

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0270-00

Planning Report Date: January 27, 2025

**PROPOSAL:**

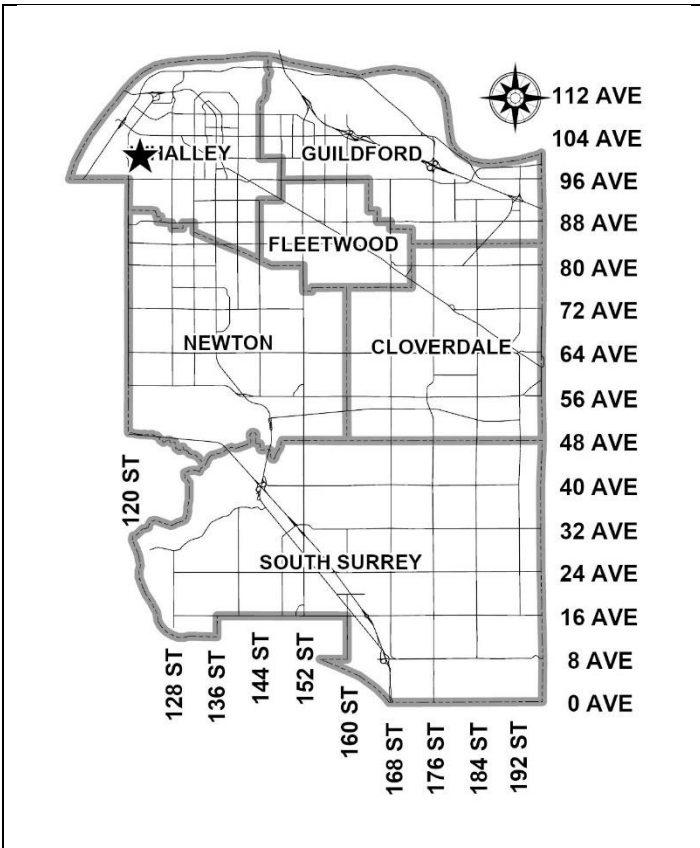
- **Rezoning** from R<sub>3</sub> to R<sub>4</sub>
- **Development Variance Permit** to permit double side-by-side garage on lots less than 13.4 metres in width in the R<sub>4</sub> zone

to allow subdivision into two single family lots.

**LOCATION:** 10032 - 122 Street

**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 First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to permit double side-by-side garages on lots less than 13.4 metres in width in the R4 Zone, for proposed Lots 1 and 2.

## 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).
- The proposed lots are larger and deeper than typical R4 lots (399 sq.m vs. 336 sq.m and 32.7 m vs. 28 m, respectively). The applicant has confirmed that double side-by-side garages can be accommodated on the narrower (12.2 metre) lot widths. The proposed double side-by-side garages will accommodate additional off-street parking spaces on the lots.
- 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.
- Staff have received no concerns from the immediate neighbors through the pre-notification process. The applicant has demonstrated support for the proposal from 15 residents in 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. 7924-0270-00 (Appendix V) to permit a double side-by-side garage on lots that are 12.2 metres in width 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) 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
  - (f) 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	Urban	R3
North:	Single Family	Urban	R3

Direction	Existing Use	OCP Designation	Existing Zone
East:	<p>Single Family</p> <p>Development Application No. 7921-0002-00 (PLA issued), proposes to subdivide one lot into three lots.</p> <p>Development Application No. 7921-0014 (pre-council), proposed to subdivide from one lot into two lots.</p>	Urban	R <sub>3</sub> , R <sub>1</sub>
South:	Single Family	Urban	R <sub>3</sub>
West (Across 122 Street):	Single Family	Urban	R <sub>3</sub>

### Context & Background

- The 798 square metre subject property is located at 10032 – 122 Street in Whalley. The subject lot is approximately 24.4 metres wide, 32.7 metres deep, zoned "Urban Residential Zone (R<sub>3</sub>)" and designated "Urban" in the Official Community Plan (OCP).
- The surrounding neighborhood is characterized by predominantly R<sub>3</sub> zoned residential lots.
- The existing single-family dwelling on the property will be demolished to permit the two proposed single family residential lots.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to rezone the subject property from "Urban Residential Zone (R<sub>3</sub>)" to "Small Lot Residential Zone (R<sub>4</sub>)", in order to subdivide from one lot into two lots (Lots "1" and "2"). Details on the proposed subdivision are provided in the table below:

<b>Total Site Area (existing):</b>	798 square metres
<b>Lot 1 Site Area:</b>	399 square metres
<b>Lot 2 Site Area:</b>	399 square metres
<b>Proposed Number of Lots:</b>	2
<b>Proposed Lot Widths:</b>	12.2 metres (for both lots)
<b>Proposed Lot Depths:</b>	32.7 metres (for both lots)

## Referrals

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.
- School District: **The School District has advised that there will be approximately two school-age children generated by this development, of which the School District has provided the following expected student enrollment.**
- 1 Elementary student at Prince Charles Elementary School  
1 Secondary student at LA Matheson Secondary School
- (Appendix III)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Q1 of 2027.
- Parks, Recreation & Culture: Parks has no objection to the project.
- The closest active park is Robson Park and is 645 metres away, and the closest natural area is Robson Ravine and is 357 metres away.
- Fortis BC: Fortis BC has no objection to the project.

## Transportation Considerations

- Vehicles access for proposed Lots 1 and 2 is from 122 Street.
- No additional dedication required along 122 Street.

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposed small lot residential development complies with the "General Urban" Regional Growth Strategy (RGS) designation for the site.

### Official Community Plan

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The Urban designation is intended to support low and medium density residential neighborhoods.

## Zoning By-law

- The applicant proposes to rezone the subject site from R3 to R4.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R4 and parking requirements.

R4 Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 uph	25 uph
<b>Lot Size</b>		
Lot Size:	336 sq. m	399 sq. m
Lot Width:	12 m	12.2 m
Lot Depth:	28 m	32.7 m

## Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot width required to facilitate double side-by-side garages in the R4 Zone from 13.4 metres to 12.2 metres for proposed Lots 1 and 2.
- The proposed lots are larger and deeper than typical R4 lots (399 sq.m vs. 336 sq.m and 32.7 m vs. 28 m, respectively). The applicant has confirmed that double side-by-side garages can be accommodated on the narrower (12.2 metre) lot widths. The proposed double side-by-side garages will accommodate additional off-street parking spaces on the lots.
- Staff support the requested variances to proceed for consideration.

## Lot Grading and Building Scheme

- 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 (Appendix VI).
- Neo-Traditional is the recommended style for the development site.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated July 24, 2024 has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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 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 per new unit.

**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 December 23, 2024, and the Development Proposal Signs were installed on December 2, 2024. Staff have not received any responses from neighbouring properties.
- The subject development application was sent to the Whalley Community Advisory Association. No comments were received.

**DEVELOPMENT PERMITS**

**Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP. Given that the site contains slopes no greater than 17%, a Hazard Lands (Steep Slope) Development Permit is not required.

**TREES**

- Esmaeil Kouhgard, ISA Certified Arborist of Davey Resource Group, 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
Coniferous Trees	3	3	0
<b>Onsite Tree Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>

<b>Onsite Replacement Trees Proposed</b>	<b>6</b>
<b>Total Onsite Retained and Replacement Trees</b>	<b>6</b>

- The Arborist Assessment states that there are a total of three bylaw protected trees on the site. Additionally, there are seven bylaw protected offsite trees within proximity of the proposed development. The applicant proposes to remove all onsite trees as part of this development proposal. Additionally, one offsite tree is proposed for removal (with permission from the neighbouring property owner). The proposed tree removals were assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The applicant will be required to plant trees on a 2 to 1 replacement ratio. The applicant is proposing six replacement trees, meeting City requirements.
- The proposed deficit of one offsite tree (OS1) will require cash-in-lieu payment of two replacement trees, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protect Bylaw.
- In summary, a total of six trees are proposed to be planted to replace the three onsite trees that are proposed for removal, with an estimated contribution of \$1100 to the Green City Program for the one offsite tree removal.

#### 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
Appendix V.	Development Variance Permit No. 7924-0270-00
Appendix VI.	Building Guidelines Summary

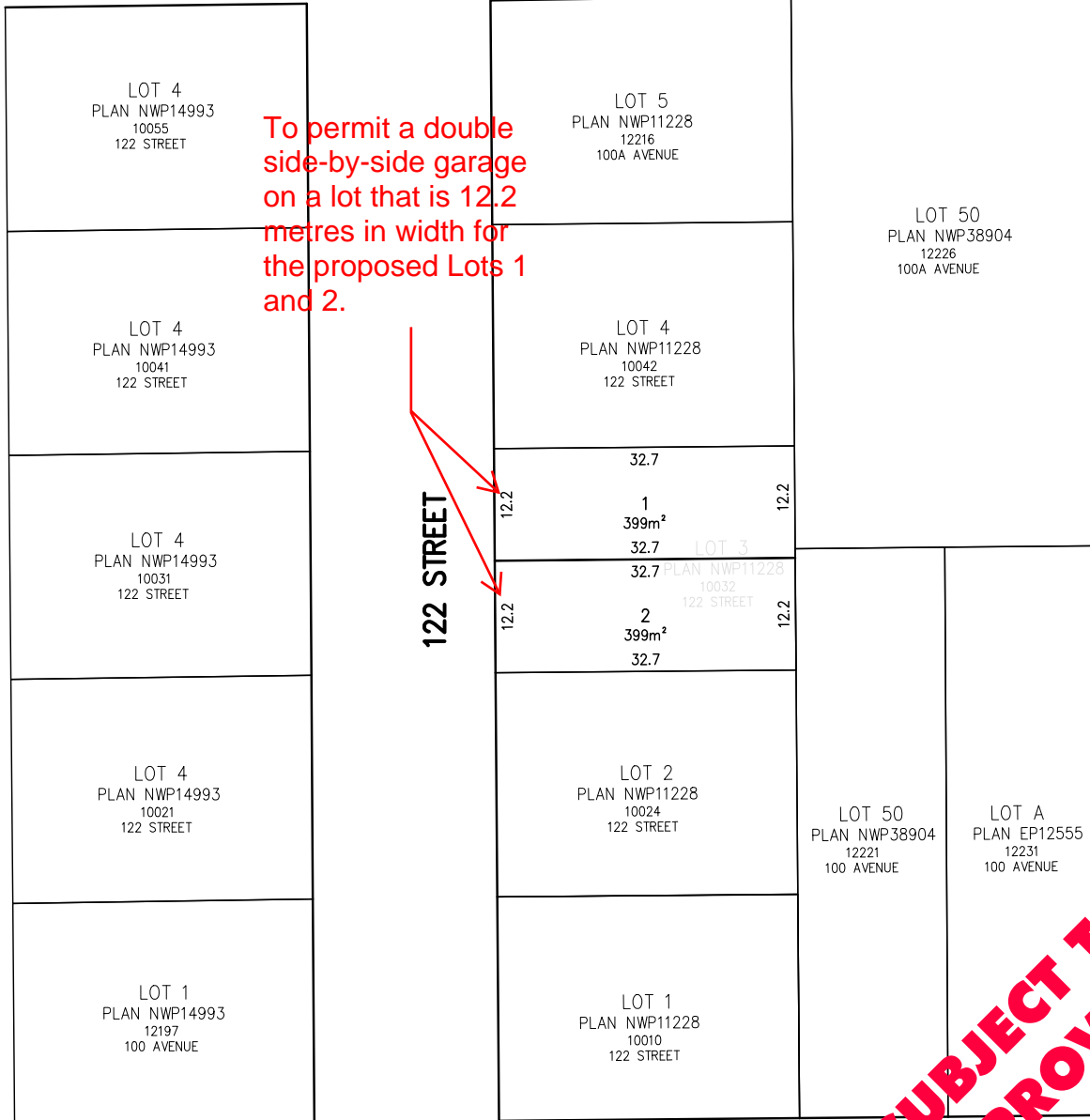
*approved by Chris McBeath*

Ron Gill  
General Manager  
Planning and Development

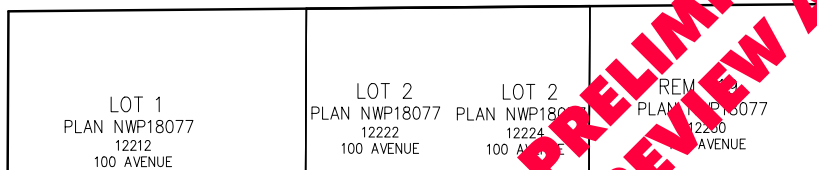
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100A AVENUE



100 AVENUE



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.**

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 10032 122 STREET		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 2024-083	DATE: JUL 2024	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:



## INTER-OFFICE MEMO

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

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

DATE: **January 16, 2025**

PROJECT FILE: **7824-0270-00**

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RE: **Engineering Requirements**

**Location: 10032 122 St**

**REZONE/SUBDIVISION*****Works and Services***

- Construct east side of 122 Street.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Complete stormwater catchment plan and resolve downstream capacity constraints.
- Provide on-site stormwater mitigation features as per the South Westminister ISMP.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Director, Land Development

RSK

Department: **Planning and Demographics**  
Date: **December 3, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24 0270 00**

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

<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

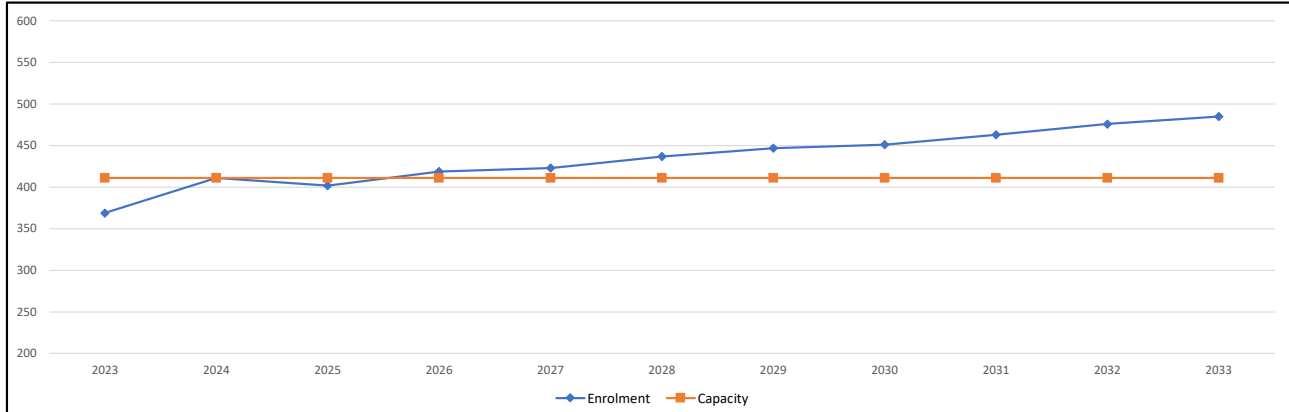
<b>Current Enrolment and Capacities:</b>	
<b>Prince Charles Elementary</b>	
Enrolment	411
Operating Capacity	411
# of Portables	0
<b>L A Matheson Secondary</b>	
Enrolment	1158
Operating Capacity	1400
# of Portables	1

**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.

Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

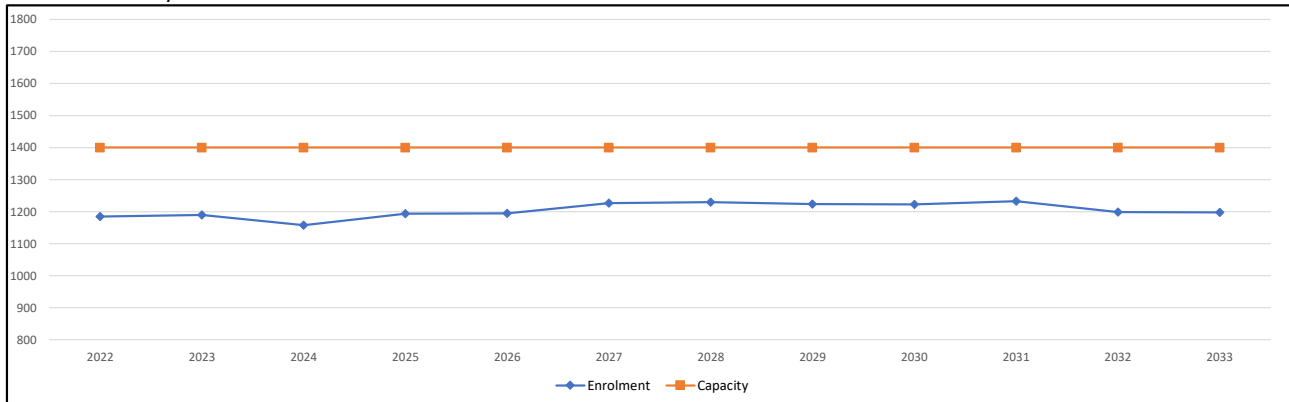
As of September 2023, L.A. Matheson is operating at 82%. Though the 10 year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

**Prince Charles 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:**

**Site Address: 10032 122 St., Surrey**

**Certified Arborist: Esmail Kouhgard**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>3</b>
<b>Protected Trees to be Removed</b>	<b>3</b>
<b>Protected Trees to be Retained</b> (Excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>1</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	<b>2</b>
<b>Replacement Trees Proposed</b>	<b>2</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report, and plan prepared and submitted by:



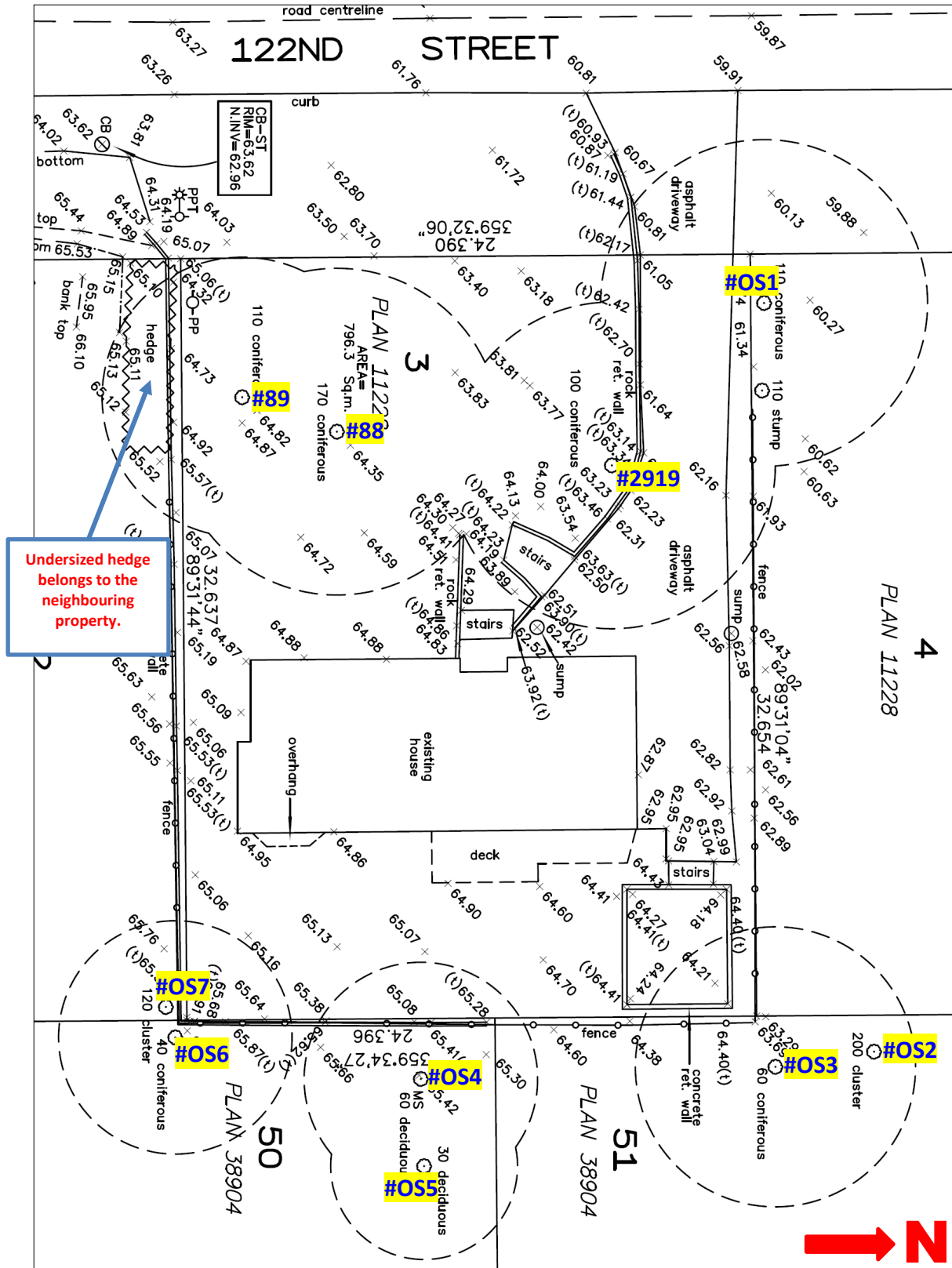
(Signature of Arborist)

August 08, 2024

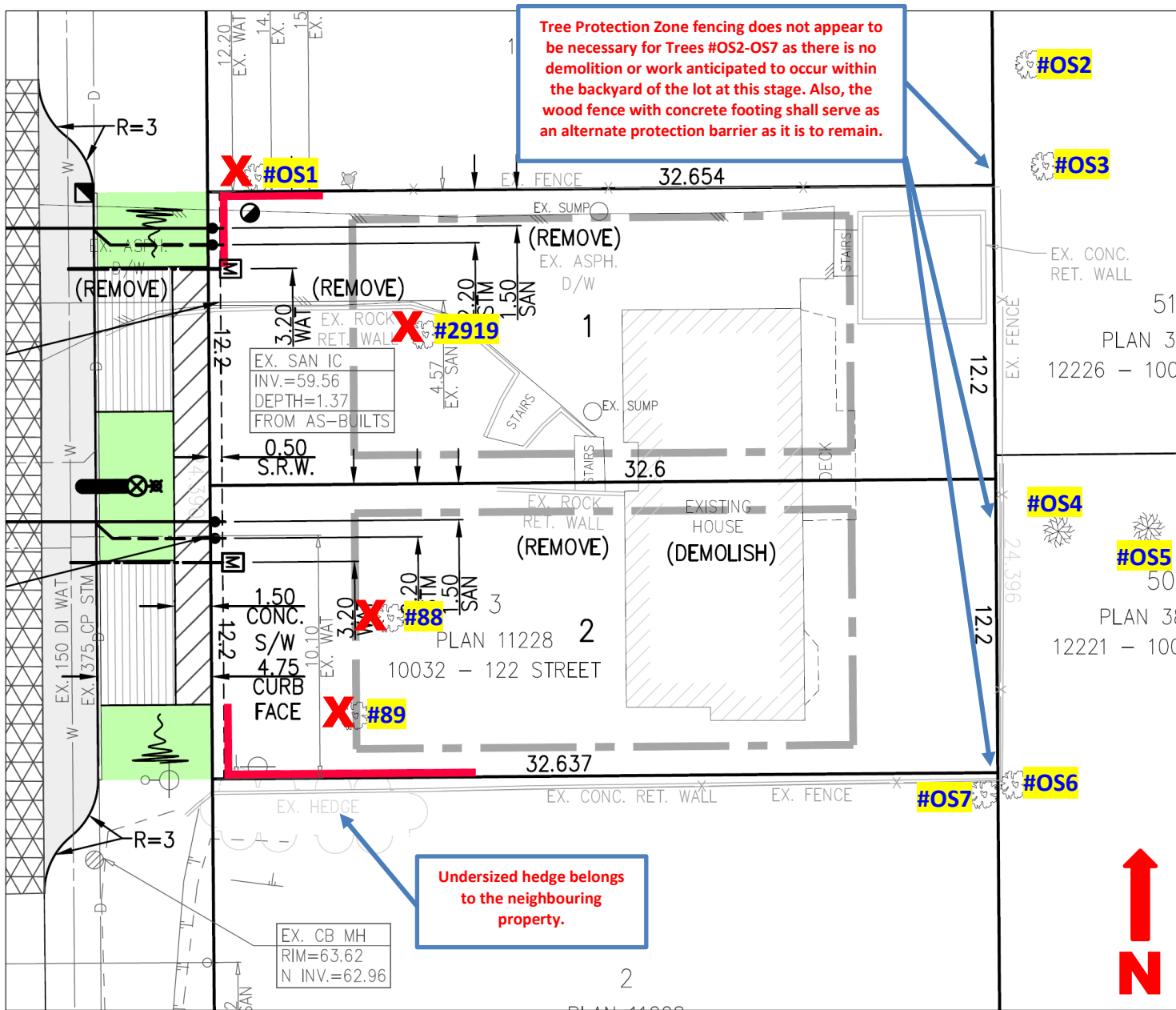
Date

**On-Site Tree Species Table**

TREE SPECIES	TOTAL # OF TREES	TOTAL PROPOSED FOR RETENTION	TOTAL PROPOSED FOR REMOVAL
Western red cedar <i>(Thuja plicata)</i>	3	0	3
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>3</b>



Site Survey, Scale = 1:250



Site Grading Plan, Scale = 1:250

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0270-00

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: 009-474-072

Lot 3 Section 30 Block 5 North Range 2 West New Westminster District Plan 11228  
10032 122 Street

(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) Sub-Section H.4(a) of Part 16 Small Lot Residential Zone (R4) is varied to permit a double side-by side garage on a lot that is 12.2 metres in width for proposed Lots 1 and 2.
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 Westminister 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            , 20   .

ISSUED THIS    DAY OF            , 20   .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7924 -0270-00  
 Project Location: 10032 122 Street, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

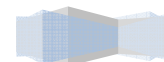
The area surrounding the subject property consists of majority of homes that are relatively newer. There are a handful of older homes that are approximately 30-35 years old. The homes that would be used as context homes are "traditional west coast" and "neo-traditional" which range from 3500sf up to 4000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 9:12. Roof surfaces are asphalt shingles and concrete tiles along with stucco as the cladding with stone or brick accents.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 4:12 for the newer context homes.



**Dwelling Types/Locations:** 2 storey or 3 storey split level homes.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels along with Multiplex units under the SSMUH regulations.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new dwellings will be of a similar building type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

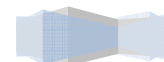
**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 4:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt



shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: December 12, 2024

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: December 12, 2024

