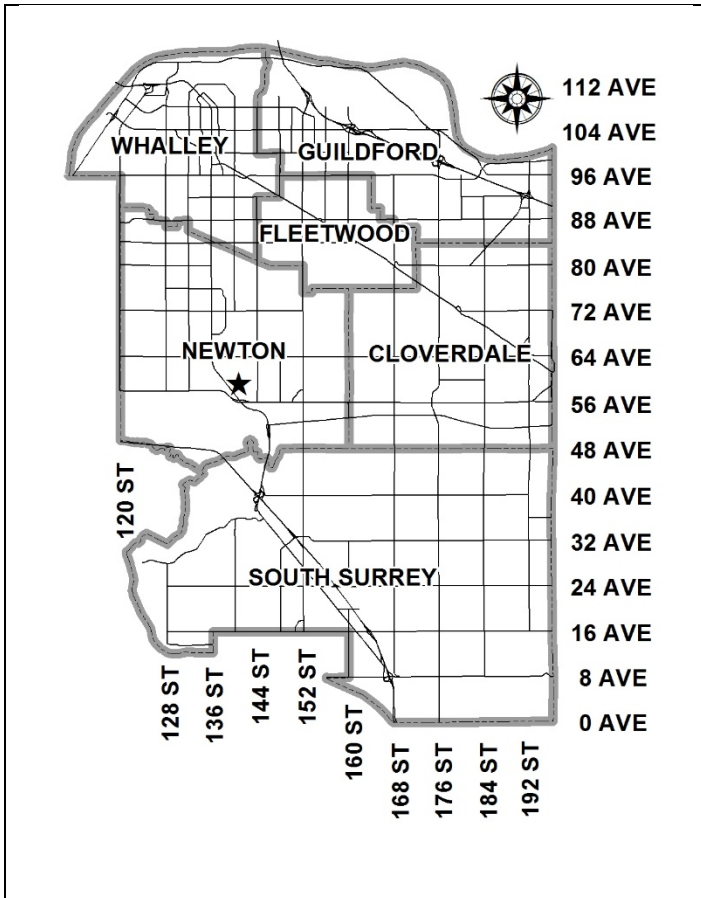


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0575-00

Planning Report Date: July 8, 2019



**PROPOSAL:**

- **NCP Amendment** from Single Family Residential to Single Family Small Lots and for modifications to the road network.
- **Rezoning** from RA to RF-12 and RF-13
- **Development Variance Permit**

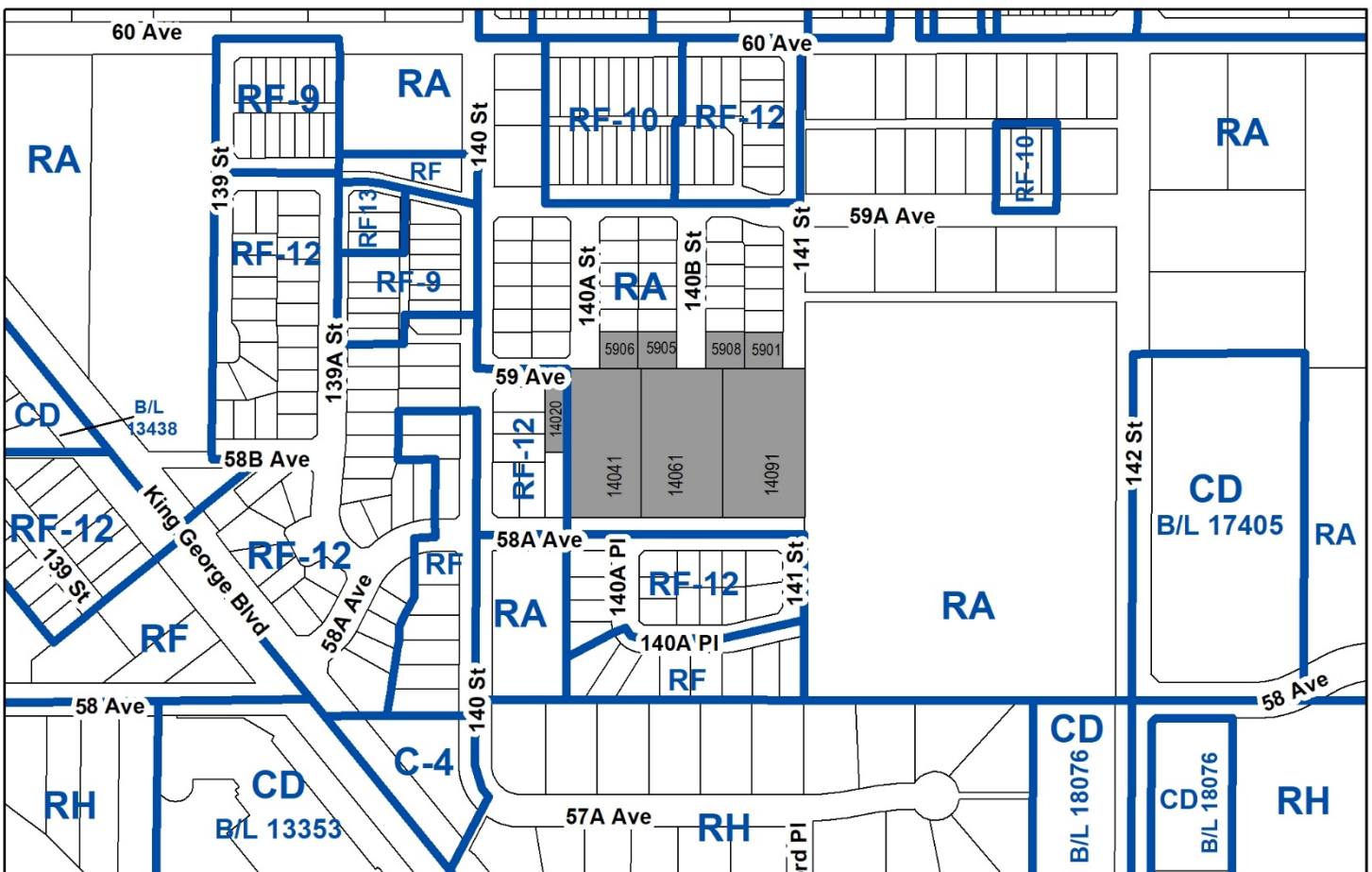
to allow subdivision from 8 lots into 35 lots

**LOCATION:** 14041, 14061, and 14091 – 58A Avenue  
 14020 – 59 Avenue  
 5906 – 140A Street  
 5905 and 5908 – 140B Street  
 5901 – 141 Street

**ZONING:** RA, RF-12 and RF-13

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential & Proposed Parks and Walkways



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the South Newton Neighbourhood Concept Plan to redesignate the site from "Single Family Residential" to "Single Family Small Lots", and for changes to the local road network.
- Proposed Development Variance Permit (DVP) for reduced lot depth under the RF-13 Zone.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposed NCP amendment will provide a continuation of the residential small lot pattern that was approved under Development Application No. 7916-0071-00.
- The proposed densities provide an appropriate transition between the "Single Family Residential" designated lots to the south and west and to the "Single Family Small Lots" designated properties to the north.
- The proposed changes to the road network will enhance traffic flows in the neighbourhood by achieving the continuation of 141 Street from 60 Avenue to 58A Avenue.
- The applicant has proposed a subdivision layout that includes nine (9) Single Family Residential (12) zone (RF-12) lots. Eight (8) of these lots are located in the north east corner of the subdivision and are required to facilitate the creation of a pedestrian walkway to connect the proposed 140B and 141 Streets. The ninth lot (proposed Lot 35) is an existing RF-12 Type II Interior Lot, created through Development Application No. 7912-0118-00 and is included in the subject application as the proposed road network would result in the property becoming a Type II Corner Lot.
- The proposed variance to the minimum lot depth of the proposed RF-13 lots is minimal. After the required road dedication, each lot is approximately 0.2 metres (1 ft.) less than the required minimum lot depth of the RF-13 Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" for the portion shown as Block A and Block C on the attached survey plan (Appendix II); and to "Single Family Residential (13) Zone (RF-13)" for the portion shown as Block B on the attached survey plan and date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0575-00 (Appendix IX), to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 29 -34, to proceed to Public Notification:
3. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) in addition to payment of the 5% cash-in-lieu of parkland contribution as required by the Local Government Act, payment of an additional 1% cash-in-lieu of parkland contribution as volunteered by the applicant; and
  - (g) approval from the Ministry of Transportation and Infrastructure.
4. Council pass a resolution to amend the South Newton NCP to redesignate a portion of the land from "Single Family Residential" to "Single Family Small Lots", and for modifications to the road network when the project is considered for final adoption.

## REFERRALS

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

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

18 Elementary students at Woodward Hill Elementary School  
9 Secondary students at Sullivan Heights Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2021.

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval granted for one year.

### SITE CHARACTERISTICS

Existing Land Use: Acreage residential and acreage residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant (Single Family Small Lots approved under 7916-0071-00)	Single Family Small Lots	RF-12, RF-13, and CD (By-law No. 19212)
East:	BC Hydro Right-of-Way & School District Lot	Utility Right-of-Way/Greenway & Office Park	RA
South (Across 58A Avenue):	Single Family Residential	Single Family Residential and Single Family Small Lots	RF-12
West:	Single Family Residential	Single Family Residential	RF-12

### DEVELOPMENT CONSIDERATIONS

Background:

- The site consists of eight (8) properties that are located at 14041, 14061, and 14091 - 58A Avenue, 14020 - 59 Avenue, 5906 140A Street, 5905 and 5908 - 140B Street, and 5901 - 141 Street. The site is approximately 1.67 hectares (4.1 acres) in size.

- The site is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Residential" and "Single Family Small Lots" in the South Newton NCP; and zoned "One-Acre Residential Zone (RA)", "Single Family Residential (12) Zone (RF-12)" and Single Family Residential (13) Zone (RF-13)".

### Current Proposal

- The applicant is proposing an NCP amendment to redesignate the site from "Single Family Residential" to "Single Family Small Lots" and to rezone the portion of the site currently zoned "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (12) Zone (RF-12)" to allow subdivision into 35 single family small lots. is required to facilitate the subdivision.
- The application was originally submitted as an exclusively RF-13 subdivision. Eight (8) RF-12 lots (Lots 13 – 16 and 17 – 20) were introduced into the layout in response to staff's request for a pedestrian connection from the proposed 140B Street to the proposed 141 Street, which is located between proposed lots 14 and 19 and lots 13 and 20.
- A ninth RF-12 Lot was included in the subdivision (Lot 35) to avoid the lot becoming non-conforming. The existing property at 14020 – 59 Avenue was subdivided as an RF-12 Type II Interior Lot, however, the proposed road network results in the property becoming an RF-12 Type II Corner Lot, which requires a minimum lot width of 15.4 metres (51 ft.). The proposal will add an additional 2.0 metres (6.4 ft.) to the existing lot width, so that the lot conforms to the RF-12 Type II Corner Lot minimum lot standards.
- Lots 1 – 12 and 21 -34 will be zoned RF-13 and will conform to the zone's minimum lot width and area requirements. Lots 13 – 20 and 35 will be zoned RF-12 and will conform the zone's minimum width and area requirements.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of the RF-13 Zone on proposed Lots 29 – 34 from 24 metres (79 ft.) to 23.8 metres (78 ft.).

### JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates the majority of the site as "Single Family Residential", with 5906 – 140A Street, 5905 and 5908 – 140B Street, and 5901 – 141 Street being designated for "Single Family Small Lots". The applicant is proposing to amend the NCP designation for 14041, 14061, and 14091 – 58A Avenue to "Single Family Small Lots", and for modifications to the road network (Appendix VIII). Proposed Lot 35 will retain its "Single Family Residential" designation.
- The amendment will facilitate the development of 35 single family small lots, which will have a unit density of 28.3 u.p.h (11.5 u.p.a.).

- The proposal will allow for the completion of a finer grain road pattern than what was originally proposed in the South Newton NCP and will enhanced traffic flow in the neighbourhood. This fine grained road network was first established through Development Application Nos. 7916-0071-00 and 7914-0314-00 (both located north of the subject site), with the most notable addition to the local road network being 141 Street, which is planned to connect 60 Avenue to 58A Avenue. While 141 Street was not originally included in the South Newton NCP, the north-south connection was identified by the Engineering Department following the adoption of the Transportation Strategic Plan.
- In addition to the creation of 141 Street, the proposal will extend 140A and 140B Streets southward, which were created as part of Development Application No. 7916-0071-00. A new east-road (the future 58B Avenue) connection 140A and 140B Streets will be created as part of this application.

### PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 99 properties within 100 metres (330 ft.) of the subject site, to the Panorama Neighbourhood Association and to the Newton Community Association on December 7, 2018. Development Proposal Signs were installed on the property on September 17, 2018.
- The Planning and Development Department received one (1) email regarding the proposal. The inquirer sought clarification on the proposal and mentioned concerns regarding the proposal's impact on street parking and local traffic patterns. City staff replied to the inquirer by clarifying the proposal, Zoning By-law requirements for parking, and the planned creation of 141 Street. The inquirer was satisfied with staff's response.

### DESIGN PROPOSAL AND REVIEW

#### Parkland Contribution

- The applicant has volunteered an additional 1% in addition to the required 5% cash-in-lieu parkland contribution to assist with future park acquisition in the area.
- There is currently a shortage of a neighbourhood-level "pocket" park in the South Newton NCP area, particularly west of 142 Street and south of 60 Avenue. Each development application proposing an increase in unit density over and above the NCP designation exacerbates the need for this park space.
- To address the issue, other applicants seeking NCP amendments in the surrounding area have voluntarily provided an additional 1% cash-in-lieu contribution for parkland. Specifically, development applications 7912-0018, 7910-0175-00, 7911-0268-00, 7912-0266-00, and 7916-0071-00 each volunteered an additional 1% cash-in-lieu contribution. Parks anticipates using these funds to assist efforts in acquiring parkland in the area.

### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which confirmed that there are numerous new homes under construction in the immediate area that provide an acceptable architectural context for the subject site. The design of the proposed homes will be in a compatible style range, including Neo-Traditional, Neo-Heritage, or compatible manifestations of West Coast Contemporary styles as determined by the design consultant. The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix VI).

### Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Hub Engineering Inc.). Basements will be achieved with cut or fill. The grading information provided has been reviewed by staff and found acceptable.

### TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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	47	47	0
Black Cottonwood (Poplar)	12	12	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Cherry	4	4	0
Dogwood	1	1	0
Big Leaf Maple	2	2	0
Paper Birch	8	8	0
<b>Coniferous Trees</b>			
Douglas Fir	19	19	0
Western Red Cedar	53	53	0
Umbrella Pine	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>89</b>	<b>87</b>	<b>0</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>34</b>
<b>Total Retained and Replacement Trees</b>	<b>34</b>
<b>Contribution to the Green City Fund</b>	<b>\$81,200</b>

- The Arborist Assessment states that there are a total 89 protected trees on the site, excluding Alder and Cottonwood trees. 59 existing trees, approximately 40% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal.
- The protected trees were reviewed by City Staff taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The small lot layout that includes a significant number of driveways poses significant challenges in tree retention.
- Two (2) western red cedars had initially been proposed for retention. As fill has been proposed on these lots to help achieve in-ground basements, retaining walls were proposed to maintain the existing grade and protect these two (2) trees. In City Staff's experience, western red cedars do not adapt well to drastic site changes, particularly with changes in local soil hydrology. As such, City Staff determined that these two trees are unlikely to survive and are no longer being proposed for retention.
- 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 233 replacement trees on the site. Since only 34 replacement trees can be accommodated on the site (based on an average of 1 trees per lot), the deficit of 203 replacement trees will require a cash-in-lieu payment of \$81,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 34 trees are proposed to be replaced on the site with a contribution of \$81,200 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on Dec 12, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• South Newton NCP</li> <li>• The application proposes to amend to the South Newton NCP from "Single Family Residential" to Single Family Small Lots" and to adjust the road network.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The maximum permitted gross density in the Single Family Designation is 14.8 u.p.h (6 u.p.a), the proposed NCP amendment will increase the density to 28 u.p.h. (11.5 u.p.a).</li> <li>• The applicant is proposing a range of lot sizes that vary between 336 square metres (3617 sq. ft.) and 599 square metres (6,448 sq. ft.)</li> <li>• Secondary suites are proposed on all lots.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The following rainwater management design considerations are proposed: <ul style="list-style-type: none"> <li>○ Absorbent soils</li> <li>○ Roof downspout disconnection</li> <li>○ On-lot infiltration</li> <li>○ Vegetated swales/rain gardens/bio-swales</li> <li>○ Dry Swales</li> <li>○ Sediment control devices</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• None provided</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposal will be implementing CPTED principles by facing the houses on the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None provided.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None provided.</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 29 – 34.

Applicant's Reasons:

- The proposed variances are required to continue the lot pattern established by the subdivision to the north (Development Application No. 7916-0071-00)

Staff Comments:

- The proposed lot depth reduction of 0.20 metres (1ft.) is quite small.
- The proposed lot depths of 23.8 metres (78 ft.) are consistent with the minimum lot depth of the RF-12 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Block Plan
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. NCP Plan
- Appendix IX. Development Variance Permit No. 7917-0575-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 &amp; RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	4.1 Acres
Hectares	1.7 Hectares
<b>NUMBER OF LOTS</b>	
Existing	8
Proposed	35
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 metres – 18.3 metres
Range of lot areas (square metres)	336 square metres – 599 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	21 units per hectare/8.5 lots per acre
Lots/Hectare & Lots/Acre (Net)	28 units per hectare/11.5 units per acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	0 square metres
% of Gross Site	0%
	<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

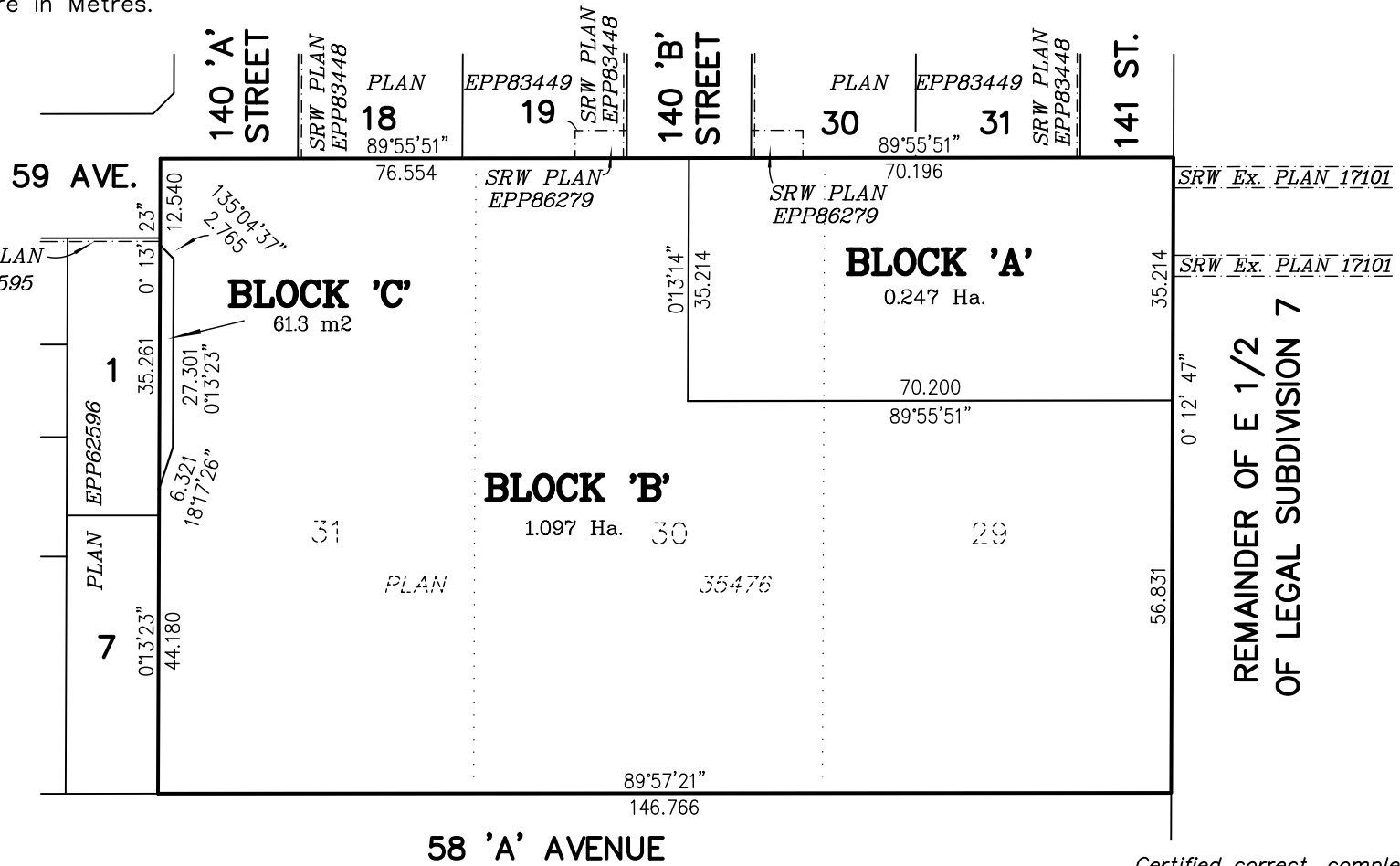
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW#\_\_\_\_\_ OF LOTS 29, 30 AND 31 ALL OF SECTION 9,  
TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 35476**

Total Area Block 'A' = 0.247 Ha.  
Total Area Block 'B' = 1.097 Ha.  
Total Area Block 'C' = 61.3 m2  
Total Block 'A', 'B' & 'C' = 1.350 Ha.

SCALE 1:1000



All Distances are in Metres.



Onderwater  
Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS17199\_RZ

*This Plan Lies Within The  
Metro Vancouver Regional District*

Certified correct, completed on  
the 3rd day of July, 2019.

©

B.C.L.S.



CLIENT:		PROJECT: 14041, 14061 & 14091 58A AVENUE & 14020 59 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 18008	DATE: JUN 2018	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2W6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **July 2, 2019** PROJECT FILE: **7817-0575-00**

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RE: **Engineering Requirements  
Location: 14041 58A Ave**

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment except for the prerequisites listed below.

### REZONE/SUBDIVISION

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

- Dedicate lands for 59 Avenue to achieve ultimate 18.0 m Through Local Road allowance.
- Dedicate 3.0 X 3.0 m corner cut at 59 Avenue and 140 Street.
- Dedicate 18.0 m for 59 Avenue South offset for 18.0 m Through Local Road allowance.
- Dedicate 3.0 X 3.0 m corner cut at 59 Avenue with 140A Street and 140B Street.
- Dedicate 4.0 m for ultimate 4.0 m Engineered Walkway.
- Dedicate 18.0 m for 140A Street for 18.0 m Through Local Road allowance.
- Dedicate 18.0 m for 140B Street for 18.0 m Through Local Road allowance.
- Dedicate 13.5 m for 141 Street modified Through Local Road cross section.
- Dedicate 3.0 X 3.0 m corner cut at 58A Avenue and 141 Street.
- Register 0.5 m SRW along all frontage roads.

#### *Works and Services*

- Construct 59 Avenue to Through Local Road standard with 8.5 m pavement.
- Construct N side of 58A Avenue to Through Local Road standard with 10.5 m pavement.
- Construct walkway as per SSD-R.20, with 2.0 m concrete walkway and pedestrian lighting.
- Construct 140A Street to Through Local Road standards with 8.5 m pavement.
- Construct 140B Street to Through Local Road standards with 8.5 m pavement.
- Construct 141 Street to modified Flex Road standard with 8.5 m pavement.
- Provide analysis for the downstream storm system including the detention pond to confirm downstream storm system capacity; upgrade the system if not adequate.
- Construct storm sewers to service the proposed lots and to drain all frontage roads.
- Re-direct flows from developments located on the south side of 58A Avenue to drain north through the new 141 Street extension.
- Confirm that existing Drainage SRW's on School's property can be discharged and existing connections draining east can be decommissioned.
- Provide on-site mitigation measures to meet the requirements of the Hyland Creek Integrated Stormwater Management Plan (Zone 3).

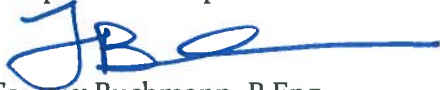
NOTE: Detailed Land Development Engineering Review available on file

- Construct 200 mm water mains on 140A Street, 140B Street and 141 Street and extend the water mains on 59 Avenue and tie in with the mains on 140A Street and 140B Street.
- Provide sanitary flow calculation for the increased density from the site downstream until the tie-in points with the trunk sewer at 64 Avenue and 138 Street; upgrade if required.
- Construct sanitary sewers on the frontage roads and provide sanitary profile for all sewers.
- Pay water, sanitary and storm latecomer charges applicable to projects 5713-0175-00-1; 5809-0135-00-1; 5813-0175-00-1 and 5913-0175-00-1.
- Pay 100% cash for Drainage DCC relative to Drainage DCC Frontender Agreement project 8312-0328-00-1;

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit except for the requirements listed above.



Tommy Buchmann, P.Eng.  
Development Services Manager  
IK1



Planning

July 2, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0575 00

**SUMMARY**

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

35 Single family with suites

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

Elementary Students:	18
Secondary Students:	9

September 2018 Enrolment/School Capacity

<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	82 K + 589
Operating Capacity (K/1-7)	57 K + 559
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

**School Enrolment Projections and Planning Update:**

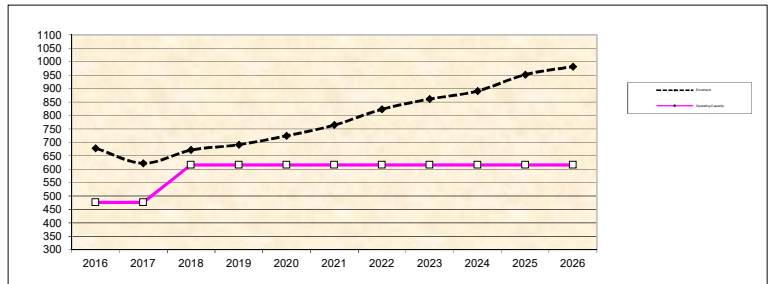
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the “new” capacity and therefore, 2 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make more regular stream space available to meet in-catchment demand.

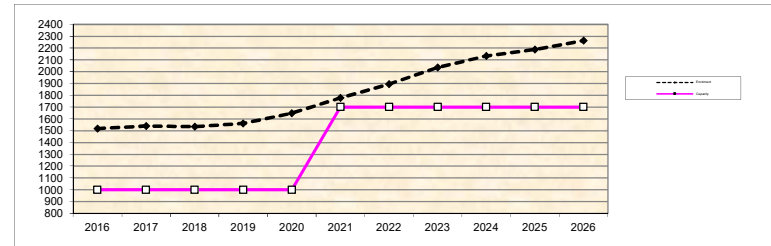
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2020/21 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. The District is still waiting for Ministry of Education funding for this project.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition is targeted to open September 2021.

**Woodward Hill Elementary**



**Sullivan 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: 17-0575-00  
Project Location: 14041 - 58A Avenue, 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 a strong new growth area. There is a new 6 lot RF zone site identified as Surrey project 7915-0113-00 located adjacent to the west side of the subject site. There is a new 9 lot RF-12 zone site identified as Surrey project 7915-0109-00, located adjacent to the east side of the subject site. There is a new 7 lot RF-12 zoned site on the west side of 140 Street identified as Surrey project 7912-0266-00, directly opposite 7905-0113-00. Adjacent to the north side of 7912-0266-00 is a new 10 lot RF12 and RF9 site identified as Surrey project 7911-0268-00. There are numerous new developments in the surrounding area that provide current building scheme regulations context suitable to the subject site.

The area surrounding the subject site is predominantly comprised of old, small homes from the 1950s and 1960s, constructed on large suburban lots. Just under half of the houses (46%) within the character study area are simple, low mass, rectangular Bungalows, most of which are less than 1000 square feet. These homes have simple, low slope (2:12 – 5:12) common gable or common hip roofs with either an interlocking tab type asphalt shingle surface, or tar and gravel / roll roofing. These dwellings are clad in cedar, and most have no masonry accent veneer.

Twenty seven percent of homes are larger (2000-2500 sq.ft.) Basement Entry or Cathedral Entry type homes constructed in the 1970's – 1980's. The homes have high mass characteristics due to the economical practice of placing the upper floor directly above the floor below, thus exposing the entire upper floor wall mass to street views. These homes have low slope (4:12 – 5:12) common gable or common hip roofs with an asphalt shingle surface. These homes are clad in vinyl or in stucco, and have a modest brick accent,

The remaining 27 percent of homes, constructed either in the 1980s or 2000s, are Two-Storey type structures. These homes have desirable mid-scale massing designs in which a substantial portion of the upper floor is concealed behind the roof system extending up from the floor below. Roof slopes vary between 7:12 and 12:12. Roof surfaces include cedar shingles or asphalt shingles. A variety of main wall cladding materials have been utilized including cedar siding, stucco, vinyl siding, and brick or masonry.

Most lots are landscaped to an old urban standard, characterized by mature trees and shrubs, most of which are native to this area. Most lots have driveway materials that are considered substandard in comparison to materials used in most modern urban subdivisions (27% asphalt, 46% gravel, 18% broom finished concrete and only 9% exposed aggregate).

Neither the dwellings nor the landscaping provide suitable context for a year 2018 RF-13 zoned development in Surrey. Therefore, the existing homes will not be emulated. A new character area is proposed in which low to mid-scale Two-Storey type homes (with basements) are constructed to a high modern standard commonly found in post year 2017 RF-13 zone developments in Surrey.

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

- 1) **Context Homes:** No homes in the surrounding area provide acceptable residential design context for a post year 2017 RF-13 zone development. Therefore, the strategy will be to create a desirable new character area, in which homes are consistent in quality with most RF-13 zone subdivisions created subsequent to 2017, and are also consistent with building scheme regulations for the nearby sites identified as Surrey Project 7912-0266-00, 7911-0268-00, 7915-0113-00, and 7915-0109-00.
- 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 Bungalows, Basement Entry homes, Cathedral Entry homes, and Two Storey homes type homes within the character area. It is expected that all new homes at the subject site will be Two-Storey type. However, a variety of home types should be permitted, and home type will not be regulated in the building scheme.
- 4) **Massing Designs :** The old urban homes do not provide desirable massing context. Massing designs should meet new standards for 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 :** Front entrance porticos are not an architecturally significant feature on most homes in this area. The entrance height ranges from one storey to 1½ storeys, which is an appropriate scale for RF-13 zone subdivisions.
- 6) **Exterior Wall Cladding :** A variety of wall claddings have been used, including cedar, stucco, vinyl, brick, and stone, and a similar variety should therefore be permitted, except that feature veneers should be required to meet post year 2017's RF-13 zone standards.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is

expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. 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 upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Fifty to sixty year old, small, low-impact “old urban” Bungalows and high impact Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

## 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 2000'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.
- the entrance element will be limited in height (relative dominance) to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### **Interfacing Treatment with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF-13 zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent in theme, representation, and character with proposed homes in the aforesaid nearby new developments (Surrey projects 7912-0266-00, 7911-0268-00, 7915-0113-00, and 7915-0109-00), and should meet common new post year 2017 standards for RF-13 zone subdivisions.

### **Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“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 can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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 7:12, 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:**

Permitted, subject to determination that service invert locations are sufficiently below grade. 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. Corner lots shall have an additional 10 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.

**Public Walkway:**

There is a public walkway adjacent to the north side of lots 13 and 20 and along the south sides of lots 14 and 19. CPTED principles will therefore apply, in which low (4 ft. max.) transparent type fencing with dwarf shrubs are installed along the walkway interface to provide opportunities for passive surveillance of the walkway by residents. Also, windows are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the walkway. Lastly, due to the constant exposure to the public, the massing design and finishing quality on park facing sides of the dwelling should result in a thoughtfully designed and articulated interface to present to the public.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: October 24, 2018

**Reviewed and Approved by:**



Date: October 24, 2018

### 3.0 Summary

The site inventory identified 148 trees on the subject site that are protected under the bylaw. None of the trees were found to be at high risk. The location of protected trees, their root protection zones as well as those trees to be removed have been illustrated on the accompanying map.

#### 3.1 Tree Retention and Removal by Species

Table 2. Summary of Onsite Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Poplar ( <i>P. bal. tri</i> )	12	12	
Alder ( <i>A. rubra</i> )	47	47	
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch ( <i>B. papyrifera</i> )	8	8	
Cherry ( <i>P. serrulata</i> )	4	4	
Dogwood ( <i>C. nuttallii</i> )	1	1	
Maple ( <i>A. macrophyllum</i> )	2	2	
Apple ( <i>M. domestica</i> )	1	1	
<b>Coniferous Trees</b>			
Douglas-fir ( <i>P. menziesii</i> )	19	19	
Cedar ( <i>T. plicata</i> )	53	52	-
Pine ( <i>S. verticillata</i> )	1	1	
<b>Total</b> (excluding Alder and Cottonwood Trees)	89	89	-
<b>Additional Trees in the proposed Open Space/Riparian Area</b>	-	-	-
<b>Total Replacement Trees Proposed</b> (Excluding Boulevard Street Trees)		<b>34</b>	
<b>Total Retained and Replacement Trees</b> (Total + Total Replacement trees proposed)		<b>34</b>	

Table 3. Tree Preservation Summary

**TREE PRESERVATION SUMMARY**

Surrey Project Number            17-0575-00  
 Address:                                 14041 14061 14091 58a Ave, Surrey BC  
 Registered Arborist:                 Dean Bernasch, BLA  
                                                    ISA Certified Arborist (PN-8676A)  
                                                    ISA Tree Risk Assessment Qualified (TRAQ)

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>148</b>
<b>Protected Trees to be Removed</b>	<b>148</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	-
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 59 X one (1) = 59 - All other Trees Requiring 2 to 1 Replacement Ratio 89 X two (2) = 178	<b>237</b>
<b>Replacement Trees Proposed</b>	<b>34</b>
<b>Replacement Trees in Deficit</b>	<b>203</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	-
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

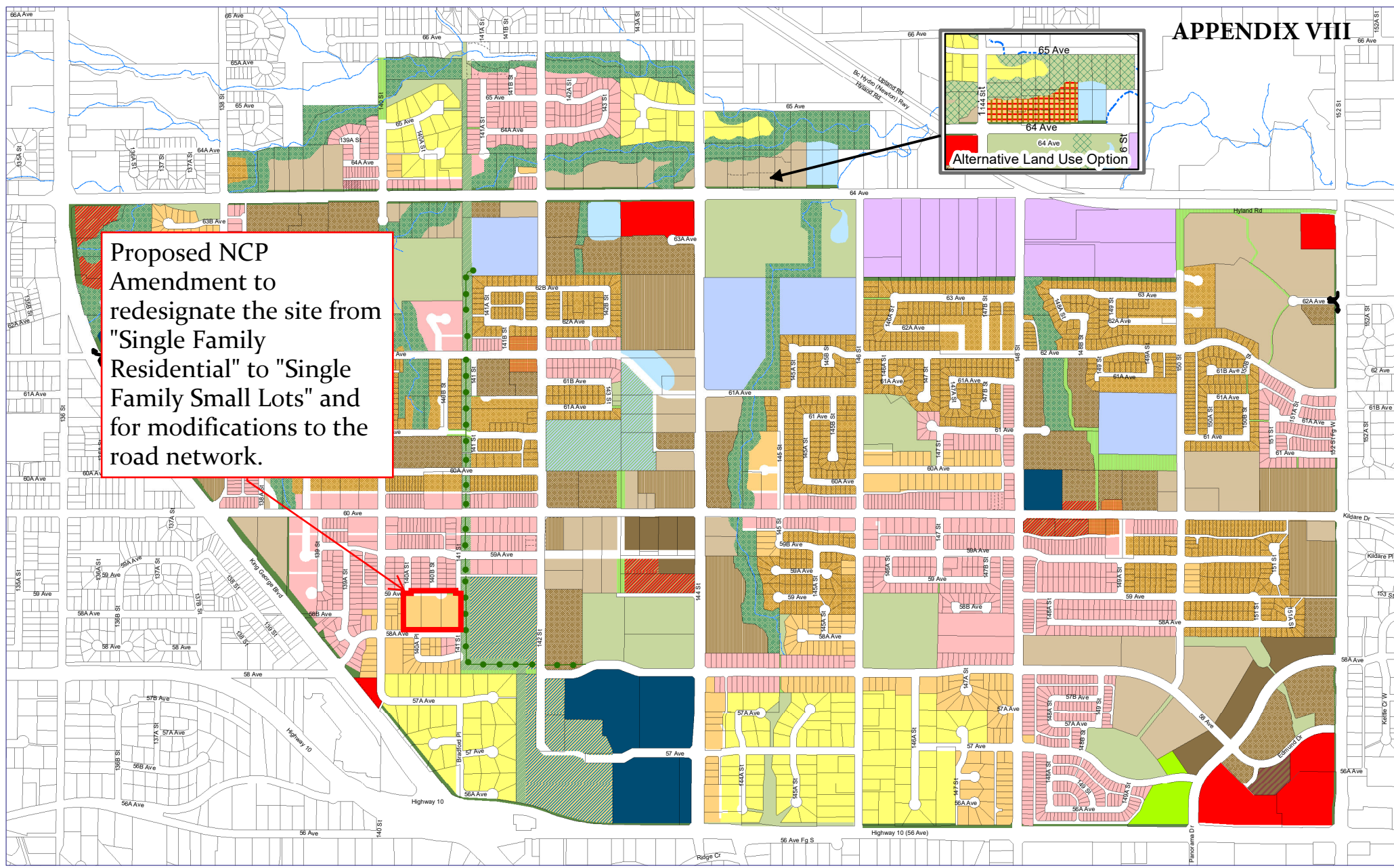
Summary prepared and submitted by:



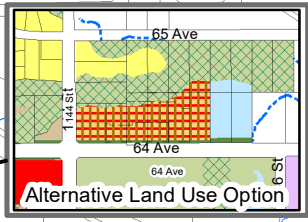
Arborist

July 4  
2019

Date



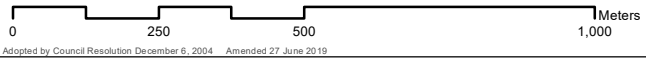
Proposed NCP Amendment to redesignate the site from "Single Family Residential" to "Single Family Small Lots" and for modifications to the road network.



**SOUTH NEWTON**

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

- |                       |                                          |                 |                              |                      |
|-----------------------|------------------------------------------|-----------------|------------------------------|----------------------|
| Apartments 65 upa max | Single Family Small Lots                 | Commercial      | Proposed School and Park     | Buffers              |
| Apartments 45 upa max | Row Housing                              | Institutional   | Parks                        | Detention Ponds      |
| Townhouses 25 upa max | Single Family Residential Flex 6 to 14.5 | Office Park     | Proposed Park and Walkway    | Utility R/W Greenway |
| Townhouses 20 upa max | Single Family Residential                | Industrial      | Recreational                 | WALKWAY              |
| Townhouses 15 upa max | Suburban Residential 1/2 Acre            | Schools         | Creeks and Riparian Set-back |                      |
|                       | Mixed Com/Res Apartments                 | Proposed School |                              |                      |
|                       | Mixed Com/Res Townhouse                  |                 |                              |                      |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0575-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively Referred to as the "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: 000-641-219

Lot 29 Section 9 Township 2 New Westminster District Plan 35476

14091 – 58A Avenue

Parcel Identifier: 007-218-184

Lot 30 Section 9 Township 2 New Westminster District Plan 35476

14061 – 58A Avenue

Parcel Identifier: 007-218-192

Lot 31 Section 9 Township 2 New Westminster District Plan 35476

14041 – 58A Avenue

Parcel Identifier: 030-094-151  
Lot 1 Section 9 Township 2 New Westminster District Plan

14020 – 59 Avenue

Parcel Identifier: 030-687-241  
Lot 18 Section 9 Township 2 New Westminster District Plan

5906 – 140A Street

Parcel Identifier: 030-687-268  
Lot 19 Section 9 Township 2 New Westminster District Plan

5905 – 140B Street

Parcel Identifier: 030-687-373  
Lot 30 Section 9 Township 2 New Westminster District Plan EPP83449

5908 – 140B Street

Parcel Identifier: 030-687-381  
Lot 31 Section 9 Township 2 New Westminster District Plan

5901 – 141 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 titles has/have been issued, as follows:

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot depth is reduced from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 29-34.

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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

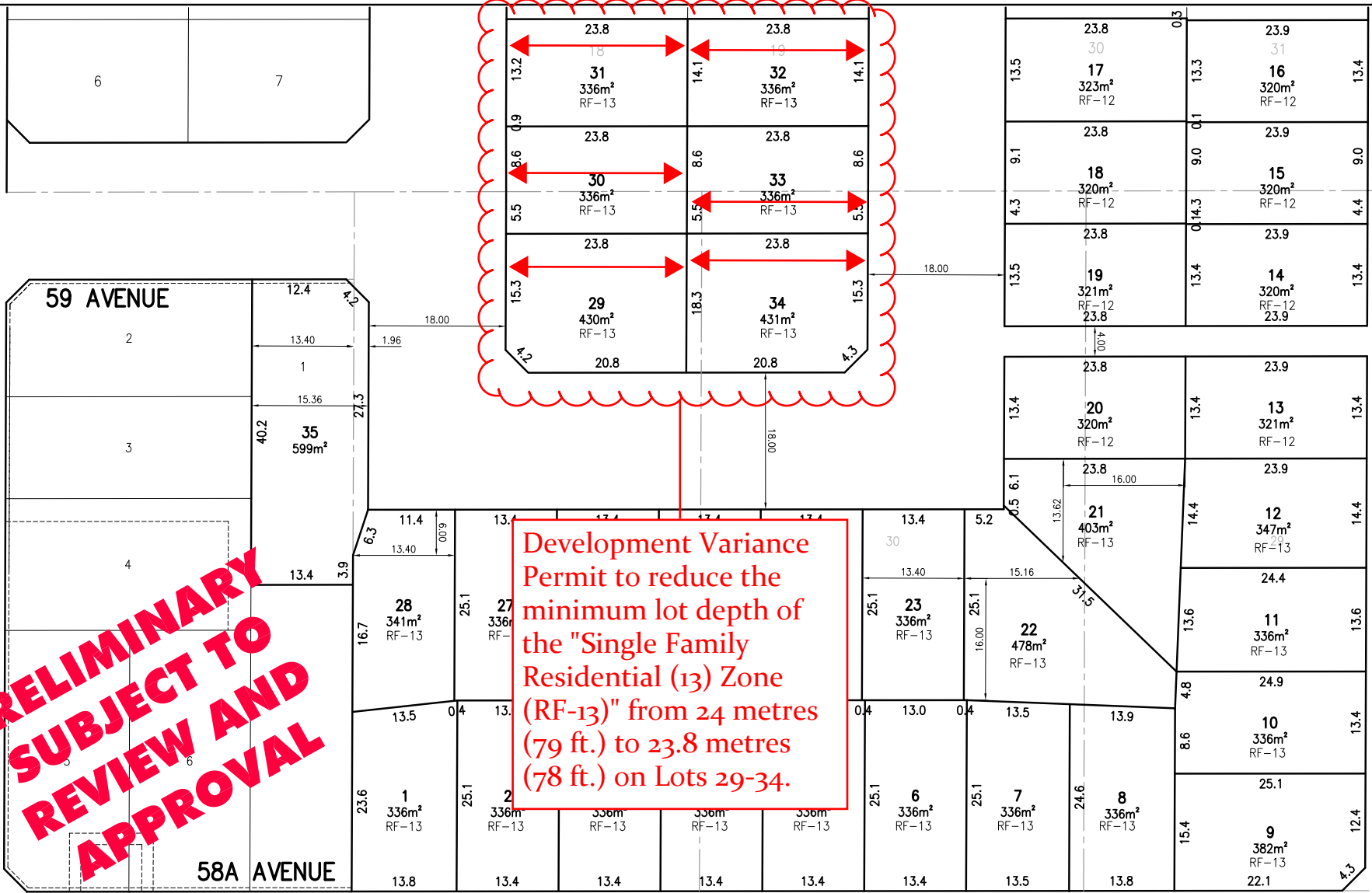
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140 STREET

141 STREET

**PRELIMINARY  
SUBJECT TO  
REVIEW AND  
APPROVAL**

**Development Variance  
Permit to reduce the  
minimum lot depth of  
the "Single Family  
Residential (13) Zone  
(RF-13)" from 24 metres  
(79 ft.) to 23.8 metres  
(78 ft.) on Lots 29-34.**



CLIENT:		PROJECT: 14041, 14061 & 14091 58A AVENUE & 14020 59 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 18008	DATE: JUN 2018	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND G**

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

**Schedule A**