

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0364-00

Planning Report Date: May 30, 2022

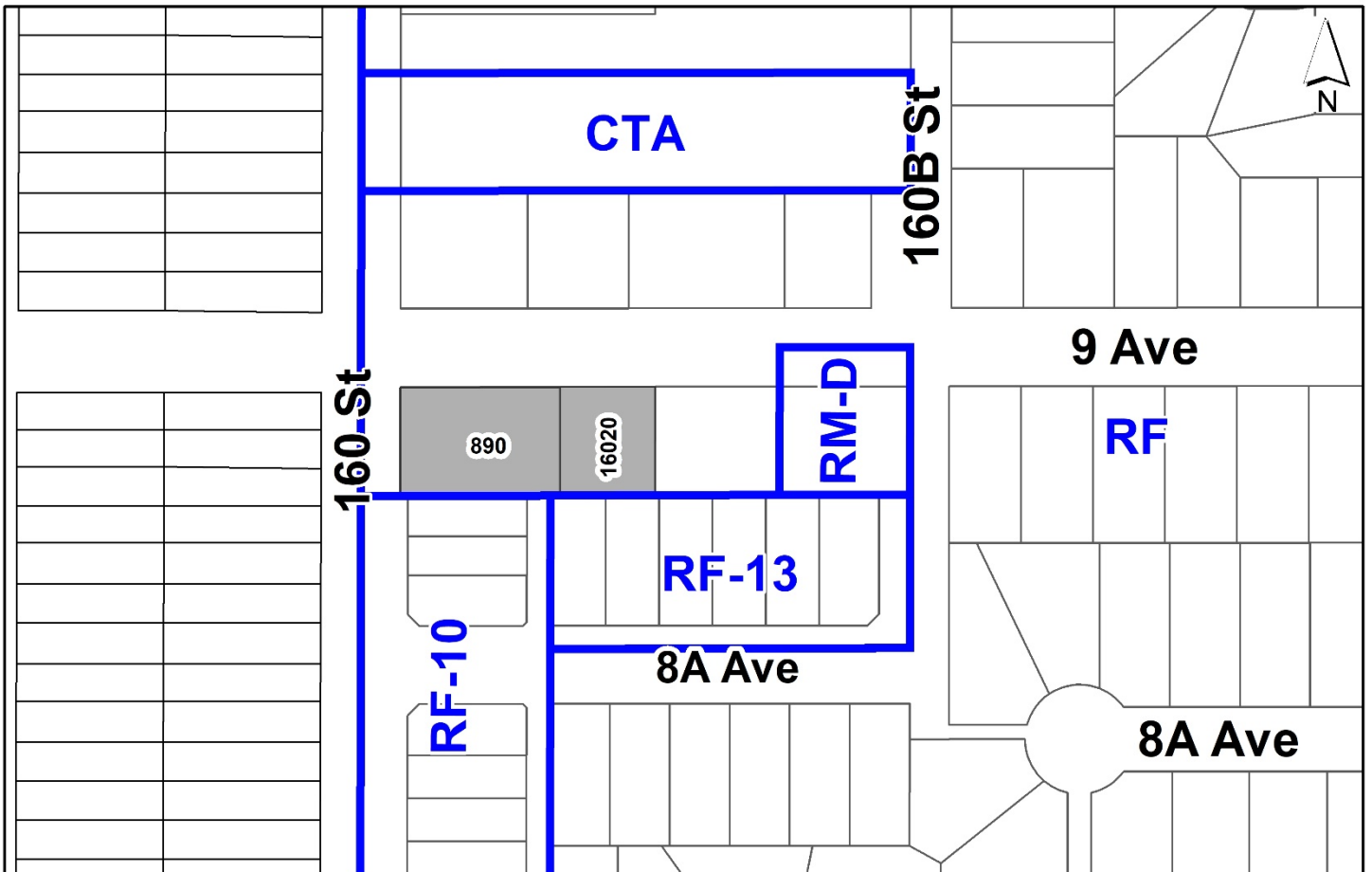
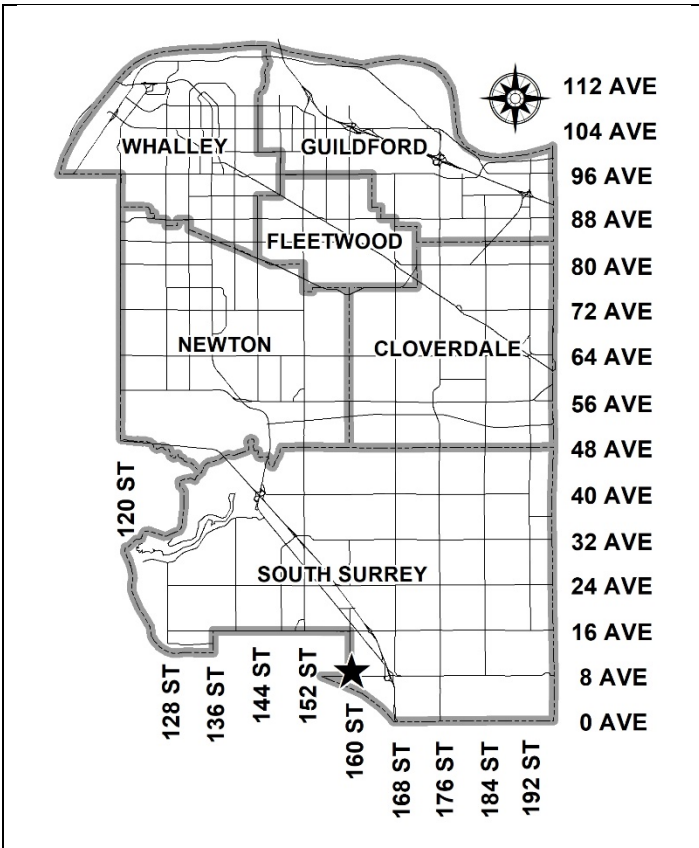
PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into four (4) single family lots.

LOCATION: 16020 - 9 Avenue  
890 - 160 Street

ZONING: RF

OCP DESIGNATION: Urban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## 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 South Surrey.
- Development Application No. 7918-0068-00 to the east of the subject properties proposed to rezone from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into two single family small lots. The application was removed from the Regular Council – Public Hearing agenda on April 12, 2021, in order to conduct further consultation with area residents who expressed concerns for the proposal.
- In response to neighbourhood concerns, the applicant for Development Application No. 7918-0068-00 revised the proposal to enlarge and widen the two proposed lots to be more in keeping with single family lots in the area. The Building Design Guidelines were also revised to specifically prohibit butterfly and shed (monoplane) roofs, as well as flat roofs (other than for a feature front entrance or dormer) such that the West Coast Contemporary style would not be permitted.
- Although no objections have been raised for the subject application, similar adjustments have been made to the proposal to promote neighbourhood compatibility, including proposing RF-13 lots which align with existing single family lots in the area, and revising the Building Design Guidelines to prevent West Coast Contemporary style homes on the proposed lots.
- The proposed subdivision on the subject properties was conceptualized under Development Application No. 7918-0068-00, which received Conditional Approval on November 8, 2021.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" 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) registration of a Section 219 Restrictive Covenant for "Access Restriction" on Lot 1 to prohibit driveway access from 160 Street; 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 Residential	Urban	RF
North (Across 9 Avenue):	Single Family Residential	Urban	RF
East:	Single Family Residential	Urban	RF (RF-13 proposed under Development Application No. 7918-0068-00)
South:	Single Family Residential	Urban	RF-10
West (Across 160 Street):	Single Family Residential	N/A City of White Rock	N/A City of White Rock

## Context & Background

- The subject properties are 1,820 square metres in area and located in the McNally Creek neighbourhood at the southeast corner of the intersection of 9 Avenue and 160 Street. The properties are zoned "Single Family Residential (RF)" and designated "Urban" in the Official Community Plan (OCP).
- Development Application No. 7918-0068-00 to the east of the subject properties proposed to rezone from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into two single family small lots. The proposal received First and Second Reading of the associated Rezoning By-law at the Regular Council – Land Use meeting of March 8, 2021; however, was removed from the Regular Council – Public Hearing agenda on April 12, 2021, to allow the applicant the opportunity to conduct further consultation with the McNally Creek Neighbourhood Association due to public concerns for the proposal.
- In response to public concerns with neighbourhood compatibility, the applicant for Development Application No. 7918-0068-00 revised the proposal by enlarging and widening the two proposed lots to be more in keeping with single family lots in the area. The applicant also revised the Building Design Guidelines to specifically prohibit butterfly and shed (monoplane) roofs, as well as flat roofs (other than for a feature front entrance or dormer) such that the West Coast Contemporary style is not permitted.
- Although no objections have been raised for the subject application, similar adjustments have been made to the proposal to promote neighbourhood compatibility. The applicant has proposed RF-13 lots with proposed lot widths of 15.8 metres, which aligns with single family lots in the area. The applicant has also revised the Building Design Guidelines to prevent West Coast Contemporary style homes from being approved on the proposed new lots in the future.
- The proposed subdivision on the subject properties was conceptualized under Development Application No. 7918-0068-00, which received Conditional Approval on November 8, 2021.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision from two (2) into four (4) single family lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,820 square metres
Road Dedication:	60 square metres
Net Site Area:	1,760 square metres

	Proposed
<b>Number of Lots:</b>	4
<b>Unit Density:</b>	22.7 units per hectare
<b>Range of Lot Sizes</b>	437 to 441 square metres
<b>Range of Lot Widths</b>	15.84 to 15.85 metres
<b>Range of Lot Depths</b>	27.81 to 27.84 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 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at South Meridian Elementary School  
1 Secondary student at Earl Marriott 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.**

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

Parks, Recreation & Culture: No concerns.

City of White Rock No comments regarding the proposal.

## Transportation Considerations

- The applicant is required to construct the south half of 9 Avenue and the east side of 160 Street fronting the subject site. This includes road widening, sidewalks, streetlights, and boulevard construction.
- The proposed lots will be accessed via new driveways to be constructed fronting 9 Avenue to the north.
- The site is located less than 90 metres from a bus stop on 160 Street, which serves TransLink Bus No. 354 connecting White Rock/Semiahmoo Town Centre to Bridgeport Station.

## Sustainability Considerations

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

## School Capacity Considerations

- Since 2015, South Meridian Elementary has been operating over capacity, however, recently attendance is declining. As of September 2021, there are 4 portables on site used as classroom space. With a significant number of proposed townhouse developments in process, in-migration should soon override out-migration resulting in a growth trend and increased school attendance.
- To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs
- To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

### Official Community Plan

#### Land Use Designation

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

#### Themes/Policies

- The proposal is supported by the following OCP policies:
  - A3.3 – Require redevelopment to contribute to neighbourhood connectivity and walkability
  - B6.11 – Provide wide sidewalks, bike lanes and treed boulevards to create a safe and more attractive streetscape.

*(The proposed development will contribute to neighbourhood connectivity and increase pedestrian safety by constructing sidewalks fronting the new lots along 9 Avenue and 160 Street.)*

- 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 proposed lots are 15.8 metres wide and 437 to 441 square metres in area which is greater than the minimum lot width and lot area required under the proposed RF-13 Zone and aligns with existing single family lots in the area. The proposed streetscape and density are also appropriate to the surrounding neighbourhood context.)*

*Additionally, the applicant has provided a Building Scheme and Design Guidelines based on a Character Study evaluating form and character of the neighbourhood surrounding the subject site. To ensure neighbourhood compatibility based on past public consultation under Development Application No. 7918-0068-00, the Building Scheme has been adjusted to prevent West Coast Contemporary style homes.)*

### Zoning By-law

- The applicant proposes to rezone the subject properties from "Single Family Residential Zone (RF)" to "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 (13) Zone (RF-13)" and parking requirements.

<b>RF-13 Zone (Part 16B)</b>	<b>Permitted</b>	<b>Proposed</b>
<b>Unit Density:</b>	28 units per hectare	22.7 units per hectare
<b>Lot Size</b>		
Lot Size (Type II)		
Interior / Corner Lot:	336 / 380 square metres	437 to 441 square metres
Lot Width (Type II)		
Interior / Corner Lot:	13.4 / 15.4 metres	15.84 to 15.85 metres
Lot Depth (Type II):	24 metres	27.81 to 27.84 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	Minimum 3 spaces per lot	Minimum 3 spaces per lot

### 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, and hybrid styles such as Modern Prairie, Modern Farmhouse, or Contemporary-Traditional. West Coast Contemporary style is discouraged based on past consultations with the McNally Creek Neighbourhood Association under adjacent Development Application No. 7918-0068-00.

- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd, and dated May 12, 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 per new unit.
- 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. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 30, 2022, and the Development Proposal Signs were installed on March 23, 2022. Staff received two (2) responses from the public, including one response requesting general information regarding the proposal, and one comment requesting sidewalk construction along 9 Avenue to improve pedestrian safety in the area.

*(Staff informed the residents that sidewalks are proposed along 9 Avenue and 160 Street fronting the subject properties and that this would be a requirement listed in the Servicing Agreement, which would be coordinated through the Engineering Department. It was noted that finalization of the Servicing Agreement would be a condition of Final Adoption of the Rezoning By-law.)*

- Pre-notification letters were also sent to the McNally Creek Neighbourhood Association, South Meridian Residents Association, and Little Campbell Watershed Society. Staff received no responses from these associations regarding the subject proposal.



**TREES**

- Hanah Dhanani, ISA Certified Arborist of Woodridge Tree Consulting 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Hawthorn	3	0	3
Cherry	2	2	0
Crabapple	3	3	0
Laurel	1	1	0
Dogwood	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	3	1	2
Zebrina Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>8</b>	<b>6</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Program</b>		<b>\$4,400</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site. No Alder or Cottonwood trees were identified. It was determined that 6 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.
- No City trees or off-site trees are proposed for removal under the subject application.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$4,400 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$4,400 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

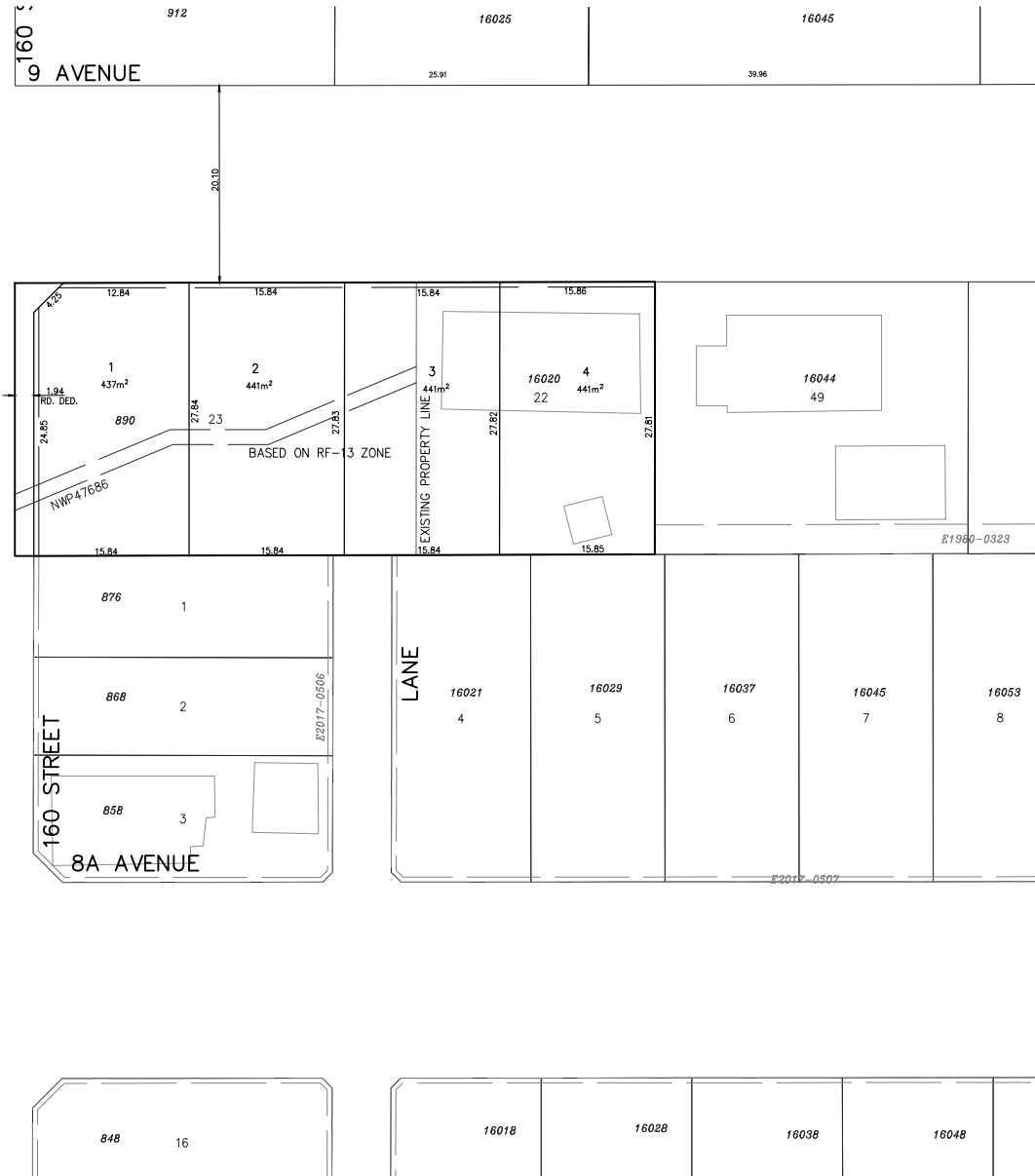
The following information is attached to this Report:

- 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

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

HD/cm



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.
  4. EXISTING SEWER EASEMENT PLAN # MWP47686 ON LOT 23 TO BE DISCHARGED.

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



YASH CHAWLA PERSONAL REAL ESTATE CORP.  
 7505 VICTORIA DRIVE, VANCOUVER, BC V5P 3Z6, PH: 604-322-3272, Email: y.chawla@yahoo.ca

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 890 - 160 ST & 16020 - 9 AVE, SURREY, BC

Scale:	1:500	Mun. Proj. No.	7921-0364-00	Dwg. No.	A
Drawn:	LC	Mun. Dwg. No.			
Designed:	JK	Job No.	21-4444	Of	
P.W. P.U.		Date	NOV/2021	Revision	
Approved:					

---

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

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

DATE: **May 11, 2022** PROJECT FILE: **7821-0364-00**

---

RE: **Engineering Requirements  
Location: 890 160 St**

### REZONE AND SUBDIVISION

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

- Dedicate 1.942m along 160 St
- Register 0.5m Statutory Right of Way along 160 St
- Register 0.5m Statutory Right of Way along 9 Ave
- Dedicate 3.0m x 3.0m corner cut at the intersection of 160 St & 9 Ave

#### *Works and Services*

- Construct the sidewalk on 160 St.
- Construct the south side of 9 Ave.
- Construct driveway letdowns to each lot.
- Construct 300mm diameter drainage main along 9 Ave.
- Construct 200mm diameter sanitary main along 9 Ave.
- Extend 200mm diameter sanitary main along the lane.
- Provide storm, sanitary and water service connections to each lot.
- Provide on-site stormwater mitigation features

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IJ



April 6, 2022

Planning

**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.

Since 2015, South Meridian Elementary has been operating over capacity is now declining. As of September 2021, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, in-migration should soon strengthen overriding out-migration resulting in a growth trend. The enrolment table should be considered unsettled and will change as more development comes online.

To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0364 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:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

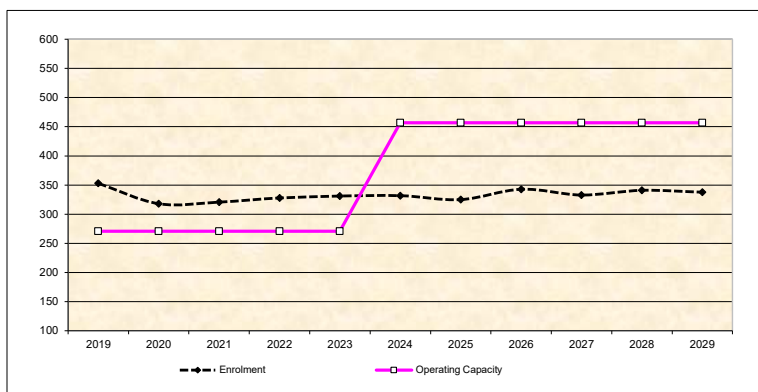
<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	39 K + 282
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
<b>Earl Marriot Secondary</b>	
Enrolment (8-12):	1411
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	4
--	---

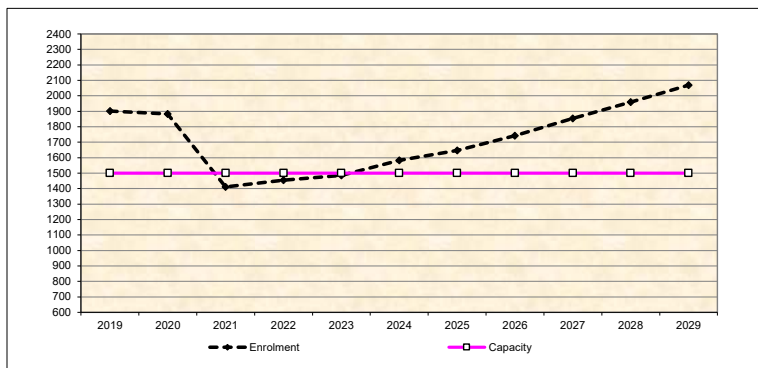
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**South Meridian Elementary**



**Earl Marriot 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 AND RECOMENDATIONS

Surrey Project no: 21-0364-00  
Project Location: 890 160 St. & 16020 9 Ave., Surrey, B.C.  
Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.  
Date: March 24, 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 160 Street to the west of the Subject Site, 160B Street to the east of the Subject Site and 8A Avenue to the south of the Subject Site. The Context Neighborhood generally includes two blocks of well-organized higher density homes which have been built within the last 5 years, a motel, and several older homes on medium density properties. The western boundary of the Context Neighborhood is the municipal boundary between Surrey and White Rock, so no homes to the west of the subject site within the City of White Rock have been included.

Further to the east of the Subject Site there is a larger neighborhood of RF homes which are older but well organized and generally all of the same era. These homes have not been included in the Context Neighborhood as they are generally not representative of the trend to create higher density interface areas between established medium density neighborhoods on minor roads and higher density neighborhoods on arterial roads. The Subject Site and the neighborhood immediately surrounding it will be part of this higher density interface and so the Context Neighborhood represents this.

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 19 properties and 18 homes, not including the Subject Site or homes on the Subject Site. 12 of the 18 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 east side of 160 Street and the south side of 9 Avenue. Four new lots are proposed including one corner lot and three interior lots. Although there is a portion of a lane adjacent to the rear of the proposed lot 3 there is no proper lane access provided to the lots and all lots will be front loaded.

160 Street is the municipal boundary between the City of Surrey and the City of White Rock. All homes on the west side of 160 Street are within the City of White Rock and have not been considered as part of this study. 160 Street is an arterial road and provides an unobstructed main access route from the beach area of White Rock to South Surrey. 9 Avenue is a local road which provides access from the well-established residential neighborhood on the east side of the Subject Site to 160 Street.

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 are all newly created with new roads and infrastructure to service them. The lots immediately to the east of the Subject Site may be redeveloped to be similar size, layout and zoning of the proposed lots on the Subject Site but the layout of roads and infrastructure will most likely not change. 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 current and have been built within the last five years. These homes generally represent the emerging character of the neighborhood and convey the industry standard levels of quality and style in today's single family housing market. 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, or perhaps these properties will be redeveloped into higher density lots, 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 the newer homes in the area have already established the

emerging Residential Character and set the precedent for the level of quality which provides us with the best example of what to expect in the future.

## **2.2 Consideration of feedback from the McNally Creek Neighborhood Association:**

As part of the development review process the Developer consulted with the McNally Creek Neighborhood Association and solicited feedback on the proposed development of the Subject Site. The McNally Creek Neighborhood Association voiced concern that they did not want the new homes built on the Subject Site to be of the same style as the new development of homes to the south of the Subject Site, which are generally all West Coast Contemporary. The Developer agreed to include restrictions within the registered Building Scheme which would prevent this style of home from being approved on the new lots even though this style would match the emerging character that has been established to the south. The registered Building Scheme would still provide enough flexibility to permit Neo-Traditional and Neo-Heritage style homes along with hybrid of these styles with Contemporary accents such as what has been built on McNally Creek Drive further to the east of the Subject Site.

The West Coast Contemporary style is generally characterized by use of modern cladding systems and roof forms which have radical monoplane, butterfly or flat roofs. It has been agreed that the roof forms will be restricted in such a way that will not promote the West Coast Contemporary style by not allowing these types of roofs as the main roof form but still permitting some of the roof forms as feature roofs over porches and architectural elements such as boxed out windows.

## **2.3 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:**

The Context Homes established in the Character Study, 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 quite new and of similar style. Generally they are all Contemporary with elements of Modern and West Coast. This overall style has been very popular in recent years and reflects a shift away from Traditional house styles that were popular in the past couple of decades. Many of the homes are very similar and this may be due to the same Designer or Builder for multiple lots. The overall massing and form of these homes almost have a theme which was done purposefully and it may be said that they are too similar and should have greater diversity in style and materials.
- The McNally Creek Neighborhood Association has requested, and the Developer has agreed, that the West Coast Contemporary style not be permitted on the new lots as per Section 2.2 above.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage current popular styles such as Neo-Traditional, Neo-Heritage, etc. Some hybrid styles such as Modern Prairie, Modern Farmhouse or Contemporary-Traditional may suit well also. Names of styles should be avoided in the Design Guidelines but rather these styles



should be supported 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 with basements. The homes in Block 3 have front facing attached garages with two that are at the basement level and the balance at the main floor level. The homes in Block 4 all have detached garages in the rear and only present two stories above ground in front. All of the Context Homes have modest front entry porches. The homes in Block 3 are zoned RF-13 which restricts upper floor massing while the homes in Block 4 do not have this restriction and have significantly more two storey massing. All homes have a certain amount of feature elements and roof lines to reduce massing from full two storey walls on road facing elevations.
- 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.

### **Corner Lot Design**

- The Context Homes that have been identified as contributing include two corner lot homes. Both of these homes have flanking side elevations which use the same feature elements as the front and have softened massing but including additional articulation and main floor roof elements.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require flanking side elevations to have upgraded facades compared to elevations that do not face a street including requirements for additional articulation, softened massing and upgraded cladding and detailing.

### **Roof Form and Material**

- The Context Homes that have been identified as contributing include a mix of medium to low pitched roofs and flat roofs, with pitched roofs primarily being monoplane roof forms. There does not appear to be any hip or gable roof elements. Roofing is a combination of asphalt shingle on pitched roofs and torch-on roofing on flat roofs.
- The McNally Creek Neighborhood Association has requested, and the Developer has agreed, that the West Coast Contemporary style not be permitted on the new lots as per Section 2.2 above. The primary instrument for preventing this particular style is to restrict certain roof forms indicative of the style.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage a range of traditional roof forms such as hip, gable and shed roofs however monoplane, butterfly or flat roofs should not be permitted except over feature roofs and architectural elements such as boxed out windows. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the style. Asphalt roofing should be the primary roofing material. Alternate roofing materials for pitched roofs 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, vertical siding, wall shakes and brick but also include modern building materials such as metal and cementitious panel systems. Trim tends to be minimal or excluded and instead feature

elements have bold use of contrasting cladding and textures. 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 included but should also be considered on a case-by-case basis depending on the overall style. A broad range of cladding materials should be permitted but 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. Some homes have smooth concrete finish on secondary walkways which are visible from the road.
- 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 have a mix of front loaded attached garages and rear loaded detached garages. 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 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 very well kept landscaping albeit quite minimal due to minimal front yard requirements. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and small trees
- 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 an abundance of retaining visible from the road except for certain homes have raised porches with exposed walls and others have sunken garages with retaining to permit the depressed area into the grade. Where retaining is visible it is either cast-in-place concrete or concrete Alan Block.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.9m or less and include guidelines for approved material and finish.

**Conclusion:**

The Context Homes within the Context Neighborhood are well organized and built to current 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 24, 2022

**Reviewed and Approved by:** Angus J. Muir  Date: March 24, 2022

## Tree Preservation Summary

Surrey Project No: 7921-0364-00

Address: 890 160 St & 16020 9 Ave, Surrey BC

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	14	<b>Protected Trees Identified</b>	1
<b>Protected Trees to be Removed</b>	8	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6	<b>Protected Trees to be Retained</b>	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) 0 X one (1) =</li> <li>- All other species to be removed (2:1) 8 X two (2) = 16</li> </ul>	16	<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) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	8	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	8	<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		

\*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:



(Signature of Arborist)

May 19, 2022

Date



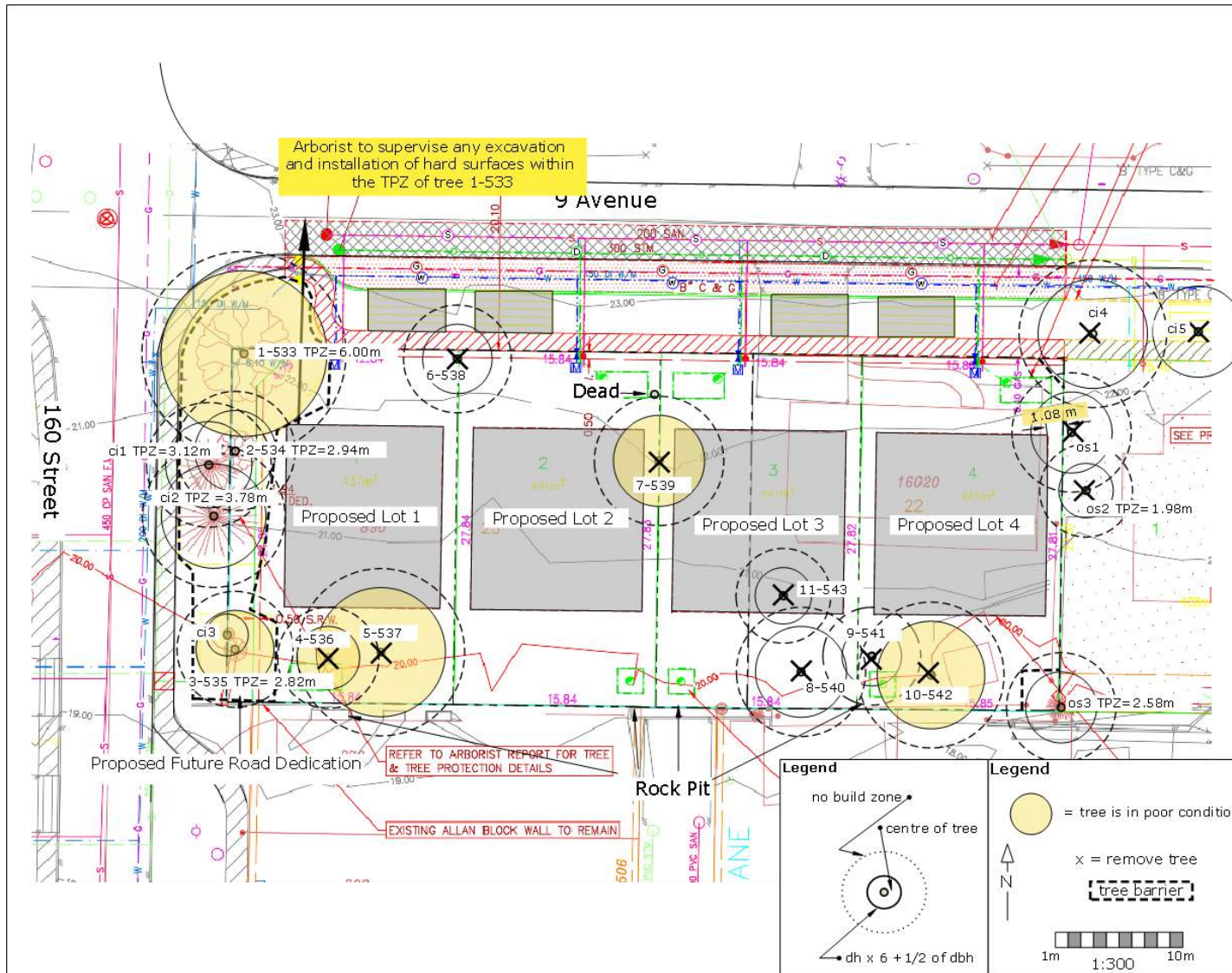
**Tree Plan for Development at 890  
160 Street & 16020 90 Avenue,  
Surrey**

Date: December 27, 2021  
Updated: March 23, 2022

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
1-533	Dogwood	100	6.00
2-534	Hawthorne	49	2.94
3-535	Hawthorne	47	2.82
4-536	Flowering Crabapple	38	2.28
5-537	Flowering Crabapple	78	4.68
6-538	Douglas Fir	42	2.52
7-539	Cherry	55	3.30
8-540	Flowering Crabapple	36	2.16
9-541	Laurel	35	2.10
10-542	Cherry	65	3.90
11-543	Zebrina Western Red Cedar	34	2.04
os1	Holly	49	2.94
os2	Cherry	33	1.98
os3	Zebrina Western Red Cedar	43	2.58
ci1	Douglas Fir	52	3.12
ci2	Douglas Fir	63	3.78
ci3	Hawthorne	24	1.50
ci4	Deodar Cedar	66	3.96
ci5	Deodar Cedar	55	3.30

**Notes**  
-Only trees with a DBH greater than 30cm are plotted.







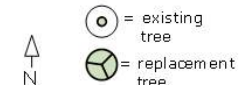
Tree Plan for Development at 890  
160 Street & 16020 90 Avenue,  
Surrey

Date: December 27, 2021  
Updated: March 23, 2022

**Replacement Trees**

Tag	Species	Size
RT1	Japanese Snowbell	3cm cal
RT2	Pacific Dogwood	
RT3	Eddie's White Wonder Dogwood	
RT4	Japanese Maple	
RT5	Redbud	
RT6	Japanese Snowbell	
RT7	Japanese Maple	
RT8	Saucer Magnolia	

**Legend**



**Notes**

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

