

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0039-00

Planning Report Date: July 11, 2022

PROPOSAL:

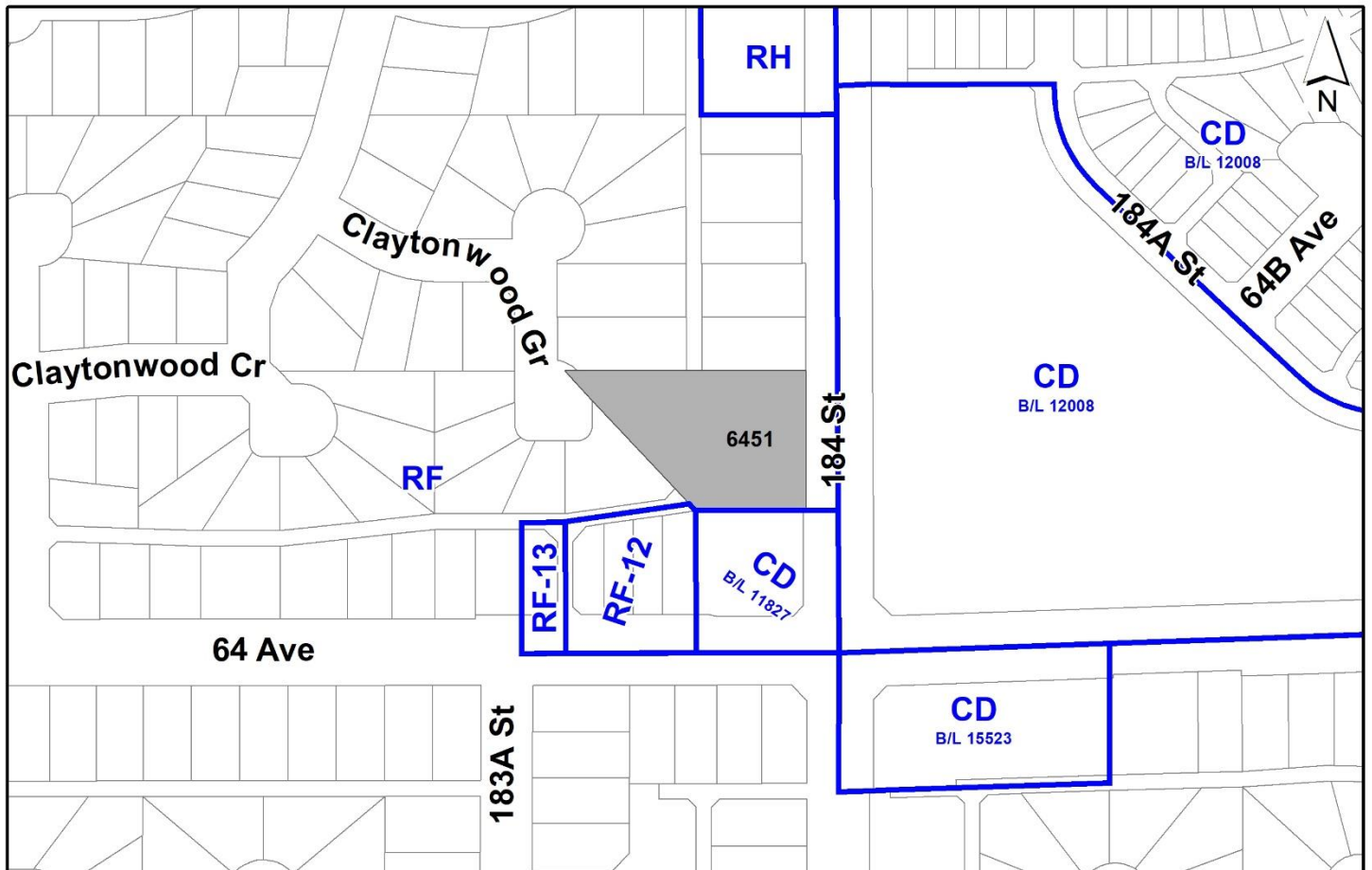
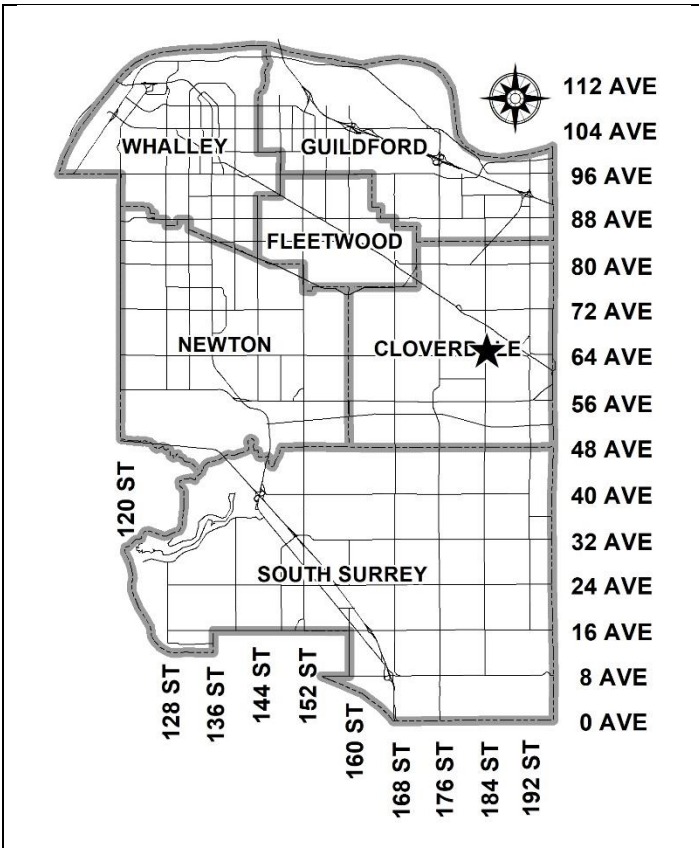
- **Rezoning** from RF to RF, RF-13 and RF-SD
- **Development Variance Permit**

to allow subdivision into 8 residential lots.

LOCATION: 6451 - 184 Street

ZONING: RF

OCP DESIGNATION: Urban



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 is proposing to reduce the lot width requirement of the RF-SD 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 development will accommodate the City's projected residential growth, promote a diversity of housing forms and affordability while providing a sensitive interface with the existing neighbourhood. It will improve the public realm and encourage the efficient use of existing community amenities and public transit.
- All proposed lots exceed the minimum lot size requirements of the Zoning Bylaw.
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed housing forms create an opportunity for more affordable housing options in the area.
- The semi-detached (duplex) massing is similar to single family dwellings constructed on "Single Family Residential Zone" (RF) lots. The proposed development's semi-detached form of housing is appropriate in the existing neighbourhood context.
- The proposed rear laneway achieves a full lane connection between Claytonhill Drive and 64th Avenue. It completes the north-south lane connection through the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block B on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and the portion of the subject site shown as Block C on the Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", Block A is proposed to remain zoned "Single Family Residential Zone" (RF), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0039-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum interior lot width of the RF-SD Zone from 7.2 metres to 7.0 metres for proposed Lots 1-6.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 8 (portion of future Lot 9) until future consolidation and development; and
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 for structural independence, "no build" until registered professional approval and certification in accordance with the British Columbia Building Code, maintenance of exterior finishes and drainage, and party wall agreements and corresponding easements for building maintenance.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--|--|------------------|
| Subject Site | Single Family Dwelling | Urban | RF |
| North: | Single Family Dwellings | Urban | RF |
| East (across 184 Street): | Townhouses and Single Family Dwellings | Urban and Townhouse Cluster in the North Cloverdale East NCP | CD (Bylaw 12008) |
| South: | Gasoline station and convenience store | Urban | CD (Bylaw 11827) |
| West: | Single Family Dwellings | Urban | RF |

Context & Background

- The 3,674 square metre subject property is located at 6451 - 184 Street in Cloverdale. It is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)".
- The property is surrounded by single family dwellings to the north, south and west of the property. A gasoline station and convenience store are directly south of the property and across 184 Street to the east are townhouses and single family dwellings. An established commercial plaza is in close proximity to the site at the intersection of 184 Street and 64 Avenue.
- The proposed development site fronts 184 Street, classified as an arterial road in Figure 27 of the Official Community Plan. Driveway access to the proposed lots fronting 184 Street will be from a laneway at the rear.
- The subject site is also in close proximity to transit routes along 64 Avenue and 184 Street south of 64 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the eastern portion of the property to allow subdivision into one RF-13 small lot and six RF-SD semi-detached lots (for a total of seven new lots) fronting 184 Street.
- The western portion of the property will remain RF-zoned. The applicant is proposing to subdivide this western portion of the property into two RF lots in the future upon consolidation with the neighbouring property to the south (6428 - Claytonwood Grove).

- A no-build restrictive covenant will be registered on a portion of proposed Lot 8 (portion of future Lot 9) until it consolidates with a portion of 6428 Claytonwood Grove to the south to meet the subdivision requirements of the RF Zone. Proposed Lot 8 will complete the cul-de-sac on Claytonwood Grove.
- The applicant is proposing to complete the north-south laneway in between the eastern and western lots. The new laneway would allow driveway access to the seven lots to the east as no driveway access is allowed from 184 Street, an arterial road.
- The proximity of the neighbourhood commercial site at 64 Avenue and 184 Street support densification of the subject site. Both 64 Avenue and 184 Street are arterial roads and serviced by public transit.
- All proposed lots exceed the minimum lot area, width and depth requirements of the RF, RF-13 and RF-SD zones, except the RF-SD lots require a variance for width.
- The RF-SD zone requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.
- The semi-detached (duplex) form of housing has a massing that is similar to single family dwellings on "Single Family Residential Zone (RF)" lots. The proposed development is appropriate in character when compared with the existing neighbourhood context.
- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity and affordability of housing in the area. It has an appropriate interface with the single family residential neighbourhoods to the north, west and south of the subject site.
- The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid situations where new housing forms are not complementary to the existing neighbourhood.
- The current proposal would meet both objectives by providing a diversity of housing forms while providing a sensitive interface with the existing neighbourhood.
- Two parking spaces must be provided per dwelling unit for the RF-SD Zone, and 3 parking spaces for both RF-13 and RF Zones in accordance with the provisions identified in Part 5 of the Surrey Zoning By-law, 1993, No.12000.
- Development details are provided in the following table:

| | Proposed |
|------------------|---------------------|
| Lot Area | |
| Gross Site Area: | 3,683 square metres |
| Road Dedication: | 552 square metres |
| Net Site Area: | 3,131 square metres |

| | Proposed |
|----------------------------|--|
| Number of Lots: | 8 + 1 remnant lot for future consolidation |
| Unit Density: | 24 uph |
| Range of Lot Sizes | 263 square metres – 718 square metres |
| Range of Lot Widths | 7 metres – 15 metres |
| Range of Lot Depths | 37 metres – 47 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 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Don Christian Elementary School
2 Secondary students at Lord Tweedsmuir 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 summer of 2023.

Parks, Recreation & Culture: Parks will accept cash in lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.

The closest active park is Hillcrest Park and is 500 metres away (6 minute walk), and the closest natural area is Clayton Hill Park and is 600 metres away (7 minute walk).

Transportation Considerations

- Driveway access is not permitted along 184 Street. Access for all of the proposed lots along 184 Street (Lots 1-7) will be from the lane at the rear of the subject site. Proposed Lot 8 will be accessed from Claytonwood Grove with the completion of the cul-de-sac.
- As part of the development application, the applicant will be required to provide road dedication (without compensation) of the gazetted road along 184 Street.
- A north-south laneway will be constructed, and speed bumps installed to deter shortcutting and speeding through the laneway.

- 184 Street is a bike route and has bike lanes on either side of the road. Pedestrian sidewalks are also on both sides of the road.
- The subject site is along 184 Street, which is an arterial road and a transit route. The site is approximately 81 metres (1 minute walk) from the nearest bus stop at the corner of 64 Avenue and 184 Street. Bus number 364 services this route westbound to Scottsdale and eastbound to Langley Centre while bus number 395 services this route eastbound to Langley Centre and westbound to King George SkyTrain station.
- Bus number 370 is approximately 150 metres (2 minutes' walk) south of 64 Avenue along 184 Street. This route services the area eastbound to Willowbrook Mall and westbound to 180 Street and 56 Avenue in Cloverdale.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

The proposed single family residential subdivision is supported by the following OCP policy:

- A1.3c - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The area has existing water, sanitary and storm sewer mains for the newly created lots to connect to. The proposed Building Scheme will establish a strong design relationship with the context homes in the neighbourhood.)

The semi-detached form of housing is similar to a single-family residential form of housing, particularly on RF-zoned properties. Semi-detached dwellings have a similar massing as a single-family dwelling in the RF zone. North, south and west of the subject property are RF and RF-12/13 lots. The proposed semi-detached dwellings will complement the existing dwellings on the RF-zoned lots. The RF-13-zoned lot will complement the existing RF-12 lots along 64 Avenue.

- B4.2 - Plan and design urban neighbourhoods with sufficient densities to support a high quality transit system that is accessible to most residents.

(184 Street and 64 Avenue are both arterial roads serviced by transit routes. Densification in this area would further support the transit system. The planned future Skytrain stop on Fraser Highway and 184 Street could justify transit routes to the Skytrain stop when built.)

- B4.31 - Limit direct access to arterial roads by supporting the use of rear lanes to provide private property vehicle access.

(The proposed development will complete the lane in the back and provide north-south connectivity between Claytonhill Drive and 64 Avenue. Access to the proposed properties along 184 Street will be from the future rear lane. No driveway access will be allowed from 184 Street.)

Zoning By-law

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

| RF Zone (Part 16) | Permitted and/or Required | Proposed |
|---------------------------|----------------------------------|---|
| Unit Density: | Up to 14.8 uph | 14.28 uph (Lots 8 and future Lot 9) |
| Yards and Setbacks | | |
| Front Yard: | 7.5 metres | 7.5 metres |
| Side Yard | 1.8 metres | 1.8 metres |
| Rear: | 7.5 metres | 7.5 metres |
| Lot Size | | |
| Lot Size: | 560 square metres | 659 square metres (Lot 9 to be 705 square metres after consolidation) |
| Lot Width: | 15 metres | 15 metres |
| Lot Depth: | 28 metres | 41 metres (Lot 9 to be 39 metres after consolidation) |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces | 3 off-street parking stalls | 3 off-street parking stalls |

| RF-13 (Part 16B) | Required | Proposed |
|---------------------------|-----------------------------|-----------------------------|
| Unit Density: | Up to 28 uph | 20 uph |
| Yards and Setbacks | | |
| Front Yard | 6.0 metres | 6.0 metres |
| Side Yard: | 1.2 metres | 1.2 metres |
| Rear: | 7.5 metres | 7.5 metres |
| Lot Size | | |
| Lot Size: | Interior: 336 square metres | Interior: 476 square metres |
| Lot Width: | Interior: 12.0 metres | Interior: 12.0 metres |
| Lot Depth: | Interior: 28 metres | Interior: 40 metres |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces | 3 off-street parking stalls | 3 off-street parking stalls |

| RF-SD Zone (Part 17H) | | |
|------------------------------|-----------------------------|---------------------------------|
| Unit Density: | Up to 37 uph | 37.5 uph |
| Yards and Setbacks | | |
| Front Yard: | 3.5 metres | 3.5 metres |
| Side Yard: | 1.2 metres | 1.2 metres |
| Rear: | 6.5 metres | 6.5 metres |
| Lot Size | | |
| Lot Size: | Interior: 200 square metres | Interior: 262-274 square metres |
| Lot Width: | Interior: 7.2 metres | Interior: 7.0 metres* |
| Lot Depth: | Interior: 28 metres | Interior: 37-39 metres |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces | 2 off-street parking stalls | 2 off-street parking stalls |

*Variance required

Lot Width Variance

- The applicant is requesting the following variance:
 - to reduce the minimum interior lot width of the RF-SD Zone from 7.2 metres to 7.0 metres for proposed Lots 1-6.
- By slightly narrowing the lot widths of the RF-SD lots, an oversized RF-13 lot fronting 184 Street can be achieved.
- All of the proposed lots in the development meet or exceed minimum lot areas under the Zoning By-law.
- The Design Consultant has confirmed that there will be no issues with accommodating a typical RF-SD building on a slightly narrower lot. The maximum floor area would still be achievable.
- The visual impact on the streetscape is anticipated to be minimal.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 mid-scale massing characteristics that provide a strong relationship with context homes in the area. These include a minimum of 4:12 roof pitches, "shake profile" concrete tiles, and "shake profile" asphalt shingles with raised ridge caps in grey, brown, or black. Cladding is primarily stucco or hardiplank, stone and brick. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated March 20, 2022, 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 \$4,000 per new unit for projects not located within a Secondary Plan area.
- 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 Urban 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 April 14, 2022, and the Development Proposal Signs were installed on April 5, 2022. Staff received two responses from neighbours. (*staff comments in italics*)
- One resident emailed and expressed concerns on the lack of parking spaces in the neighbourhood. With the additional lots being created, parking will be a challenge. There are already a lot of cars parked in the lane. With the loss of parking spaces on 64 Avenue when it gets widened, parking in the back lane would be inevitable. The City should seriously consider congestion caused by densification.

The City has parking space requirements for all types of development. While some households may have more vehicles than the number of parking spaces they have, on-street or laneway parking is generally allowed by the City (subject to conditions) to accommodate these vehicles.

The City of Surrey is growing in population. Managing and directing this expected growth is the goal of the Official Community Plan (OCP). Higher density growth is typically directed into neighbourhoods close to commercial amenities as well as transit routes. This proposed development fits into both criteria. The City is responding to issues of housing stock and affordability by allowing the development of different housing types with different pricing options such as this development.

- Another resident phoned and had questions about parking, the duplex lots, children playing on the lane and speed bumps.

The semi-duplex (RF-SD) zone does not allow for secondary suites. Each semi-duplex lot is required to provide two parking spaces; the RF and RF-13 lots will be required to provide 3 parking spaces each. The RF and RF-13 lots allow for one secondary suite. To reduce speeds within the lane and deter cars from shortcutting to 64 Avenue through the completed lane (through this development), a speed bump within the north portion of the new lane will be requested.

- The subject development application was reviewed by the Cloverdale Community Association and the Cloverdale District Chamber of Commerce. Both had no objections to the development proposal.

TREES

- Adrian Szabunio, 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 |
|---|--------------|----------|----------|
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry Tree | 2 | 2 | 0 |
| Flowering Crabapple | 1 | 1 | 0 |
| Fig | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 4 | 4 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 7 | | |
| Total Retained and Replacement Trees | 7 | | |
| Contribution to the Green City Program | \$550 | | |

- The Arborist Assessment states that there are a total of four mature trees on the site, excluding Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of eight replacement trees on the site. Since only seven replacement trees can be accommodated on the site (based on 3 trees for the RF-13 lot and 4 trees on the RF lot), the deficit of one replacement tree will require a cash-in-lieu payment of \$550 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of seven trees are proposed to be retained or replaced on the site with a contribution of \$550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Block Plan, Site Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7922-0039-00
- Appendix VII. Aerial Photo

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

DQ/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No: _____ OF LOT 24 SECTION 17 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 54168**

CIVIC ADDRESS:

6451 184 Street, Surrey
P.I.D. 005-206-197

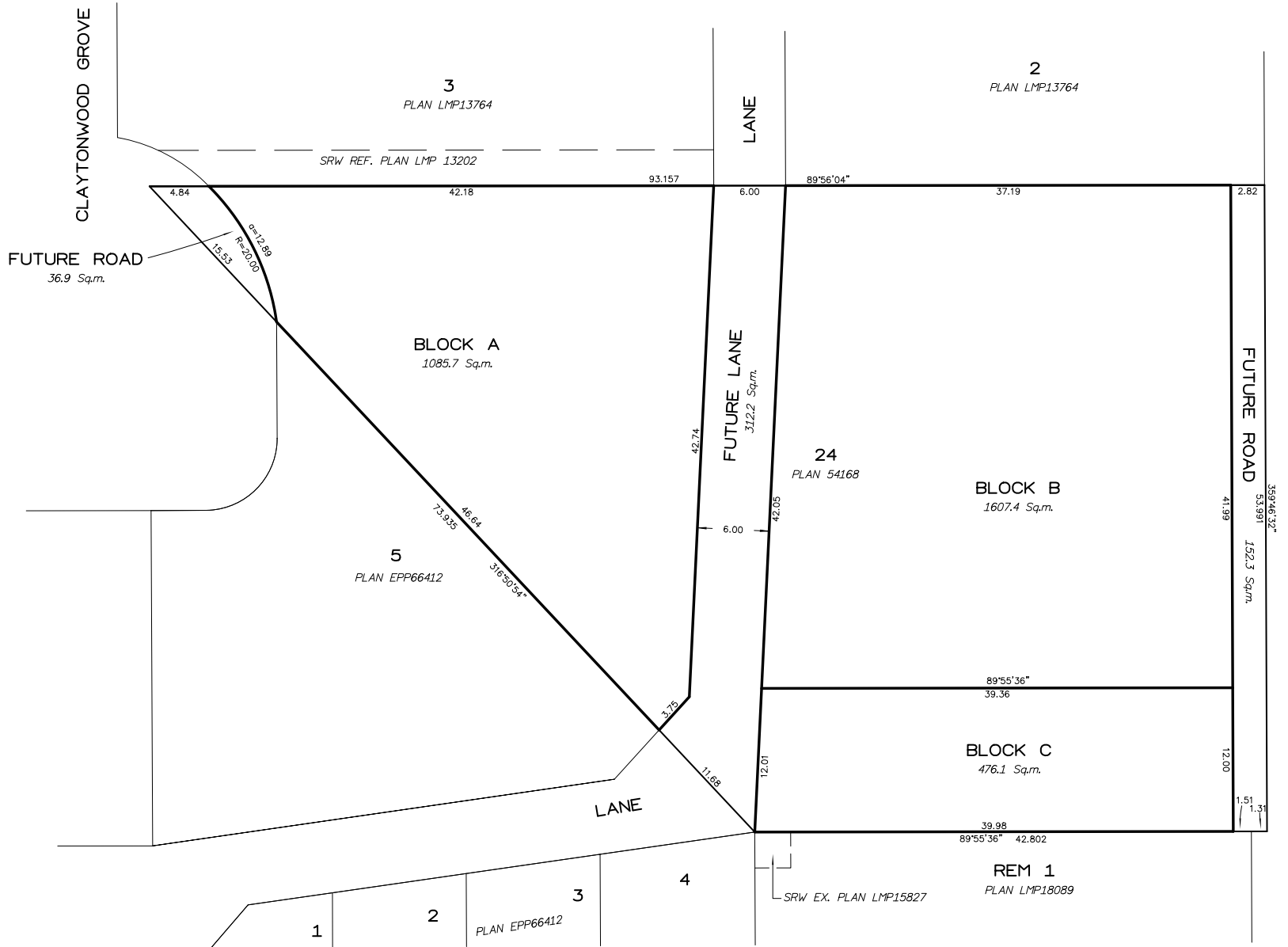
SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

LEGEND

Sqm. DENOTES SQUARE METRES
EX. DENOTES EXPLANATORY
REF. DENOTES REFERENCE



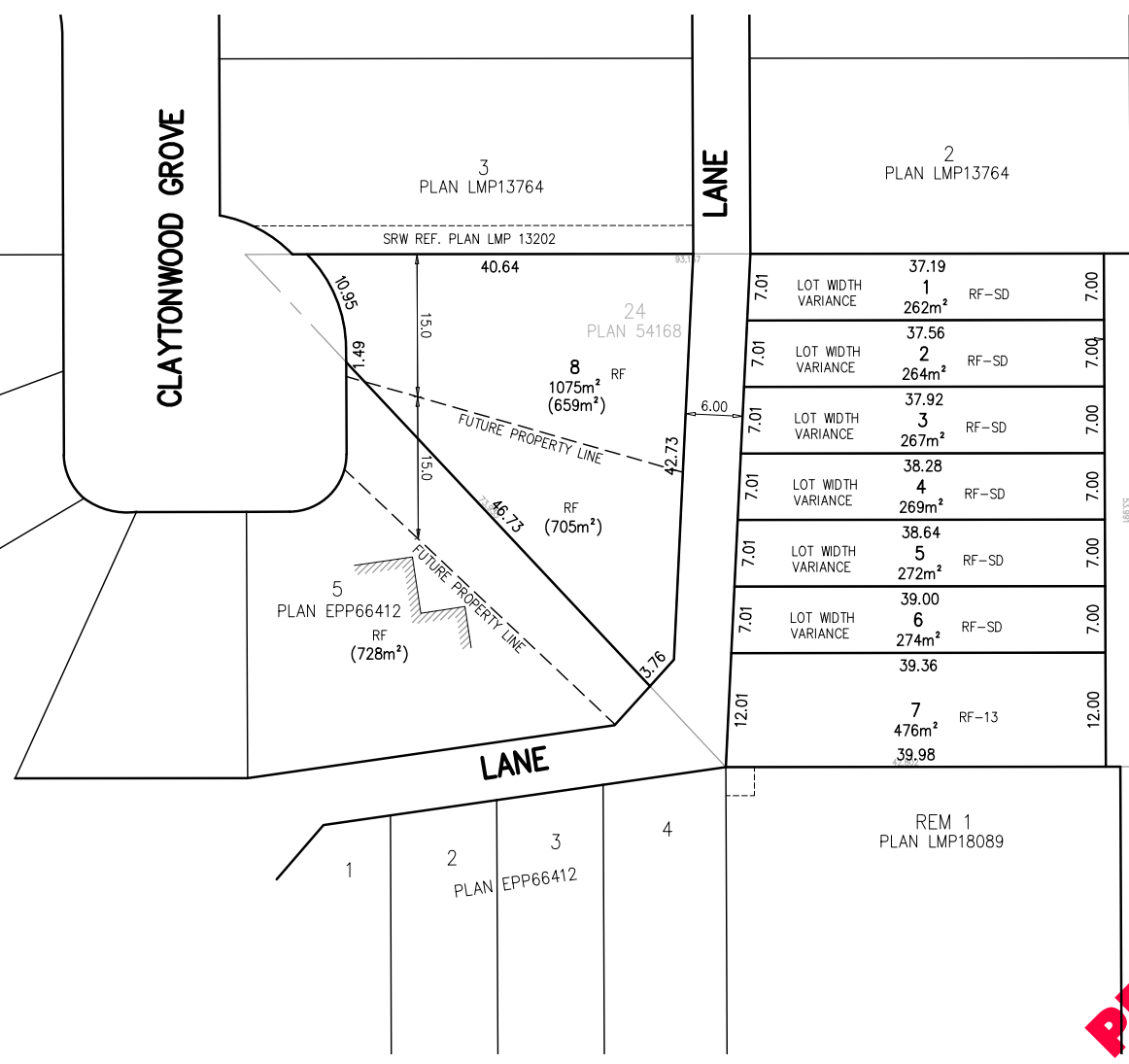
Lot dimensions are derived from Field Survey

CERTIFIED CORRECT
DATED THIS 22nd DAY OF MARCH, 2022

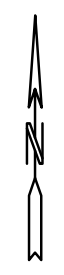
----- BCLS
Finny Philip



G:\Projects\22011.srd\Drawings\Layouts\Lot_Layout - Op. 2 - Mar 23, 2022.dwg [Lot_Layout - 11x17] 4/11/2022 9:18AM



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



| | | | | | |
|--|----------|----------------------------------|----------|------------------------|--|
| CLIENT: | | PROJECT: 6451 184 STREET, SURREY | | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | | | |
| PROJECT No. | 2021-260 | DATE: | MAR 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 2W6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

INTER-OFFICE MEMO

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

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

DATE: **June 28, 2022** PROJECT FILE: **7822-0039-00**

RE: **Engineering Requirements
Location: 6451 184 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.5m Statutory Right of Way along 184 St.
- Dedicate 2.808m along 184 St.
- Dedicate as road (without compensation) on 184 St from 64 Ave to 6600 Block of 184 St.
- Dedicate 6.0m for the lane.
- Dedicate 5.5mx5.5m corner cut at the intersection of the lane.
- Dedicate for the completion of 14.0m cul-de-sac along Claytonwood Gr.

Works and Services

- Construct 1.8m sidewalk on the west side of 184 St.
- Complete construction of 14.0m radius cul-de-sac along Claytonwood Gr.
- Construct the lane and speed hump.
- Construct 300mm drainage 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.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

IJ

NOTE: Detailed Land Development Engineering Review available on file



April 14, 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.

Don Christian’s catchment is made up of maturing Cloverdale neighbourhoods. It is a unique catchment as it also encompasses the Cloverdale Fairgrounds along with a light commercial/industrial area. The 10 year enrollment projections show a slight decline. There are currently no plan to increase the capacity of the school.

In September 2018, Salish Secondary will open in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. It is the intent of the District to remove extended day programming at Lord Tweedsmuir this September, as many of their students will be reassigned to the new Salish high school once the boundary changes go into affect.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0039 00

SUMMARY

The proposed 9 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: | 2 |

September 2021 Enrolment/School Capacity

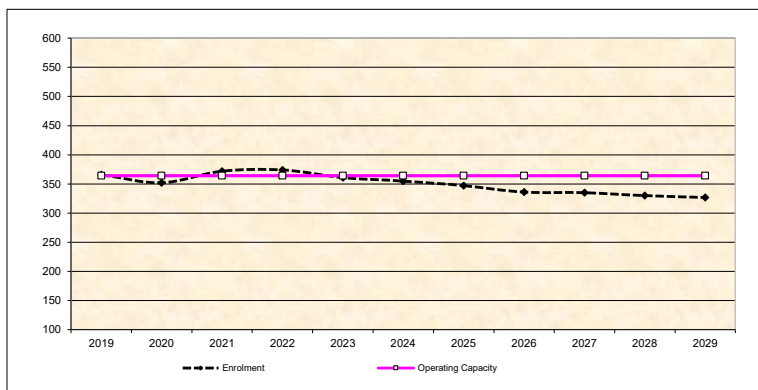
| | |
|----------------------------------|------------|
| Don Christian Elementary | |
| Enrolment (K/1-7): | 37 K + 335 |
| Operating Capacity (K/1-7) | 38 K + 326 |
| Lord Tweedsmuir Secondary | |
| Enrolment (8-12): | 1739 |
| Capacity (8-12): | 1400 |

| | |
|--|----|
| Projected population of school-age children for this development: | 10 |
|--|----|

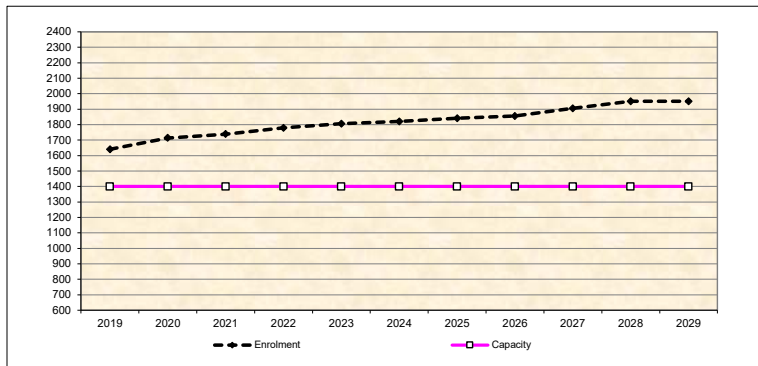
Population: The projected population of children aged 0-19 Impacted by the development.

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

Don Christian Elementary



Lord Tweedsmuir 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 #: 7922-0039-00
 Project Location: 6451 184 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

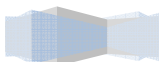
1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists majority of town house complexes and single family dwellings. All the homes in the surrounding property are approximately 2-5 years old "west coast modern" style with mid-scale massing characteristics. These homes have 5:12 roof pitches with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer developments can be used as context homes.

There is a gas station adjacent to the subject property adjoining the South property line.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

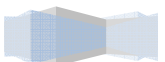
Restrictions on Dwellings No basement entry homes

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Tree Planting Deposit: **\$2,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

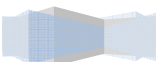
Compliance Deposit: **\$20,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: March 26, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: March 26, 2022



Tree Preservation Summary

Surrey Project No:

Address: 6451 184 Street, Surrey BC

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio- PR-5079A

| On-Site Trees | Number of Trees | Off-Site Trees | Number of Trees |
|---|-----------------|--|-----------------|
| Protected Trees Identified * | 4 | Protected Trees Identified | 7 |
| Protected Trees to be Removed | 4 | Protected Trees to be Removed | 1 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 | Protected Trees to be Retained | 6 |
| Total Replacement Trees Required: | | Total Replacement Trees Required: | |
| - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 | 8 | - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 | 2 |
| - All other species to be removed (2:1) 4 X two (2) = 8 | | - All other species to be removed (2:1) 1 X two (2) = 2 | |
| Replacement Trees Proposed | 7 | Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 1 | Replacement Trees in Deficit | 2 |
| Protected Trees to be Retained in Proposed Open Space or Riparian Areas | - | | |

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

July 5, 2022

Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0039-00

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: 005-206-197

Lot 24 Section 17 Township 8 New Westminster District Plan 54168

6451 - 184 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 title(s) has/have been issued, as follows:

Parcel Identifier:

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

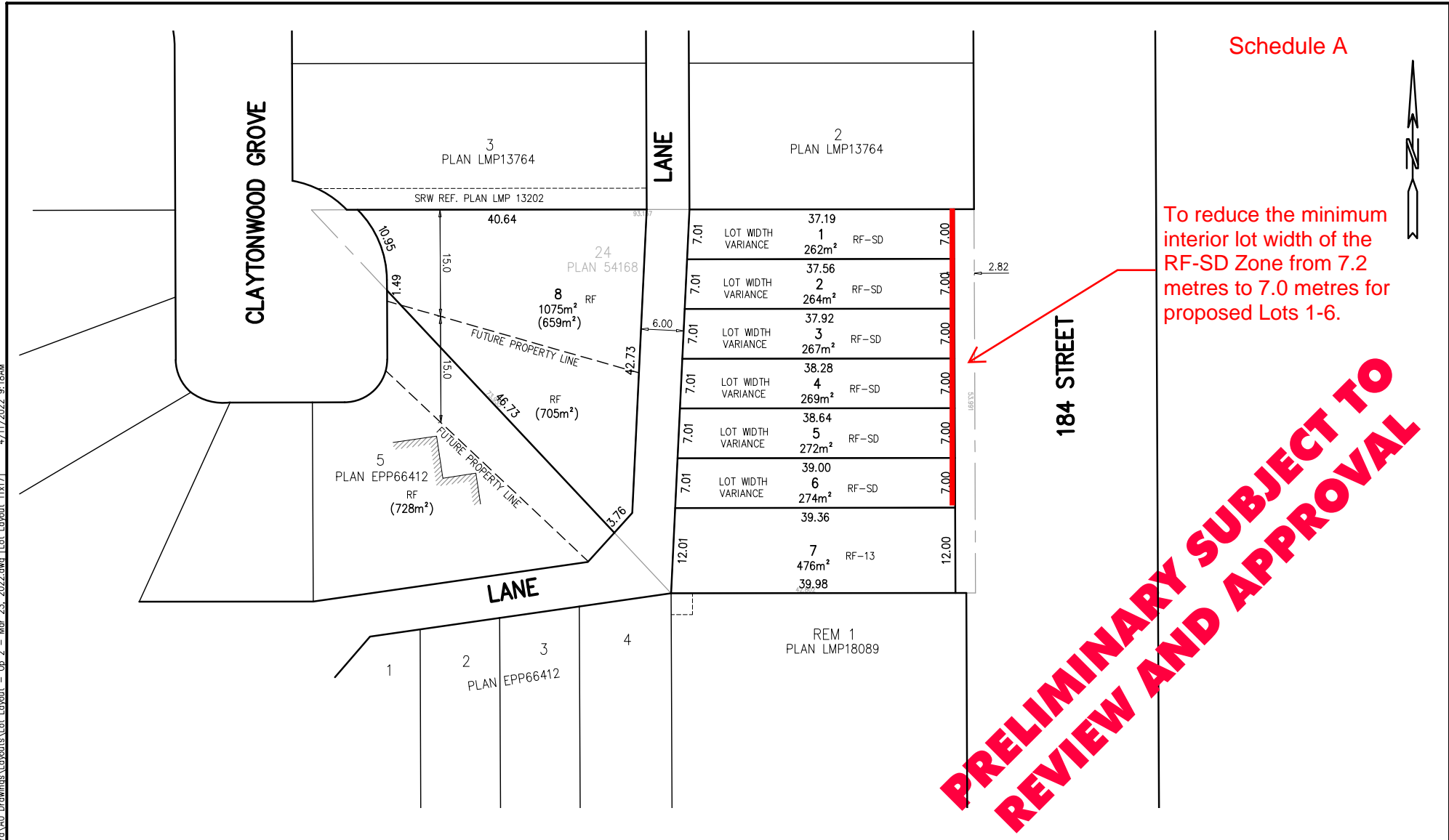
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 17H “Semi-Detached Residential Zone (RF-SD)”, Section K. Subdivision, Sub-section 2(c) Permitted Lot Size Reductions, the minimum interior lot width is reduced from 7.2 metres to 7.0 metres for proposed Lots 1 to 6.
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

G:\Projects\22011.sra\00 Drawings\Layouts\Lot_Layout - Op. 2 - Mar 23, 2022.dwg [Lot_Layout - 11x17] 4/11/2022 9:18AM



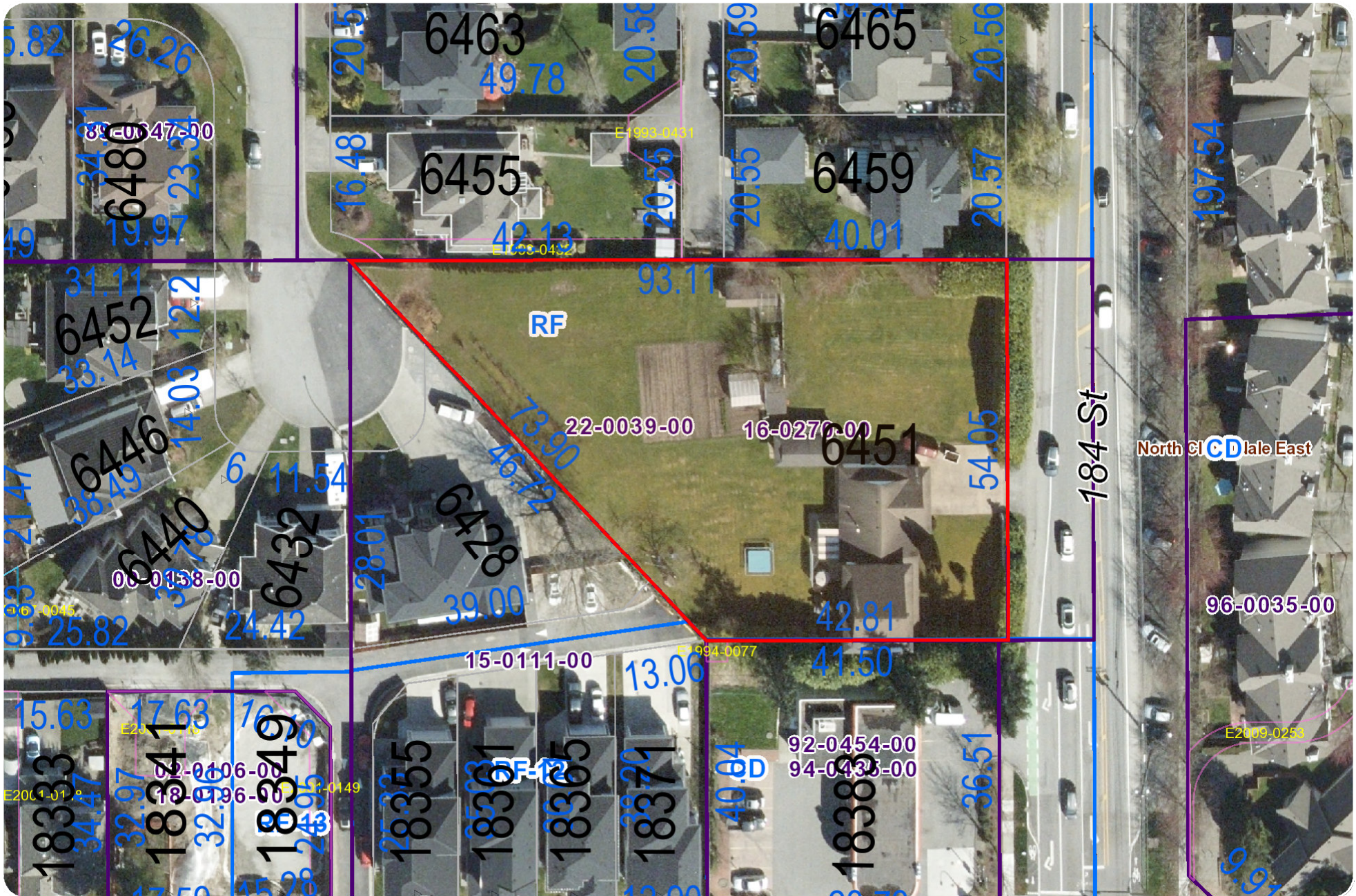
Schedule A



To reduce the minimum interior lot width of the RF-SD Zone from 7.2 metres to 7.0 metres for proposed Lots 1-6.

| | | | | | |
|--|----------|----------------------------------|----------|--------|-----------------------|
| CLIENT: | | PROJECT: 6451 184 STREET, SURREY | | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | | | |
| PROJECT No. | 2021-260 | DATE: | MAR 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



Enter Map Description

Scale: 1:740

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

