

INTER-OFFICE MEMO

**Regular Council-Land Use
Item B. 13: 7920-0144-00
Monday July 11, 2022
Supplemental Information**

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Planning & Development Department – South Division

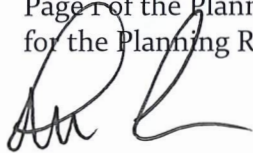
DATE: July 11, 2022 **FILE:** 7920-0144-00

RE: Agenda Item B.13, July 11, 2022, Regular Council – Land Use Meeting
Development Application No. 7920-0144-00
Replacement Page for the Planning Report

Development Application No. 7920-0144-00 is on the agenda for consideration by Council at the July 11, 2022, Regular Council – Land Use Meeting under Item B.13.

An error occurred with inclusion of an incorrect location map on the coversheet (page 1) of the Planning Report for the July 11, 2022, Regular Council – Land Use Agenda.

Page 1 of the Planning Report has been updated to reflect the required change. The replacement page for the Planning Report is attached to this memorandum.



Shawn Low
Acting Manager
Area Planning & Development – South Division

WS/cm

Attachment - 7920-0144-00- Page 1 Replacement Page

City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7920-0144-00

Planning Report Date: July 11, 2022

PROPOSAL:

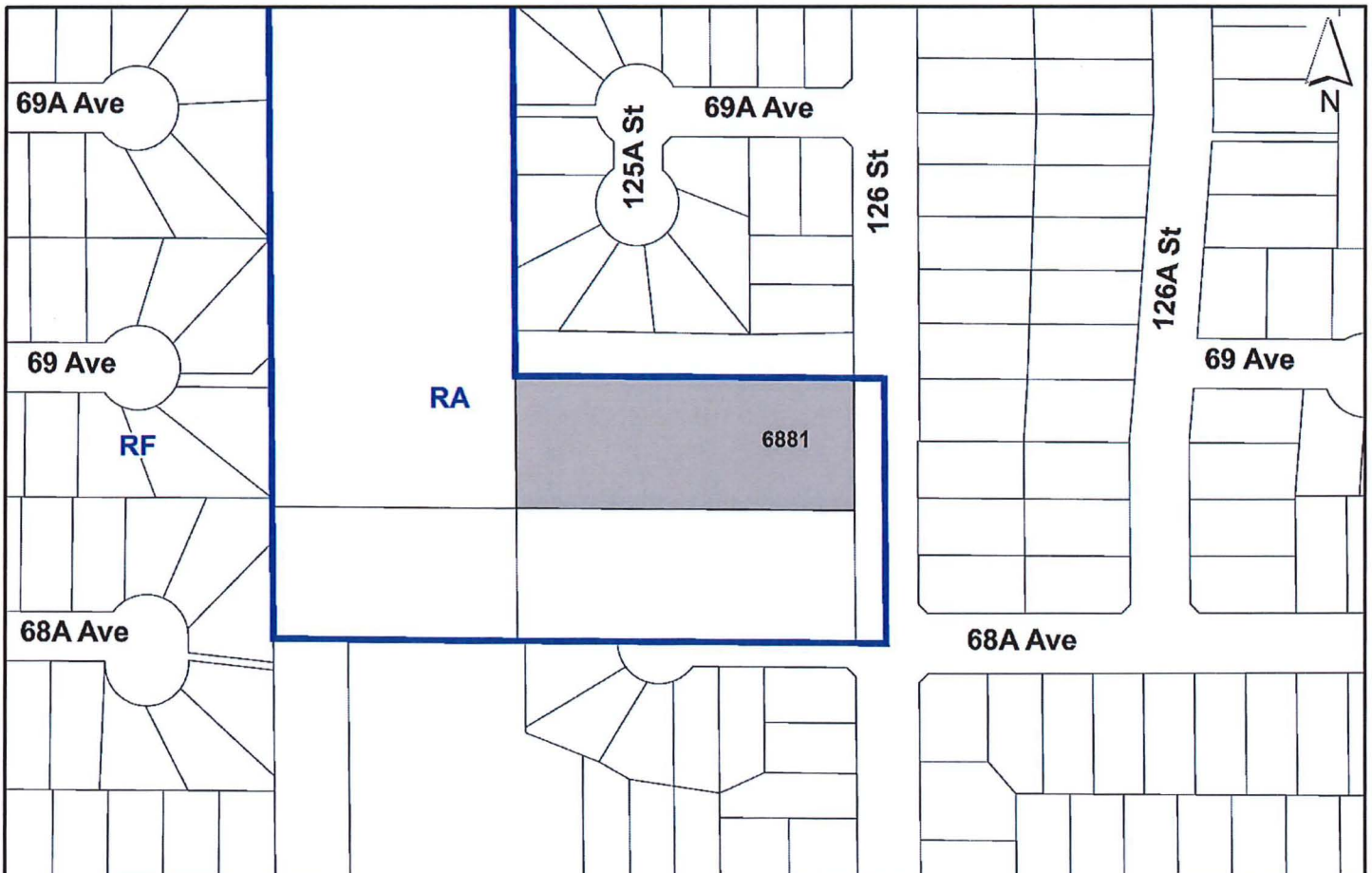
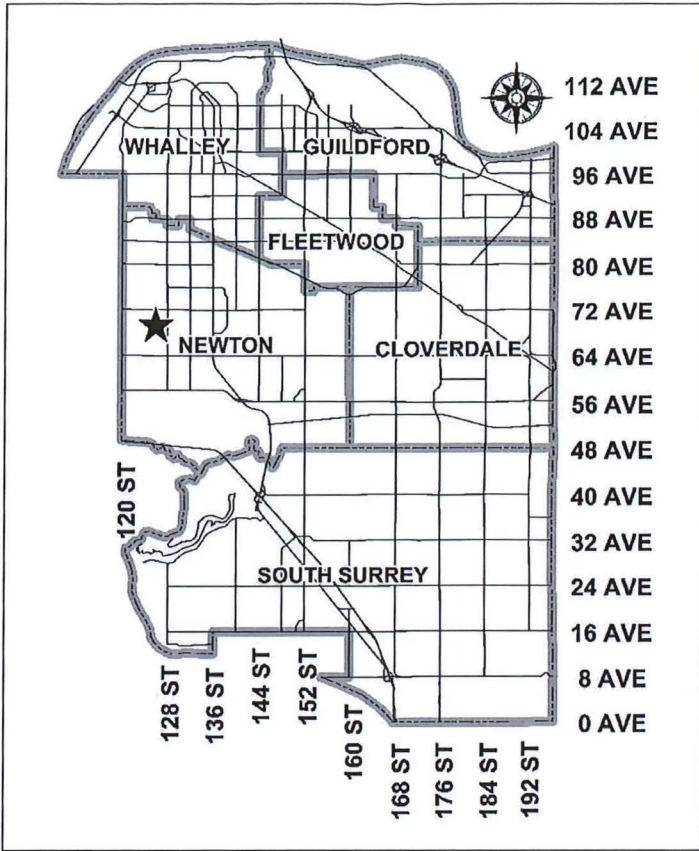
- **Rezoning from RA to RF-13**
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into seven (7) single family small lots.

LOCATION: 6881 - 126 Street

ZONING: RA

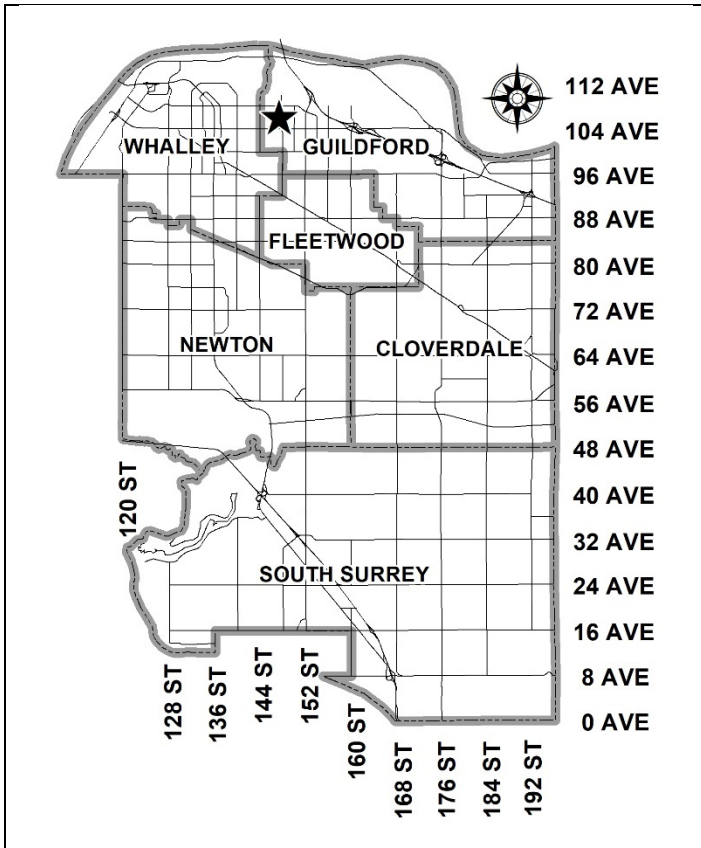
OCP DESIGNATION: Urban



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0144-00

Planning Report Date: July 11, 2022



PROPOSAL:

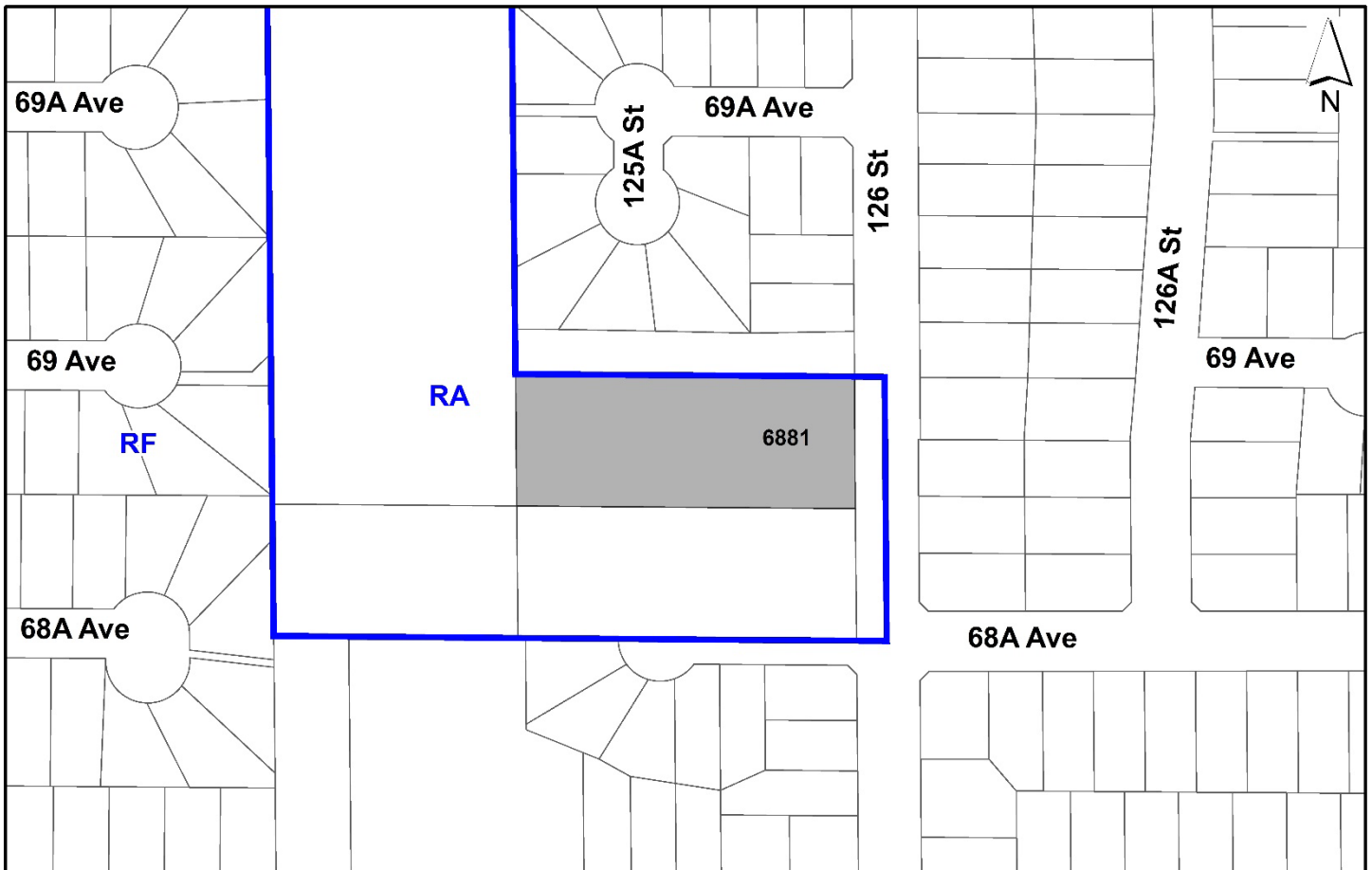
- **Rezoning** from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into seven (7) single family small lots.

LOCATION: 6881 - 126 Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot depth requirements of the Single Family Residential 13 (RF-13) Zone.
- Proposing to reduce the minimum streamside setback area for a Class B (yellow-coded) ditch and to reduce the minimum streamside setback area for a Class A (red-coded) channelized stream.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed lot depth variances are considered minor and are not considered to be visually perceptible. The proposed single family small lots meet or exceed the minimum lot width and lot area requirements under the RF-13 Zone.
- The proposed layout provides sufficient rear yard space for the future homes that will be constructed on the RF-13 zoned lots. Accommodating the full extent of the Part 7a streamside setback for the northern watercourse and adjacent pond to the west in City Parkland would eliminate the ability to achieve functional rear yard space.
- The project QEP has provided an Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP). The EDP and IMP propose the following measures:
 - The reduced streamside setback area to the north and west of the proposed lots is proposed to be voluntarily conveyed to the City for future parkland (Lot 8 on Appendix I);
 - 700 square metres of riparian enhancement plantings are proposed within the reduced streamside setback area; and
 - A P-15 agreement will be implemented to ensure that the recommendations of the accepted EDP and IMP are followed for the portion of the subject site identified for conveyance.

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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0144-00 Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7920-0144-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.8 metres for proposed Lots 1-3;
 - (b) to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.3 metres for proposed Lots 4-5
 - (c) to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.5 metres for proposed Lot 7.
 - (d) to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25.0 metres to 15.0 metres; and
 - (e) to reduce the minimum setback distance for a Class B (orange-coded) ditch from 7.0 metres to 3.0 metres.
4. 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) stream determination confirmation from the Ministry of Land, Water, and Resource Stewardship under the Water Sustainability Act for the frontage ditch on 126 Street proposed for infill;
 - (d) riparian Areas Protection Regulation (RAPR) assessment review confirmation from the Ministry of Land, Water, and Resource Stewardship;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) completion of a Peer Review of the finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (i) the applicant satisfy requirements for a P-15 agreement;
- (j) conveyance of the reduced Streamside Protection Area associated with the Class B ditch and Class A channelized stream (pond) to the City; and
- (k) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant lot	Urban	RA
North:	City Park Pathway, single family residential	Urban	RF
East (Across 126 Street):	Single family residential	Urban	RF
South:	Remnant single family residential lot	Urban	RA
West:	City Parkland/Cougar Creek Pond - South	Urban	RA

Context & Background

- The subject property is designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential (RA) Zone." The subject site is approximately 4,961 square metres (0.4961 hectares) in size.
- The subject site is currently vacant and one of two remaining remanent RA zoned properties on this block.
- Part 7a Streamside setbacks encumber segments of the subject site due to the onsite watercourse along the northern boundary of the subject site and the pond located on City Parkland to the west.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential (RA) Zone" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide the property into seven (7) single family small lots and one (1) park lot (Appendix I).

	Proposed
Lot Area	
Gross Site Area:	4,961 m ² (.49 hectares)
Road Dedication:	1,008 square m ² (.1 hectares)
Undevelopable Area:	1,302 m ² (.13 hectares)
Net Site Area:	2,666 m ² (.27 hectares)
Number of Lots:	13
Unit Density:	26.2
Range of Lot Sizes	338 – 481 m ²
Range of Lot Widths	13.5 – 17.3 metres
Range of Lot Depths	23.3 – 28.4 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 9 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Cougar Creek Elementary School
2 Secondary students at Tamanawis 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:

Parks accepts the voluntary conveyance of the streamside setback protection as a lot, without compensation, for conversation purposes under the Maximum Safeguarding provision of the Sensitive Ecosystem Development Permit. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas. Before Parkland is accepted, it must be free of structures, impervious surfaces, invasive weeds, old fences, garbage, and other hazards. All of which is to be removed at the developer's expense.

The closest active park is Evershine park approximately 160 metres to the northeast of the subject site. Additionally, there are several trails located in adjacent parkland immediately to the west and north of the subject site.

Transportation Considerations

- The applicant is required to dedicate a corner cut at 126 Street and 68B Avenue and 12.6 metres in width for 68B Avenue. The 17.0 metre ultimate road allowance for 68B Avenue will be achieved when the neighbouring site to the south redevelops in the future.

Natural Area Considerations

- The applicant proposes a streamside setback variance for the Part 7a setbacks associated with the watercourse to the north and the pond to the west coupled with conveyance of the remaining riparian area that falls on the north and west sections of the subject site. The area proposed for conveyance is labeled on the subdivision as Lot 8 (Appendix I). More information is provided under the Development Permit section of this report.

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 subject site is designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with the "General Urban" designation.

Official Community PlanLand Use Designation

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

Zoning By-law

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

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectares	26.2 units per hectare
Yards and Setbacks		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	Interior Lot: 336 m ² Corner Lot: 380 m ²	Interior Lot: 338-481 m ² Corner Lot: 396 m ²
Lot Width:	Interior Lot: 13.4 metres Corner Lot: 15.4 metres	Interior Lot: 13.5-15.0 metres Corner Lot: 17.2 metres
Lot Depth:	Interior Lot: 24 metres Corner Lot: 24 metres	Interior Lot: *23.3-28.4 metres Corner Lot: *23.9 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Channelized Stream (pond):	25 metres	*15 metres
Class B (yellow-coded) Ditch:	7 metres	*3.0 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls per lot	3 off-street parking stalls per lot

*Variance required

Lot Depth Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.8 metres for proposed Lots 1-3;
 - to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.3 metres for proposed Lots 4-5; and
 - to reduce the minimum lot depth of the RF-13 Zone from 24.0 metres to 23.5 metres for proposed Lot 7.

- The applicant proposes minor lot depth variances to Lots 1-5 and 7. The lot depth variances are required in order to achieve the reduced streamside setback with conveyance as advised within the Ecosystem Development Report (EDP) prepared by the applicant's Qualified Environmental Professional (QEP).
- The proposed RF-13 lots meet or exceed minimum lot width and lot area requirements.
- The impact of the minor lot depth variances will be minimal and are not expected to be visually perceptible compared to 24 metre long RF-13 lots.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25.0 metres to 15.0 metres; and
 - to reduce the minimum setback distance for a Class B (orange-coded) ditch from 7.0 metres to 3.0 metres
- In order to achieve functional rear yard space for the proposed lots on the subject site two variances are proposed by the applicant to accommodate the necessary yard space while offering protection of the adjacent watercourses up to or exceeding the provincial Riparian Areas Regulation (RAPR) setbacks.
- The proposed setback for the yellow-coded ditch to the north is 3.0 metres measured from top of bank, exceeding the 2.0 metre RAPR setback advised by the applicant's Qualified Environmental Professional (QEP).
- The proposed setback for the red-coded watercourse (pond) to the west is 15.0-17.5 metres measured from top of bank, meeting or exceeding the 15.0 metre RAPR setback advised by the applicant's Qualified Environmental Professional (QEP).
- A Riparian Areas Protection Regulation (RAPR) assessment report has been peer reviewed with the QEP's advised RAPR setback to be deemed acceptable by the peer reviewer. The applicant will be required to confirm the QEP's submitted RAPR assessment report is considered accurate and acceptable by the Ministry of Land, Water, and Resource Stewardship prior to Final Adoption. The applicant has confirmed they are aware of any risk that is incurred in the event that the Province advises the proposed RAPR setbacks are not acceptable and require revisions to the proposed lot layout.
- The applicant has provided an Ecosystem Development Plan (EDP) and Impact Mitigation Plan in support of the proposed variances to the streamside setbacks. The applicant's Qualified Environmental Professional (QEP) has proposed 700 square metres of riparian enhancement planting within the reduced streamside setback area that is proposed to be voluntarily conveyed to the City (labeled as Lot 8).
- Staff support the requested variances to proceed for consideration.

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 IV).
- There are a mix of old urban and modern urban styles in this neighbourhood. Styles recommended for this site include “neo-traditional”, “neo-heritage”, and compatible styles including compatible manifestations of the “West Coast Contemporary” style as determined by the consultant that provide a style bridge between old urban and modern urban.
- A preliminary lot grading plan, submitted by HUB Engineering Inc., and dated July 5, 2022, has been reviewed by staff and found to be generally acceptable. The applicant intends to 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. 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 Urban 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 June 27, 2022, and the Development Proposal Signs were installed on June 1, 2022. Staff received one phone call from a neighbouring resident inquiring about the proposal. The caller did not stress any concerns they had with the proposal.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse (pond) to the west and an existing Class B (yellow-coded) watercourse (ditch) on the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) channelized watercourse requires a minimum streamside setback of 25 metres and a Class B (yellow-coded) watercourse (ditch) requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law and therefore, a Development Variance permit to reduce the streamside setback is required. See the Development Variance Permit section above for additional information.
- The varied streamside setback area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval.
- An Ecosystem Development Plan (EDP), prepared by Bo Huang, *R.P. Bio.*, of Metro Testing & Engineering Ltd. and dated June 30, 2022, was reviewed by staff, some modifications to content and format of the report is still required. The EDP report includes an Impact Mitigation Plan (IMP) and a Construction Environment Management Plan (CEMP). The finalized report and recommendations will be incorporated into the Development Permit. A peer review of the proposed EDP will be required prior to final adoption.
- A portion of the area proposed for conveyance falls within a BC Hydro right of way (ROW) that runs north/south along the western property line of the subject site. A referral has been submitted to BC Hydro for comment on the proposed riparian enhancement plantings within the ROW.

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 / Cottonwood	16	16	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Holly	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Additional Trees in the proposed Riparian Area	15	1	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		15	
Contribution to the Green City Program		\$1,200.00	

- The Arborist Assessment states that there are a total of 17 mature trees either on the site or adjacent City boulevard trees. 16 existing trees, approximately 94% of the total trees, are Alder and Cottonwood trees. It was determined that an additional 14 trees can be retained as part of this development proposal that are located within the conveyance area as a proposed Park lot. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Of the fifteen (15) trees located within the riparian area designated to be conveyed to the City (Lot 8), one (1) tree is proposed for removal. Removal of any trees or vegetation from within existing or future parkland will require pre-approval by Parks.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 18 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200.00, representing \$400.00 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$1,200.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

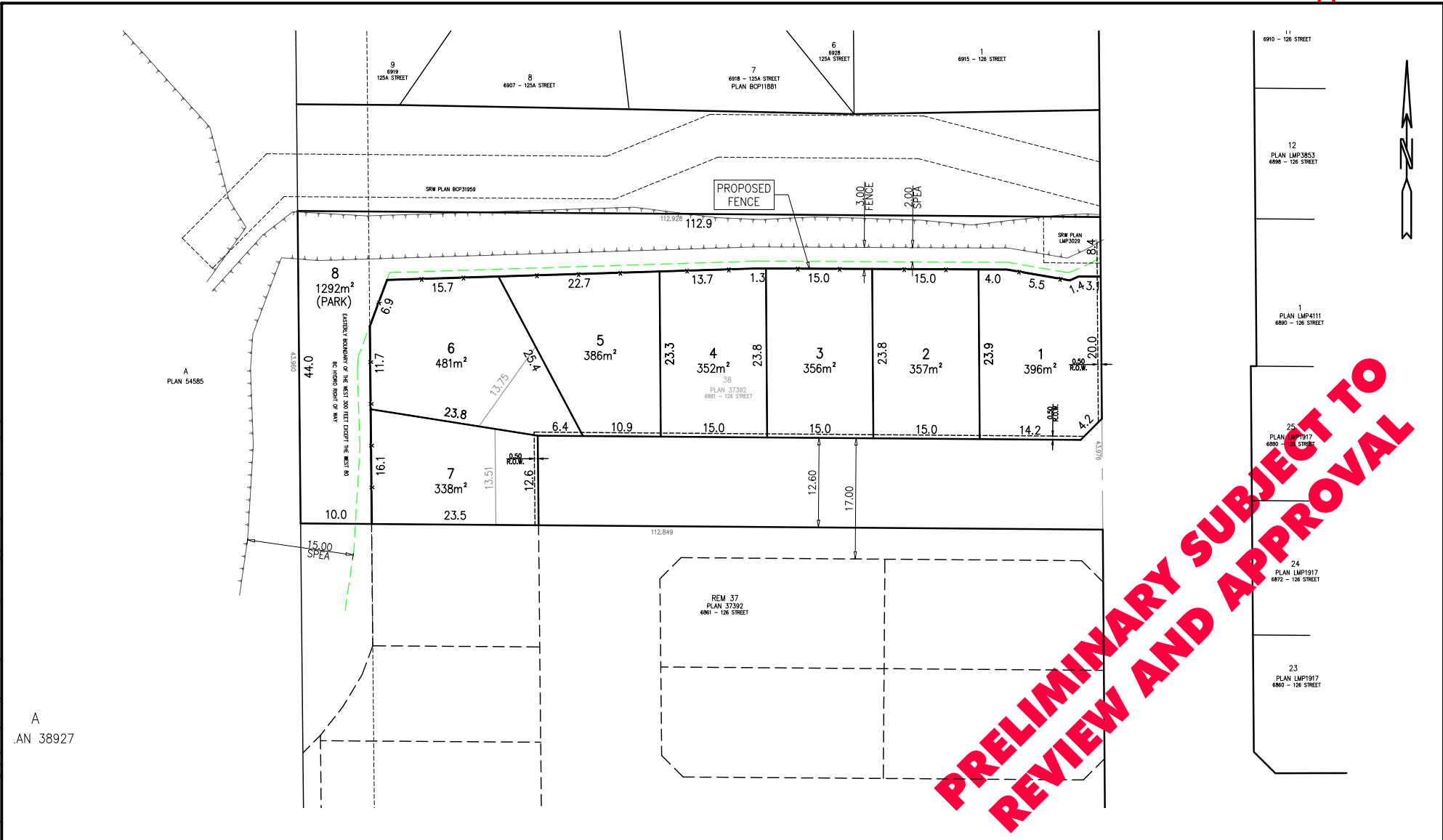
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7920-0144-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

WS/cm

G:\Projects\18030\A0 Drawings\Layouts\Lot Layout - 11x17 [7/05/2022 10:05AM]



CLIENT:		PROJECT: 6881 126 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	18030	DATE:	JUL 2022	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

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

INTER-OFFICE MEMO

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

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

DATE: **July 05, 2022** PROJECT FILE: **7820-0144-00**

RE: **Engineering Requirements
Location: 6881 126 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 12.6 metres for 68B Avenue;
- Dedicate corner cuts at intersections; and
- Register 0.5 m statutory right-of-way (SRW) along 126 Street and 68B Avenue frontages.

Works and Services

- Construct the west side of 126 Street;
- Construct the north side of 68B Avenue;
- Construct fronting sanitary, drainage, and water mains required to service the site; and
- Construct adequately-sized drainage, water, and sanitary service connections.
Abandonment of surplus connection(s), if any, is also required.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

AJ



June 22, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0144 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:	4
Secondary Students:	2

September 2021 Enrolment/School Capacity

Cougar Creek Elementary	
Enrolment (K/1-7):	45 K + 345
Operating Capacity (K/1-7)	38 K + 489
Tamanawis Secondary	
Enrolment (8-12):	1445
Capacity (8-12):	1125

Projected population of school-age children for this development:	9
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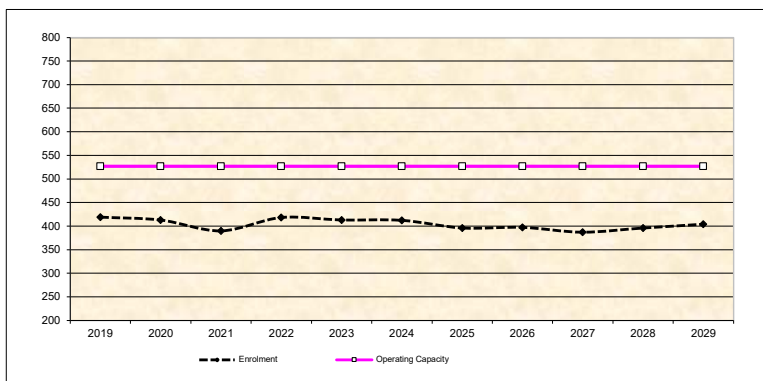
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

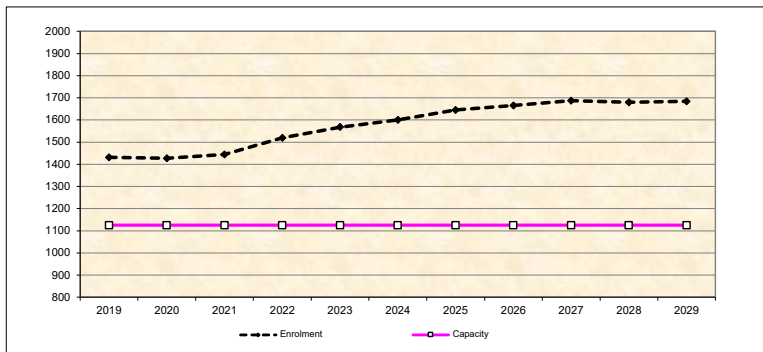
Cougar Elementary is currently operating under capacity. The 10-year enrolment projections show this school will remain at its current level. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.

Tamanawis Secondary is currently operating at 128%. The 10-year projections show that the school will continue to grow and operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District’s capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2025.

Cougar Creek Elementary



Tamanawis 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: 20-0144-00
Project Location: 6881 - 126 Street, 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 lot adjacent to the north is City-owned park land of a 1658 square meter size and linear shape that extends across the rear yards of proposed lots 1 - 5. The park has a substantial impact on the subject site due to the City requirement for a 5.0m landscape buffer that extends over the entire width of the site, and because the park has a walkable path that will generate the need for CPTED regulations in the building scheme.

North of this park are three 2900 sq.ft. "Neo-Traditional" style Two-Storey homes constructed to a high modern standard. The homes are considered to be of desirable mid-scale mass, and have proportionally consistent elements distributed across the façade in a balanced manner. The homes have a main common hip roof with either a concrete tile or asphalt shingle roof surface. The roof is configured with either three or four street facing feature common gable projections articulated with vertical Tudor battens over stucco. The homes are clad in vinyl and all have a stone accent. Colour schemes are from a neutral and/or natural colour palette. These homes, located at 6915 and 6929 - 126 Street, and 12598 - 69A Avenue and are considered the best context homes in this area.

The adjacent lot to the south, at 6861 - 126 Street, is a similar sized property to the subject site, and contains a "Cape Cod Heritage" style 1 ½ Storey home at the east side. With the exception of two street facing dormers, most of the upper floor is contained within a 12:12 roof extending up from the main floor. The home has a covered entrance veranda. It is clad in white horizontal siding with blue shutters at windows. The home is well kept.

With the exception of the homes described above, all other homes (8 homes) are "Modern California Stucco" style Basement Entry type homes. These homes are of considerably higher mass than other homes in this area. Five of the eight homes have a covered deck located above the front entrance creating the illusion of a two storey high front entrance. One of the homes at 6922 - 126 Street has a front entrance that appears to be 2 ½ storeys high. The homes have main common hip roofs at slopes ranging from 3:12 to 7:12, and all have a concrete tile roof surface. Five of the homes have street facing common gable projections, and three have common hip projections. Of the eight homes, six are clad in stucco only, and two are clad in stucco with a stone accent. The colour range includes orange, pink, white, beige, and taupe.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context, including 6861, 6915 and 6929 - 126 Street and 12598 - 69A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant that provide a style bridge between old urban and modern urban. 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 :** There are a wide range of home types evident, and so some flexibility is justified. 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-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 2 ½ storeys in height. The recommendation however 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 :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2019 developments.
- 7) **Roof surface :** Roof surfacing materials used in this area include only concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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: Adjacent to the north side of the subject site is a linear public park with natural earthen walkway. North of that are three 2900 sq.ft. "Neo-Traditional" style Two-Storey homes constructed to a high modern standard, with balanced, proportional massing and high quality construction materials. South of the site at

6861 - 126 Street is a Heritage style 1½ storey Cape Cod Heritage home in good condition. Other homes in the area are high mass "Modern California Stucco" style Basement Entry homes with exaggerated front entrance porticos. These homes are in a variety of bright colours including orange, pink, white, and beige with one in a darker taupe colour. Landscapes are of modest to average quality.

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 2019'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)

There are a few homes in this area that could be considered to provide acceptable architectural context, including 6861, 6915 and 6929 - 126 Street and 12598 - 69A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-13 zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs 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 Lot 1:** 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 lot 1 shall have a minimum of 25 shrubs of a minimum 3 gallon pot size, of which not less than 8 shrubs are 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 only.
- Park:** There is a public park adjacent to the north side of lots 1 - 5 inclusive. CPTED principles will therefore apply, in which low (4 ft. max.) transparent type fencing with dwarf shrubs are installed along the park interface to provide opportunities for passive surveillance of the park by residents. Also, windows are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the park.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** September 3, 2020

Reviewed and Approved by:  **Date:** September 3, 2020

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-0144-00

Address: 6881 – 126 Street

Registered Arborist: Tim Vandenberg

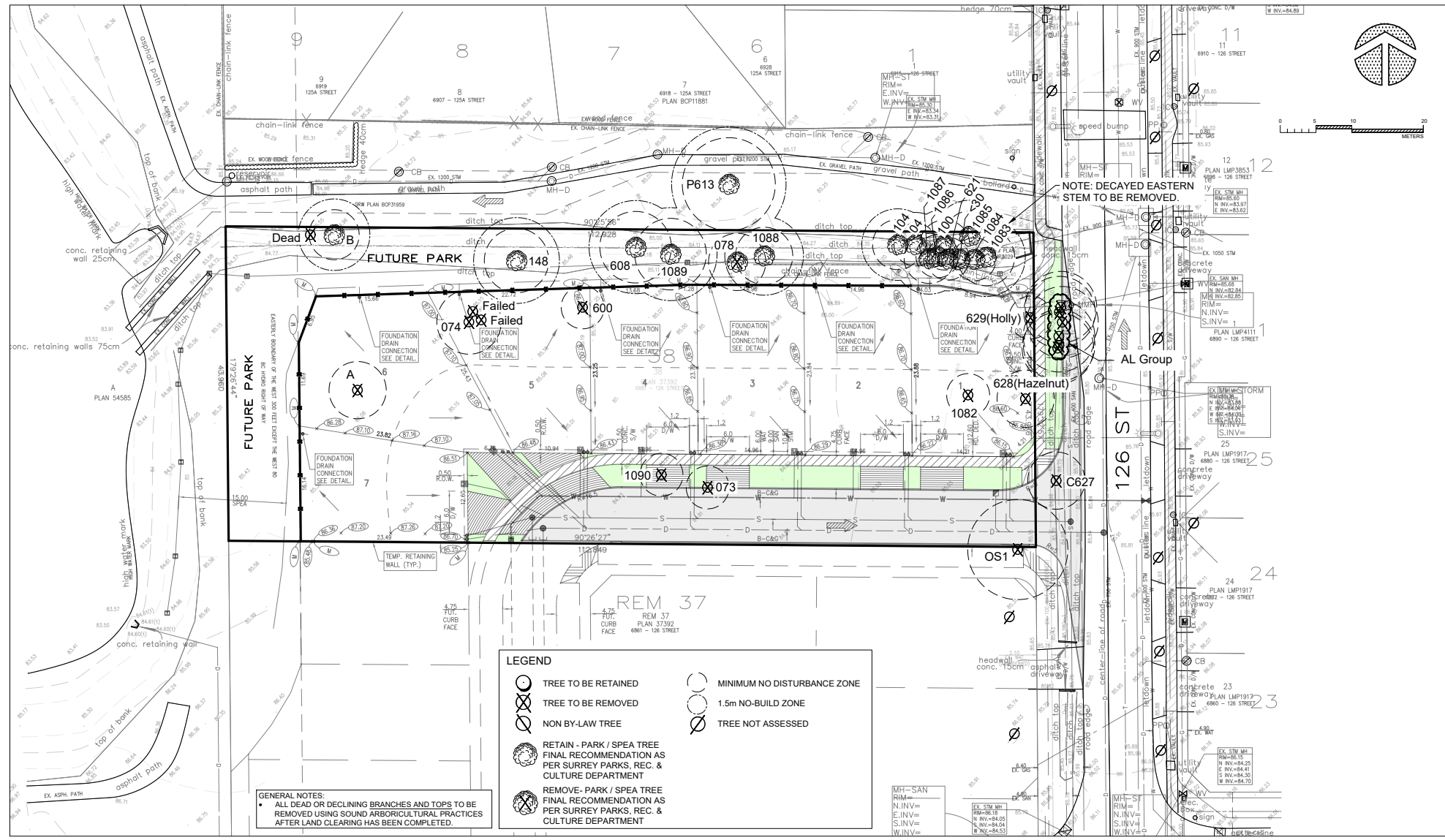
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	17
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> 	18
Replacement Trees Proposed	15
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	14

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 5, 2022
--	--------------------





GENERAL NOTES:
 • ALL DEAD OR DECLINING BRANCHES AND TOPS TO BE REMOVED USING SOUND ARBORICULTURAL PRACTICES AFTER LAND CLEARING HAS BEEN COMPLETED.

LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON BY-LAW TREE		TREE NOT ASSESSED
	RETAIN - PARK / SPEA TREE FINAL RECOMMENDATION AS PER SURREY PARKS, REC. & CULTURE DEPARTMENT		
	REMOVE - PARK / SPEA TREE FINAL RECOMMENDATION AS PER SURREY PARKS, REC. & CULTURE DEPARTMENT		

STAMP	NO	DATE	BY	REVISION
	1	APR2022	MK	LOT LAYOUT
	2	JUN0222	MK	KEY PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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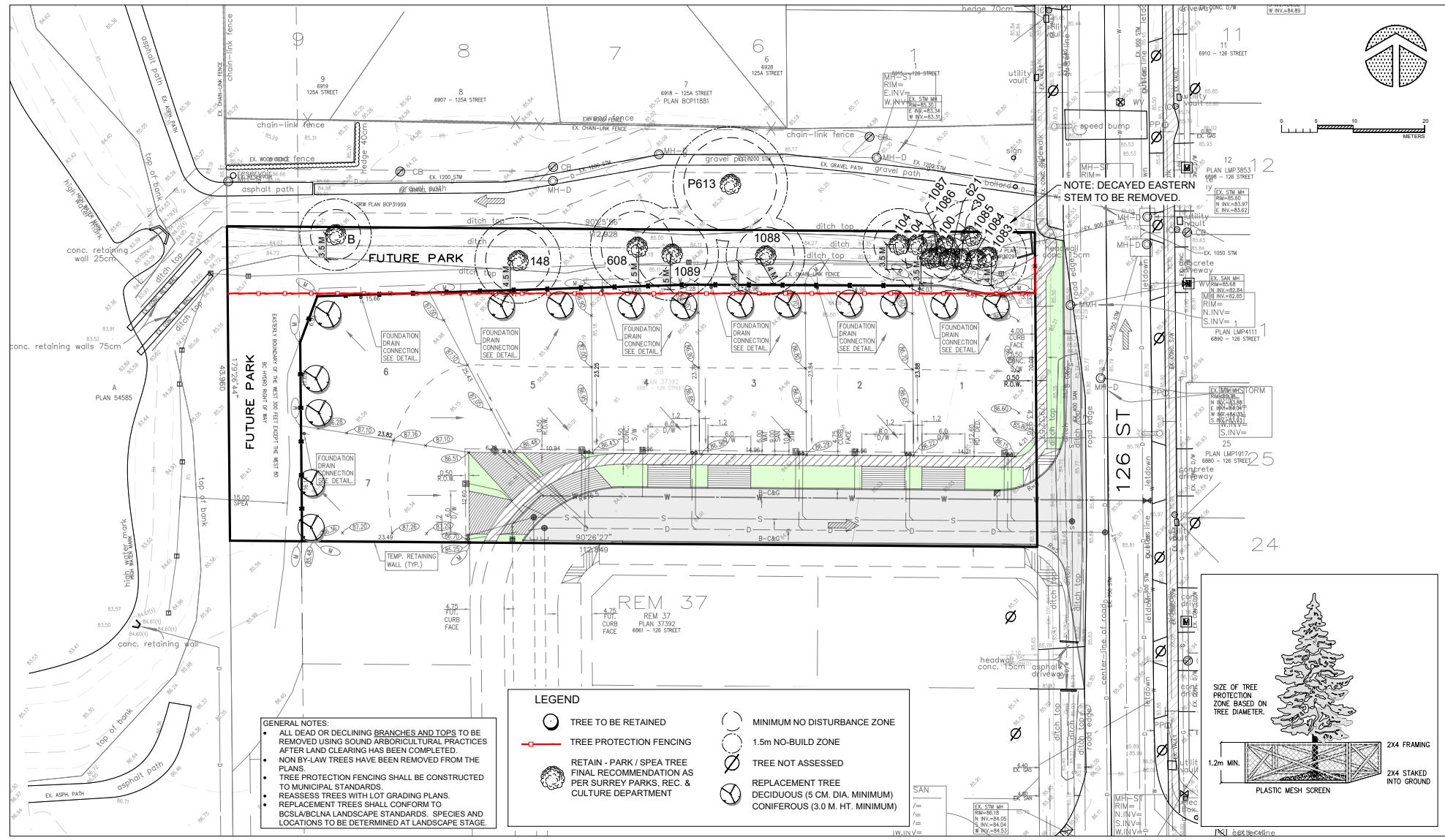
PROJECT TITLE
 6881 - 126th Street
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 9, 2020

T-1
 SHEET 1 OF 2

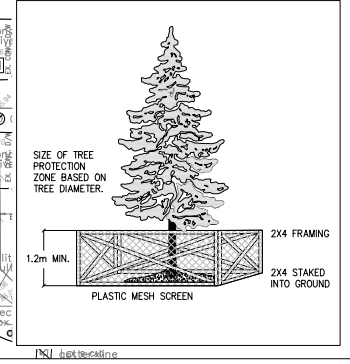


GENERAL NOTES:

- ALL DEAD OR DECLINING BRANCHES AND TOPS TO BE REMOVED USING SOUND ARBORICULTURAL PRACTICES AFTER LAND CLEARING HAS BEEN COMPLETED.
- 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'S LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- RETAIN - PARK / SPEA TREE FINAL RECOMMENDATION AS PER SURREY PARKS, REC. & CULTURE DEPARTMENT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED
- REPLACEMENT TREE DECIDUOUS (5 CM. DIA. MINIMUM) CONIFEROUS (3.0 M. HT. MINIMUM)



STAMP	NO.	DATE	BY	REVISION
	1	APR2022	MK	LOT LAYOUT
	2	JUN0222	MK	KEY PLAN

MIKE FADUM AND ASSOCIATES LTD.
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PROJECT TITLE
 6881 - 126th Street
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 9, 2020

T-2
 SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0144-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-977-178

Lot 38 Except: Part subdivided by plan LMP39751 Section 18 Township 2 New Westminster District Plan 27392

6881 - 126 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot depth of the for a Type II Corner Lot and Type II Interior Lot is reduced from 24.0 metres to 23.8 metres for proposed Lots 1-3;
 - (b) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot depth of the for a Type II Interior Lot is reduced from 24.0 metres to 23.3 metres for proposed Lots 4-5;
 - (c) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot depth of the for a Type II Interior Lot is reduced from 24.0 metres to 23.5 metres for proposed Lot 7.

- (d) In the Table in Section B.1 of Part 7a "Streamside Protection", the minimum distance from top of bank for a "Class A Channelized Stream" is reduced from 25.0 metres to 15.0 metres; and
 - (e) In the Table in Section B.1 of Part 7a "Streamside Protection", the minimum distance from top of bank for a "Class B Ditch" is reduced from 7.0 metres to 3.0 metres.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

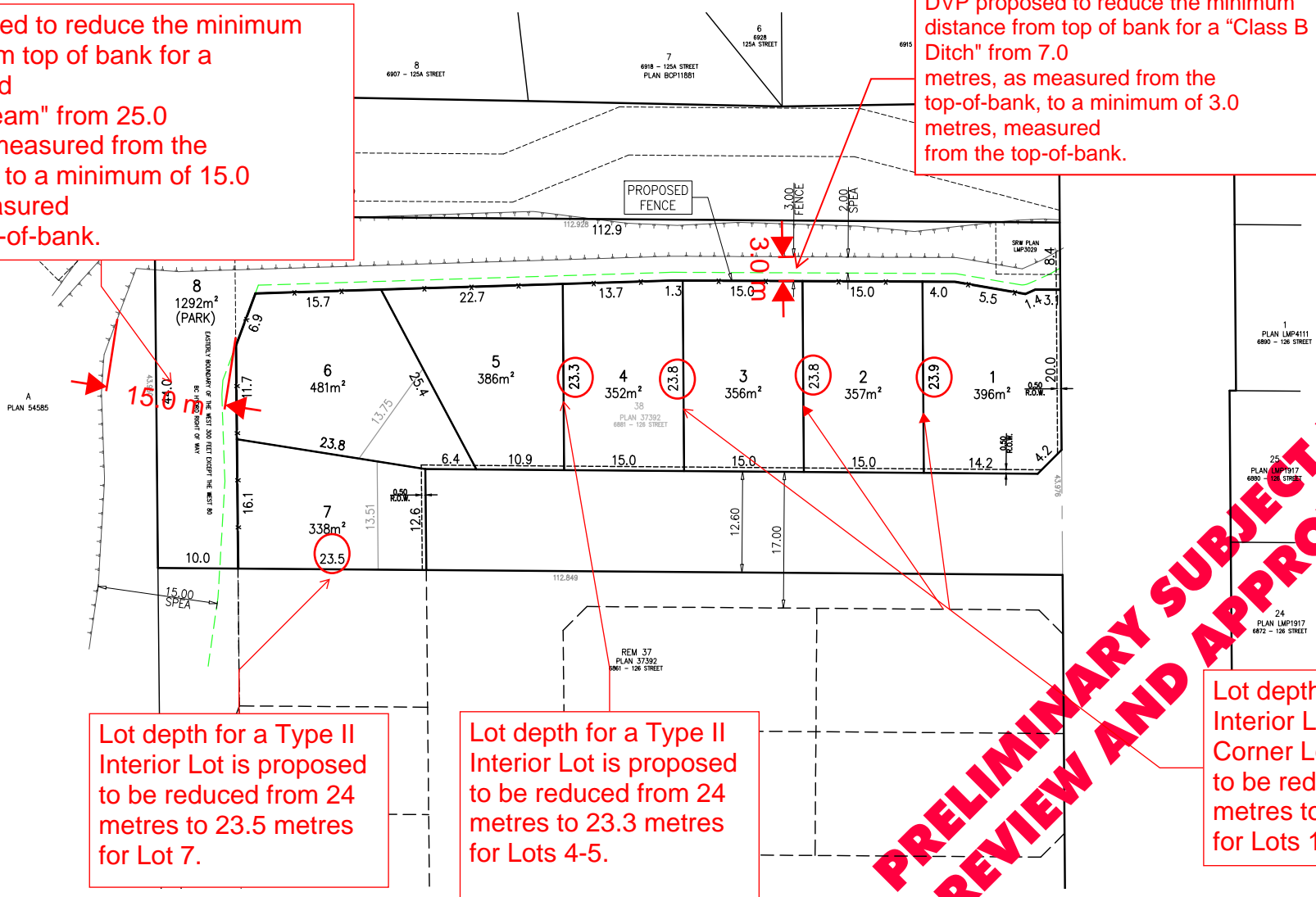
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

DVP proposed to reduce the minimum distance from top of bank for a "Channelized Class A Stream" from 25.0 metres, as measured from the top-of-bank, to a minimum of 15.0 metres, measured from the top-of-bank.

DVP proposed to reduce the minimum distance from top of bank for a "Class B Ditch" from 7.0 metres, as measured from the top-of-bank, to a minimum of 3.0 metres, measured from the top-of-bank.



Lot depth for a Type II Interior Lot is proposed to be reduced from 24 metres to 23.5 metres for Lot 7.

Lot depth for a Type II Interior Lot is proposed to be reduced from 24 metres to 23.3 metres for Lots 4-5.

Lot depth for a Type II Interior Lot and Type II Corner Lot is proposed to be reduced from 24 metres to 23.8 metres for Lots 1-3.

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\18030\18030.com\A0 Drawings\Layouts\Lot Layout - Op 31 - Jul 5, 2022.dwg [Lot Layout - 11x17] 7/05/2022 10:05AM

CLIENT:		PROJECT: 6881 126 STREET, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 18030	DATE: JUL 2022	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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