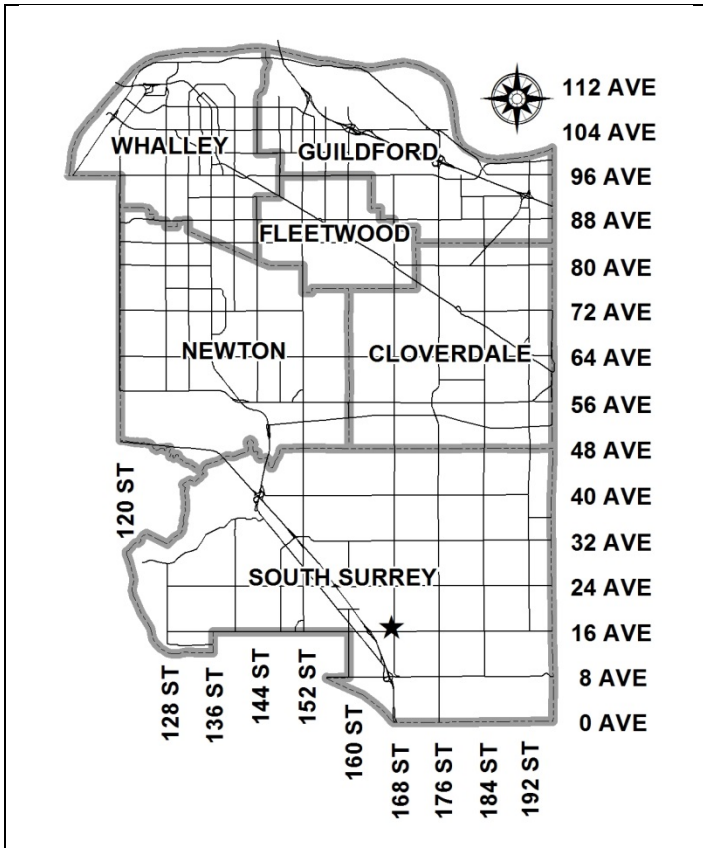


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0284-00

Planning Report Date: April 9, 2018



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-10
- **Development Permit**

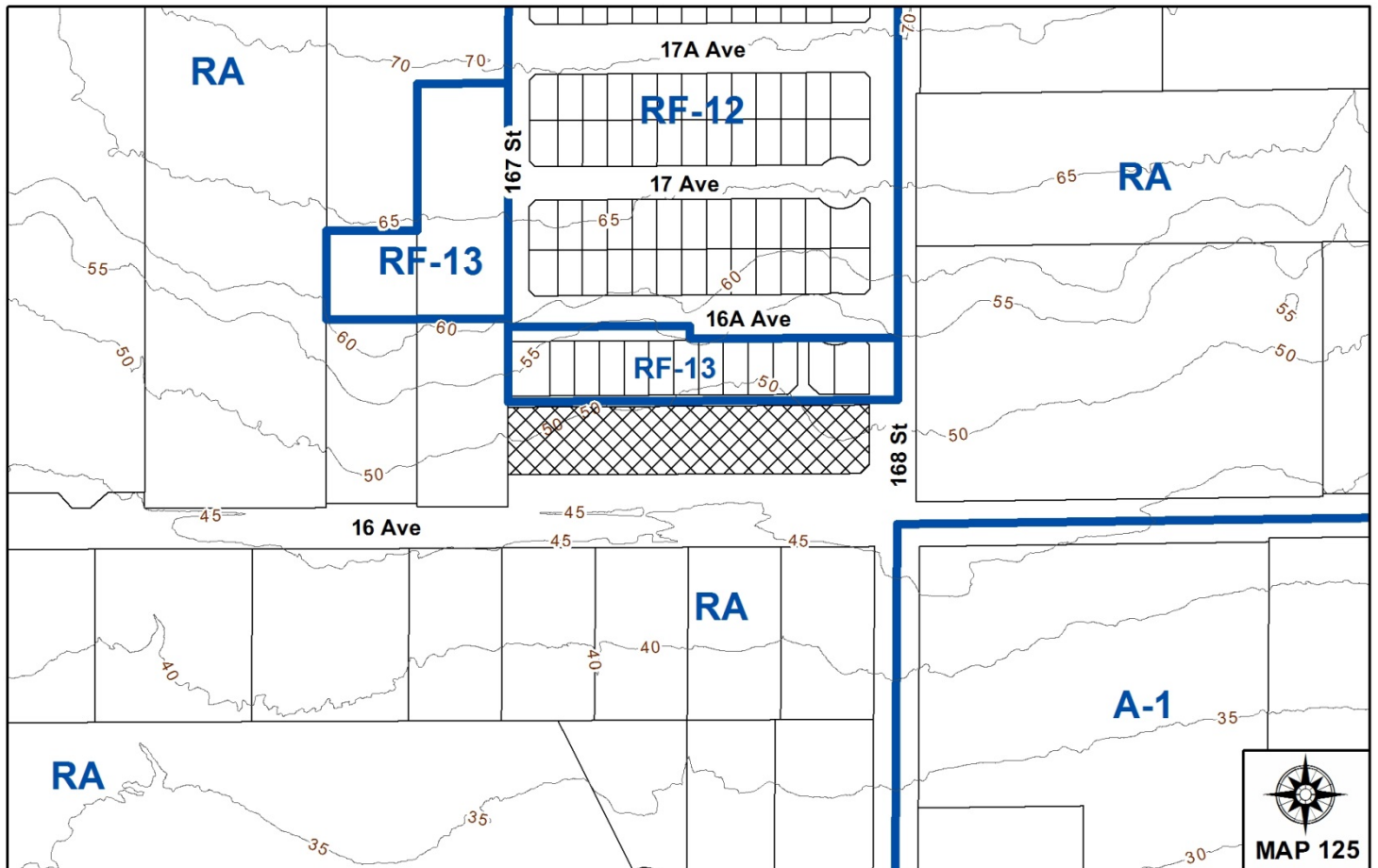
to allow subdivision into 19 single family lots.

**LOCATION:** 1635 - 168 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Medium Density Residential (10 – 15 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from "Suburban" to "Urban".

### RATIONALE OF RECOMMENDATION

- The proposed OCP amendment is required to achieve the site's approved land use designation and density in the Sunnyside Heights NCP.
- Complies with the Sunnyside Heights Neighbourhood Concept Plan revised land use designation, as approved by Council at its Regular Meeting on December 14, 2017 through Corporate Report No. R259.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0284-00 for Hazard Lands, generally in compliance with the geotechnical report prepared by Geopacific dated February 15, 2017 and revised March 12, 2018.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## REFERRALS

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

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

11 Elementary students at Pacific Heights Elementary School  
 5 Secondary students at Earl Marriot 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 May 2019.

**Parks, Recreation & Culture:**

The alignment of Grandview Ridge Trail will be confirmed during detailed design.

Further review of the proposed replanting along the multi-use pathways is required and will be completed during detailed design. Additional on-site planting is to be provided on the north side of the Grandview Ridge Trail.

Grandview Ridge Trail construction and landscaping is to be secured for and completed as a requirement of Servicing Agreement.

**Ministry of Transportation & Infrastructure (MOTI):**

Preliminary approval granted for the proposed rezoning for 1 year.

**Fire Department:**

Fire access is required from 16 Avenue and a defined pathway must be provided from the south property line to the house entrances. Fire will not drive on top of the Grandview Ridge Trail multi-use-pathway.

The civic address of each house at the south property line should be posted 4 – 6 feet above the ground.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant single family parcel with temporary storm water detention pond

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/Low Density Residential (6 – 10 upa)	RF-13
East (Across 168 Street):	Darts Hill Garden Park	Suburban	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 16 <sup>th</sup> Avenue):	Proposed single family residential development (Development Application No. 7916-0376-00). The application is pre-Council.	Suburban/Medium Density Residential (10-15 upa)	RA
West:	Proposed single family residential development (Development Application No. 7916-0070-00 & 7917-0285-00). The application is pre-Council.	Suburban/Medium Density Residential (10-15 upa)	RA

#### JUSTIFICATION FOR PLAN AMENDMENT

- At its Regular Meeting on December 14, 2017, Council approved the recommendations in Corporate Report No. R259 for land use designation amendments, including changing the designation of the subject site from Suburban Residential 1 – 2 u.p.a. to Medium Density Residential 10 – 15 u.p.a.
- The subject property is designated "Suburban" in the Official Community Plan (OCP). An OCP Amendment from "Suburban" to "Urban" is required to achieve the site's approved land use designation and density in the Sunnyside Heights NCP.

#### DEVELOPMENT CONSIDERATIONS

##### Background

- The development application involves a 0.71 hectare (1.76 acre) remnant parcel created under Development Application No. 7916-0191-00 located between 16 Avenue and 16A Avenue, just west of 168 Street. The subject property slopes to the south, steeply in locations, with views to the south.
- The subject property was created through a consolidation of four parent parcels and left as a remnant parcel under Development Application No. 7916-0191-00. This development application received Final Adoption in October, 2016, resulting in the creation of 13 single family RF-13 lots and the remnant subject property.
- The subject property is designated "Suburban" in the Official Community Plan (OCP) as well as "Medium Density Residential (10-15 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The parcel is zoned "One-Acre Residential Zone (RA)" and currently vacant.

##### Current Proposal

- The applicant proposes an amendment to the Official Community Plan (OCP) to re-designate the subject property from "Suburban" to "Urban" (Appendix VIII) and rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to permit subdivision into 19 single family lots.

- The proposed lots range in size from 363 square metres (3,907 sq. ft.) to 558 (6,006 sq. ft.). All the lots conform to the minimum requirements of the RF-10 Zone in terms of width, depth and area.
- The proposed subdivision into 19 RF-10 lots will result in an overall net density of 11 u.p.a. (27 u.p.h.) which is within the permitted density range of the "Medium Density Residential (10-15 upa)" designation in the Sunnyside Heights NCP.

#### Proposed Multi-Use Pathway and Landscape Buffer

- A landscape buffer and multi-use pathway are identified on the eastern boundary of the subject property, adjacent 168 Street (Coast Meridian Trail), and on the southern boundary, adjacent to 16 Avenue (Grandview Ridge Trail) in the Sunnyside Heights NCP and City of Surrey Greenways Plan.
- The applicant is required to provide a 2.7 metre (9 ft.) wide restrictive covenant for the landscape buffer and 2.3 metre (7.5 ft.) statutory right-of-way on 168 Street for a multi-use pathway.
- As part of Development Application No. 7915-0084-00 and 7916-0191-00, the applicant dedicated 14 metres (46 ft.) without compensation to accommodate the Grandview Ridge Trail on 16 Avenue. The applicant is required to construct the multi-use pathway and landscape buffer for the Grandview Ridge Trail. The proposed landscape buffer details and multi-use pathway design will be resolved through further detailed review by City staff. The installation of the landscape buffer will be secured through bonding and collected before final adoption.
- The applicant is required to construct the Coast Meridian Trail with a multi-use-pathway and provide a landscape buffer on private property within the 2.7 metres (9 ft.) adjacent to the multi-use-pathway. The buffer serves to further shield the proposed single family dwellings from the multi-use pathway. A restrictive covenant for landscape buffer installation and maintenance will be registered.
- The applicant is required to construct and landscape the new Grandview Ridge Trail. The construction and landscaping will be secured for in the Servicing Agreement, so that the trail is completed as part of the servicing requirements, rather than at Building Permit stage. Additional on-site landscaping will be required along 16 Avenue on the north side of Grandview Ridge Trail. Submission of a landscape plan and cost estimate will be submitted to the specifications and satisfaction of the Planning and Development Department at the detailed design stage.

#### Building Design Guidelines and Lot Grading

- Tynan Designs Ltd. prepared the Building Design Guidelines for the subject property to maintain consistency with existing developments.

- The Building Design Guidelines are based on the Character Study which involved reviewing a number of existing homes in the surrounding neighbourhood to establish acceptable design guidelines for the proposed subdivision. The study found that the majority of existing older suburban homes in the surrounding area do not provide a suitable context for future small-lot development. As such, the Building Design Guidelines reflect the theme and character of guidelines created for the small-lot developments approved in the surrounding area, which includes a combination of "Neo-Traditional", "Neo-Heritage", "West-Coast Contemporary" and hybrid styles. The Building Design Guidelines Summary is attached to this report (Appendix V).
- The preliminary lot grading and servicing concept plan has confirmed that on-site retaining walls are required in order to address grade changes. The retaining walls along the 16 Avenue and 168 Street frontages are to be constructed of materials such as stepped Gabion Baskets, Boulders or Keystone or another material acceptable by Engineering and Urban Design. Furthermore, in an attempt to minimize the visual impact of the proposed retaining walls, the applicant is required to terrace the walls (tiered every 0.6 meters high with a 0.6 m horizontal offset per tier) with significant planting which will be reviewed by staff as part of the detailed design process and landscape plan review. Prior to final adoption, the applicant is required to submit a finalized lot grading plan, landscape plan as well as cost estimate, acceptable to City staff.
- Fire Department requires access to the proposed lots from 16 Avenue. The applicants have proposed paired staircases to accommodate a defined pathway to the front door of each home, and to minimize the appearance of the stairs from 16 Avenue. Prior to Final Adoption, the applicant is required to submit a finalized site plan, acceptable to City staff.
- The applicant proposes in-ground basements on the lots. The feasibility of in-ground basements will be confirmed in future once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings. Furthermore, if basements are proposed, the entry to the proposed home will be at the basement/first floor level.

#### Green Infrastructure Network

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council in July, 2014 under Corporate Report No. R141, identifies a Regional BCS Corridor (ID #32 and #33) within 50 metres (164 ft.) of the subject property.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories.
- A Qualified Environmental Professional has confirmed the proposed development will not negatively impact the Regional BCS Corridor.

#### Hazard Development Permit (DP)

- The property is subject to a Development Permit for Hazard Lands, per the OCP, given the presence of steep slopes on the site. In order to address this requirement, the applicant has submitted a geotechnical report that confirms the site can safely accommodate the proposed single family development.

- The geotechnical report, prepared by Geopacific Consultants dated February 15, 2017 and revised March 12, 2018, states that the subject site is considered safe for its intended use and that subsurface investigation has found satisfactory soil conditions for the proposed single family development.
- The geotechnical report makes several recommendations on subgrade preparation, building foundations, pavement details, structural fill, utility excavation methods as well as backfill.
- Staff have confirmed that the content of the geotechnical report addresses the OCP Hazards Land Development Permit Guidelines. The project geotechnical engineer is required to review and accept the final building and lot grading design.
- The geotechnical report and recommendations contained therein will be incorporated into the requirements of the Hazard Lands Development Permit (DP).

### TREES

- Vanessa Melney, ISA Certified Arborist of 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 (excluding Alder and Cottonwood Trees)</b>			
Poplar, Lombardy	9	9	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Douglas Fir	1	1	0
Cypress, Nootka	1	1	0
Pine, Austria	1	1	0
Redwood, Giant	1	1	0
Spruce, Norway	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>17</b>	<b>17</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>22</b>	
<b>Total Retained and Replacement Trees</b>		<b>22</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,800</b>	



- The Arborist Assessment states that there are a total of 17 protected trees on the site. There are no Alder and Cottonwood trees on the property. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all the trees on the property. This will require a total of 34 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be replaced on the site with a contribution of \$4,800 to the Green City Fund.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### PRE-NOTIFICATION

A pre-notification letter was mailed to fifty-four (54) property owners within one-hundred metres (300 ft.) of the subject property on March 2, 2018. To date, staff have received no comments from residents.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 14, 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)	<ul style="list-style-type: none"> <li>• The subject property is located within the Sunnyside Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is considered appropriate for this portion of the Sunnyside Heights NCP and reflects similar densities achieved on the adjacent properties.</li> <li>• The future single family dwellings may include secondary suites that provide for greater housing choice within the Sunnyside Heights NCP.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Absorbent soils greater than or equal to 300 mm in depth.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The project is connected to off-site pedestrian and multi-use pathways (Grandview Ridge Trail &amp; Coast Meridian Trail).</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Community surveillance is promoted CPTED design.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Design Guidelines
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Tree Removal, Retention and Replacement Plan
- Appendix VIII. OCP Redesignation Map

*original signed by Ron Hintsche*

Jean Lamontagne  
 General Manager  
 Planning and Development

HS/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

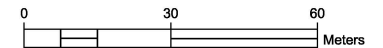
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.76 acres
Hectares	0.71 acres
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	19
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	10 - 15.5 m
Range of lot areas (square metres)	363 - 558 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	27 units per hectares / 11 units per acre
Lots/Hectare & Lots/Acre (Net)	27 units per hectares / 11 units per acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52 %
Estimated Road, Lane & Driveway Coverage	5 %
Total Site Coverage	57 %
<b>PARKLAND</b>	N/A
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<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

Canadian Horizons  
Residential Subdivision  
1635 168 St, Surrey, BC

## SUBDIVISION PLAN



LEGAL DESCRIPTION  
PID: 030-251-567

GROSS SITE AREA  
0.71 hectares / 1.76 acres (approx.)  
  
NET SITE AREA  
0.71 hectares / 1.76 acres (approx.)

EXISTING DESIGNATIONS  
Zoning: RA  
NCP: Suburban Residential (1-2 upa) / Suburban Transitional (2-4 upa)  
OCP: Suburban  
  
PROPOSED DESIGNATIONS  
Zoning: RF-10  
NCP: Multiple Residential (15-25 upa)  
OCP: Urban

LOT YIELD  
Existing Number of Lots: 1  
Proposed Number Lots: 19  
  
DENSITY  
Gross: 26.8 uph / 10.8 upa  
Net: 26.8 uph / 10.8 upa



APPENDIX II

**APLIN  
MARTIN**  
Project No.: 17-472  
Date: 21 / 12 / 2017

Drawing  
**1**

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.  
M:\2017\17-472\DWG\PLANNING\17-472 - Subdivision Concept - RF10 - 10m - 2017-12-21 (8K).dwg

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

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

**DATE: March 23, 2018** PROJECT FILE: **7817-0284-00**

---

**RE: Engineering Requirements  
Location: 1635 168 Street**

### REZONE/SUBDIVISION

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

- register 0.5 metre SRW along site frontage

#### *Works and Services*

- 16 Avenue: construct Grandview Ridge Trail, extend water main, storm and sanitary sewer for the frontage of the site, install emergency pedestrian stair access from the lot area
- 168 Street: construct 4.0 metre multi-use pathway
- install onsite low impact development drainage features
- construct water, sanitary and storm connections to each lot

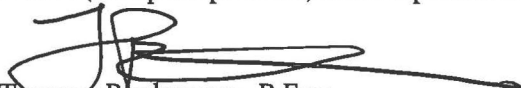
A Servicing Agreement is required prior to Rezone/Subdivision.

### OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP/NCP Amendments.

### SENSITIVE ECOSYSTEM AND HAZARD LANDS DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Sensitive Ecosystem and Hazard Lands (Steep Slope Area) Development Permit, beyond those noted below.



Tommy Buchmann, P.Eng.  
Development Engineer

KMH



Planning March 27, 2018

**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.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary and
- A new 25 classroom school on Edgewood drive

Though the District has NOT gone thru any official process to determine catchment boundaries for the new elementary school on Edgewood Drive, this development is close enough to be likely considered in the new school's catchment. The school is targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0284 00

**SUMMARY**

The proposed 21 Single family with suites are estimated to have the following impact on the following schools:

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

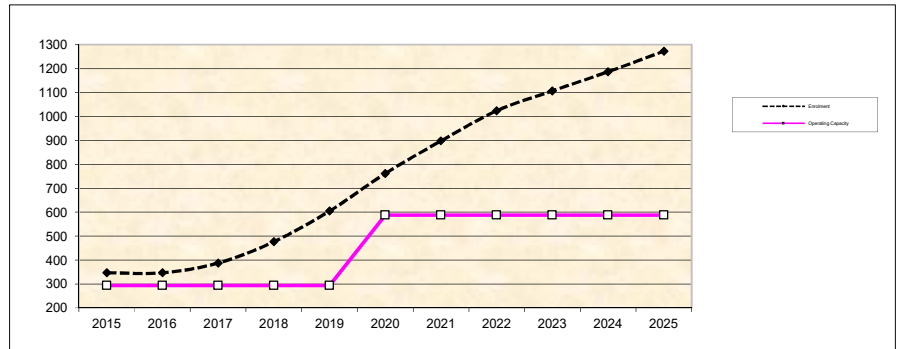
Elementary Students:	11
Secondary Students:	5

September 2017 Enrolment/School Capacity

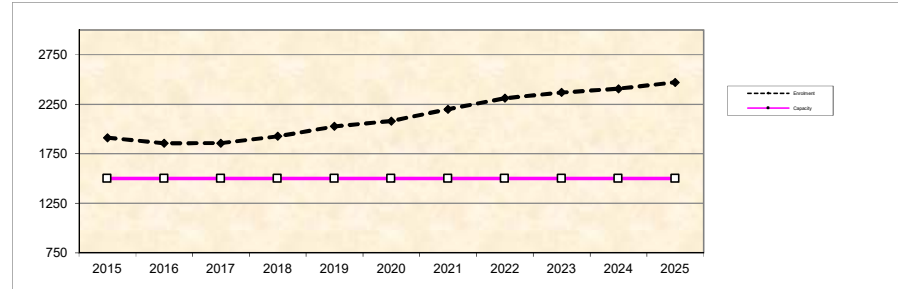
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2020	76 K + 512

<b>Earl Marriot Secondary</b>	
Enrolment (8-12):	1857
Capacity (8-12):	1500

**Pacific Heights Elementary**



**Earl Marriot Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0284-00  
Project Location: 1635 - 168 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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. Residential Character

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

The subject site is located within an old rural / suburban RA zone development area. On the north side of 16 Avenue (16500 - 16700 blocks) are large acreages, many of which are cleared of vegetation and structures in anticipation of future new development. There are also small old homes situated a substantial distance from the street, concealed by vegetation, or there are partial views of simple old homes at or near the end of their service life.

The south of 16 Avenue (16500 - 16700 blocks) contains old urban homes from the 1950's - 1970's. Structures include two box-like Basement Entry homes with low slope roofs and front decks covering  $\frac{3}{4}$  to the full width of the home, a 50 year old 1500 sq.ft. simple single mass Bungalow, a barely visible old West Coast Traditional Two-Storey, a 40 year old Rural Heritage 1  $\frac{1}{2}$  storey home, an attractive 1950's 2  $\frac{1}{2}$  storey Heritage home, a 1960's Basement Entry home in a poor state of repair, and a 1000 sq.ft. 60 year old Bungalow. None of these homes or landscapes would be considered suitable for a post year 2015 RF-10 zone development in South Surrey.

Overall, the area bounded by 16 Avenue to the south, 19 Avenue to the north, 164 Street to the west and 168 Street to the east has been the subject of numerous recent applications comprising hundreds of compact lots. This area is therefore in rapid transition from old suburban to modern compact urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing rural/suburban character will be replaced entirely by a new modern urban character.

#### 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 compact modern urban development. Therefore existing homes will not be emulated. Rather, a new modern urban character is proposed. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2015 RF-10 zone developments in South Surrey.



- 2) **Style Character** : Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and hybrid styles. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : Most surrounding homes are either Two-Storey, Basement Entry, or Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for compact zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade. Due to significant slopes up toward the north, massing designs at the front (south side adjacent to 16 Ave.) should result in transitioned massing up the slope.
- 5) **Front Entrance Design** : Building schemes for most new applications in this area have a maximum front entrance height of one storey where the zoning is RF-10.
- 6) **Exterior Wall Cladding** : Building schemes for all new applications prohibit the use of vinyl siding. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : Existing homes have either cedar shingle or shake profile asphalt shingle, or tar and gravel roof surfaces.
- 8) **Roof Slope** : Roof slopes range from 2:12 to 12:12 on existing homes.

**Streetscape:** On the north side of 16 Avenue (16500 - 16700 blocks) there are large acreages, many of which are cleared of vegetation and structures in anticipation of numerous future new developments comprising hundreds of compact urban and urban lots. There are also small old homes situated a substantial distance from the street, substantially concealed by vegetation. South of 16 Avenue are a variety of old urban homes from the 1950's - 1970's including box-like Basement Entry homes, low profile Bungalows and Two-Storey type, none of which are considered context homes.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed compact type homes at the subject site because the existing homes are large, wide Two-Storeys or Bungalows, or box-like Basement Entry homes situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in compact lot developments constructed in South Surrey subsequent to the year 2015.

#### Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green are not recommended. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. Corner lot 19 shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** February 12, 2018

**Reviewed and Approved by:**       **Date:** February 12, 2018

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

**Surrey Project No:** 17-0284

**Address:** Phase 2B - 1635 168 Street, Surrey, BC

**Registered Arborist:** Vanessa Melney and Mike Fadum

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)	17
<b>Protected Trees to be Removed</b>	17
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34</li> </ul>	34
<b>Replacement Trees Proposed</b>	22
<b>Replacement Trees in Deficit</b>	12
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	4

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

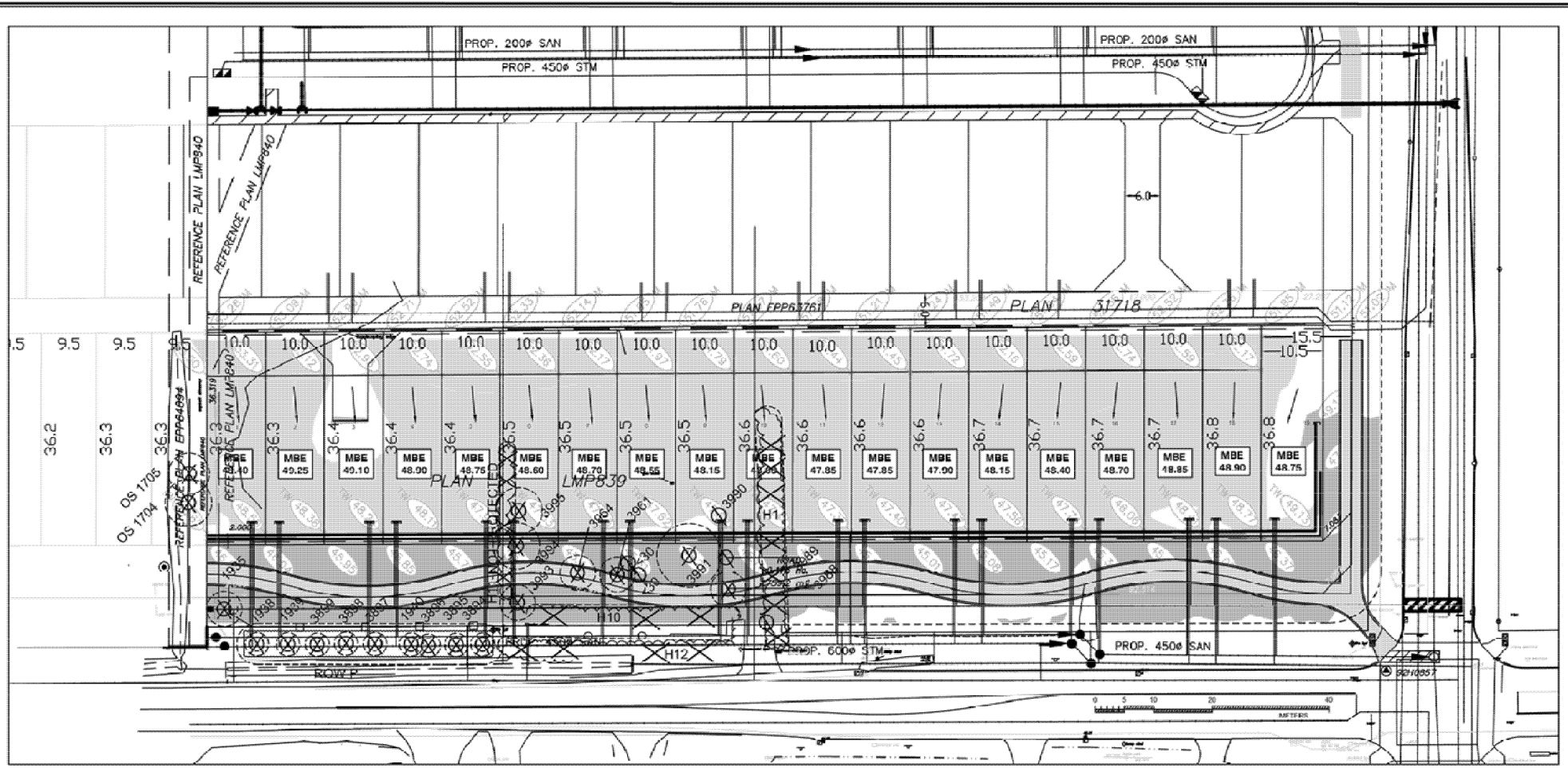


Date: March 16, 2018







Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**LEGEND**

-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  FILL AREA OVER 0.5m DEPTH
-  CUT AREA OVER 0.5m DEPTH



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JAN24/17	MK	REVISED GRADING PLAN	6	NOV27/17	MK	SUBDIVISION PLAN
2	JUN15/17	MK	REVISED GRADING PLAN	7	DEC28/17	MK	SUBDIVISION PLAN/GRADING PLAN
3	JUN15/17	MK	SUBDIVISION PLAN	8	MAR16/18	MK	GRADING PLAN
4	JUL29/17	MK	REVISIONS				
5	AUG18/17	MK	REVISED SERVING/GRADING PLAN				

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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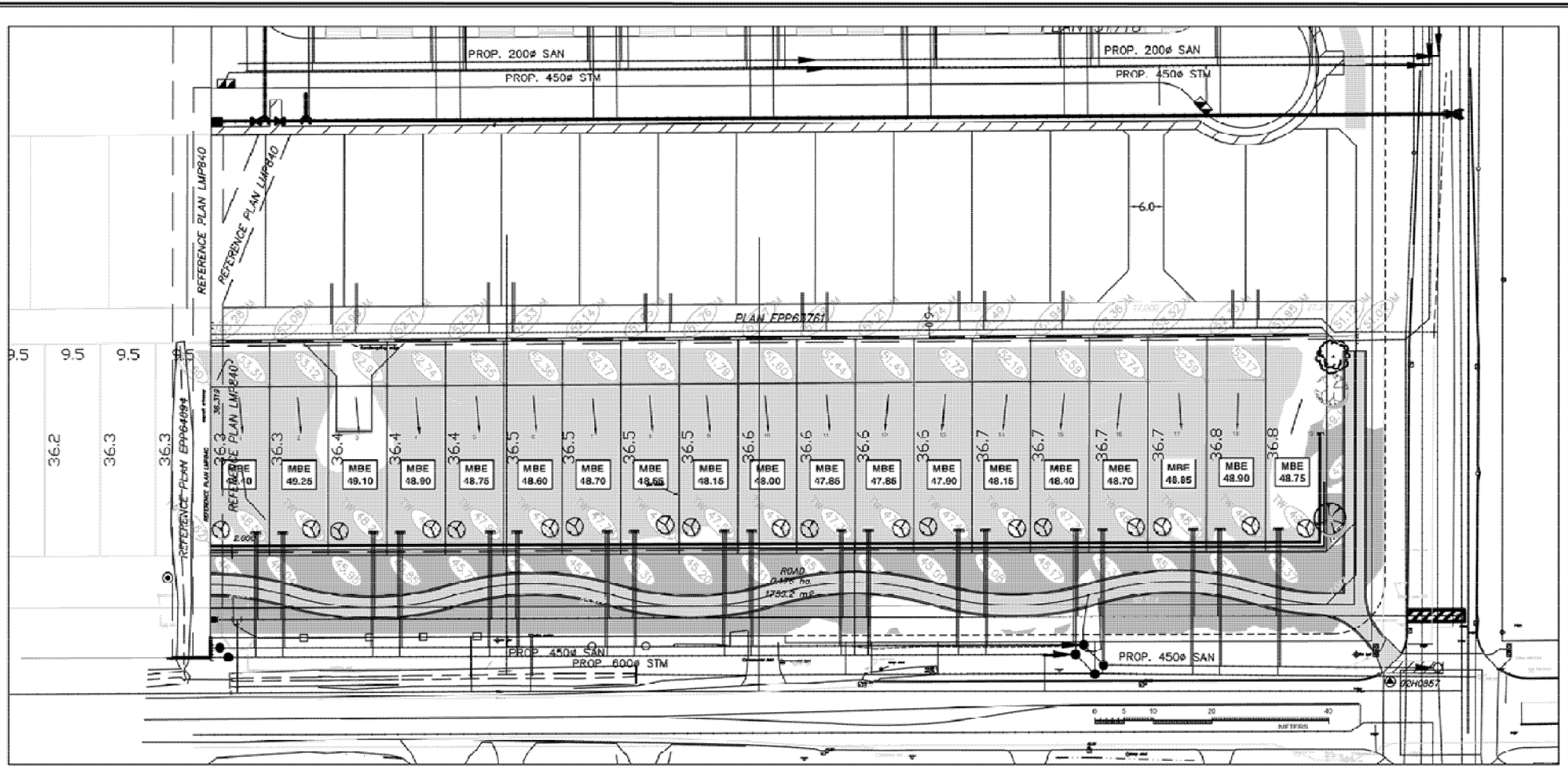
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PROJECT TITLE  
 1635 - 168 STREET  
 SURREY, B.C.

SHEET TITLE T7 - PHASE 2B  
 TREE PRESERVATION  
 AND REMOVAL PLAN  
 CLIENT  
 CANADIAN HORIZONS

DRAWN MK  
 SCALE 1  
 A.R. SHAWIN  
 DATE  
 NOVEMBER 30, 2019

**T-7A**  
 SHEET 1 OF 2



**LEGEND**

- SMALL SIZE REPLACEMENT TREE (5 CM. CAL)
- FILL AREA OVER 0.5m DEPTH
- CUT AREA OVER 0.5m DEPTH

**REPLACEMENT TREE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
<b>TREES</b>				
	1	<i>Acer griseum</i>	Paperbark Maple	5cm cal - B&B 1.8M STANDARD
	1	<i>Fagus sylvatica 'Dawyckii'</i>	Dawyck Beech	5cm cal - B&B 1.8M STANDARD
	1	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	5cm cal - B&B 1.8M STANDARD
	3	<b>TOTAL</b>		

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLABCLNA  
 LANDSCAPE STANDARDS  
 SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
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4	JUL29/17	MK	REVISIONS				
5	AUG18/17	MK	REVISED SERVING/GRADING PLAN				

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PROJECT TITLE  
**1635 - 168 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T7 - PHASE 2B**  
**TREE PRESERVATION**  
**AND PROTECTION PLAN**

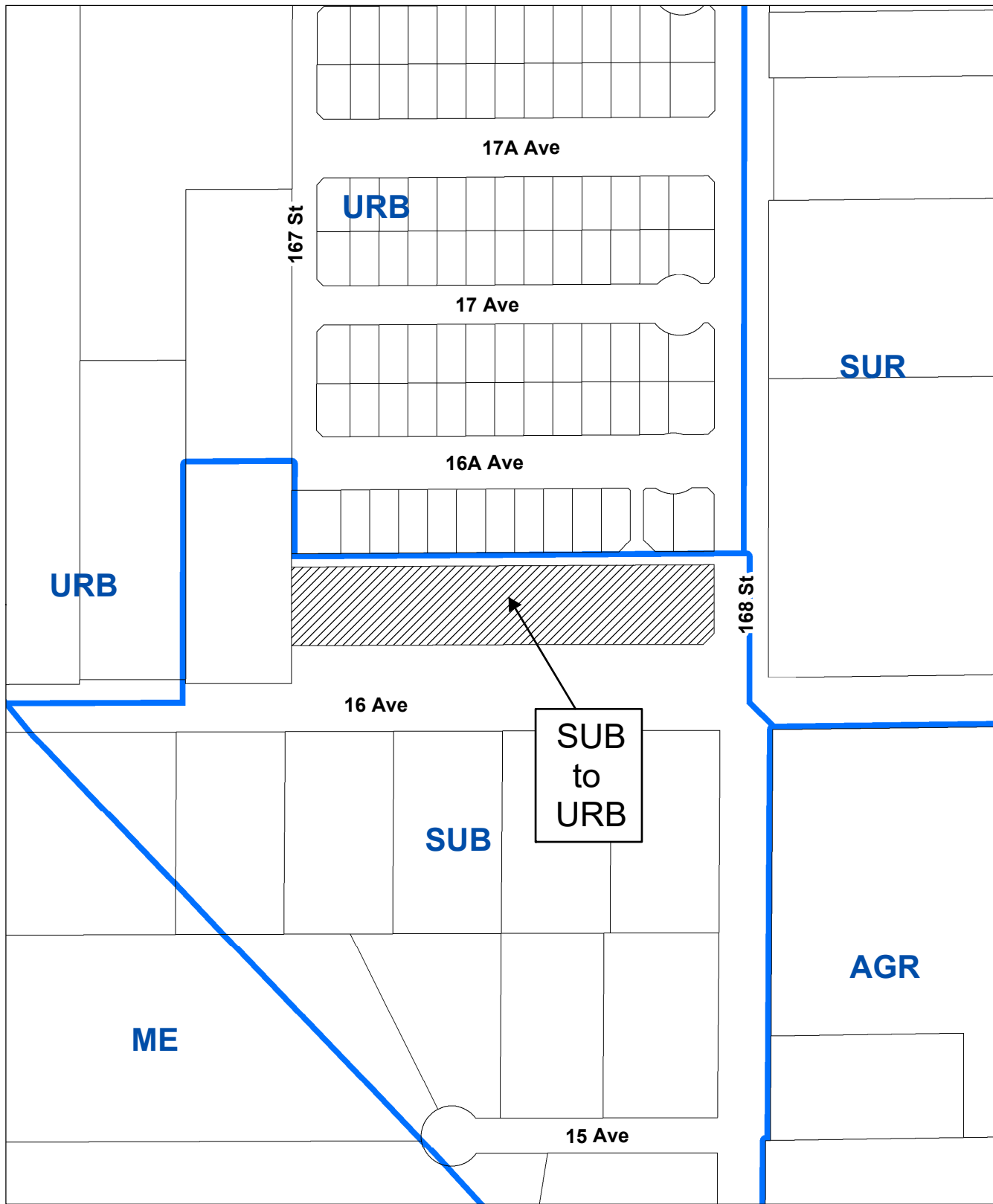
CLIENT  
**CANADIAN HORIZONS**

DRAWN  
**MK**

SCALE  
**AS SHOWN**

DATE  
**NOVEMBER 30, 2018**

**T-7B**  
 SHEET 1 OF 2



OCP Amendment 7917-0284-00

Proposed amendment from Suburban to Urban

