

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0098-00

Planning Report Date: April 25, 2022

**PROPOSAL:**

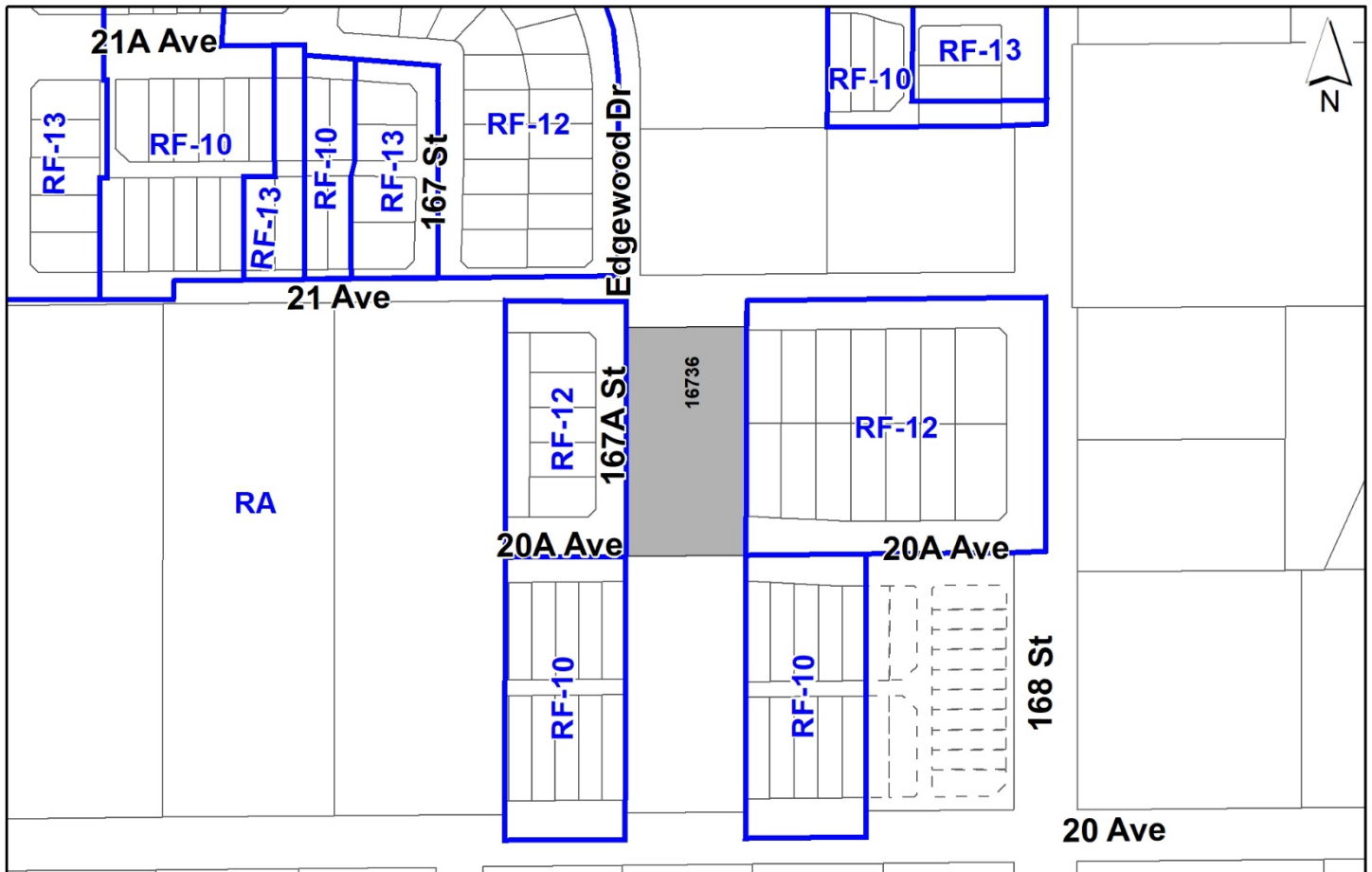
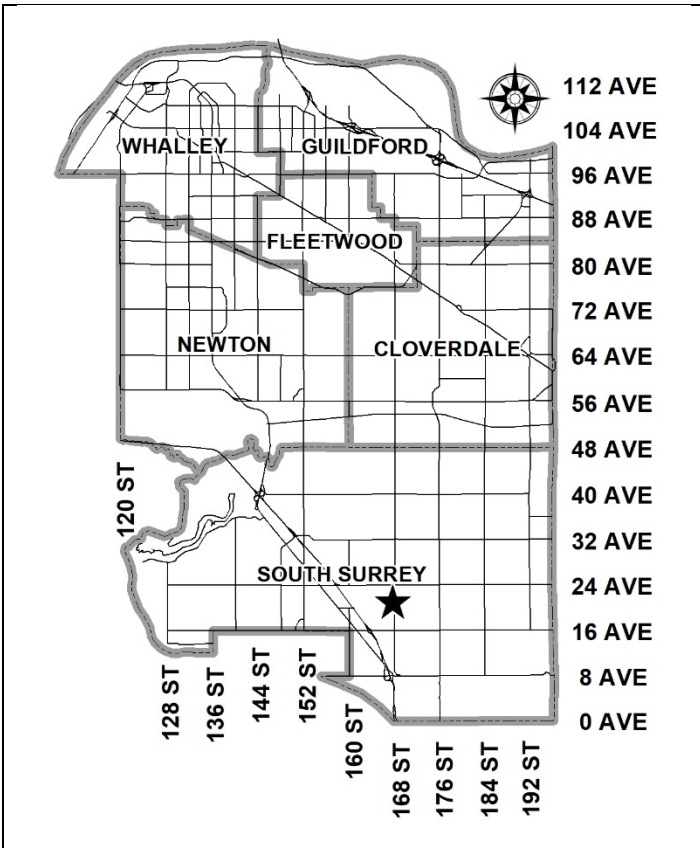
- **NCP Amendment** for changes to the road network
  - **Rezoning** from RA to RF-12 and RF-13
- to allow subdivision into seven (7) single family lots.

**LOCATION:** 16736 - 21 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Residential (6 to 10 upa)



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally complies with the Low Density Residential (6 to 10 upa) designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an NCP Amendment to accommodate a modified road network arising from amendments proposed under Developments Applications to the east and west (No. 7915-0143-00 and 7915-0218-00 respectively).
- The proposed land use, density, and building form are consistent with the pattern of single-family development established in the area to the east and west of the subject site. "Single Family Residential (12) Zone (RF-12)" lots may be considered appropriate in instances where they complete the existing RF-12 lot pattern of an existing block.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" for Block A on the attached Survey Plan (Appendix II); "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant 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 Services; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) for modifications to the road network.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Residential (6 to 10 upa)	RA
North (Across 21 Avenue):	Single Family Residential; Development Application 7922-0032-00	Low Density Residential (6 to 10 upa)	RA
East and West (Across 167A Street):	Single Family Residential	Low Density Residential (6 to 10 upa)	RF-12
South:	Free-standing telecommunication tower	Low Density Residential (6 to 10 upa)	RA

## Context & Background

- The subject 0.4 hectare site is located approximately 100 metres west of 168 Street on the south side of 21 Avenue.
- The subject site is designated “Urban” in the Official Community Plan (OCP), “Low Density Residential (6 to 10 upa)” in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and is zoned “One-Acre Residential Zone (RA)”.
- To the west of the subject site, Development Application No. 7915-0218-00 received final adoption at the Regular Council - Land Use Meeting on April 6<sup>th</sup>, 2020, for rezoning from RA to “Single Family Residential (10) Zone (RF-10)” and “Single Family Residential (12) Zone (RF-12)” in order to permit subdivision into 15 single family lots.
- To the east of the subject site, Development Application No. 7915-0143-00 received final adoption at the Regular Council - Land Use Meeting on May 7<sup>th</sup>, 2018, for rezoning from RA to RF-12 in order to permit subdivision into 14 single family lots.
- Development Applications to the east and west of the subject site included amendments to the Sunnyside Heights NCP in order to accommodate a modified road pattern. Modification included deleting a proposed rear lane in favour of extending 20A Avenue along the southern property line to connect with 168 Street.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from “One-Acre Residential Zone (RA)” to “Single Family Residential (12) Zone (RF-12)” and “Single Family Residential (13) Zone (RF-13)” and to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network, to facilitate subdivision into 7 single family lots.
- Five (5) RF-12 lots are proposed along the western side of the subject site fronting 167A Street. Two (2) RF-13 lots are proposed along the eastern side of the site, with one lot fronting 20A Avenue and one fronting 21 Avenue.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,070 square metres
Road Dedication:	1,380 square metres
Net Site Area:	2,690 square metres
<b>Number of Lots:</b>	7
<b>Unit Density:</b>	26 units per hectare
<b>Range of Lot Sizes</b>	328 square metres to 479 square metres
<b>Range of Lot Widths</b>	13.4 metres to 15.5 metres
<b>Range of Lot Depths</b>	24.5 metres to 35.8 metres

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **The School District has advised that there will be approximately 6 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at Edgewood Elementary School  
1 Secondary students at Grandview Heights Secondary School

(Appendix IV)

**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.**

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2023.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% unencumbered parkland dedication requirement.

## Transportation Considerations

- Vehicle access is proposed from 167A Street for proposed Lots 1 to 5, from 20A Avenue for proposed Lot 6, and from 21 Avenue for proposed Lot 7.
- The applicant is proposing a 15 metre wide dedication along the south property line for 20A Avenue, 8.5 metres dedication along the west property line for 167A Street and a 1.5 metre dedication along the north property line for 21 Avenue.
- The subject site is located approximately 100 metres from a multi-use pathway proposed along the west side of 168 Street. The pathway is in various stages of development with construction occurring in conjunction with development applications in the Sunnyside Heights NCP Area.

## Sustainability Considerations

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

## School Capacity Considerations

- The School District has advised a new elementary school is proposed for the Grandview Heights community in order to address capacity issues at Edgewood Elementary School. The new school, Ta'atalu Elementary School will be located south of 20<sup>th</sup> Avenue and is targeting opening in early 2024. In the interim, the School District will rely on portables to make up for the seat shortfall.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

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

#### Themes/Policies

- The proposal is supported by the following OCP policies:
  - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver RGS.
  - A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.
  - A1.3.d – Accommodate urban land development in comprehensively-planned new neighbourhoods within Secondary Plan areas.
  - A4.2 – encourage the full and efficient build-out of existing planned urban areas.

*(The proposed development is located in the planned Sunnyside Heights Neighbourhood Concept Plan (NCP) area. Implementation of the secondary plan works towards the City's growth management priorities by locating urban densities in planned areas.)*

- A3.3 – require redevelopment to contribute to neighbourhood connectivity and walkability

*(The proposed development will include construction of the east side of 167A Street, south side of 21 Avenue, and north side of 20A Avenue, as well as a 1.5 metres side walk and boulevard with street lighting and trees along lot frontages.)*

- A3.5 – support infill development that is appropriate in scale and density to its neighbourhood concept and uses compatible design to reinforce neighbourhood character.

*(The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating form and character of the residential neighbourhood surrounding the subject site. The proposed density is appropriate to the surrounding neighbourhood context.)*

## Secondary Plans

### Land Use Designation

- The proposal generally meets the intent of the “Low Density Residential (6 to 10 upa)” designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The proposed subdivision will result in a net density of development of 10.6 units per acre, slightly exceeding the density permitted under the NCP designation.
- Under the Sunnyside Heights NCP, the subject property was originally envisioned to provide road dedication along the north property line, south property line, and dedication for an east-west lane through the middle of the site.
- The current proposal includes an amendment to the Sunnyside Heights NCP for changes to road network as a result of previous amendments arising from Development Applications to the east and west of the subject site. The proposed road network will require additional road dedication from the subject site than what was originally envisioned under the NCP.
- As such, staff find that the proposal meets the intent of the designation, while being slightly over the permitted density for the current designation.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (12) Zone (RF-12)", "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-12 Zone (Part 17A)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	28 units per hectare	26 units per hectare
<b>Lot Size</b>		
Lot Size:		
Corner Lot:	375 square metres	375 square metres
Interior Lot:	320 square metres	328 square metres
Lot Width:		
Corner Lot (Type II):	15.4 metres	15.5 metres
Interior Lot (Type II):	13.4 metres	13.4 metres
Lot Depth (Type II):	22 metres	24.5 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>

RF-12 Zone (Part 17A)	Permitted and/or Required	Proposed
<b>Number of Spaces</b>	Minimum 3 spaces per lot	Minimum 3 spaces per lot

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	28 units per hectare	26 units per hectare
<b>Lot Size</b>		
Lot Size:		
Interior Lot:	336 square metres	477 square metres
Lot Width:		
Interior Lot (Type II):	13.4 metres	13.4 metres
Lot Depth (Type II):	24 metres	35.5 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	Minimum 3 spaces per lot	Minimum 3 spaces per lot

### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting 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).
- Styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and compatible forms of "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated June 8, 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.
- 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 (\$2,000 per new unit (2022 rate)).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan 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 \$1,000 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 14, 2022, and the Development Proposal Signs were installed on March 21, 2022. Staff received no responses from neighbouring residents.

## TREES

- Kim Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. 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
<b>Alder and Cottonwood Trees</b>			
Alder	5	5	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	2	2	0
Japanese Maple	1	1	0
Cherry	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>13</b>	
<b>Total Retained and Replacement Trees</b>		<b>13</b>	
<b>Contribution to the Green City Program</b>		<b>\$2,750</b>	

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 42 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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. No replacement trees are required for one (1) Alder tree reported as dead in the Arborist Assessment. This will require a total of 18 replacement trees on the site. Since only 13 replacement trees can be accommodated on the site (1 per lot on proposed Lots 2 to 4, 2 per lot on proposed Lots 1 and 5, and 3 per lot on proposed Lots 6 and 7), the deficit of 5 replacement trees will require a cash-in-lieu payment of \$2,750, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a \$2,750 contribution to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

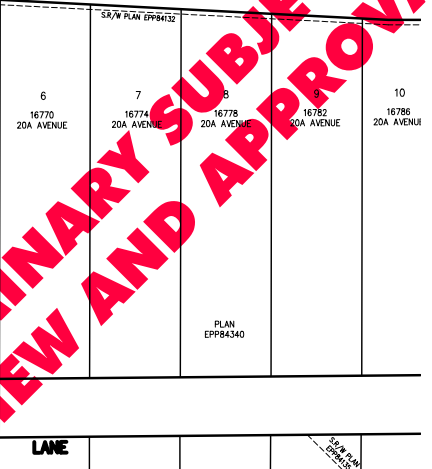
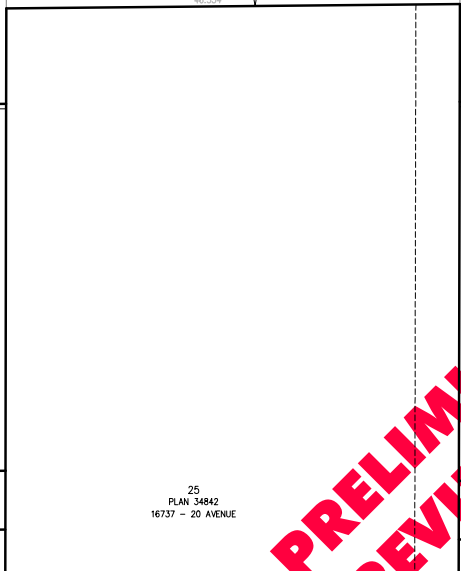
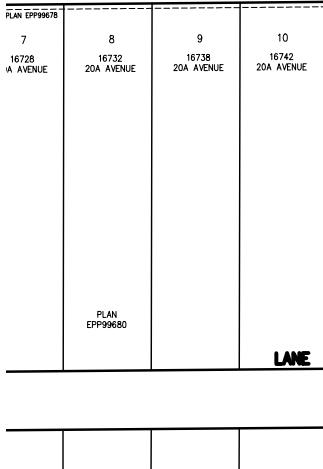
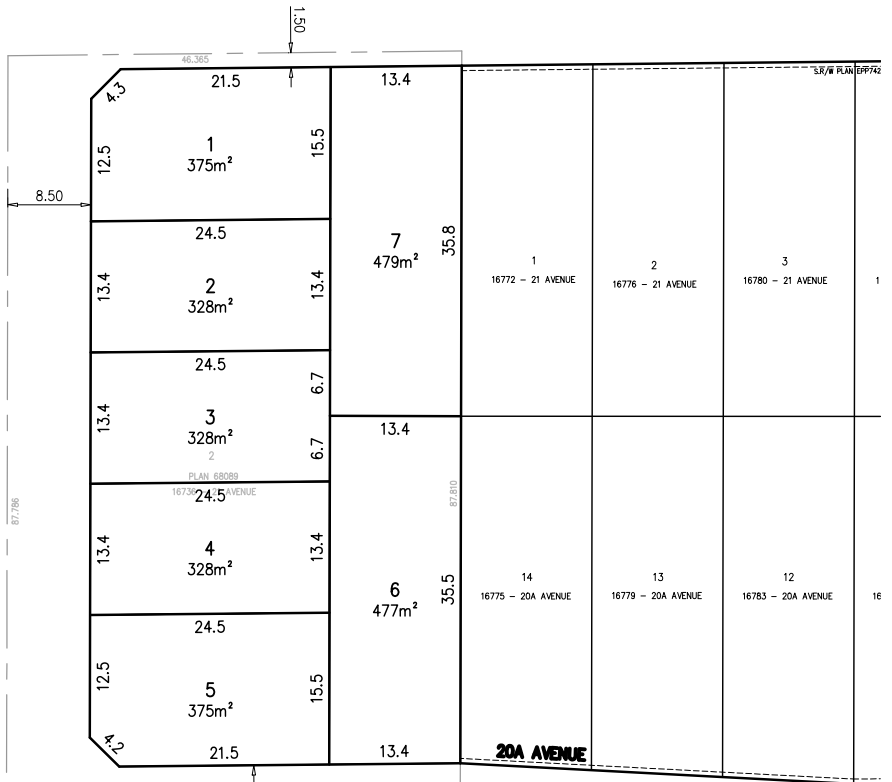
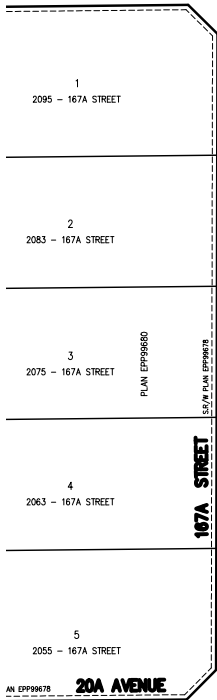
Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Proposed Sunnyside Heights NCP Amendment Plan

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm

21 AVENUE



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member  
**Engineering and Development Consultants** **PACIFIC LAND GROUP**

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: 16736 21 AVE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 20028	DATE: FEB 2021	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 2 SECTION 13 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 68089**

CITY OF SURREY  
B.C.G.S. 92G.007

P.I.D. 000-632-589

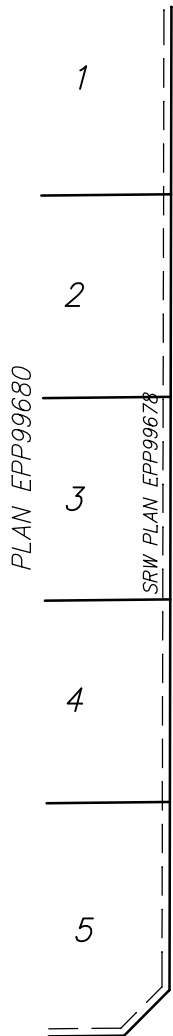
CIVIC ADDRESS: #16736 21st AVENUE

21st AVENUE

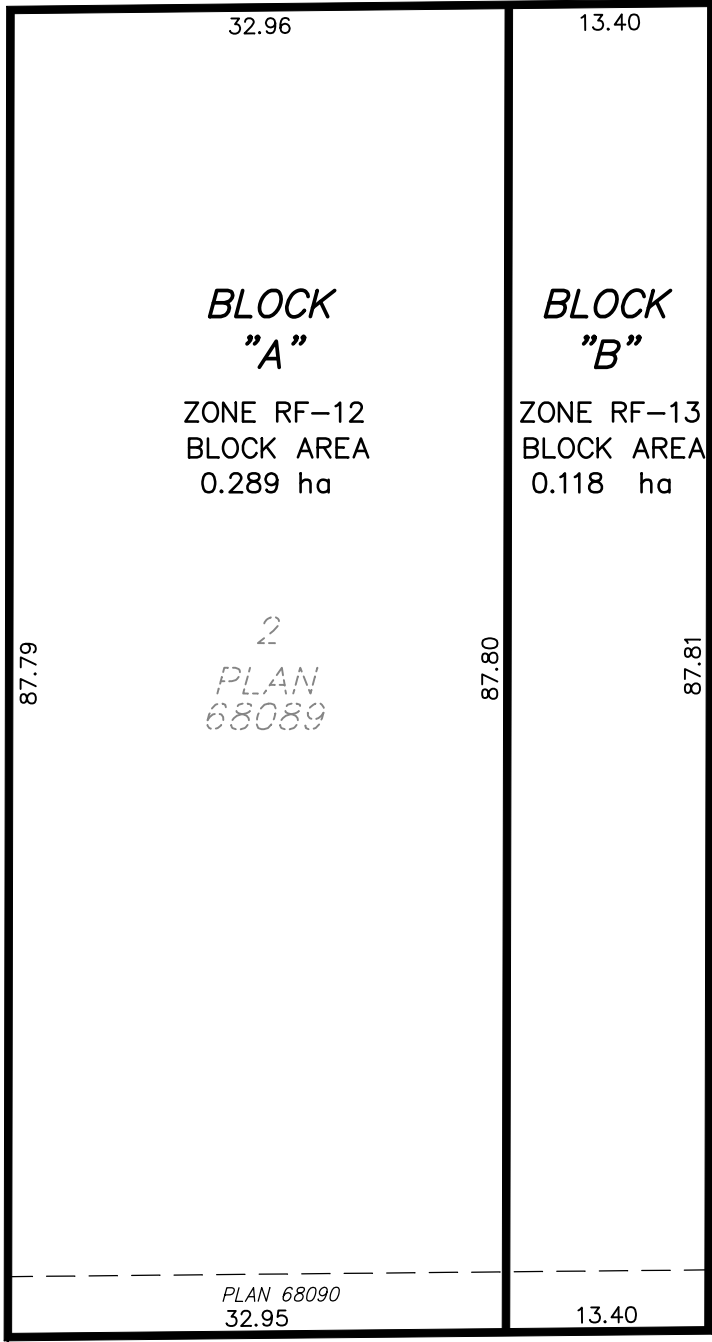
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"ALL DISTANCES ARE IN METRES"



167A STREET



**BLOCK "A"**

ZONE RF-12  
BLOCK AREA  
0.289 ha

**BLOCK "B"**

ZONE RF-13  
BLOCK AREA  
0.118 ha

PLAN 68090  
32.95

13.40

SRW PLAN EPP74254

EPP74256

PLAN

14

SRW PLAN EPP74254

20A AVENUE

20A AVENUE



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 211358ZONE

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 14th DAY OF APRIL, 2022

*Gene Paul Nikui*  
GENE PAUL NIKUI, B.C.L.S.(803)

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

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

DATE: **April 06, 2022** PROJECT FILE: **7821-0098-00**

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RE: **Engineering Requirements  
Location: 16736 21 Avenue**

#### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

#### REZONE AND SUBDIVISION

##### *Property and Right-of-Way Requirements*

- Dedicate 1.5 metres along 21 Avenue;
- Dedicate 8.5 metres along Edgewood Drive;
- Dedicate 15.0 metres along 20A Avenue;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

##### *Works and Services*

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

#### DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Services Manager

AJ

**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.

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0098 00

**SUMMARY**

The proposed 7 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:	3
Secondary Students:	1

September 2021 Enrolment/School Capacity

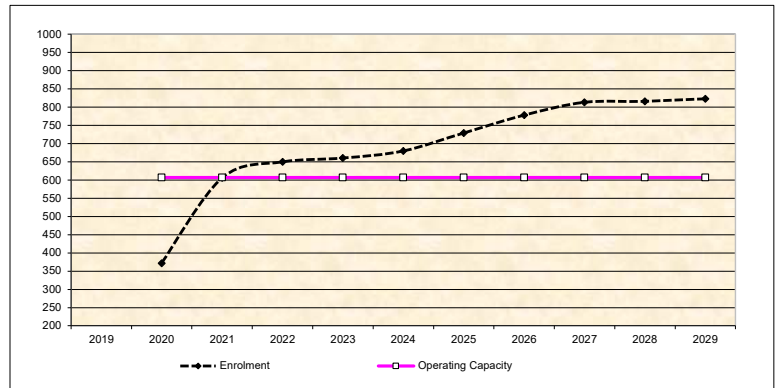
<b>Edgewood Elementary</b>	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
<b>Grandview Heights Secondary</b>	
Enrolment (8-12):	1143
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	6
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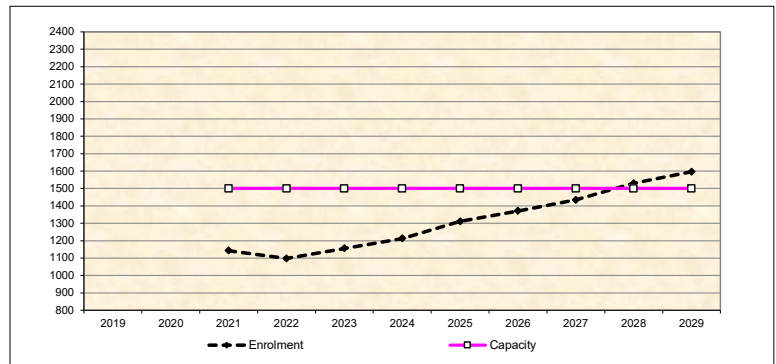
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Edgewood Elementary**



**Grandview Heights 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.

# Tree Preservation Summary

Surrey Project No:

Address: 16736 21 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kim Dahl - PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	12	Protected Trees Identified	1
Protected Trees to be Removed	12	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	1
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 4 X one (1) = 4</li> <li>- All other species to be removed (2:1) 7 X two (2) = 14</li> </ul>	18	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 1 X two (2) = 2</li> </ul>	
Replacement Trees Proposed	13	Replacement Trees Proposed	0
Replacement Trees in Deficit	5	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



April 19, 2022

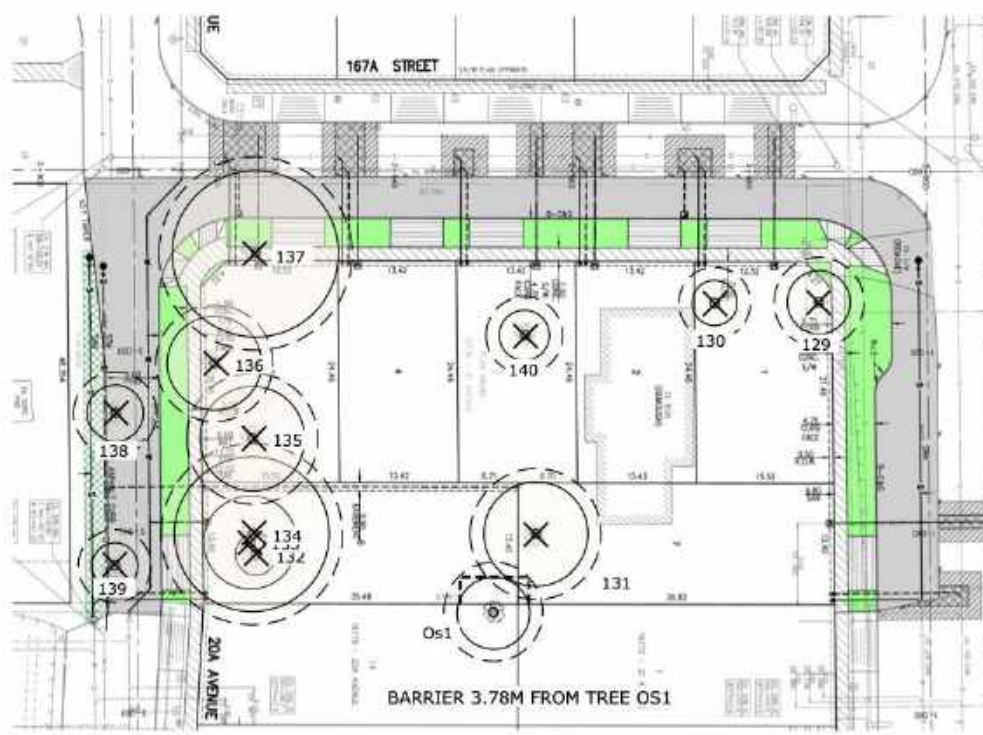


**Tree Plan for Development at  
16736 21  
Surrey, BC**

**Date: April 19, 2022**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
129	River birch	55	3.30
130	Japanese Maple	39	2.34
131	Cherry	91	5.46
132	Alder	36	2.16
133	Alder	81	4.86
134	Alder	135	8.10
135	Alder	91	5.46
136	Silver birch	82	4.92
137	Alder	145	8.70
138	Cherry	49	2.94
139	Cherry	40	2.40
140	Cherry	44	2.64
Os1	Douglas Fir	63	3.78



**Legend**

- N —>
- x = remove tree
- tree barrier
- no build zone
- center of tree
- DBH x 6 + 1/2 of DBH

1m 10m  
1:500





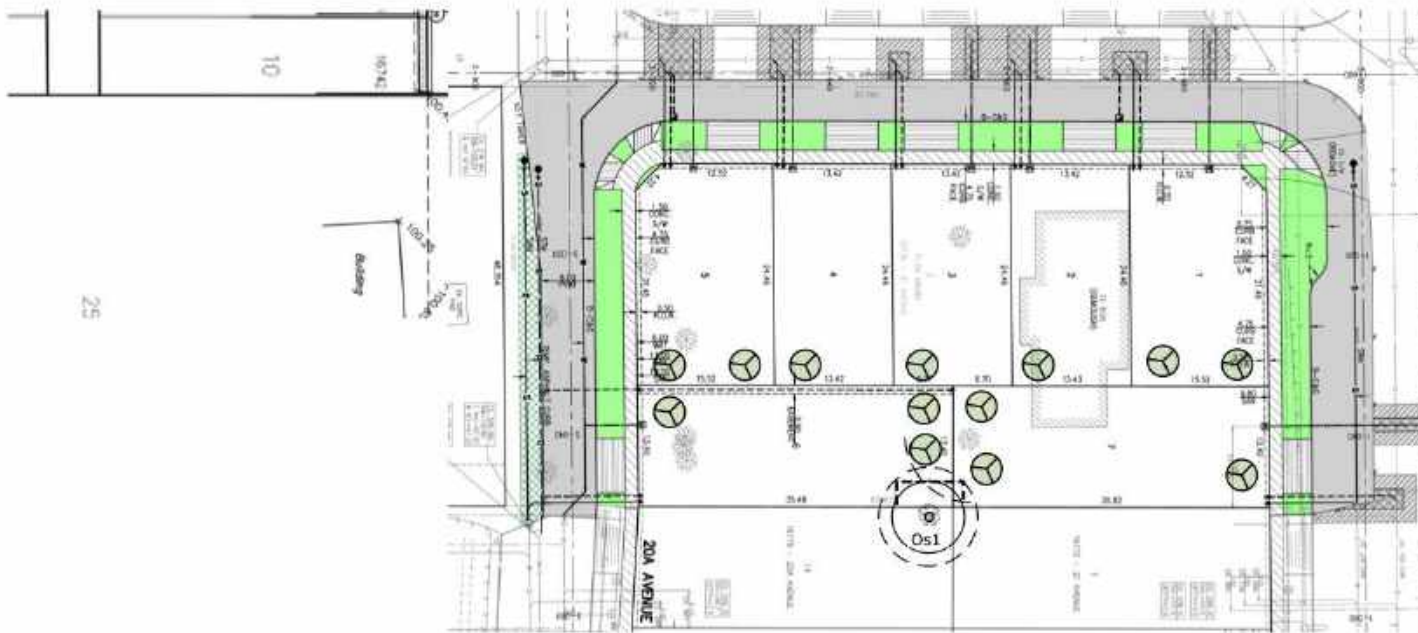
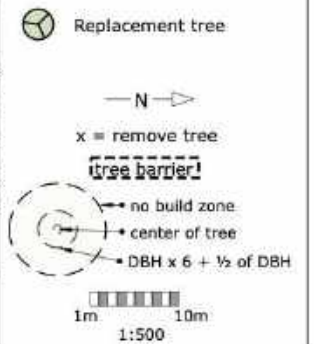
**Replacement Tree Plan for  
Development at  
16736 21  
Surrey, BC**

**Date: April 19, 2022**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
129	River birch	55	3.30
130	Japanese Maple	39	2.34
131	Cherry	91	5.46
132	Alder	36	2.16
133	Alder	81	4.86
134	Alder	135	8.10
135	Alder	91	5.46
136	Silver birch	82	4.92
137	Alder	145	8.70
138	Cherry	49	2.94
139	Cherry	40	2.40
140	Cherry	44	2.64
Os1	Douglas Fir	63	3.78

**Legend**



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 21-0098-00  
Project Location: 16736 - 21 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form 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 subject site is in an area in rapid transition from a rural / suburban area characterized by large older homes situated a considerable distance from the street on RA zoned acreages, to a modern compact urban zoned area characterized by hundreds of small homes on RF-10, RF-12, RF-13 lots, and higher density multifamily residential sites.

West of the subject site is Surrey project 15-0218-00, comprised of five RF-12 and ten RF-10 lots. The RF-10 lots are leveled and serviced but are currently vacant. Of the five RF-10 lots, four have foundations (only) constructed, and one has a 2850 sq.ft. "West Coast Modern" Two-Storey home with an all-common-hip roof with 4:12 slope and an asphalt shingle roof surface. The home is clad in fibre cement board in natural colours. The driveway and landscaping have not yet been installed.

East of the site is Surrey project 15-0143-00, comprised of 14 RF-12 lots, with all homes completed. The homes are all 2850 sq.ft. Two-Storey type with in-ground basements. Some are configured with a double garage at the basement level with negative slope driveways, and others have a double garage with access to the main floor level. The style range is limited to either "West Coast Contemporary" or "Neo-Traditional". The "West Coast Contemporary" homes have low slope shed (monoplane), low slope common hip and flat roofs. The "Neo-Traditional" homes have 8:12 pitch main common hip roofs with multiple street facing common gable projections. Pitched roofs have asphalt shingle surfaces and the flat roofs have a membrane surface. The homes have well balanced, proportionally consistent designs which provide suitable context for the subject site. Front entrances range in height between one and 1 ½ storeys. The homes are clad in fibre cement board or stucco in neutral and natural colours. South of these homes are several RF-10 homes all under construction, and all with rear lane access garages.

North of the site, directly opposite the subject site is a 1980's Bungalow, substantially concealed behind a 6 foot wood fence and a hedge.

Northwest of the site is a 44 lot development comprised of RF-10 and RF-12 homes, all "Neo-Traditional" and "Neo-Heritage" style, and all designed and constructed to high modern standard with proportionally consistent, well balanced mid-scale massing designs. Roofs are 8:12 slope common hip, common gable, and Dutch hip forms with asphalt shingle surfaces. The homes have generous trim and detailing elements, and yards are landscaped to an above average standard.

## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are numerous homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes described above.
- 2) **Style Character :** Existing surrounding homes are comprised of either “Neo-Traditional” and “Neo-Heritage” styles or are “West Coast Contemporary” style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes, with one exception, are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 and RF-13 zoned subdivisions. New homes should exhibit “mid-scale” massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which all homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** West of the site are five RF-12 lots under construction, four with only foundations installed, and one under-construction 2850 sq.ft. "West Coast Modern" Two-Storey home. East of the site are fourteen RF-12 homes, all 2850 sq.ft. "West Coast Contemporary" or "Neo-Traditional" style Two-Storey type, some with garages at the main floor level and some with garages at the basement level with negative slope driveways. South of the site are numerous RF-9 lots, some serviced but vacant, and some with homes currently under construction. Northwest of the site is an area-defining 44 lot RF-12 and RF-10 site with above-average quality "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes, with aesthetically pleasing and architecturally interesting designs, and generous trim and detailing elements.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes" including homes the 2100 block of 167 Street, the 16700 block of Edgewood Drive, and the 16700 blocks of 20A Avenue and 21 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Traditional", "Neo-Heritage", "Heritage", and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 13 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

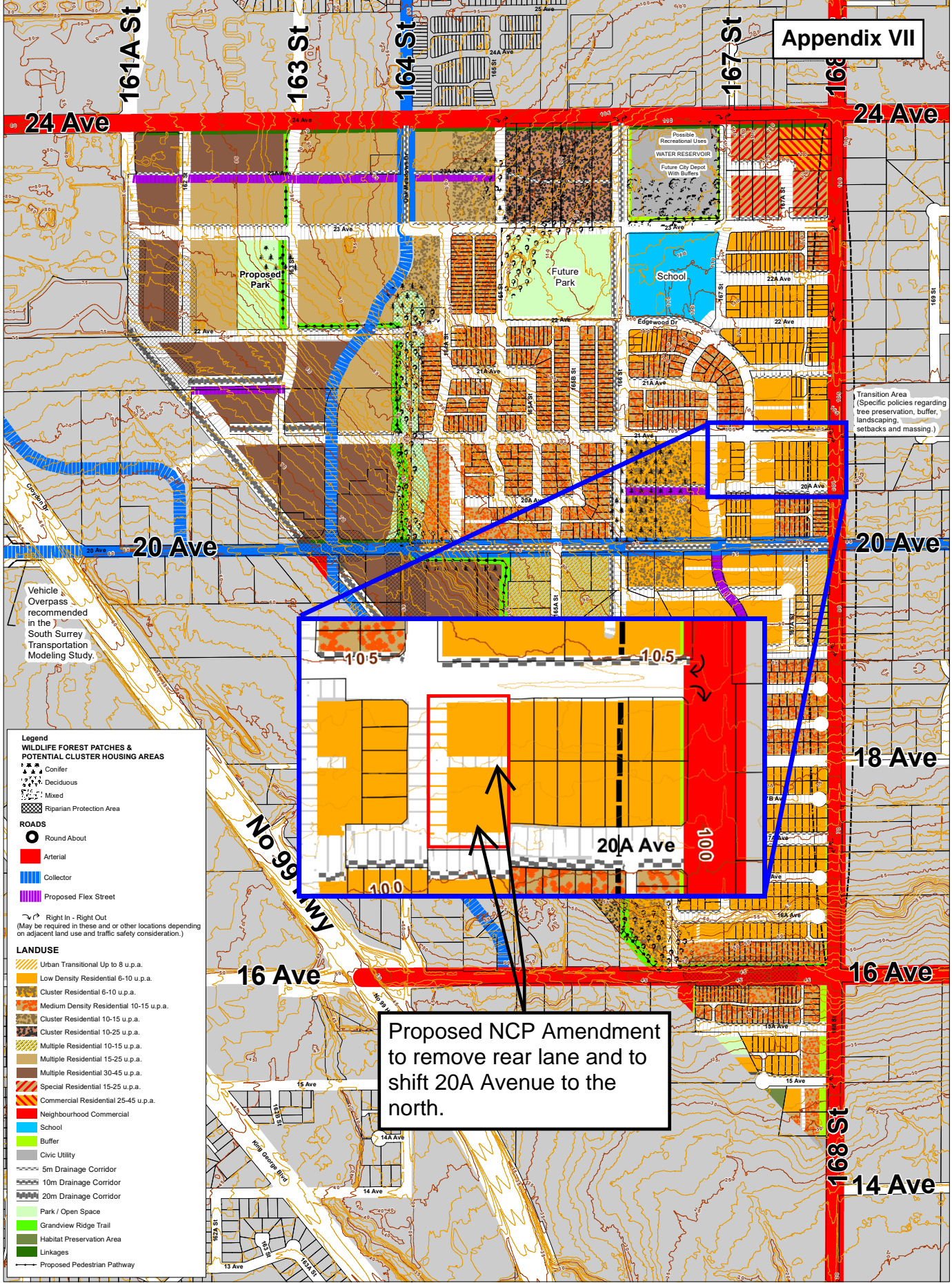
**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: June 9, 2021

**Reviewed and Approved by:**



Date: June 9, 2021



# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended Jan 4 2022

