

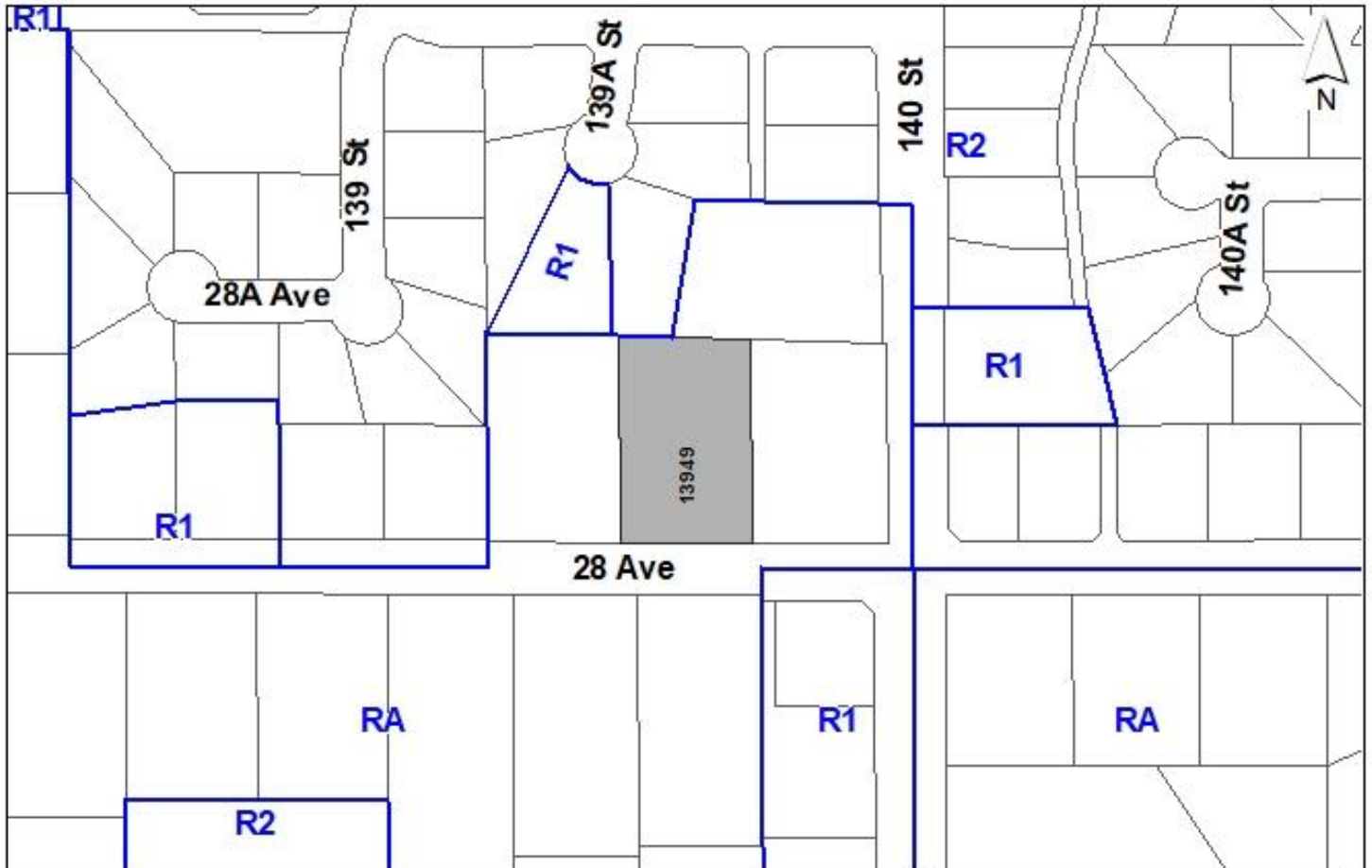
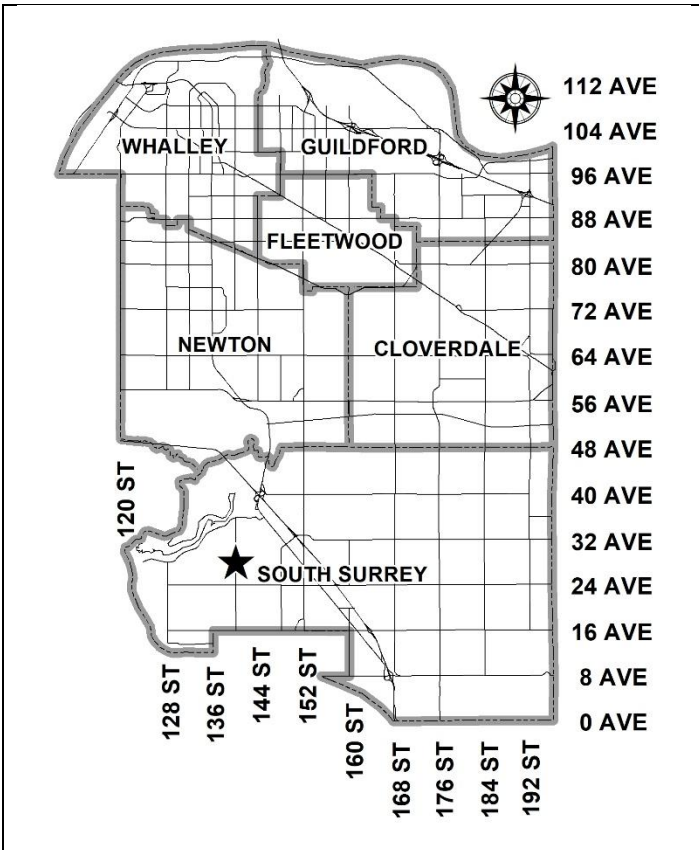
City of Surrey
ADDITIONAL PLANNING CMOMENTS REPORT
 Application No.: 7921-0286-00/01/02
 Planning Report Date: March 9, 2026

PROPOSAL:

To allow for reduced side yard setbacks and lot width for a proposed development consisting of two residential lots.

- **Development Variance Permit**

LOCATION: 13949 28 Avenue



RATIONALE SUMMARY

The proposed development complies with the Official Community Plan particularly in relation to infill development. The proposal features appropriate site planning and interface, contributing positively to the surrounding area. Staff support the proposed development as it is consistent with applicable planning policies and contributes to local housing supply.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council close Development Variance Permit No. 7921-0286-01 associated with Development Application No. 7921-0286-00.
2. Council endorse Development Variance Permit No. 7921-0286-02 (Appendix B), varying the following in the Zoning By-law, to proceed to Public Notification, and bring the Development Variance Permit forward for an indication of support by Council:
 - (a) In Section C. Subdivision of Part 13 “Suburban Residential (R₁) Zone” the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.
 - (b) in Section F. “Yards and Setbacks” of Part 13, Suburban Residential Zone (R₁), reduce the minimum side yard (east) setback of the proposed Lot 1 from 4.5 metres to 2.6 metres to the principal building face.
 - (c) in Section F. “Yards and Setbacks” of Part 13, Suburban Residential Zone (R₁), reduce the minimum side yard (west) setback of the proposed Lot 1 from 4.5 metres to 3.3 metres to the principal building face.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw.

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) All subject conditions outlined in the original Planning Report for Development Application No. 7921-0286-00, dated November 14, 2022 (Appendix C).

CONTEXT & BACKGROUND

- The original proposal, which included a rezoning from the “Acreage Residential Zone (RA)” to “Suburban Residential Zone (R₁)” and a variance to reduce the minimum lot width requirements of the “Suburban Residential Zone (R₁)”, was most recently considered by Council on October 7, 2024 to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing (SSMUH) zoning bylaw requirements.

- The proposal was initially considered by Council and granted Third Reading on December 12, 2022, prior to the SSMUH update.
- Subsequent to Council's consideration of the subject Development Application, it was identified that to retain the existing single-family dwelling on proposed Lot 1, variances to the side-yard setbacks would be required.
- As such, consideration of a new Development Variance Permit No. 7921-0286-02, is required to accurately reflect the applicant's proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a new Development Variance Permit to include variances to the side yard setbacks of the R1 zone to retain the existing home and accommodate a subdivision from 1 lot to 2 lots.
- The requested variances in the new Development Variance Permit No. 7921-0286-02 are as follows (Appendix B):
 - In Section C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.
 - in Section F. "Yards and Setbacks" of Part 13, Suburban Residential Zone (R1), reduce the minimum side yard (east) setback of proposed Lot 1 from 4.5 metres to 2.6 metres to the principal building face;
 - in Section F. "Yards and Setbacks" of Part 13, Suburban Residential Zone (R1), reduce the minimum side yard (west) setback of the proposed Lot 1 from 4.5 metres to 3.3 metres to the principal building face.
- Staff support the requested variances to proceed for consideration.

	Proposed
Lot Area	
Gross Site Area:	4,067 square metres
Road Dedication:	124 square metres
Net Site Area:	3,943 square metres
Number of Lots:	Existing: 1, Proposed: 2
Unit Density:	5.07 uph/ 2 upa
Range of Lot Sizes	1,963 – 1,980 square metres
Range of Lot Widths	25.6 metres
Range of Lot Depths	76.4 – 77.6 metres

CONCLUSION

In summary, the proposed Development Variance Permit No. 7921-0286-02 allows the retention of the existing house, is reflective of the original proposal, demonstrates sound planning principles and aligns with the objectives of the Official Community Plan. Staff recommend approval based on the analysis and considerations outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix A: Subdivision Layout

Appendix B: Development Variance Permit No. 7921-0286-02

Appendix C: Corporate Report 2024-R192 & Initial Planning Report No. 7921-0286-00, dated November 14, 2022.

approved by Ingrid Matthews

Ron Gill
General Manager
Planning and Development

NH/ar



Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

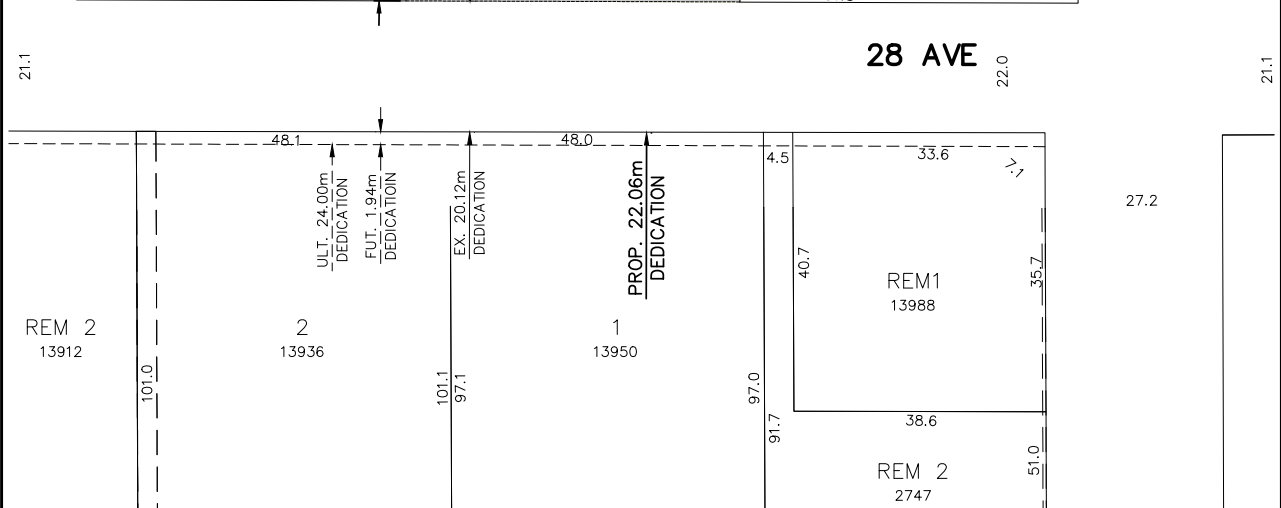
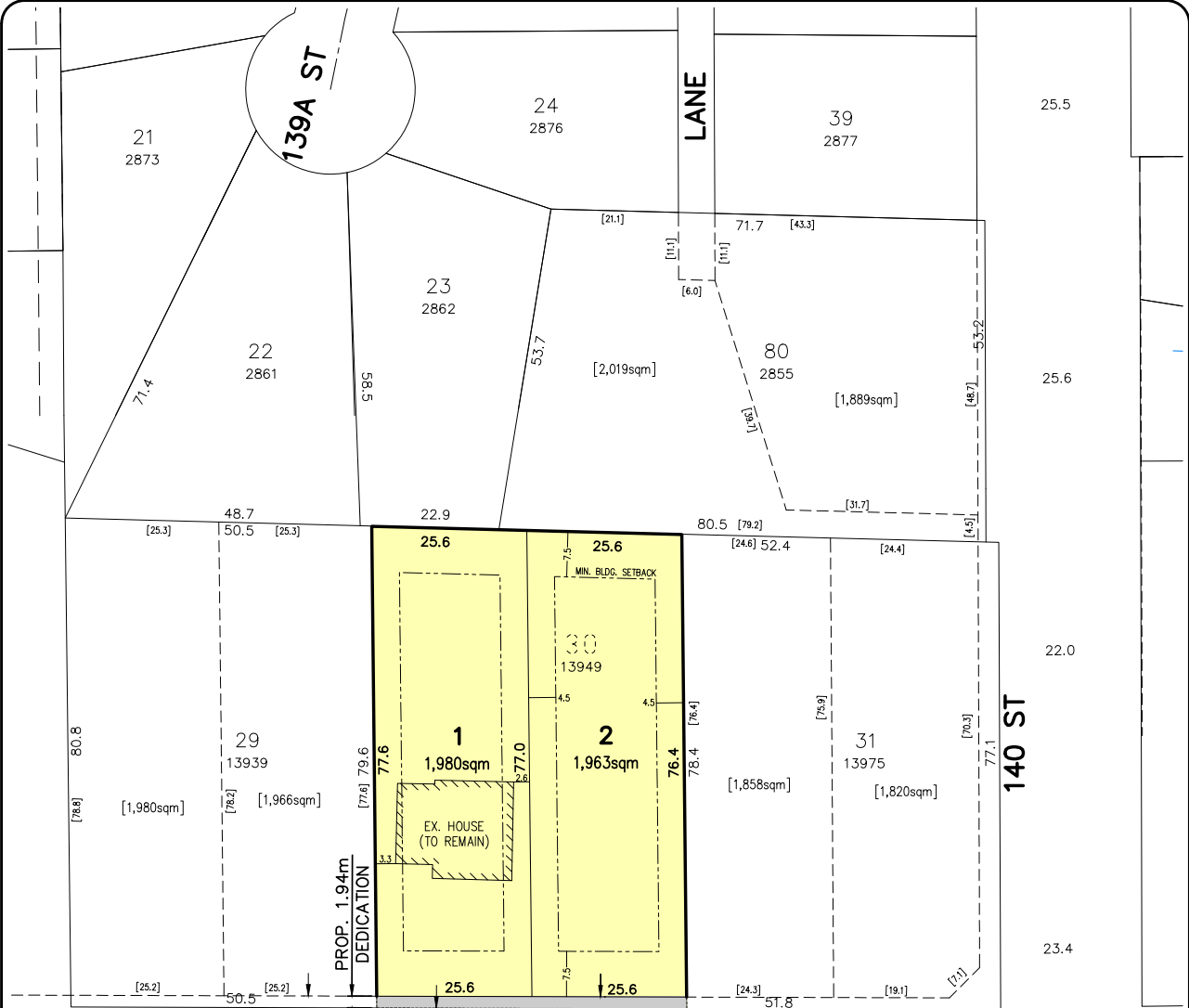
PROPOSED SUBDIVISION LAYOUT

LAYOUT CONCEPT

Appendix A



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



GROSS SITE AREA: 4,043sqm (1.0ac)
 ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

- NOTE:**
- ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED EXCEPT THOSE LOCATED WHOLLY ON PROPOSED LOT 1 WHICH ARE TO REMAIN
 - D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m
 - D.V.P MAY BE REQUIRED TO REDUCE MIN. SIDEYARD SETBACK FROM 4.5m TO 2.6m.
 NOTE THAT REDUCED 3.3m SIDEYARD SETBACK AT WEST P/L IS EXISTING NON-CONFORMING

HY. ENGINEERING LTD.

#200-9128-152nd. ST. Surrey, BC V3R 4E7 TEL 604-583-1616
 Website: www.hyengineering.com FAX 604-583-1737

H.Y.#: 215595 ALTERNATIVE#: 01 DATE: 2024-06-14 SCALE: 1:750

DRAWING PATH: E:\PROJECTS\215595\PLANNING\215595-ALT01.DWG [LAYOUT] PLOT FILE UPDATED: JUNE 14 2024 - 12:14:25 PM BY: CHRISGOLDSWAN

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-02

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-149-077
Lot 30 Section 21 Township 1 New Westminster District Plan 43853
13949 28 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

- (b) in Section F. "Yards and Setbacks" of Part 13, Suburban Residential Zone (R1), reduce the minimum side yard (east) setback of the proposed Lot 1 from 4.5 metres to 2.6 metres to the principal building face.
- (c) in Section F. "Yards and Setbacks" of Part 13, Suburban Residential Zone (R1), reduce the minimum side yard (west) setback of the proposed Lot 1 from 4.5 metres to 3.3 metres to the principal building face.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 22 .
ISSUED THIS DAY OF , 22 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



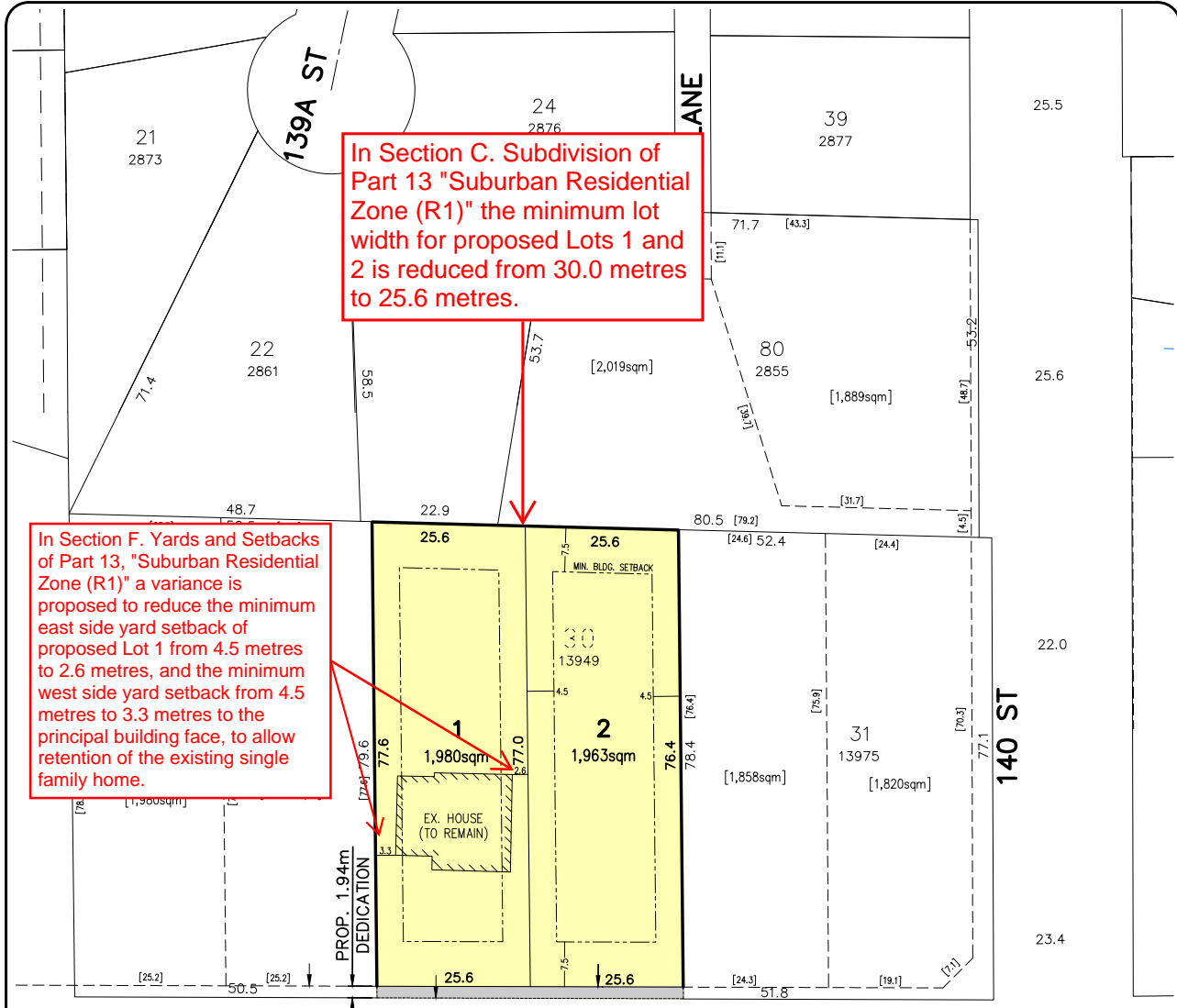
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT Schedule A

LAYOUT CONCEPT

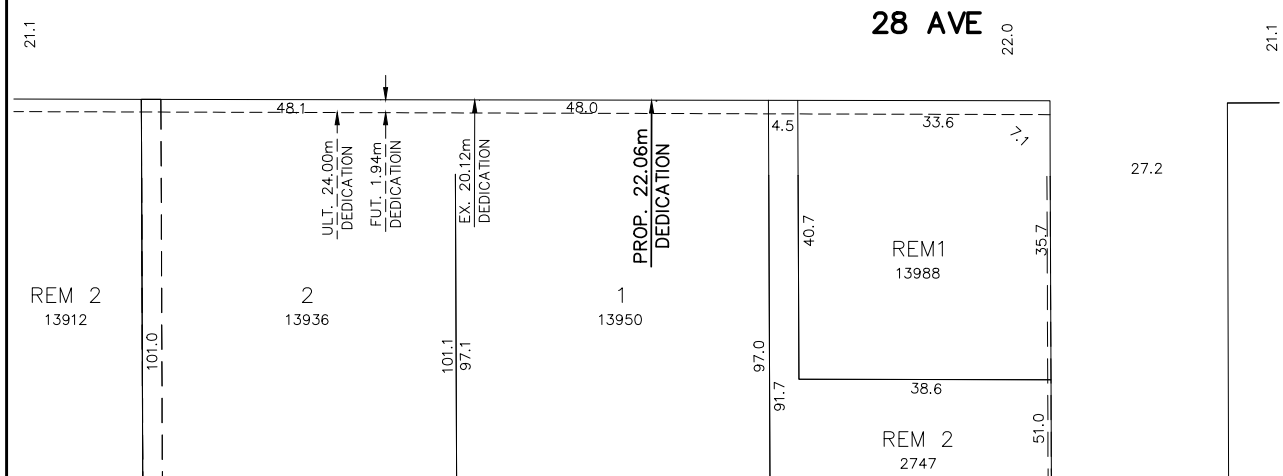


CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



In Section C. Subdivision of Part 13 "Suburban Residential Zone (R1)" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

In Section F. Yards and Setbacks of Part 13, "Suburban Residential Zone (R1)" a variance is proposed to reduce the minimum east side yard setback of proposed Lot 1 from 4.5 metres to 2.6 metres, and the minimum west side yard setback from 4.5 metres to 3.3 metres to the principal building face, to allow retention of the existing single family home.



GROSS SITE AREA: 4,043sqm (1.0ac)
 ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

- NOTE:**
- ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED EXCEPT THOSE LOCATED WHOLLY ON PROPOSED LOT 1 WHICH ARE TO REMAIN
 - D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m
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H.Y.#: 215595 ALTERNATIVE#: 01 DATE: 2024-06-14 SCALE: 1:750

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CORPORATE REPORT

Initial Planning Report No. 7921-0286-00

NO: R192

COUNCIL DATE: October 7, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 3, 2024**

FROM: Acting General Manager, Planning & Development **FILE: 6745-20 (SSMUH)**

SUBJECT: Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and any associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”; and
3. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 21, 2024, and approval as to form for associated development variance permits after final adoption.

INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the fourth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22, 2024
2	September 9, 2024
3	September 23, 2024

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

Legal Services Review

Legal Services has reviewed this report.

CONCLUSION

This report provides for a fourth batch of in-stream Zoning Bylaw amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by
Ron Gill, MA, MCIP, RPP
Acting General Manager, Planning & Development

Appendix “I” Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

APPENDIX “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw Amendments, with any associated DVPs

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
20-0225	20761	RA	RF-13 RF-10	Yes	21415	RA	R4 R5	7920-0225-00	7920-0225-01 (See Attachment A)
21-0286	20792	RA	RH	Yes	21416	RA	R1	7921-0286-00	7921-0286-01 (See Attachment B)
23-0339	21296	RA	RF	Yes	21417	RA	R3	7923-0339-00	7923-0339-01 (See Attachment C)
16-0287	19314	RA	RF	No	21418	RA	R3	No	No
17-0194	19791	RA	RH	No	21419	RA	R1	No	No
22-0169	20921	RF	RF-SD	No	21420	R3	R6	No	No
22-0197	20904	RA	RF-13	No	21421	RA	R4	No	No

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-149-077
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3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section C. Subdivision of Part 13 "Suburban Residential (R1) Zone" the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director of Legislative Services
Jennifer Ficocelli

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0286-00

Planning Report Date: November 14, 2022

PROPOSAL:

- **Rezoning** from RA to RH
- **Development Variance Permit**

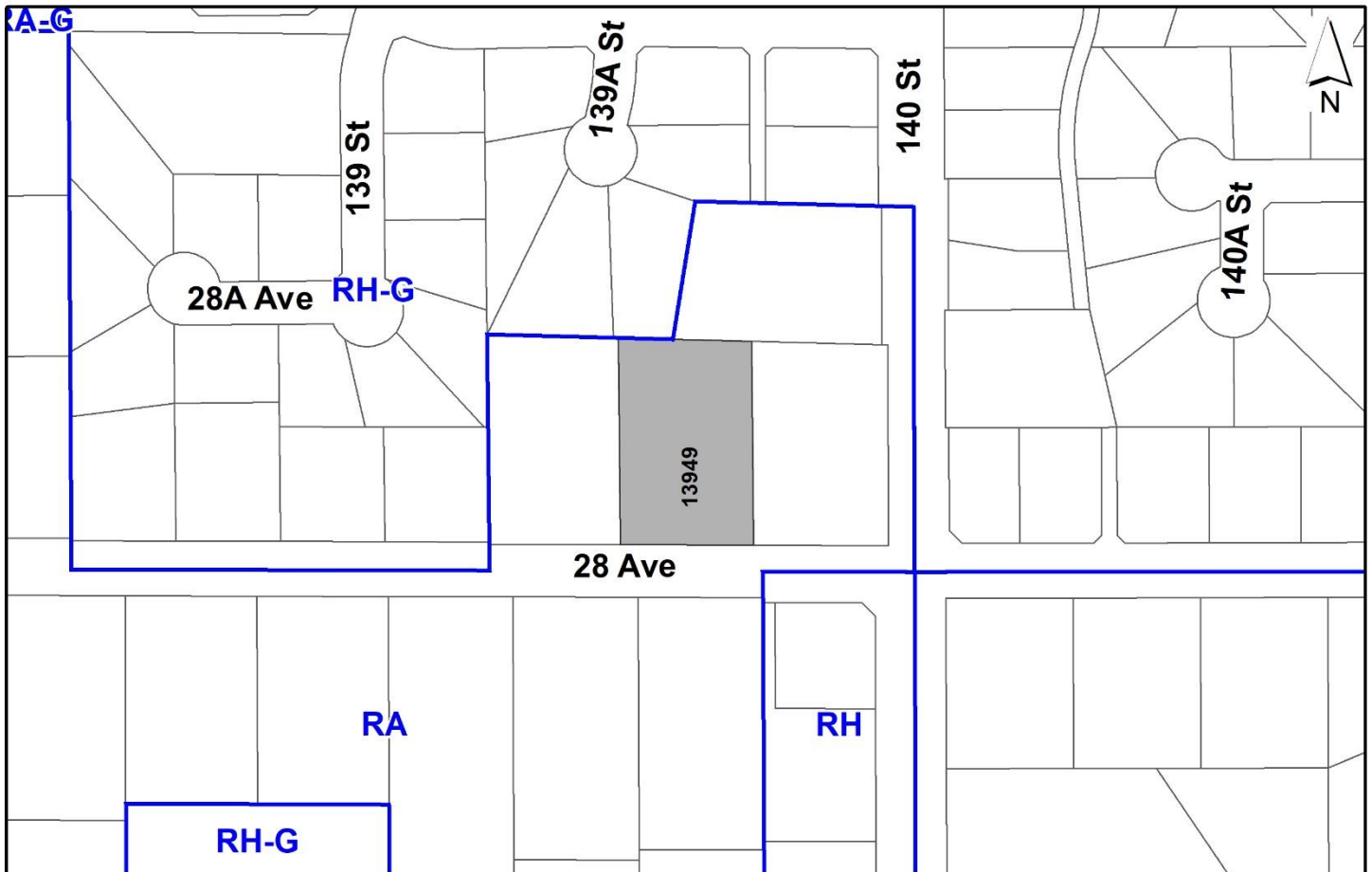
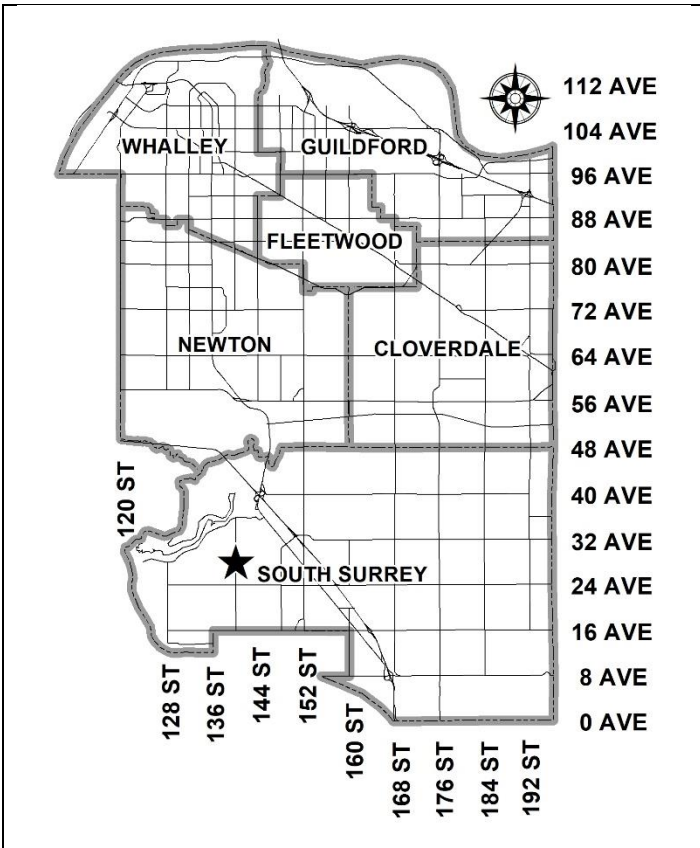
to allow subdivision into 2 lots and for a reduction to the minimum lot width.

LOCATION: 13949 - 28 Avenue

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area (max. 2 upa)

LAP DESIGNATION: Half-Acre Gross Density



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width requirements of the "Half-Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP).
- The proposal complies with the Half-Acre Gross Density designation in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The proposed density is appropriate for this part of Central Semiahmoo Peninsula.
- The proposal conforms to the City's Sustainability Charter 2.0's policy direction to prioritize redevelopment of existing areas over greenfield development.
- The proposed variance in lot width is supportable as the proposed lot meets the minimum depth and area requirements of the RH zone.
- The proposal continues a trend of gentle densification through RH lots along 28 Avenue, including a two lot RH subdivision on lands to the south at 28 Avenue and 140 Street under Development Application No. 7915-0076-00, which was approved in 2019.
- The proposed density and building form are appropriate for this part of Central Semiahmoo Peninsula and fits the pattern of development in the area, with many RH and "Half-Acre Residential Gross Density (RH-G)" zoned lots in proximity to the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone " and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0286 (Appendix V) to reduce the minimum lot width of the RH Zone from 30 metres to 25.6 metres for proposed Lots 1 and 2, to proceed to Public Notification.
3. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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 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
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
Subject Site	Single family suburban dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA
North:	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RH-G/RA

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
East:	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA
South (Across 28 Avenue):	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA
West:	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA

Context & Background

- The subject site consists of one property with a total area of 0.40 hectares (1.00 acres). It is designated "Suburban" in the Official Community Plan (OCP), designated as "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan, and zoned "One-Acre Residential Zone (RA)".
- The is also identified as a "density exception area" in the OCP, which allows a maximum density of 5 units per hectare (2 units per acre).
- Rezoning from RA to RH was previously supported under adjacent Development Application No. 7915-0057-00 on February 25th, 2019, on lands to the south at 28 Avenue and 140 Street.
- Similarly sized "Half-Acre Residential Gross Density" (RH-G) lots are located to the east and west of the property along 28 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Residential One-Acre (RA) Zone" to "Residential Half-Acre (RH) Zone" in order to subdivide the lot into two (2) single-family residential lots.
- The lots will be 1,963 square metres and 1,980 square metres in area, respectively, which complies with the minimum lot area of the RH Zone. The proposed lots also comply with the minimum depth of 30 metres.

	Proposed
Lot Area	
Gross Site Area:	4,067 square metres
Road Dedication:	124 square metres
Net Site Area:	3,943 square metres
Number of Lots:	2
Unit Density:	5.07 uph/ 2 upa
Range of Lot Sizes	1,963-1,980 square metres
Range of Lot Widths	25.6 metres
Range of Lot Depths	76.4-77.6 metres

- Under the OCP, the maximum density permitted in "Suburban Density Exception Area (max 2 upa)" designated areas is 5 units per hectare (2 upa). Under the Central Semiahmoo Peninsula Plan, the maximum density permitted in "Half Acre Gross Density" designated areas is 5 units per gross hectare (2 units per gross acre).
- The proposal will result in a gross unit density of 4.91 units per hectare and a net unit density of 5.07 units per hectare, which meets the intent of the 5 units per gross hectare density under the Central Semiahmoo Peninsula Plan area, and the 5 units per hectare net unit density of the OCP designation.

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

1 Elementary student at Chantrell Creek Elementary School
1 Secondary student at Elgin Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture: The closest active park is Buchamer Park and is 550 metres away. The closest natural area is in Buchamer Park and is 465 metres away.

Any Parks trees that are approved for removal will require a 2 to 1 compensation, with associated replacement tree rates collected into the Green City Program.

Transportation Considerations

- Approximately 1.94 metres of land will be dedicated along 28th Avenue.
- The two newly created lots will be accessed from the 28th Avenue frontage to the south.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban Density Exception Area (max. 2 upa)" designation of the Official Community Plan (OCP) which is intended to support low-density residential uses with a suburban neighbourhood character.
- Under the OCP, the maximum gross density permitted in "Suburban Density Exception Area (max. 2 upa)" designated areas is 5 units per hectare (uph). The proposal will result in a net unit density of 5.07 units per hectare.

Secondary Plans

Land Use Designation

- The site is designated "Half Acre Gross Density" under the Central Semiahmoo Peninsula Plan. The site meets the maximum 2 units per acre for this designation.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)" requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5 uph	5.07 uph
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	4.5 metres	4.5 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	1,858 square metres	1,966-1,980 square metres
Lot Width:	30.0 metres	25.6 metres
Lot Depth:	30.0 metres	76.4-77.6 metres
Parking (Part 5)	Required	Proposed

RH Zone (Part 14)	Permitted and/or Required	Proposed
Number of Spaces	3 per lot	3 per lot

Lot Width Variances

- The applicant is requesting the following variance:
 - to reduce the minimum lot widths for proposed Lots 1 & 2 from 30.0 metres to 25.6 metres.

Rationale for Variance

- Subdivision into 2 RH lots will allow for intensification in the area while maintaining Suburban lot sizes. The proposed lots meet the minimum lot depth and area requirements of the RH zone.
- The proposed lot configuration inclusive of reduced lot widths allows for a subdivision that does not involve panhandle lots.
- Staff supports the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant 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 H. Y. Engineering and dated December 11th, 2021, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes 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.
- 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 \$4,000.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted in the 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 \$1,000 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 \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 30, 2022, and the Development Proposal Signs were installed on December 13, 2021. To date, staff have not received any responses from area residents.

TREES

- Morgan Sullivan, ISA Certified Arborist of Diamond Head Consultant prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	6	1	5
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	4	1	3
Birch	1	1	0
Cherry Laurel	7	7	0
Cherry	10	7	3
Coniferous Trees			
Port Orford Cedar	2	2	0
Norway Spruce	1	0	1
Black Pine	2	1	1
Douglas Fir	28	7	21
Western Red Cedar	11	4	7
Total (excluding Alder and Cottonwood Trees)	66	30	36

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	6
Total Retained and Replacement Trees	42
Contribution to the Green City Program	\$30,250

- The Arborist Assessment states that there are a total of 66 mature trees on the site, excluding Alder and Cottonwood trees. 7 existing trees, approximately 9.5 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 36 trees can be retained 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 61 replacement trees on the site. Since only 6 replacement are proposed, the deficit of 55 replacement trees will require a cash-in-lieu payment of \$30,250 representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Of the 31 trees that are proposed for removal, 15 of these are City Boulevard trees which are proposed to be removed as a result of conflicts with site servicing and engineering requirements, including pavement widening and sidewalk construction.
- In summary, a total of 42 trees are proposed to be retained or replaced on the site with a contribution of \$30,250 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 and Tree Preservation
- Appendix V. Development Variance Permit No. 7921-0286-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development



Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

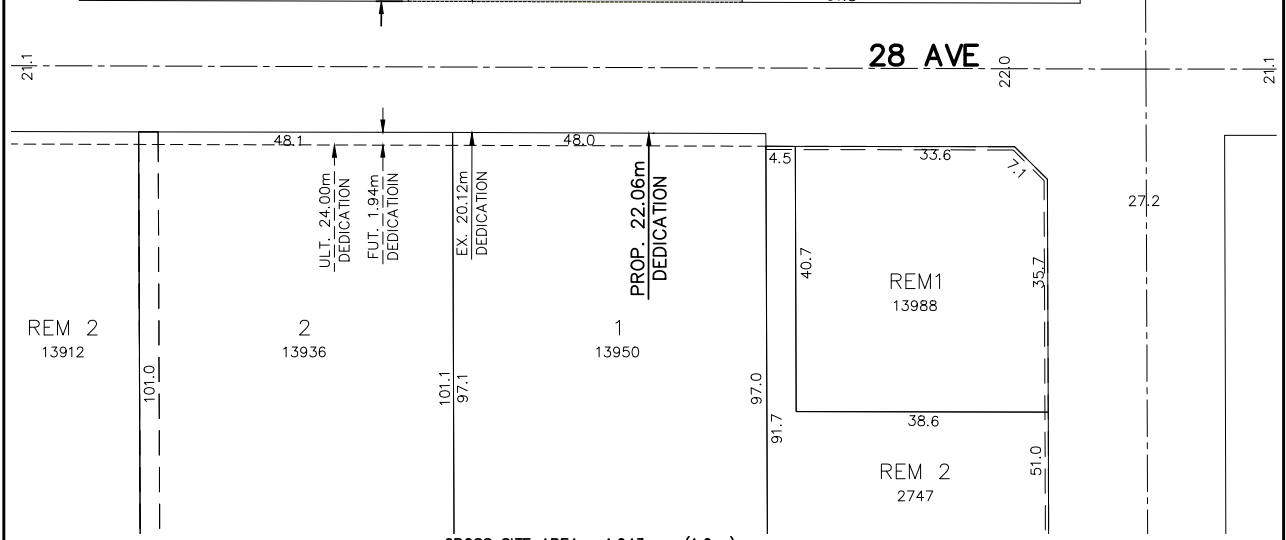
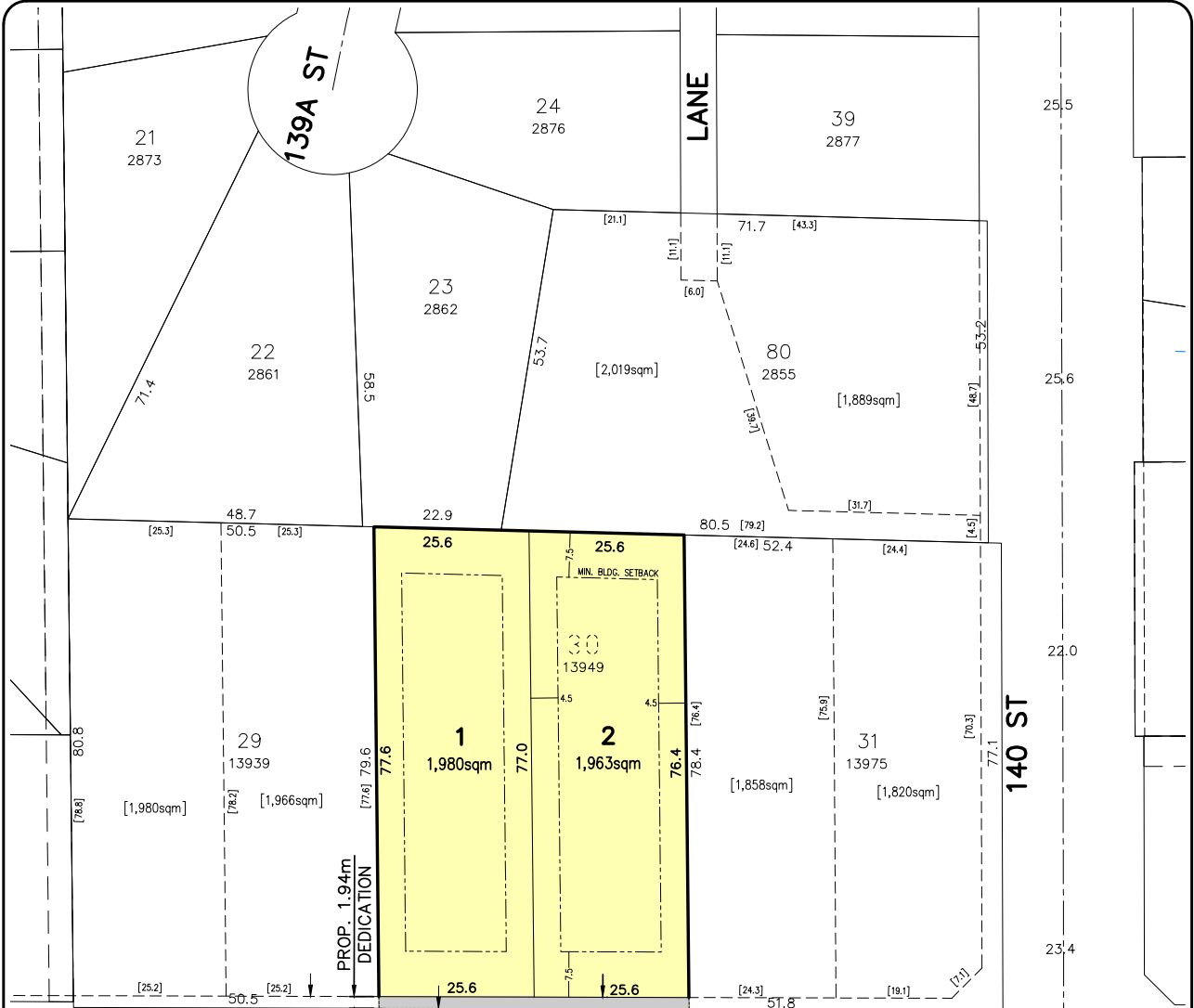
PROPOSED SUBDIVISION LAYOUT

LAYOUT CONCEPT

File No: 79 -0 -00
EXIST. ZONE: RA
PROP. ZONE: RH



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



GROSS SITE AREA: 4,043sqm (1.0ac)
ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: 215595 | ALTERNATIVE#: 01 | DATE: 2021.06.09 | SCALE: 1:750

DRAWING PATH: E:\PROJECTS\215595\PLANNING\215595-ALT01.DWG [LAYOUT] PLOT FILE UPDATED: JUNE 17 2021 - 12:29:09 PM BY: CGOLDSWAIN

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

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

DATE: **May 11, 2022** PROJECT FILE: **7821-0286-00**

RE: **Engineering Requirements
Location: 13949 28 Ave**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m on 28 Ave.
- Register 0.5m statutory right of way along 28 Ave

Works and Services

- Construct the north side of 28 Ave.
- Construct driveway letdowns to each lot.
- Construct 450mm diameter drainage main along 28 Ave.
- Provide storm, sanitary and water service connections to each lot.
- Provide on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.
Development Services Manager

IJ



Planning

April 6, 2022

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Chantrell Creek Elementary enrollment projections are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school.

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.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0286 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

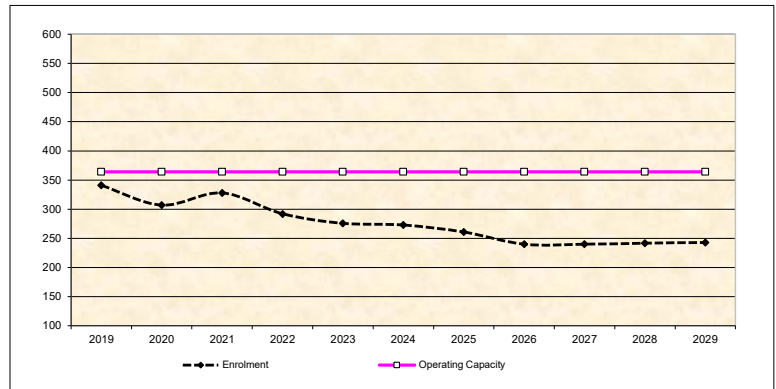
Chantrell Creek Elementary	
Enrolment (K/1-7):	36 K + 292
Operating Capacity (K/1-7)	38 K + 326
Elgin Park Secondary	
Enrolment (8-12):	1301
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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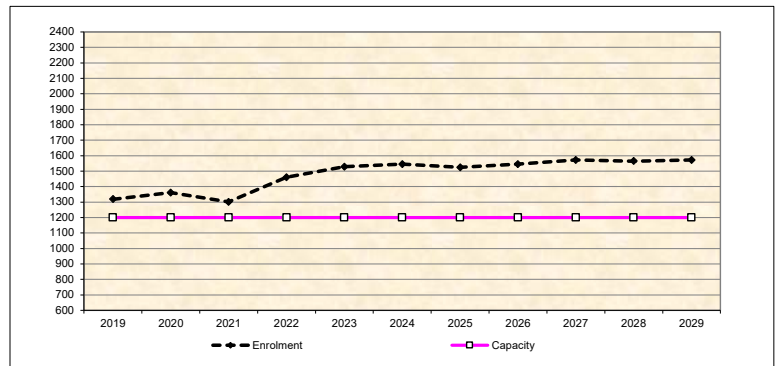
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Chantrell Creek Elementary



Elgin Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 13949 28th Ave

Registered Arborist Morgan Sullivan

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)	73
Protected Trees to be Removed	31
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	42
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 30 X two (2) = 60	61
Replacement Trees Proposed	6
Replacement Trees in Deficit	55
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0
Off-Site Trees	Number of Trees
Protected Off-site Trees Identified	6
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) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 2	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

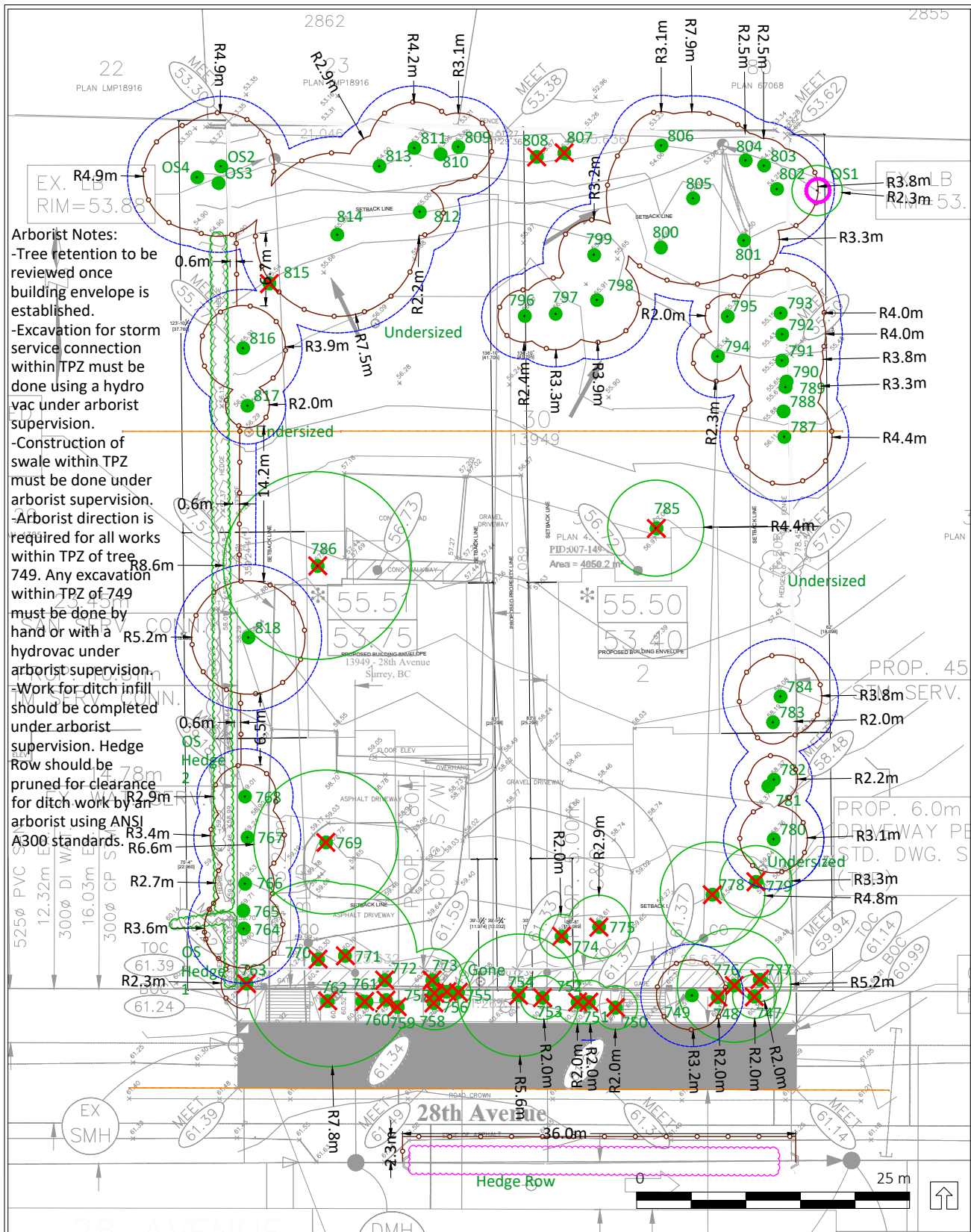
Summary, report and plan prepared and submitted by



Signature of Arborist

November 2, 2022

Date

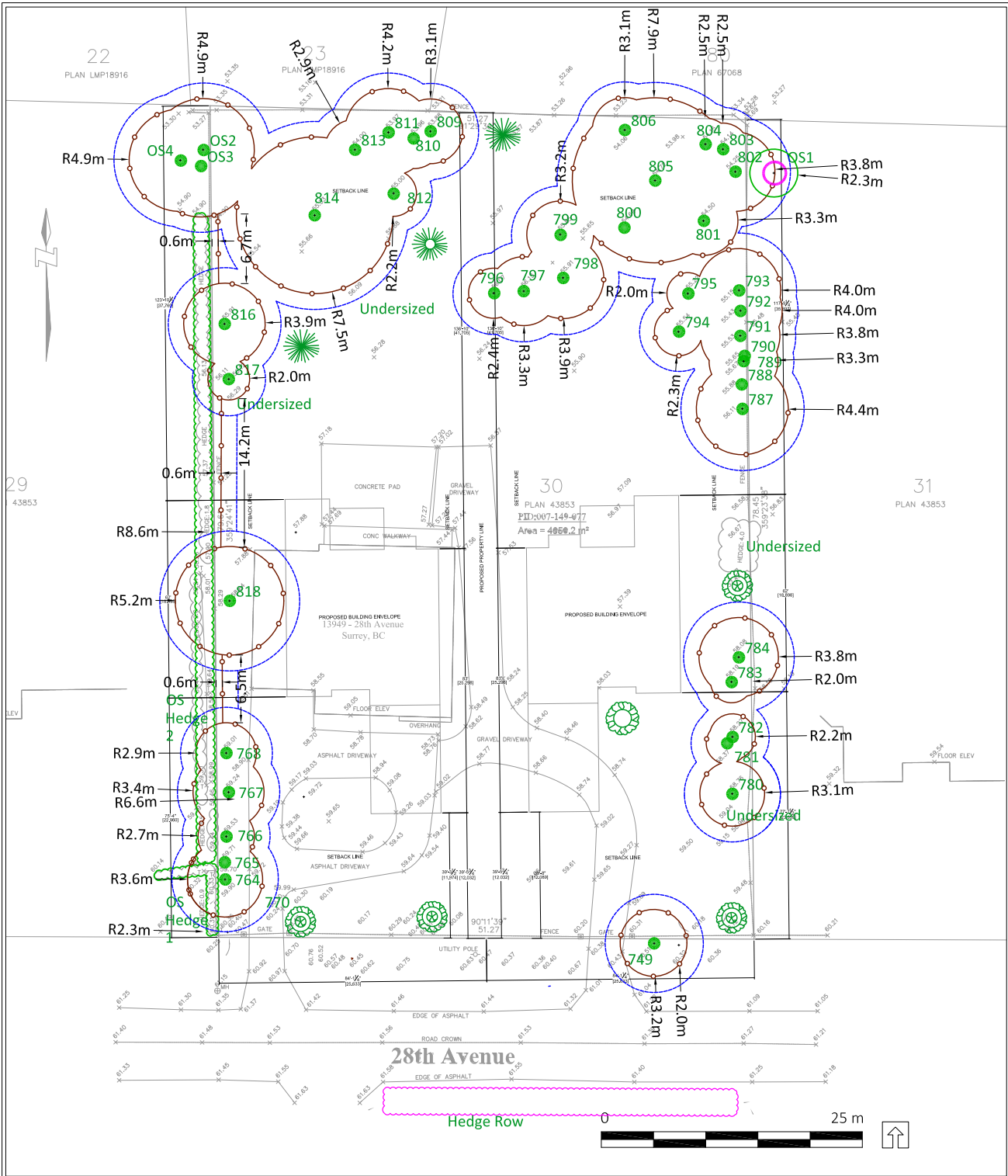


Arborist Notes:

- Tree retention to be reviewed once building envelope is established.
- Excavation for storm service connection within TPZ must be done using a hydro vac under arborist supervision.
- Construction of swale within TPZ must be done under arborist supervision.
- Arborist direction is required for all works within TPZ of tree 749. Any excavation within TPZ of 749 must be done by hand or with a hydrovac under arborist supervision.
- Work for ditch infill should be completed under arborist supervision. Hedge Row should be pruned for clearance for ditch work by an arborist using ANSI A300 standards.

LEGEND	<ul style="list-style-type: none"> CRITICAL ROOT ZONE TREE PROTECTION ZONE AND FENCING 	<ul style="list-style-type: none"> NO BUILD ZONE SURVEYED TREE TO BE RETAINED 	<ul style="list-style-type: none"> UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED) TREE TO BE REMOVED 	REFERENCE DRAWINGS
				1. Base Survey by:

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



PLANT LIST						PLANTING STANDARDS	
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING		COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	4	6 cm. cal	As shown	B. & B.	<p>All planting works should be done in accordance with the current edition of Canadian Landscape Standards.</p> <p>Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.</p>
	Acer griseum	Paperbark maple	1	6 cm. cal	As shown	B. & B.	
	Picea omorika	Serbian spruce	1	3.0 meters	As shown	B. & B.	
	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	2	3.0 meters	As shown	B. & B.	
TOTAL REPLACEMENT TREES TO BE PLANTED ON-SITE: 8							

LEGEND	
	TREE PROTECTION ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
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 - Any construction activities or grade changes within the tree protection zone must be approved by the project arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0286-00

Issued To:

(“the Owner”)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-149-077
Lot 30 Section 21 Township 1 New Westminster District Plan 43853
13949 28 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section K. Subdivision of Part 14 “Half-Acre Residential (RH) Zone” the minimum lot width for proposed Lots 1 and 2 is reduced from 30.0 metres to 25.6 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 22 .
ISSUED THIS DAY OF , 22 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

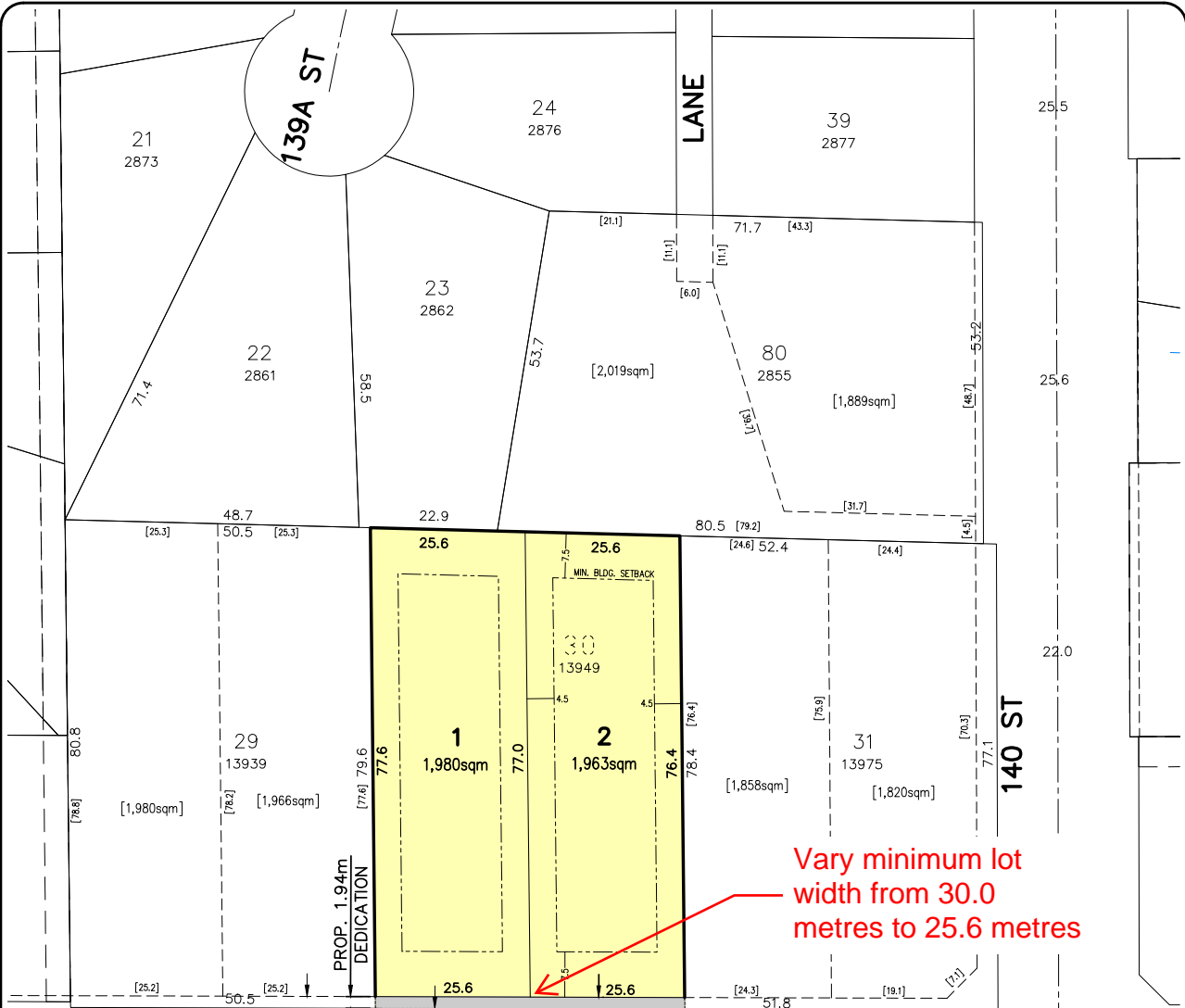
PROPOSED SUBDIVISION LAYOUT

LAYOUT CONCEPT

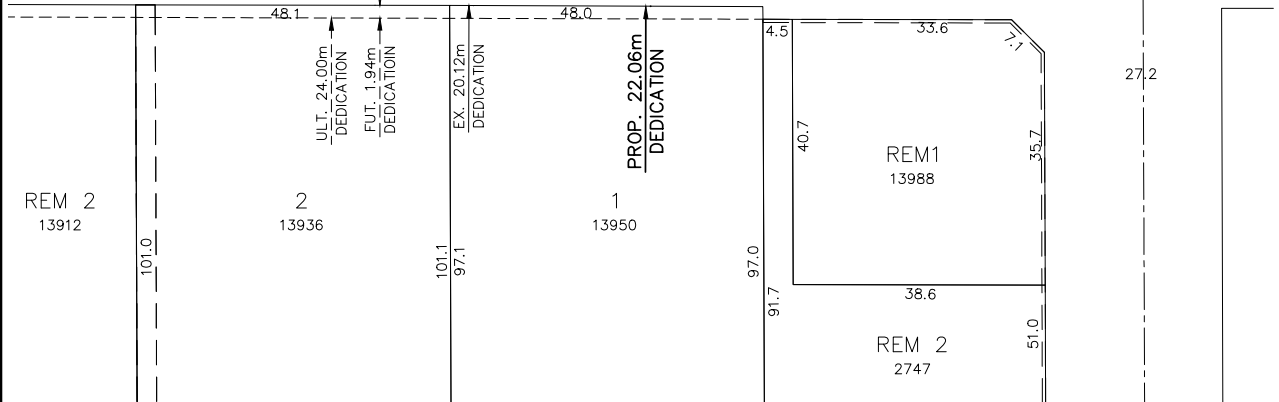
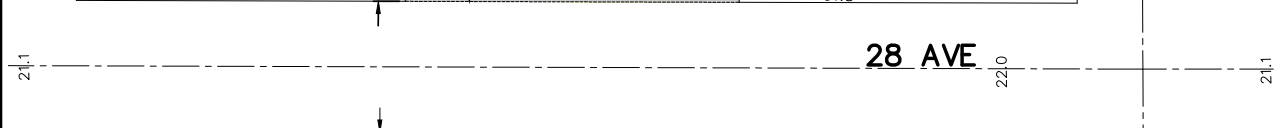
File No: 79 -0 -00
EXIST. ZONE: RA
PROP. ZONE: RH



CIVIC ADDRESS: 13949 28 AVENUE, SURREY, B.C.
LEGAL: LOT 30, SECTION 21, TOWNSHIP 1, N.W.D., PLAN NWP43853 N.W. 1/4



Vary minimum lot width from 30.0 metres to 25.6 metres



GROSS SITE AREA: 4,043sqm (1.0ac)
ROAD DEDICATION: 100sqm (0.02ac) (CASH-IN-LIEU)

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NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE LOT WIDTH FROM 30.0m TO 25.6m



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H.Y.#: 215595 | ALTERNATIVE#: 01 | DATE: 2021.06.09 | SCALE: 1:750

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