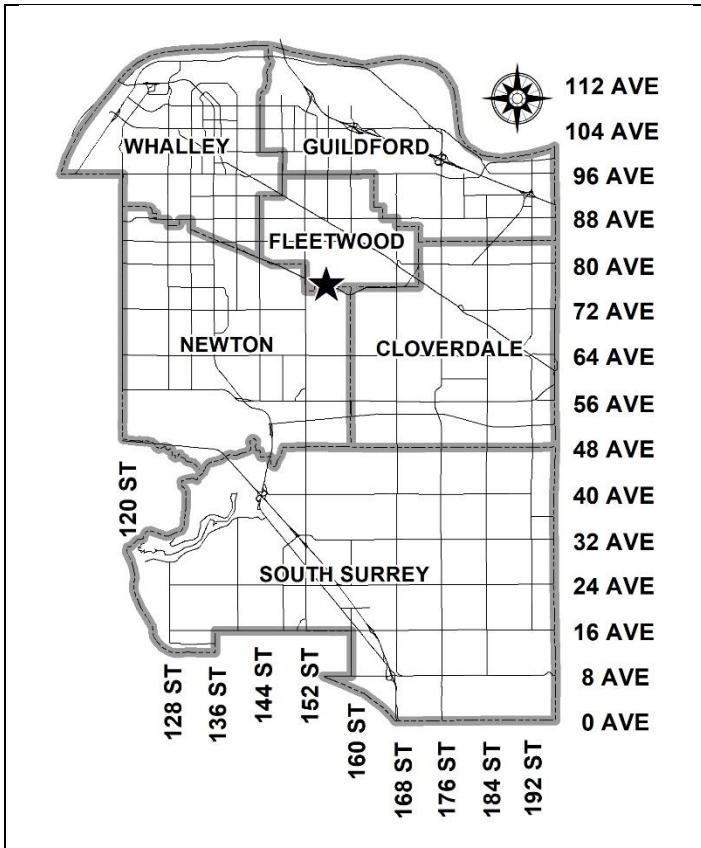


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0097-00

Planning Report Date: September 11, 2023



PROPOSAL:

- **NCP Amendment** from ¼ Acre Gross Density (4 UPA) to Low-Medium Density Cluster (5 UPA)
- **Rezoning** from RA to RF

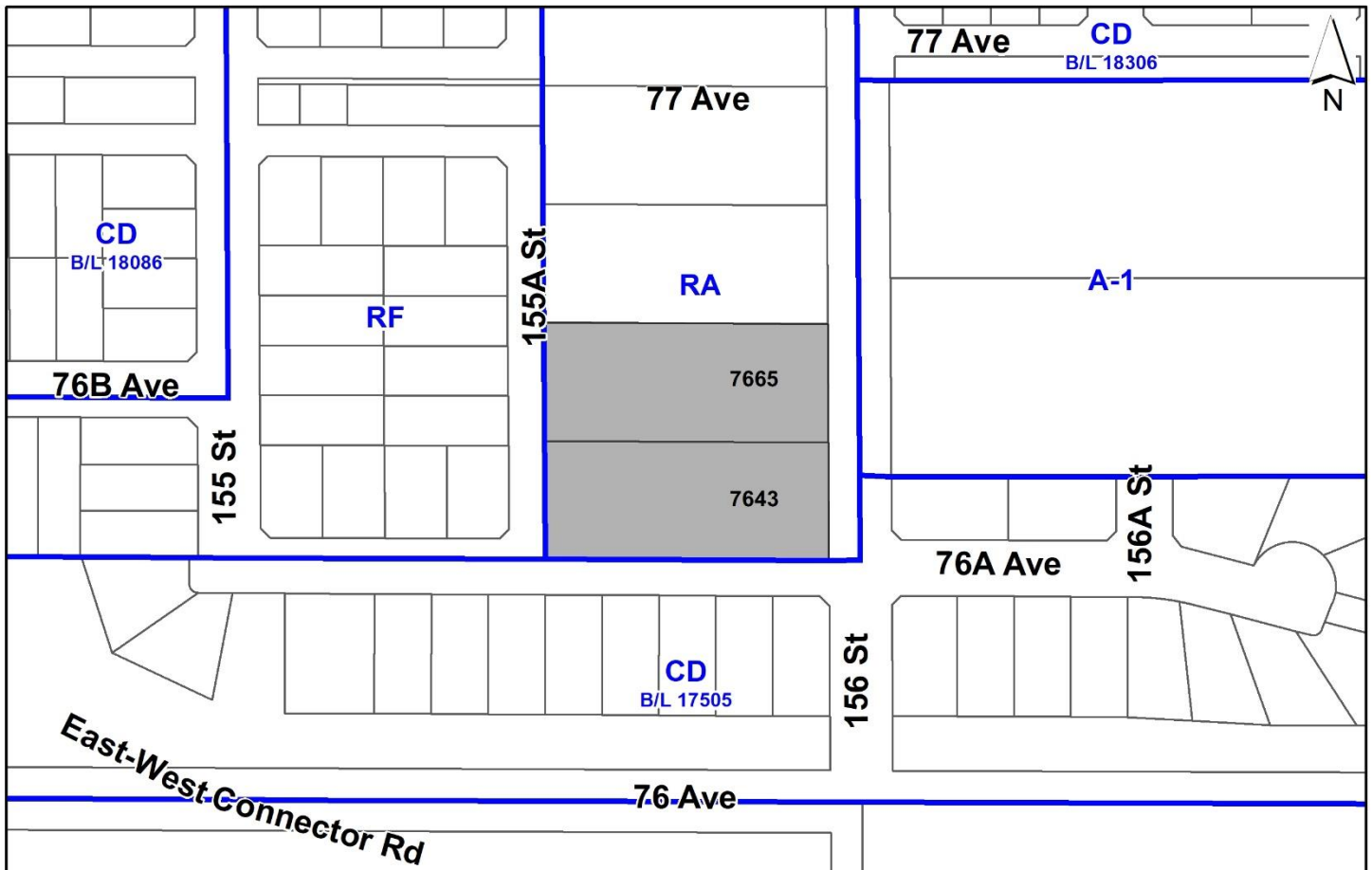
to allow subdivision into 8 single family lots.

LOCATION: 7643 - 156 Street
 7665 - 156 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: ¼ Acre Gross Density (4 UPA)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Fleetwood Enclave Infill Plan from ¼ Acre Gross Density (4 UPA) to Low-Medium Density Cluster (5 UPA).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the ¼ Acre Gross Density (4 UPA) designation in the Fleetwood Enclave Infill Plan. However, the proposal is consistent with other NCP amendments that have occurred in this neighbourhood.
- The proposed rezoning to “Single-Family Residential (RF)” Zone will accommodate residential lots that will be similar in area and dimensions as other residential lots in the immediate vicinity.
- The applicant will provide cash-in-lieu compensation to fulfill the 13% open space requirement of the Fleetwood Enclave Infill Area Concept Plan.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant 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;
 - (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; (use for Single Family Residential projects)
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 until future development.
3. Council pass a resolution to amend Fleetwood Enclave Infill Plan to redesignate the land from ¼ Acre Gross Density (4 UPA) to Low-Medium Density Cluster (5 UPA) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage lots with existing single-family dwellings	¼ acre gross density (4 UPA)	RA
North:	Existing single-family dwelling	¼ acre gross density (4 UPA)	RA
East (Across 156 St):	Existing single-family dwellings, including acreage lot under Application No. 7922-0309-00 (Conditional Approval)	Low-Med Density Cluster (5 UPA) and Existing Suburban Cluster (2 UPA)	CD and A1 (conditional approval for rezoning to RF and CD, based on RF-G)
South (Across 76A Ave):	Existing single-family lots	Existing Suburban Cluster (2 UPA)	CD (Bylaw No. 17505)
West (Across 155A St):	Existing single-family lots	Low-Med Density Cluster (5 UPA)	RF

Context & Background

- The 0.69-hectare subject site includes two properties located at 7665 and 7643 – 156 Street in Fleetwood within the Fleetwood Enclave Infill Area Concept Plan area (the “Fleetwood Enclave Plan”).
- The Fleetwood Enclave Plan was adopted by Council in March 2013, and covers approximately 26 hectares (65 acres) of land, consists of a mix of recently constructed single family residential dwellings and large acreage residential properties anticipated for redevelopment, and is bordered by an established single family residential neighbourhood to the north, the unopened 76 Avenue to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The subject site is designated “Urban” in the OCP, designated “¼-acre Gross Density (4 UPA)” in the Fleetwood Enclave Plan, and is zoned “One-Acre Residential (RA)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an NCP Amendment to redesignate the subject site from “¼-acre Gross Density (4 UPA)” to “Low-Med Density Cluster (5 UPA)” (see Appendix VI) and rezoning from “One-Acre Residential (RA)” to “Single Family Residential Zone (RF)” to facilitate subdivision into eight (8) single family lots.

- The “Low-Med Density Cluster (5 UPA)” designation in the Fleetwood Enclave Plan indicates that 13% of the site is to be dedicated as open space to achieve the gross density of 5 UPA. The applicant will provide a 13% cash-in-lieu contribution to satisfy this requirement.
- Proposed Lot 8 includes a “no-build” area for future consolidation with the properties to the north. This will ensure that the lots to the north are able to develop in a similar pattern and meet the minimum requirements of the RF zone.

	Proposed
Lot Area	
Gross Site Area:	0.69 hectares (6,900 square metres)
Road Dedication:	1,186 square metres
Undevelopable Area:	N/A
Net Site Area:	5,714 square metres
Number of Lots:	8 lots
Unit Density:	11.6 units per hectare (gross), 14 units per hectare (net)
Range of Lot Sizes	615 – 1,260 square metres
Range of Lot Widths	16 – 23.3 metres
Range of Lot Depths	30 – 40.1 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 6 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at Coyote Creek Elementary School
2 Secondary students at Fleetwood Park 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 2025.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 13% parkland dedication requirement of the Low-Medium Density Urban Cluster designation under the Fleetwood Enclave Infill Concept Plan.

Fleetwood Park is the closest active park with amenities including, sports fields, sport courts, playground and walking trails, and is 165 metres walking distance from the development. The park also includes natural areas.

Transportation Considerations

- The subject site is within a 10–15-minute walk to bus routes along 80 Avenue and on 152 Street, including bus routes 335 (Surrey Central/Newton), 345 (King George Station) and 375 (Guildford).
- The applicant will be required to provide the following:
 - **Access**
 - Construct maximum 8 m wide concrete letdowns and pair where possible.
 - **156 Street – Collector**
 - Dedicate 1.942 m for ultimate 24.0 m road allowance
 - Register 0.5 m SRW for maintenance
 - Construct west side of 156 Street with 1.8 m concrete sidewalk, 3.2 m boulevard, and 7 m pavement from centreline.
 - **155A Street – Local**
 - Dedicate 6.5m for ultimate 18 m road allowance.
 - Construct east side of 155A St to Through Local road standard with 4.25 m pavement from centreline, barrier curb & gutter, boulevard with streetlighting and trees, and 1.5m sidewalk.
 - Register 0.5 m SRW for maintenance.
 - **76A Avenue – Local**
 - Dedicate 6.5m for ultimate 18.0 m road allowance
 - 3mx3m corner cuts at 155A St and 156 St.
 - Register 0.5 m SRW for maintenance.
 - Construct north side of 76A Avenue to local road standard with 4.25 m pavement from centreline, barrier curb & gutter, boulevard with streetlighting and trees, and 1.5m sidewalk.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated “General Urban” in the Regional Strategy (RGS).
- General Urban Areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP). The Urban designation is intended to support low and medium density residential neighbourhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1); and
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3).

Secondary Plans

Land Use Designation

- The subject site is designated "Low Density Cluster (4 UPA)" in the Fleetwood Enclave Plan (see Appendix VI). The applicant is proposing to redesignate the site to “Low-Med Density Cluster (5 UPA).”
- The applicant is proposing a gross density of 11.6 Units Per Hectare (UPH) (4.7 units per acre).

Amendment Rationale

- The amendment is in alignment with similar applications nearby, which have received Council support. These applications included similar NCP re-designations.
- The Low-Medium Density Cluster (5 UPA) designation requires a minimum of 13% open space, which the applicant is providing cash-in-lieu to address.

- The Fleetwood Enclave Plan recommends under the proposed Low-Medium Density Cluster (5 UPA) designation minimum lot widths of 13.4 metres and minimum lot depths of 30 metres. All eight lots comply with the width and depth guidelines.
- 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.

Zoning By-law

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

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density	14.8 units per hectare	11.6 units per hectare
Lot Size		
Lot 1		
Lot Size:	560 square metres	660 square metres
Lot Width:	15 metres	16 metres
Lot Depth:	28 metres	41.3 metres
Lot 2		
Lot Size:	560 square metres	660 square metres
Lot Width:	15 metres	16 metres
Lot Depth:	28 metres	41.3 metres
Lot 3		
Lot Size:	560 square metres	615 square metres
Lot Width:	15 metres	20.6 metres
Lot Depth:	28 metres	30 metres
Lot 4		
Lot Size:	560 square metres	619 square metres
Lot Width:	15 metres	20.6 metres
Lot Depth:	28 metres	30 metres
Lot 5		
Lot Size:	560 square metres	619 square metres
Lot Width:	15 metres	20.6 metres
Lot Depth:	28 metres	30 metres
Lot 6		
Lot Size:	560 square metres	615 square metres
Lot Width:	15 metres	20.6 metres
Lot Depth:	28 metres	30 metres
Lot 7		
Lot Size:	560 square metres	661 square metres
Lot Width:	15 metres	16 metres
Lot Depth:	28 metres	41.3 metres
Lot 8 (excluding remnant portion)		
Lot Size:	560 square metres	661 square metres
Lot Width:	15 metres	16 metres
Lot Depth:	28 metres	41.3 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 spaces	3 spaces

- 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).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing "West Coast", "Neo-Traditional", "Neo-Heritage," "West Coast", "Craftsman", "Modern Prairie", "Contemporary" and "Modern" style homes provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that utilize hybrid styles including "Modern Prairie", "Modern Farmhouse", "Contemporary Traditional" or "Contemporary-French Provincial".
- A preliminary lot grading plan, submitted by Hub Engineering Inc. and dated May 18, 2023 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 18, 2023 and the Development Proposal Signs were installed on June 22, 2023. Staff received one (1) response from a neighbouring resident: (*staff comments in italics*):
 - Concern regarding volume of development proposals in area and the impact on traffic, street parking and school capacities.

(The proposal will contribute much needed housing options for a growing population and the proposed residential lots are consistent in area and dimensions to others in the immediate area.

The applicant is required to provide road dedication and road widening, which will result in additional street parking.

The school district has provided commentary on the proposal and are currently planning ahead by identifying future elementary and secondary school sites, though funding has not been allocated by the province at this time.)

TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Magnolia	1	1	0
Vine Maple	1	1	0
English Oak	1	1	0
Paper Birch	1	1	0
Bigleaf Maple	21	18	3
Tulip	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Norway Spruce	1	1	0
Yellow Cedar	1	1	0
Western Hemlock	1	1	0
Sitka Spruce	1	0	1
Western Red Cedar	11	11	0
Total (excluding Alder and Cottonwood Trees)	46	42	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees Proposed		36	
Estimated Contribution to the Green City Program		\$29,150	

- There is one existing City tree, located at the north-east corner of the site along 156 Street, which is proposed to be removed to facilitate the road upgrades.
- The Arborist Assessment states that there are a total of 46 mature trees on the site, excluding Alder and Cottonwood trees. There is 1 Alder tree. The applicant proposes to retain 4 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 85 replacement trees on the site. Thirty-two (32) replacement trees can be accommodated on the site (based on an average of 4 trees per lot). The proposed deficit of 53 replacement trees will require an estimated cash-in-lieu payment of \$29,150 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with an estimated contribution of \$29,150 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

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, Tree Preservation and Tree Plans
Appendix VI.	Proposed Fleetwood Enclave Plan Amendment

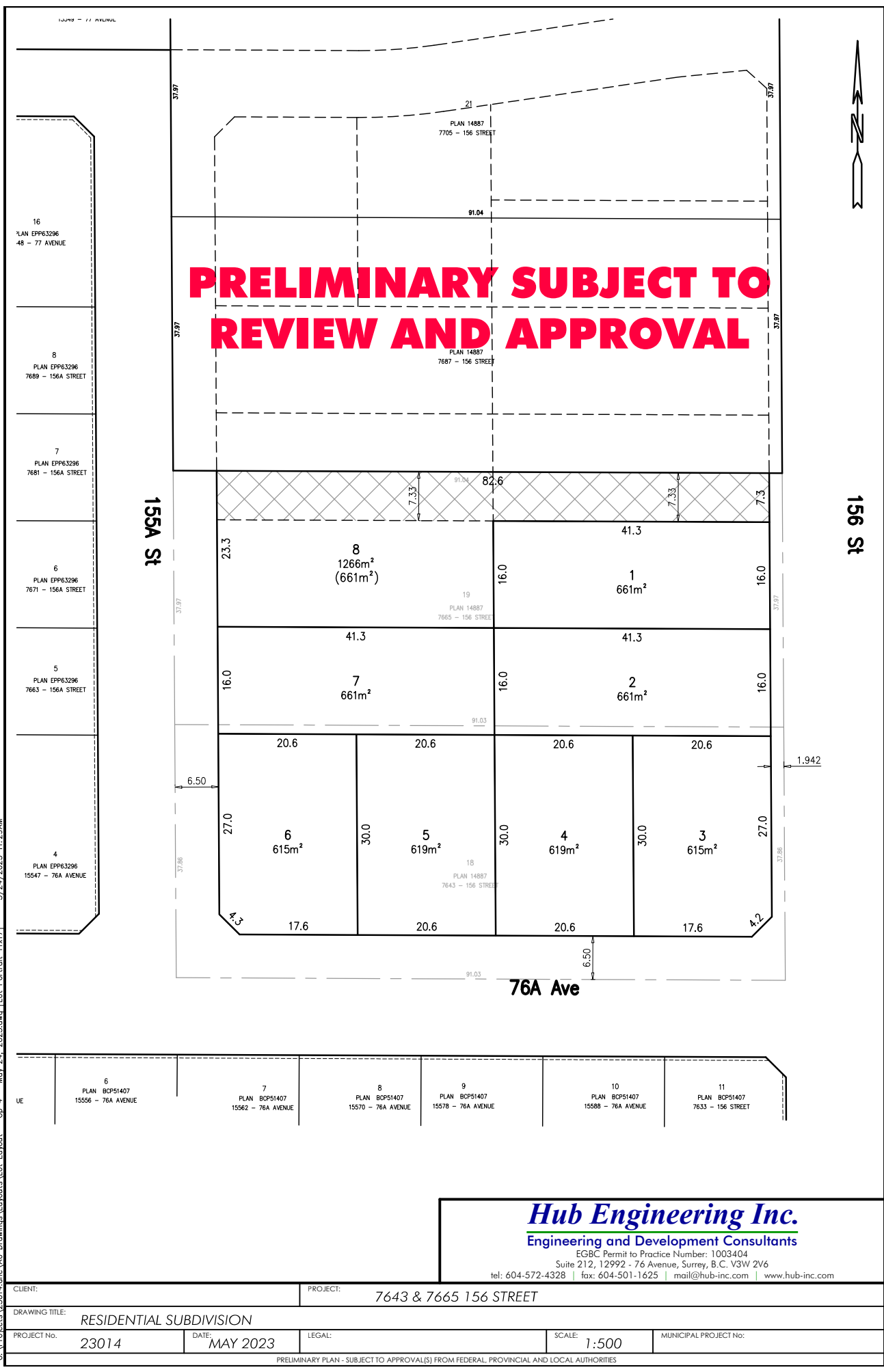
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MS/ar



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



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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

CLIENT:		PROJECT: 7643 & 7665 156 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 23014	DATE: MAY 2023	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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

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

DATE: **August 28, 2023** PROJECT FILE: **7823-0097-00**

RE: **Engineering Requirements
Location: 7643 156 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m for 156 Street.
- Dedicate 6.5m for 155A Street.
- Dedicate 6.5m for 76A Avenue.
- Dedicate 3.0m x 3.0m corner cuts for the intersections at 156 Street & 76A Avenue and 155A Street & 76A Avenue.
- Register 0.5m SRW along all frontages.

Works and Services

- Construct west half of 156 Street.
- Construct east half of 155A Street.
- Construct north half of 76A Avenue.
- Provide concrete letdown to each lot.
- Provide on-lot sustainable drainage features as per the Fleetwood Enclave drainage study.
- Provide adequately size storm, sanitary and water services connection to each lot.
- Pay associated latecomer fees.



Jeff Pang, P.Eng.
Development Services Manager

RH

Department: **Planning and Demographics**
Date: **August 14, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0097 00**

The proposed development of **8** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	6
---	---

Projected Number of Students From This Development In:	
Elementary School =	3
Secondary School =	2
Total Students =	5

Current Enrolment and Capacities:	
Coyote Creek Elementary	
Enrolment	714
Operating Capacity	690
# of Portables	1
Fleetwood Park Secondary	
Enrolment	1632
Operating Capacity	1200
# of Portables	7

Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

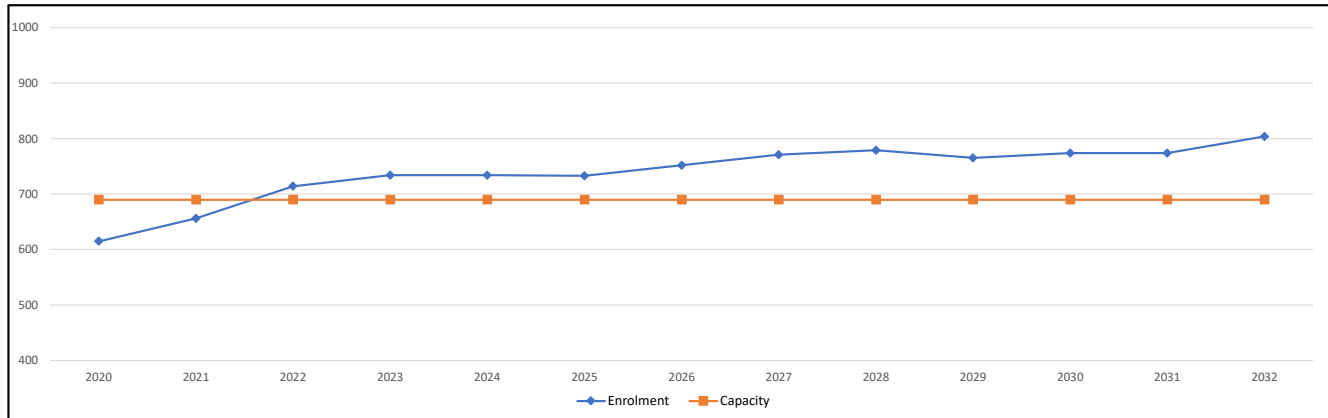
The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons.

A 4-classroom addition at Coyote Creek opened in the fall of 2020. The 10-year enrolment projections do not include for the potential increased urban density that is contemplated to serve a future Skytrain line. Without the inclusion of this housing count, Coyote Creek is expected to accommodate the 10-year future needs of the catchment.

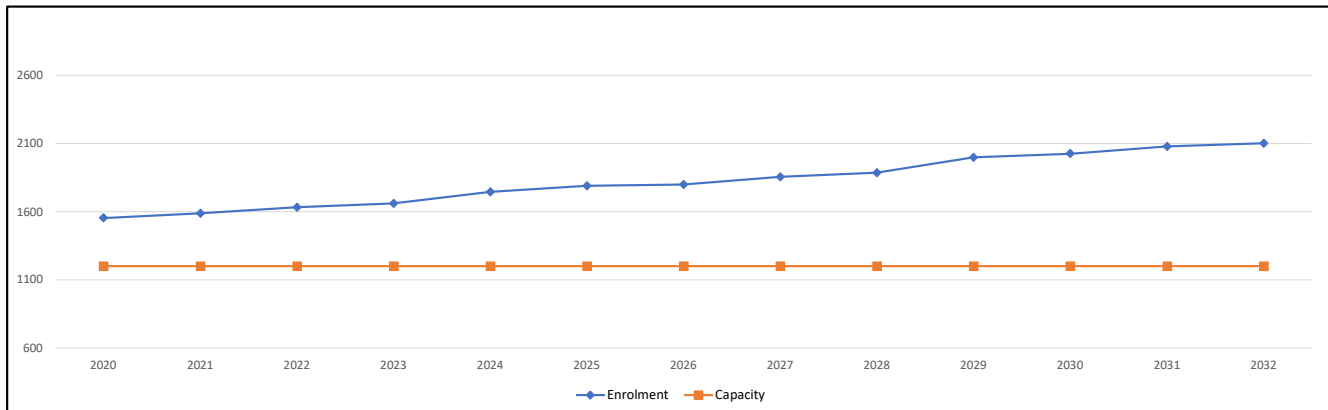
Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. In March 2021, the District started a feasibility report to build a 500-capacity addition, targeted to open 2027.

Given the Skytrain development, the District is planning ahead by identifying future elementary and secondary school sites; no funding from the Ministry has been allocated for these future sites.

Coyote Creek Elementary



Fleetwood Park Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 23-0097-00
Project Location: 7643 & 7665 156 Street, Surrey, B.C.
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.
Date: May 24, 2023

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 within the Character Study) 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 located in the Fleetwood Enclave area of south Fleetwood. The Context Neighborhood is bounded by 155A Street to the west of the Subject Site, Fleetwood Park to the east of the Subject Site, 77 Avenue to the north of the Subject Site, and 76A Avenue to the south of the Subject Site. The Context Neighborhood generally includes four separate types of lots which are defined by the zoning boundaries; RA zoned lots to the north, CD (based on RF-G) zoned lots to the north east, RF zoned lots to the west and CD (based on RC) zoned lots to the south. The adjacent A-1 zoned properties are not considered for the sake of this residential Character Study.

The greater area beyond the Context Neighborhood includes a significant number of CD and RF zoned lots to the north and west, and A-1 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 blocks of 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 is comprised of 33 properties and homes not including the Subject Site or the home(s) on the Subject Site. The Context Neighborhood has been divided into four blocks of homes. Each block represents a group of homes which have similar character and zoning, common lot sizes and are roughly the same age, but are different or separate from the homes in the other blocks. Of the 33 homes within these four blocks 3 of the homes are not considered as Context Homes and the remaining 30 are considered to be Context Homes and will be used to establish restrictions for the Design Guidelines of the new lots created at the Subject Site.

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 eight lot subdivision is bounded by 155A Street to the west of the Subject Site, Fleetwood Park to the east of the Subject Site, 77 Avenue to the north of the Subject Site, and 76A Avenue to the south of the Subject Site. The proposed new lots will appear to be an infill condition surrounded by the two relatively current developments on the west and south side of the Subject Site. The adjacent A-1 zoned lot to the east will most likely undergo development in the near future to complete the infill surrounding the Subject Site.

The context neighborhood consists of mostly current homes which suit the area plan and all homes which have been selected as Context Homes (30 of the 33 homes) have all been built within the last ten years. The Context Neighborhood, as well as the broader area, can be considered as existing and well established current single family homes. The area would not be considered as emerging and any existing larger low density lots now seem to be anomalous and will most likely undergo development and densification in the coming years.

The three lots which will not be considered as Context Homes may remain for some time, but eventually these lots will be developed with new homes, and may be subdivided to create more lots which more closely represent the area plan.

The existing developments surrounding the Subject Site have pre-planned road layouts which have considered the future layout on the Subject Site. This includes access roads to the new lots on the Subject Site. This further supports the appearance that the proposed new lots on the Subject Site will be seen as an infill condition and there is no significant concern that further development in the area may require additional infrastructure and road networks which will impact this development at some time in the near future.

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, Modern Prairie, Contemporary and Modern, with some homes being a hybrid of these styles. These styles are indicative of what has been popular over the last twenty years 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 styles very similar to the Context Homes considering the Context Homes are all current and the new homes on the Subject Site will appear to be a continuation of the well-established neighborhood. Some hybrid styles such as Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area, but radically different styles will not appear to suit the area. 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 several corner lot homes. These corner lot homes have a flanking side elevation which uses the same feature elements as the front and have softened massing by 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 many homes with monoplane pitched roofs and some flat feature 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 flat roof forms to feature roofs, and not permit 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, vertical board & batten siding, wall shakes and brick. Some 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. Many homes have feature elements and materials such as timber or metal bracing but some 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 minimalistic.

- **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 and walls only, and not as the main cladding material for the home. 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 unit paver or 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 concrete driveways 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 unit pavers or 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 finishes such as stamped concrete or borders of a contrasting material should also be permitted. Where borders are used a minimum width should be stipulated.

Garages:

- The Context Homes that have been identified as contributing all have attached front loaded two-car garages with driveways that connect to the fronting or flanking 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, with most having one double wide overhead door and some having two single overhead doors. 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. Porches should include roof forms which form a focal point on the façade and reduce overall massing of the home.

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. A minimum of 20 shrubs should be required in the front yards and on corner lots this should be increased to 30 for the combined front and flanking side. 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, or cast-in-place concrete with architectural finish. Some properties have low boulder rows which are primarily used as 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, Allan block or architecturally treated concrete 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 unfinished cast-in-place concrete.

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: \$10,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. **Date:** May 24, 2023

Reviewed and Approved by: Angus J. Muir  **Date:** May 24, 2023

4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 7643 & 7665 156 Street, Surrey

Registered Arborist Cody Laschowski

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)	47
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 42 X two (2) = 92	93
Replacement Trees Proposed	32
Replacement Trees in Deficit	61
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: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

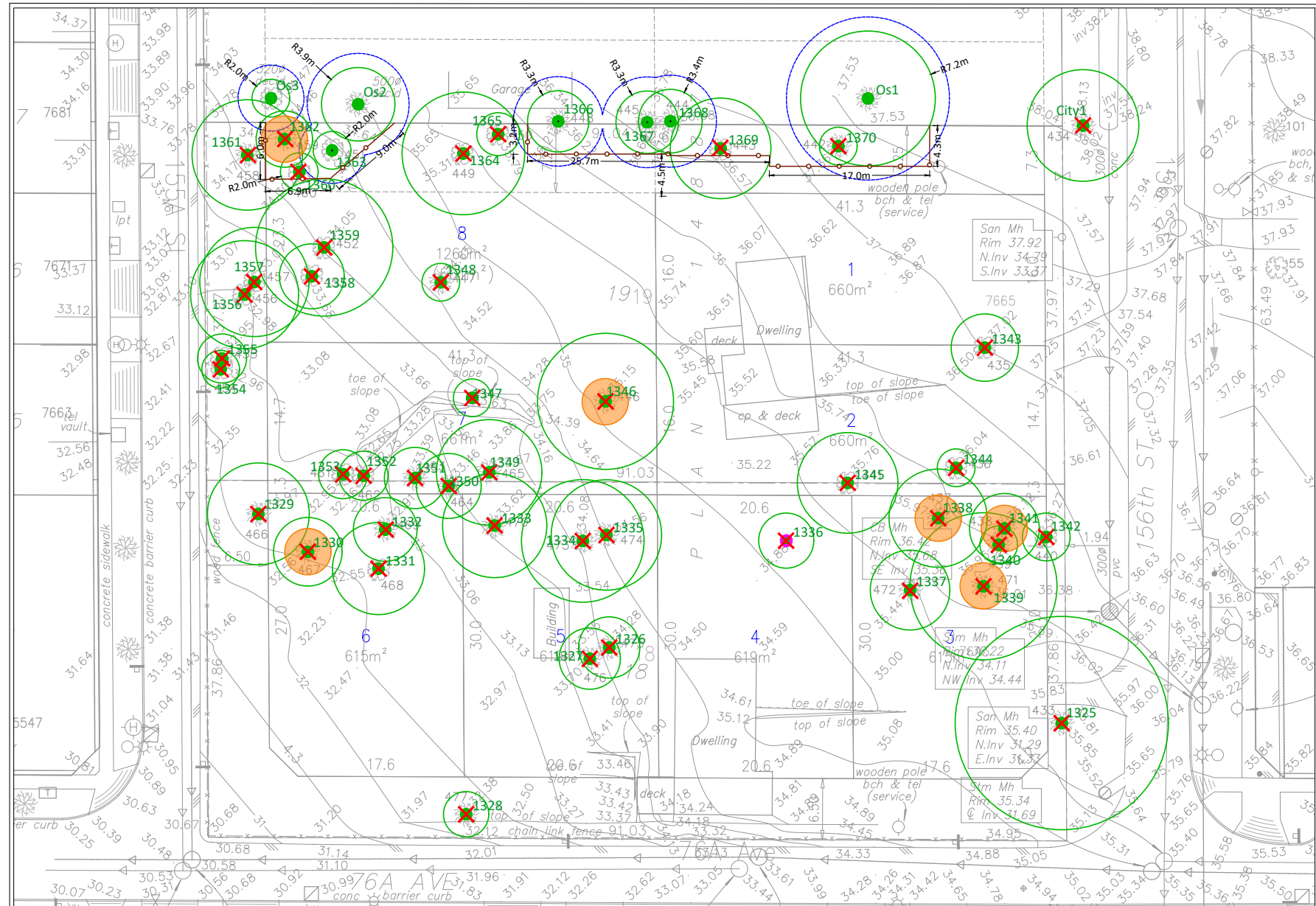
Summary, report and plan prepared and submitted by



Signature of Arborist

March 15, 2023

Date



LEGEND

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED
- ✖ SURVEYED TREE TO BE REMOVED
- ✖ UN-SURVEYED TREE TO BE REMOVED
- HAZARD TREE RECOMMENDED TO BE REMOVED PRIOR TO DEMO AND DP

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: South Fraser Land Surveying Ltd. dated March 8, 2023

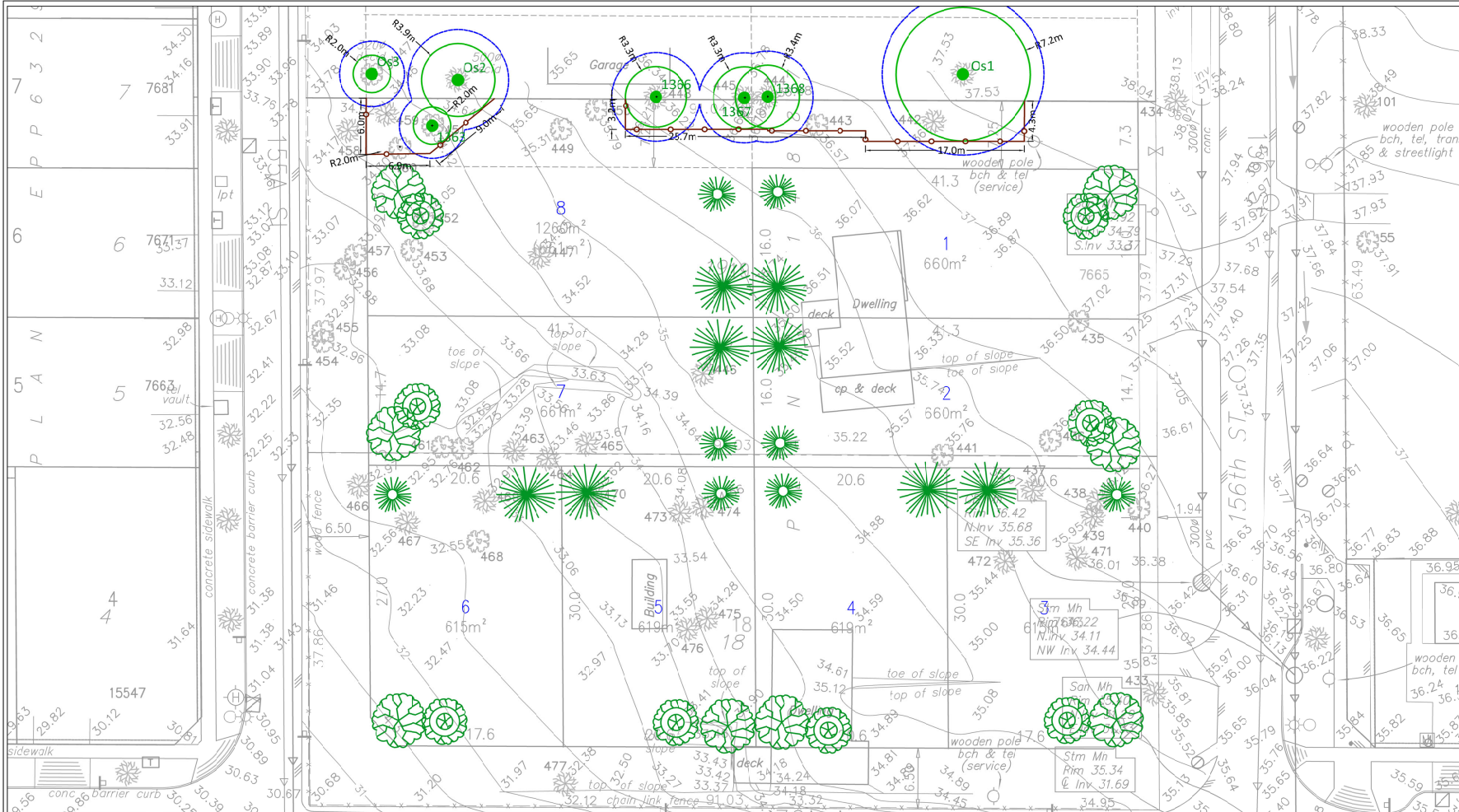


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 7643 7665 156 Street, Surrey
Client: Dhesa Developments

Drawing No: 001
Date: 2023/03/15
Drawn by: CL
Page Size: TABLOID 11"x17"

Page #
1 of 1



- LEGEND**
- TREE PROTECTION ZONE
 - TREE PROTECTION FENCE
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
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 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.
 7. **PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
 8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	8	6 cm. cal	As shown	B. & B.
	Magnolia 'galaxy'	Galaxy magnolia	8	5 cm cal	As shown	B & B
	Picea omorika	Serbian spruce	8	3.0 meters	As shown	B. & B.
	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	8	3.0 meters	As shown	B. & B.

REFERENCE DRAWINGS

1. Base Survey by: South Fraser Land Surveying Ltd. dated March 8, 2023



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Replacement Plan
Project address: 7643 7665 156 Street, Surrey
Client: Dhesa Developments

Drawing No: XXX
Date: yyyy/mm/dd
Drawn by: xx
Page Size: TABLOID 11"x17"



Fleetwood Enclave Infill
Concept Plan amendment
from "1/4 Acre Gross Density
4 UPA" to "Low-Med Density
Cluster 5 UPA".