

INTER-OFFICE MEMO

Regular Council - Public Hearing
B.3 7921-0349-00
Monday January 30, 2023
Supplemental Information

TO: **Mayor & Council**

FROM: **Manager, Area Planning & Development – North Division
Planning & Development Department**

DATE: **January 17, 2023**

FILE: **7921-0349-00**

RE: **Agenda Item B.3, January 30, 2023, Regular Council – Public Hearing
Development Application No. 7921-349-00
Tree Preservation and Tree Management Plans**

Council granted First and Second Reading to Development Application No. 7921-0349-00 at the January 16, 2023, Regular Council – Land Use meeting. The intent of this memo is to provide additional information to Council to better inform the discussion of this file at the Regular Council – Public Hearing meeting scheduled for January 30, 2023.

Appendix V. of the Land Use Report (Development Application No. 7921-0349-00) contains the ‘Summary of Tree Survey and Tree Preservation’. In support of this summary, Area Planning ordinarily also appends Tree Preservation and Management Plans. In this case, Tree Preservation and Management Plans were omitted in error.

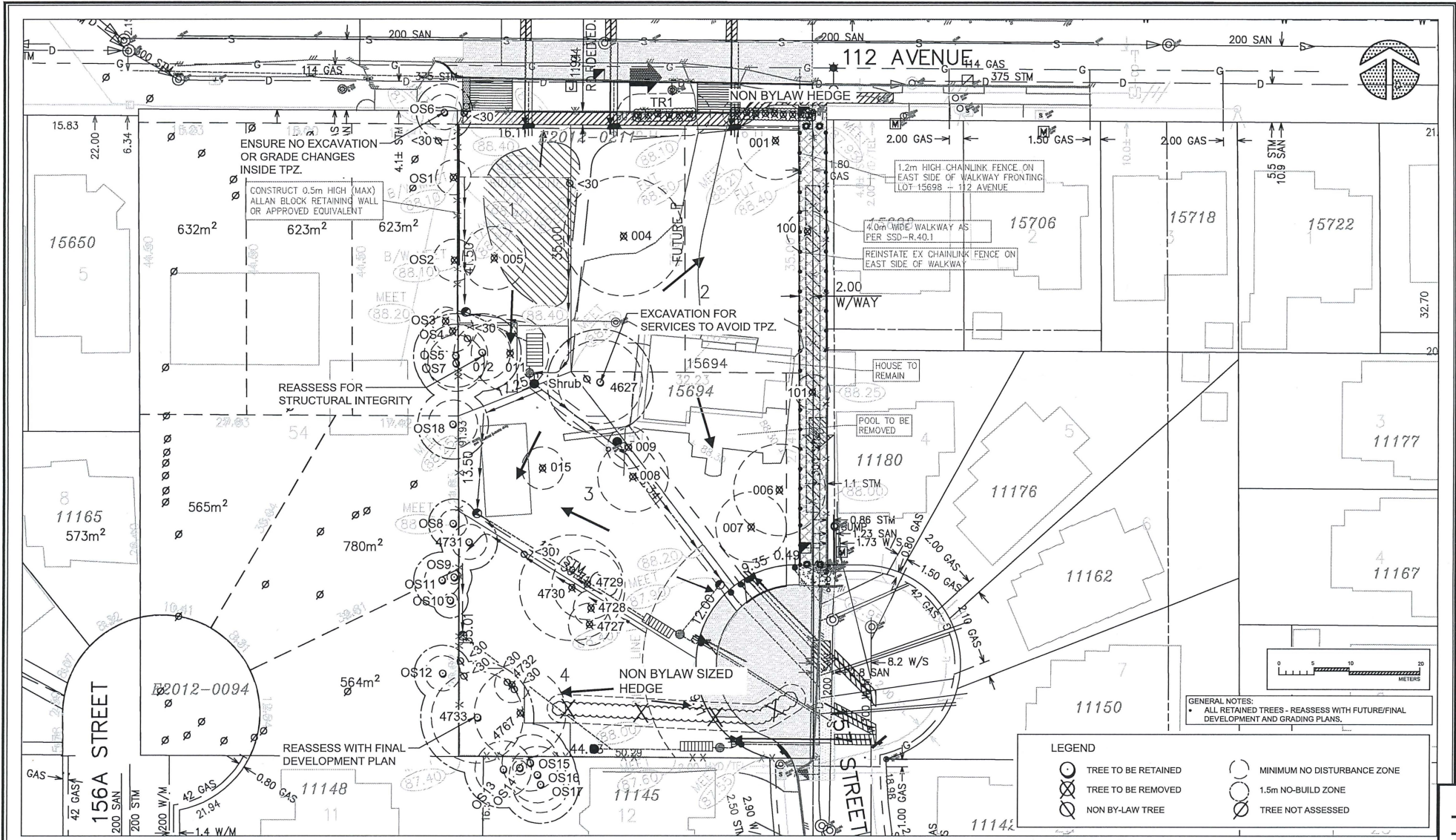
Please see Appendix I of this memo for the Tree Preservation and Tree Management Plans provided by the applicant.



Ron Gill
Manager
Area Planning & Development – North Division

Attachment - Tree Preservation and Tree Management Plans

c.c. - City Manager
- City Clerk



GENERAL NOTES:
 • ALL RETAINED TREES - REASSESS WITH FUTURE/FINAL DEVELOPMENT AND GRADING PLANS.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED

NO.	DATE	BY	REVISION
1	APR26/22	MK	GRADING/SERVICING PLAN
2	JUN15/22	MK	GRADING/SERVICING PLAN

STAMP	
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MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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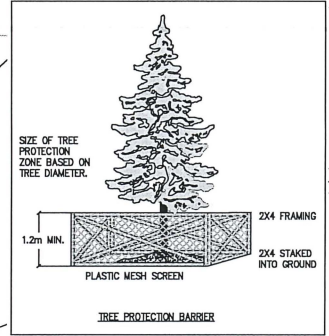
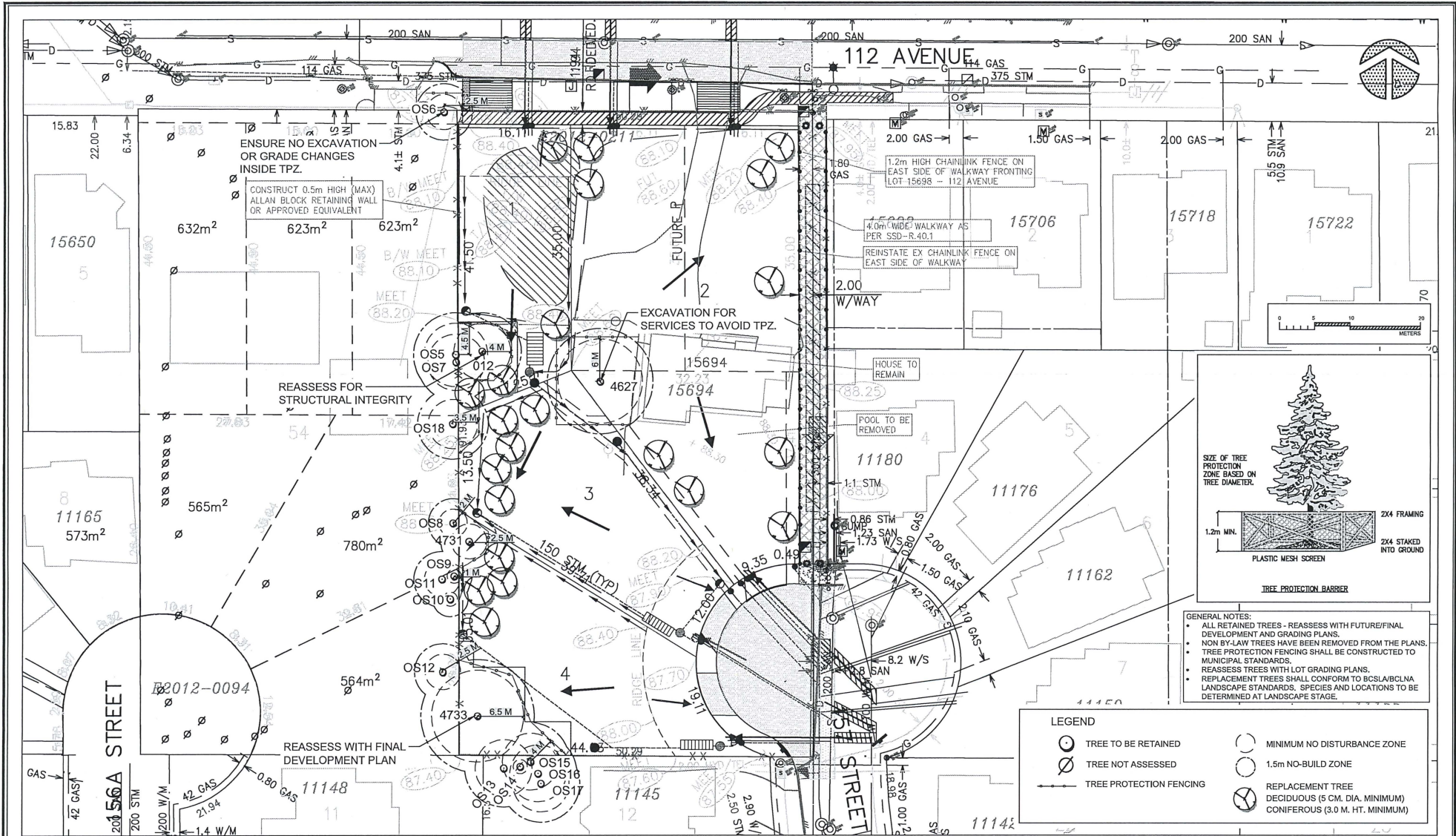
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PROJECT TITLE
15694 112 AVENUE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 FEBRUARY 25, 2022

T-1
 SHEET 1 OF 2



GENERAL NOTES:

- ALL RETAINED TREES - REASSESS WITH FUTURE/FINAL DEVELOPMENT AND GRADING PLANS.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC/SLV/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND	
	TREE TO BE RETAINED
	TREE NOT ASSESSED
	TREE PROTECTION FENCING
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	REPLACEMENT TREE DECIDUOUS (5 CM. DIA. MINIMUM) CONIFEROUS (3.0 M. HT. MINIMUM)

NO.	DATE	BY	REVISION
1	APR26/22	MK	GRADING/SERVICING PLAN
2	JUN15/22	MK	GRADING/SERVICING PLAN

<p>MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS</p>			
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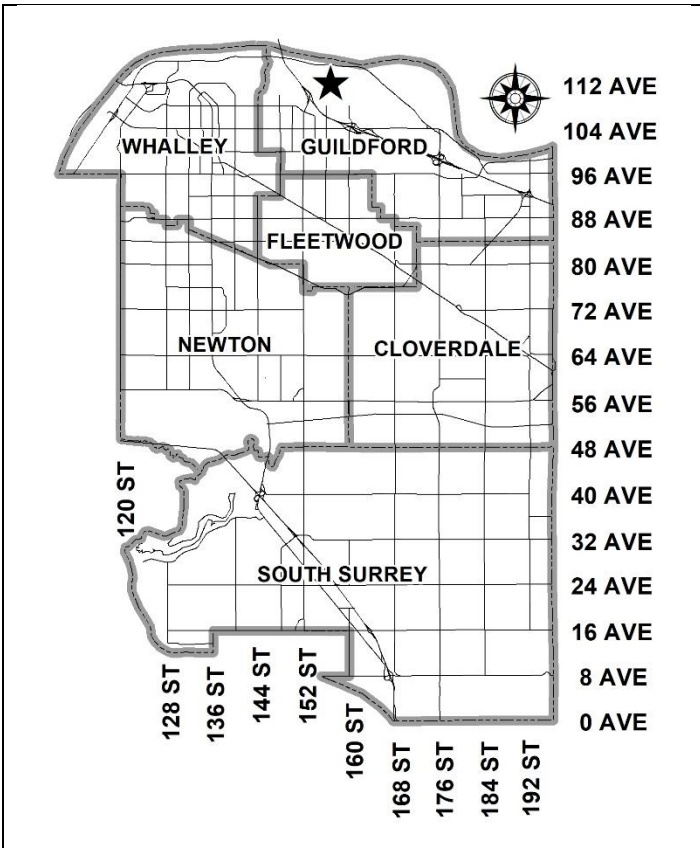
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PROJECT TITLE
15694 112 AVENUE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE FEBRUARY 25, 2022

T-2
SHEET 2 OF 2



PROPOSAL:

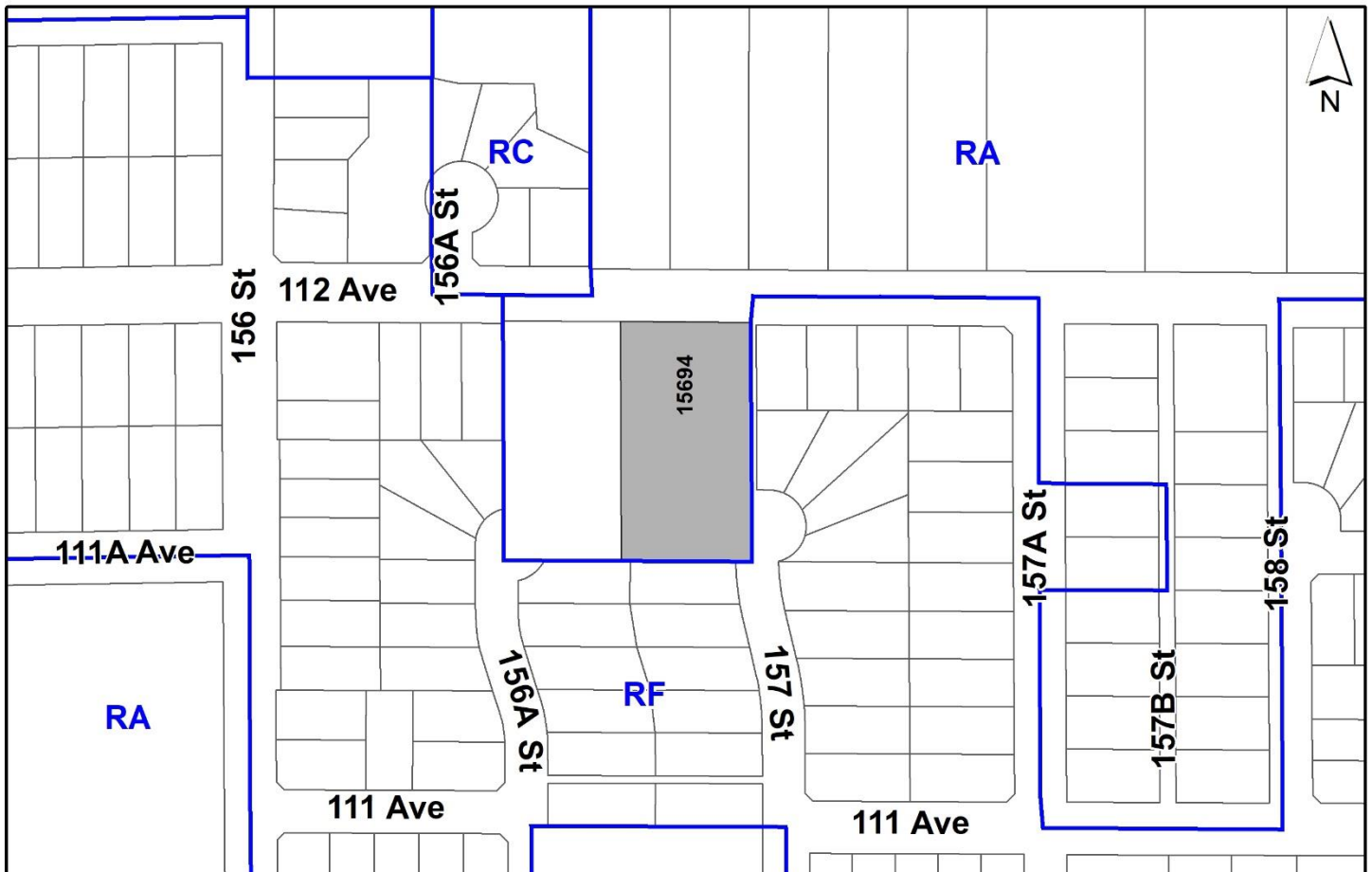
- **Rezoning** from RA to RF.
- **Development Variance Permit**

to allow subdivision into four (4) single family lots, one with further subdivision potential, and to vary the east side yard setback and parking requirements to retain the existing dwelling on proposed Lot 2.

LOCATION: 15694 - 112 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the east side yard setback requirements of the RF Zone to retain the existing dwelling on proposed Lot 2.
- Proposing to vary the maximum number of required parking spaces that can be accommodated within the front driveway from 2 vehicles to 3 vehicles in the RF Zone.

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 density and building form are appropriate for this part of Fraser Heights.
- The proposed subdivision creates lots that are similar in size to existing RF-zoned lots in the neighbourhood and completes the existing partial cul-de-sac at the end of 157 Street.
- The requested variances for side yard setback reduction and to permit a third required parking space to be on the driveway in front of the dwelling (no garage) is to accommodate the existing house, which is intended to be retained on proposed Lot 2 in the short term. Lot 2 has further subdivision potential requiring demolition of the existing house. Future lots/homes will be required to comply fully with the Zoning By-law.

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 Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0349-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum (east) side yard setback of the RF Zone from 1.8 metres to 0.6 metres to the principal building face for proposed Lot 2; and
 - (b) to vary the maximum number of required parking spaces that can be accommodated within the front driveway from 2 vehicles to 3 vehicles.
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; and
 - (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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Acreage parcel with one single family dwelling which will be retained.	Urban	RA
North (Across 112 Avenue):	One-acre residential lots.	Suburban	RA
East (Abutting and Across 157 Street Cul-de-Sac):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West:	Acreage parcel with future subdivision potential.	Urban	RA

Context & Background

- The subject property is located at 15694 - 112 Avenue in Fraser Heights and is approximately 0.46 hectare (1.14 acres) in size. The property is zone “One-Acre Residential (RA)” and designated Urban in the Official Community Plan (OCP). Existing properties across 112 Avenue are designated Suburban.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property to “Single Family Residential Zone (RF)” in order to subdivide into four (4) lots, which includes one larger lot (proposed Lot 2) with further subdivision potential. Proposed Lots 1, 3, and 4 are 616 square metres, 804 square metres, and 860 square metres in size, respectively.
- Proposed Lot 1 will front 112 Avenue, while proposed Lots 3 and 4 will front the 157 Street cul-de-sac bulb, which will be constructed and completed as part of the proposed development.
- Proposed Lot 2, with an area of approximately 1,738 square metres, is significantly larger in order to retain the existing house and existing driveway off 112 Avenue. Proposed Lot 2 will have the potential to be further subdivided in the future into three (3) RF lots.
- The subject property is within an infill area. Council Policy O-30 requires that the proposed lots reflect the average lot width of adjacent lots or be a minimum of 16.5 metres wide. The lot width of proposed Lot 1 is 16.1 metres, while the existing RF lots along 112 Avenue between 156 Street and 157A Street range in width from 15.8 metres to 21.3 metres. Existing lot widths for the Suburban-designated properties across 112 Avenue range from 19.1 metres to 30.4 metres.

- The future subdivision of proposed Lot 2 will create two (2) RF lots fronting 112 Avenue with the same lot widths as proposed Lot 1 at 16.1 metres. The proposed subdivision is consistent with the pattern of development for the area.
- The applicant is proposing to dedicate a 2.0-metre-wide portion of land along the eastern property line to complete the western half of the 4.0-metre-wide walkway connecting 112 Avenue with 157 Street. The 2.0-metre-wide eastern portion of the walkway was originally secure as part of Development Application No. 7905-0105-00, for which the rezoning component was approved by Council on September 11, 2006. The eastern portion of the walkway was not constructed as part of the application; however, cash-in-lieu was secured. The full walkway will be constructed as part of the subject development.

	Proposed
Lot Area	
Gross Site Area:	4,624 square metres
Road Dedication:	606 square metres
Net Site Area:	4,018 square metres
Number of Lots:	4
Unit Density:	9.9 UPH (net)
Range of Lot Sizes	616 – 1,738 square metres
Range of Lot Widths	15 - 18 metres
Range of Lot Depths	35 – 62.4 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 five (5) school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Dogwood Elementary School
1 Secondary students at Fraser Heights 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:

Parks, Recreation & Culture has no concerns with this project.

The closest active park is Northview Park and is 370 metres away, and the closest natural area is 4F Community Park and is 265 metres away.

Transportation Considerations

- The proposed Lot 1 and Lot 2 will front 112 Avenue. Lots 3 and 4 will front 157 Street.
- A dedication of 1.942 metres will be required along 112 Street to achieve the ultimate collector road width. A walkway widening of 2 metres will be required along the east property line, with a cul-de-sac dedicated in the southeast corner of the property.
- The site is approximately 360 metres from the nearest westbound bus stop along 110 Avenue. This bus stop services route 337 (Surrey Centre to Fraser Heights).
- The site is approximately 320 metres from the nearest bike lane located on 110 Avenue.

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 site is designated 'General Urban' under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
 - A1.3c – Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.

(The single-family residential lots are compatible with the form and scale of housing on adjoining RF-zoned properties.)

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- 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 Zone (RF)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 uph	9.9 uph
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	0.6 metres*
Street Side Yard:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	616 – 1,738 square metres
Lot Width:	15 metres	15 - 18 metres
Lot Depth:	28 metres	35 – 62.4 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*Variance requested

Setback and Parking Variances

- The applicant is requesting the following variances:
 - To reduce the minimum side yard setback of the RF Zone from 1.8 metres to 0.6 metres to the principal building face.

(There is an existing house on the proposed Lot 2 which will be retained as part of this subdivision. In order to retain the house, a variance is requested to reduce the east side yard setback for proposed Lot 2 from 1.8 metres to 0.6 meters. The layout also includes the future subdivision of proposed Lot 2. The existing house will be removed when proposed Lot 2 is subdivided further in the future. The subject property is dedicating 2.0 metres along the east property line to construct a 4.0 metre walkway. In 2011, Council supported a variance to vary the side yard setback for proposed Lot 2 under Surrey Project Number 7911-0082-00. That application was not concluded, and has been replaced by the subject application.)

- To permit the third required parking space to be provided on the driveway in front of the retained dwelling on proposed Lot 2.

(Lot 2 is an oversized lot, which can be subdivided into 3 future lots. The existing house with no garage will be retained as part of this development application. The front yard setback to the existing house is 29 metres, and can accommodate 3 vehicles in the driveway, as illustrated in the parking plan. Building a new garage or carport at this time is not an economical option, as retaining the existing house is a short-term plan. The requested variance is temporary and will not be required once the property redevelops or the house is demolished.)

- Staff accept the rationale provided by the applicant and support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of A.J. Muir Design 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 IV).
- Styles recommended for this site include neo-traditional, neo-heritage, west coast, and California stucco, as the area has a range of contributing styles. Some hybrid styles such as modern prairie, modern farmhouse, or contemporary-traditional may suit the area as well.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated July 22, 2022, 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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities 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 \$1,000 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 July 18, 2022, and the Development Proposal Signs were installed on July 28, 2022. Staff received no responses from neighbours.
- The subject development application was sent to the Fraser Heights Community Association on November 09, 2022. The Fraser Heights Community Association has not provided comment on this proposal.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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
Alder and Cottonwood Trees			
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Cherry	1	1	0
Coniferous Trees			
Norway Spruce	5	5	0
Western Red Cedar	15	11	4
Total (excluding Alder and Cottonwood Trees)	22	18	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		26	
Contribution to the Green City Program		\$14,300	

- The Arborist Assessment states that there are a total of twenty-two (22) mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 12% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-nine (39) replacement trees on the site. Since only twenty-two (22) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of seventeen (17) replacement trees will require a cash-in-lieu payment of \$9,350, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of twenty-six (26) trees are proposed to be retained or replaced on the site with a contribution of \$9,350 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7921-0349-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

RO/ar



- 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 RETAINED (LOCATION TO BE CONFIRMED).
 4. POOL TO BE REMOVED.
 5. DVP REQUIRED ON HOUSE SETBACKS ALONG THE EAST SIDE FROM 1.80m TO 0.60m

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
 EGBC Permit to Practice #1001824



1316782 BC LTD./1316784 BC LTD.
 15694 - 112 AVENUE, SURREY, BC, V4N 1A6, PH: 604-807-9399, Email: ccssaron@shaw.ca
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15694 - 112 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: JK	Job No. 21-4336	
P.W. P.U.	Date NOV/2021	Of
Approved:	Revision	

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

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

DATE: **January 09, 2023** PROJECT FILE: **7821-0349-00**

RE: **Engineering Requirements
Location: 15694 112 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 1.942 m along 112 Avenue;
- Dedicate 2.0 m along east property line;
- Dedicate for the completion of 14.0m cul-de-sac along 157 Street;
- Dedicate 1.0 m x 1.0 m corner cut at northeast corner of site;
- Dedicate 1 m x 1 m corner cut at southeast corner of site; and
- Provide 0.5 m Statutory Right of Way along 112 Avenue.

Works and Services

- Construct south side of 112 Avenue;
- Construct 3.0 m walkway along east property line;
- Complete construction of half of 14.0 m radius cul-de-sac along 157 Street;
- Provide storm, sanitary, and water service connections to each lot; and
- Provide on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY



July 18, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0349 00

SUMMARY

The proposed 4 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:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

Dogwood Elementary	
Enrolment (K/1-7):	45 K + 348
Operating Capacity (K/1-7)	38 K + 419
Fraser Heights Secondary	
Enrolment (8-12):	1472
Capacity (8-12):	1200

Projected population of school-age children for this development:	5
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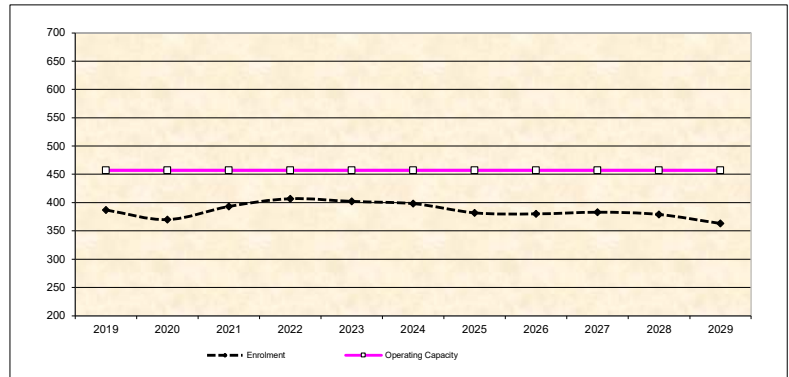
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

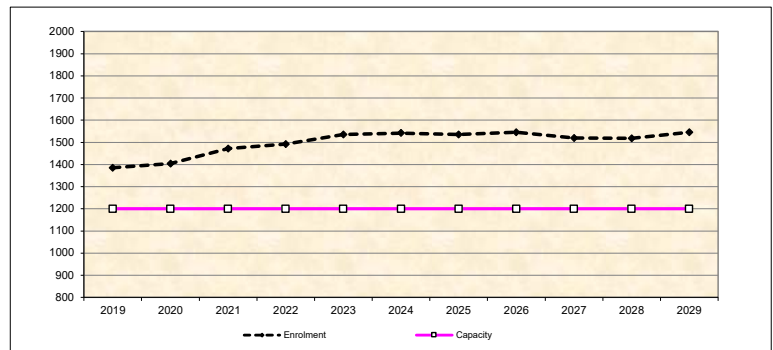
Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not to change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

Fraser Heights Secondary is currently operating at 123% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Dogwood Elementary



Fraser 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0349-00
Project Location: 15694 112 Avenue, Surrey, B.C.
Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.
Date: March 15, 2022

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. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by 156 Street to the west of the Subject Site, 157A Street to the east of the Subject Site and generally includes homes on both sides of 112 Avenue. It also includes homes on both sides of 157 Street which is a cul-de-sac road where it meets the southern portion of the Subject Site. The Context Neighborhood generally includes a significant number of well-organized RF zoned lots, which are similar in size and zoning to the proposed new lots on the Subject Site, and some larger RA zoned lots to the north. It also includes a lot directly adjacent to the Subject Site which is zoned RA but is currently undergoing development similar to the Subject Site to create several RF zoned lots.

The greater area beyond the Context Neighborhood includes a significant number of RF lots to the south, west and east of the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study. To the north of the Context Neighborhood there is a large green space which creates a natural boundary to the residential area.

In the Residential Character Study for this development a map has been provided which identifies the Context Neighborhood and graphically shows the layout of the area including roads and property addresses.

1.2 Establishing Context Homes within the Context Neighborhood:

In the Residential Character Study for this development individual existing homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood consists of 26 homes, not including the Subject Site or homes on the Subject Site. 15 of the 26 homes have been identified as Context Homes.

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The Subject Site is located on the south side of 112 Avenue and has access to a cul-de-sac at the north end of 157 Street. Four new lots are proposed including two lots which front onto 112 Avenue and two lots which front onto the cul-de-sac portion of 157 Street. One of the lots fronting onto 112 Avenue will be larger than the others and will retain the existing home on the property. This larger lot has been pre-planned to be developed into three lots in the future but for now will retain the home which straddles the future lot lines.

The broader area around the Subject Site and Context Neighborhood includes a very significant number of RF lots and homes to the south, west and east which establishes the area as primarily single family residential. The larger RA lots on the north side of the Subject Site are an anomaly compared to the higher density single family lots in the broader area. To the north of this area is a large greenspace which is a park but it is naturally forested.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. The lots to the south and east are relatively current and the roads and infrastructure which service them will not be changed by future development for a long time to come. The lot immediately to the west of the Subject Site is undergoing development to create lots very similar to the ones proposed on the Subject Site but these will not affect the proposed roads and infrastructure. The lots immediately to the north of the Subject Site may undergo future development and densification, including new access roads and infrastructure, but this will most likely not have any impact on the new lots at the Subject Site which we should consider at this time.

The Context Homes that have been identified within the Context Neighborhood are all relatively current and range in age from roughly 15 to 30 years. These homes generally represent the character of the broader neighborhood and show that the residential character is very well established in this area. The older homes and properties which are part of the Context Neighborhood also need to be considered as these homes may not be replaced in the near future. However, due to the disorganized nature of the various lot configurations and sizes, coupled with the eclectic styles and varying levels of quality and upkeep, it becomes very difficult to apply any specific common elements of these properties to new homes through restrictions in the Design Guidelines to be registered as a Building Scheme on the new lots.

It can be expected that older homes within the Context Neighborhood will eventually be replaced. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. The older homes will individually be replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but currently the Residential Character is well established by the existing homes which have been identified and the existing Residential Character needs to be carefully protected as new homes are added to the neighborhood.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:

The Context Homes established in Section 1, and as identified in Appendix A and B, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

House Styles

- The Context Homes that have been identified as contributing are all within the range of Neo-Traditional, Neo-Heritage, West Coast and California Stucco. These styles are indicative of what has been popular over the last twenty to thirty years. The homes share many common elements of roof design and massing and only identify separately as specific styles by the cladding and detailing used.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage similar styles as the Context Homes while acknowledging shifting trends in style but not to the degree that radically different styles would be permitted. Some hybrid styles such as Modern Prairie, Modern Farmhouse or Contemporary-Traditional may suit the area but radically different styles such as Contemporary and Modern with bold shapes and unique cladding systems should be strongly discouraged. Names of styles should be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style and then restrictions specific to these items should be carefully crafted.

Building Massing

- The Context Homes that have been identified as contributing are all two storey homes above ground. None of the Context Homes have full two storey massing on the front façade but rather are a combination of one and two storey massing with most only having the appearance of the upper floor above elements which separate the upper floor from the main floor. Most commonly the Context Homes have a significantly reduced upper floor massing on the front which is partially contributed to the requirements of the zoning bylaw which prevent full two storey massing at the front of any home.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style or achieves a particular design element.

Corner Lot Design

- There are no corner lots proposed for layout of the new lots to be created at the Subject Site.

Roof Form and Material

- The Context Homes that have been identified as contributing include a mix of medium to steep pitched roofs, with primary roof forms being a combination of hips and gables. There are no monoplane or flat roof forms visible. Some homes have shed roofs over certain projecting elements or boxed out windows. Roofing material is a fairly even mix of concrete tile and asphalt shingle with only one home having a cedar roof.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles, but should restrict the use of monoplane roof forms and not permit monoplane roofs as the primary roof form. Flat roofs should not be permitted. Feature roofs should be encouraged

and alternate materials for feature roofs should be permitted if it suits the style. Asphalt shingle and concrete tile roofing should be the primary roofing materials but cedar roofing should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements.

Cladding and Detailing

- The Context Homes that have been identified as contributing include a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, wall shakes and brick, with stucco being the most dominant main body cladding material followed by a minor amount of homes with horizontal siding. Trim is visible on most front facing facades and may be wood or stucco depending on the main cladding material used. Some feature elements and materials such as timber or metal bracing have been included but many homes rely on bold massing and window design to achieve the specific exterior façade.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements should be required for front facing elevations. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should not be permitted. Vinyl siding and similar low quality materials should not be permitted. Minimum requirements for fascias, fascia bands and barge boards should be outlined.

Surfacing Materials:

- The Context Homes that have been identified as contributing primarily have exposed aggregate concrete as the surfacing material for the front entry walkway and driveway. Most use cut lines to add extra interest to the finish, and one has used paving stones to form a driveway border.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Main entry and front walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted. For greater diversity from lot to lot surfacing of other high quality materials such as stamped concrete and concrete unit pavers should also be permitted.

Garages:

- The Context Homes that have been identified as contributing all have attached front facing garages with driveways that connect to the fronting road. All garages are two car and have overhead doors that close. There are no three car garages or carports.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require all garages to be two car. All new lots will be front loaded so the garages will be attached and front facing. Garages should all have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- The Context Homes that have been identified as contributing have porches which range from very minimal to well-proportioned and a dominant focal point of the home. There does not appear to be any front porches which are overly embellished or extremely large & tall although some are highlighted with bold porch roofs and geometrical feature elements.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey.

Landscaping

- The Context Homes that have been identified as contributing have organized and well-kept landscaping. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and trees. Pie shaped lots have a reduced amount of front yard landscaping due to the shape of the lot. Lawn typically covers all portions of the front yards which are not driveway or planting beds. Most properties have cedar fencing but fencing is not located in any front yard and typically begins behind the front face of the homes.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly.

Retaining:

- The Context Homes that have been identified as contributing do not have retaining walls visible from the road. The overall area is quite level and yards do not require retaining to deal with grade transitions. Some homes have very low retaining walls as borders for planting beds, and these are most often concrete block systems such as Allen Block or similar.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish. Retaining walls which are not visible from the street should have relaxed requirements for material and finish.

Conclusion:

The Context Homes within the Context Neighborhood are well organized and built to high standards of quality and style. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. **Date:** March 15, 2022

Reviewed and Approved by: Angus J. Muir



Date: March 15, 2022

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Big Leaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	15	11	4
Norway Spruce	5	5	0
Total	25	21	4
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		26	



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0349-00

Issued To:

Address of Owners:

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: 005-870-640

Lot 41 Section 15 Block 5 North Range 1 West New Westminster District Plan 40925

15694 - 112 Avenue

(the "Land")

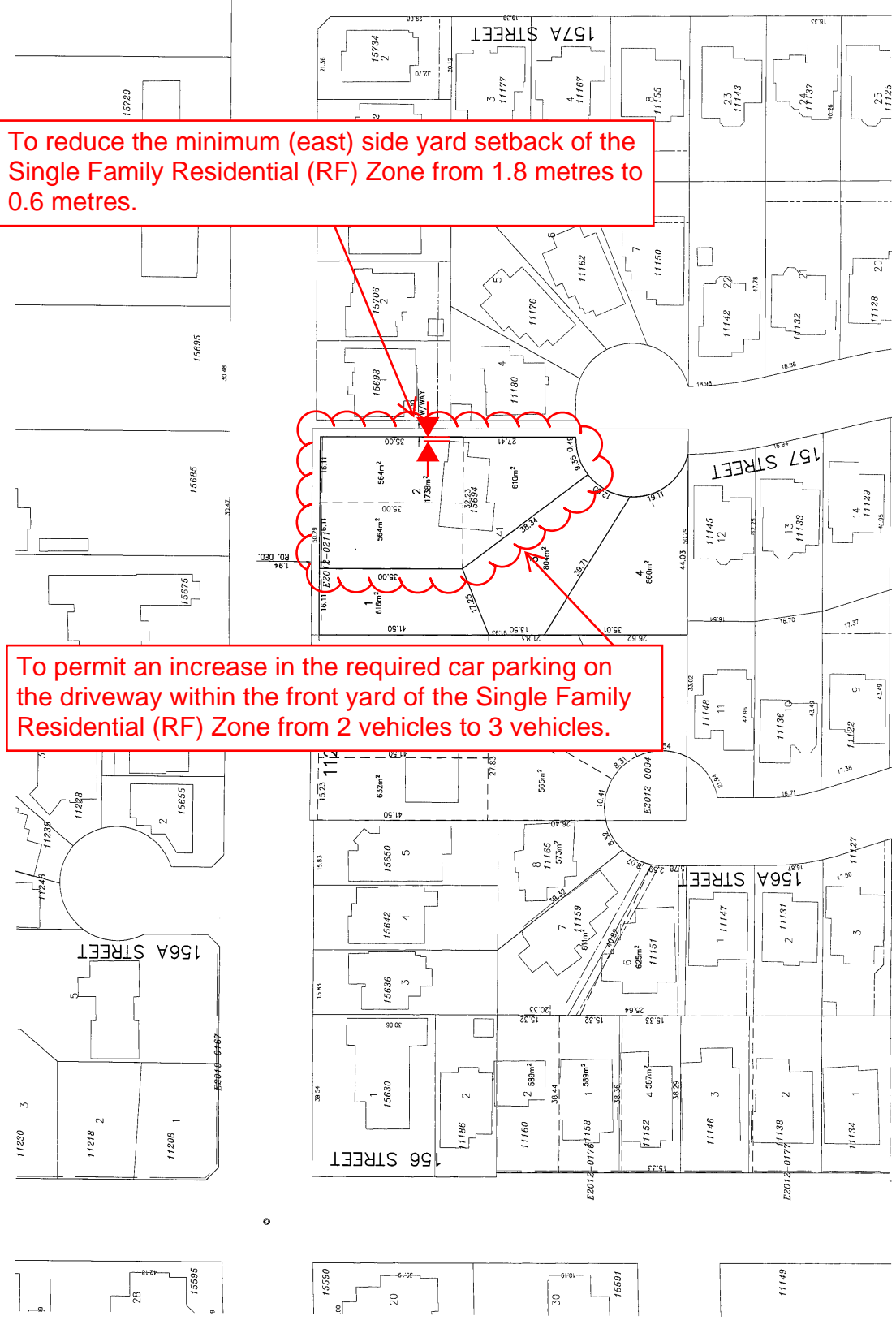
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:
Parcel Identifier: _____
- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows: _____
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum (east) side yard setback for a principal building is reduced from 1.8 metres to 0.6 metres.

- (b) In Section H.2 Off-Street Parking and Loading/Unloading of Part 16 “Single Family Residential Zone (RF)”, the maximum number of vehicles which can be accommodated in the driveway within the front yard or side yard is increased from 2 vehicles to 3 vehicles.
5. This development variance permit applies to only 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



To reduce the minimum (east) side yard setback of the Single Family Residential (RF) Zone from 1.8 metres to 0.6 metres.

To permit an increase in the required car parking on the driveway within the front yard of the Single Family Residential (RF) Zone from 2 vehicles to 3 vehicles.

Schedule A

NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEY.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).
 4. POOL TO BE REMOVED.
 5. DWP REQUIRED ON HOUSE ALONG THE EAST SIDE FROM 0.60m.

Scale:	1:1000
Drawn:	LC
Designed:	JK
P.U.	
Date:	NOV/2021
Revised:	

1316782 BC LTD./1316784 BC LTD.
 15694 - 112 AVENUE, SURREY, BC, V4N 1A6, PH: 604-507-9399, Email: csp@omnicon.ca

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15694 - 112 AVENUE, SURREY, BC



CitiWest Consulting Ltd.
 No.101-90-30 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EIBC Permit to Practice #1001824

No.	Date	Revision	Dr.	Ch.

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