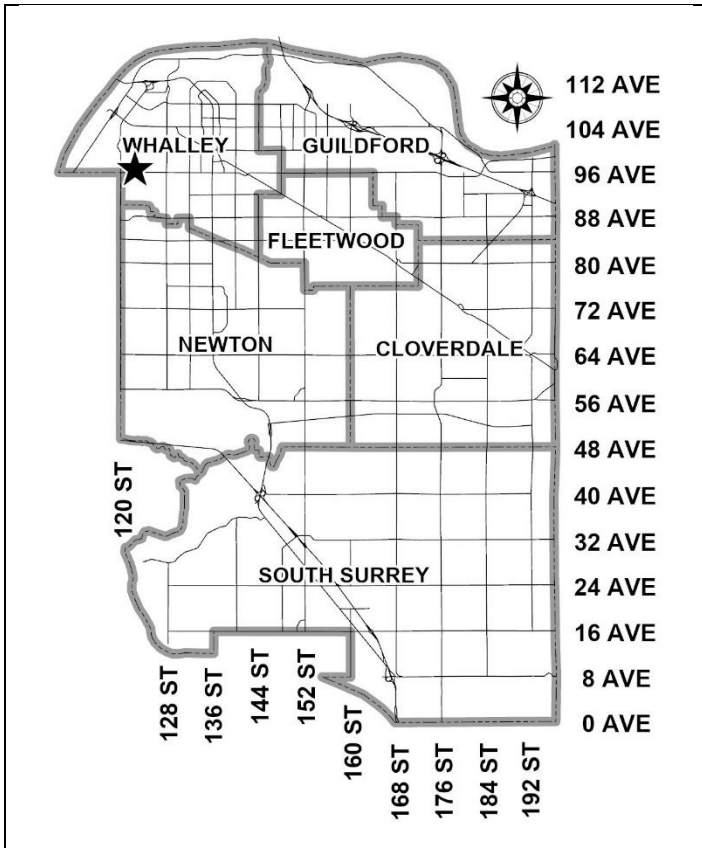


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0285-00

Planning Report Date: February 24, 2025



PROPOSAL:

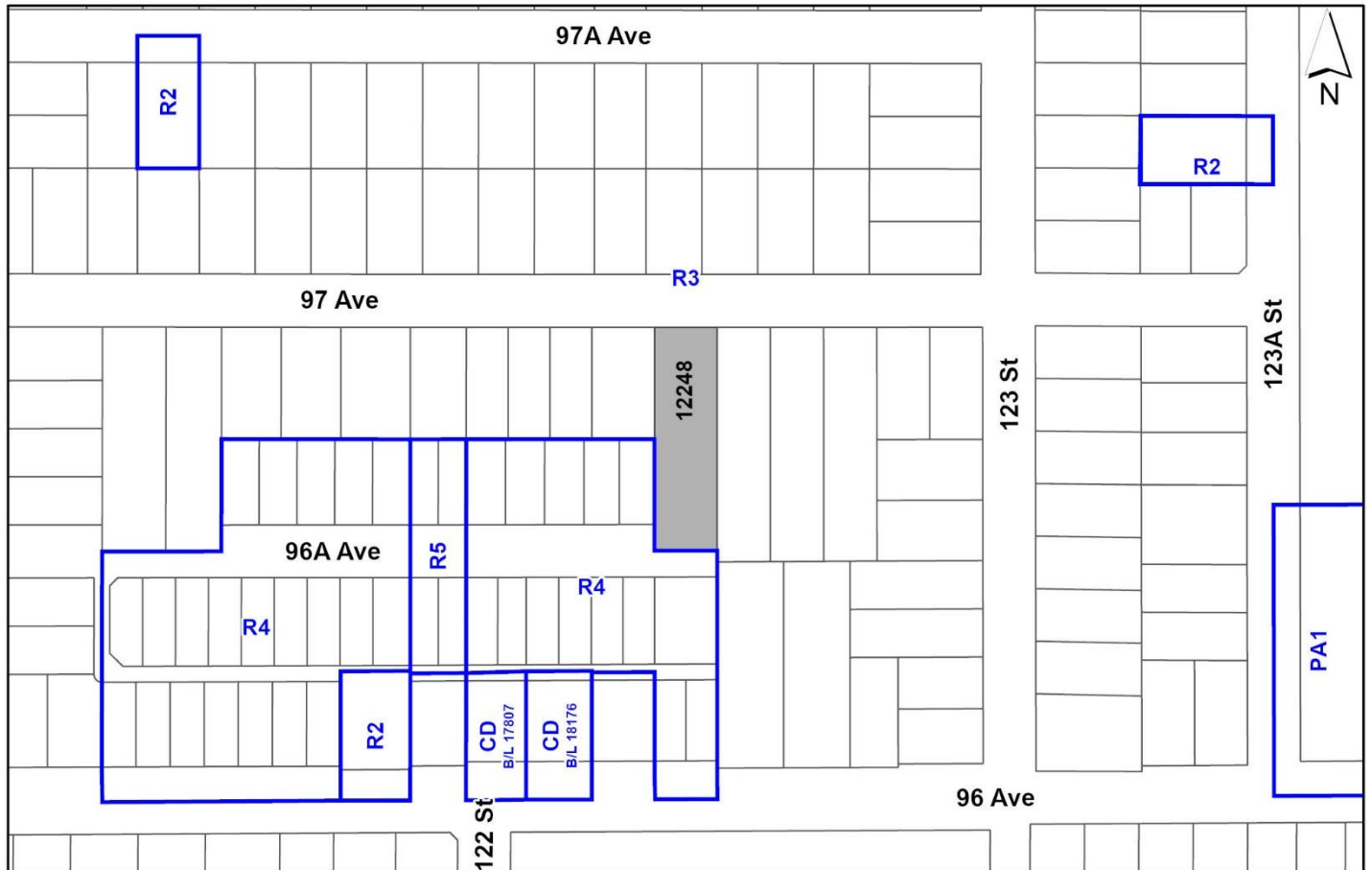
- **Rezoning from R3 to R4**
- **Development Variance Permit**

to allow subdivision into four (4) small residential lots with reduced lot widths and side-by-side garages.

LOCATION: 12248 - 97 Avenue

ZONING: R3

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.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width of the "R4 (Small Lot Residential Zone)" from 12 metres to 11.76 metres, and to allow a side-by-side garage on front loaded lots less than 13.4 metres in width (Appendix 1).

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 required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed rezoning is generally reflective of the R4 Zone with lot sizes consistent with those achieved on the abutting southwest lots.
- The proposed lots 1, 2, 3 and 4 exceed the minimum 336 square metre lot area and the minimum 28 metres lot depth requirements of the R4 Zone (Type 1 Interior Lot). Proposed lots 1 and 4 do not meet the minimum lot width requirement of 12 metres and thus the applicant has proposed variance to reduce the lot width to facilitate the subdivision.
- The applicant also proposed a variance to allow side-by-side garages on front loaded lots with lot widths less than 13.4 metres. The proposed side-by-side garage meets the parking needs of the intended development, without having a negative impact on the functionality of the neighborhood.

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 (R3)" to "Small Lot Residential Zone (R4)" .
2. Council approve Development Variance Permit No. 7918-0285 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the R4 Zone (Type 1 Interior) from 12 metres to 11.76 metres for proposed Lots 1 and 4 to facilitate the proposed subdivision. and;
 - (b) to allow side-by-side garage on a lot less than 13.4 metres in width for proposed Lots 1,2,3 and 4.
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 tree survey and a statement regarding tree replacement 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 Services; and
 - (e) demolition of existing building and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP	Existing Zone
Subject Site	Single family dwelling	Urban	R3
North (Across 97A Avenue):	Single family dwelling	Urban	R3
East:	Single family dwelling	Urban	R3
South (Across future 96A Ave):	Single family dwelling	Urban	R4
West:	Single family dwellings	Urban	R3, R4

Context & Background

- The 0.2-hectare subject site is located at 12248 97 Avenue. The site is 60 metres from a 400-meter radius Frequent Bus Stop Area.
- There are two Class C ditches that are adjacent to the northern and southern property lines and an existing 1.5 metre Municipal Right of Way (E2021-0162) for water lines along the eastern property line.
- Staff have accepted the watercourse classifications based on the assessment provided by the applicant. These will be infilled as part of the part of servicing of the property, should this application be supported by Council.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Urban Residential Zone (R3)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing is to rezone the site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)", to allow subdivision into four residential lots in an urban context (Appendix I).
- Proposed lot 1, 2, 3 and 4 exceed the minimum 336 square metre lot area and 28 metre lot depth of the R4 Zone (Type 1 Interior) but lots 1 and 4 do not meet the minimum 12-metre lot width requirement.
- A Development Variance Permit is requested to reduce the minimum lot width from 12 metres to 11.76 metres to facilitate the subdivision.
- A variance is also requested to allow side-by-side garages on proposed front-loaded lots with lot width less than 13.4 metres for proposed lots 1, 2, 3 and 4.

	Proposed
Lot Area	
Gross Site Area:	0.2 Hactares / 0.49 Acres
Road Dedication:	10 metres
Undevelopable Area:	n/a
Net Site Area:	0.17 Hactares / 0.42 Acres
Number of Lots:	4
Unit Density:	22.45 uph / 9.09 upa
Range of Lot Sizes	440 - 450 metre square
Range of Lot Widths	11.76 - 12 metres
Range of Lot Depths	37.35 - 37.4 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 3 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Cedar Hills Elementary School
1 Secondary students at LA Matheson 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: Cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement under the Local Government Act will be accepted for this application.

Moffat Memorial Park is the closest active park with amenities including, baseball diamond, playground, trails and is 575 metres walking distance from the development. Tom Hopkins Ravine Park is the closest natural area and is 1,220 metres walking distance from the development.

Transportation Considerations

- Vehicle access for proposed lots 1 and 2 is from 97 Avenue along the northern property line. Access for lots 3 and 4 will be from future 96A Avenue along the southern property line. The applicant will be responsible for providing a 10-metre dedication to facilitate the development and construction of 96A Avenue.
- The subject site is approximately 400 metres away from 120 Street (Scott Road), which has several bus stops serviced by route #R6 (Rapid Bus), #319 (ScottRoad / Newton Exchange), and #312 (Scottdale / ScottRoad Station).

School Capacity Considerations

- The capacity at Cedar Hills Elementary has been adjusted to allow the inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce the shortfall of capacity at Kwantlen Park Secondary and surplus space at LA Matheson Secondary. The proposed development will not have an impact on these projections.

- As of September 2024, L.A. Matheson is operating at 83%. Though the 10-year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

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

- The proposal is consistent with the following OCP Themes/Policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (A1.1);
 - Ensure that urban development occurs within the Urban Containment Boundary (A1.2)
 - Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibility with existing neighbourhood character (A1.3.c);
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3.5).

Zoning By-law

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

R4 Zone (Interior Type 1) (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 lots per hectare	22 lots per hectare
Lot Size		
Lot Size:	336 metre square	440 – 450 metre square
Lot Width:	12 metres	11.76 – 12 metres
Lot Depth:	28 metres	85 metres

Development Variance Permit - Lot Width and Side-By-Side Garages:

- The applicant is requesting the following variances:
 - (a) to reduce the minimum lot width of the R4 (Interior lot Type II) Zone from 12 metres to 11.76 metres for proposed Lots 1 and 3 to facilitate the proposed subdivision
 - (b) to allow side-by-side double garages on a lot less than 13.4 metres in width for proposed Lots 1,2,3 and 4.
- The requested variances will facilitate the proposed subdivision and allow double garages on front loaded lots less than 13.4 metres in width.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Design Guidelines

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. 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 Citiwest Consulting Ltd., and dated May 2021, 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 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per new lot.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 5, 2025, and the Development Proposal Signs were installed on February 4, 2025. Staff received no responses from neighbouring properties.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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 Removal and Replacement by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (1	1	0
Deciduous Trees	2	2	0
Coniferous Trees	2	2	0
Onsite Tree Totals	5	5	0
Onsite Replacement Trees Proposed	9		
Total Onsite Retained and Replacement Trees	9		

- The Arborist Assessment states that there is a total of 5 bylaw protected trees on the site. The applicant proposes to remove 5 onsite trees as part of this development proposal. The proposed tree removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that are proposed for removal, 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 9 replacement trees on the site. For trees that cannot be replaced, the applicant will be required an estimated cash-in-lieu payment of \$4,950 representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.

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 Plan
- Appendix V. Development Variance Permit No. 7918-0285-00

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

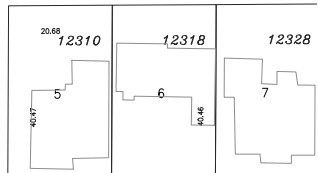
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97 AVE

96 AVENUE

122 STREET



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP TO REDUCE THE LOT WIDTH FROM 13.4m TO 11.75m.
 5. DVP TO PERMIT DOUBLE GARAGES ON LOTS LESS THAN 13.4m IN WIDTH.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12248 - 97 AVENUE, SURREY

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: TWD/JK	Mun. Dwg. No.	B
Designed: RJ	Job No. 18-3671	Of
P.W. P.U.	Date MAY/24	Revision
Approved:		

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destroy all prints bearing previous number

APPENDIX II

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

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

DATE: **February 12, 2025**

PROJECT FILE: **7818-0285-00**

RE: **Engineering Requirements**
Location: 12248 97 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.0 m for a total of 10.0m from legal road centreline.
- Register 0.5m wide on-site SRW along the frontage of 96A Avenue.
- Register 0.5 m wide on-site SRW along the frontage of 97 Avenue.
- Register RC for on-site mitigation per ISMP.

Works and Services

- Construct north side of 96A Avenue with a temporary turnaround.
- Construct south side of 97 Avenue.
- Construct storm and water mains on 96A Avenue and as required to service the development.
- Construct water main along east property line.
- Provide sanitary, storm, and water service connections to each lot.
- Provide on-site stormwater mitigation features as refined through detailed design.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$8,627.75 is required.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Director, Land Development

RSK

Department: **Planning and Demographics**
Date: **February 4, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **18 0285 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	4
---	---

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

Current Enrolment and Capacities:	
Cedar Hills Elementary	
Enrolment	330
Operating Capacity	457
# of Portables	0
L A Matheson Secondary	
Enrolment	1158
Operating Capacity	1400
# of Portables	1

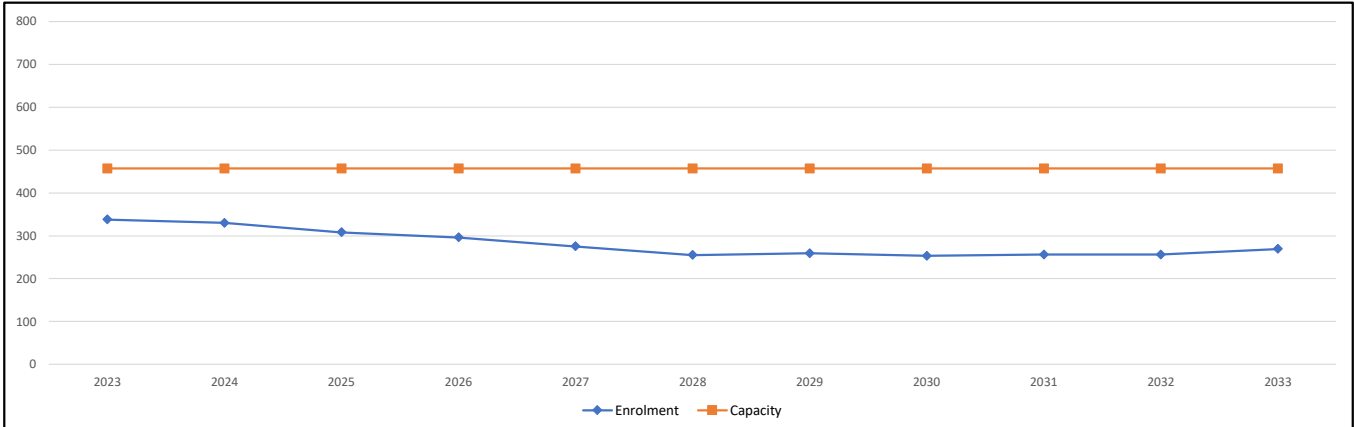
Summary of Impact and Commentary

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.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Cedar Hills Elementary has been adjusted for the inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

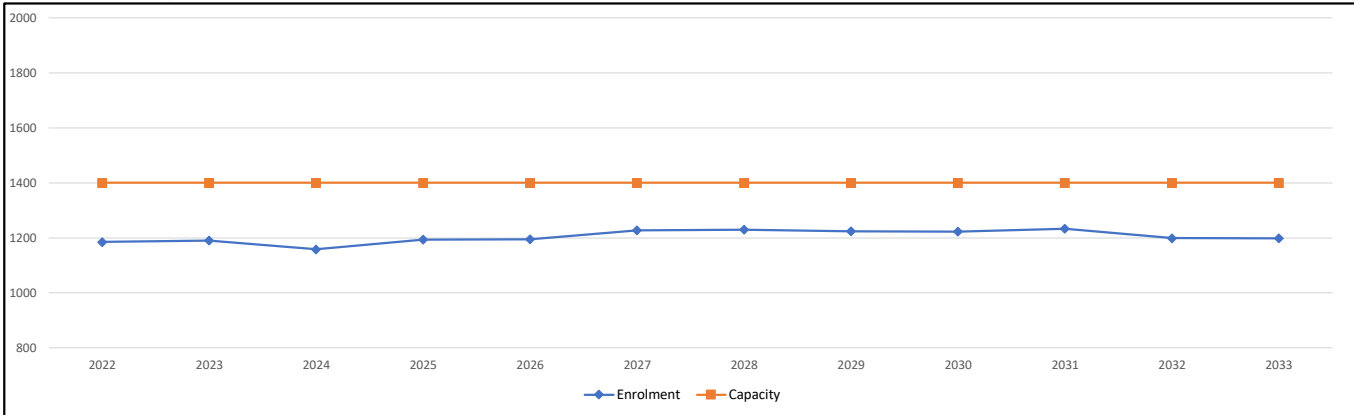
As of September 2024, L.A. Matheson is operating at 83%. Though the 10 year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

Cedar Hills 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.

L A Matheson 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.

Tree Preservation Summary

Surrey Project No: 7918-0285-00

Address: 12248 97 Ave, Surrey

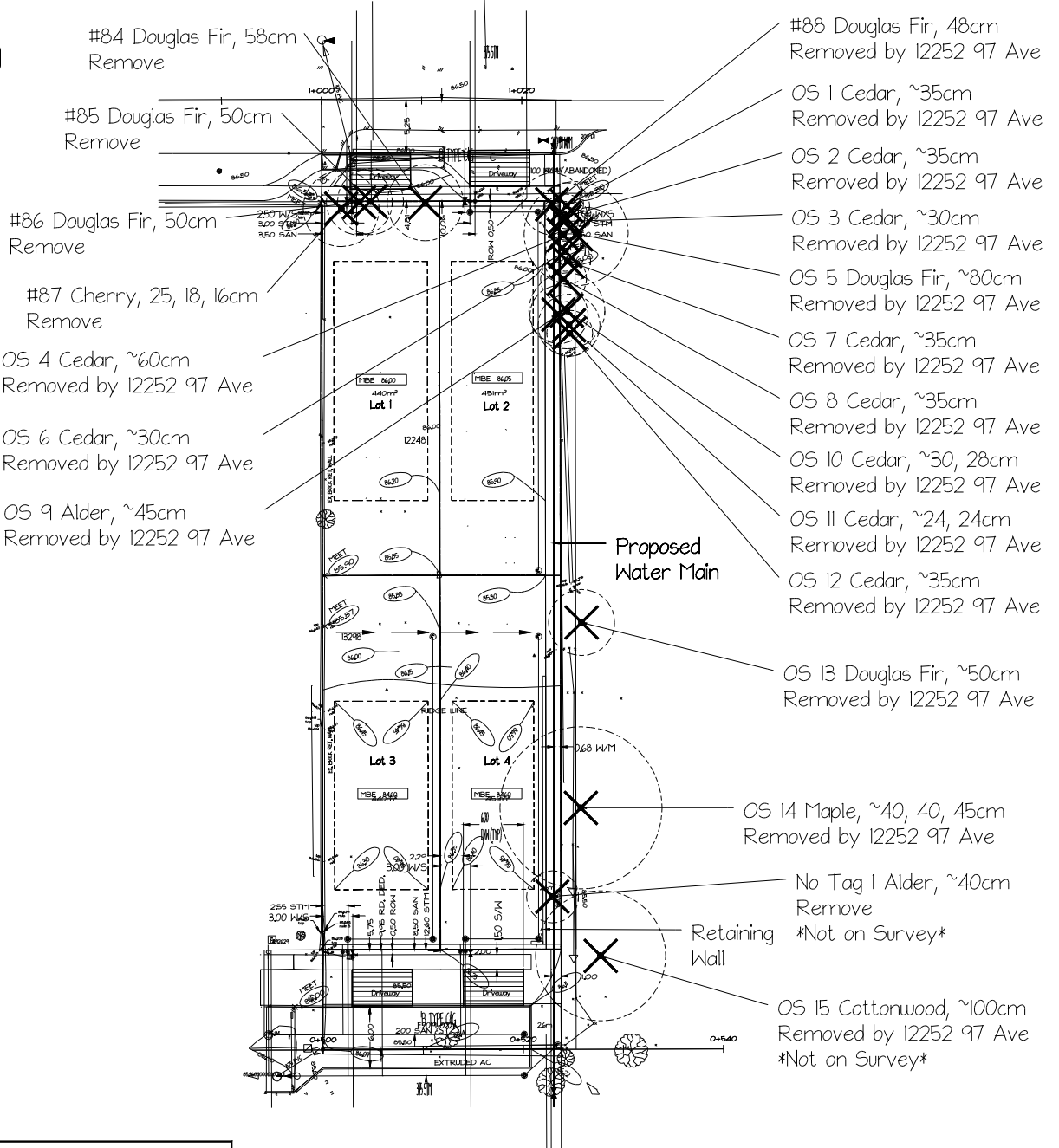
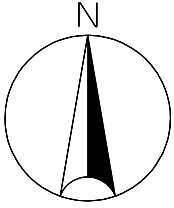
Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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 and offsite trees)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
<ul style="list-style-type: none"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 All other Trees Requiring 2 to 1 Replacement Ratio 4 x two (2) = 8 	9
Replacement Trees Proposed	9
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers 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	0
Replacement Trees in Deficit	0





Summary, report and plan prepared and submitted by:



Anne Kulla
Certified ISA Arborist PN-6263A



LEGEND

-  Retained Tree
-  Removed Tree
-  Critical Root Zone
-  Protective Tree Barrier

NOTE: Trees #88 & OS 1 - 15 will be removed by DP for 12252 97 Ave (7921-0332-00)



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 12248 97 Ave, Surrey

Client Name: CitiWest Consulting

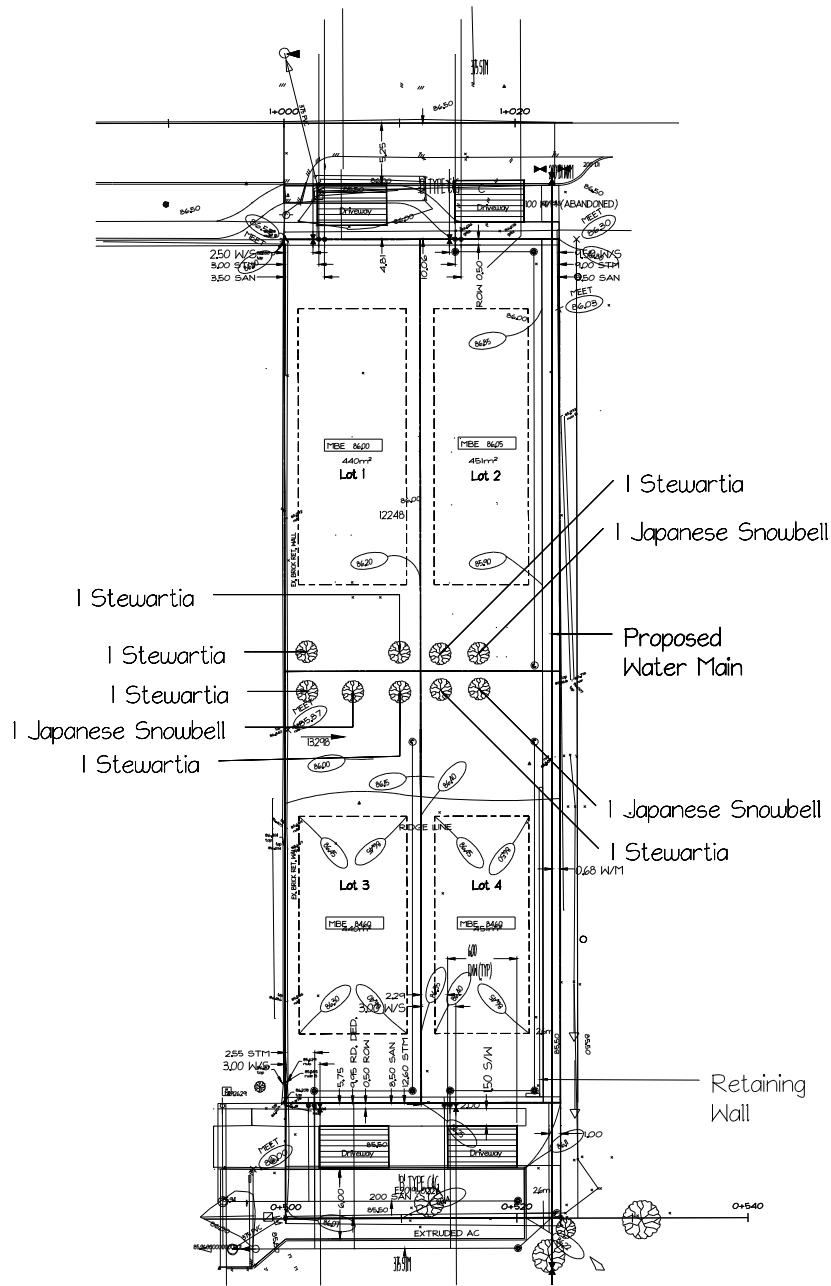
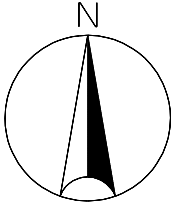
Project: Subdivision

Drawing: Tree Plan





Drawing no: 1 of 2 Revision no:

Scale: 1 : 300

Date: Sept 13, 2024 Drawn by: TZ



LEGEND

-  Retained Tree
-  Replacement Tree
-  Critical Root Zone
-  Protective Tree Barrier

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Sj	3	<i>Styrax japonica</i>	Japanese Snowbell	5cm cal
Sp	6	<i>Stewartia pseudocamellia</i>	Stewartia	5cm cal



604-724-3025
www.huckleberrylandscape.ca

Address: 12248 97 Ave, Surrey

Client Name: CitiWest Consulting

Project: Subdivision

Drawing: Replacement Plan

Drawing no: 2 of 2 Revision no:

Scale: 1 : 300

Date: Sept 13, 2024 Drawn by: TZ

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0285-00

Issued To:

Address of Owner:

Issued To:

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: 009-797-831

Lot "B" Section 31 Block 5 North Range 2 West
New Westminster District
Plan 13298

12248 97 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum lot width of the R4 Zone (Type 1 Interior) from 12 metres to 11.76 metres for proposed Lots 1 and 4 to facilitate the proposed subdivision. and;
 - (b) to allow side-by-side garage on a lot less than 13.4 metres in width for proposed Lots 1,2,3 and 4.

4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE AT 12248 - 97 AVENUE TO BE REMOVED.
 4. DVP TO REDUCE THE LOT WIDTH FROM 12.0M TO 11.75M.
 5. DVP TO PERMIT DOUBLE GARAGE ON LOTS LESS THAN 13.4M IN WIDTH.

No.	Date	Revision	Dr	Ch
1	2024/09/05	REVISED TO 4 LOT SUBDIVISION	JK	JK

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com



AMANDEV SANDHU
 11491 THROPE ROAD, RICHMOND BC V6X 1J5 PH: 604-425-0043 EMAIL: DEVSANDHU91@GMAIL.COM

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12248 - 97 AVENUE, SURREY

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	B
Designed: RJ	Job No. 18-3671	Of
P.W. P.U.	Date AUG/24	Revision 1
Approved:		

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