

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0186-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **NCP Amendment** from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.)
- **Rezoning** from RA to CD
- **Rezoning** to Amend Schedule G, Section E, Map 11 North Grandview Heights to include the subject site within Area B

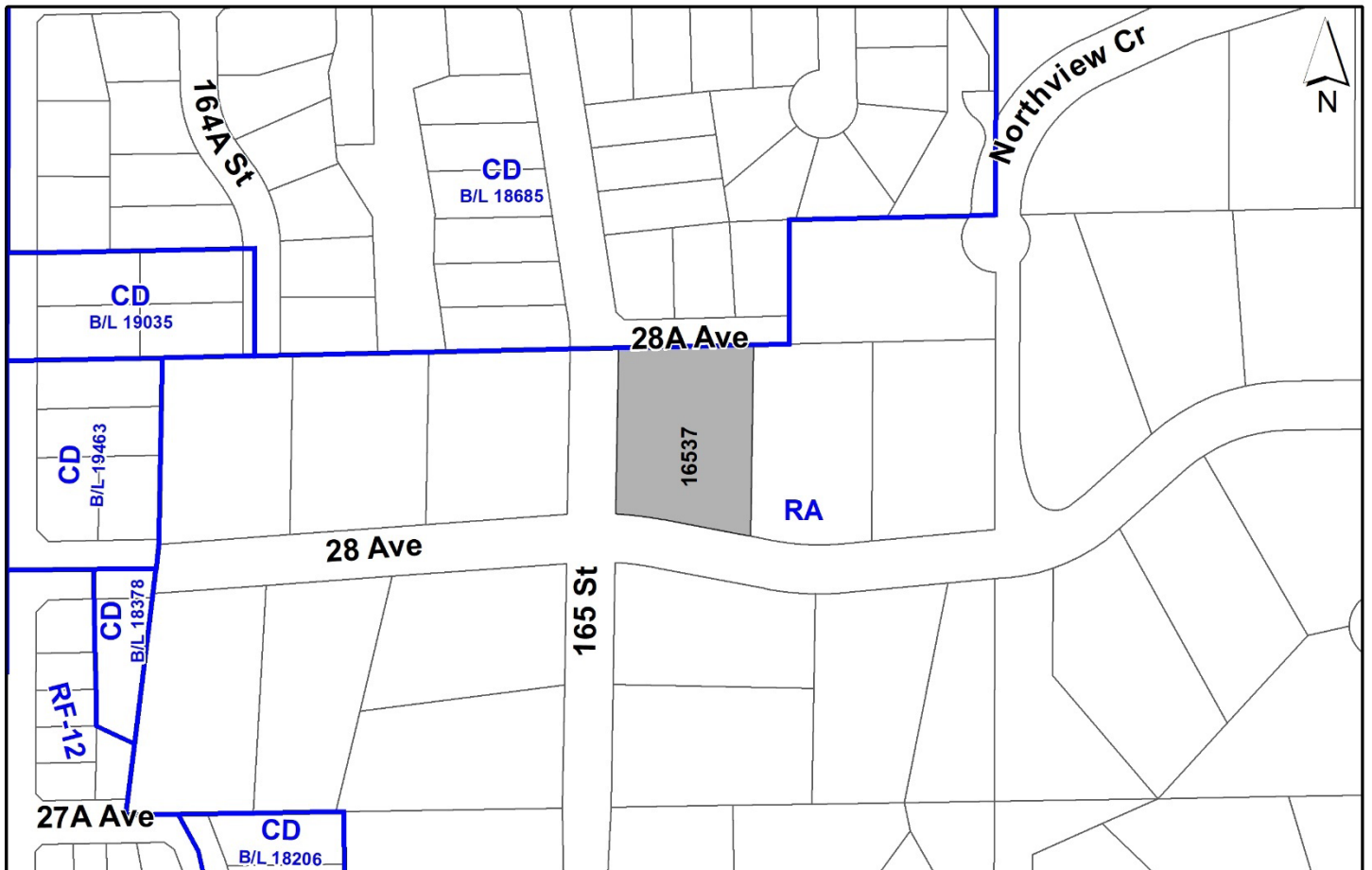
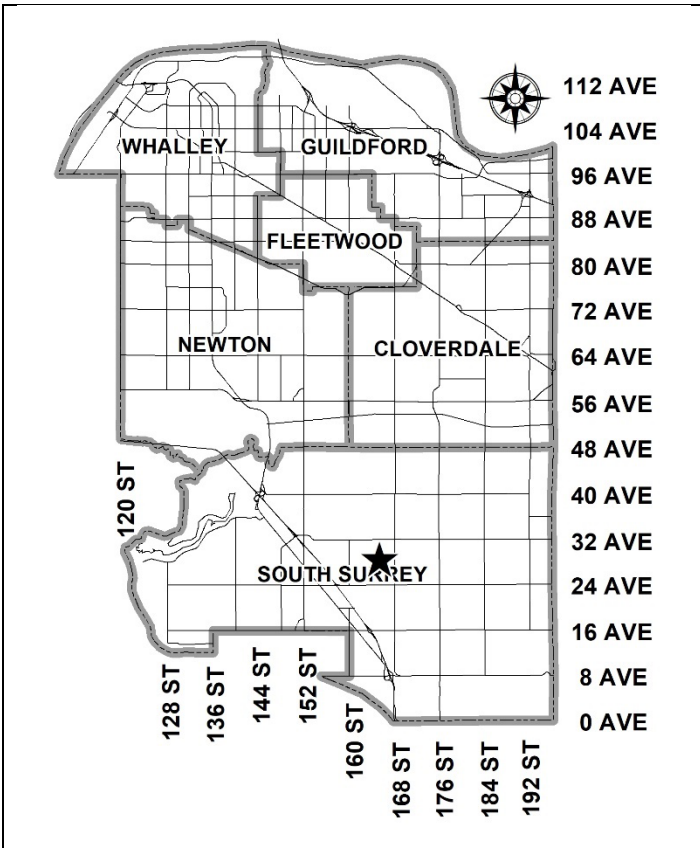
to permit subdivision into four (4) single family lots.

LOCATION: 16537 - 28 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing One Acre & Half Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction and set a date for Public Hearing for an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties at 16537 - 28 Avenue within Area B.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.).

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the "Suburban" designation of the Official Community Plan (OCP).
- The proposed lots comply with density requirements of the "Quarter Acre Residential Zone (RQ)".
- The proposed density and lot sizes are in keeping with the neighbourhood context and recently approved development applications in the area.
- The four (4) lot subdivision proposal will result in a cash-in-lieu contribution to the City for the 15% unencumbered parkland subdivision dedication requirement.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A By-law be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16537 - 28 Avenue within Area B and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) the applicant address the 15% cash-in-lieu for open space associated with the proposed gross density type lots; and
 - (h) 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.
4. Council pass a resolution to redesignate the subject sites from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots	RA
North (Across 28A Avenue):	Single Family Residential	Suburban / Larger Transition Lots (2-3 u.p.a.)	CD By-law No. 18685
East:	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots <i>(Development Application No. 7922-0211-00 proposes an NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA <i>(Development Application No. 7922-0211-00 proposing rezoning to RQ)</i>
South (Across 28 Avenue):	Single Family Residential	Rural / Rural under Grandview Heights General Land Use Plan	RA
West (Across 165 Street):	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots <i>(Development Application No. 7922-0233-00 proposes an NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA <i>(Development Application No. 7922-0233-00 proposing rezoning to CD based on RQ)</i>

Context & Background

- The subject property is located at the corner of 28 Avenue and 165 Street in South Surrey. The site is designated "Suburban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The site is approximately 4,048 metres in area, 55.4 metres wide, and 68.3 metres deep.
- To the west of the subject site, Development Application No. 7921-0100-00 (16445 and 16463 - 28 Avenue) was granted Third Reading of the associated Rezoning By-law at the Regular Council – Public Hearing meeting on November 22, 2021, for rezoning from RA to RQ to permit subdivision into seven (7) single family lots. At this meeting, Council supported an NCP Amendment from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".
- Development Application No. 7917-0310-00 (16441 - 28 Avenue) to the west also received Final Adoption from Council at the Regular Council – Land Use meeting on December 6, 2021, for an NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single Detached"(3-4 u.p.a.), rezoning from RA to CD (based on RQ), and subdivision into four (4) single family lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to subdivide the subject site from one (1) into four (4) suburban single family lots.
- The proposed density and lot size is in keeping with other recently approved development applications in the area and meets the intent of the proposed "Single Detached (3-4 u.p.a.)" NCP designation and "Quarter Acre Residential Zone (RQ)".
- The proposed lots conform to the minimum subdivision requirements of the RQ Zone, and the proposed density and lot area are consistent with the established development pattern in the neighbourhood.
- The applicant is proposing two (2) lots under 930 square metres in area, which requires 15% unencumbered parkland subdivision dedication under the RQ Zone. The CD Zone is necessary to permit the 15% dedication requirement to be accepted as cash-in-lieu. The total amount provided will be based on the gross area of proposed Lot 1 and 4 including road frontage dedications.

	Proposed
Lot Area	
Gross Site Area:	4,048 square metres
Road Dedication:	594 square metres
Net Site Area:	3,454 square metres
Number of Lots:	4
Unit Density:	9.88 units per gross hectare
Range of Lot Sizes	795 - 932 square metres
Range of Lot Widths	25.4 - 28.7 metres
Range of Lot Depths	29.2 - 33.2 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 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Pacific Heights Elementary School
1 Secondary student at Grandview Heights Secondary School

(Appendix III)

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

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 will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement for the standard sized lots and their fronting road dedication area.

Parks will accept cash-in-lieu of the 15% unencumbered parkland subdivision dedication requirement for the undersized lots and their fronting road dedication area.

The closest active park is Morgan Heights Linear Park and is 1,265 metres away. The closest natural area is 115A Greenbelt and is 165 metres away.

Transportation Considerations

- The applicant is providing an 8.5 metre wide road dedication to the north of the subject site along 28A Avenue, and 1.9 metre road dedication to the south of the site along 28 Avenue.
- Sidewalks are proposed along 165 Street, 28A Avenue, and 28 Avenue, which will improve pedestrian safety in the area.
- The proposed development is located in walking distance to transit service. A bus stop is located approximately 1 kilometer west of the site along 160 Street, serviced by bus route 354 with connections between White Rock South and Bridgeport Station, and bus route 363 with connections between Southpoint and Peace Arch Hospital.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located in an existing residential neighbourhood that has experienced gradual densification in recent years. Additionally, the proposed lot dimensions are compatible with recent infill development projects along 28 Avenue, including Development Application No. 7917-0310-00, which received Final Adoption from Council, and Development Application No. 7921-0100-00, which received Conditional Approval from Council.)

- A3.3 – Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

(The proposal includes local road dedications along 28A Avenue and 28 Avenue, and sidewalk construction adjacent to the site, which will improve neighbourhood connectivity and walkability.)

Secondary Plans

Land Use Designation

- The subject site is designated as "Existing One Acre & Half Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicant proposes an amendment to the North Grandview Heights NCP from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)".

Amendment Rationale

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights. The plan was based on a traditional one acre and half acre subdivision model.

- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large areas within the North Grandview Heights NCP area. On September 8, 2005, Council approved the recommendations in Corporate Report Co13 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties excluded from the amendment; therefore, the subject site's "Existing One Acre & Half Acre Lots" land use designation was maintained.
- Since 2005, re-development has begun to extend into the neighbourhood triggering several OCP and NCP amendments. Recent applications include Development Application No. 7915-0183-00 to the north, and 7917-0310-00 and 7921-0100-00 to the west, which have introduced smaller suburban single family lots in the area. To meet present day development and market conditions, it is appropriate to re-evaluate the NCP land use designation for the subject site.
- To ensure that the site is subject to Secondary Plan and Infill Area Contribution rates for density increases, an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, is required to identify the property at 16537 - 28 Avenue within Area B.
- The proposed density and lot sizes are in keeping with other recently approved development applications in the area and meets the intent of the "Single Detached (3-4 u.p.a.)" NCP designation and "Quarter Acre Residential Zone (RQ)".
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", which will be based on the "Quarter Acre Residential Zone (RQ)".
- The proposed lots conform to the minimum subdivision requirements of the RQ Zone. However, the CD Zone is necessary to permit 15% unencumbered parkland subdivision dedication requirement to be accepted as cash-in-lieu. The 15% cash-in-lieu will be based on the gross area of proposed Lot 1 and 4 including road frontage dedications.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the RQ Zone.

Zoning	RQ Zone (Part 15C)	Proposed CD Zone
Unit Density:	10 units per gross hectare	10 units per gross hectare
Lot Size (Lot 2 and 3)		
Lot Size:	930 square metres	930 square metres
Lot Width:	24 metres	24 metres
Lot Depth:	30 metres	30 metres
Lot Size Reductions With 15% Open Space (Lot 1 and 4)		
Lot Size:	775 square metres	775 square metres
Lot Width:	20 metres	20 metres
Lot Depth:	30 metres	29.2 metres
Open Space	15% open space dedication for park and recreation purposes	15% cash-in-lieu for open space dedication requirement

Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage, West Coast, Craftsman, Contemporary, and Modern Farmhouse. To acknowledge shifting trends in style, hybrid styles such as Modern Prairie, Contemporary-Traditional or Contemporary-French Provincial are also permitted.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated July 25, 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 2 Capital Plan Project CACs for proposed density greater than the NCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee is \$20,000 per unit for single family lots.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 27, 2022, and the Development Proposal Signs were installed on July 4, 2022. Staff received no responses from neighbouring property owners.
- A pre-notification letter was sent to the Grandview Heights Stewardship Association who did not provide comments on the application.

TREES

- Corey Plester, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Linden, Little-Leaf	1	0	1
Sweetgum	1	1	0
Plum sp.	1	1	0
Cheery, Kwanzan	4	4	0
Coniferous Trees			
Douglas Fir	4	4	0
Spruce, Blue	10	10	0
Spruce, Sitka	1	1	0
Dead Trees > 30cm	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	22	1

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	20
Total Retained and Replacement Trees	21
Contribution to the Green City Program	\$13,750

- The Arborist Assessment states that there are a total of 23 mature trees on the site. No Alder and Cottonwood trees were identified. It was determined that 1 tree 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 2 to 1 replacement ratio. This will require 44 replacement trees on the site. In addition, 1 to 1 replacement is required for one dead tree greater than 30 cm in diameter, for a total of 45 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (5 trees per lot), the deficit of 25 replacement trees will require a cash-in-lieu payment of \$13,750 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$13,750 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

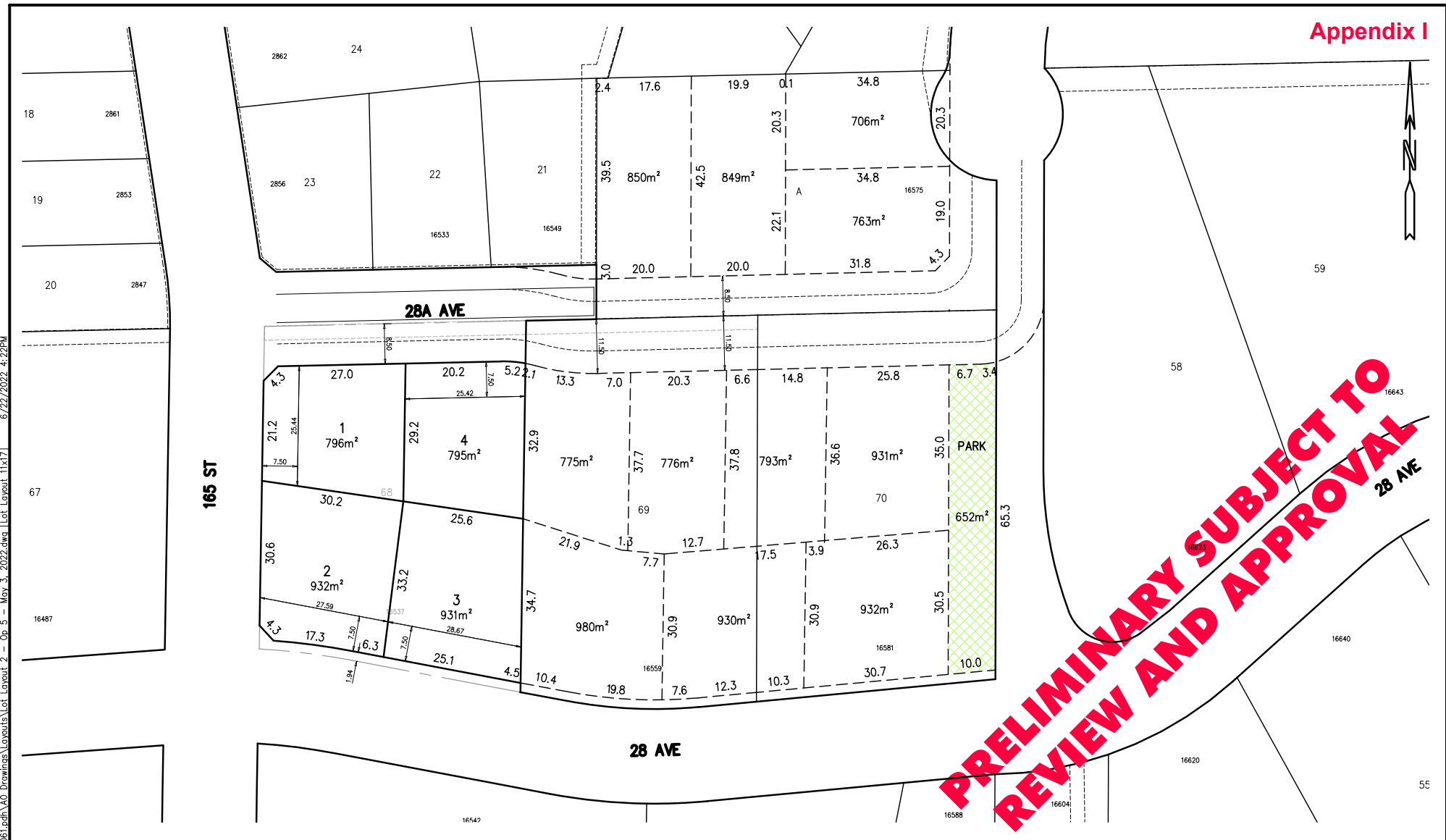
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Amendment Map
Appendix VII.	Proposed Amendment to Schedule G of the Zoning By-law

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/cm



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 16537 28 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2022-061	DATE:	MAY 2022	LEGAL:	
			SCALE:	1:750	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

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INTER-OFFICE MEMO

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

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

DATE: **September 11, 2022** PROJECT FILE: **7822-0186-00**

RE: **Engineering Requirements
Location: 16537 28 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment except for the requirements listed below.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942 m on 28 Avenue, including 3 m x 3 m corner cut at 28 Avenue/165 Street.
- Dedicate 8.5 m on 28A Avenue, including 3 m x 3 m corner cut at 28A Ave and 165 Street.
- Register 0.5 m SRW along 28 Avenue, 28A Avenue and 165 Street property lines.

Works and Services

- Construct new detention pond or provide on-site detention/retention features with the condition that there will be no net increase in post-development flows to April Creek.
- Financial contribution for the new detention pond proposed by 7915-0336-00 and auxiliary trunks and storm sewers will be required.
- Confirm downstream storm drainage system capacity; upgrade the system as required.
- Construct storm drainage mains to service the proposed lots and fronting roads.
- Construct new, metered water service connections.
- Construct sanitary sewers to service the proposed lots.
- Pay Water, Sanitary, Storm and Road Latecomers charges relative to projects 15-0183-00
- 100% cash payment of Drainage DCC relative to the new pond (project 7915-0336-00).
- Pay Latecomer, DCC Frontender Agreement, and/or Development Work Agreement charges that might be applicable at the time of the issuance of the Servicing Agreement.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



August 4, 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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. 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. The 10-year projections indicate that the growth trend will continue to be strong.

Grandview Heights Secondary opened September 2021; to provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0186 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

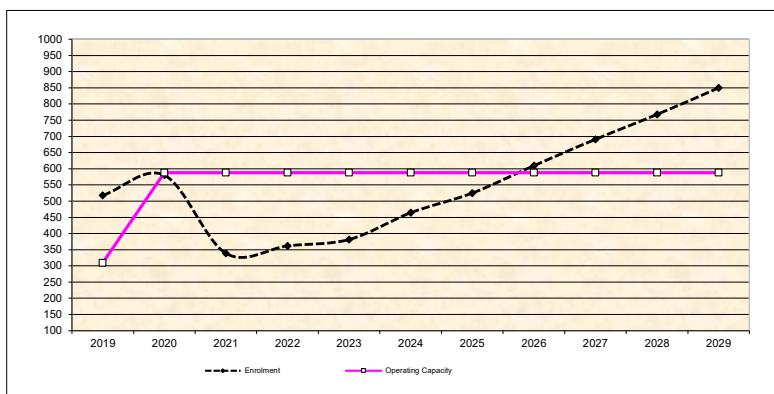
Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 298
Operating Capacity (K/1-7)	76 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	8
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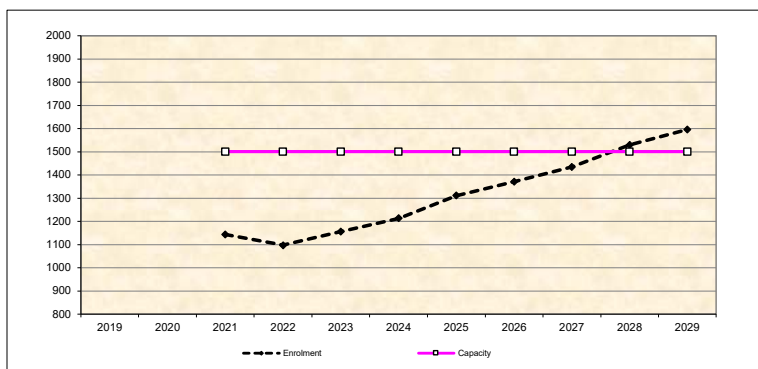
Population: The projected population of children aged 0-19 Impacted by the development.

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

Pacific Heights Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 22-0186-00
Project Location: 16537 28 Avenue, Surrey, B.C.
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.
Date: July 21, 2022

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

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

The Context Neighborhood is bounded by 164 Street to the west of the Subject Site, Northview Crescent to the east of the Subject Site, 29A Avenue to the north of the Subject Site, and generally includes homes on both sides of 28 Avenue and 165 Street. The Context Neighborhood generally includes a significant number of well-organized CD zoned lots, which are similar in size and zoning to the proposed new lots on the Subject Site, and some larger RA zoned lots adjacent and to the south.

The greater area beyond the Context Neighborhood includes a significant number of CD and RQ zoned lots to the north and west, and RA zoned lots to the south and east of the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighborhood:

In the Residential Character Study for this development individual existing homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood consists of 27 homes, not including the Subject Site or homes on the Subject Site. 12 of the 26 homes have been identified as Context Homes.

2. Residential Character

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

The parent parcel for the proposed four lot subdivision bounded by 28 Avenue on the south side, 165 Street on the west side, and 28A Avenue on the north side. The east lot line is common with another residential property. This lot was developed in the mid 1980's and was part of a larger development of one acre lots zoned RA.

The context neighborhood includes an eclectic mix of properties, homes and zoning designations. The age of homes in the context neighborhood range from mid-1980's to 2020. The context neighborhood is located in the Grandview Heights area which has undergone significant development and densification over the last decade.

The adjacent one acre lots to the west and east of the Subject Site are currently undergoing development and subdivision. The lots to the north are indicative of what will be developed on the Subject Site and adjacent lots under development, while the lots to the south will remain as larger one acre lots.

The proposed development represents an interface between more recent higher density developments in the broader area to the north and west, and existing older lower density residential properties to the South and East. The nature of this this interface is that small and medium size homes will be seen surrounding larger estate homes. Ideally the interface developments would provide a smooth transition between varying densities although there are already some very high density developments directly beside low density lots just to the west of the context neighborhood.

The proposed development follows the OCP and is designated Suburban. Generally the surrounding area to the north is designated Suburban, the surrounding area to the south west is designated Urban and the surrounding area to the south east is designated Rural.

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

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

House Styles

- The Context Homes that have been identified as contributing are all within the range of Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Contemporary and Modern Farmhouse. These styles are indicative of what has been popular over the last twenty to present. The homes share many common elements of roof design and massing but identify separately as specific styles by the cladding, detailing and colours used.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage similar styles as the Context Homes while acknowledging shifting trends in style, but not to the degree that radically different styles would be permitted. Some hybrid styles

such as Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area, but radically different styles such as Contemporary and Modern with bold shapes and unique cladding systems should be discouraged. Names of styles should be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style and then restrictions specific to these items should be carefully crafted.

Building Massing

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

Corner Lot Design

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

Roof Form and Material

- The Context Homes that have been identified as contributing include a mix of low, medium and steep pitched roofs, with primary roof forms being a combination of hips and gables. There are some homes with monoplane pitched roofs and flat roof elements but no homes have fully flat main roof form. Some homes have shed roofs over certain projecting elements or boxed out windows, and some feature elements have metal roofing. All context homes have asphalt shingle roofing as the main roofing material.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles, but should restrict the use of monoplane and flat roof forms, and not permit monoplane or flat roofs as the primary roof form. The main roof form should be restricted to 3/12 or higher pitched roofs. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the style. Asphalt shingle roofing should be the primary roofing materials but cedar roofing and concrete tile should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements. Some feature roofs may require torch-on roofing but this should only be permitted if it is not visible from the street.

Cladding and Detailing

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

Surfacing Materials:

- The Context Homes that have been identified as contributing all have concrete driveways and front walkways. Finishes include a combination of smooth, stamped or exposed aggregate and several homes include borders with a contrasting finish. Most use cut lines to add extra interest to the finish and provide bold geometric patterns which line up with elements on the home.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Main entry and front walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted. For greater diversity from lot to lot surfacing of other high quality materials such as stamped concrete and concrete unit pavers should also be permitted.

Garages:

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

Front Entry and Porches

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

Landscaping

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

Retaining:

- The Context Homes that have been identified as contributing generally have some slope to each property and low retaining is visible on many lots to deal with grading transitions. Retaining is a combination of precast concrete materials such as Pisa stone or Allan block. Some properties have low boulder rows which are primarily used a borders rather than retaining. Wood retaining is not visible from the road.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish. Pisa stone and Allan block should be the primary approved materials and boulders should only be used as border material and not stacked for retaining. Retaining walls which are not visible from the street should have relaxed requirements for material and finish and permit materials such as wood or cast-in-place concrete.

Other relevant factors to be considered:

In addition to reviewing the homes in the context neighborhood it is important to consider the proposed layout of the new development. The new lots created at the Subject Site will appear to be an extension of the CD zoned development immediately to the North. For that reason the registered Building Scheme on those lots and the specific Design Guidelines need to be considered. The recommendations for the proposed Design Guidelines have incorporated features and restrictions which appear in the registered Building Scheme of the lots to the North to ensure compatibility.

Conclusion:

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

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: July 21, 2022

Reviewed and Approved by: Angus J. Muir



Date: July 21, 2022


MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

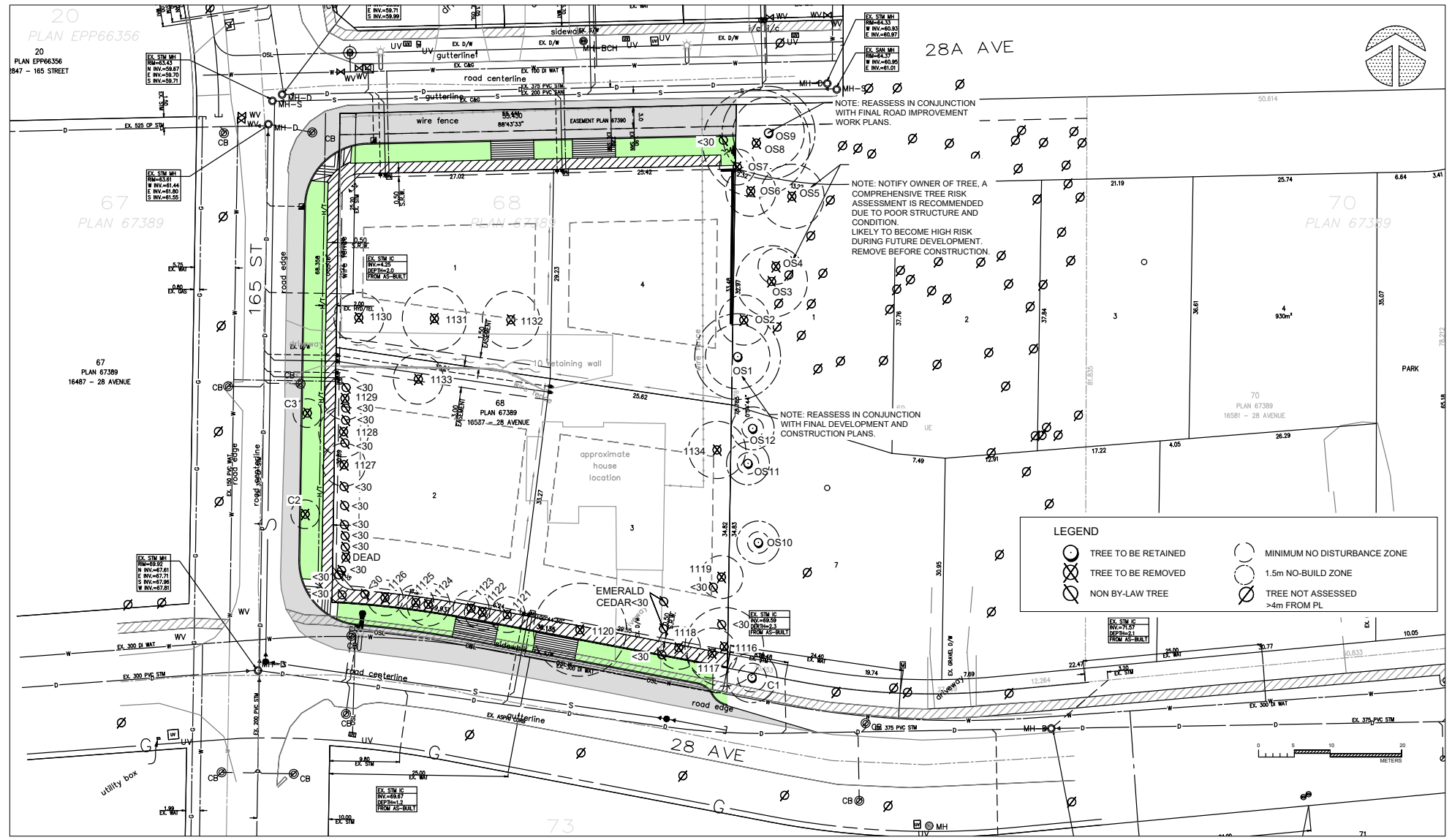
Surrey Project No: 22-0186

Address: 16537 28 Ave Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, dead trees >30cm dbh, but excluding trees in proposed open space or	23
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <div style="text-align: center;"> Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = <u>44</u> </div> <div style="text-align: center;"> Dead Trees >30cm DBH Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 </div>	45
Replacement Trees Proposed	20
Replacement Trees in Deficit	25
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: <div style="text-align: center;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 </div> <div style="text-align: center;"> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 </div>	7
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: July 11, 2022





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED >4m FROM PL

STAMP	NO.	DATE	BY	REVISION
	1	JUL0722	MK	KEY GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 Surrey, British Columbia
 V3W 0A6
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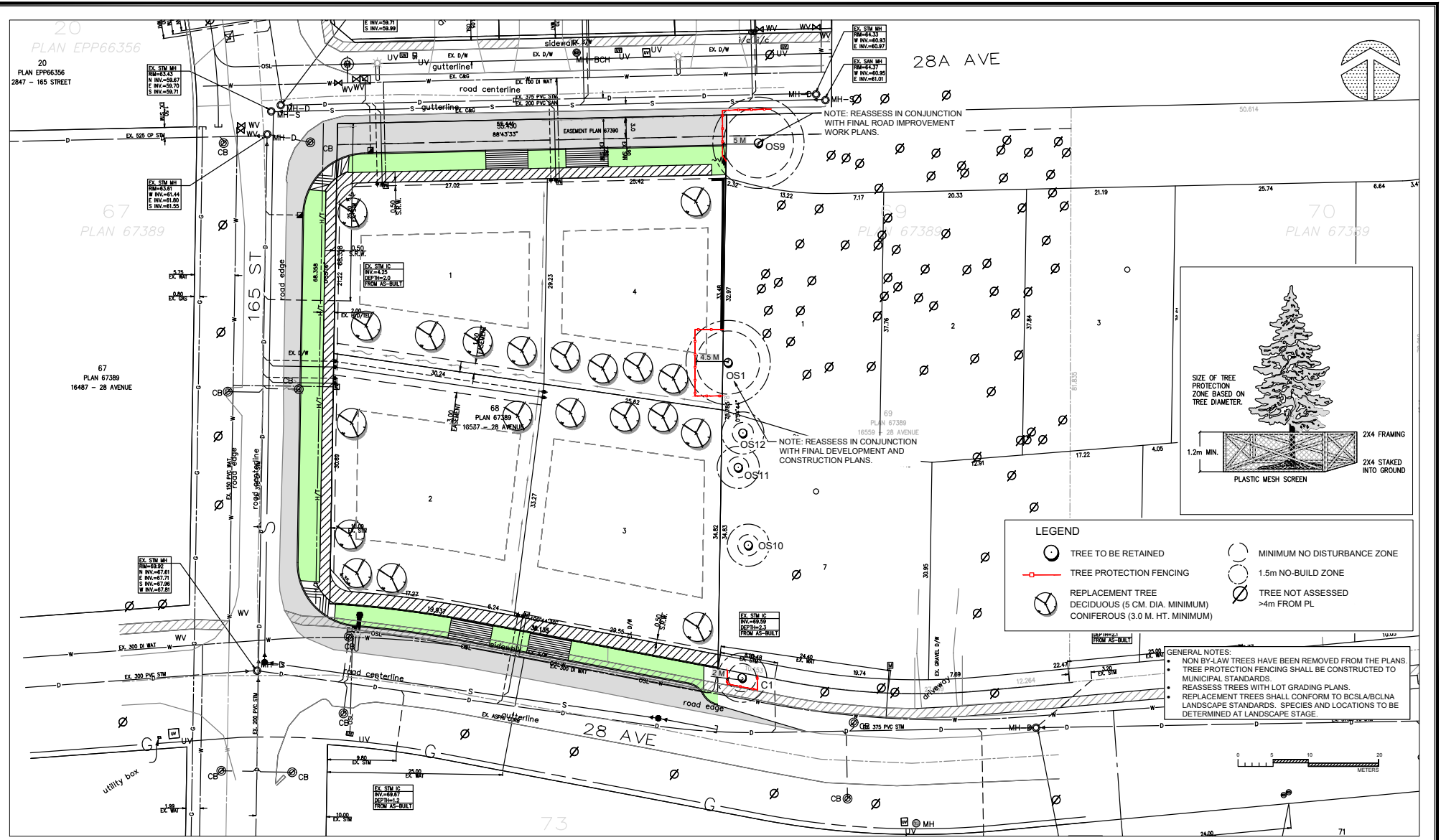
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PROJECT TITLE
16537 - 28 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____
 DATE _____

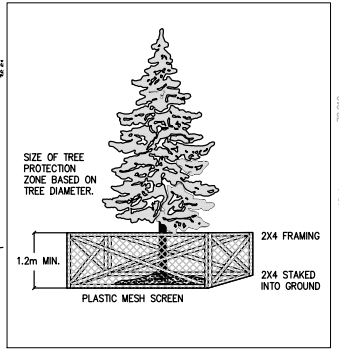
DRAWN MK
 SCALE AS SHOWN
 DATE MAY 03, 2022

T-1
 SHEET 1 OF 2



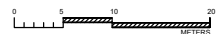
NOTE: REASSESS IN CONJUNCTION WITH FINAL ROAD IMPROVEMENT WORK PLANS.

NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.



- LEGEND**
- TREE TO BE RETAINED
 - TREE PROTECTION FENCING
 - REPLACEMENT TREE DECIDUOUS (6 CM. DIA. MINIMUM) CONIFEROUS (3.0 M. HT. MINIMUM)
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE NOT ASSESSED >4m FROM PL

- GENERAL NOTES:**
- 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/SLA/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION
	1	JUL0722	MK	KEY GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
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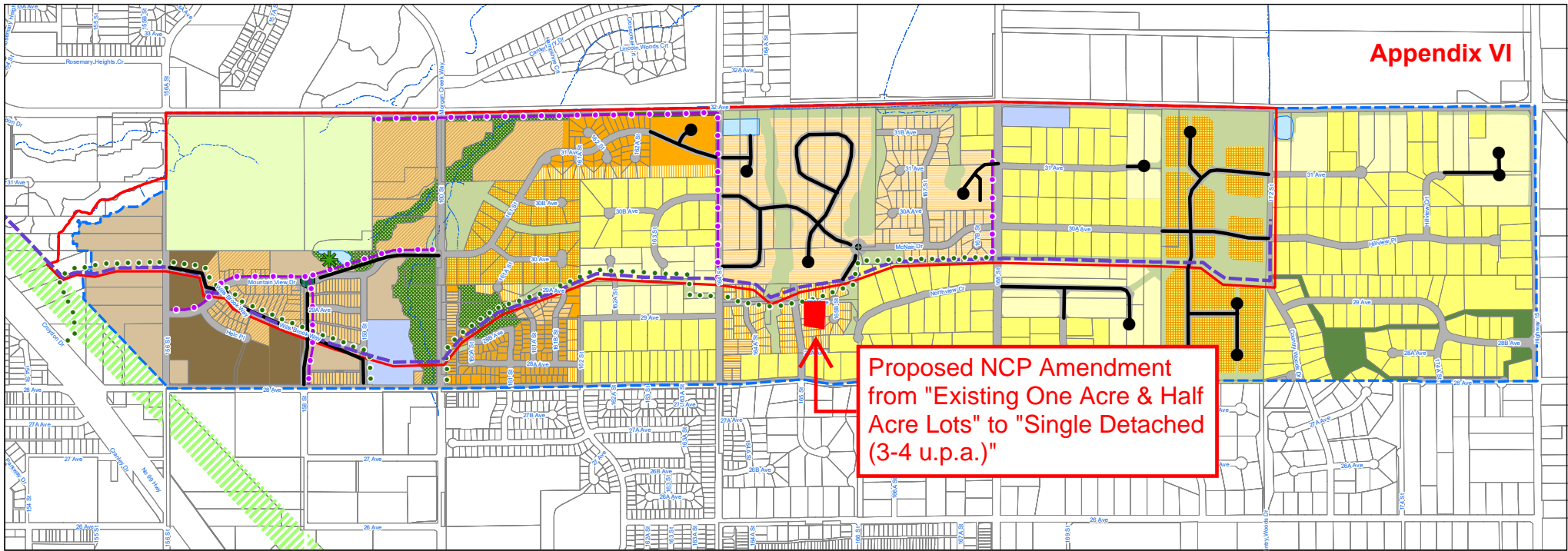
PROJECT TITLE
16537 - 28 AVENUE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

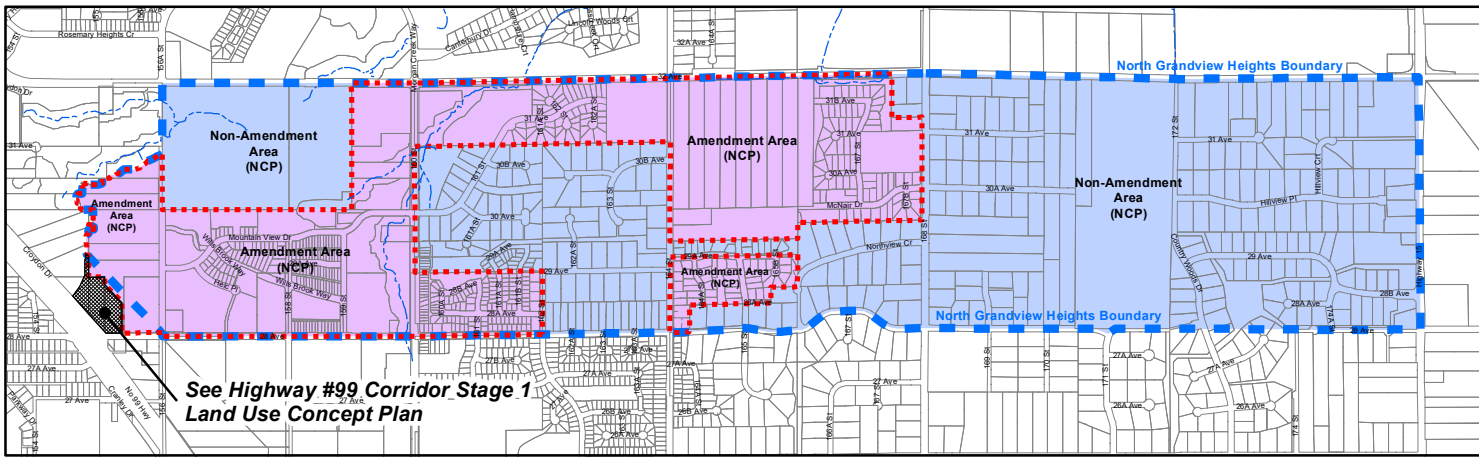
CLIENT

DATE
 MAY 03, 2022

DRAWN MK
 SCALE AS SHOWN
 SHEET 2 OF 2



Proposed NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)"



Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Proposed One Acre Residential (RA) Proposed One Acre Residential Gross Density (RA-G) Single Detached (2 upa) Single Detached (3-4 u.p.a.) Larger Transition Lots (2-3 upa) Single Detached (4-6 upa) Cluster Housing (6-8 upa) Single Detached (7 u.p.a.) Single Family Small Lots Multiple Residential (15-25 upa) | <ul style="list-style-type: none"> Townhouse 15 upa max Existing One Acre and Half Acre Lots Environmental Area Proposed Open Space / Linear Open Space Existing Elementary School Existing Cemetery Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) | <ul style="list-style-type: none"> Study Area Boundary Plan Area-NCP Area Boundary Hydro Right of Way / Greenway Proposed North Grandview Interceptor Creeks Proposed Roads | <ul style="list-style-type: none"> Enhanced Sidewalk/Walkway Linear Park / Multi-use Trail Round-About Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage) |
|---|--|---|--|

**Proposed Amendment to Schedule G of the Surrey Zoning By-law,
1993, no. 12000. as amended**

**Schedule G, Section E, is amended by deleting Map 11, North
Grandview Heights and replacing it with new Map 11, North
Grandview Heights as follows**

Property to be included in Area B:

16537 – 28 Avenue

