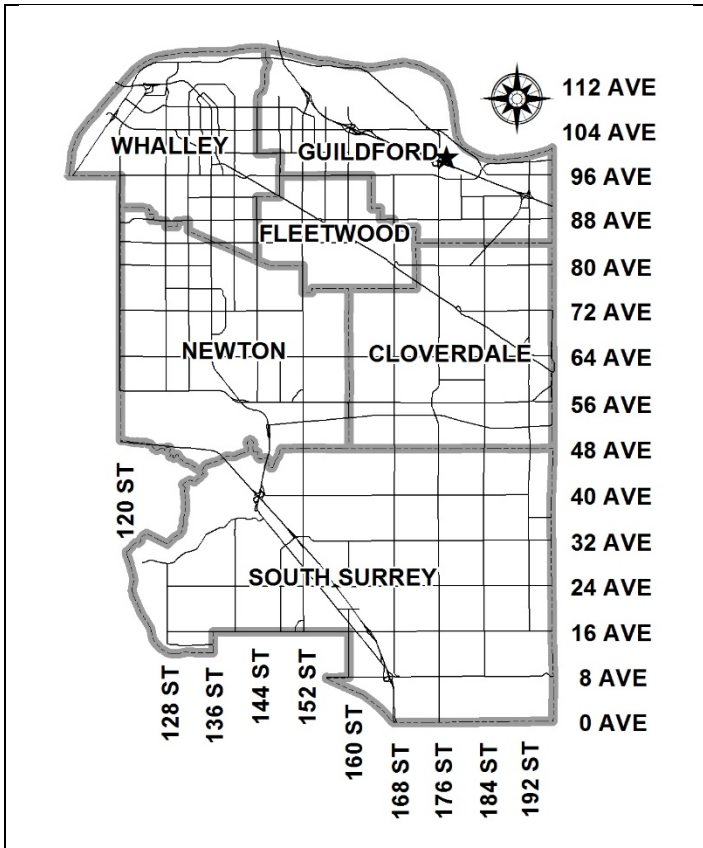


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0565-00

Planning Report Date: June 24, 2019



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF & RF-13
- **Development Variance Permit**

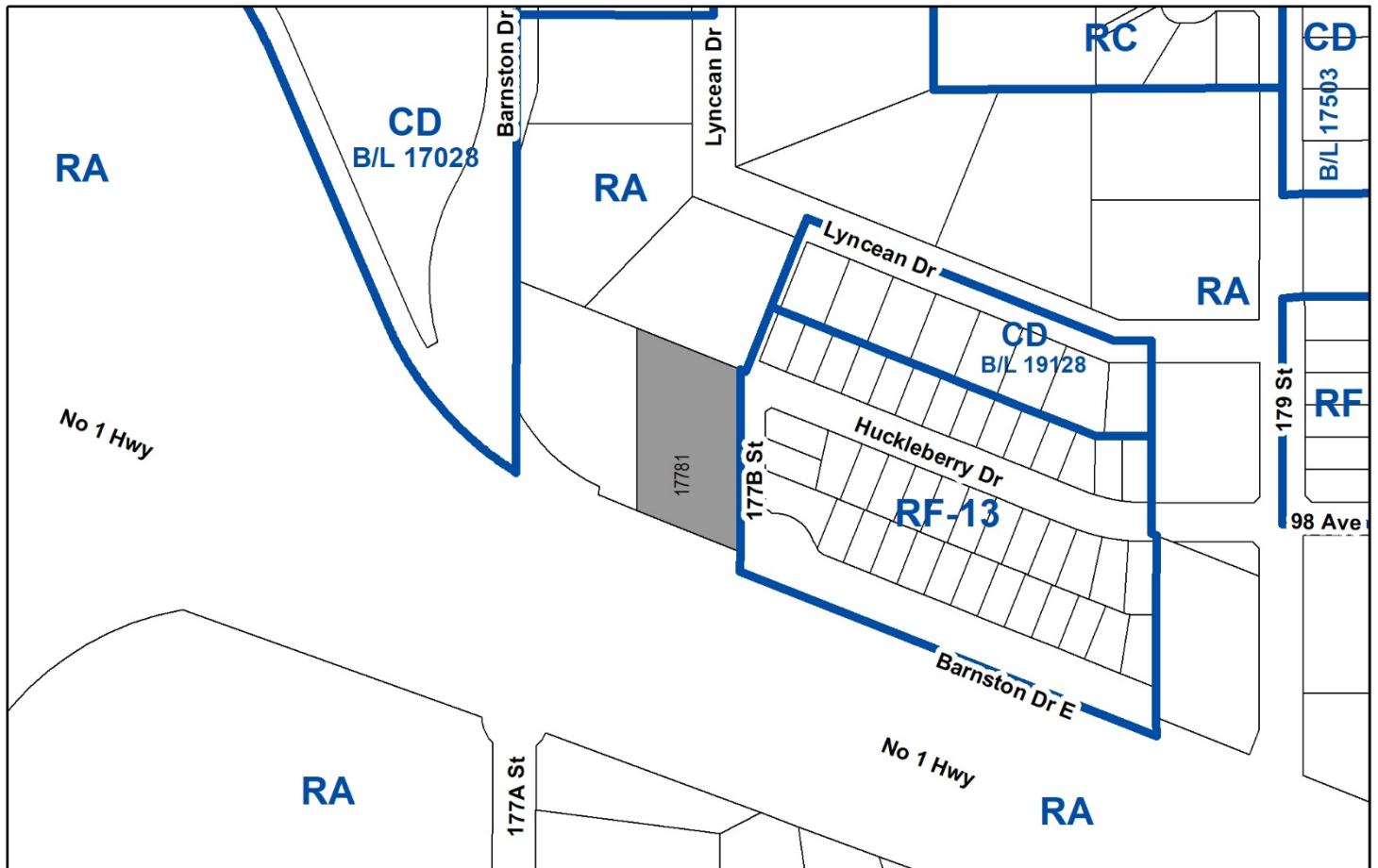
to allow subdivision into 3 single family lots and 3 small single family lots.

**LOCATION:** 17781 - Barnston Drive East

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Urban Residential 8-10 upa



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to amend the Official Community Plan (OCP) from Suburban to Urban.
- Seeking a variance to reduce the lot width for proposed Lots 4, 5 and 6.

### RATIONALE OF RECOMMENDATION

- Complies with the "Urban Residential 8-10 UPA" designation of the Abbey Ridge Local Area Plan (LAP).
- The proposed variance to reduce the lot widths on proposed Lots 4, 5 and 6 has merit given that the lots exceed the minimal lot depth and area requirements of the RF Zone.
- The proposed lot width variance will not impact adjacent properties or affect the quality of the streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0565-00 from Suburban to Urban (Appendix VII) 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 a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7917-0565-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.7 metres (48 ft.) for proposed Lots 4, 5 and 6.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, 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:**

3 Elementary students at Bothwell Elementary School  
2 Secondary students at Fraser Heights Secondary School

Fraser Heights Secondary School is currently operating above capacity, however as part of the District's 2019/20 Five Year Capital Plan submission, there is a request for a 300 capacity addition, targeted to open in 2022.

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2020.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted for one year by MOTI.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on one-acre lot, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling on one-acre lot.	Suburban in OCP and Urban Residential 8-10 UPA in LAP	RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Single family dwellings.	Urban in OCP and Urban Residential 8-10 UPA in LAP	RF-13 (approved under Development Application No. 7916-0032-00)
South (Across Barnston Drive East and Highway No. 1):	Single family dwelling on one-acre lots.	Mixed Employment in OCP and Light Industrial in Anniedale-Tynehead NCP	RA
West:	Single family dwelling on one-acre lot.	Suburban in OCP and Low Density Townhouse 12-15 UPA Gross in LAP	RA

## DEVELOPMENT CONSIDERATIONS

### Background & Context

- The 0.4-hectare (1.0-acre) subject site is comprised of one lot located on the north side of Barnston Drive and Highway No. 1 and to the east of Highway No. 15 in East Fraser Heights. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is located within the Abbey Ridge Local Area Plan (LAP) area. The Abbey Ridge LAP was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The land use designation for the subject site is "Urban Residential 8-10 UPA".
- Under Development Application No. 7916-0032-00, which was granted final adoption on October 23, 2017, Council approved the creation of 41 RF-13 lots and 8 CD (based on RF) lots to the east of the subject site.

### Current Proposal

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential Zone (RF)", in order to allow subdivision into 6 single family lots. The proposal complies with the Abbey Ridge LAP.
- An OCP Amendment is required to redesignate the site from Suburban to Urban in order to comply with the "Urban Residential 8-10 UPA" designation in the Abbey Ridge LAP.
- Proposed Lots 1-3 in the northern portion of the subject property are proposed to be rezoned to RF-13 and proposed Lots 4-6 in the southern portion are proposed to be rezoned to RF.
- Proposed Lots 1-3 meet the minimum area and dimensional requirements of the RF-13 Zone.

- Proposed Lots 4-6 meet the minimum area and dimensional requirements of the RF Zone; however, a variance will be required to reduce the allowable lot widths (see By-law Variance Section).
- Due to the proximity of the subject site to Highway No. 1 and Highways No. 17 and No. 15, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on the proposed lots as a condition of final adoption of the rezoning by-law. A covenant will be registered on the title of the proposed lots outlining the required noise mitigation measures as recommended in the acoustical report.

#### Rationale of OCP Amendment

- The proposed Urban designation is consistent with the Abbey Ridge LAP.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications.

#### Access and Road Dedication Requirements

- Proposed Lots 1-3 will have driveway access from Huckleberry Drive to the north. The applicant will be required to construct Huckleberry Drive to the half-road standard for a Limited Local Road.
- Proposed Lots 4-6 will have driveway access from 177B Street to the east. The applicant will be required to complete the construction of 177B Street to the ultimate 148-metre (59 ft.) wide cross-section for a Through Local road.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- Vinyl siding will not be permitted on any of the proposed homes.

#### Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. and the plans have been reviewed by staff and found to be generally acceptable.
- Basements are proposed for each of the lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

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 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.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

PRE-NOTIFICATION

Pre-notification letters were sent on January 22, 2018 and a Development Proposal Sign was installed on March 6, 2018. Staff received a response from one resident who requested further information but had no concerns.

The subject development proposal was reviewed by the Fraser Heights Community Association (FHCA). The FHCA has no concerns with the proposal.

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.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bitter Cherry	1	1	0
Birch	1	1	0
Bigleaf Maple	2	2	0
Japanese Maple	1	1	0
Red Maple	1	0	1
Horse Chestnut	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	2	2	0
Douglas Fir	9	9	0

Tree Species	Existing	Remove	Retain
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>18</b>	<b>17</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)			
		<b>17</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>18</b>	
<b>Contribution to the Green City Fund</b>			
		<b>\$10,000</b>	

- The Arborist Assessment states that there is a total of 18 protected trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 42 replacement trees on the site. Since only 17 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 25 replacement trees will require a cash-in-lieu payment of \$10,000 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on Huckleberry Drive and 177B Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$10,000 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 7, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the Abbey Ridge Local Area Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• A range of lot and house sizes are proposed.</li> <li>• Secondary suites are permitted.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development incorporates Low Impact Development Standards.</li> <li>Absorbent soils are proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The development will provide sidewalks along Huckleberry Drive and 177B Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The front-loaded lots allow for increased surveillance of and by the community.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Development Proposal Signs were installed and pre-notification letters were sent.</li> </ul>

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.7 metres (48 ft.) for proposed Lots 4, 5 and 6.

Applicant's Reasons:

- The proposed lot width reduction will accommodate three (3) RF lots.

Staff Comments:

- The proposed lot width of 14.7 metres (48 ft.) is a 2% reduction to the minimum lot width (15 metres/50 ft.) permitted in the RF Zone. The proposed lot depth and lot areas (44.8 metres/147 ft and 610 square metres/6,566 sq.ft., respectively) of the proposed lots exceed the minimum requirements of the RF Zone (28 metres/90 ft and 560 square metres/6,000 sq.ft., respectively).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets & Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Development Variance Permit No. 7917-0565-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

LM/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13 &amp; RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.0 acre
Hectares	0.41 hectare
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14 - 16.8 metres
Range of lot areas (square metres)	320 - 610 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.6 uph & 6.0 upa
Lots/Hectare & Lots/Acre (Net)	21.4 uph & 8.6 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50% (RF-13) & 40% (RF)
Estimated Road, Lane & Driveway Coverage	30% (RF-13) & 25% (RF)
Total Site Coverage	80% (RF-13) & 65% (RF)
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<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

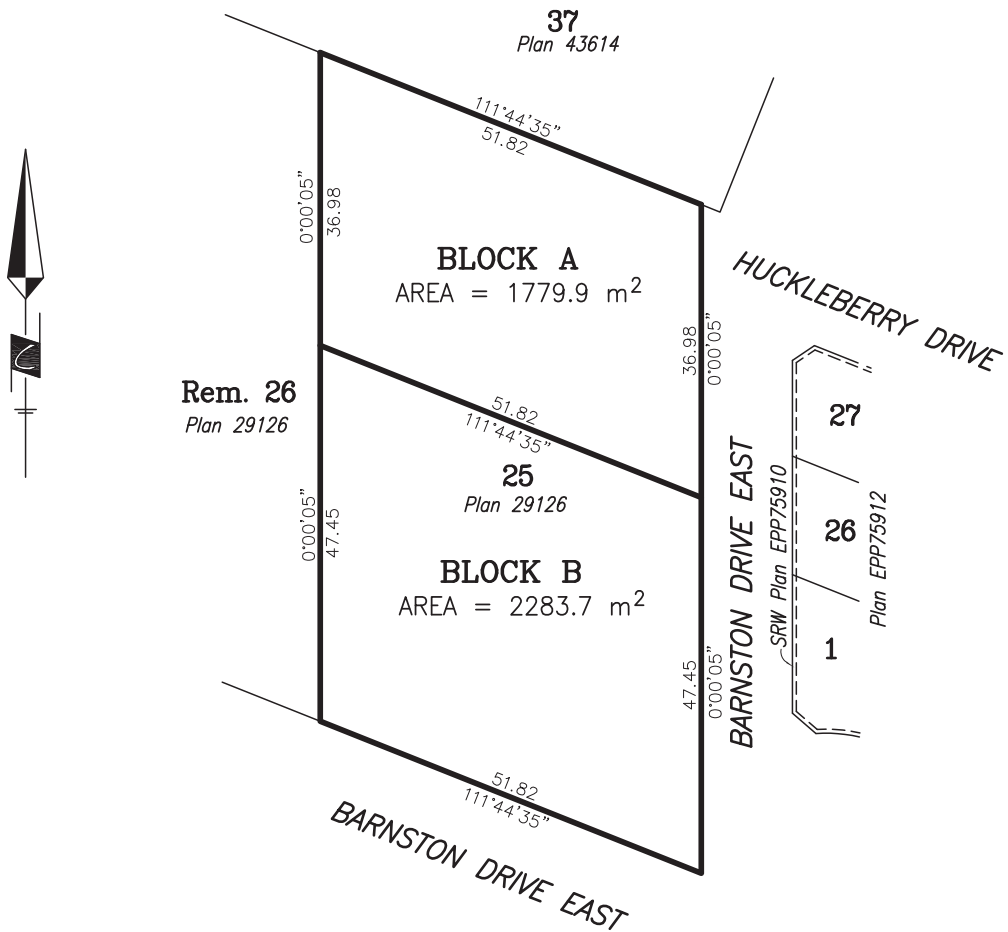
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF LOT 25,  
DISTRICT LOT 390A, GROUP 2,  
NWD, PLAN 29126**

City of Surrey B.C.G.S. 92G.017



SCALE - 1 : 750  
All distances are in metres

**PRELIMINARY**

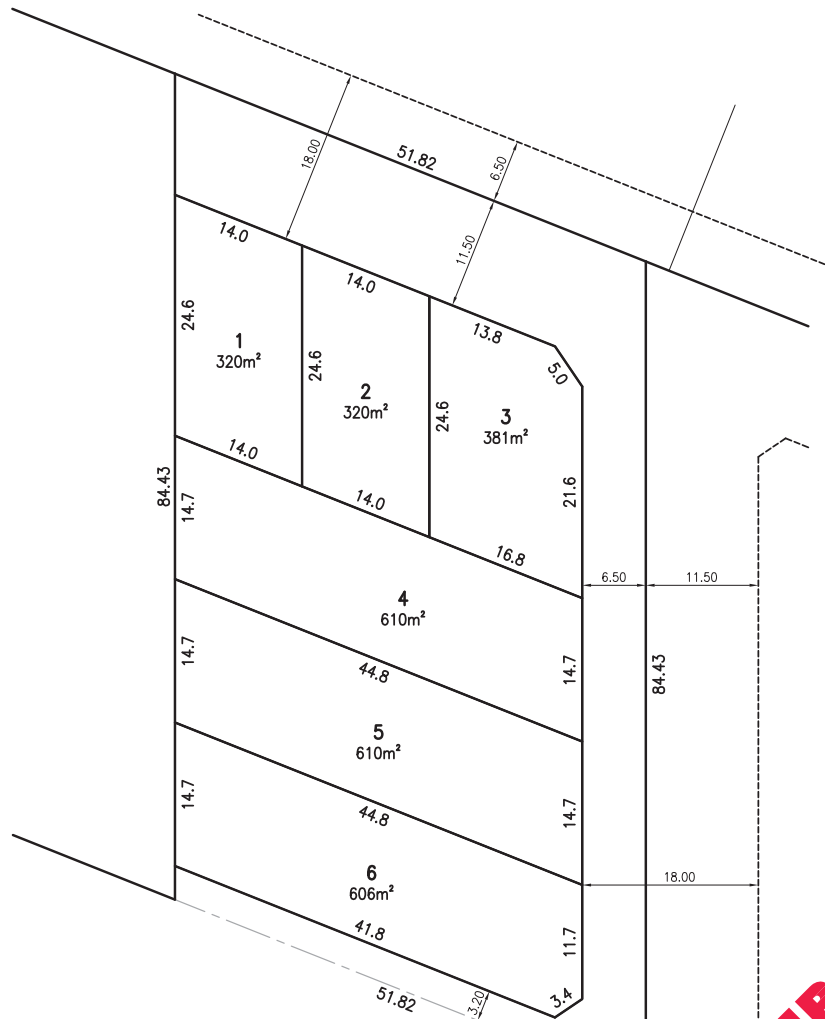


Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6314-ZONING

Certified correct to survey dated  
this 13th day of June, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District



BARNSTON DRIVE EAST

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member  
 Engineering and Development Consultants **PACIFIC LAND GROUP**

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: 17781 BARNSTON DRIVE EAST, SURREY, B.C.				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	17061	DATE:	MAR 2018	LEGAL:	LOT 25 DISTRICT LOT 390A GROUP 2 NEW WESTMINSTER DISTRICT PLAN 29126
				SCALE:	1:500
				MUNICIPAL PROJECT No:	

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INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 10, 2019**

PROJECT FILE: **7817-0565-00**

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RE: **Engineering Requirements  
Location: 17781 Barnston Drive E**

**OCP AMENDMENT**

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

**REZONE AND SUBDIVISION**

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

- Dedicate necessary lands to achieve 19.0m from existing south pavement edge of Barnston Drive for unique Collector Standards;
- Dedicate 6.5m along 177 B Street for ultimate 18.0m Through Local Standard;
- Dedicate 11.5m along Huckleberry Drive for Half Road Standard, where the ultimate can vary between 18.0 to 20.0m depending on adjacent land uses;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 177 B Street and Barnston Drive;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 177 B Street and Huckleberry Drive; and
- Register a 0.5m statutory right-of-way along the frontage of 177 B Street and Huckleberry Drive.

***Works and Services***

- Construct Barnston Drive to unique Collector Standards;
- Construct west side of 177 B Street to the Through local Standard;
- Construct south side of Huckleberry Drive to the Half Road Standard;
- Construct a 6.0m concrete driveway letdown to each lot;
- Register required Restrictive Covenants for on-site stormwater management features necessary to meet the Abbey Ridge Local Area Plan & Bon Accord – North Slope Integrated Storm Management Plan;
- Construct storm mains along Huckleberry Drive and Barnston Drive;
- Construct 100mm water main along Huckleberry Drive;
- Construct sanitary main along Huckleberry Drive; and

A Servicing Agreement is required prior to Rezone and Subdivision



Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

May 15, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0565 00 (Updated May 15, 2019)

**SUMMARY**

The proposed are estimated to have the following impact on the following schools:

6 Single family with suites

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

Elementary Students:	3
Secondary Students:	2

September 2018 Enrolment/School Capacity

<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	35 K + 194
Operating Capacity (K/1-7)	38 K + 256
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1340
Capacity (8-12):	1200

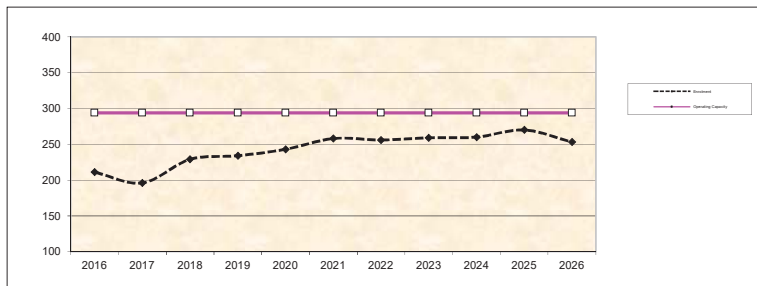
**School Enrolment Projections and Planning Update:**

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

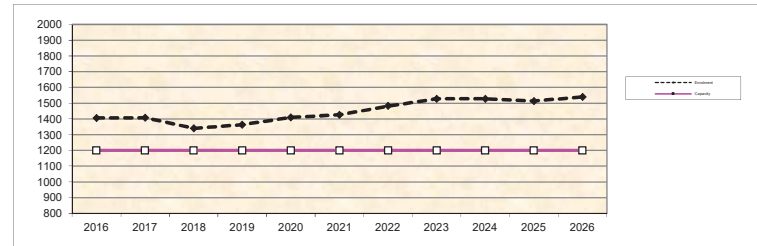
Bothwell Elementary 10 year enrolment projections currently show a trend of growth. As of September 2018, their operating capacity was 76% and it is expected to grow to 87% by 2028. This growth is expected to continue and can be attributed to the increased density being considered along the bluff to the north of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2019/2020 Capital Plan submission to the Ministry, the District is requesting to purchase a new site on the east side of the Highway to build a new school. This new school is targeted to open sometime after 2028. There has been no Ministry funding approval for this project. Until then, any enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 112% capacity. With development starting to occur in the area, the school's 10 year projections show enrolment will be 1517 students by 2028. As a result, the District has requested as part of their 2019/2020 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2024. There has been no Ministry funding approval for this project.

**Bothwell Elementary**



**Fraser Heights Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0565-00  
Project Location: 17781 Barnston Drive East, 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 suburban development area. There are a few small old homes from the 1950's and 1960's, at or near the end of their service lives, situated on large RA zoned properties along Barnston Drive East. The value of the structures is low in relation to the land value and so redevelopment is likely for many properties in the immediate area.

There are a number of new applications surrounding the subject site. West of the site, on the west side of Barnston Drive East is a mixed use CD zone (Surrey project 16-0037-00) containing apartments and townhouses, none of which provide suitable architectural context for the subject site. Adjacent to the east side of the subject site is Surrey project 16-0032-00 and adjacent to the north side of that is Surrey project 17-0452-00, both of which are new applications comprising a total of approximately 49 RF-13 and CD (based on RF) zone lots. These sites are now cleared and void of structures and so there is no as-built context. However, the future homes implied by the building schemes for these sites does provide suitable "regulations context" for the subject site.

To the south is Highway 1, and on the south side of Highway 1 opposite the subject site are large land parcels with old homes that also provide no architectural context for the subject site.

#### 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 RF and RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards. Regulations context can be derived from the building scheme of the adjacent site to the east, Surrey project 16-0032-00.



- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including “Neo-Traditional”, “Neo-Heritage”, and compatible styles which could include compatible manifestations of the “West Coast Contemporary” style as determined by the consultant. 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** : There are a range of home types evident, and the building schemes of nearby developments do not restrict home types, and so some flexibility is justified. 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 (post year 2016) standards for RF and RF-13 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.
- 5) **Front Entrance Design** : Building scheme regulations in nearby sites permit front entrance porticos ranging from one to 1½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : The building scheme of the adjacent site to the east does not permit the use of vinyl siding. For consistency, vinyl siding is not recommended.
- 7) **Roof surface** : The building scheme of the adjacent site to the east permits shake profile asphalt shingles, and new environmentally sustainable products. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. However, where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Lands on the north side of Barnston Drive East are either cleared in preparation for new urban and compact urban residential developments, or contain old homes from the 1950s' and 1960's at or near the end of their service life, situated on large RA zone parcels. South of the site is Highway 1, and south of that are similarly old structures situated on large lots, none of which provide context for the subject site.

## 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 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF and RF-13 homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF and RF-13 developments constructed in Surrey subsequent to the year 2016, and will be consistent with building scheme regulations for the adjacent new application to the east, Surrey project 16-0032-00.

#### 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 are not recommended for this development, except on trim. "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 also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**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 40 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 17 shrubs of a minimum 3 gallon pot size in the front yards of RF-13 lots 1, 2, and 3, and a minimum of 25 shrubs of a minimum 3 gallon pot size on RF lots 4, 5, and 6. Corner lots shall have 30 shrubs of a minimum 3 gallon pot size, of which not less than 10 are 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 21, 2018

**Reviewed and Approved by:**       **Date:** February 21, 2018

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: TBD

Address: 17781-Barnston Drive East

Registered Arborist: Jeff Ross #PN-7991A

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)	26
<b>Protected Trees to be Removed</b>	25
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = <u>8</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = <u>34</u></li> </ul>	42
<b>Replacement Trees Proposed</b>	17
<b>Replacement Trees in Deficit</b>	25
<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>	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 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist:

Date: May 10, 2019



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



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

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V3W 0A6  
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Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**  
17781 BARNSTON DRIVE EAST  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	SEPT24/18	MK	GRADING PLAN
2	OCT03/18	MK	REVISIONS
3	MAR14/19	MK	REV. SERVICES
4	MAY10/19	MK	GRADING PLAN

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

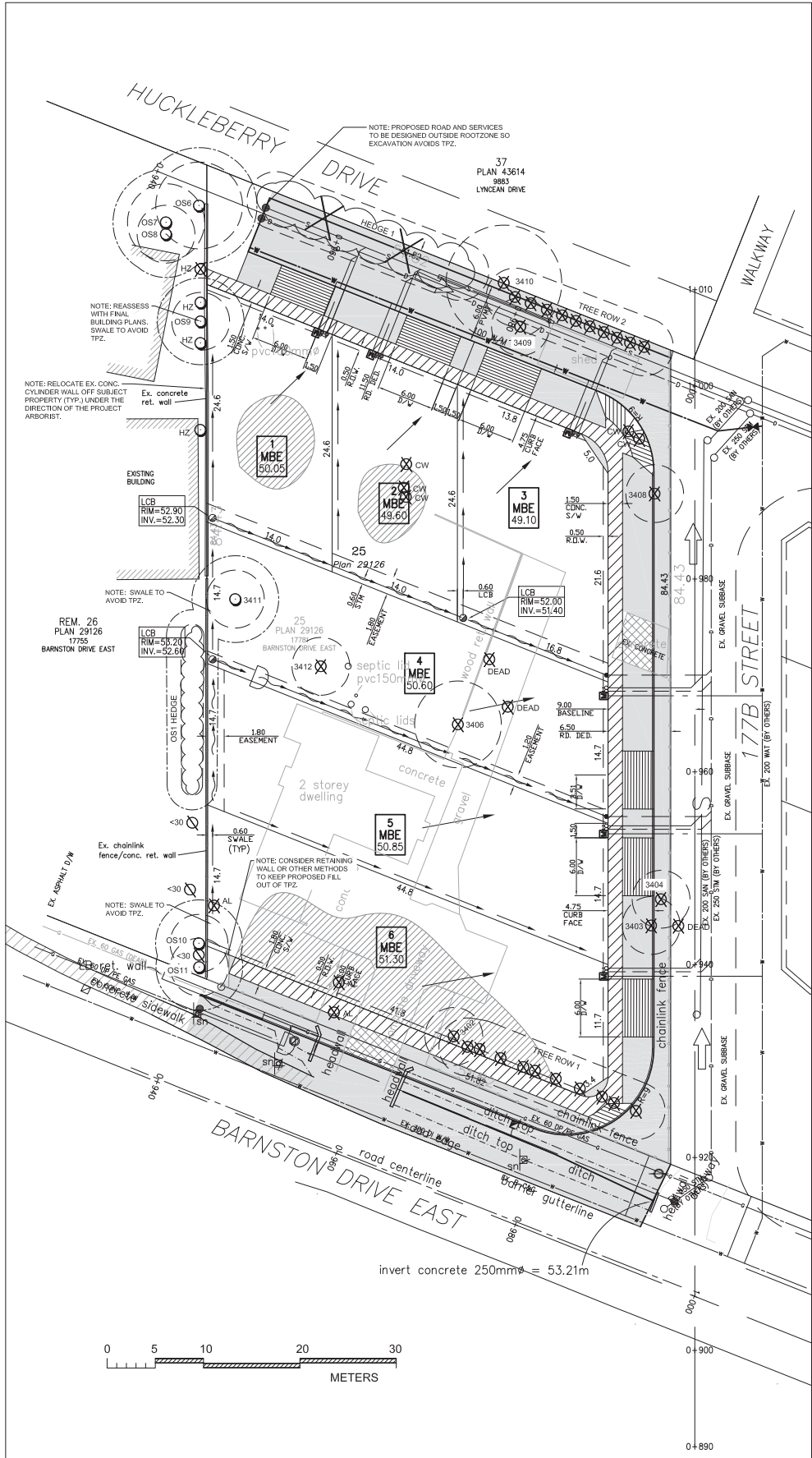
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DRAWN MK

SCALE AS SHOWN

DATE NOVEMBER 15, 2017

**T-1**  
SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE





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

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CLIENT

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**TREE PRESERVATION AND PROTECTION PLAN**  
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**REVISIONS:**

NO.	DATE	BY	REVISION
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3	MAR 14/19	MK	REV. SERVICES
4	MAY10/19	MK	GRADING PLAN

NOTE: NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

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

**SHEET TITLE**

**T2 - TREE PROTECTION PLAN**

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**DRAWN**

MK

**SCALE**

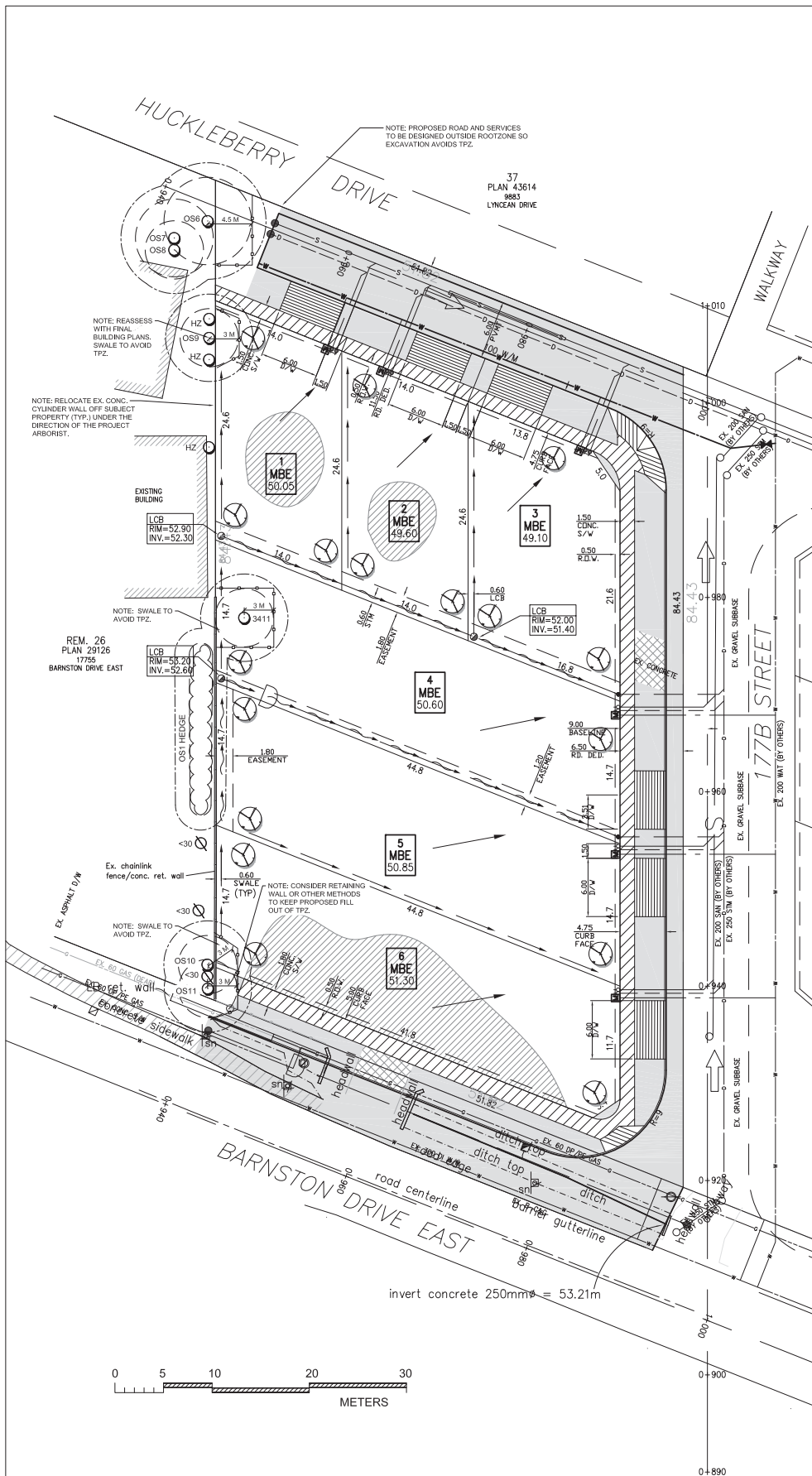
AS SHOWN

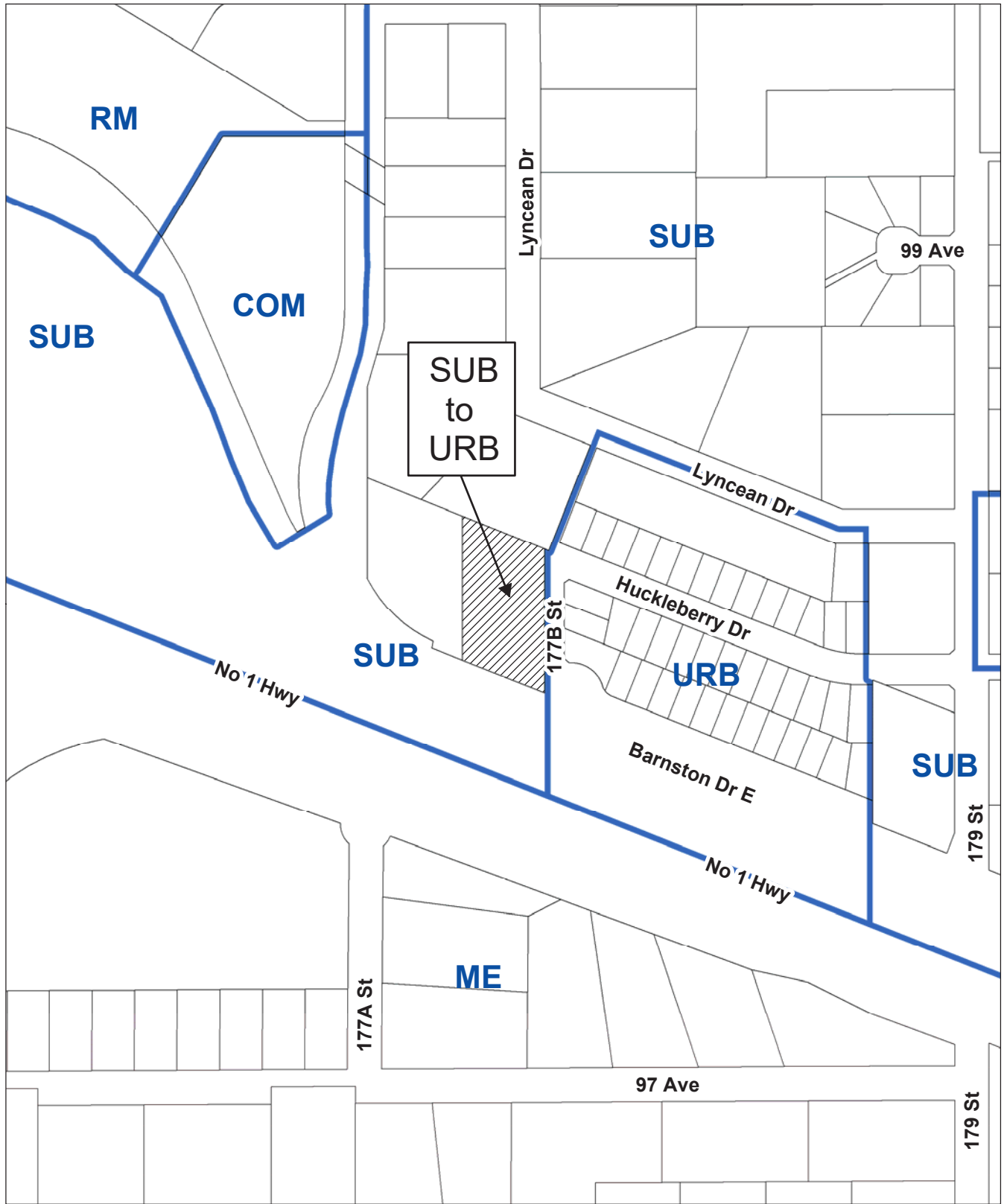
**DATE**

NOVEMBER 15, 2017

**T-2**

SHEET 2 OF 2





### OCP Amendment 7917-0565-00

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0565-00

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: 003-093-255  
 Lot 25 District Lot 390A Group 2 New Westminster District Plan 29126  
 17781 - Barnston Drive East

(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) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.7 metres (48 ft.) for proposed Lots 4, 5 and 6.
5. This development variance permit applies to only the portion of the Land shown on 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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.

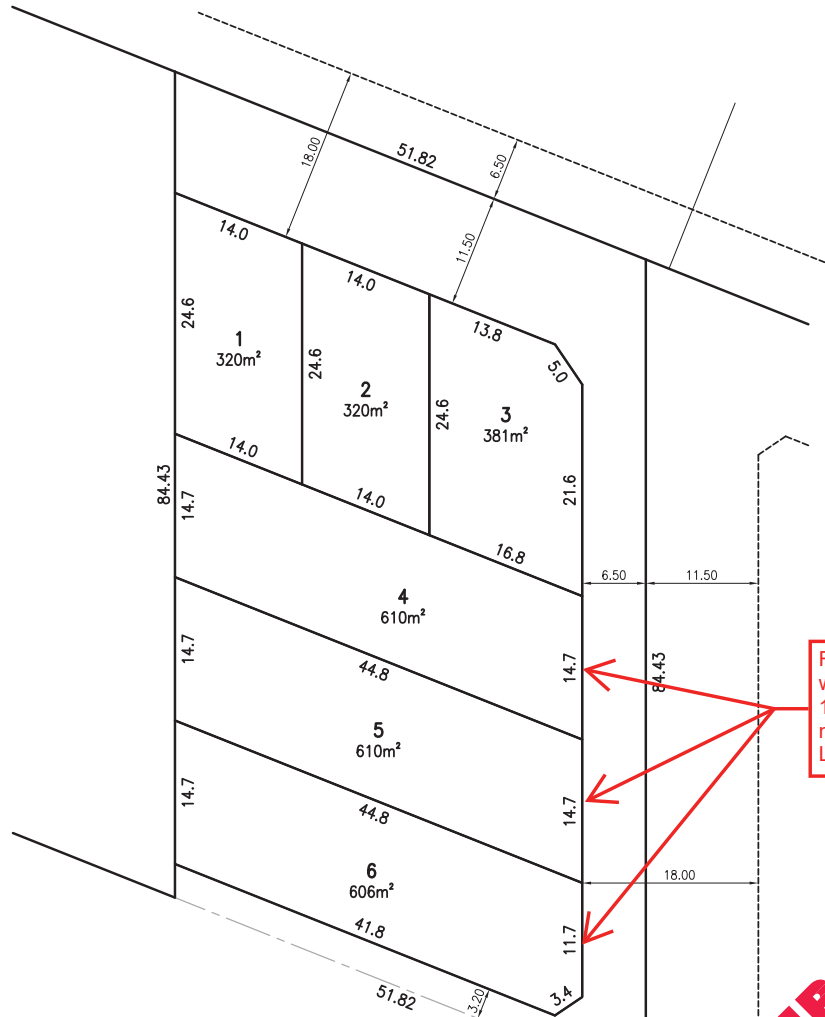
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



Reduce minimum lot width of RF Zone from 15 metres to 14.7 metres for proposed Lots 4, 5 & 6.

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

BARNSTON DRIVE EAST

**Hub Engineering Inc.** Member  
 Engineering and Development Consultants **PACIFIC LAND GROUP**

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: 17781 BARNSTON DRIVE EAST, SURREY, B.C.				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	17061	DATE:	MAR 2018	LEGAL:	LOT 25 DISTRICT LOT 390A GROUP 2 NEW WESTMINSTER DISTRICT PLAN 29126
				SCALE:	1:500
				MUNICIPAL PROJECT No:	

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