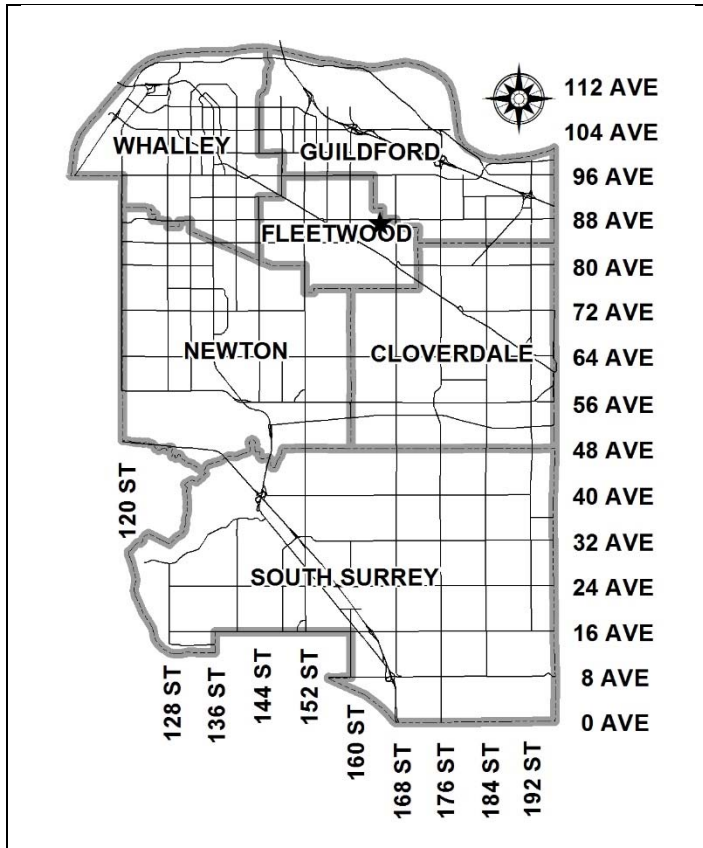


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7917-0578-00

Planning Report Date: January 27, 2020



**PROPOSAL:**

- **Rezoning** from RA to RQ
- **Development Variance Permit**

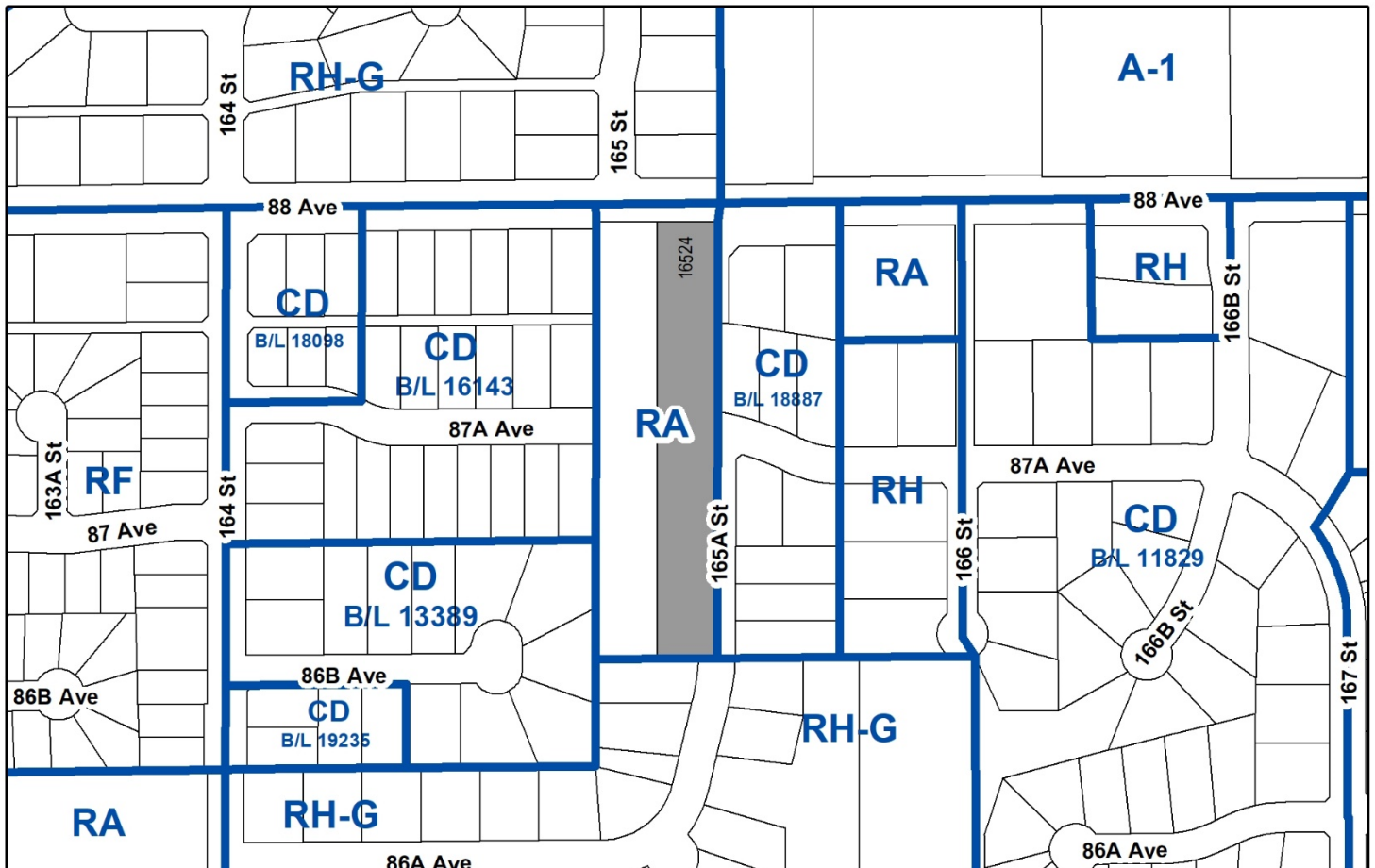
to permit subdivision into two (2) small suburban residential lots and one (1) remnant lot with reduced lot width.

**LOCATION:** 16524 - 88 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**TCP DESIGNATION:** Single Family Suburban



## RECOMMENDATION SUMMARY

- Bylaw 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

- Proposing to reduce the minimum lot width requirements of the RQ Zone, from 24 metres to 23 metres, for proposed Lot 3.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Suburban designation in the Fleetwood Town Centre Plan (Stage 1).
- The outside edge of the Agricultural Land Reserve (ALR) is located approximately 60 metres to the north-east of the subject property. Of the 0.798-hectare gross site area approximately 0.544 hectares (1.3 ac.) is within 200 metres of the ALR edge, while the remaining 0.254 hectares is beyond 200 metres.
- On April 23, 2018, Council gave final adoption to OCP Text Amendment By-law No. 18833, allowing Suburban-designated sites that have portions within and beyond 200 metres of the ALR boundary to average the allowable density over the entire lot area in situations where it will result in the creation of lots that are consistent with the surrounding neighbourhood context.
- The proposed density, as averaged over the entire site, is 6.0 units per hectare (2.4 units per acre), which complies with permitted average density provisions of the Suburban designation in the OCP for the subject site.
- The lot sizes transition from larger to smaller further away from the ALR boundary. The two proposed small suburban lots range in size from 1,480 square metres, abutting 88 Avenue, to 1,120 square metres along 87A Avenue. Future small suburban lots created through the consolidation and subdivision of the remnant lot (proposed Lot 3) will range in size between 970 to 1,134 square metres and are compatible with adjacent existing lot sizes in this neighbourhood.
- The proposed rezoning and subdivision was supported at the November 5, 2019 meeting of the City's Agriculture & Food Policy Advisory Committee (AFPAC).

## RECOMMENDATIONS

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0578-00 (Appendix X) varying the minimum lot width of the RQ Zone from 24 metres to 23 metres for proposed Lot 3, 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) the applicant satisfy the Tier 1 Capital Project Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 advising future homeowners of the potential farm operations occurring on the nearby agricultural lands to the northeast;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lot 1 restricting driveway access to the rear lane only;
  - (j) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lot 3 until future consolidation with the adjacent property to the west (16506 - 88 Avenue); and

- (k) registration of a Section 219 Restrictive Covenant on proposed Lot 3 to require the payment of an amount equal to 5% of the market value of the lands being subdivided under Development Application No. 7917-0578-00, should proposed Lot 3 be consolidated and further subdivided within five (5) years of the date in which the plan of subdivision associated with Development Application No. 7917-0578-00 is executed by the Approving Officer.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	0.798-hectare lot with a single family dwelling, which is to be demolished.	Single Family Suburban ( <i>Fleetwood TCP</i> )	RA
North (Across 88 Avenue):	Single family dwelling on half-acre gross density lots.	Suburban ( <i>OCP</i> )	RH-G
East (portion across lane and 165A Street):	Half-acre gross density lots created under Development Application No. 7914-0365-00.	Single Family Suburban	CD By-law No. 18887 (based on RH-G)
South:	Single family dwelling on half-acre gross density lot.	Single Family Suburban	RH-G
West:	Single family dwelling on 0.798-hectare lot.	Single Family Suburban	RA

## Context & Background

- The 0.798-hectare subject property is located at 16524 – 88 Avenue in the Fleetwood Town Centre Plan (TCP) area.
- The subject property is designated "Suburban" in the Official Community Plan (OCP), "Single Family Suburban" in the Fleetwood Town Centre Plan (Stage 1) and is currently zoned "One-Acre Residential Zone (RA)".
- The outside edge of the Agricultural Land Reserve (ALR) is located approximately 60 metres to the north-east of the subject property. Of the 0.798-hectare gross site area approximately 0.544 hectares (1.3 ac.) is within 200 metres of the ALR edge, while the remaining 0.254 hectares is beyond 200 metres.
- The subject site is outside of the Development Permit Area for Farm Protection, which is defined as 50 metres from the ALR boundary edge (see Appendix IX).



## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" in order to allow subdivision into two (2) small suburban single family lots and one (1) remnant lot, which is anticipated to be consolidated with the property to the immediate west (16506 – 88 Avenue) and re-subdivided under a future development application.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.798-hectare
Road Dedication:	0.220-hectare
Undevelopable Area:	N/A
Net Site Area:	0.578-hectare
<b>Number of Lots:</b>	3 (2 small suburban lots and 1 remnant lot)
<b>Gross Unit Density:</b>	6.0 units per hectare
<b>Range of Lot Sizes</b>	1,120 – 3,165 square metres
<b>Range of Lot Widths</b>	23 – 24 metres
<b>Range of Lot Depths</b>	45.6 – 117.7 metres

### 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: **The School District has provided the following projections for the number of students from this development:**

1 Elementary student at Frost Road Elementary School  
1 Secondary student at North Surrey Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No objections to the project subject to payment of NCP Amenity contributions, on a per lot basis, as per the Fleetwood Town Centre Plan.

Agricultural and Food Policy Advisory Committee (AFPAC): The proposal was supported at the November 5, 2019 meeting of the City's Agricultural and Food Policy Advisory Committee (AFPAC).

## Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
  - Dedicate 4.942 metres for 88 Avenue in order to achieve the required 15 metres for the ultimate Arterial Road centreline;
  - Dedicate 6.0 metres and construct the east/west lane between proposed Lots 1 and 2;
  - Dedicate 20.0 metres and construct 87A Avenue to the Through Local Standard within the subject property; and
  - Dedicate 10.0 metres for that portion of 165A Street constructed on the subject property as part of Development Application No. 7914-0365-00 (currently within a statutory right-of-way).
- Proposed Lot 1 will have driveway access from the proposed east/west lane while proposed Lot 2 will have driveway access from 87A Avenue. Future lots created through the consolidation and subdivision of proposed Lot 3 will have driveway access from either 87A Avenue or 165A Street.

## POLICY & BYLAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Suburban" designation in the Official Community Plan (OCP).
- On April 23, 2018, Council gave final adoption to OCP Text Amendment By-law No. 18833, allowing "Suburban"-designated sites that have portions within and beyond 200 metres of the ALR boundary to average the allowable density over the entire lot area in situations where it will result in the creation of lots that are consistent with the surrounding neighbourhood context.
- The proposed gross density, as averaged over the entire site, is 6.0 units per hectare (2.4 units per acre) which complies with the permitted average density provisions of the "Suburban" designation. The proposed lots are compatible with existing, adjacent lot sizes.

### Secondary Plans

#### Land Use Designation

- The proposal complies with the "Single Family Suburban" designation in the Fleetwood Town Centre Plan (Stage 1).

## Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Quarter Acre Residential Zone (RQ)" density, lot dimensions and parking requirements.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	10 units per hectare	6 units per hectare
<b>Lot Size (where less than 15% of the lands subdivided are set aside as open space)</b>		
Lot Size:	930 square metres	Min. 1,120 square metres
Lot Width:	24 metres	23 metres*
Lot Depth:	30 metres	Min. 45.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

\*Variance required.

### Lot Width Variance

- The applicant is requesting the following variance:
  - To reduce the minimum lot width requirement of the RQ Zone from 24 metres to 23 metres for proposed Lot 3.
- The portion of 165A Street located within and abutting the subject property was substantially dedicated and fully constructed under Development Application No. 7914-0365-00 to the immediate east. As part of the subject application, the 10-metre wide statutory right-of-way registered on the subject property to facilitate the construction of 165A Street will be dedicated to the City, resulting in a reduced lot width for proposed Lot 3.
- A Section 219 Restrictive Covenant for "No Build" will be registered on proposed Lot 3 until such time as it is consolidated with the adjacent property to the west (16506 – 88 Avenue) and re-subdivided under a future development application.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Limited, as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI) which include "mid-scale" proportional massing as well as high trim and construction material standards in line with adjacent, contemporary suburban developments.

- As proposed Lot 1 directly abuts an existing arterial road (88 Avenue), the Design Consultant has proposed several noise mitigation measures for a future dwelling on the lot, which includes:
  - Resilient metal channels and minimum 16mm thick gypsum wall board or 12mm thick sound board along the interior side of wall studs; and
  - A minimum OITC rating of 30 or higher on all windows on the north side of the future dwelling.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Limited, and dated October 24, 2019, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on both proposed Lots 1 and 2. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **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.

### **Capital Project (Tier 1) Community Amenity Contributions**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program (Corporate Report No. R224; 2019), which introduced a new City-wide Community Amenity Contribution (CAC) to assist with funding projects in the City's Annual Five-Year Capital Finance Plan.
- For rezoning projects within an approved Secondary Plan where the proposed densities are consistent with both the permitted OCP and Secondary Plan densities a flat rate per dwelling unit (Tier 1) Capital Projects CAC would apply. Payment of the Tier 1 CAC is required prior to Final Adoption of the subject Rezoning By-law.
- For the subject application, which is located within the Fleetwood Town Centre Plan area, a phased rate would apply as follows:
  - \$1,000 per dwelling unit for projects receiving Final Adoption prior to January 1, 2021;
  - \$1,500 per dwelling unit for projects receiving Final Adoption between January 1, 2021 and December 31, 2021; and
  - \$2,000 per dwelling unit for projects receiving Final Adoption after January 1, 2022.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 19, 2019, and the Development Proposal Signs were installed on September 20, 2019.

- To date, staff have received two (2) responses from area residents requesting additional information with respect to proposed lot sizes and the phasing of the development. Upon the receipt of this information the respondents indicated that they had no further concerns with the proposal.

## TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum & Associates 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 Trees</b>			
Alder	17	0	17
<b>Deciduous Trees (excluding Alder Trees)</b>			
Apple	2	1	1
Cherry	2	1	1
Katsura	1	0	1
Pear	1	0	1
<b>Coniferous Trees</b>			
Deodar Cedar	2	0	2
Douglas-fir	1	1	0
Pine	1	1	0
Norway Spruce	3	1	2
Western Red Cedar	2	0	2
<b>Total (excluding Alder Trees)</b>	<b>15</b>	<b>5</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees (including Alder Trees)</b>		<b>33</b>	
<b>Contribution to the Green City Program</b>		<b>\$1,600.00</b>	

- The Arborist Assessment states that there is a total of 32 protected trees on the site, of which 17 trees (approximately 53% of the total protected trees on the site) are Alder trees. It was determined that 27 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Of the 27 trees proposed for retention on the subject site 23 are located within the area comprising proposed Lot 3, on which "No Build" Restrictive Covenant will be registered until such time it is consolidated and re-subdivided with the property to the immediate west (16506 – 88 Avenue). The ultimate tree retention and removal on proposed Lot 3, including the number of required replacement trees and any contributions to the Green City Fund in accordance with the City's Tree Protection By-law, will be reviewed as part of a future development application.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In addition to the replacement trees, boulevard street trees will be planted on 87A Avenue and 165A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 33 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Draft Agriculture & Food Policy Advisory Committee (AFPAC) Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Fleetwood Town Centre Plan (Stage 1)
Appendix IX.	ALR 200-metre Boundary Map
Appendix X.	Development Variance Permit No. 7917-0578-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

# SUBDIVISION DATA SHEET

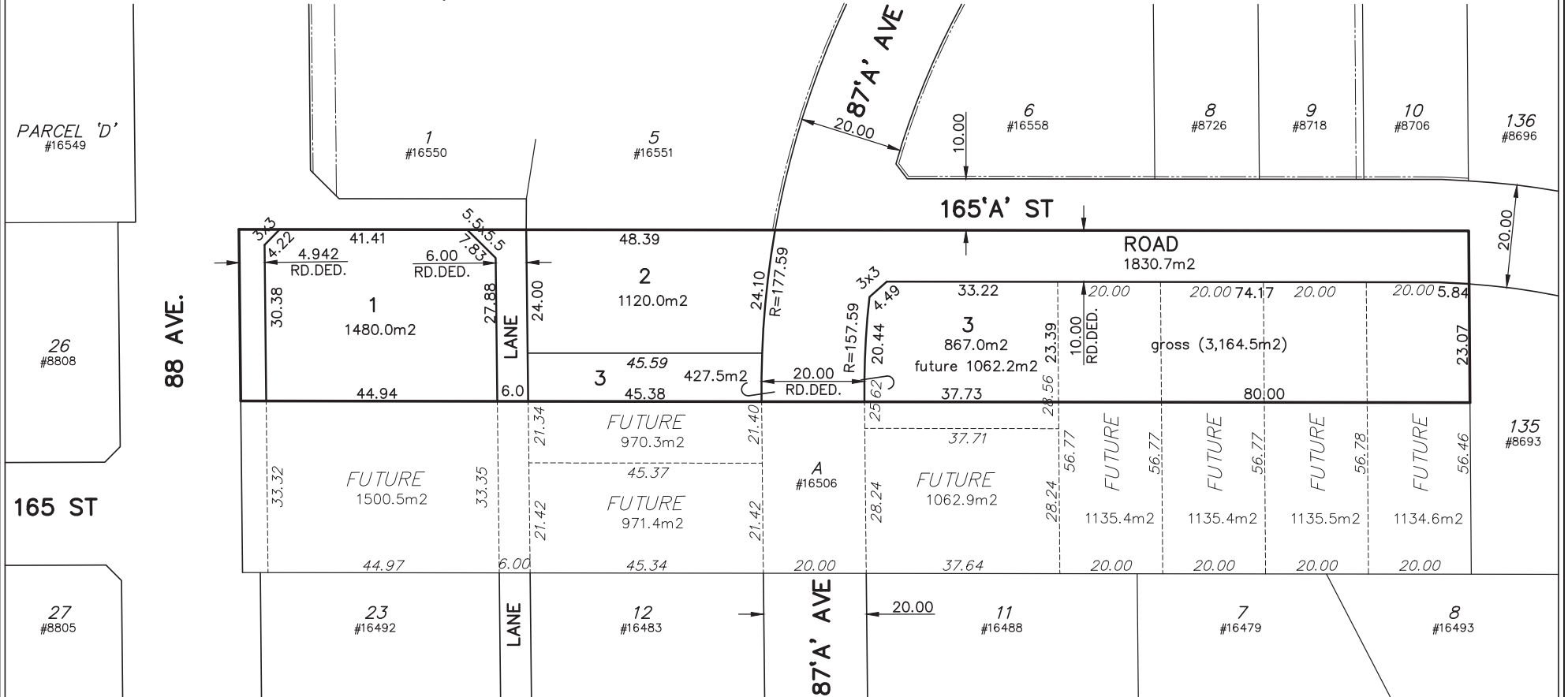
APPENDIX I

**Proposed Zoning: RQ**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.97 ac.
Hectares	0.798 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	23* – 24 m.
Range of lot areas (square metres)	1,120 – 3,165 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.0 lots/ha/ & 2.4 lots/ac.
Lots/Hectare & Lots/Acre (Net)	9.3 lots/ha. & 3.8 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	8% (excluding remnant lot)
Estimated Road, Lane & Driveway Coverage	29%
Total Site Coverage	37%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width (Proposed Lot 3)	YES

\*variance required

SUBDIVISION PLAN OF LOT 'B', SECTION 25, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 15277



**NOTES**

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



**Coastland**  
engineering & surveying ltd.

#101, 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
Fax: (604) 532-9701

PROJECT No: #2710  
LAYOUT-C  
SCALE: 1:750  
DATE: 12 SEPTEMBER, 2019





## INTER-OFFICE MEMO

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

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

DATE: **Nov 05, 2019** PROJECT FILE: **7817-0578-00**

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RE: **Engineering Requirements  
Location: 16524 88 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 4.942 m along 88 Avenue for the ultimate 30.0 m Arterial Road Standard.
- Dedicate 20.0 m for 87A Avenue for the ultimate 20.0 m Through Local Road Standard.
- Dedicate existing SRW area E2016-0618 for 165A Street to achieve the ultimate 20.0 m Through Local Road Standard.
- Dedicate 6.0 m for the east/west lane.
- Dedicate a 3.0 x 3.0 m corner cut at the intersection of 165A Street and 87A Avenue.
- Dedicate a 5.5 x 5.5 m corner cut at the intersection of the north/south lane and east/west lane.
- Provide 0.5 m Statutory Right-of-Way (SRW) along the east side of 165 A Street, 87A Avenue frontages and 88 Avenue frontages.

***Works and Services***

- Construct 87A Avenue to the Through Local Road Standard.
- Construct the north/south lane to the Lane Standard.
- Construct 6.0 m concrete driveway letdowns to all lots.
- Ensure west half of 165A Street works constructed under Surrey Project 7814-0365-00 meet current City Standards.
- Construct water, storm, and sanitary mains to service the development.
- Construct onsite storm water mitigation features per the Upper Serpentine ISMP.
- Provide water, storm, and sanitary service connections to each lot.
- Register legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no additional engineering requirements beyond those mentioned above required prior to issuance of the Development Variance Permit.

Tommy Buchmann, P.Eng.  
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file



Planning

August 13, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17-0578-00

**SUMMARY**

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

2 Single family with suites

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

Elementary Students:	1
Secondary Students:	1

**September 2018 Enrolment/School Capacity**

<b>Frost Road Elementary</b>	
Enrolment (K/1-7):	69 K + 549
Operating Capacity (K/1-7)	76 K + 419
Addition Operating Capacity (K/1-7) 2020	76 K + 559
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1415
Capacity (8-12):	1175

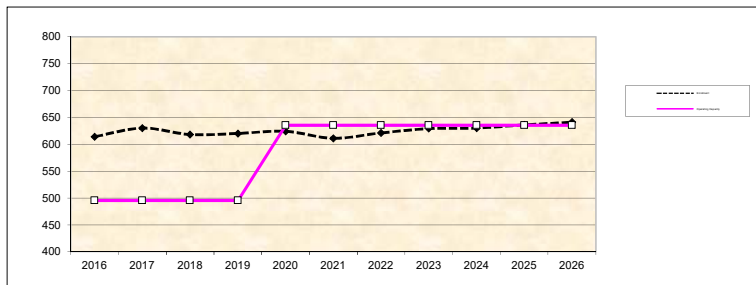
**School Enrolment Projections and Planning Update:**

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

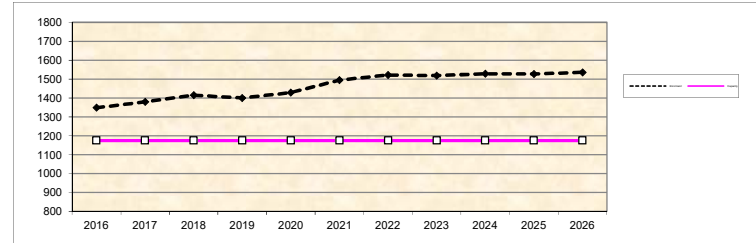
Frost Road elementary is currently operating at 124%. As of September 2018, there are four portables on site used for enrolling spaces. In the spring of 2018, the Ministry of Education approved funding for the construction of a 100 capacity addition which is targeted to open September 2020. The 10 year enrolment projections shows enrolment staying constant. Furthermore, the projected capacity can be accommodated by the school after the addition has been built.

To relieve the enrolment pressure at North Surrey Secondary, the District 2019/2020 Five Year Capital Plan is requesting a 425 capacity addition. The Ministry has yet to approve funding for this request. Until an addition can be constructed, surplus enrolment will have to be handled by portables as required.

**Frost Road Elementary**



**North Surrey Secondary**



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

AGRICULTURE AND FOOD POLICY ADVISORY COMMITTEE  
TUESDAY, NOVEMBER 5, 2019

For the purposes of information only, minutes are subject to change.

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C. NEW BUSINESS

1. **Development Application 7917-0578-00**

Christopher Lumsden, Planner

File: 7917-0578-00

- The subject property is approximately 0.798 hectares in area, designed Suburban in the Official Community Plan, Single Family Suburban in the Feetwood Town Centre Plan and currently zoned One-Acre Residential Zone. The property is located outside of the ALR and outside of a Development Permit Area for Farm Protection as it is located at a distance greater than 50 metres from the edge of the ALR.
- The applicant is proposing to rezone the property from One-Acre Residential Zone to Quarter Acre Residential Zone in order to allow subdivision into two small suburban lots and one remnant lot with a future consolidation and subdivision potential with the adjacent property to the immediate west.
- Portions of the subject site are both within and beyond 200 metres (656 ft.) of the ALR boundary. OCP Text Amendment By-law No. 18833, approved by Council on April 23, 2018, allows "Suburban" designated lots within portions within and beyond 200 metres (656 ft.) of the ALR boundary to average the allowable density over the entire lot area in situations where it will result in the creation of lots that are consistent with the surrounding neighbourhood context.
- The applicant's proposed gross density, as averaged over the entire site, is 6.0 units per hectare (2.4 units per acre) which complies with the permitted average density provisions of the "Suburban" designation in the OCP. The proposed lot sizes are compatible with existing, adjacent lot sizes.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Policy  
Advisory Committee recommend to the General Manager of Planning and  
Development to support Development Application 7917-0578-00.

Carried

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 17-0578-00  
Project Location: 16524 - 88 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 an old suburban development area, which is in a period of rapid redevelopment. Over the past 30 years, most RA zoned lots were rezoned to suburban CD zones, Half Acre Residential Zone (RH), Half Acre Gross Density Zone (RH-G), and to the west, Single Family Residential (RF) zone.

The style of most of the older (30 years plus) homes in this area can be described as "West Coast Traditional" or more generically as "Old Urban". These homes are small, simple, low profile Bungalows with 4:12 to 6:12 slope common hip or common gable roofs with asphalt shingle surfaces (except one home has a concrete tile roof). Trim and detailing standards are modest by modern standards, and neither the dwellings nor the landscaping provide suitable context for a post year 2018 RQ zone development.

Homes less than 15 years old in the 16400 block on the south side of 88 Avenue constructed under Surrey project 06-0012-00 provide acceptable context. These homes can all be considered "Neo-Traditional" or "Traditional" style, and all are 3600 sq.ft. (+) Two-Storey type with in-ground basements. On most of these homes, massing designs are architecturally interesting, proportionally consistent, and well balanced across the façade. Massing scale is considered "mid-to-high" scale. The homes are configured with a main common hip roof and several articulated street facing common gable projections, with roof slopes between 10:12 and 12:12. Roofs are surfaced with concrete roof tiles. Homes are clad with stucco with masonry accent, with wood and fibre cement board feature areas.

In a rather dramatic contrast, there are several new homes, all 4000 sq.ft.(+) "West Coast Contemporary" style Two-Storey type. These homes have low slope (4:12) shed roofs with asphalt shingle surfaces combined with flat roofs with roll roofing surfaces. Wall cladding materials are spaced fibre cement board applied in a contemporary form with other feature materials (horizontal clear cedar or lookalike) and masonry applied in a non-conventional but contemporary manner. This style of home is likely to be replicated in this area and so these homes can also be considered context homes even though they are unrelated in theme and character to the afore-described "Neo-Traditional" and "Traditional" homes.

There are also several homes under construction, with walls up, but no roofs, which makes it difficult to ascertain the future style character. Further, there are several vacant lots in the area and the future style is unknown.

Overall, this has to be considered a "varied character area" rather than a "themed character area", and so some flexibility in the style range is warranted.

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

- 1) **Context Homes:** There is significant diversity in the "context" houses in this area, and so reasonable flexibility should be permitted in the style range and in the massing design, roofing designs, and wall cladding materials. The recommendation therefore is to evaluate new designs within the wide style range, subject to post 2018 design standards for proportionality, massing, and trim and detailing rather than to choose only one of the two prevalent styles for emulation.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", and compatible manifestations of the "West Coast Contemporary" style, or styles that are reasonably compatible with both, as determined by the consultant. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, 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 standards for suburban 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 range from one to 1 ½ 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, and also to allow for an entrance that is proportional to the expected home sizes.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding for a maximum of 25% of the area of the front facade, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2018 developments in suburban zones.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and roll roofing. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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. 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:** The streetscape is diverse ("varied theme"), consisting of:

- small old urban Bungalows,
- large (3600 sq.ft.+) "Neo-Traditional" style Two-Storey homes with steeply sloped (10:12 - 12:12 pitch) roof with multiple street facing projections,
- new and under construction "West Coast Contemporary" homes with low slope (4:12 pitch) shed roofs and flat roofs and contemporary wall cladding materials,
- homes under construction that cannot yet be identified by style, and
- several vacant lots.

## 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", "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 2018'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)**

There are new "Neo-Traditional" style homes in this area in the 16400 block on the south side of 88 Avenue, and new "West Coast Contemporary" homes being constructed in the immediate area that could be considered to provide acceptable architectural context. The recommendation is to adopt standards commonly found in post year 2018 suburban zoned subdivisions, rather than to specifically emulate the rather diverse group of context homes.

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

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

Vinyl siding not permitted to exceed 25% of the area of the front wall face.

"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 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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs 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:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

**Noise Mitigation:** To mitigate against noise emanating from 88 Avenue, an arterial, noise mitigation measures are required on the home closest to 88 Avenue. North facing windows on the home are to have an OITC rating of 30 or higher (a considerable increase in sound resistance over standard windows). Walls have resilient metal channels attached to break the transfer of sound, and acoustic sound board, or thicker gypsum wall board (5/8" versus 1/2") will be affixed to the resilient channels.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** November 5, 2019

**Reviewed and Approved by:**       **Date:** November 5, 2019

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 17-0578-00


Address: 16524-88 Avenue

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)	32
<b>Protected Trees to be Removed</b>	5
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	27
<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 5 X two (2) = 10</li> </ul>	10
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	4
<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>	7
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = 7</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	7
<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: January 10, 2020
--	------------------------



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

16524 88 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT11/19	MK	GRADING PLAN
2	OCT29/19	MK	REVISIONS
3	JAN10/20	MK	LOT 1 - SITE PLAN

NOTE: REASSESS ALL TREES WITH FINAL AND FUTURE DEVELOPMENT PLANS.

SHEET TITLE

T1 - TREE PRESERVATION  
AND REMOVAL PLAN

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DRAWN

MK

SCALE

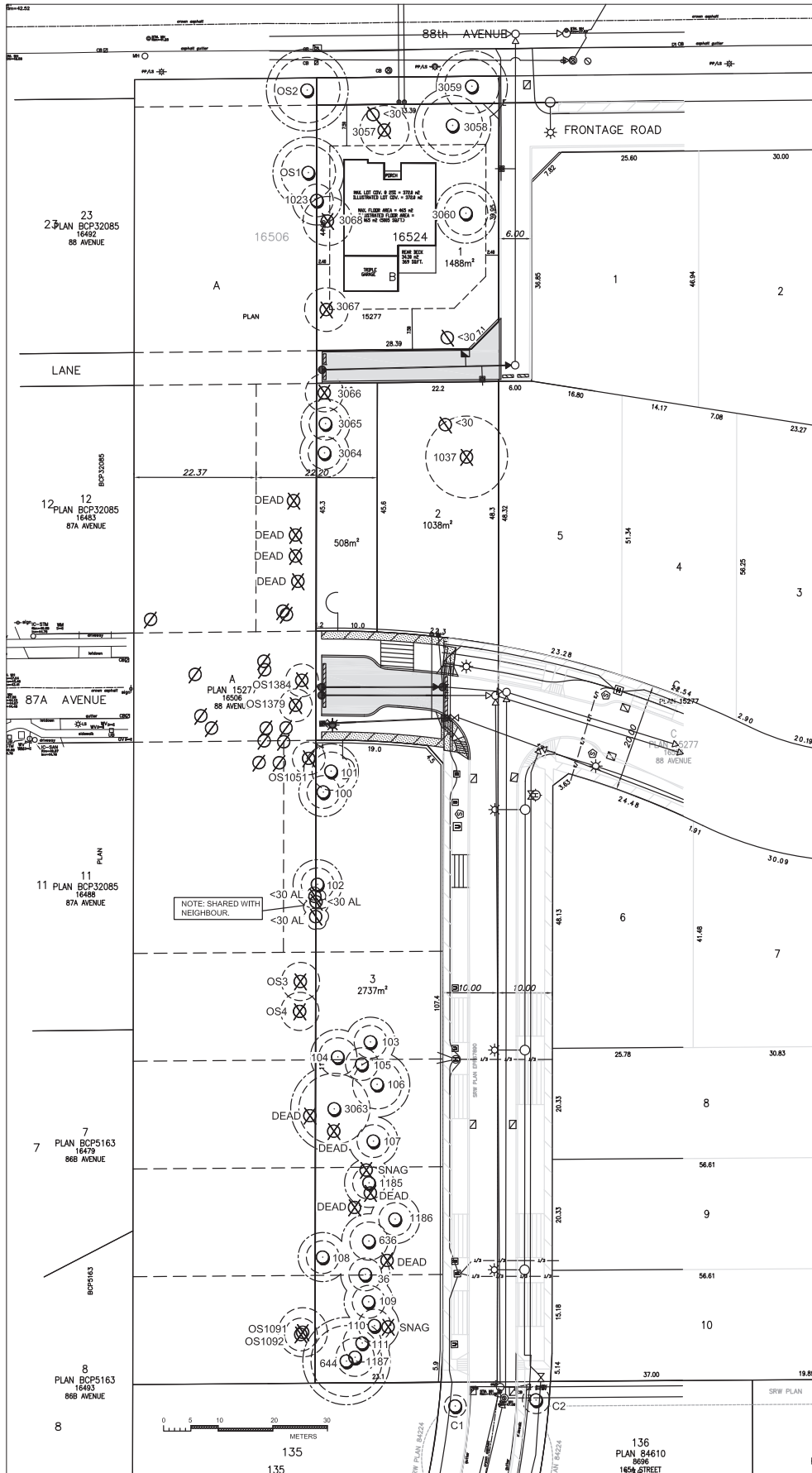
AS SHOWN

DATE

JULY 12, 2019

T-1

SHEET 1 OF 1



LEGEND

	TREE TO BE RETAINED		MINIMUM NO-DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON-BY-LAW TREE		TREE NOT INCLUDED IN ASSESSMENT

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

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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

16524 88 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT11/19	MK	GRADING PLAN
2	OCT29/19	MK	REVISIONS
3	JAN10/20	MK	LOT 1 - SITE PLAN

NOTE: ADJUST TREE PROTECTION FENCES BASED ON FINAL DEVELOPMENT PLANS. REASSESS ALL TREES WITH FINAL AND FUTURE DEVELOPMENT PLANS.

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

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T2 - TREE PRESERVATION  
AND PROTECTION PLAN

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MK

SCALE

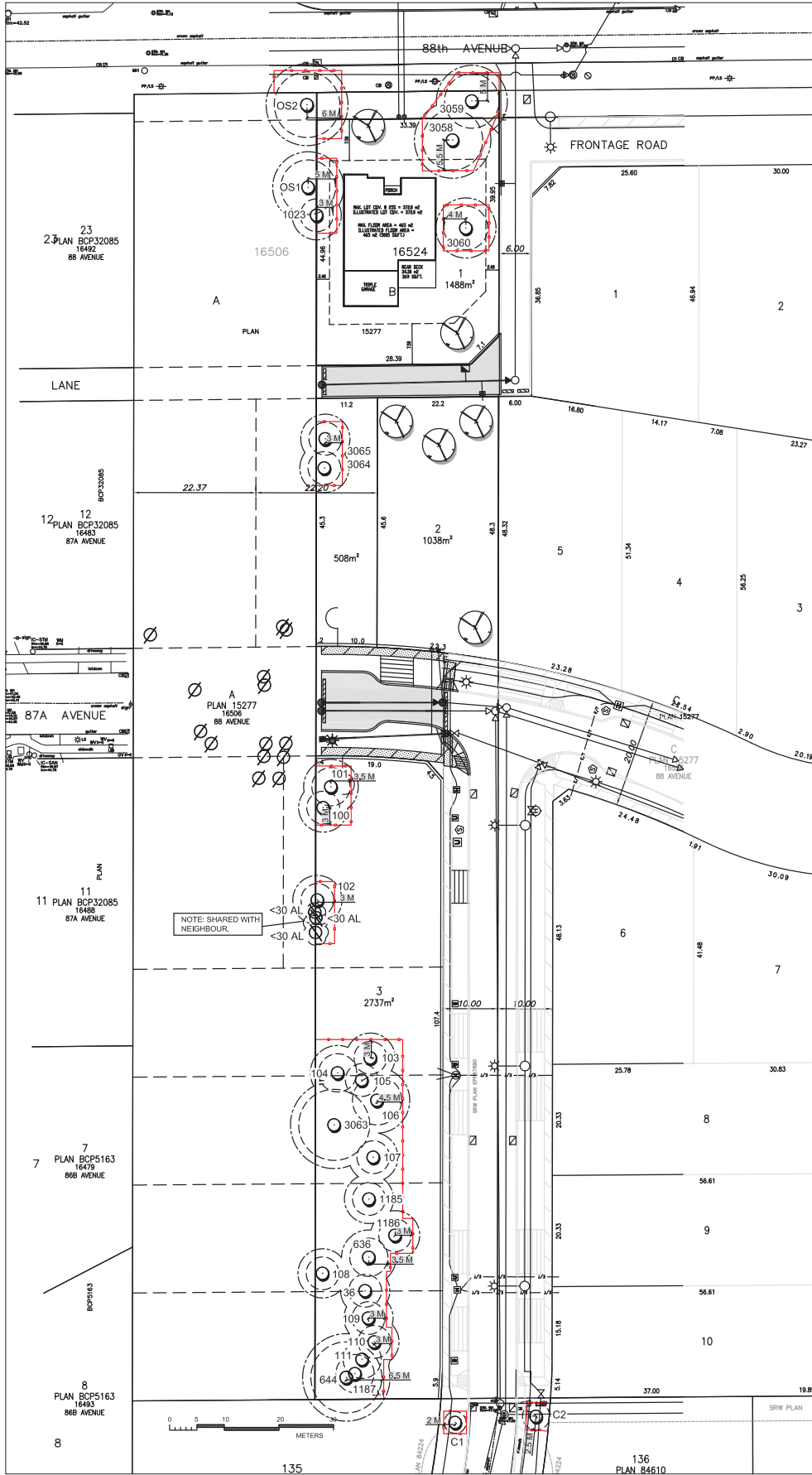
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DATE

JULY 12, 2019

T-2

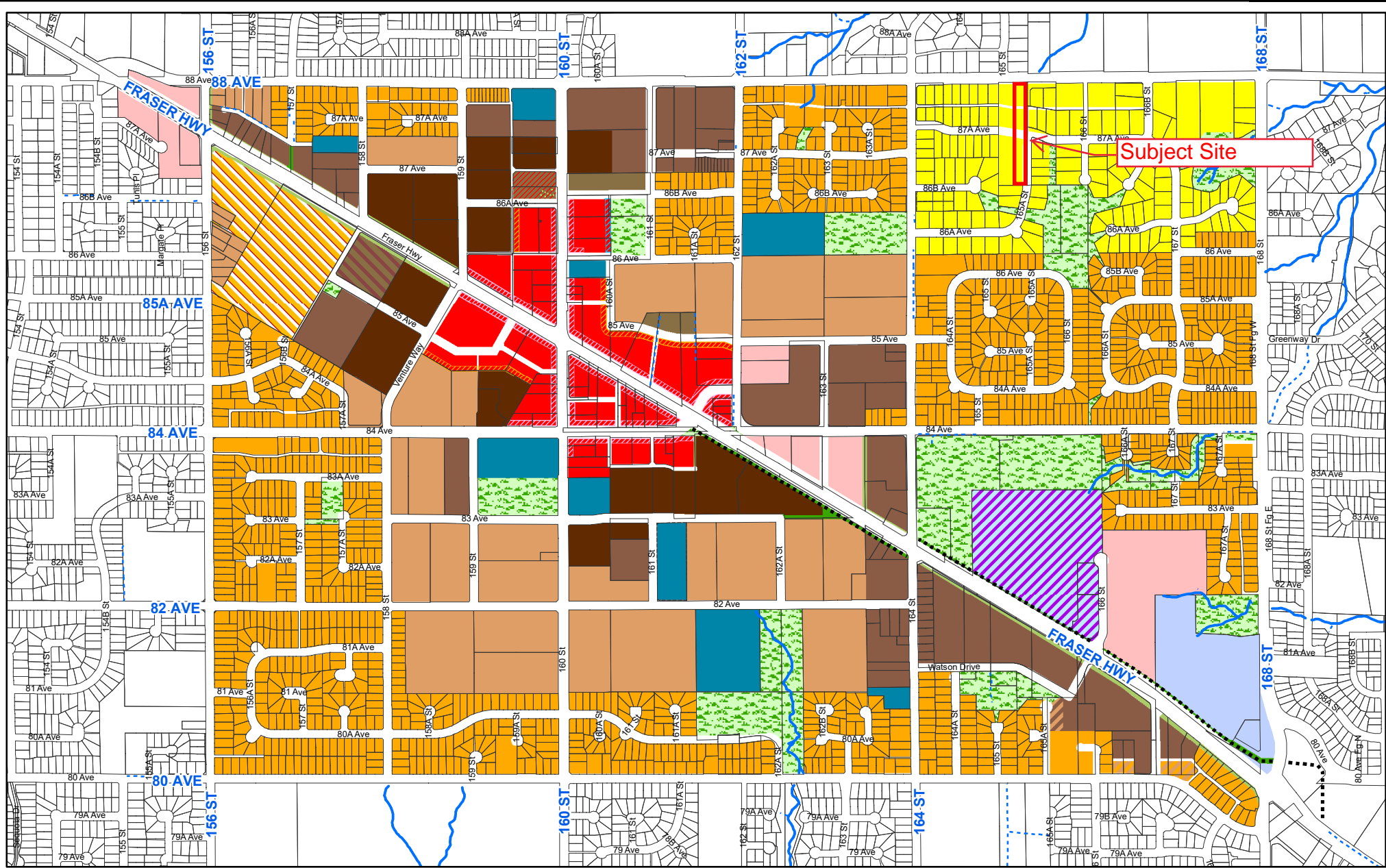
SHEET 2 OF 2



LEGEND

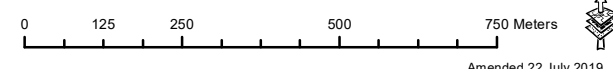
- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT INCLUDED IN ASSESSMENT





Mixed Use 2.5 FAR 6 Storey Maximum	Apartment 2.0 FAR 6 Storey Maximum	Low Density Townhouses In Duplex Form	Commercial 1.5 FAR	Parks & Linear Corridors
Commercial Frontage Required	Apartment 1.5 FAR 4 Storey Maximum	Low Density Townhouses or Single Family	Industrial	Multiuse Corridor/Landscape Buffer
4 Storey Maximum	Apartment and Medium Density Townhouses	Single Family Urban	Institutional	Buffer Within Private Land
Residential Frontage Required 4 Storey Maximum	Medium Density Townhouses	Single Family Suburban	Institutional/Commercial	Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey
Apartment or Mixed Use 1.5 FAR 4 Storey Maximum	Low Density Townhouses	Manufactured Homes	4m Wide Paved Path	

**FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1**  
 City of Surrey Planning & Development Department









CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0578-00

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: 010-081-453  
Lot "B" Section 25 Township 2 New Westminster District Plan 15277

16524 - 88 Avenue

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section K.2.(a) of Part 15C "Quarter Acre Residential Zone (RQ)" the minimum required lot width is reduced from 24 metres (80 ft.) to 23 metres (75 ft.) for proposed Lot 3.
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 .

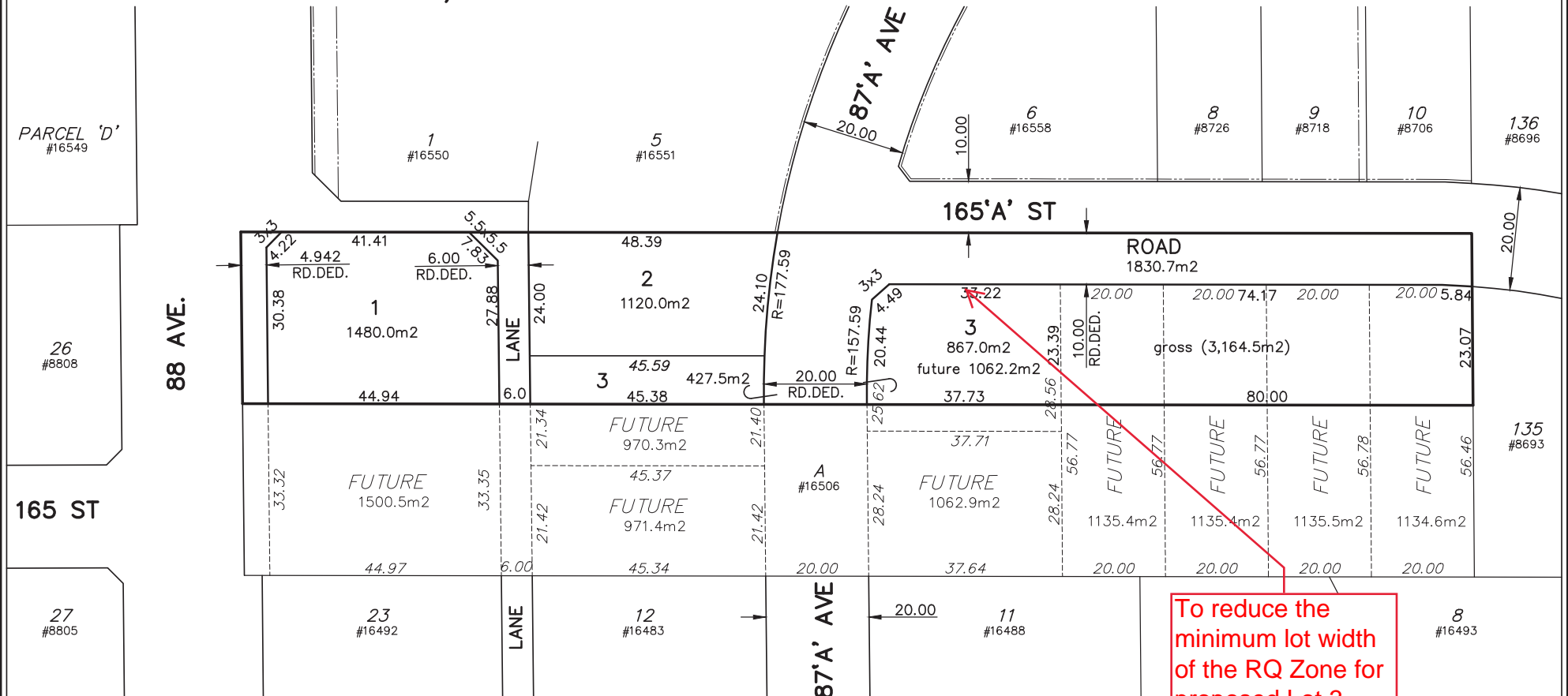
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Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

SUBDIVISION PLAN OF LOT 'B', SECTION 25, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 15277



To reduce the minimum lot width of the RQ Zone for proposed Lot 3 from 24m (80 ft.) to 23m (75 ft.).

NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.

PROJECT No: #2710  
LAYOUT-C  
SCALE: 1:750  
DATE: 12 SEPTEMBER, 2019



**Coastland**  
engineering & surveying ltd.

#101, 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
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