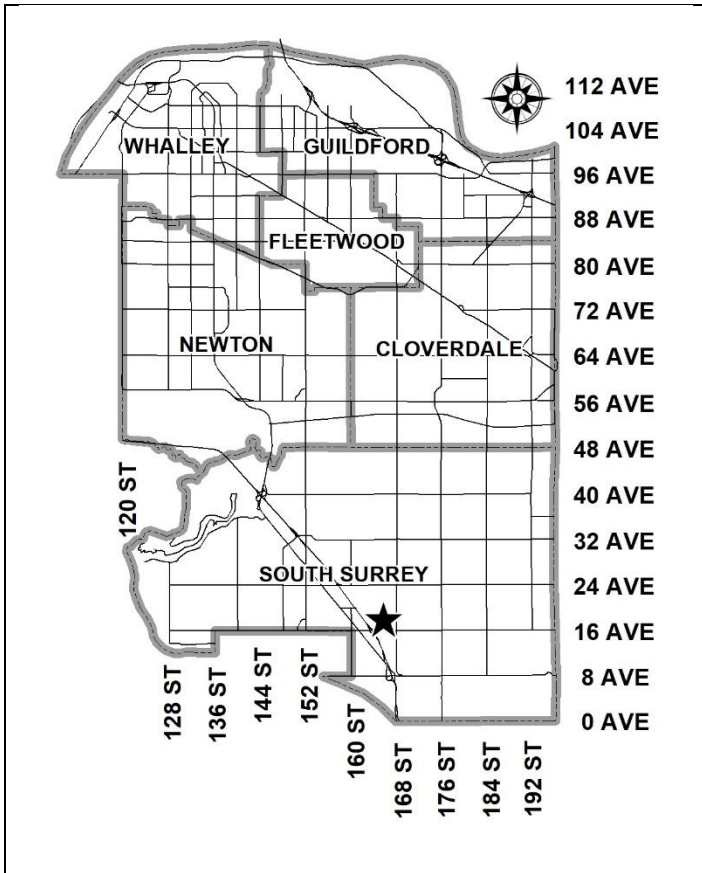


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0105-00

Planning Report Date: May 9, 2022



PROPOSAL:

- **NCP Amendment** from Multiple Residential 10-15 u.p.a. to Low Density Residential 6-10 u.p.a. for a portion of the site, changes to the road network and realignment of the drainage corridor designation.
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

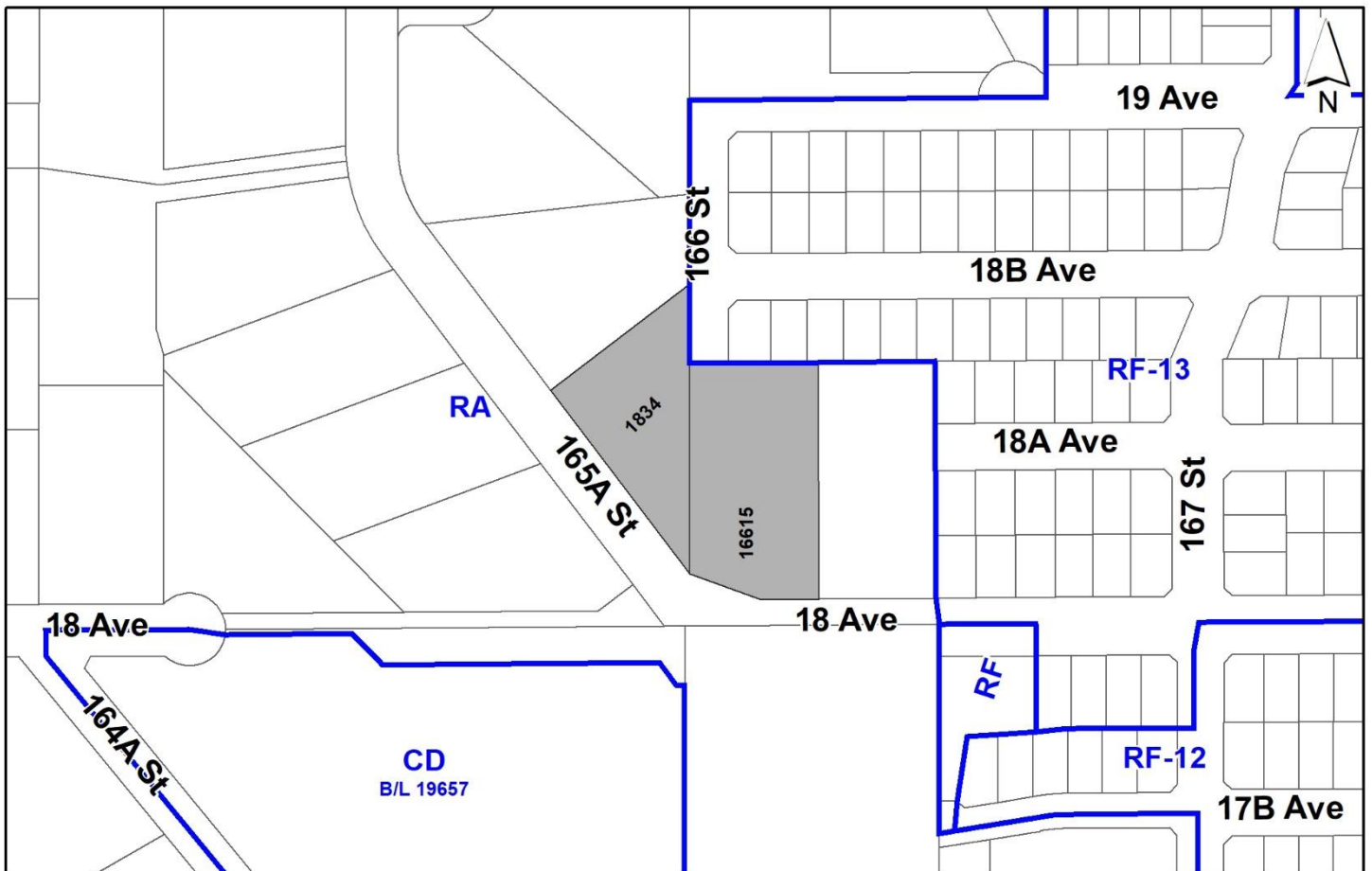
to allow subdivision into 13 single family small lots.

LOCATION: 16615 - 18 Avenue
 1834 - 165A Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 10-15 u.p.a.,
 Low Density Residential 6-10 u.p.a.,
 and drainage corridor.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning; and
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) for a portion of the site from Multiple Residential 10-15 u.p.a. to Low Density Residential 6-10 u.p.a., for changes to the road network and realignment of the drainage corridor designation.
- The applicant proposes to vary the minimum lot width and lot depth requirements of the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.
- A development pattern of single family small lots was approved under Development Application No. 7915-0439-00 and 7915-0440-00 to the east of the subject site. The concept plan submitted under that application envisioned a continuation of RF-13 lots and 18A Avenue extending westward ultimately connecting with 166 Street.
- An NCP Amendment to redesignate the neighbouring site to the northwest from "Multiple Residential 10-15 u.p.a." to "School" was approved on July 26, 2021. The amendment to the neighbouring site to develop as an elementary school eliminated the ability for 1834 - 165A Street to develop individually under the "Multiple Residential 10-15 u.p.a." designation. The applicant proposes to develop 1834 - 165A Street as single family small lots with an NCP Amendment to "Low Density Residential 6-10 u.p.a.".
- The proposed variances for reduced lot width and lot depth on Lots 2, 6 and 7 are modest and will allow a functional lot layout. Lot 2 is considered a corner lot that is adjacent to a 10m wide drainage corridor to the northwest.

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 approve Development Variance Permit No. 7921-0105-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for a Type II corner lot from 15.4 metres to 14.6 metres for proposed Lot 2; and
 - (b) to reduce the minimum lot depth of the RF-13 Zone for a Type II interior lot from 24.0 metres to 22.0 metres for proposed Lot 6 and Lot 7.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) completion of the acquisition of 1834 – 165A Street.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Multiple Residential 10-15 u.p.a." to "Low Density Residential 6-10 u.p.a.", for changes to the road network and realignment of the drainage corridor designation when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential/Parkland	Low Density Residential 6-10 u.p.a., Multiple Residential, 10m Drainage Corridor	RA
North:	Site of future Ta'atalu Elementary School, Single Family Small Lots	School, Medium Density Residential 10-15 u.p.a.	RA, RF-13
East:	Single Family Residential, Single Family Small Lots	Low Density Residential 6-10 u.p.a., Medium Density Residential 10-15 u.p.a.	RA, RF-13
South (Across 18 Avenue):	Vacant lot	Park/Open Space, Grandview Ridge Trail	RA
West (Across 165A Street):	Single family residential (under Development Application no. 7922-0050-00 proposing 43 Townhouse units).	Multiple Residential 10-15 u.p.a.	RA

Context & Background

- The subject site is located on the north side of 18 Avenue, east of 165A Street in the Sunnyside Heights area. The site is designated "Urban" in the Official Community Plan (OCP) and "Low Density Residential 6-10 u.p.a.", "Multiple Residential 10-15 u.p.a.", and Drainage Corridor in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The site consists of two properties zoned "One-Acre Residential Zone (RA)" and the site totals approximately 7,371 square metres (0.7371 hectares) in size.
- Address 1834 – 165A Street is owned by the City and treated as parkland currently. The applicant proposes to purchase this lot and develop the site as single family small lots.
- Development Application nos. 7915-0435-00, 7915-0439-00, and 7915-0440-00 initiated amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce a new East-West road (18A Avenue) in place of the rear lane originally shown under the NCP. 18A Avenue is expected to be continued through the subject site and connect to 166 Street running North-South.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Multiple Residential 10-15 upa" to "Low Density Residential 6-10 upa" for a portion of the site and for changes to the local road network and realignment of a Drainage Corridor in order to allow subdivision into thirteen (13) single family small lots.
- Proposed Lot 2 requires a variance to reduce the minimum lot width of a Type II Corner Lot of the RF-13 Zone from 15.4 metres to 14.6 metres. Proposed Lots 6 and 7 require a variance to reduce the minimum lot depth of a Type II Interior Lot of the RF-13 Zone from 24 metres to 22 metres. All other proposed lots conform to the minimum requirements of the RF-13 Zone in terms of lot area, width and depth.
- The applicant proposes changes to the local road network. Based on the proposed plan for the remainder of the block to the east under Development Application No. 7915-0435-00, the reconfigured 18A Avenue is proposed to be extended to the east property line of the subject site. The applicant proposes to further extend 18A Avenue westerly through the subject site and connect to 166 Street completing the road concept proposed under Development Application Nos. 7915-0435-00, 7915-0439-00 and 7915-0440-00.
- The applicant proposes a drainage corridor to run adjacent to 18A Avenue to be located on the northwest side of 1834 – 165A Street. An NCP amendment is required to realign the proposed drainage corridor location under the NCP.

	Proposed
Lot Area	
Gross Site Area:	7,371 square metres
Road Dedication:	1,984 square metres
Net Site Area:	5,387 square metres
Number of Lots:	13
Unit Density:	24.1 units per hectare
Range of Lot Sizes	348 – 588 square metres
Range of Lot Widths	13.4 – 20.5 metres
Range of Lot Depths	22.0 – 35.7 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.

5 Elementary students at Edgewood Elementary School*

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

1 Secondary student at Earl Marriott Secondary School*

**To relieve the pressure at Early Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Avenue next to the existing Pacific Heights Elementary school opened September 2021. Edgewood catchment will feed two Secondary Schools: Grandview Heights and Earl Marriott.*

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture:

Parks supports the sale of parkland at 1834 – 165A Street for proposed development through this application. Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. Parks accepts the removal of 10 city trees as recommended by the project arborist report. Parks requires a tree compensation of 2:1 with associated permit fees and replacement tree rates collected into the Green City Program.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval granted for one year.

Transportation Considerations

- The applicant is required to meet the following road dedication width requirements:
 - Local (Through) – 18A Avenue: Dedicate approximately 18 metres for ultimate 18 metre road allowance.
 - Local (Through) – 166 Avenue: Dedicate approximately 18 metres for ultimate 18 metre road allowance.
 - Local (Through) – 18B Avenue: Dedicate approximately 10 metres for drainage corridor, to achieve ultimate 25 metre road allowance.

Parkland Considerations

- The applicant proposes to acquire 1834 – 165A Street from the City. This property is presently owned by the City of Surrey and treated as parkland. The Parks Department supports sale of this land to facilitate the proposed development under this application.

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 and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

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

Secondary Plans

Land Use Designation

- The subject site is designated "Low Density Residential 6-10 u.p.a.", "Multiple Residential 10-15 u.p.a.", and Drainage Corridors in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposed RF-13 lots at 1834 – 165A Street do not meet the "Multiple Residential 10-15 u.p.a" designation. The proposed layout does not align with the conceptual road layout under the NCP and the proposed drainage corridor does not align with the Drainage Corridors designation.

Amendment Rationale

- An NCP amendment is required to facilitate the applicant's proposal for relocation of the drainage corridor, revised road layout and continuation of the development pattern of single family small lots initiated to the east of the subject site.
- Development Application No. 7919-0235-00 proposed an NCP Amendment from "Multiple Residential 10-15 u.p.a." designation to "School" to the northwest of the subject site across 18A Avenue. With Development Application no. 7919-0235-00 completed and the adjacent site confirmed to be developing as a new elementary school this rendered the portions of 1834 - 165A Street unable to develop as multi-residential under the existing NCP designation.

- The applicant has proposed an NCP Amendment that will facilitate a continuation of the development pattern of single family small lots to the east with an altered road layout to connect 18A Avenue to 166 Street.
- The applicant proposes to shift the alignment of the future drainage corridor under the NCP to the west to run adjacent to 18A Avenue. The shifted location allows for the continuation of the development pattern of RF-13 lots to the east and will allow for a 10m wide buffer between the proposed lots and the pavement along 18A Avenue.

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)", setbacks and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density	28 units per hectare	24.1 units per hectare
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Side Yard Flanking:	Principal Building: 2.4 metres Accessory Buildings and Structures: 6.0 metres	Principal Building: 2.4 metres Accessory Buildings and Structures: 6.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Dimensions – RF-13 Type II		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 348-588 square metres Corner Lot: 380 square metres
Lot Width:	Interior Lot: 13.4 metres Corner Lot: 15.4 metres	Interior Lot: 13.4-20.0 metres Corner Lot: 14.6*-20.5 metres
Lot Depth:	Interior Lot: 24 metres Corner Lot: 24 metres	Interior Lot: 22.0*-31.5 metres Corner Lot: 24.0-35.7 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

*Variance required

Lot Width and Lot Depth Variances

- The applicant is requesting the following variances:

- To reduce the minimum required lot width of the Type II Corner Lot of the RF-13 Zone from 15.4 metres to 14.6 metres for proposed Lot 2; and
- To reduce the minimum required lot depth of the Type II Interior Lot of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 6 and 7.
- The proposed modest lot width reduction for Lot 2 results in a decrease of 0.8 metres from the standard lot width for a Type II corner lot in the RF-13 Zone. Lot 2 meets the minimum lot width and lot size requires for a Type II corner lot in the RF-13 Zone.
- Lot 2 is considered a corner lot, however there will be a 10 metre wide drainage corridor between Lot 2 and pavement extent of 18A Avenue.
- The proposed modest lot depth reduction for Lots 6 and 7 is necessary to accommodate the curve in 165A Street into 18 Avenue that results in irregular frontages for Lots 5, 6 and 7.
- Lots 6 and 7 exceed the minimum lot width and lot size under the RF-13 Zone for a Type II Interior lots.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. 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).
- The immediate neighbourhood surrounding the subject site consists of new homes built out in the Pre-1980's - 2000's. Most of the homes in the study area are simple "West Coast Traditional" style structures with habitable areas of between 2,000-3,000 square feet.
- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd., and dated September 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.

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 April 25, 2022, and the Development Proposal Signs were installed on December 17, 2021. Staff did not receive any responses from neighbouring residents.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	8	3	5
Cottonwood	45	44	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Pacific Dogwood	1	1	0
Katsura	1	1	0
Japanese Maple	1	1	0
Sugar Maple	4	4	0
Oak	2	2	0
Birch	2	2	0
Cherry	5	1	4
Apple	1	1	0
Magnolia	1	1	0
Coniferous Trees			
Western Red Cedar	8	8	0
Redwood	1	1	0
Hemlock	1	1	0
Deodar Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	28	24	4

Tree Species	Existing	Remove	Retain
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		31	
Contribution to the Green City Program		\$33,000.00	

- The Arborist Assessment states that there are a total of 81 mature trees on the site, including shared or city boulevard trees, excluding Alder and Cottonwood trees. 53 existing trees, approximately 65% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 10 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 87 replacement trees on the site. Since only 27 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 60 replacement trees will require a cash-in-lieu payment of \$33,000.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 31 trees are proposed to be retained or replaced on the site with a contribution of \$33,000.00 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. 7921-0105-00
Appendix VII.	NCP Amendment Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development



Preliminary



- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 - LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 - EXISTING HOUSE TO BE REMOVED.
 - DVP'S
 - LOT 6, LOT DEPTH FROM 24.0m TO 22.0m.
 - LOT 7, LOT DEPTH FROM 24.0m TO 22.0m.

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



ROCKSTAR DEVELOPMENTS LTD.
 18906 - 54 AVENUE, SURREY, BC, V3S 6S4 PH: 604-970-4279
PRELIMINARY LOT LAYOUT
 S/D AT 1834 - 165A STREET & 16615 - 18 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A1
Designed: RJ	Job No. 21-4211	Of
Approved:	Date JAN/2021	Revision

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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

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

DATE: **May 03, 2022** PROJECT FILE: **7821-0105-00**

RE: **Engineering Requirements
Location: 16615 18 Avenue and 1834 165A Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 18.0 metres along 166 Street;
- Dedicate 10.0 metres along 18B Avenue;
- Dedicate 18.0 metres along 18A Avenue;
- Dedicate various corner cuts at all intersections;
- Register 0.5 metre statutory right-of-way (SRW) along road frontages; and
- Register 6.0 metre statutory right-of-way (SRW) for utilities.

Works and Services

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

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



December 9, 2021

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.

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

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment will feed two Secondary schools: Grandview Heights and Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0105 00

SUMMARY

The proposed 13 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:	5
Secondary Students:	1

September 2021 Enrolment/School Capacity

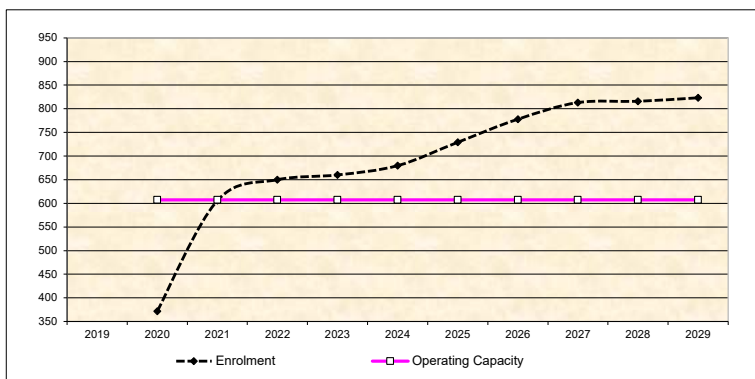
Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

Projected population of school-age children for this development:	9
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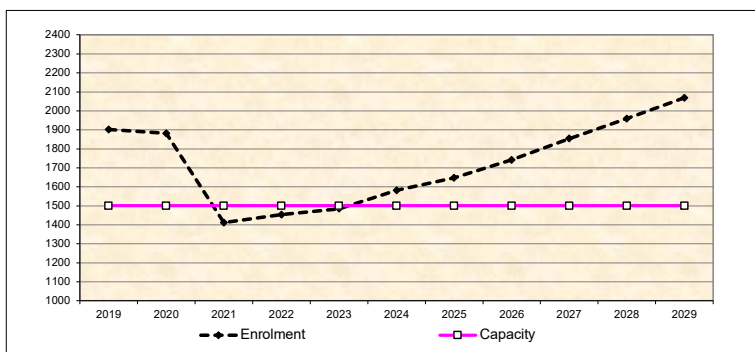
Population: The projected population of children aged 0-19 Impacted by the development.

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

Edgewood Elementary



Earl Marriott 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**V.1.0**

Surrey Project no.: 21-0105 (Sidco)
Property Location: 1834-165A Street & 16615-18 Avenue, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an urban area built out in the pre-1980's - 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid scale massing characteristics with 72.00% of the homes having a one storey front entry and the remainder being one and one half front entry. 84% of the existing homes have a mid scale massing characteristics.

Roof pitch varies from economical low pitch of 3-5/12 and lower to a medium pitch of 6-9/12 and over common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Cedar/Hardi (dominant), and Stucco. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of moderate planting standard with 94.00% of the homes have double garage with Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the newer homes in the study area only 10-15 years old, a similar character could be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:

“Two-Storey”	94.00%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	6.00%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range:	0.00% under 2000 sq.ft excl. garage
	72.00% 2001 - 2500 sq.ft excl. garage
	28.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Stucco: 24.00% Vinyl: 76.00% Cedar: 0.00% Hardi: 0%
Brick or stone accent on 82.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 100.0% Cedar Shingles: 0.00%
Concrete Tiles:0.00% Tar & Gravel: 0.00%
72.00% of homes have a roof pitch of 3/5:12 and lower
62.00% have a roof pitch of 6-9:12 and greater.

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape:A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Stucco and Vinyl cladding.

Other Dominant Elements: Most of the newer existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Black, grey or brown tones
Window/Door Details:	Dominant: Rectangular or Gently arched windows and/or of a consistent geometrical shapes
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.

June 1, 2021
 Date

Total Retained and Replacement Trees	35
Contribution to the Green City Program	

Tree Preservation Summary

Surrey Project No: 7921 0105 00

Address: 1834 165A Street and 16615 18 Avenue, Surrey

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

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	81	Protected Trees Identified	4
Protected Trees to be Removed	71	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10	Protected Trees to be Retained	4
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 47 X one (1) = 47	87	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 20 X two (2) = 40		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	27	Replacement Trees Proposed	-
Replacement Trees in Deficit	60	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	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:

K. Dahl

(Signature of Arborist)

May 4, 2022

Date

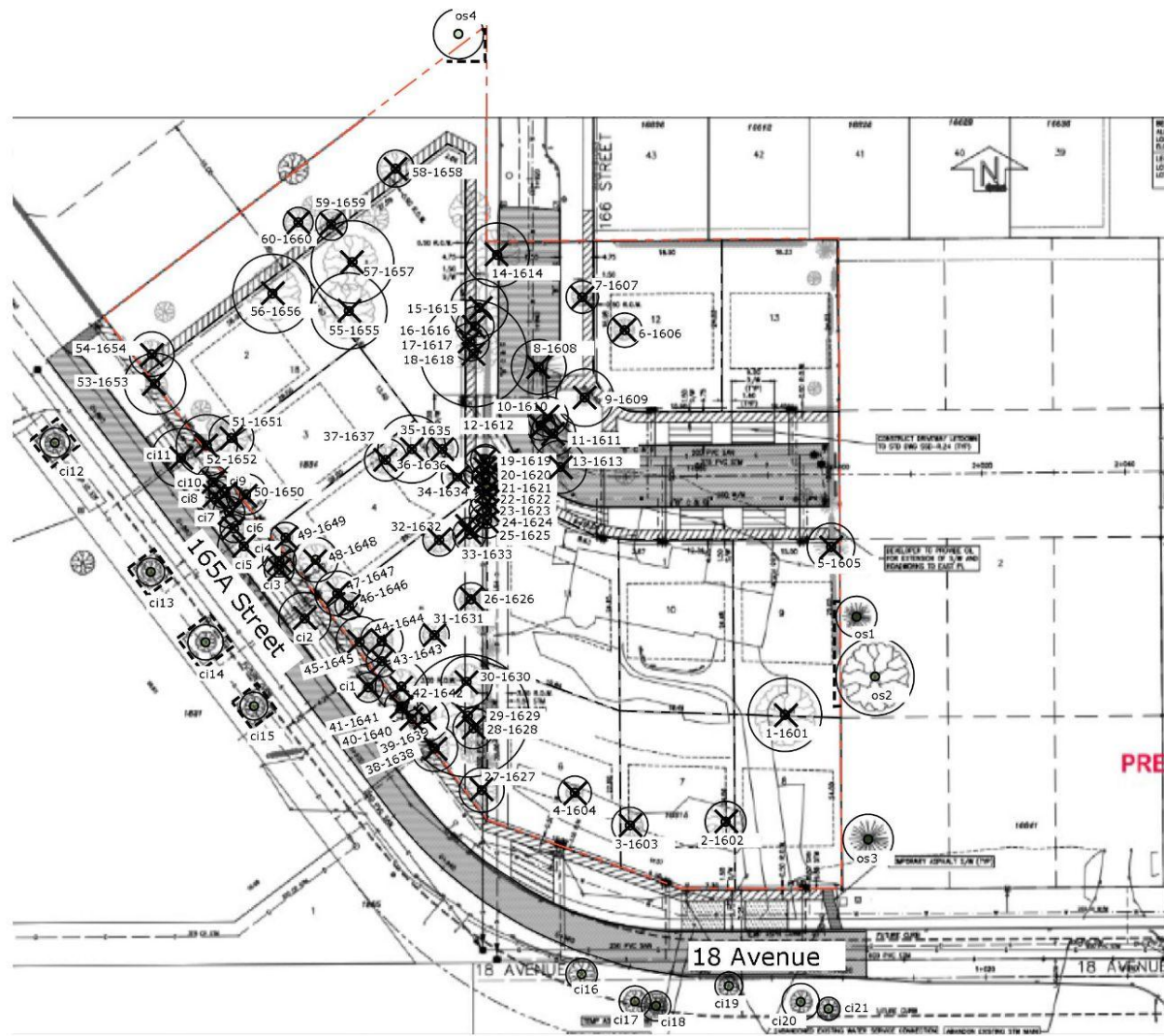
**Tree Plan for Development at
1834 165A Street and 16615 18
Avenue, Surrey**

March 15, 2022



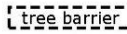


Notes:

*Only trees 30cm and greater were inventoried and shown on tree plan

*ARBORIST TO SUPERVISE ANY EXCAVATION INSIDE TPZ'S OF TREES OS1, OS2 and OS4



Legend

-  dripline
-  x = remove tree
-  tree barrier
-  N
-  1m for 1:600 20m

**Replacement Tree Plan at
1834 165A Street and 16615 18
Avenue, Surrey**

March 15, 2022

Notes:

TYPE AND SIZE OF REPLACEMENT TREE

Replacement Trees must be the following size:

- Deciduous tree species – 3.5cm caliper or greater
- Coniferous tree species – minimum 1.75m tall

The following will not be accepted as a replacement tree:

- Hedges
- Dwarf varieties
- Shrub species
- Palm trees

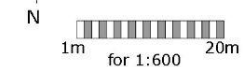
LOCATION OF REPLACEMENT TREES:

Trees must be planted:

- On the site where the tree cutting permit was issued
- At least 1m away from all property lines
- At least 3m away from another tree
- At least 3m away from BC Hydro lines
- At least 3m away from the house, garage, pool or other permitted outbuildings
- At least 1m away from a retaining wall
- At least 1m away from underground utilities

Legend

- = existing tree
- ⊗ = replacement tree



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0105-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 011-684-879
Lot 1 Section 13 Township 1 New Westminster District Plan 78490

16615 - 18 Avenue

Parcel Identifier: 002-814-099
Lot 18 Section 13 Township 1 New Westminster District Plan 61541

1834 - 165A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot width for a Type II Corner Lot is reduced from 15.4 metres to 14.6 metres for proposed Lot 2; and
 - (b) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot depth for a Type II Interior Lot is reduced from 24.0 metres to 22.0 metres for proposed Lot 6 and Lot 7.
- 5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

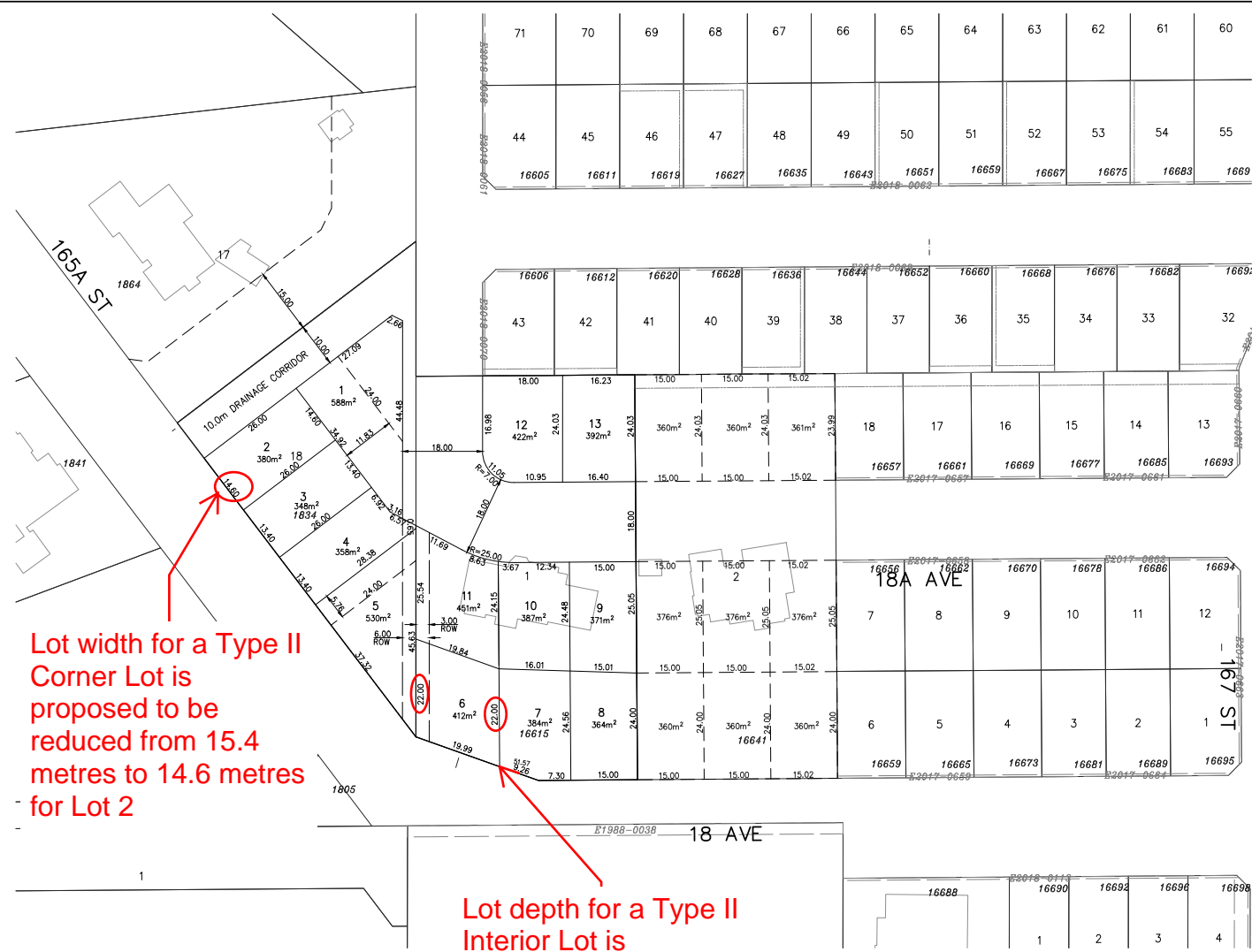
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Preliminary



Lot width for a Type II Corner Lot is proposed to be reduced from 15.4 metres to 14.6 metres for Lot 2

Lot depth for a Type II Interior Lot is proposed to be reduced from 24.0 metres to 22.0 metres for Lot 6 and Lot 7.

- 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. DVP'S
 - a. LOT 6, LOT DEPTH FROM 24.0m TO 22.0m.
 - b. LOT 7, LOT DEPTH FROM 24.0m TO 22.0m.

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



ROCKSTAR DEVELOPMENTS LTD.
 18906 - 54 AVENUE, SURREY, BC, V3S 6S4 PH: 604-970-4279

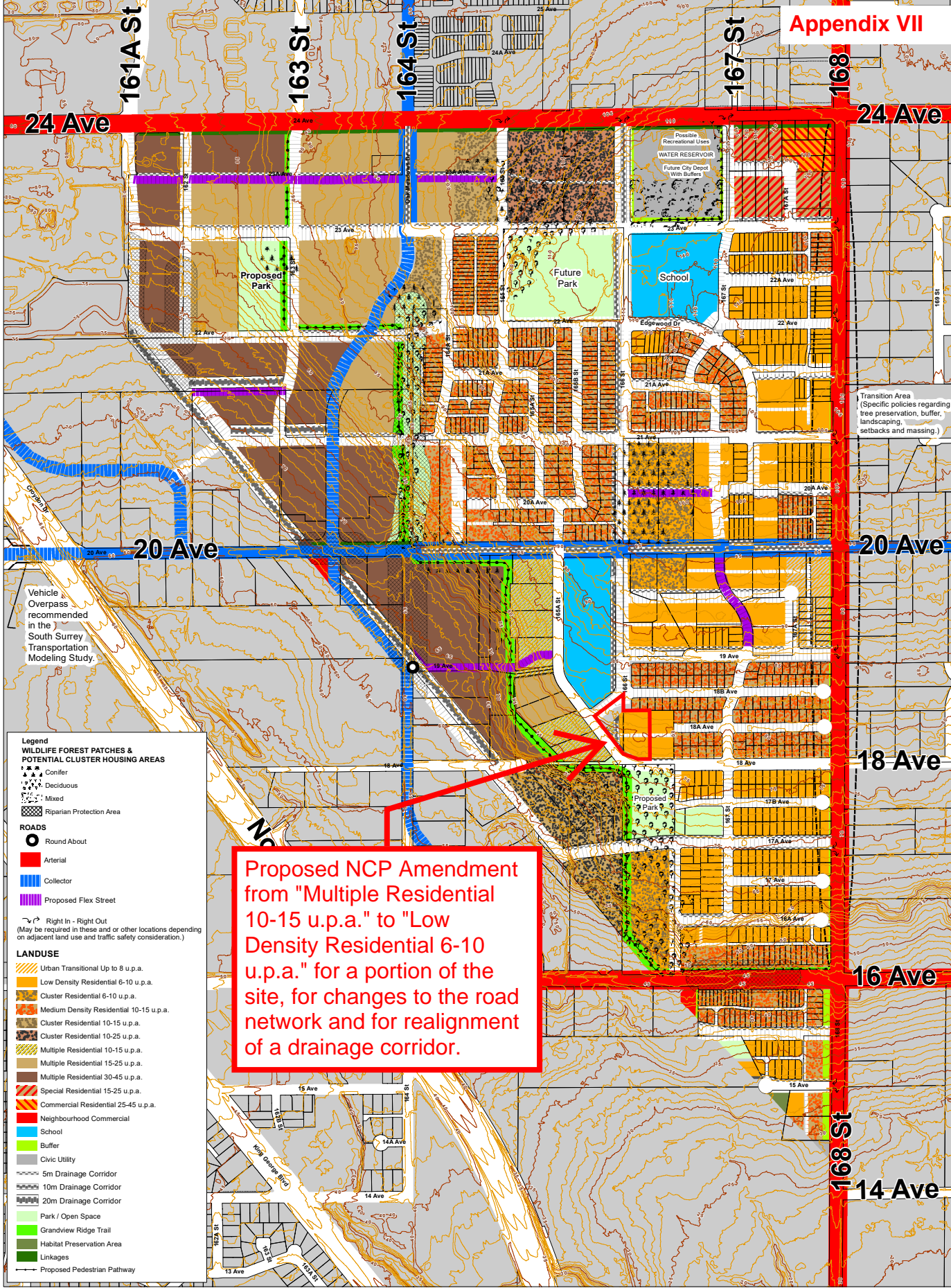
PRELIMINARY LOT LAYOUT

S/D AT 1834 - 165A STREET & 16615 - 18 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A1
Designed: RJ	Job No. 21-4211	Of
Approved:	Date JAN/2021	Revision

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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Proposed NCP Amendment from "Multiple Residential 10-15 u.p.a." to "Low Density Residential 6-10 u.p.a." for a portion of the site, for changes to the road network and for realignment of a drainage corridor.

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 3 May 2022

