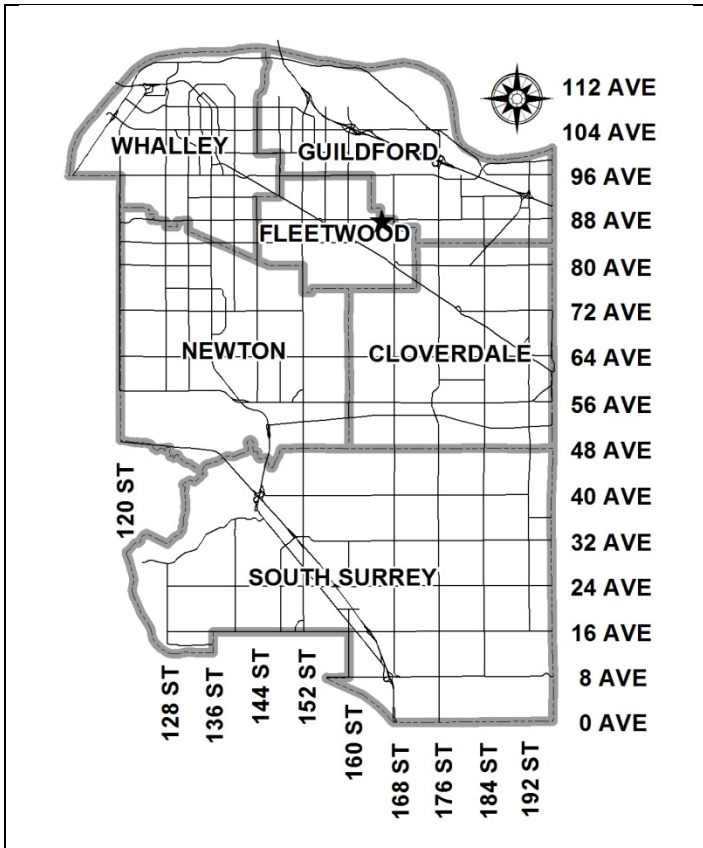


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0280-00

Planning Report Date: February 19, 2018



**PROPOSAL:**

- **Rezoning** from CD (By-law No. 11829) to RH
- **Development Permit**
- **Development Variance Permit**

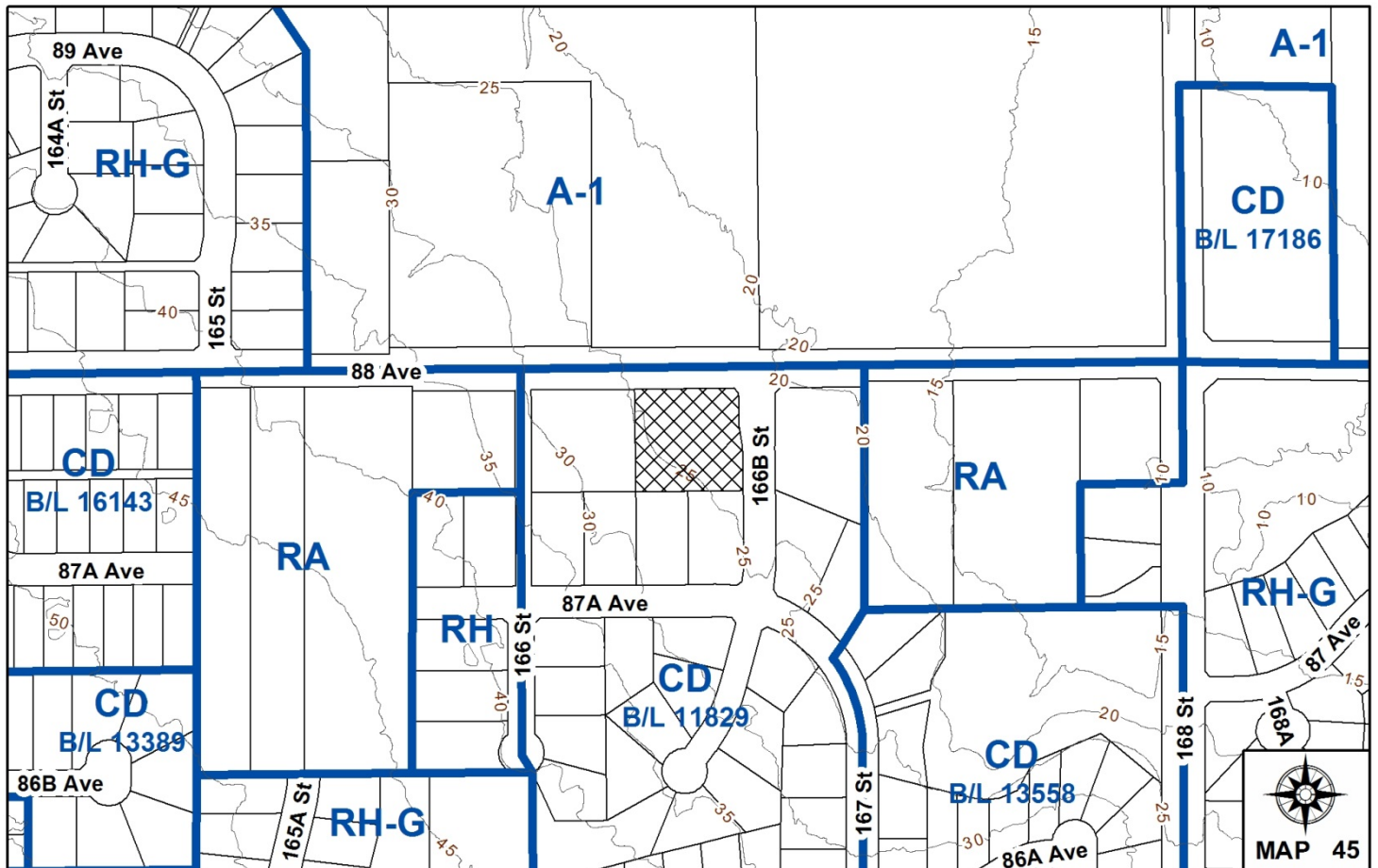
to allow subdivision into 2 half acre single family residential lots.

**LOCATION:** 8787 - 166B Street

**ZONING:** CD

**OCP DESIGNATION:** Suburban

**TCP DESIGNATION:** Single Family Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Farming Protection Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requesting variances to the minimum required lot width, and the minimum side yard setback requirements of the RH Zone.
- Does not comply with the minimum building setback from the Agricultural Land Reserve (ALR) boundary or the buffering requirements.

### RATIONALE OF RECOMMENDATION

- The proposed subdivision complies with the Suburban designation in the Official Community Plan (OCP) and will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site. The proposal also complies with the Single Family Suburban designation in the Stage 1 Fleetwood Town Centre Plan (TCP).
- Complies with the maximum density of 5 units per hectare (2 upa) for suburban lands that are within 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) boundary.
- The proposed lot width reduction for proposed Lot 2 and side yard building setback reductions on proposed Lot 1 are to facilitate retention of the existing house on the parent lot, which is in good condition. Proposed Lots 1 and 2 meets the minimum lot area of the RH Zone and the proposed setback relaxations on proposed Lot 1 do not interface with any existing neighbouring lots.
- The proposed density and building form are appropriate for this part of Fleetwood, where other half-acre sized lots currently exist, and will reinforce the transition between the existing, adjacent half-acre lots to the south and the agricultural lands to the north.
- The applicant is proposing a minimum 3.7 metre (12 ft.) wide undulating buffer along the northern property line of proposed Lot 1, adjacent the ALR, which is less than the Farming Protection Development Permit (DP) Guidelines' suggested minimum buffer width. Staff support the proposed reduction to facilitate retention of the existing house on proposed Lot 1 while still providing appropriate buffering as well as functional yard space.
- The proposed building setback from the ALR boundary of 33.3 metres (109 ft.) for proposed Lot 1 is less than the 37.5 metres (123 ft.) setback that the Farming Protection DP guidelines recommend; however, this will only apply to the existing house to be retained. The applicant has responded to concerns from the Agriculture and Food Security Advisory Committee (AFSAC) by providing a concept for how the agricultural buffer may be continued on adjacent properties (Appendix V).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law 11829) to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft a Farming Protection Development Permit No. 7917-0280-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0280-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (5.9 ft.) for proposed Lot 1.
  - (b) to reduce the minimum north side yard on flanking street setback of the RH Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for proposed Lot 1.
  - (c) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 28.8 metres (94 ft.) for proposed Lot 2.
4. 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) submission of a finalized landscaping plan and landscaping cost estimate for the agricultural landscape buffer on proposed Lot 1 to the specifications and satisfaction of the Planning and Development Department; and,
  - (e) registration of a Section 219 Restrictive Covenant for installation, maintenance and protection of the agricultural landscape buffer on proposed Lot 1.
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on the north portion of proposed Lot 1 for a minimum 33.3 metre (109 ft.) building setback from the ALR boundary and to inform future owners on both Lot 1 and 2 of farm practices in the area that may produce noise, odour and dust.

REFERRALS

**REFERRALS**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirement as outlined in Appendix III.

School District: **Projected number of students from this development:**

- o Elementary students at Frost Road Elementary School
- o Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

Agricultural and Food Security Advisory Committee (AFSAC): The project was reviewed at the December 7, 2017 AFSAC meeting wherein the Committee expressed concerns about how the agricultural buffer would be developed on adjacent properties. The applicant has since submitted a concept for how the agricultural buffer could be developed on the adjacent properties (Appendix II).

**SITE CHARACTERISTICS**

Existing Land Use: Acreage residential lot with an existing single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Land within the ALR and existing single family dwelling with outbuildings.	Agricultural	A-1
East (Across 166B Street):	One-acre residential lot with a single family dwelling.	Suburban	CD By-law No. 11829
South:	Half-acre residential lots with single family dwellings.	Suburban	CD By-law No. 11829
West:	Vacant one-acre residential lot.	Suburban	CD By-law No. 11829

## DEVELOPMENT CONSIDERATIONS

### Background

- The 4,131 sq. metre (1.0 acre) subject lot is located at 8787 – 166B Street in Fleetwood.
- The site is across 88 Avenue from lands that are within the Agricultural Land Reserve (ALR) to the north. To the west, south, and east is an existing residential neighbourhood, consisting primarily of one-acre and half-acre residential lots.
- The subject site is designated as “Suburban” in the Official Community Plan and is zoned “Comprehensive Development Zone (CD)” (By-law No. 11829).
- The property is diagonally bisected by a municipal right of way containing sanitary infrastructure.
- The CD Zone (By-law No. 11829) that currently regulates the subject property was approved by Council in 1994, and facilitated the creation of 40 single family suburban residential lots. The CD Zone (By-law No. 11829) requires that lots adjacent to 88 Avenue (including the subject property) be a minimum of one-acre in size.

### Current Proposal

- The applicant is proposing to rezone the property to "Half-Acre Residential Zone (RH)", in order to subdivide into two half acre lots, while also retaining the existing single family dwelling on proposed Lot 1.
- The proposed subdivision complies with the Suburban designation in the Official Community Plan (OCP) and will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site. The proposal also complies with the Single Family Suburban designation in the Stage 1 Fleetwood Town Centre Plan (TCP).
- The proposed subdivision complies with the maximum density of 5 units per hectare (2 upa) for suburban lands that are within 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) boundary.
- The proposed lots are somewhat irregular in shape due to the municipal right of way that bisects the site and the siting of the existing house. Lot 1 is proposed to have a frontage width of 32.8 metres (107 ft.) and Lot 2 is proposed to have a frontage width of 28.8 metres (94 ft.). Proposed Lot 1 narrows to 30.5 metres (100 ft.) at the rear of the lot and Lot 2 widens to 31.3 metres (103 ft.) at the rear of the proposed lot. Proposed Lot 2 does not meet the minimum lot width of 30 metres (98 ft.) under the RH Zone and as such a variance is requested.
- Proposed Lot 1 will have a lot area of 2,064 square metres (22,217 sq. ft.) and proposed Lot 2 will have a lot area of 1,970 square metres (21,206 sq. ft.), both meeting the minimum lot area requirement of the RH Zone of 1,858 square metres (0.46 acres).
- The applicant is proposing to retain the existing house, which is in good condition, on proposed Lot 1. In order to facilitate retention of this house after subdivision, the applicant is proposing variances to reduce the building setbacks of the RH Zone along proposed Lot 1's

north and south property lines, from 4.5 metres (15 ft.) to 1.8 metres (5.9 ft.) along the south property line, and from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) along the north property line.

- The house to be retained on proposed Lot 1 will meet the minimum floor area and lot coverage requirements of the RH Zone after the proposed subdivision.
- The subject site is adjacent to the Agricultural Land Reserve (ALR) and therefore requires a Farming Protection Development Permit (DP). The applicant is proposing a 3.7 metre (12 ft.) to 7.5 metre (25 ft.) wide undulating landscaped buffer along the north lot line of proposed Lot 1 in order to address the DP requirements. The proposed buffer width is less than the Guidelines' recommended 7.5 metre (25 ft.) to 12 metre (40 ft.) wide undulating buffer or 10 metre (33 ft.) wide straight buffer for single family developments built across a road from the ALR. The rationale for the reduced buffer width is to facilitate retention of the existing house on proposed Lot 1 along with functional yard space
- The applicant's intention to retain the existing home also requires a relaxation to the building setback from the ALR boundary, as prescribed in the Farming Protection Development Permit Guidelines. Typically, the Guidelines prescribe a minimum 37.5 metre (123 ft.) separation distance between the ALR's boundary and a residential building; however, the existing home is currently located approximately 33.3 metres (109 ft.) from the ALR boundary. Staff support this reduction as it allows retention of the existing house, which is in good condition.

#### Agricultural and Food Security Advisory Committee (AFSAC)

- The development application was reviewed by the AFSAC at the December 7, 2017 meeting. The committee expressed concerns regarding how the agricultural buffer could be developed on adjacent properties. The applicant has responded to the comments of the AFSCA by submitting a concept plan illustrating for how the agricultural buffer could be developed on the adjacent properties (Appendix II).

#### Proposed ALR Landscape Buffer on Lot 1

- The proposed landscape buffer along the north lot line of proposed Lot 1 is 3.7 metres (12.3 ft.) wide along the eastern portion to accommodate the existing brick neighbourhood entry feature wall and also leaves a separation distance between the landscaped buffer and existing house. The buffer widens to 7.5 metres (25 ft.) along the western portion providing additional buffering while still ensuring that the property retains a functional rear yard.
- The proposed landscape buffer on Lot 1 contains an appropriate mix of native trees and shrubs (in both coniferous and deciduous varieties) to ensure year-round buffering.
- The applicant will be required to register a Section 219 Restrictive Covenant for installation, maintenance and protection of the agricultural landscape buffer on proposed Lot along with submitting appropriate securities.
- The applicant will be also be required to register a Section 219 Restrictive Covenant for "no build" on the north portion of proposed Lot 1 for a minimum 33.3 metre (109 ft.) building setback from the ALR boundary and to inform future owners on both Lot 1 and 2 of farm practices in the area that may produce noise, odour and dust.

### Neighbourhood Character and Building Scheme

- The applicant for the proposed development has retained Raymond S. Bonter of Raymond S. Bonter, Designer Ltd. as the Design Consultant. The Design Consultant has prepared a Neighbourhood Character Statement and Building Scheme. The character statement involved reviewing a number of existing homes in the neighbourhood and considering the standards of new construction in order to establish suitable design guidelines for the proposed residential lots. A summary of the design guidelines is attached (Appendix VI).

### Proposed Lot Grading

- A preliminary lot grading plan was submitted by Mainland Engineering Design Corporation.
- The preliminary lot grading plan was reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan it appears that basements could be accommodated on both proposed lots with minimal fill. Basements will be confirmed at the detailed engineering design stage.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 26, 2017 and staff received two responses as summarized below (staff comments in italics).

- An area resident opposes the proposed development due to the potential loss of privacy, impact to views, increased noise, and impact to property values. The area resident also raised concerns about drainage patterns in the area.

*(The applicant has agreed to provide additional privacy screening, in the form of cedar hedges, to reduce any privacy related impacts to adjacent property owners. These requirements will be incorporated into the Building Scheme. Further, the applicant is also open to locating Lot 2's driveway on the north side of the property to minimize privacy and noise impact to adjacent properties. This will be confirmed at the detailed engineering design stage.*

*The City has reviewed the preliminary lot grading plan for the proposed development and has found it to be generally acceptable).*

- An area resident raised concerns about the lack of a lane at the south end of the development that was envisioned as a part of the Fleetwood Town Centre Plan.

*(As a part of Development Application 7914-0365-00, to the west of the subject site, which was approved by Council in October, 2016, the rear lane that was envisioned in the Fleetwood TCP to provide access to properties fronting onto 88 Avenue was replaced by a frontage road concept along 88 Avenue).*

TREES

- Laura Leigh, ISA Certified Arborist of Mountain Maple Garden and Tree Service Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Oak	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>10</b>	
<b>Total Retained and Replacement Trees</b>		<b>10</b>	
<b>Contribution to the Green City Fund</b>		<b>\$0</b>	

- The Arborist Assessment states that there is a total of one (1) protected tree on the site. No existing trees are Alder or Cottonwood trees. It was determined that no trees can be retained on site 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. There are also ten (10) City boulevard trees which are proposed to be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of two (2) replacement trees on the site. The applicant is proposing ten (10) replacement trees, five (5) per RH lot, in accordance with City requirements.
- In summary, a total of ten (10) trees are proposed to be replaced on the site with no contribution to the Green City Fund required.
- In addition to the ten (10) replacement trees, additional trees are proposed to be planted within the agricultural landscaped buffer on proposed Lot 1. Approximately six (6) trees are proposed within the buffer and will consist of a variety of trees including Maple and Spruce trees.



**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on January 23, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• N/A
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• The proposed development will incorporate absorbent soils, sediment control devices, perforated pipe systems, and permeable pavement/surfaces.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The surrounding community was notified via a pre-notification letter and Development Proposal signs as required by the City.</li> <li>• A public hearing will be required as part of the rezoning process.</li> </ul>

**BY-LAW VARIANCES AND JUSTIFICATION****(a) Requested Variances:**

- To reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres [15 ft.] to 1.8 metres [5.9 ft.].
- To reduce the minimum north side yard on flanking street setback of the RH Zone for proposed Lot 1 from 7.5 metres [25 ft.] to 6.1 metres [20 ft.].

- To reduce the minimum lot width of the RH Zone for proposed Lot 2 from 30 metres [100 ft.] to 28.8 metres [94 ft.].

#### Applicant's Reasons:

- The side yard setback relaxations will allow for the retention of the existing home while still maintaining a side yard setback that is similar to those found on adjacent properties. Further, as any home developed on proposed Lot 2 will be required to be constructed closer to the rear of the property due to the right-of-way crossing the property, the reduced setback proposed for Lot 1 will not impact the livability of proposed Lot 2.
- The interior side yard setback relaxation will allow for the retention of the existing home, while also accommodating the dedication of 1.49 metres [4.9 ft.] of road right-of-way for the eventual widening of 88 Avenue.
- The lot width reduction for proposed Lot 2 will allow for the retention of the existing house on proposed Lot 1 by ensuring suitable side yard setbacks and also by ensuring that Lot 1 has enough area to meet the RH Zone's floor area ratio requirements.

#### Staff Comments

- The proposed lot width reduction for proposed Lot 2 and side yard building setback reductions on proposed Lot 1 are to facilitate retention of the existing house on the parent lot, which is in good condition. Proposed Lot 2 meets the minimum lot area of the RH Zone and the proposed setback relaxations on proposed Lot 1 do not interface with any existing neighbouring lots.
- Staff support the requested variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Agricultural and Food Security Advisory Committee Minutes
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	Development Variance Permit No. 7917-0280-00

*original signed by Ron Gill*

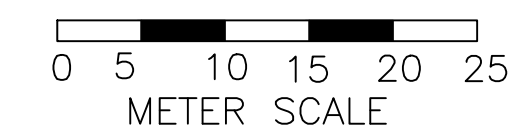
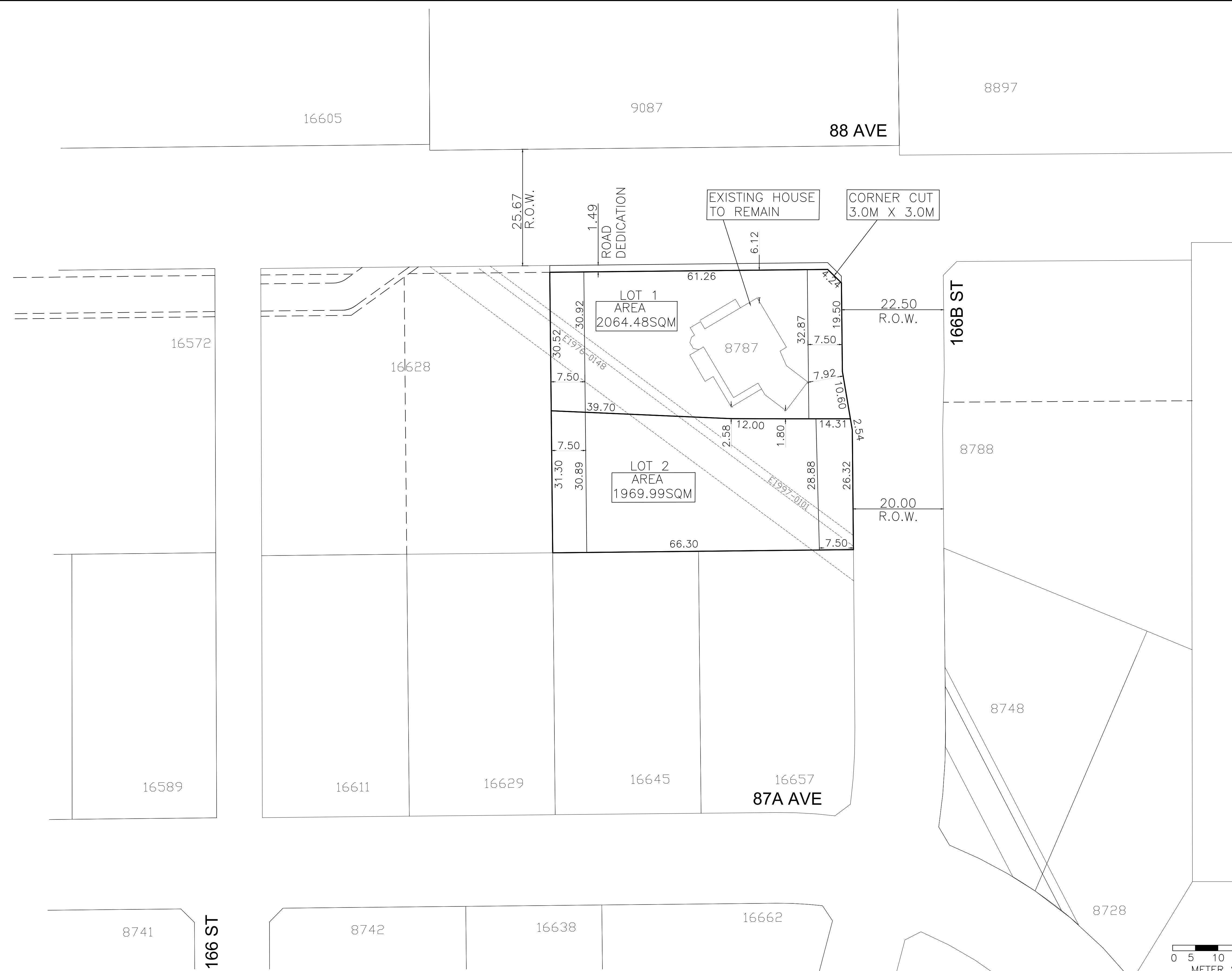
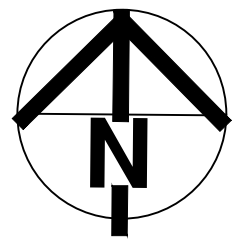
Jean Lamontagne  
General Manager  
Planning and Development

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RH

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.02
Hectares	0.41
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	28.88 – 32.87
Range of lot areas (square metres)	1995.16 – 2039.31
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.88 uph / 1.96 upa
Lots/Hectare & Lots/Acre (Net)	5 uph / 2.02 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	To be determined at building permit stage.
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



NOTE:  
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:  
 EXISTING ZONING: CD  
 PROPOSED ZONING: RH  
 SITE AREA  
 GROSS SITE AREA: 4034.41sqm.

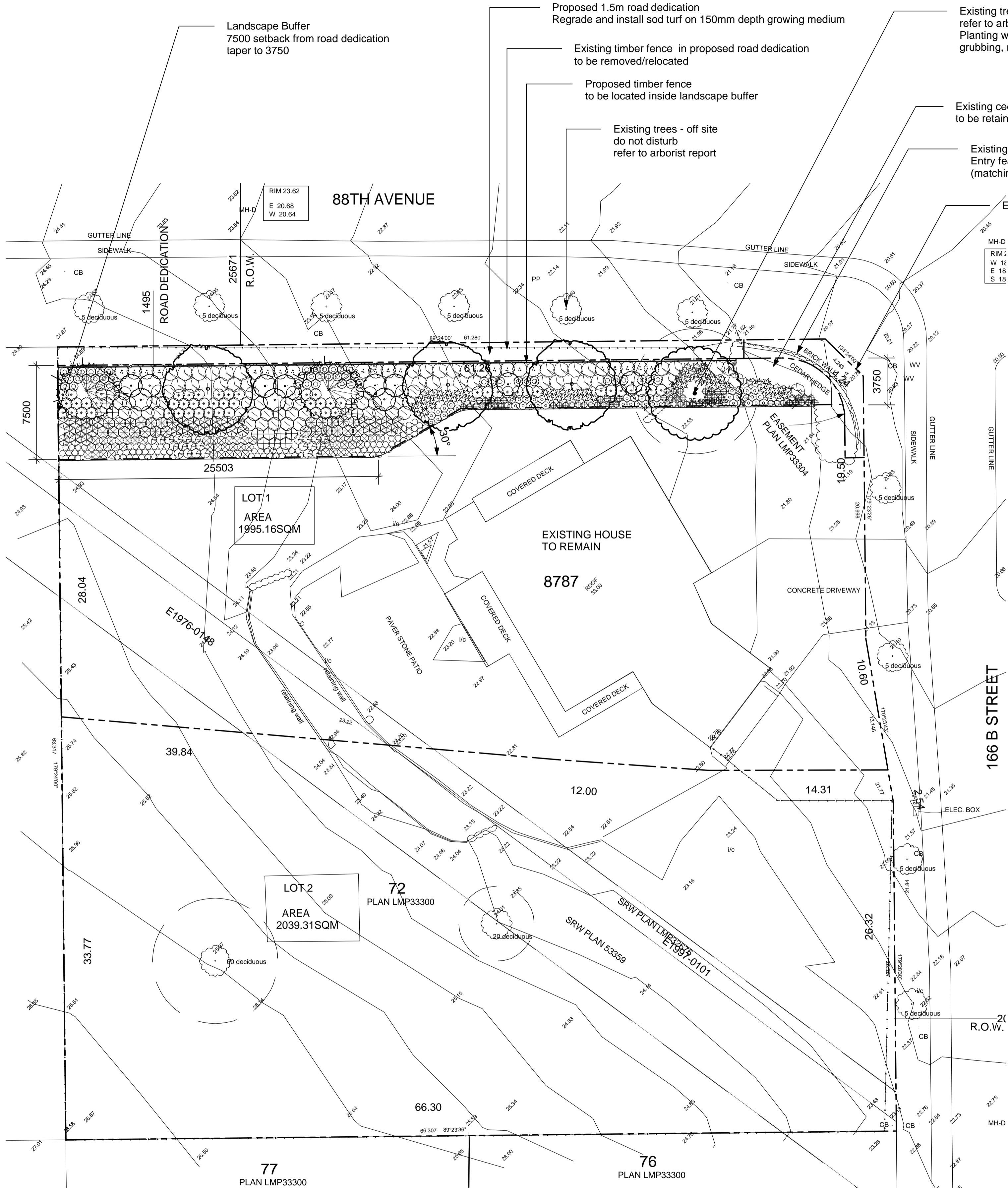
NO.	YY/MM/DD	DRN	CH.	REVISION
0	18/01/31	IG	RM	ISSUED FOR APPROVAL

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 UNIT 206 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION #8787 166B ST, SURREY, B.C.  
 DWG. NAME: PRELIMINARY LAYOUT PLAN

SCALE: N.T.S.  
 DESIGNED: IG  
 DRAWN: IG  
 CHECKED: RM  
 APPROVED: AB

SURREY PROJECT NO.	7917-0280-00	DRAWING NO.	1
MAINLAND PROJECT NO.	C-1728	OF	1
DATE	18/01/31	REV.	0



### PLANT LIST - 166B Street

updated November 6, 2017

TOTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	Acer x freemanii Autumn Blaze	Autumn Blaze Maple	6cm cal. B&B	
2	Picea omorika	Serbian Spruce	2.0m Tall, B&B	
<b>SHRUBS and GROUNDCOVERS</b>				
11	Amelanchier alnifolia	Saskatoon Berry	1.2m tall multi	1000 o.c.
86	Arctostaphylos uva-ursi VJ	Vancouver Jade Kinnikinnick	#1 pot	400 o.c.
41	Cornus sericea	Redtwig Dogwood	#1 pot	800 o.c.
13	Forsythia x intermedia 'L.G'	Lynwood Gold Forsythia	#1 pot	900 o.c.
62	Gaultheria shallon	Salal	#1 pot	400 o.c.
22	Mahonia aquifolium	Oregon Grape	#1 pot	500 o.c.
58	Polystichum munitum	Western Sword Fern	#1 pot	750 o.c.
50	Potentilla fruticosa 'Gold Star'	Gold Star Shrubby Cinquefoil	#1 pot	750 o.c.
48	Rhododendron Impeditum	Purple Rhodo (low)	#2 pot	600 o.c.
35	Rhododendron Vulcan	Red Rhodo (large)	#5 pot	900 o.c.
30	Ribes alpinum	Alpine Currant	#2 pot	750 o.c.
25	Salix purpurea 'Nana'	Purple Willow	#1 pot	750 o.c.
23	Spiraea x bumalda Goldflame	Goldflame Spirea	#1 pot	750 o.c.
49	Symphoricarpos albus	Snowberry	#1 pot	900 o.c.
54	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	750 o.c.

**NOTES:**

- 1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
- 2) All planting shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
- 3) Growing medium: 450mm depth for planting bed areas, 150mm depth for lawn areas.

**GENERAL NOTES**

1. All work to satisfaction of the Owner.
2. All work in compliance with City of Surrey municipal standards.
3. Dispose of all excavated and surplus materials off site, recycle where feasible.
4. Contractor to confirm location of any site service before proceeding.
5. Contractor to confirm actual site conditions and layout before proceeding.
6. All dimensions are in millimeters, unless noted otherwise.
7. Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and architectural, as directed by the Owner.
8. Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
9. Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fence and/or make safe as required.
10. Sidewalks and street to be kept clean at all times and cleaned to the satisfaction of the City.
11. All work to be completed consistent with all drawings and specifications.
12. Ensure positive drainage for all landscape areas.

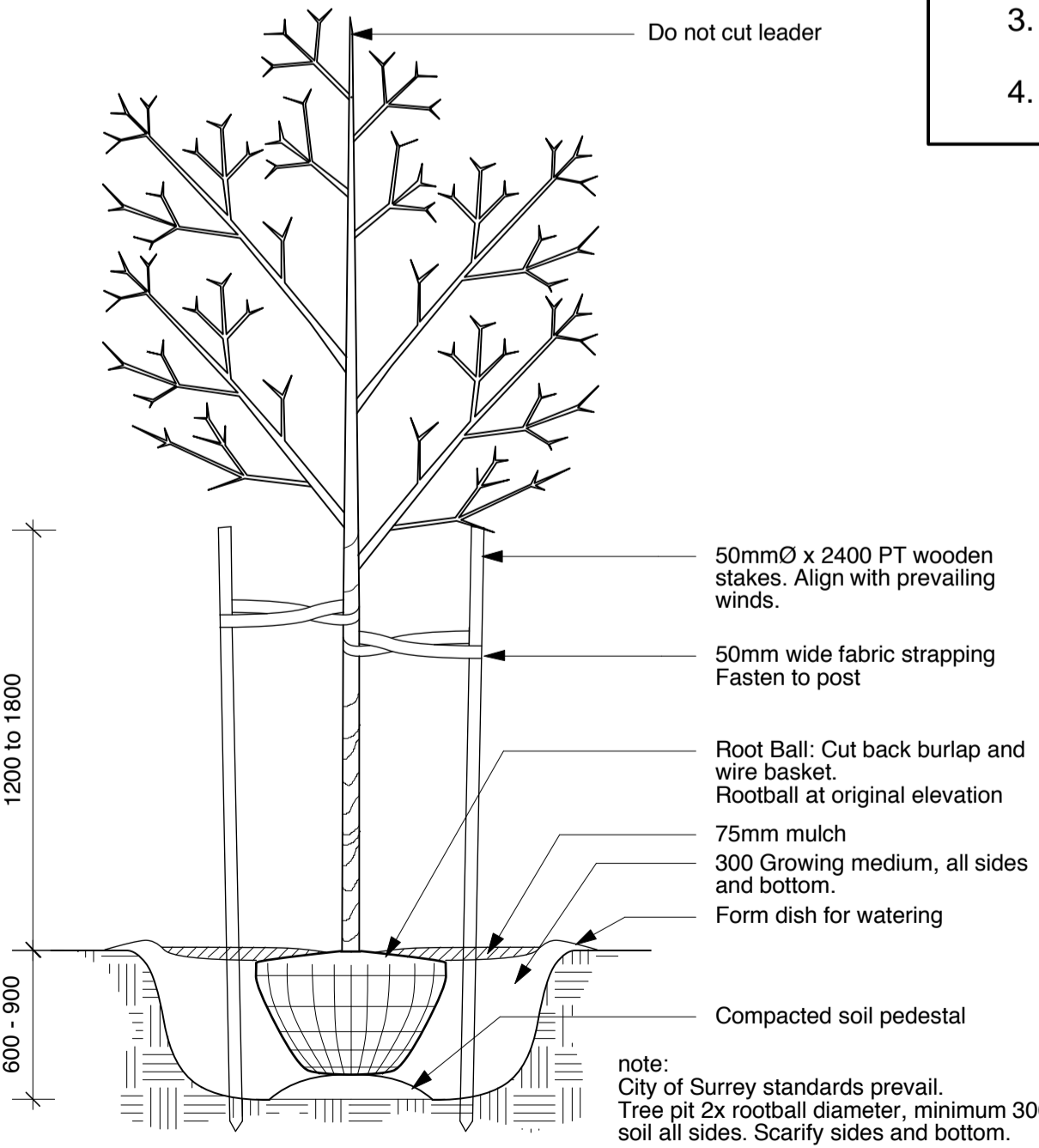
Refer to civil engineering drawings.  
Site grading and drainage, including retaining wall design by others.

Tree locations to be adjusted in the field as determined by location of underground services and pole lights. Confirm locations before digging.

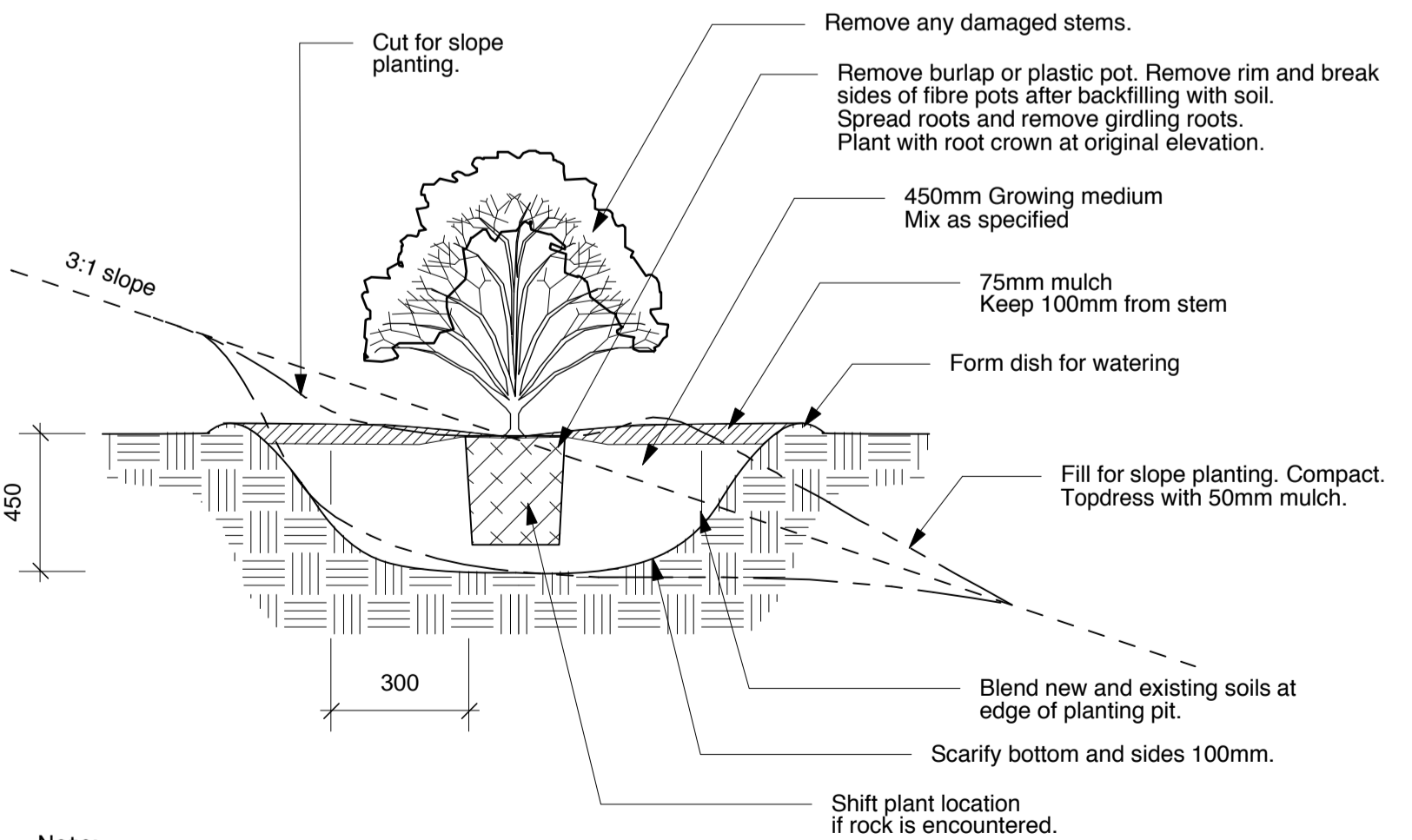
Off site work shown for illustrative purposes only, including street trees as applicable.

**Site Review Requirements**

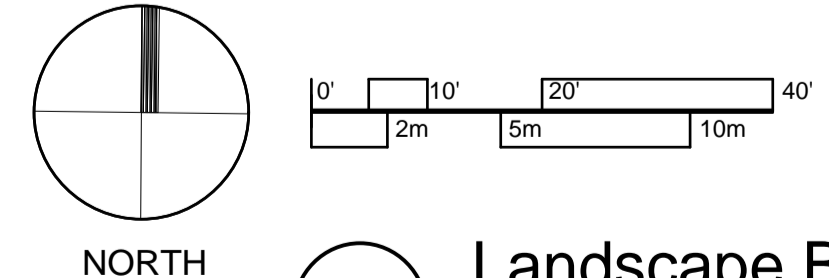
1. The City requires confirmation of work during installation, including, but not limited to soil depths, soil quality, removal of root ball twine, removal of tree stakes for final inspection, etc.
2. Excavation for planting beds to be reviewed and approved by Landscape Architect prior to filling.
3. All landscape improvements to be reviewed and approved by Landscape Architect upon completion of work.
4. Contact Landscape Architect to arrange site review.



**2 Tree Planting**  
1cm = 20cm



**3 Shrub Planting**  
1cm = 10cm



For site servicing, grading, and drainage information, refer to drawings prepared by Mainland Engineering Design Corporation.

**1 Landscape Buffer Planting**  
1cm = 200cm

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION DATE
1.	Oct 24 17	ISSUED FOR CITY REVIEW
2.	Nov 6 17	REVISED / ISSUED FOR CITY REVIEW

**Greenway**  
Landscape Architecture  
2280 Park Crescent  
Coquitlam BC V3J 6T4  
T 604 461 9120  
E paul@greenwayla.ca

Paul Whitehead RBCSLA  
Registered Landscape Architect #246

CLIENT  
**Pamela Sidhu**  
878 166B Street  
Surrey BC

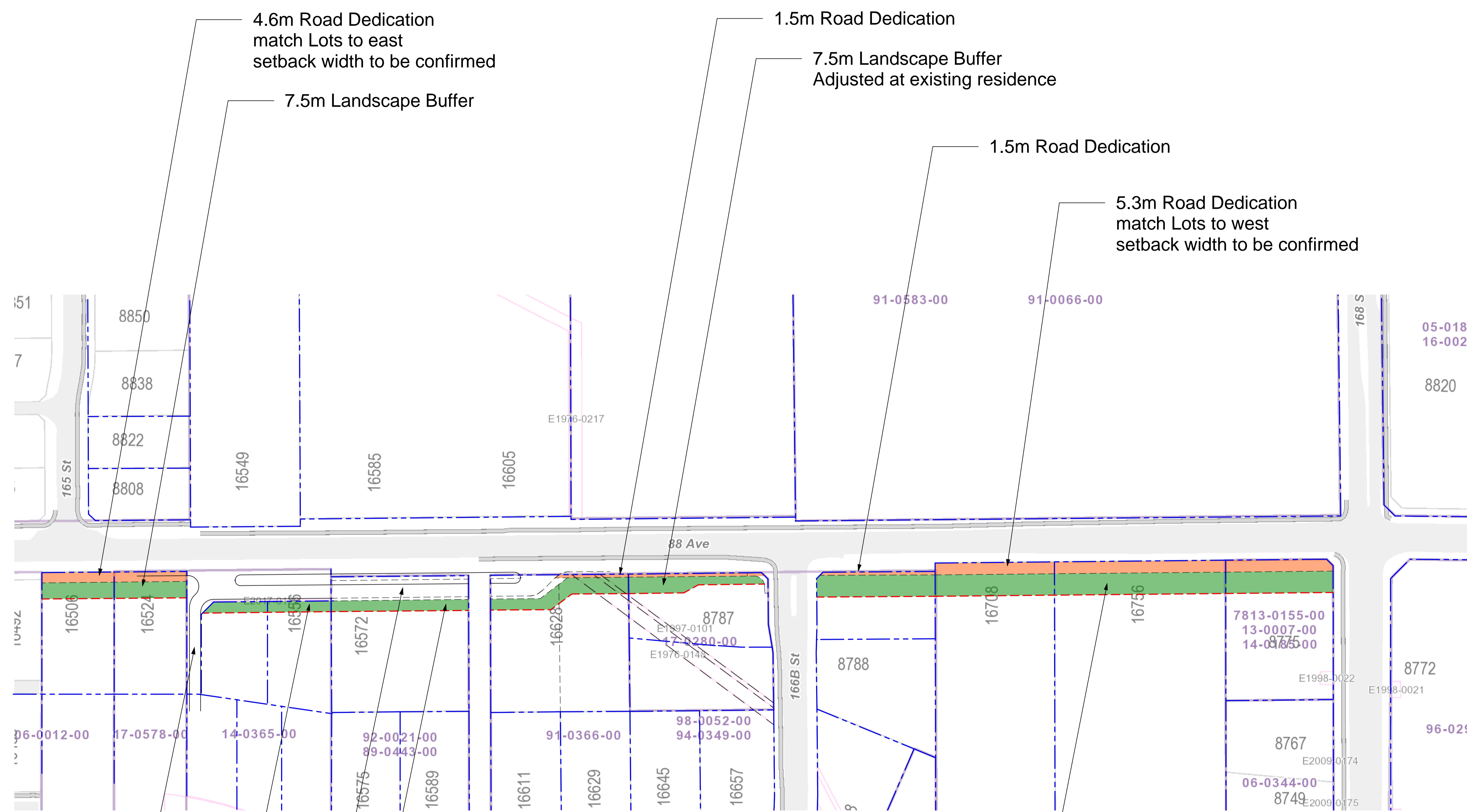
PROJECT  
**Landscape Buffer**  
8787 166B Street  
Surrey BC

DRAWING  
**Landscape Plan**

DRAWING NUMBER  
**L-1**

SCALE 1: 200 metric  
DRAWN PACW  
PROJECT NUMBER 1721





All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION DATE
1.	Jan04.18	ISSUED FOR CITY REVIEW
2.	Feb14.18	ISSUED FOR CITY REVIEW


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**Paul Whitehead** RBCSLA  
 Registered Landscape Architect #246

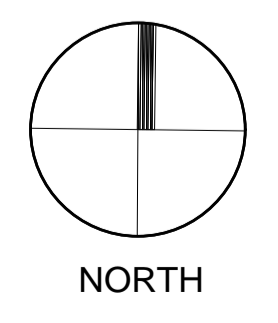
CLIENT

PROJECT  
 Landscape Buffer  
 165A to 168 Street  
 Surrey BC

DRAWING  
**Landscape Buffer**

DRAWING NUMBER  
**L-1**

SCALE As Noted  
 DRAWN PACW  
 PROJECT NUMBER 1721



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

FROM: **Development Project Engineer, Engineering Department**

DATE: **Jan 30, 2018** PROJECT FILE: **7817-0280-00**

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RE: **Engineering Requirements  
Location: 8787 - 166B Street**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate gazette road for the southerly 10.058 m of 88 Avenue.
- Dedicate 1.5 m along 88 Avenue toward Arterial Road (ultimate 15.0 m from center line) allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 88 Avenue and 166B Street.
- Register 0.5 m statutory right-of-way on 88 Avenue.

***Works and Services***

- Register a restrictive covenant (RC) for on-site sustainable drainage works to meet Upper Serpentine Integrated Stormwater Management Plan.
- Register RC for geotechnical foundations due to proximity to sanitary trunk main.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

**DEVELOPMENT PERMIT**

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

**DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Project Engineer

MB





Planning October-10-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0280 00

**SUMMARY**

The proposed 1 single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	0
Secondary Students:	0

September 2018 Enrolment/School Capacity

<b>Frost Road Elementary</b>	
Enrolment (K/1-7):	75 K + 539
Capacity (K/1-7):	80 K + 450
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1348
Nominal Capacity (8-12):	1175
Maximum Operating Capacity*(8-12):	1269

**School Enrolment Projections and Planning Update:**

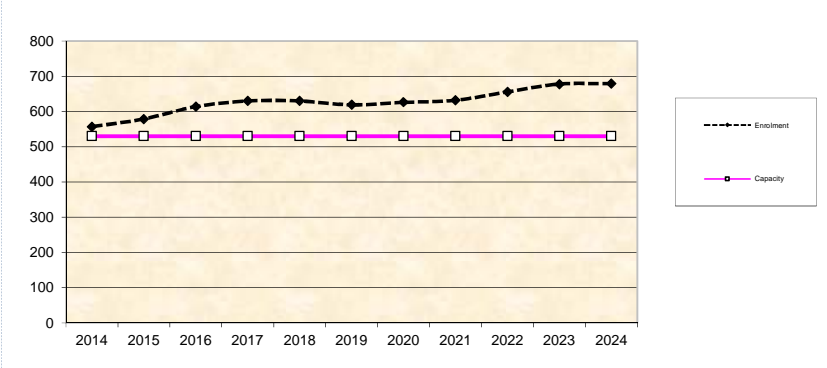
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Fleetwood area is currently experiencing growth because of the new development in the area coming online. As of September 2017, there are 6 portables on site used as enrolling space. Our projections show that enrolment growth will continue to climb in this catchment.

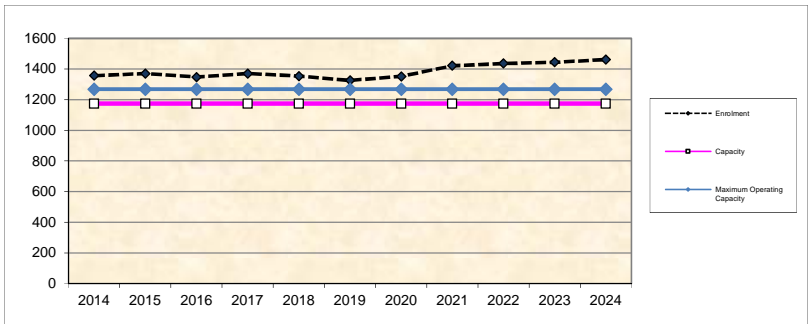
As part of the Surrey School District 2017/18 Capital Plan, the District is requesting capital funds to build a 100 capacity addition to relieve the pressure at this school. The District is waiting for a funding announcement from the Ministry of Education to proceed to design and construction for the addition.

To relieve the enrolment pressure at North Surrey Secondary, the district's 2018/19 Capital Plan submission to the Ministry of Education is requesting a 425 capacity addition. Decision to move this project to the feasibility stage, from the Ministry, will not be made until the New Year.

**Frost Road Elementary**



**North Surrey 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.

D. NEW BUSINESS

1. **Proposed Rezoning and Subdivision Adjacent to ALR Land**

Christopher Wilcott, Planner

File: 6880-75; 7917-0280-00

The following comments were made:

- The subject property is zoned CD (Bylaw No. 11829), designated as Suburban in the Official Community Plan (OCP) and currently contains one dwelling which the applicant wishes to retain. The parcel is adjacent to the Agricultural Land Reserve (ALR).
- The applicant is proposing to rezone the subject parcel to Comprehensive Development (CD) Zone based on Half-Acre Residential Zone (RH) from one to two lots while retaining the existing dwelling. The two proposed lot sizes are 1995.16 square metres (0.49 acres) and 2039.31 square metres (0.50 acres).
- Staff clarified that the minimum building setback is supposed to be 37.5 metres and the applicant is proposing 33.4 metres. Staff noted the minimum vegetation buffer is suggested for 7.5 metres to 12 metres, and the current application does not meet the minimum standards.
- Staff clarified that buffer design proposed could be adjusted to increase the buffer width in some areas, to make up for smaller buffer widths next to existing home, as part of the farm protection development Permit.

The Committee expressed concerns of development on the neighbouring lands and would like to see the buffer proposal on the neighbouring properties that is consistent with city standards, in order to better visualize the subject application. The Committee would like to see the application be referred back to staff to ensure consistency with neighbouring properties buffer design.

It was

Moved by S. VanKeulen

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to refer Development Application 7917-0280-00 back to staff to ensure continuity of the landscape buffers with future development the neighbouring properties to the West.

R. Brar left the meeting at 10:26 a.m.

2. **Application to Develop Land within 50 metres of the ALR**

Christopher Atkins, Senior Planner

File: 6880-75; 7915-0268-00

The following comments were made:

## **CHARACTER STATEMENT AND BUILDING GUIDELINES SUMMARY**

Surrey Project no: 0017-0280-00  
Project Location: 8787 166B, Surrey, B.C.  
Design Consultant: Raymond S. Bonter, Designer Ltd.

**The following is a summary of the Residential Character of the neighborhood and the Design Guidelines which highlight the important features of the existing neighborhood and form the basis of the draft Building Scheme.**

### **1. Residential Character**

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

The subject parcel for the proposed two lot subdivision is located at north end of the larger subdivision known as Cedar Grove Estates. The subject parcel includes one of two decorative brick entry “gates” at the intersection of 88<sup>th</sup> avenue and 166B street, which mark the northern entry into Cedar Grove Estates. The subject parcel, along with adjacent parcels on 88<sup>th</sup> avenue, are generally one acre in size and were initially intended to be a density buffer between the A-1 zoned property to the north and the half acre lots which make up the balance of this phase of Cedar Grove Estates to the south.

The context neighborhood for the proposed two lot subdivision includes the subject parcel, the two adjacent one-acre parcels and the two-acre parcel, all of which front onto 88<sup>th</sup> avenue, along with six one-half-acre parcels to the south within Cedar Grove Estates (for a total of 10 parcels), as outlined in green on the context neighborhood plan marked Appendix A – Context Neighborhood. It is very important to note that the one-half-acre parcels in the context neighborhood are indicative of many other adjacent parcels and 15-18 year old homes in the surrounding area which have not been included in the context neighborhood. The A-1 zoned properties along the north side of 88<sup>th</sup> avenue have not been included the context neighborhood as these are a different use and area plan.

Of special note is that all of the parcels within the context neighborhood, except for the two-acre parcel at 16708 88 avenue, are part of the previous subdivision known as Cedar Grove Estates. These parcels have an existing Building Scheme registered on the parcels and Raymond S. Bonter, Designer Ltd. has acted as the Design Consultant for the approval of all of the homes in this development. The vacant lot has been included in the context neighborhood as the Building Scheme mentioned above is still registered and applicable to the vacant parcel and would be used to review and approve any subsequent submission for a new single family dwelling. In this case the restrictions of the Building Scheme are used to conclude what type of home may be built in the future.

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

The context neighborhood generally consists of two different lot types; approximately one-acre or larger, and approximately one-half-acre. Of the four one acre-parcels, one lot is vacant, one lot has a 40+ year old split-level home and two have two-storey-plus-basement homes which are generally 15-18 years old. All six of the one-half-acre parcels have two-storey-plus-basement homes which are generally 15-18 years old.

### **General home types as a percentage of the context neighborhood;**

- two-storey-plus-basement - 80% of context neighborhood
- split-level - 10% of context neighborhood
- vacant lot - 10% of context neighborhood (most likely will be two-storey-plus-basement)

### **Roof form and material as a percentage of the context neighborhood;**

- mid-slope (5:12 to 8:12) with concrete tile roofing - 80% of context neighborhood
- low-slope (3:12 to 5:12) with asphalt shingle roofing - 10% of context neighborhood
- vacant lot - 10% of context neighborhood (most likely will be mid-slope with concrete tile roofing)

### **Cladding and accent material as a percentage of the context neighborhood;**

- stucco with stone or brick accents - 50% of context neighborhood
- horizontal siding with wood or stone accents - 20% of context neighborhood
- vertical siding with wood or stone accents - 20% of context neighborhood
- vacant lot - 10% of context neighborhood (most likely will be horizontal siding or stucco)

### **Size and type of garage as a percentage of the context neighborhood;**

- four car attached garage - 10% of context neighborhood
- three car attached garage - 70% of context neighborhood
- two car attached garage - 10% of context neighborhood
- vacant lot - 10% of context neighborhood (most likely will be three car attached garage)

### **Consistent features common to all homes in the context neighborhood;**

\*Except for the home at 16708 88 avenue\* All homes in the context neighborhood have; pitched roofs with a combination of hips and gables, surface mount or built-in gutters with layered wood fascias and barge boards, window and door geometry consistent with the style of the home, window, door and wall trim which suits the cladding material of the home, and driveways of stamped or exposed aggregate concrete.

### **Conclusion:**

The context neighborhood generally consists of homes which were all built in the same era and complied with the same Building Scheme. The style, quality and detailing of the homes are all similar and consistent. The character of the neighborhood is well established and any new development should be required to fall within the existing character of the neighborhood.

## 2. Proposed Design Guidelines

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

#### **Building massing:**

- the context homes are all generally two storey homes with basements.
- the context homes have a mix of two storey massing and upper floors which are partially concealed by rooflines.
- it is recommended that two storey homes with basements should be encouraged with some specific restrictions to ensure wall massing higher than two stories is not permitted.

#### **Covered parking:**

- the context homes mostly have attached three car garages.
- none of the context homes have a three car or four car garage without wall articulation between the second and third garage bays.
- it is recommended that new homes have a minimum of two car garage and that three car or four car garages have wall articulation between the second and third garage bays.

#### **Surfacing materials:**

- the context homes include a mix of stamped concrete and exposed aggregate concrete with some having both with one as a border and the other as the field.
- it is recommended that new homes have either stamped concrete or exposed aggregate concrete or a mixture of both and also be permitted to use concrete paving stones which are generally considered to be a quality surfacing material and is approved for use in the original Building Scheme.

#### **Roofing pitch and materials:**

- the majority of the context homes have medium pitch roofs with concrete roofing tiles.
- the original Building Scheme permits cedar roofing, which has been used near the context homes, and is an option for the home that may be built on the vacant lot.
- it is recommended that the proposed new homes be restricted to minimum 5:12 roof pitches, which is in keeping with the original building scheme and current design trends, along with restricting the roofing material to concrete tile or cedar roofing.

#### **Cladding material:**

- the majority of the context homes have stucco cladding with stone or brick accents.
- vertical and horizontal siding is also widely used and is combined with stone or wood trim accents.
- vinyl siding does not appear to be used on any of the context homes although it is permitted in the original Building Scheme.
- it is recommended that the proposed new homes be restricted to brick, stone, stucco or siding for the main cladding material and where siding is used it can be cedar or cementitious. Although vinyl was previously permitted it does not appear on the context homes and so it should not be included as an approved material.

**Fascias and trims:**

- most of the context homes have built-in gutters with layered wood fascia boards.
- some of the context homes have surface mounted metal gutters on wood fascia boards which creates the appearance of layering.
- context homes that have gable barge boards have used layered wood fascia material.
- all of the context homes have window and door trim which suits the cladding material.
- it is recommended that the proposed new homes be required to use a minimum 1x4 window and door trim on street facing elevations, minimum 2x8 fascia boards, minimum 2x10 with 1x4 barge boards and minimum 2x8 base trim to compliment the context homes and also to respect current design trends and the restrictions in the original Building Scheme.

**Landscaping:**

- the context homes have mature landscaping which reflects the general age of the neighborhood.
- landscapes include mature trees, privacy hedging, manicured front lawns and planting beds.
- it is recommended that the proposed new homes be required to provide minimum standards for shrubs and lawn which match the surrounding homes.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Raymond S. Bonter, Designer Ltd.

Date: December 01, 2017



**Reviewed and Approved by:** Raymond Bonter

Date: December 01, 2017

# Tree Preservation Summary

# APPENDIX VII

**Surrey Project No:**

**Site Address: 8787 166B St., Surrey**

**Registered Arborist: Laura Leigh**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>11</b>
<b>Protected Trees to be Removed</b>	<b>1</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	<b>2</b>
<b>Replacement Trees Proposed</b>	<b>10</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 10	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

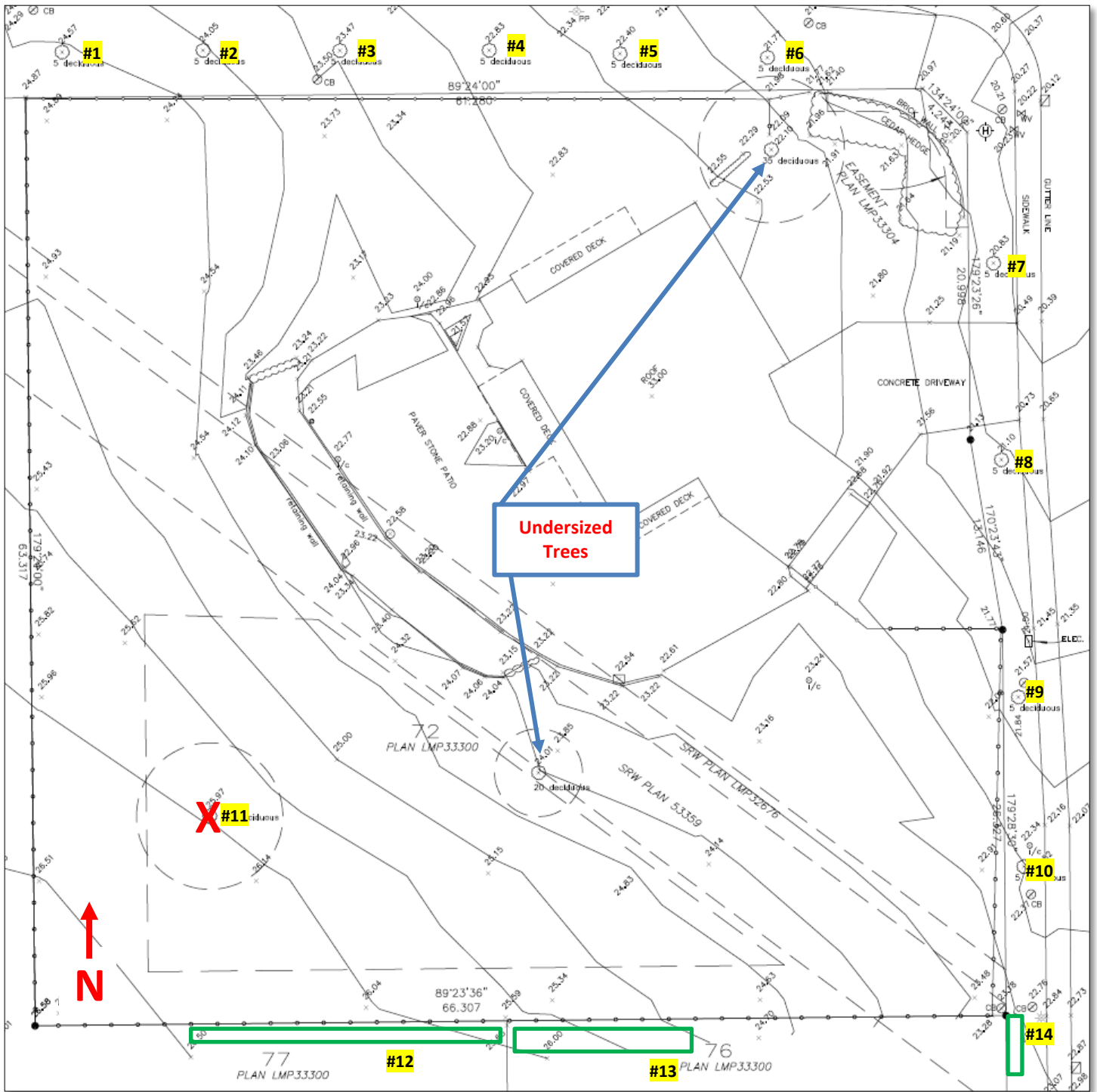


\_\_\_\_\_  
(Signature of Arborist)

February 15, 2018

\_\_\_\_\_  
Date

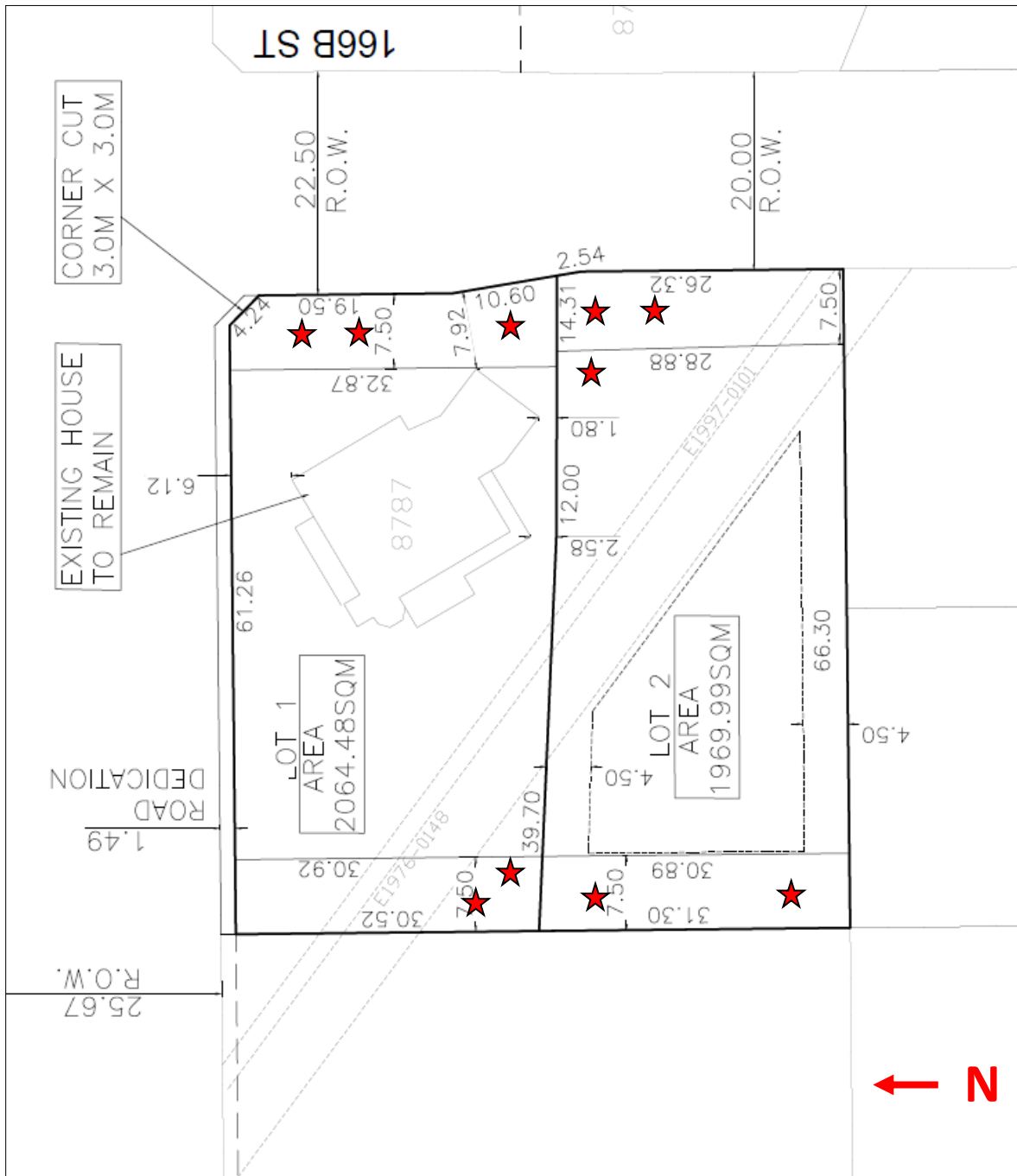
**NOTE: This Tree Preservation Summary is for subdivision application only, and will be subject to changes once a plan for development occurs.**



Site Survey – Not to Scale



**PRELIMINARY TREE REPLACEMENT PLAN**



Preliminary Tree Replacement Plan - Not to Scale

For property located at 8787 166 B St., Surrey, BC

★ = 10, Tree must meet City By-law requirements

**TOTAL PROPOSED REPLACEMENTS = 10**

Note: Final Location of replacement trees to be determined at time of planting. They should not interfere with driveways, visibility, buildings, services or sidewalks. The trees on this list are subject to availability; alternate species may need to be chosen. All plant material, topsoil depth, and quality and installation to be to the BC Landscape Standard, recent edition

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0280-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 023-773-758  
Lot 72 Section 25 Township 2 New Westminster District Plan LMP 33330  
  
8787 - 166B Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 14 of the "Half-Acre Residential Zone (RH)", the minimum south side yard setback is varied from 4.5 metres (15 ft.) to 1.8 metres (5.9 ft.) for proposed Lot 1;
  - (b) In Section F of Part 14 of the "Half-Acre Residential Zone (RH)", the minimum north side yard on flanking street setback is varied from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for proposed Lot 1; and
  - (c) In Section K, Subsection 3, of "Half-Acre Residential Zone (RH)", the minimum lot width is varied from 30 metres (100 ft.) to 28.8 metres (94 ft.) for proposed Lot 2.
  
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

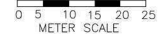
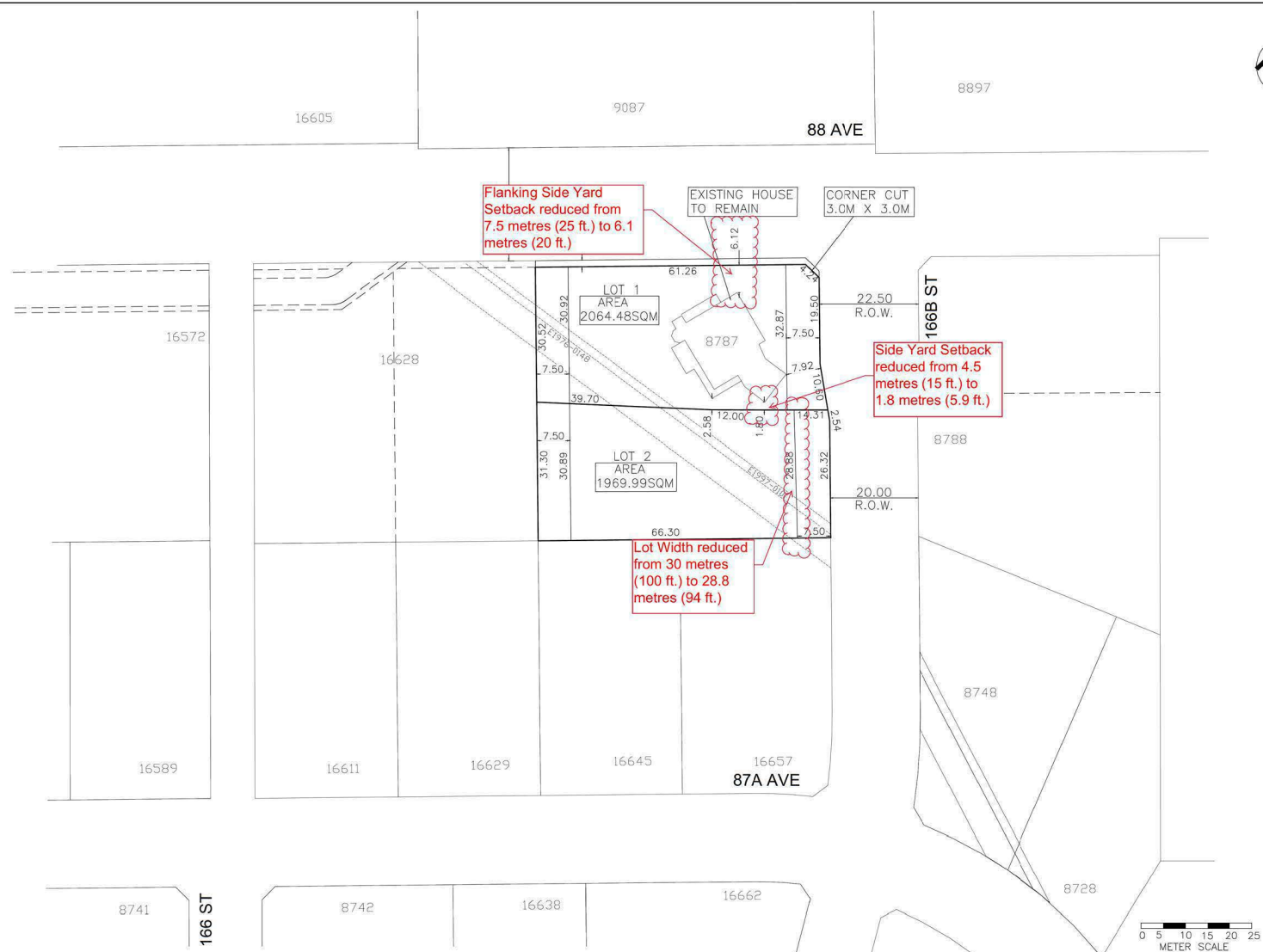
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



<b>NOTE:</b> 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR	<b>ZONING:</b> EXISTING ZONING: CD PROPOSED ZONING: RH <b>SITE AREA</b> GROSS SITE AREA: 4034.41sqm	NO. 0 YY/MM/DD	IG RM	ISSUED FOR APPROVAL	<b>MAINLAND ENGINEERING DESIGN CORPORATION</b> UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION #8787 166B ST, SURREY, B.C. DWG. NAME PRELIMINARY LAYOUT PLAN	SEAL	SCALE N.T.S. DESIGNED IG DRAWN IG CHECKED RM APPROVED AB	SURREY PROJECT NO. 7917-0280-00 MAINLAND PROJECT NO. C-1728 DATE 18/01/31	DRAWING NO. 1 OF 1 REV. 0
		NO. 18/01/31 YY/MM/DD	IG RM	ISSUED FOR APPROVAL				SCALE N.T.S. DESIGNED IG DRAWN IG CHECKED RM APPROVED AB	SURREY PROJECT NO. 7917-0280-00 MAINLAND PROJECT NO. C-1728 DATE 18/01/31	DRAWING NO. 1 OF 1 REV. 0

SCHEDULE A