

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0197-00

Planning Report Date: April 3, 2023

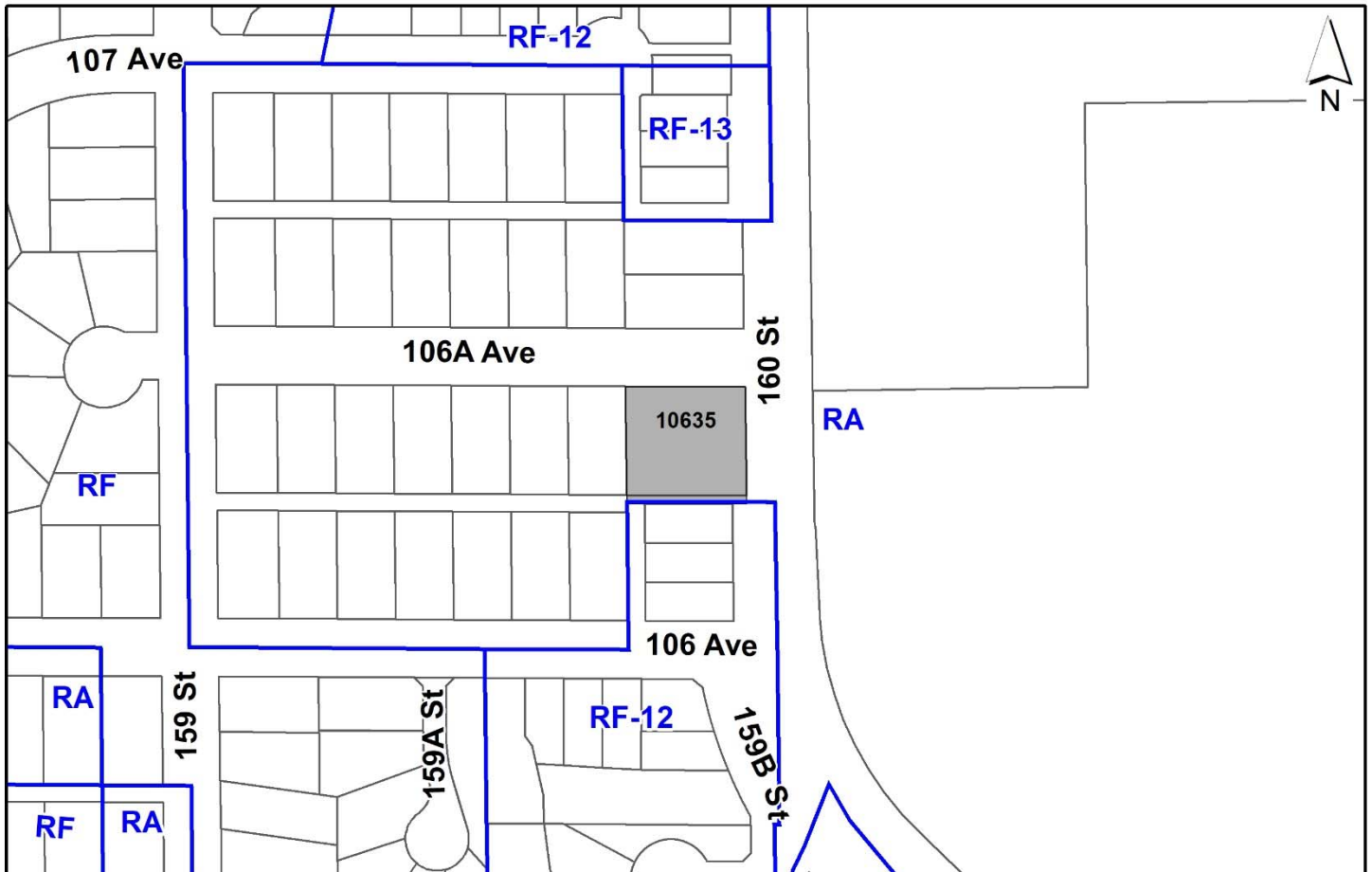
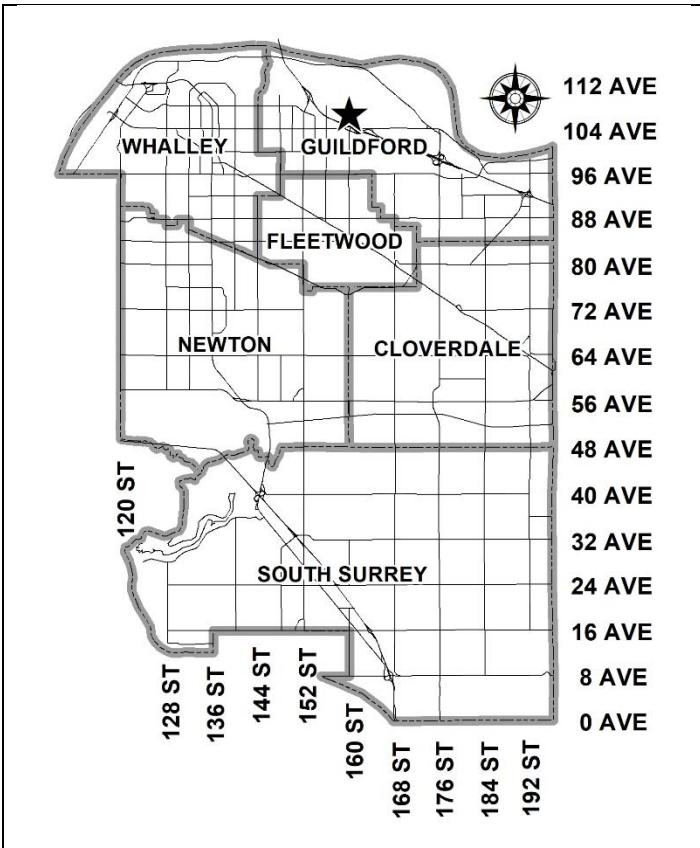
PROPOSAL:

- **Rezoning** from RA to RF-13 to allow subdivision into three (3) single family small lots.

LOCATION: 10635 - 160 Street
 Portion of unopened lane

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Fraser Heights, across from the Fraser Heights Park and Recreation Centre.
- The proposed RF-13 lots fronting 160 Street reflect the existing pattern of residential development established through Development Application No. 7912-0175-00 (10605/10617/10625 – 160 Street) to the immediate south and Development Application No. 7918-0202-00 (10681/10685/10693 – 160 Street) approximately 60 metres to the north of the subject property.
- To complete the subdivision, as proposed, the applicant will purchase the 3.0-metre wide portion of the existing, unopened east-west lane located directly south of the subject property. The Engineering Department has deemed the unopened east-west lane as surplus and, therefore, it can be considered for consolidation with the subject site.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site and portion of unopened lane shown as Block A on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) completion of the partial lane closure and acquisition of the 3.0-metre wide portion of the unopened east-west lane allowance directly south of the subject property (10635 – 160 Street).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling and accessory buildings	Urban	RA
North (Across 106A Avenue):	Single family dwelling on undersized RA lot.	Urban	RA

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 160 Street):	Fraser Heights Park and Recreation Centre	Urban	RA
South:	Single family dwelling on a small urban lot.	Urban	RF-12
West:	Single family dwelling on an undersized RA lot.	Urban	RA

Context & Background

- The subject property, located at 10635 – 160 Street in Fraser Heights, is approximately 1,552 square metres in area and located on the west side of 160 Street, just south of an unopened portion of 106A Avenue.
- The subject property is designated “Urban” in the Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)”.
- The applicant proposes a similar development pattern, with lane-accessed RF-13 lots fronting 160 Street, as Development Application No. 7912-0175-00 to the immediate south which created 10605, 10617 and 10625 – 160 Street in mid-2015.
- The City’s mapping software identifies a Class C (green-coded) watercourse running north-south within the western portion of 160 Street, directly adjacent to the subject property. The applicant has retained a Qualified Environmental Professional (QEP) who has prepared a site assessment confirming the watercourse classification and that it is not considered a stream under the Water Sustainability Act. As such, no additional setbacks or protections measures are required.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has proposed to rezone the subject property and portion of unopened lane from “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)” in order to allow subdivision from one (1) lot to three (3) single family lots.

	Proposed
Lot Area	
Gross Site Area:	1,552 square metres
Lane Purchase:	91 square metres
Road Dedication:	425 square metres
Undevelopable Area:	N/A
Net Site Area:	1,218 square metres

	Proposed
Number of Lots:	3
Unit Density:	24.6 units per hectare (uph)
Range of Lot Sizes	383 – 462 square metres
Range of Lot Widths	12.6 – 15.2 metres
Range of Lot Depths	30.3 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 five (5) school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Dogwood Elementary School
1 Secondary student at Fraser 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.

Parks, Recreation & Culture: No concerns.

The closest active park is within Fraser Heights Park and is approximately 280 metres away, on the east side of 160 Street. The closest natural area is within Fraser Heights Park and is approximately 380 metres away.

Ministry of Transportation and Infrastructure (MOTI): Preliminary approval for the rezoning has been granted.

Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
 - Dedicate 4.942 metres along 160 Street and construct a 1.80-metre wide sidewalk along the new property line;
 - Dedicate 6.0 metres for the proposed north-south lane along the western edge of the subject site and construct to the Lane Standard;
 - Dedicate a 5.0-metre x 5.0-metre corner cut at the intersection of 106A Avenue and 160 Street; and
 - Dedicate a 1.0-metre x 1.0-metre corner cut at the intersection of 106A Avenue and the proposed north-south lane.

- The proposed dedication and construction of a 6.0-metre wide north-south lane along the western portion of the subject property, which will provide rear lane access for the three (3) proposed lots, will daylight to 106 Avenue and 106A Avenue.
- To complete the subdivision, as proposed, the applicant will purchase the 3.0-metre wide portion of the existing, unopened east-west lane located directly south of the subject property. The Engineering Department has deemed the unopened east-west lane as surplus and, therefore, it can be considered for consolidation with the subject site.
- TransLink Bus Route No. 337 (Fraser Heights/Guildford Exchange/Surrey Central Station) operates along 160 Street to the immediate east of the subject site. The closest bus stop associated with this route is approximately 250 metres to the north of the subject site.
- The existing Fraser Heights Greenway runs north-south along the east side of 160 Street, approximately 20 metres from the subject site.

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 proposal complies with the existing “General Urban” designation of the subject property in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the existing "Urban" designation of the subject property in the Official Community Plan (OCP).

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 Surrey Zoning By-law, including the “Single Family Residential (13) Zone (RF-13)” and Part 5 parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required		Proposed	
Unit Density:	28 units per hectare		24.4 units per hectare	
Yards and Setbacks				
Front Yard:	6.0 metres		6.0 metres	
Side Yard:	1.2 metres		1.2 metres	
Side Yard Flanking:	2.4 metres		2.4 metres	
Rear:	7.5 metres		7.5 metres	
Lot Size (for RF-13 Type 'I' lots)				
	Interior	Corner	Interior	Corner
Lot Size:	336 sq.m.	380 sq.m.	383 sq.m.	449 sq.m.
Lot Width:	12.0 metres	14.0 metres	12.6 metres	15.2 metres
Lot Depth:	28.0 metres	28.0 metres	30.4 metres	30.4 metres
Parking (Part 5)				
	Required		Proposed	
Number of Spaces	3 parking stalls		4 parking stalls	

Lot Grading and Building Scheme

- The applicant retained Angus J. Muir, of A.J. Muir Design Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage and Contemporary.
- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated August 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 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.

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 July 19, 2022, and the Development Proposal Signs were installed on July 27, 2022. To date, staff have received one telephone response from a neighbouring resident wishing to know more information about the construction of sidewalks along 160 Street.

(Staff confirmed that under Development Application No. 7922-0197-00 the Developer will be responsible for providing concrete sidewalks along both 106A Avenue and 160 Street, but only limited to the subject site frontages. Upgrading of 160 Street to the ultimate Arterial Road Standard will occur under a future City-initiated Capital Works project.

Following the conversation with City staff the respondent indicated that they had no further questions or concerns about the subject proposal.)

TREES

- Kelly Koome, ISA Certified Arborist of Koome Urban Forestry 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			
Flowering Cherry	1	1	0
Coniferous Trees			
False Cypress	1	1	0
Mountain Juniper	1	1	0
Yellow Cedar	2	2	0
Western Red Cedar	1	1	0
Total	6	6	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	7
Total Retained and Replacement Trees	7
Contribution to the Green City Program	\$2,750.00

- The Arborist Assessment states that there is a total of six (6) protected trees on the site. There are no Alder or 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 2 to 1 replacement ratio. This will require a total of 12 replacement trees on the site. Since only seven (7) replacement trees can be accommodated on the site, the deficit of five (5) replacement trees will require a cash-in-lieu payment of \$2,750, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of seven (7) trees are proposed to be retained or replaced on the site with a contribution of \$2,750 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout and Survey Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Scheme Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Aerial Photo

approved by Ron Gill

Don Luymes
 General Manager
 Planning and Development

CRL/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NUMBER _____
OF PORTIONS OF BLOCK 13, SECTION 22, BLOCK 5 NORTH, RANGE 1 WEST
NEW WESTMINSTER DISTRICT PLAN 1832**

BCGS 92G.017

SCALE 1:250



ALL DISTANCES ARE IN METRES AND ARE HORIZONTAL GROUND

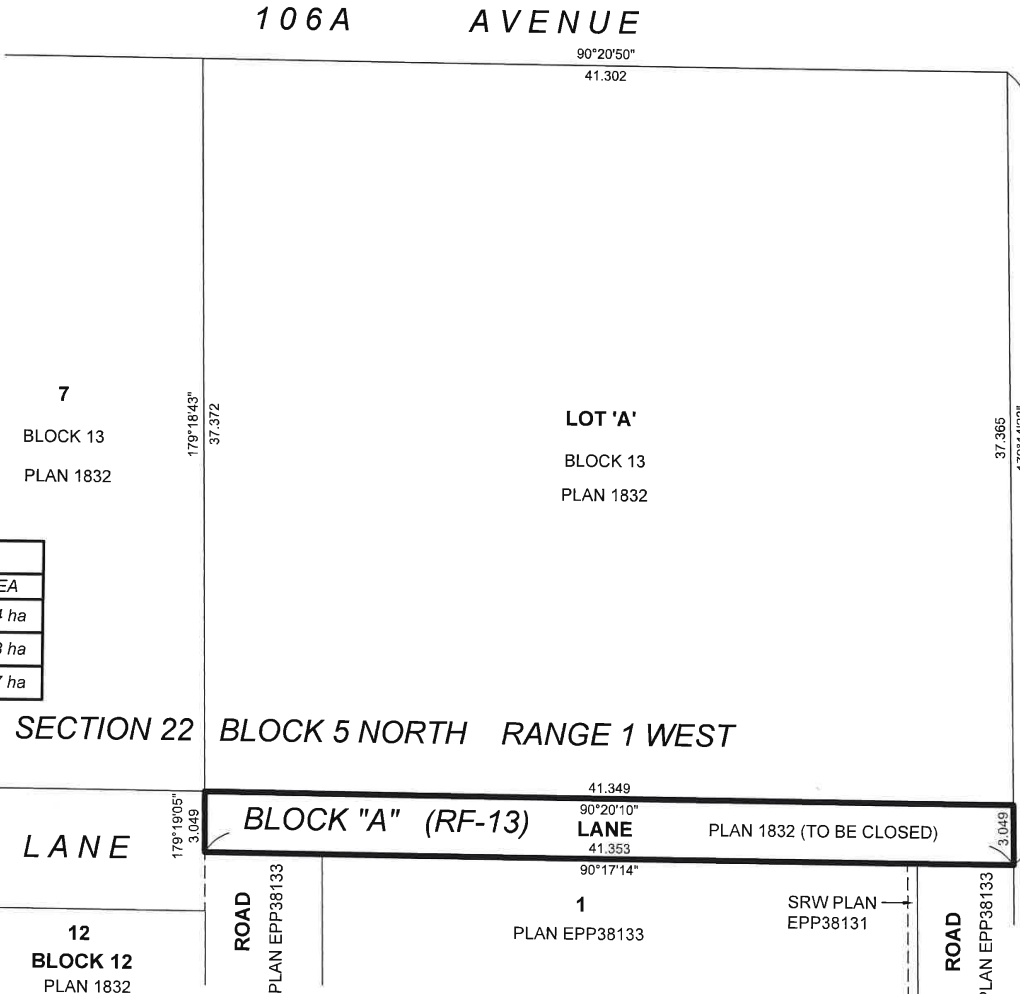
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

INTERGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.

GRID BEARINGS ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 NORTH (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGED COMBINED FACTOR OF 0.9995940. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON THE AVERAGE ELLIPSOIDAL ELEVATION OF 58.542 m.

BOOK OF REFERENCE		
BLOCK	DESCRIPTION	AREA
	LOT "A", BLOCK 13, SEC 22, BLOCK 5N, R1W, NWD	0.154 ha
BLOCK 'A'	LANE DEDICATED ON PLAN 1832 TO BE CLOSED	0.013 ha
TOTAL AREA		0.167 ha

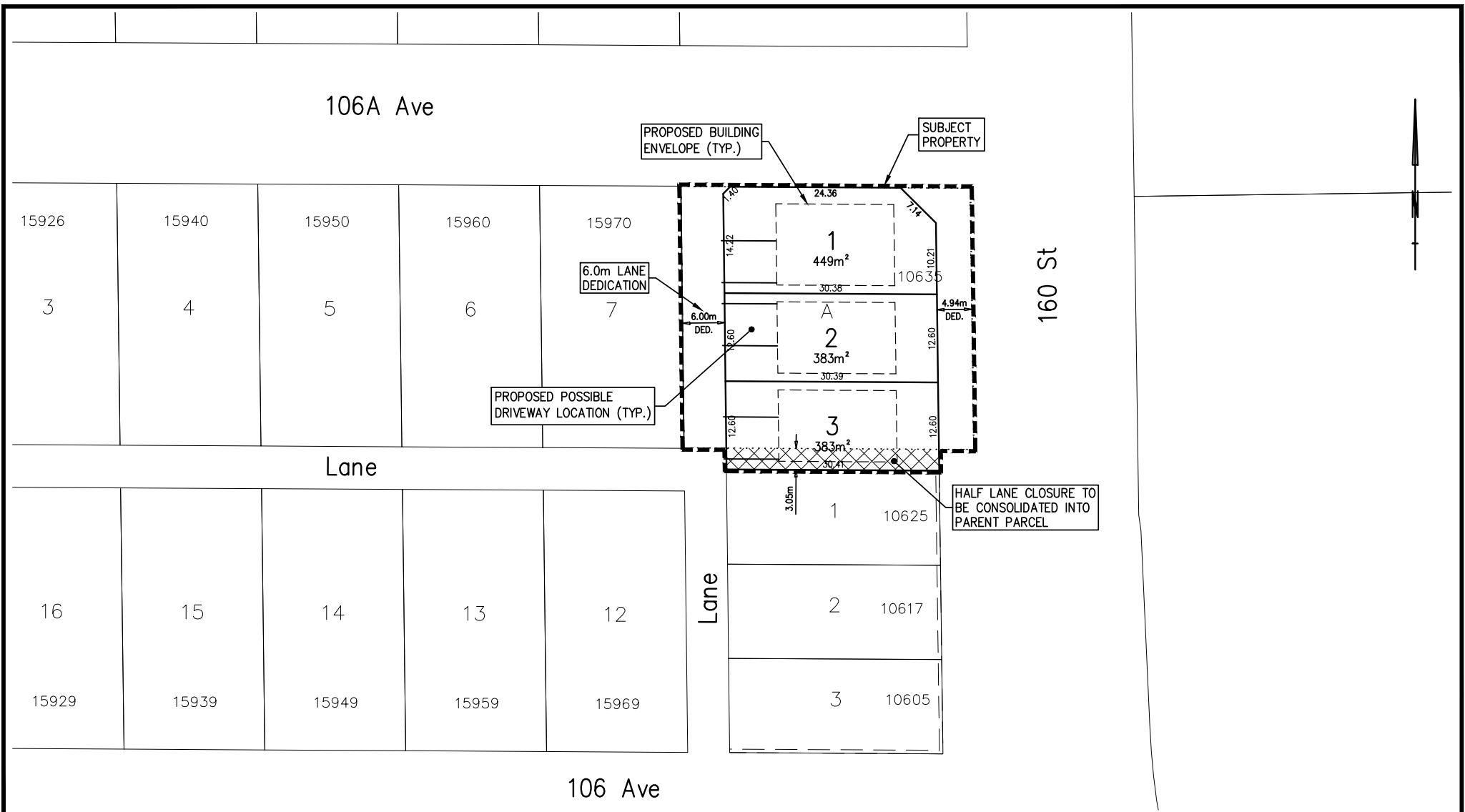


160th STREET

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY DATED THIS 26th DAY OF SEPTEMBER, 2022

CHRIS BEAUGRAND B.C.L.S. 1022
This Document Is Not Valid Unless Originally Signed and Sealed

VECTOR
GEOMATICS LAND SURVEYING LTD.
Chilliwack office
6-7965 Venture Place
Chilliwack, B.C. V2R 0K2
Ph.: (604) 792-4264
www.vectorgeomatics.com



106A Ave

Lane

106 Ave

160 St

Lane

15926 15940 15950 15960 15970

3 4 5 6 7

16 15 14 13 12

15929 15939 15949 15959 15969

PROPOSED BUILDING ENVELOPE (TYP.)

SUBJECT PROPERTY

6.0m LANE DEDICATION

PROPOSED POSSIBLE DRIVEWAY LOCATION (TYP.)

HALF LANE CLOSURE TO BE CONSOLIDATED INTO PARENT PARCEL

SUBDIVISION CONCEPT PLAN

10635 160 Street
Mario Frustaci



wsp WSP CANADA INC.
#100 - 20339 96th AVENUE
LANGLEY, B.C.
V1M 9E4 CANADA
TEL. 604-625-4651
www.wsp.com

INTER-OFFICE MEMO

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

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

DATE: **March 27, 2023** PROJECT FILE: **7822-0197-00**

RE: **Engineering Requirements
Location: 10635 160 St**

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

- Dedicate 4.942 m along 160 Street.
- Register 0.5 m SRW along 160 Street.
- Dedicate 5.0 m x 5.0 m corner cut at the intersection of 106A Avenue and 160 Street.
- Register 0.5 m SRW along 106A Avenue.
- Dedicate 6.0 m for residential Lane.
- Dedicate 1.0 m x 1.0 m corner cut at the intersection of Lane and 106A Avenue.

Works and Services

- Construct west side of 160 Street.
- Construct south side of 106A Avenue (no vehicular connection to 160 Street).
- Construct residential lane.
- Construct sanitary main and storm main in the Lane.
- Construct water main along 106A Avenue.
- Provide on-site stormwater mitigation features on each lot.
- Provide storm, water, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY



July 19, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0197 00

SUMMARY

The proposed 3 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

Dogwood Elementary	
Enrolment (K/1-7):	45 K + 348
Operating Capacity (K/1-7)	38 K + 419
Fraser Heights Secondary	
Enrolment (8-12):	1472
Capacity (8-12):	1200

Projected population of school-age children for this development:	5
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Population: The projected population of children aged 0-19 impacted by the development.

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

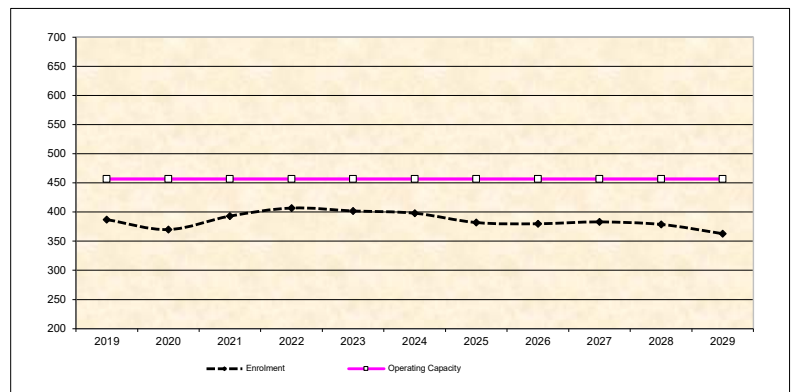
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

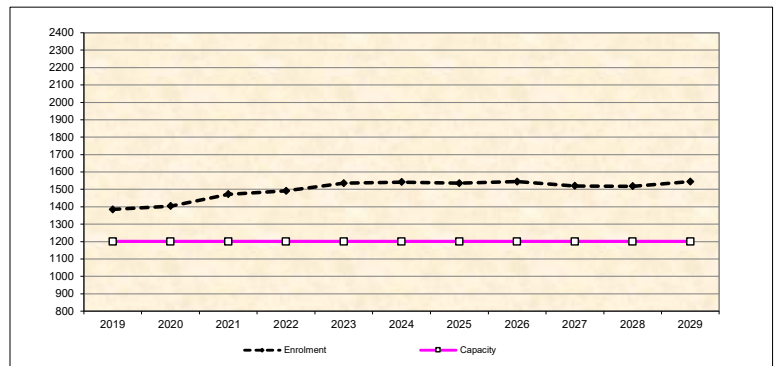
Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not to change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

Fraser Heights Secondary is currently operating at 123% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Dogwood Elementary



Fraser 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: 22-0197-00
Project Location: 10635 160 Street, Surrey, B.C.
Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.
Date: July 29, 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 (as outlined graphically on Appendix A) 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 159 Street to the west of the Subject Site, 160 Street to the east of the Subject Site and generally includes homes on the north side of 106 Avenue and both sides of 106A Avenue. The Context Neighborhood generally includes a significant number of undersize RA zoned lots as well as three RF-12 zoned lots.

The greater area beyond the Context Neighborhood includes a significant number of RF lots to the west of the Context Neighborhood, and RF-12 lots to the north and south 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. To the east of the Context Neighborhood there is school, recreation center and sports fields which creates a natural boundary to the residential neighborhood.

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 25 homes, not including the Subject Site or homes on the Subject Site. All of the 25 homes have been identified as Context Homes.

2. Residential Character

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

The Subject Site is located on the west side of 160 Street between 106 Avenue and 106A Avenue. It is currently the only home which has driveway access to 160 Street along this stretch of road. The proposed development will create three lots, all of which will have driveway access from a lane running north-south that connects an existing lane on the south side to 106A Avenue to the north. The block of three homes immediately to the south have already established this configuration and the three new homes will be perceived as an extension of this development.

The broader area around the Subject Site and Context Neighborhood includes a large number of residential lots and homes which establishes the area as primarily single family residential. Immediately to the east of the Subject Site, across 160 street, there is a large municipal area including a school, recreation center, sports fields, etc. Most of the lots within the Context Neighborhood are zoned RA but have lots sizes that are more indicative of the RF zone, and so these lots are a bit of an anomaly. Most likely this is due to the lots having been created more than 100 years ago.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. The lots to the north and south are from a recent subdivision development and the Subject Site would appear to be the last of the developable land within the Context Neighborhood without an amendment to the OCP.

On the RA zoned lots within the Context Neighborhood many homes are reaching an age in which they are more feasible to be replaced. Several new homes are under construction or have recently been completed. This infill situation, along with the various ages of the older homes, has created a very eclectic mix of homes. Due to the eclectic nature of the Context Neighborhood, coupled with the eclectic styles and varying levels of quality and upkeep, it becomes very difficult to apply any specific common elements of these properties to new homes through restrictions in the Design Guidelines to be registered as a Building Scheme on the new lots.

It can be expected that older homes within the Context Neighborhood will continue to be replaced. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. The older homes will individually be replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but currently the Residential Character is well established as an eclectic mix of single family residential homes. The existing Residential Character needs to be considered as new homes are added to the neighborhood but the new homes also need to reflect the shift in style and overall increased quality of new single family homes.

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

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

House Styles

- The Context Homes that have been identified as contributing include a significant range of styles such as Neo-Traditional, Neo-Heritage, West Coast, California Stucco, Contemporary, French Provincial and Modern. The vastly eclectic range of styles is attributed to the age of most of the lots within the Context Neighborhood, with many homes being built as infill, and not having any Building Scheme registered. These homes represent styles which have been popular though different eras and highlight trends in housing for more than 40 years.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should permit a range of popular styles and not restrict the homes to be most like any one particular style. More important is to ensure that homes should maintain consistency in form and detailing with the specific style they are trying to achieve. 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, 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 with the exception of one home, which is a single storey. None of the Context Homes have full two storey massing on the front façade without some type of roof or porch element to separate the main floor from the upper floor walls. Most commonly the Context Homes have a reduced upper floor massing on the front which is partially contributed to the requirements of the zoning bylaw which prevent full two storey massing with upper floor walls that line up with first floor walls, at the front of any home.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing on the front 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. It is also important to understand that the reduced massing required by the zoning is for the portion of the home facing 160 Street. The homes will be accessed from the new lane and may appear to have two fronts, but it would not be reasonable to require an upper floor offset on both the front and rear of the homes.

Corner Lot Design

- The Context Homes that have been identified as contributing include five corner lot homes. Most of these homes have flanking side elevations which use the same feature elements as the front and have softened massing by including additional articulation and main floor roof elements. On the corner lot homes facing 160 Street has very minimal approach to treating the flanking side and appears to be mostly a two storey façade.
- **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 primarily have medium to steep roof pitches, but some of the Context Homes have roof pitches as low as 3/12. None of the Context Homes have flat roofs as the main roof form although a couple of homes have flat feature roof elements. The Context Homes have main room forms which are a combination of hips and gables, and with some having monoplane roofs. Other types of roofs are used as feature roofs over elements such as boxed out windows. The roofing is predominantly asphalt shingle but some homes have cedar shake and others have concrete tile. Two of the Context Homes have round feature roofs which have either torch-on roofing or metal roofing.
- **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. The minimum roof pitch should be set at 3/12 or higher. Flat roofs should not be permitted as the main roof form but should be permitted on feature roofs. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the style. Asphalt shingle and concrete tile roofing should be the primary roofing materials but cedar roofing 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.

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, with roughly 2/3 of the Context Homes having stucco as the main body cladding material, and roughly 1/3 of the Context Homes having siding as the main body cladding material. Trim is visible on some of the Context Homes, and may be wood, stucco or precast moldings depending on the main cladding material used and the overall style of the home. Many homes do not have trim on the windows and doors. 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. Many of the Context Homes include feature base materials such as brick or stone, with stone being cultured stone or real stone. Modern cladding materials such as metal paneling systems, and low quality materials such as vinyl siding, do not appear to be used on any of the Context Homes.
- **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, unless it suits the specific style to omit these. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should not be permitted except on feature elements, and not as the main cladding material. Vinyl siding and similar low quality materials should not be permitted. Minimum requirements for fascias, fascia bands and barge boards should be outlined.

Surfacing Materials:

- The Context Homes that have been identified as contributing primarily have exposed aggregate concrete as the surfacing material for the front entry walkway and driveway. One home has unit pavers, two homes have smooth concrete with a stamped concrete border and one home has a fully stamped concrete driveway. Most use cut lines or panel lines to add extra interest to the finish. Most of the Context Homes have front entry walkways and porches of the same material used on the driveway.

- **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 some type of enclosed garage. Most homes have attached front facing two car garages. Some homes have side facing two car garages. Two of the corner lots have garages which face a different road than the front door. Of the four homes which front onto 160 Street, three have rear facing two car garages, and one has a detached two car garage. Only one home has a single garage.
- **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 rear loaded from the lane and the one new corner lot will not have the opportunity to have access from the flanking side. 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 very minimal to well-proportioned and a dominant focal point of the home. There does not appear to be any front porches which are overly embellished or extremely large & tall although some are highlighted with bold porch roofs and geometrical feature elements. One appears to be two stories high but has a deck at the upper floor level built-in. Most are single storey. The homes which front onto 160 Street have porches which face the road including entry walkways connecting to the road sidewalk.
- **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. The front porches will face 160 Street and there may be a secondary entry in the rear of the homes, as this is where the driveway accesses will be, but the secondary porches should not be a requirement. Walkways which connect the front porch to the road sidewalk should be required.

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. Some of the lots have mature landscaping while three of the lots, which have new homes under construction, have not started their landscaping yet. Lawn typically covers all portions of the front yards which are not driveway or planting beds. The front yard on one lot has artificial lawn. 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. A minimum of 20 shrubs should be included in the requirements. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly.

Retaining:


- The Context Homes that have been identified as contributing do not have retaining walls visible from the road. The overall area is quite level and yards do not require retaining to deal with grade transitions. Some homes have very low retaining walls as borders for planting beds, and these are most often concrete block systems such as Allen Block or similar. A few homes, which have the rear yards visible such as from a lane, have used wood retaining in combination with fencing at the property lines.
- **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. Retaining walls which are not visible from the street should have relaxed requirements for material and finish.

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 29, 2022

Reviewed and Approved by: Angus J. Muir  Date: July 29, 2022

Tree Preservation Summary

Surrey Project No: 22-0197

Address: 10635 160 Street, Surrey, BC

Registered Arborist: Kelly Koome

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 6 \quad} \times \text{two (2)} = 12$ 	12
Replacement Trees Proposed	7
Replacement Trees in Deficit	5
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

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

Summary, report and plan prepared and submitted by:











 (Signature of Arborist)

July 20, 2022

 Date

LEGEND

-  TREE PROTECTION ZONE
-  EXISTING TREE TO BE REMOVED
-  TREE TAG/NO.
-  PROPERTY/LOT LINE
-  SSWR PIPE
-  DRAIN PIPE
-  WATER PIPE
-  GAS LINE

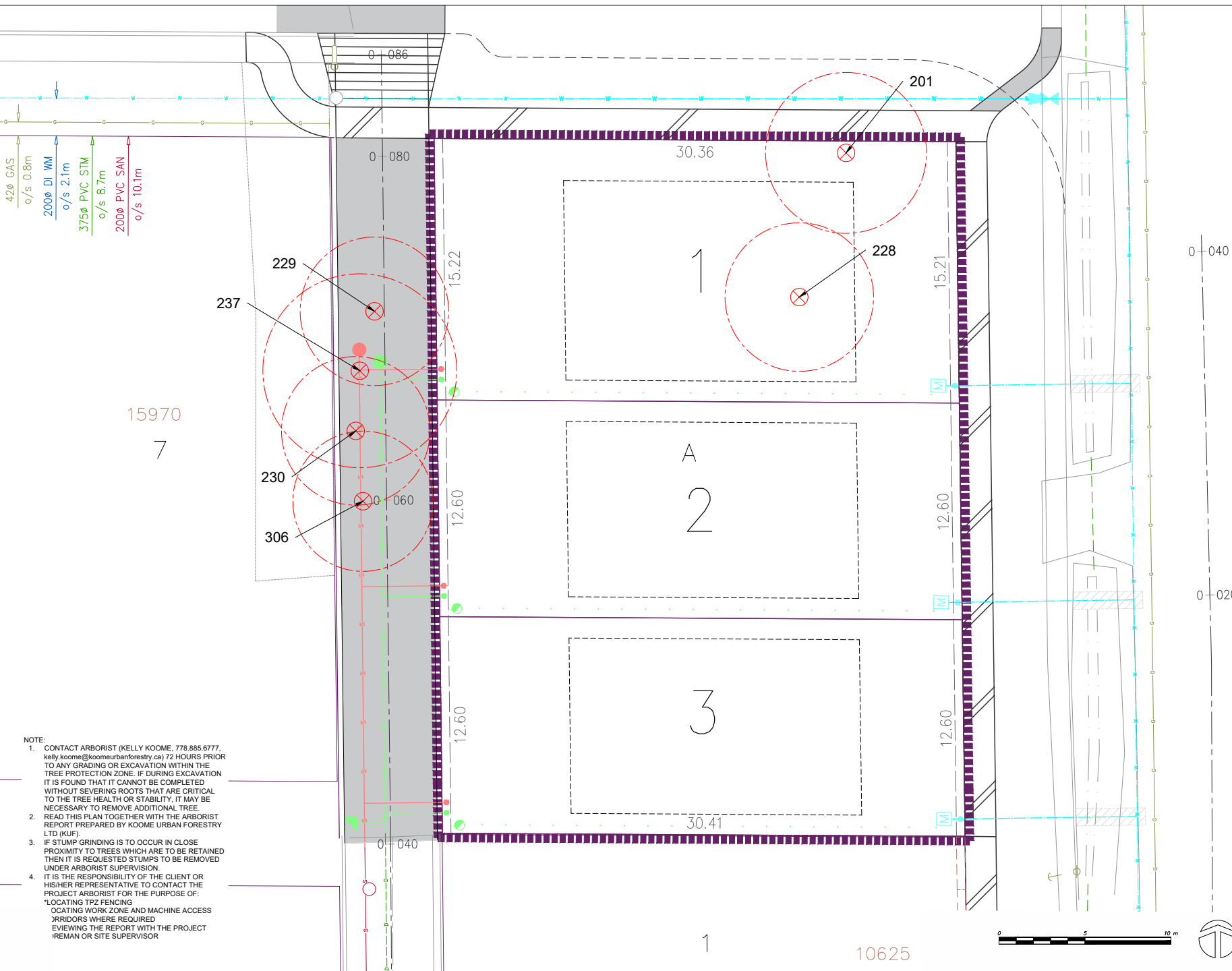
3.	20/07/22	D.W.
2.	18/07/22	D.W.
1.	23/05/22	D.W.
(DD/MM/YYYY) NAME		
REVISIONS		

PROJECT CODE
KUF-WSP_160TH ST

PROJECT ADDRESS
10635 160th Street
Surrey, BC

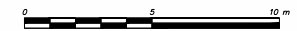
DRAWING TITLE
TREE MANAGEMENT PLAN

T1



NOTE:

- CONTACT ARBORIST (KELLY KOOME, 778.885.6777, kelly.koome@koomeurbanforestry.ca) 72 HOURS PRIOR TO ANY GRADING OR EXCAVATION WITHIN THE TREE PROTECTION ZONE. IF DURING EXCAVATION IT IS FOUND THAT IT CANNOT BE COMPLETED WITHOUT SEVERING ROOTS THAT ARE CRITICAL TO THE TREE HEALTH OR STABILITY, IT MAY BE NECESSARY TO REMOVE ADDITIONAL TREE
- READ THIS PLAN TOGETHER WITH THE ARBORIST REPORT PREPARED BY KOOME URBAN FORESTRY LTD (KUF).
- IF STUMP GRINDING IS TO OCCUR IN CLOSE PROXIMITY TO TREES WHICH ARE TO BE RETAINED THEN IT IS REQUESTED STUMPS TO BE REMOVED UNDER ARBORIST SUPERVISION.
- IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
 - LOCATING TPZ FENCING
 - LOCATING WORK ZONE AND MACHINE ACCESS
 - ARRIDORS WHERE REQUIRED
 - REVIEWING THE REPORT WITH THE PROJECT
 - REMAN OR SITE SUPERVISOR



1

10625

0-040

0-020

15970
7

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0-080

0-060

0-040

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3

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230

306

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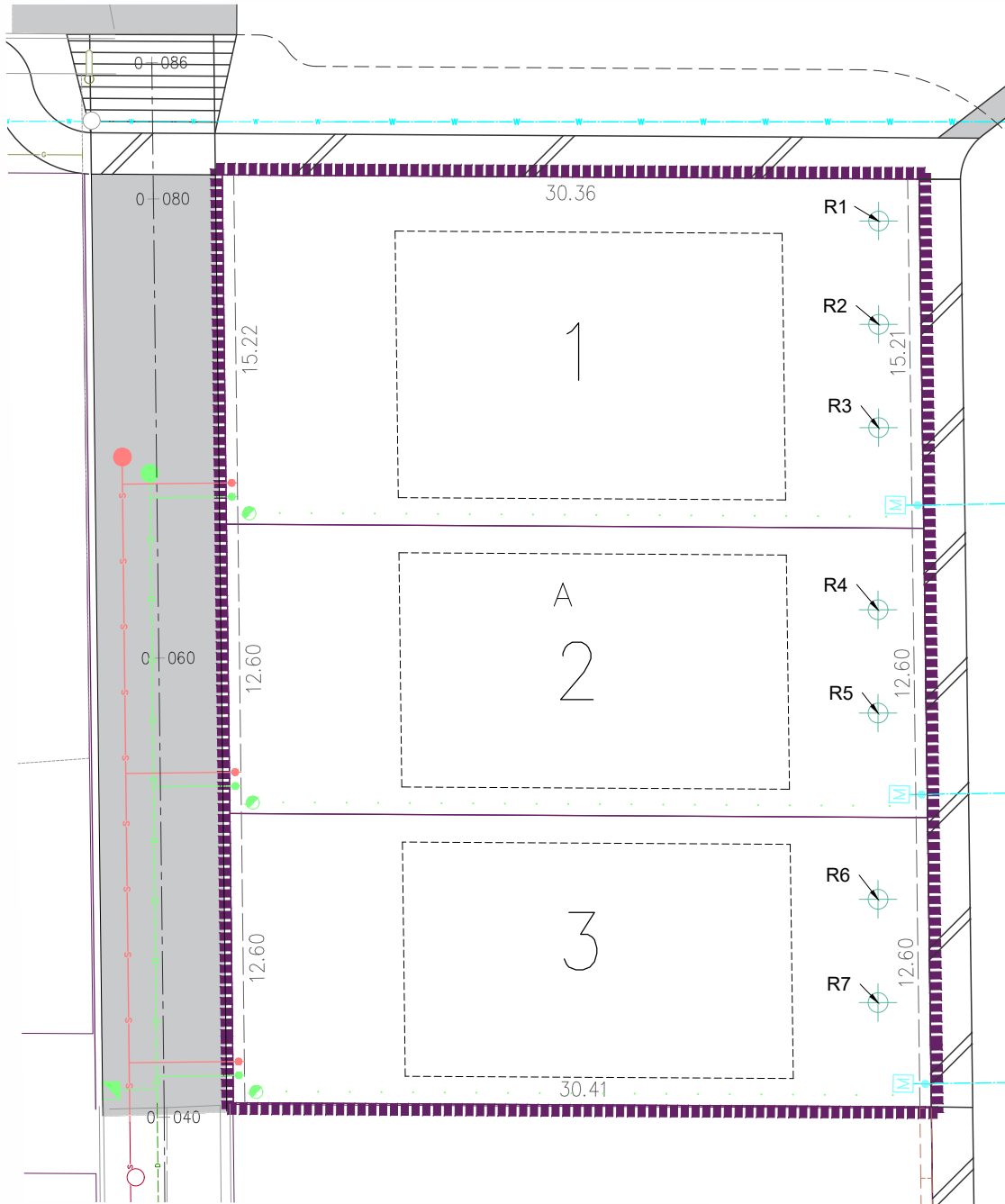
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Replacement Trees

Tree Protection Bylaw, 2006, No. 16100
 Replacement trees are required as a condition of all tree cutting permits. The number of replacement trees required is determined based on the type of tree removed.

Alder / Black Cottonwood:
 one (1) tree must be planted for each one (1) tree removed.

All other protected trees:
 two (2) trees must be planted for each one (1) tree removed.

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

SECURITY REFUNDS:
 Securities are collected to make sure replacement trees are properly planted. Replacement trees must be the right size and planted in the right location. Securities are refunded after a City Arborist inspects and accepts the replacement trees. Securities are refunded to the owner in two (2) phases.

- 1st release – 50% of security
- 2nd release – 50% of security

REPLACEMENT TREE INSPECTIONS:
 The owner is responsible for booking a replacement tree inspection. Two (2) inspections are required.

- 1st Inspection – when the tree is planted
- 2nd Inspection – one (1) year after the 1st inspection

TREE SELECTION GUIDELINES:

- Select the right tree for your property
 - What kind of trees do you like?
 - How big do you want the tree to grow?
 - Is there enough soil/garden space for the tree to grow?
- Select the right location for your tree
 - Will the tree be able to grow to its full size?
 - Are there overhead powerlines or underground utilities near the tree?

TREE PLANTING GUIDELINES

LEGEND

- PROPOSED LOCATION OF REPLACEMENT TREE
- TREE TAG/NO.
- PROPERTY/LOT LINE
- SSWR PIPE
- DRAIN PIPE
- WATER PIPE
- GAS LINE

3.	20/07/22	D.W.
2.	18/07/22	D.W.
1.	23/05/22	D.W.
(DD/MM/YY) NAME		

REVISIONS

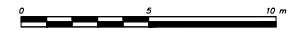
KUF-WSP_160TH ST

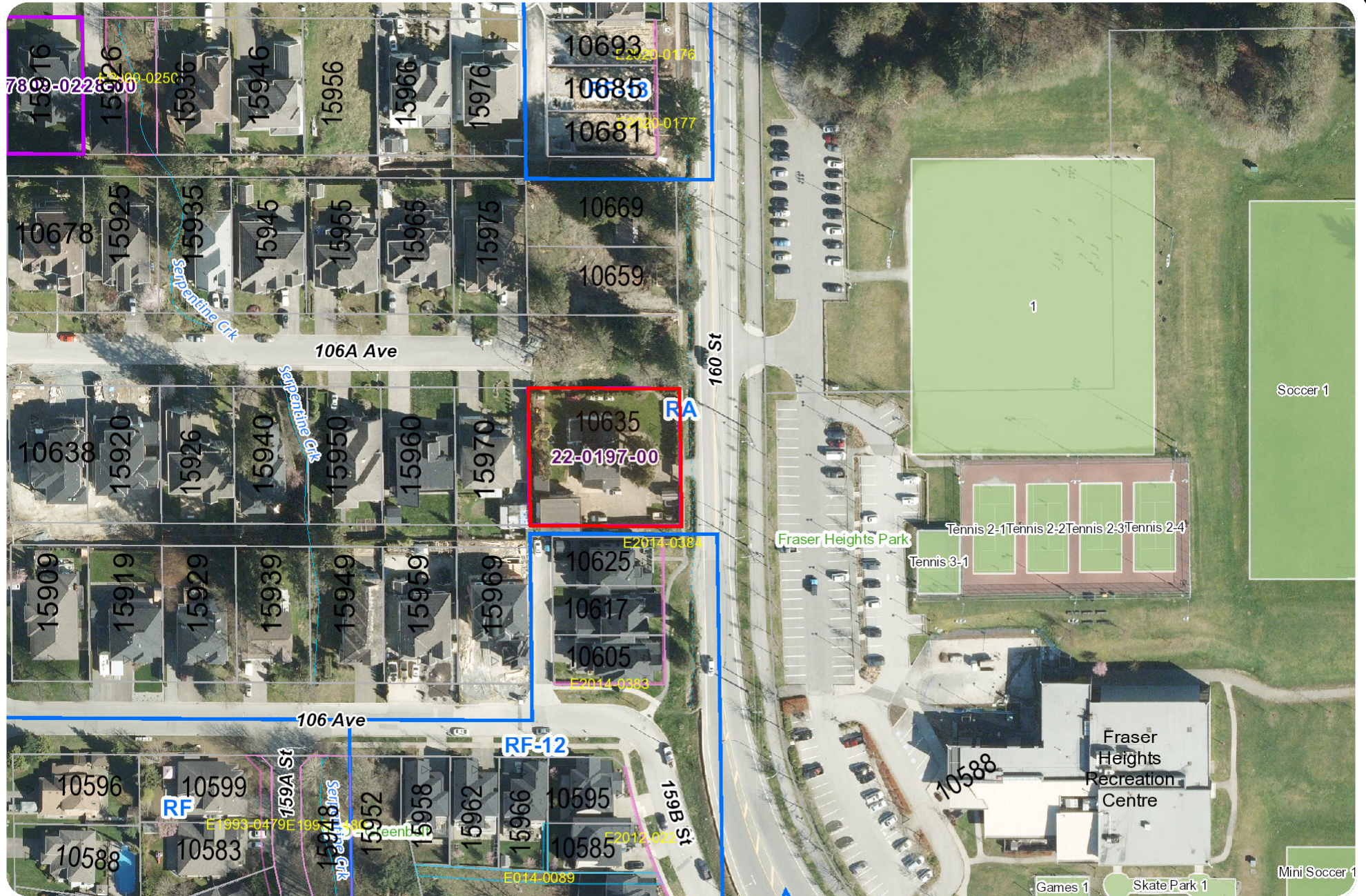
PROJECT ADDRESS

10635 160th Street
Surrey, BC

DRAWING TITLE

TREE REPLACEMENT PLAN

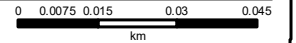




COSMOS Aerial (April 2021)

Scale: 1:1,426

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Map created on: 2022-09-07