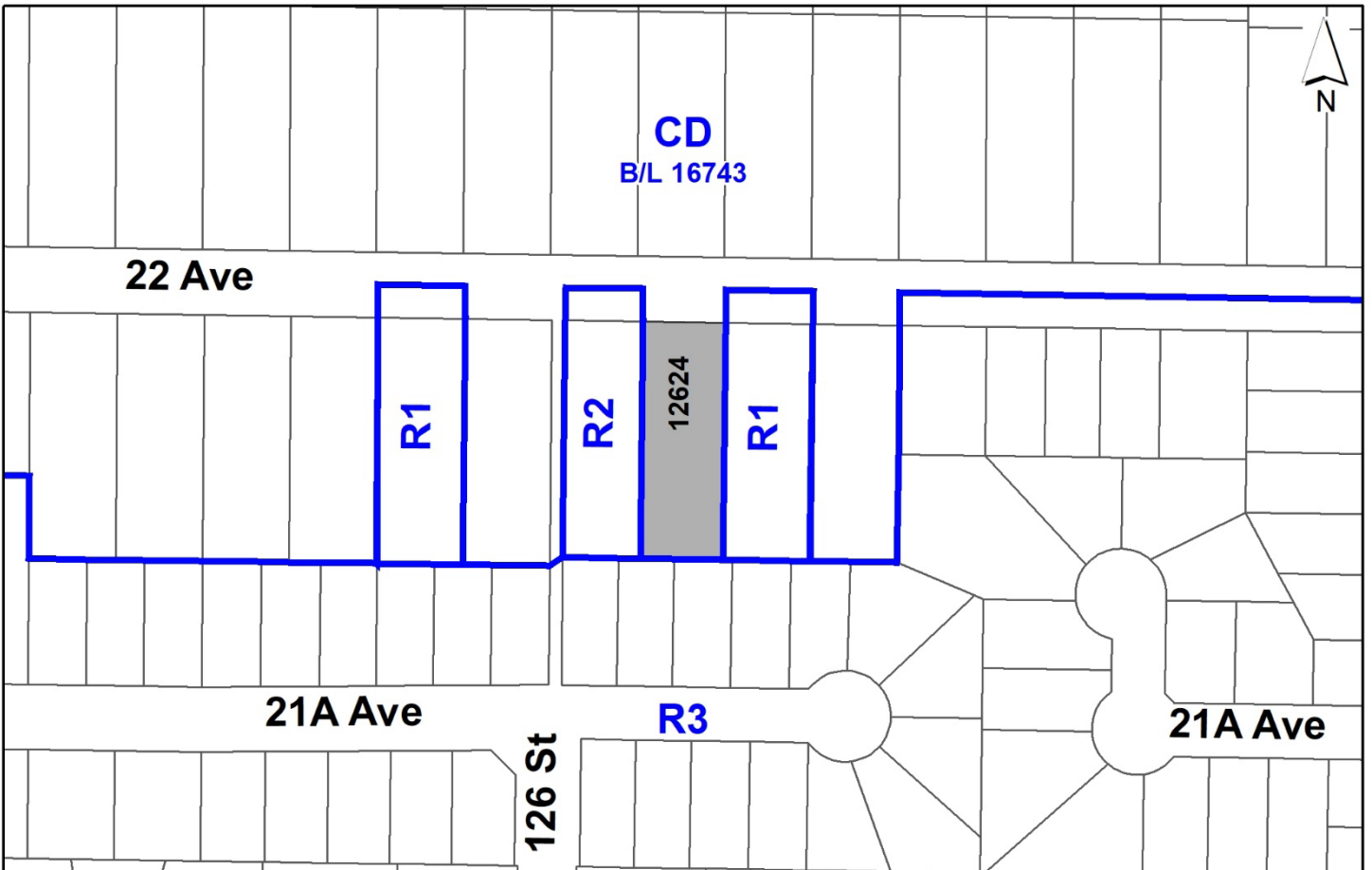
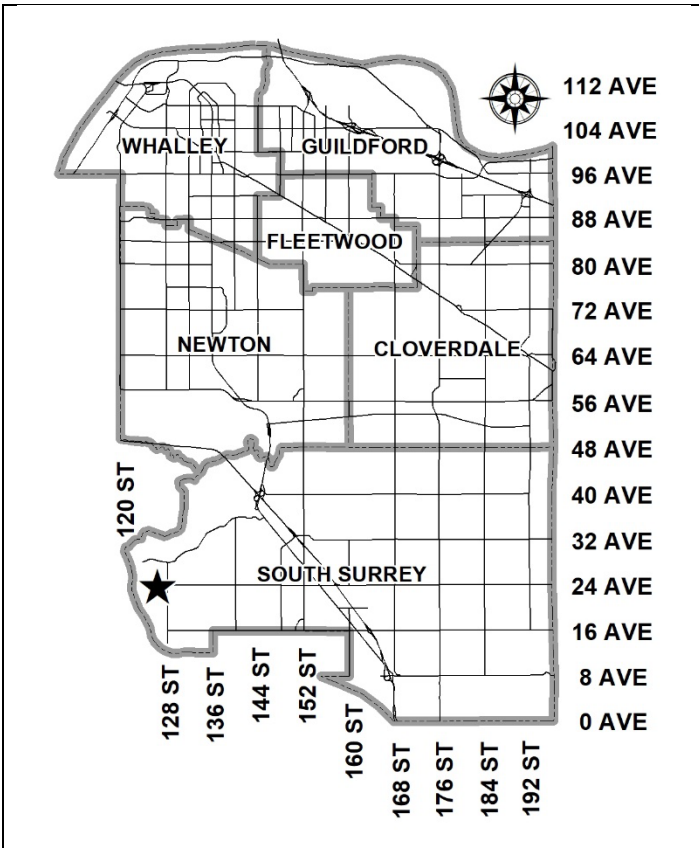
- **Rezoning** from CD to R2

to permit an addition to the existing single family dwelling

LOCATION: 12624 - 22 Avenue

ZONING: CD

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- Due to the City drainage services not being deep enough to achieve a basement that is at least 50% inground, the proposed construction of an addition to the existing single family dwelling would exceed the maximum floor area of 446 sq. metres within the current CD zone, therefore, a rezoning is required.
- The proposed addition to the single family dwelling complies with all applicable requirements within the R₂ Zone, including setbacks.
- The lot abutting to the west is zoned Quarter Acre Residential (R₂).
- The building form is appropriate and consistent with lots of similar sizes for this part of the Crescent Park Annex area.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Comprehensive Development Zone" to "Quarter Acre Residential (R₂)".

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family	Urban	CD (BL16743)
North (Across 22 Avenue):	Single Family	Urban	CD (BL16743)
East:	Single Family	Urban	R ₁
South:	Single Family	Urban	R ₃
West:	Single Family	Urban	R ₂

Context & Background

- The subject property is located at 12624 22 Avenue in the South Surrey community. The subject lot is 1,858 square metres in area, 25.5 metres in width and 72.8 metres deep.
- The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Comprehensive Development" (BL16743).
- A neighbourhood-initiated rezoning application was brought forth to council on July 28, 2008, for a portion of the Crescent Park Annex area from RF to CD to incorporate provisions which are different from the provisions of the previous RF zone. These provisions included restrictions on lot sizes through subdivision, a reduction in lot coverage, an increase in setback requirements and a limit on house size. The rezoning application received final adoption from Council on September 8, 2008.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (R₂)" to allow for an addition to the existing home.
- The current CD zone limits allowable Floor Area to 4,800 square feet (445.9 square metres) for lots sized a minimum of 1,858 square metres. Rezoning to R₂ will allow the applicant to achieve a maximum Floor Area Ratio (FAR) of 0.32.

- The total floor area for the main dwelling plus addition (462.8 square metres) is slightly above what is permitted in the current Comprehensive Development Zone (CD) but does not exceed the total maximum Floor Area Ratio 0.32 within the R2 zone.
- The proposed addition is located to the rear of the house along the western side of the lot and is modest in size, and visibility from the street will be minimal.
- The proposed rezoning has merit as the lot abutting to the west is zoned R2. There is no subdivision proposed.

	Proposed
Lot Area	
Gross Site Area:	1,858 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1,858 square metres
Number of Lots:	1
Unit Density:	2.5 lots per hectare
Lot Width	25.5 metres
Lot Depth	72.8 metres

Referrals

Engineering: The Engineering Department has no objection to the project. The proposed addition does not trigger works and services and therefore no engineering review document is generated.

Transportation Considerations

- The subject property will continue to have front driveway access from 22 Avenue to the north and no changes to the existing driveway will be made.

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 "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (R2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (R2)" and parking requirements.

R2 Zone (Part 13)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard: (north)	7.5 metres	7.5 metres
Side Yard (east):	2.4 metres	2.5 metres
Side Yard (west):	2.4 metres	3.8 metres
Rear: (south)	7.5 metres	7.5 metres
Lot Size		
Lot Size:	924 square metres	1,858 square metres
Lot Width:	24 metres	26.7 metres
Lot Depth:	30 metres	72.8 metres
Parking (Part 5)		
Number of Spaces		
	3 per lot	3 per lot

Lot Grading and Building Scheme

- A lot grading plan was not required as part of the development application but will be provided as a part of the building permit application.
- As there is no subdivision associated with the rezoning, a building scheme is not required.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 22, 2024, and the Development Proposal Signs were installed on November 11, 2024. Staff received three responses in the form of email and a phone call from neighbouring owners (*staff comments in italics*):
- The homeowner to the west expressed concerns over the proposed addition and feel the home will sit too close to the shared property line and impact their privacy.

The proposed addition to the existing single family dwelling will be setback the same distance from the western property line as the current dwelling is now and will not be any closer to the shared side lot line. The existing home was constructed before the neighbourhood-initiated rezoning and is considered legal nonconforming to the current CD bylaw setbacks. All setbacks will comply to the required 2.4 metres for side yards for R2 zoned lots through the rezoning, which is slightly less than the 3 metres required in the current CD Zone.

- Concerns were expressed over three off-site trees (OS8, OS9 and OS10) that encroach over the west lot line of the subject property and the potential impacts the addition could have through construction and any future servicing upgrades.

No bylaw protected trees are proposed for removal. As part of Tree Protection Bylaw, 2006, No. 16100, tree protection barriers must be installed to protect trees from damage during construction and will be required as a condition of building permit issuance.

- Concerns were expressed over surface drainage and the possibility of water run off to drain into neighbouring properties.

A lot grading plan will be required as part of the building permit application, and staff will ensure the flow of surface water is directed to a suitable discharge outlet.

TREES

- Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc., 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 II):

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

	Existing	Remove	Retain
Alder/Cottonwood	3	0	3
Deciduous Trees	1	0	1
Coniferous Trees	3	0	3
Onsite Tree Totals	7	0	7
Onsite Replacement Trees Proposed	0		
Total Onsite Retained and Replacement Trees	7		

- The Arborist Assessment states that there is a total of seven bylaw protected trees on the site, along with eight offsite bylaw protected near the proposed development. The applicant proposes to retain all onsite and offsite 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.
- In summary, all by-law protected trees are proposed to be retained on the site so no contribution to the Green City Program is required.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

TS/cb

TREE PRESERVATION SUMMARY

Surrey File Number: 24-0207-00
 Address: 12624 22 Ave V4A 2B8
 Arborist: Kin Cho, ISA #HK-1086BM
 Date of Report/Revision: June 18th, 2024
 Arborist Signature *Kin Cho*

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<u>ONSITE TREES</u>		# of Trees		
Existing Bylaw Trees			<u>7</u>	
Proposed Removed Bylaw Trees			<u>0</u>	
Proposed Retained Bylaw Trees			<u>7</u>	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 1	0	-	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 2	0	-	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 2	0	-	
Required Replacement Trees			<u>0</u>	
Proposed Replacement Trees			<u>0</u>	
Deficit of Replacement Trees			<u>0</u>	
Total Onsite Retained and Replacement Trees			<u>7</u>	
<u>OFFSITE TREES</u>		# of Trees		
Existing Bylaw Trees			<u>8</u>	
Proposed Removed Bylaw Trees			<u>0</u>	
Proposed Retained Bylaw Trees			<u>8</u>	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 1	0	-	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 2	0	-	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		-		
Removed	Subtotal		-	
0	x 2	0	-	
Required Replacement Trees			<u>0</u>	
*To be taken as cash-in-lieu				
Total Offsite Retained Trees			<u>8</u>	
<u>CITY TREES</u>		<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	0	0	0	
Boulevard Trees	0	0	0	
Total	0	0	0	

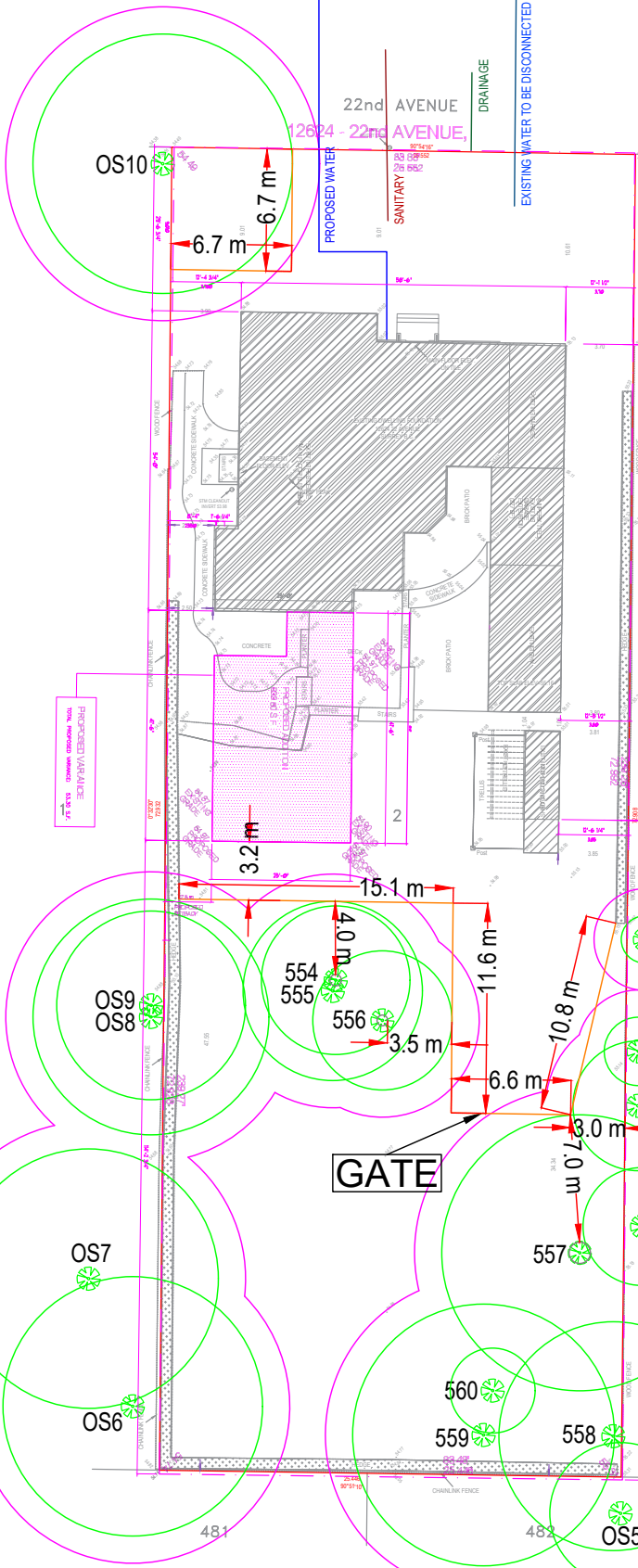
TREE PRESERVATION BY LOCATION

Surrey File Number:
 Address:
 Arborist:
 Date of Report/Revision:

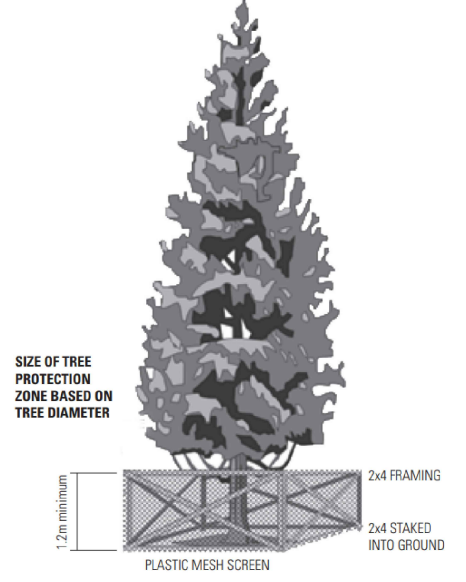
24-0207-00
 12624 22 Ave V4A 2B8
 Kin Cho, ISA #HK-1086BM
 June 18th, 2024

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE	<u>Alder & Cottonwood Trees</u>			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	3	0	3
	Alder/Cottonwood (within riparian area)	0	0	0
	Total	3	0	3
	<u>Deciduous Trees</u> (excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	<i>Paperbark Birch</i>	1	0	1
	Deciduous Subtotal	1	0	1
	<u>Coniferous Trees</u>			
	Tree Species	Existing	Remove	Retain
	<i>Douglas-fir</i>	1	0	1
	<i>Western Red Cedar</i>	2	0	2
	Coniferous Subtotal	3	0	3
	Deciduous & Coniferous Total	4	0	4
Onsite Tree Totals	7	0	7	
Onsite Replacement Trees Proposed *insert "0" if TBD or unknown			0	
Total Onsite Retained and Replacement Trees			7	
OFFSITE	<u>Alder & Cottonwood Trees</u>			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	0	0	0
	Alder/Cottonwood (within riparian area)	0	0	0
	Total	0	0	0
	<u>Deciduous & Coniferous</u> (excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	<i>Douglas-fir</i>	2	0	2
	<i>Horsechestnut</i>	1	0	1
	<i>Red Maple</i>	1	0	1
	<i>Sitka Spruce</i>	1	0	1
	<i>Western Red Cedar</i>	3	0	3
Deciduous & Coniferous Total	8	0	8	
Offsite Tree Totals	8	0	8	
Total Offsite Retained Trees			8	
CITY		Existing	Remove	Retain
	Park/City Lot Trees	0	0	0
	Boulevard Trees	0	0	0
	Total	0	0	0



ID #	Common Name	DBH (cm)	CRZ Radius (m)	Condition	Retain / Remove
554	Douglas-fir	63	3.78	Fair	Retain with TPB.
555	Western Red Cedar	76	4.56	Fair	Retain with TPB.
556	Western Red Cedar	59	3.54	Fair	Retain with TPB.
557	Red Alder	117	7.02	Fair	Retain with TPB.
558	Red Alder	97	5.82	Fair	Retain with TPB.
559	Paperbark Birch	111	6.66	Fair	Retain with TPB.
560	Red Alder	36	2.16	Fair	Retain with TPB.
OS1	Colorado Blue Spruce	20	1.20	Fair	Retain with TPB.
OS2	European Mountain Ash	29	1.74	Fair	Retain with TPB.
OS3	Horsechest	55	3.30	Fair	Retain with TPB.
OS4	Western Red Cedar	50	3.00	Fair	Retain with TPB.
OS5	Red Maple	60	3.60	Fair	Retain with TPB.
OS6	Western Red Cedar	110	6.60	Fair	Retain with TPB.
OS7	Western Red Cedar	110	6.60	Fair	Retain with TPB.
OS8	Sitka Spruce	100	6.00	Fair	Retain with TPB.
OS9	Douglas-fir	80	4.80	Fair	Retain with TPB.
OS10	Douglas-fir	110	6.60	Fair	Retain with TPB.



2 of 2	Drawing No.	Sheet Title	0 5 10 Meters	BC Plant Health Care Inc. 18465 53 rd Avenue, Surrey, BC. P: 604-576-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616 Kin Cho ISA Board Certified Master Arborist #9K-10868M ISA Certified Arborist Municipal Specialist ISA Tree Risk Assessment Qualification Whistle Dangerous Tree Assessor #P2993 Registered Professional Forester #5413 MSFM, MSc, BSc	LEGEND Property Line Tree Reference Critical Root Zone (CRZ) Impact Zone (CRZ 1.5 m Buffer) Proposed Tree Protection Barrier Proposed Development		
	Revision No.	0	Production Date				June 18 th , 2024
	Job Name	Kutney 20240515	Job Title				Arborist Report for Development Purposes
	Client Name	Mr. Curtis Kutney	Site Address				12624 22 Ave, Surrey, BC V4A 2B8
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