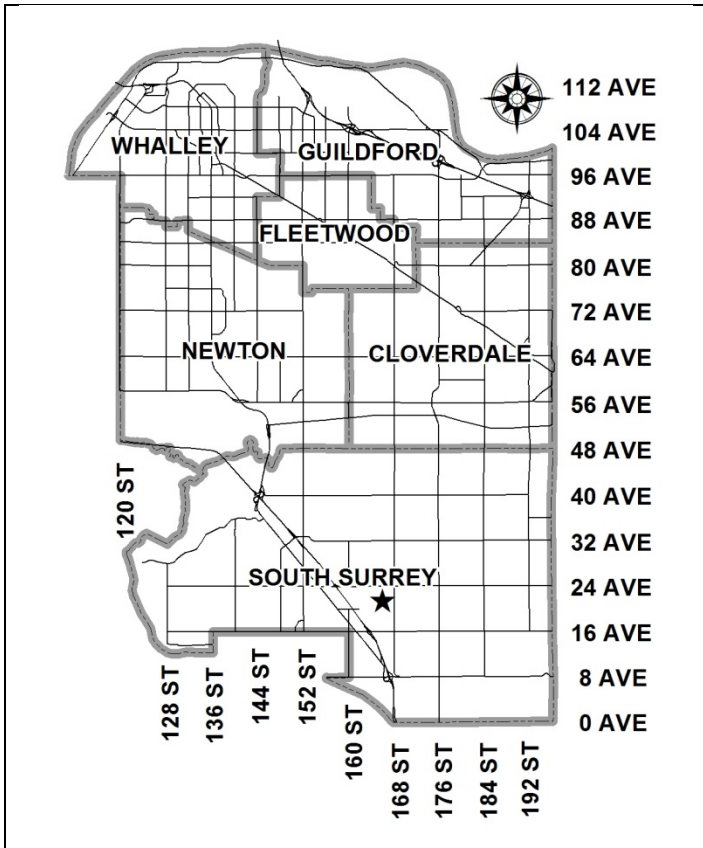


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0589-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **Rezoning** from RA and RF-10 to RF-10 & RF-13
- **NCP Amendment** from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”
- **Development Variance Permit**

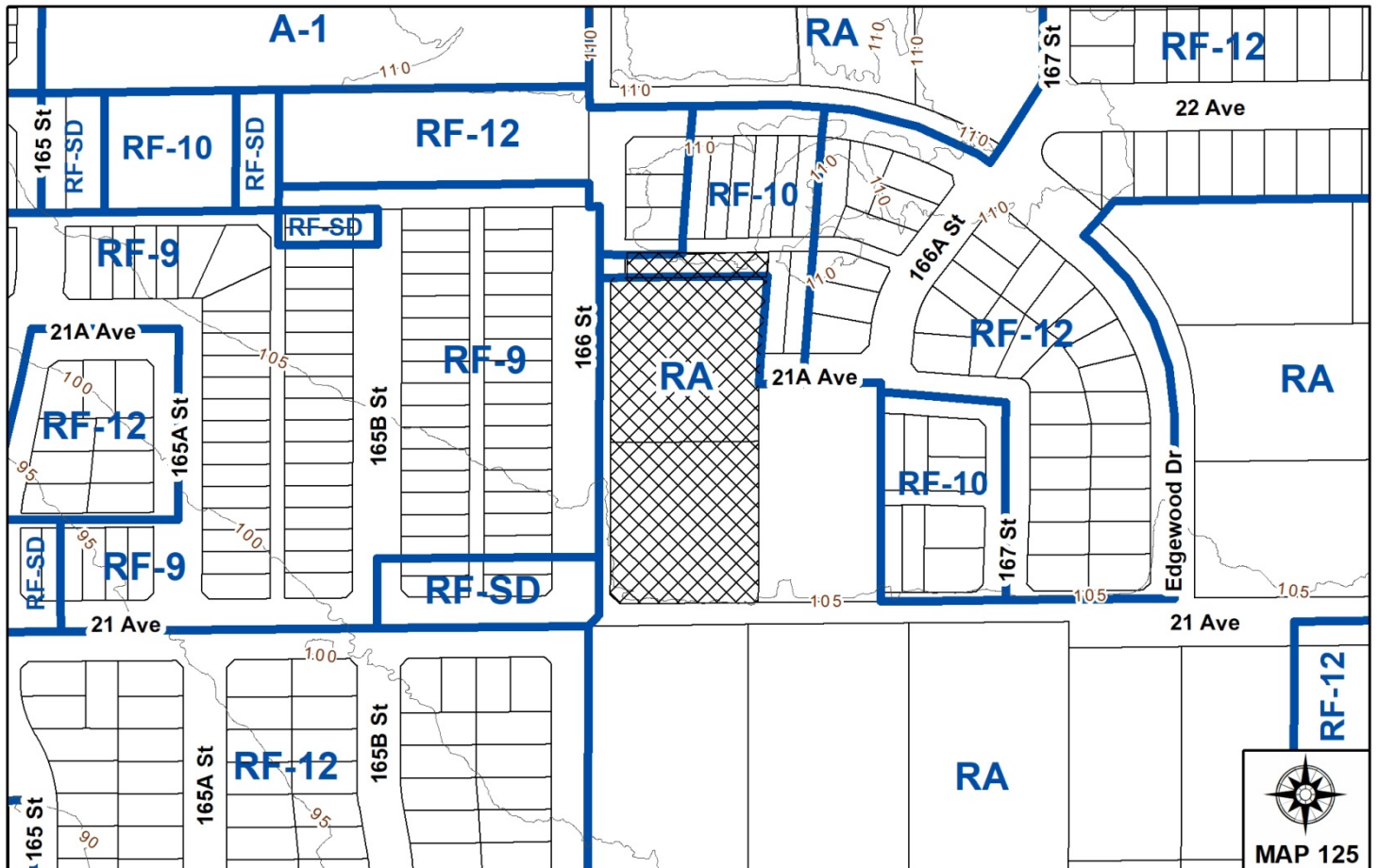
To permit subdivision into 16 single family lots.

LOCATION: 2124 - 166 Street
 2152 - 166 Street
 Portion of 16628 - Edgewood Drive

ZONING: RA and RF-10

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6 - 10 upa



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

- The applicant is proposing an NCP Amendment to change the land use designation from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and for a change to the road pattern.
- Seeking a variance to allow front access driveway on a number of proposed RF-13 lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The land use pattern and density has already been established for the majority of the block bounded by 21 Avenue to the south, 166 Street to the west, and Edgewood Drive to the north and east. The subject proposal is consistent with these other approved developments within the block, which include RF-10, RF-12 and RF-13 zoning.
- The proposed amendment to the road pattern is minor and changes the alignment of the lane paralleling 21 Avenue such that it outlets north onto 21A Avenue, rather than west onto 166 Street.
- The variance to allow driveways in the front, rather than from a rear or flanking lane, applies to proposed Lots 6, 7, 8, 14 and 16 fronting onto 166 Street. Proposed Lots 4, 5, and 15 will have driveway access from the front, as there is no lane proposed at the rear of these lots. In addition, there are three existing RF-12 lots to the north (2180, 2188 and 2196 – 166 Street) that also have driveway access from the front. Therefore, allowing driveway access at the front for Lots 6, 7, 8, 14 and 16 will result in a consistent streetscape along this portion of 166 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the following portions of the subject site shown on the Survey Plan attached as Appendix II:
 - a) Block A from "Single Family Residential 10 Zone (RF-10)" to "Single Family Residential 13 Zone (RF-13)";
 - b) Blocks B & C from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)": and
 - c) Blocks E & F from "One-Acre Residential Zone (RA)" to "Single Family Residential 10 Zone (RF-10)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0589-00 (Appendix IX) varying the following to proceed to Public Notification:
 - (a) To relax the Off-Street Parking requirements of the RF-13 zone to permit front access driveways on proposed Lots 6, 7, 8, 14 and 16.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the subject property from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa", and for a change to the road pattern, 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 III.

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

8 students at Pacific Heights Elementary School
 4 students at Earl Marriot Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|---------------------------|---|---|---------------|
| North: | Single family residential lots | Low Density Residential 6-10 upa | RF-10 & RF-12 |
| East: | Single family residential lots | Low Density Residential 6-10 upa & Medium Density Residential 10-15 upa | RA & RF-10 |
| South (Across 21 Avenue): | Vacant lot; proposed for townhouse development under application 7916-0575-00 (pre-Council) | Cluster Residential 6-10 upa and Drainage Corridor | RA |
| West (Across 166 Street): | Single family small lots | Medium Density Residential 10-15 upa | RF-9 & RF-SD |

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject property is designated "Urban" in the Official Community Plan (OCP) and "Low Density Residential 6-10 upa" in the Sunnyside Heights NCP. The NCP land use designation allows for "standard single family residential forms of development with urban lot sizes (approximately 4,000 to 5000 square feet)".
- The applicant proposes an amendment to the Sunnyside Heights NCP from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa", and to rezone the subject site from One-Acre Residential Zone (RA) and Single Family Residential (10) Zone (RF-10) to Single Family Residential (10) Zone (RF-10) and Single Family residential (13) Zone (RF-13) in order to facilitate the subdivision into 8 RF-10 and 8 RF-13 lots (Appendix II).
- The proposed subdivision involves a remnant strip of land that is already zoned RF-10 along the north boundary of the subject property. This remnant strip is hooked to the existing RF-10 lot located at 16628 – Edgewood Drive.
- The RF-13 lots are proposed to front 166 Street, while the RF-10 lots will front Edgewood Drive, 21 Avenue and 21A Avenue with rear lane access. All of the proposed lots comply with the minimum requirements for subdivision under the RF-13 and RF-10 zone for lot area, width and depth.
- While the proposal is generally consistent with the intent of the NCP by providing a single family form of development with urban lot sizes, the net density (after road dedication) is 10.7 units per acre, which is marginally higher than the 6-10 upa permitted under the "Low Density Residential 6-10 upa" designation in the Sunnyside Heights NCP. The applicant is therefore proposing to amend the NCP to redesignate the site to "Medium Density Residential 10-15 upa".
- An amendment to the NCP is also required for changes to the road pattern. Specifically, the applicant proposes a change to the alignment of the lane paralleling 21 Avenue such that it outlets north onto 21A Avenue, rather than west onto 166 Street.
- A Development Variance Permit is required to relax the Off-Street Parking requirements of the RF-13 zone to permit front access driveways on proposed Lots 6, 7, 8, 14 and 16.

JUSTIFICATION FOR PLAN AMENDMENT

- The land use pattern and density has already been established for the majority of the block bounded by 21 Avenue to the south, 166 Street to the west, and Edgewood Drive to the north and east. The subject proposal is consistent with these other approved developments within the block, which include RF-10, RF-12 and RF-13 zoning.

- The subdivision to the immediate north of the subject site, zoned RF-10 and RF-12, was completed in July 2017 under Development Application No. 7915-0292-00, and included a remnant strip along the south boundary that is intended to be incorporated into the subject development proposal. The proposed development of the subject site for RF-10 and RF-13 completes the development pattern established by Development Application No. 7915-0292-00.
- The proposed development is also complementary to the existing single family small lots along the west side of 166 Street, which consists of RF-9 and RF-SD zoned lots, and are designated as Medium Density Residential 10-15 upa in the NCP.
- The proposed amendment to the road pattern is minor and changes the alignment of the lane paralleling 21 Avenue such that it outlets north onto 21A Avenue, rather than west onto 166 Street.

Building Design and Lot Grading

- The applicant retained design consultant Mike Tynan of Tynan Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.
- The Design Guidelines for the proposed development will propose a character of homes which are identifiable as "Neo-Traditional" or "Neo-Heritage" and be consistent in theme, representation, and character with adjacent and nearby proposed/new developments, and should be interesting architecturally.
- Preliminary lot grading plans, submitted by Aplin & Martin Consultants have been reviewed by staff and are generally acceptable.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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 |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder & Cottonwood | 0 | 0 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry | 4 | 4 | 0 |
| Apple | 2 | 2 | 0 |
| Bigleaf Apple | 1 | 1 | 0 |
| English Oak | 1 | 1 | 0 |
| Japanese Maple | 1 | 1 | 0 |
| Birch | 2 | 2 | 0 |
| Portuguese Laurel | 1 | 1 | 0 |
| Purple Plum | 1 | 1 | 0 |

| Tree Species | Existing | Remove | Retain |
|--|-----------|--------------------|----------|
| Coniferous Trees | | | |
| Douglas Fir | 8 | 8 | 0 |
| Lawson Cypress | 1 | 1 | 0 |
| Shore Pine | 1 | 1 | 0 |
| Western Red Cedar | 9 | 9 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 32 | 32 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 32 | |
| Total Retained and Replacement Trees | | 32 | |
| Contribution to the Green City Fund | | \$12,800.00 | |

- The Arborist Assessment states that there are a total of 32 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 64 replacement trees on the site. Since only 32 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 32 replacement trees will require a cash-in-lieu payment of \$12,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site with a contribution of \$12,800 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 28, 2018 and a development proposal sign was installed on the site on February 21, 2018. To date, staff has received numerous comments from one resident regarding this application.

The resident identified parking and traffic concerns. The resident is also concerned with the loss of tree canopy, and has identified that the drainage swales are not functional and causing drainage concerns.

(The applicants were originally proposing variances to reduce the rear setbacks of the garages for the RF-10 lots from 6.5 metres to 1.2 metres. This variance was eliminated to provide more on-site parking)

The resident identified there are owls on the development site which would lose its habitat due to the development.

(According to the City's mapping system, there are no known barn owl nests in the local area of the development or surrounding area. Owl nests are not protected outside of the breeding bird window, except burrowing owls and spotted owls, which are not typically found in Surrey.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 28, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|--|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> The site is located within the Sunnyside Heights NCP. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> The site is consistent with the OCP. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> Dry swales, natural landscaping, drainage corridors are proposed. Composting, recycling, and organic waste pick-up will be available. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> Not provided. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> Houses will be oriented towards the street to provide natural surveillance. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> Not provided. |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> Public notification has taken place. Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing. |

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on Lot 6, 7, 8, 14 and 16.

Applicant's Reasons:

- The proposed front driveways will be consistent with streetscape on 166 Street.

Staff Comments:

- The RF-13 Zone stipulates that where there is a lane up to or along the rear or side lot line, driveway access is permitted from the lane only. The proposed variance of this provision applies to Lots 6, 7, 8, and 16
- The RF-13 Zone also states that a double garage is not permitted on a Type I corner lot. To achieve a double garage on Lot 14 with driveway access from the front, the applicant is seeking a variance to this provision of the bylaw.
- Proposed Lots 4, 5, and 15 within the subject development will have driveway access from the front, as there is no lane proposed at the rear of these lots. Also, given the location of the drainage corridor along the north side of 21A Avenue, driveway access for Lot 14 to 21A Avenue is not desirable, and is preferred on 166 Street. There are three existing RF-12 lots to the north (2180, 2188 and 2196 – 166 Street) that also have driveway access from the front. Therefore, allowing front driveway access for Lots 6, 7, 8, 14 and 16 will maintain continuity in the streetscape on 166 Street.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|--|
| Appendix I. | Lot Owners and Action Summary (Confidential) and Project Data Sheets |
| Appendix II. | Survey Plan and Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Building Design Guidelines Summary |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | Tree Preservation, Removal and Replacement Plans |
| Appendix VIII. | NCP Plan |
| Appendix IX. | Development Variance Permit No. 7917-0589-00 |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

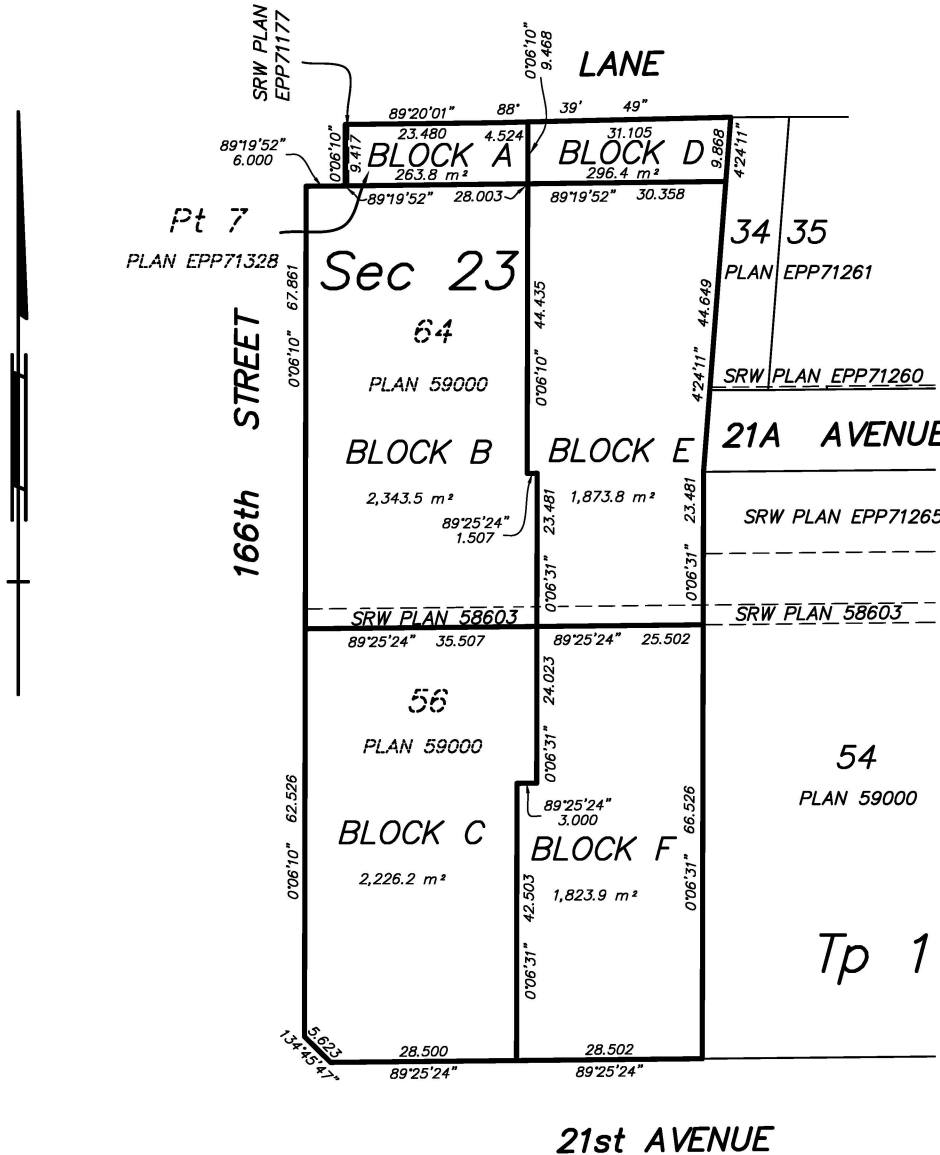
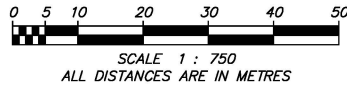
Proposed Zoning: RF-10 & RF-13


| Requires Project Data | Proposed |
|--|---------------------------------|
| GROSS SITE AREA | |
| Acres | 2.18 ac |
| Hectares | 0.88 ha |
| | |
| NUMBER OF LOTS | |
| Existing | 3 |
| Proposed | 16 |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 9.5 – 15.4 metres |
| Range of lot areas (square metres) | 311 – 439 square metres |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 18 Lots/Hectare & 7.3 Lots/Acre |
| Lots/Hectare & Lots/Acre (Net) | 26 Lots/Hectare & 11 Lots/Acre |
| | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 50% |
| Estimated Road, Lane & Driveway Coverage | 10% |
| Total Site Coverage | 60% |
| | |
| PARKLAND | |
| Area (square metres) | N/A |
| % of Gross Site | |
| | |
| | Required |
| PARKLAND | |
| 5% money in lieu | YES |
| | |
| TREE SURVEY/ASSESSMENT | YES |
| | |
| MODEL BUILDING SCHEME | YES |
| | |
| HERITAGE SITE Retention | NO |
| | |
| FRASER HEALTH Approval | NO |
| | |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | YES |

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OF LOTS 56 AND 64, PLAN 59000; AND
A PORTION OF LOT 7, PLAN EPP71328;
ALL OF SECTION 13, TOWNSHIP 1, NWD**

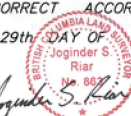
Appendix II

BCGS 92G.007



 **MURRAY & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

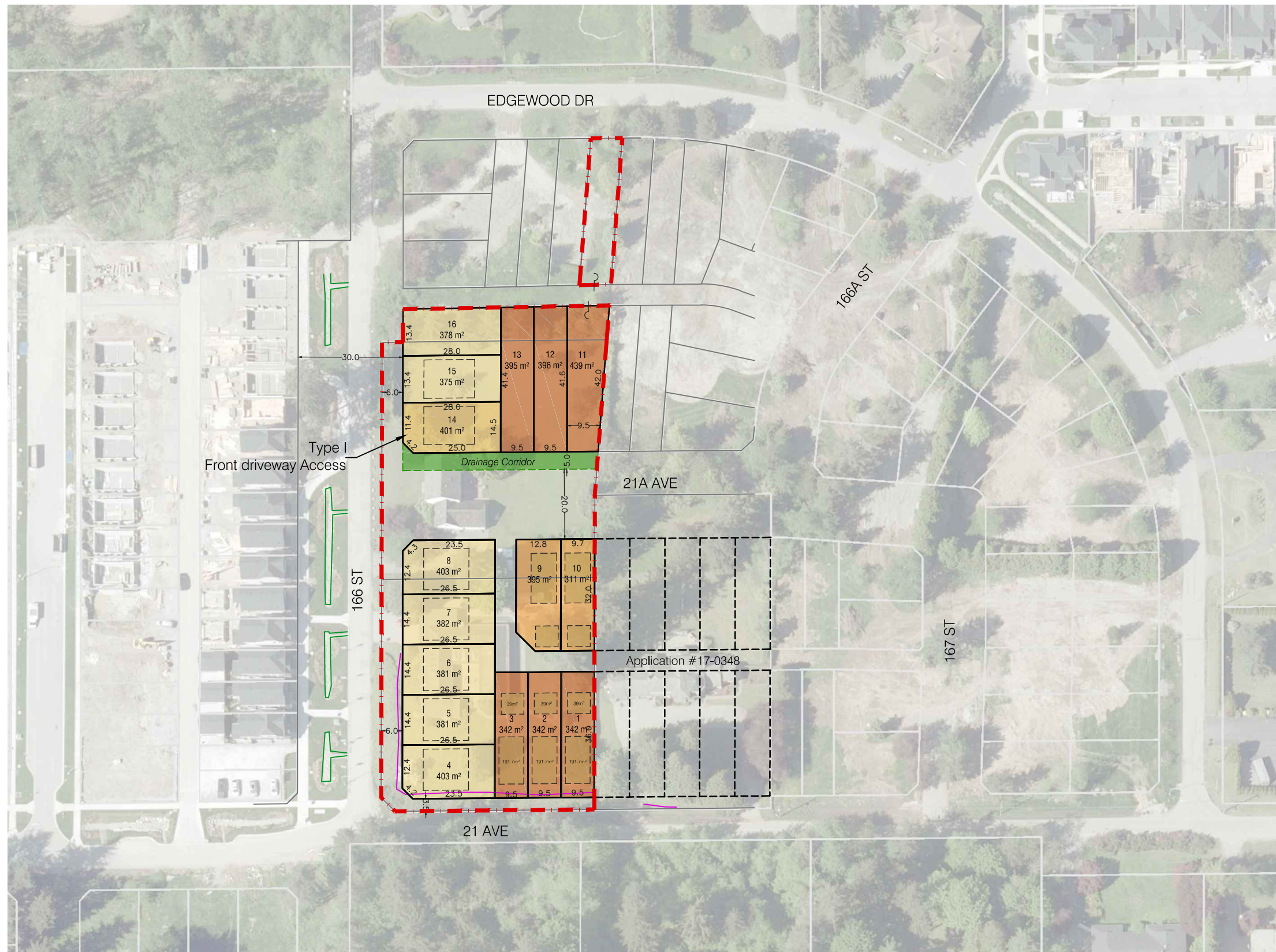
CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 29th DAY OF JUNE, 2018.

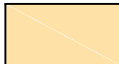




Joginder S. Riari

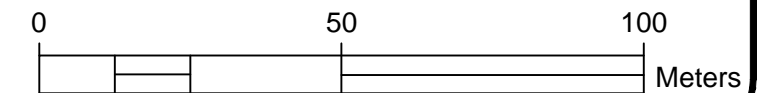
B. C. L. S.

FILE 10471-03

**PROPOSED
 SUBDIVISION PLAN**



-  RF-13 (TYPE I)
-  RF-13 (TYPE II)
-  RF-10 (TYPE I)
-  RF-10 (TYPE III)



LEGAL DESCRIPTION
 PID 000-950-416
 PID 005-725-861
 PID 030-187-524

GROSS SITE AREA
 (Excluding hooked lot)
 0.88 hectares / 2.18 acres

NET SITE AREA
 RF-10
 0.30 hectares / 0.73 acres

RF-13
 0.31 hectares / 0.77 acres

EXISTING DESIGNATIONS
 OCP: Urban
 NCP: Low Density Residential (6-10 UPA)
 Zoning: RA

PROPOSED DESIGNATIONS
 OCP: Urban
 NCP: Low Density Residential (6-10 UPA), Medium Density Residential (10-15 UPA)
 Zoning: RF-10, RF-13

LOT YIELD
 Existing: 3 lots
 Proposed: 16 lots

DENSITY
 RF-10 (8 Lots)
 Net: 27.0 uph / 11.0 upa

RF-13 (8 Lots)
 Net: 25.8 uph / 10.4 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 28, 2018** PROJECT FILE: **7817-0589-00**

RE: **Engineering Requirements
Location: 2124 166 St**

NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.0 m on 166 Street (1.0 m for road and 5.0 m for drainage corridor) for ultimate 30.0 m Local Road allowance, with 10.0 m wide drainage corridor.
- Dedicate 3.0 m x 3.0 m corner cuts at 166 Street with 21 Avenue and 21A Avenue.
- Dedicate 3.5 m on 21 Avenue (1.0 m for road and 2.5.0 m for drainage corridor) for ultimate 12.5 m Local Road allowance from centerline.
- Dedicate 25.0 m on 21A Avenue (20.0 m for road and 5.0 m for drainage corridor) for ultimate 25.0 m Local Road allowance.
- Dedicate 6.0 m for ultimate 6.0 m wide Residential Lane allowance.
- Dedicate 5.5 m by 5.5 m corner cut at lanes intersection.
- Dedicate 1.0 m by 1.0 m corner cut at lane intersection with 21A Avenue.
- Register 0.5 m SRWs on all frontage roads.
- Register offsite SRW for utility corridors as needed.

Works and Services

- Construct east side of 166 Street to Local Road with ultimate 10.5 m wide pavement.
- Construct 21 Avenue to Local Road with ultimate 10.5 m wide pavement and 5.0 m wide drainage swale on the north side.
- Construct 21A Avenue to Local Road with ultimate 10.5 m wide pavement and 5.0 m wide drainage swale on the north side.
- Construct lane to Residential Lane standard.
- Confirm downstream storm system capacity and upgrade if required.
- Construct storm system to service the new lots and to drain all frontage roads and lanes.
- Provide onsite and offsite sustainable measures as required in NCP and ISMP.
- Construct 200 mm water main along 21A Avenue frontage.
- Construct sanitary sewers to service the proposed lots.
- Pay Sanitary Latecomer charges relative to projects 5811-0029-00-1 and 5815-0046-00-1.

NOTE: Detailed Land Development Engineering Review available on file

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 those listed above.



Tommy Buchmann, P.Eng.
Development Engineer

IK1



Planning

July 5, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0589 00 (Revised)

SUMMARY

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 8 |
| Secondary Students: | 4 |

September 2017 Enrolment/School Capacity

| | |
|--|------------|
| Pacific Heights Elementary | |
| Enrolment (K/1-7): | 51 K + 337 |
| Operating Capacity (K/1-7) | 38 K + 256 |
| Addition Operating Capacity (K/1-7) 2020 | 76 K + 512 |
| Earl Marriott Secondary | |
| Enrolment (8-12): | 1857 |
| Capacity (8-12): | 1500 |

School Enrolment Projections and Planning Update:

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

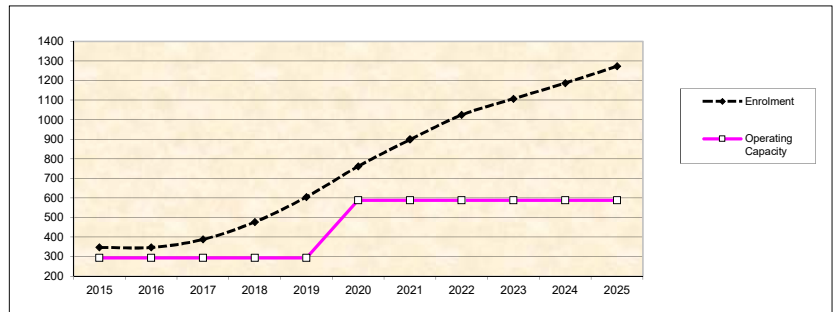
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

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

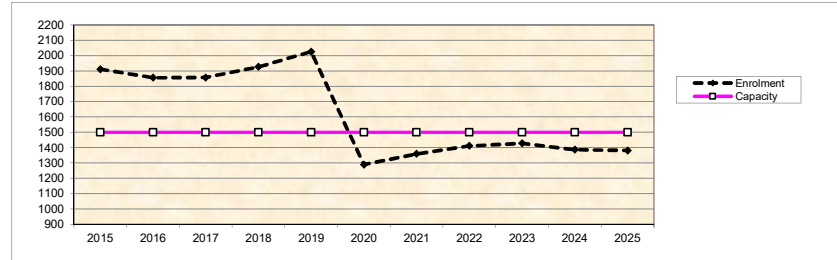
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

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

Pacific Heights Elementary



Earl Marriott 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: 17-0589-00
Project Location: 2124 and 2152 - 166 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

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

The subject site is centrally located in an old suburban RA zone area that has been the subject of numerous new compact lot zoning applications over the past four years, for subdivisions in the RF-9, RF-10, RF-12, and RF-13 zones. This is a strong new growth area in rapid transition from suburban to compact modern urban.

West of the subject site, in the 2100 block on the west side of 166 Street, are 16 recently completed "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes constructed under the RF-9 zone in Surrey projects 11-0014-00 and 11-0029-00. The homes are constructed to the maximum size permitted in the RF-9 zone, 1700 sq.ft., which excludes a detached double garage at the rear. The homes all have highly desirable mid-scale massing characteristics in which significant street facing projections both conceal and break the upper floor wall plane, which is also broken by roofs or roof skirts over the entire width of the front (no unbroken two storey massing). The projections are proportionally consistent and well balanced across the front. Roofs are in a variety of forms including common hip, common gable, Boston hip, Dutch hip, and shed, which has created architectural interest and variation across the streetscape. Roofs are steeply sloped at 10:12 and 12:12 slopes, and all roofs are surfaced with shake profile asphalt shingles. Walls are clad in horizontal Hardiplank. Masonry accents are generous. Gable ends are detailed with stone at the main floor level on some homes, and wall shingles or wood battens over fibre cement board panels at gable ends on the upper floor. Large wood braces at gable ends, built out posts, layered fascia and bold window trim create a high quality trim and detailing standard. These 16 homes provide ideal architectural context for the subject site.

North, east, and south of the subject site are numerous new compact lot developments in which land is cleared, leveled, and serviced (or near-serviced). There are no new compact homes yet constructed, so there is no physical housing stock to derive context from. However, there is intentional consistency in the building schemes for all these surrounding developments, including consistency with the building schemes for the 16 lots described above. The only exception to this is one remaining 35 year old 5000 + sq.ft. Two-Storey suburban-estate home located on a lot adjacent to the east side of the subject site. This home will soon be demolished under project 17-0348-00.

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. New homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", or compatible styles as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 RF-13 and RF10 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 on all the RF-9 context homes are one storey in height, and the entrances on the new RF-10 homes should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On the RF-13 homes a 1½ storey entrance portico can be permitted because it would be proportional to expected 2850 sq.ft. home size.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and homes will be of high value. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is an area in which all new 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. To ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Small decorative metal roofs should also be permitted, and also membrane surfaces for any small low slope areas.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 8:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 8:12 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 that upper floor windows can be installed without interference from the roof structure below.

Streetscape: At the context site to the west (2100 block on the west side of 166 Street) there is obvious continuity of appearance. All homes are 1700 square foot "Neo-Traditional" or "Neo-Heritage" style Two-Storey type homes, with detached rear garages accessing a rear lane. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have one storey high

front entrances. Roofs are in a wide variety of forms (common gable, common hip, Dutch hip, Boston gable, and shed), at a 10:12 to 12:12 slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof surface and all are clad in Hardiplank with feature masonry accents. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard. At the north, east and south sides of the site are numerous new compact lot sites, being cleared and serviced for imminent future construction.

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: “Neo-Traditional”, “Neo-Heritage”, or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey on the RF-10 lots and to 1 ½ storeys on the RF-13 lots..

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including all 16 homes in the 2100 block on the west side of 166 Street. Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and

cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green 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 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size on the RF-13 lots. RF-13 corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. A minimum of 15 shrubs of a minimum 3 gallon pot size required on the RF-10 lots. 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 19, 2018

Reviewed and Approved by:



Date: March 19, 2018

Tree Preservation Summary

Surrey Project No:

Address: 2124 and 2152 166th STREET Surrey

Registered Arborist: Glenn Murray

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified (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 |
| Protected Trees to be Removed | 32 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 32 \quad} \times \text{two (2)} = 64$ | 64 |
| Replacement Trees Proposed | 32 |
| Replacement Trees in Deficit | 32 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 1 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{two (2)} = 2$ | 2 |
| Replacement Trees Proposed | |
| Replacement Trees in Deficit | 2 |

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

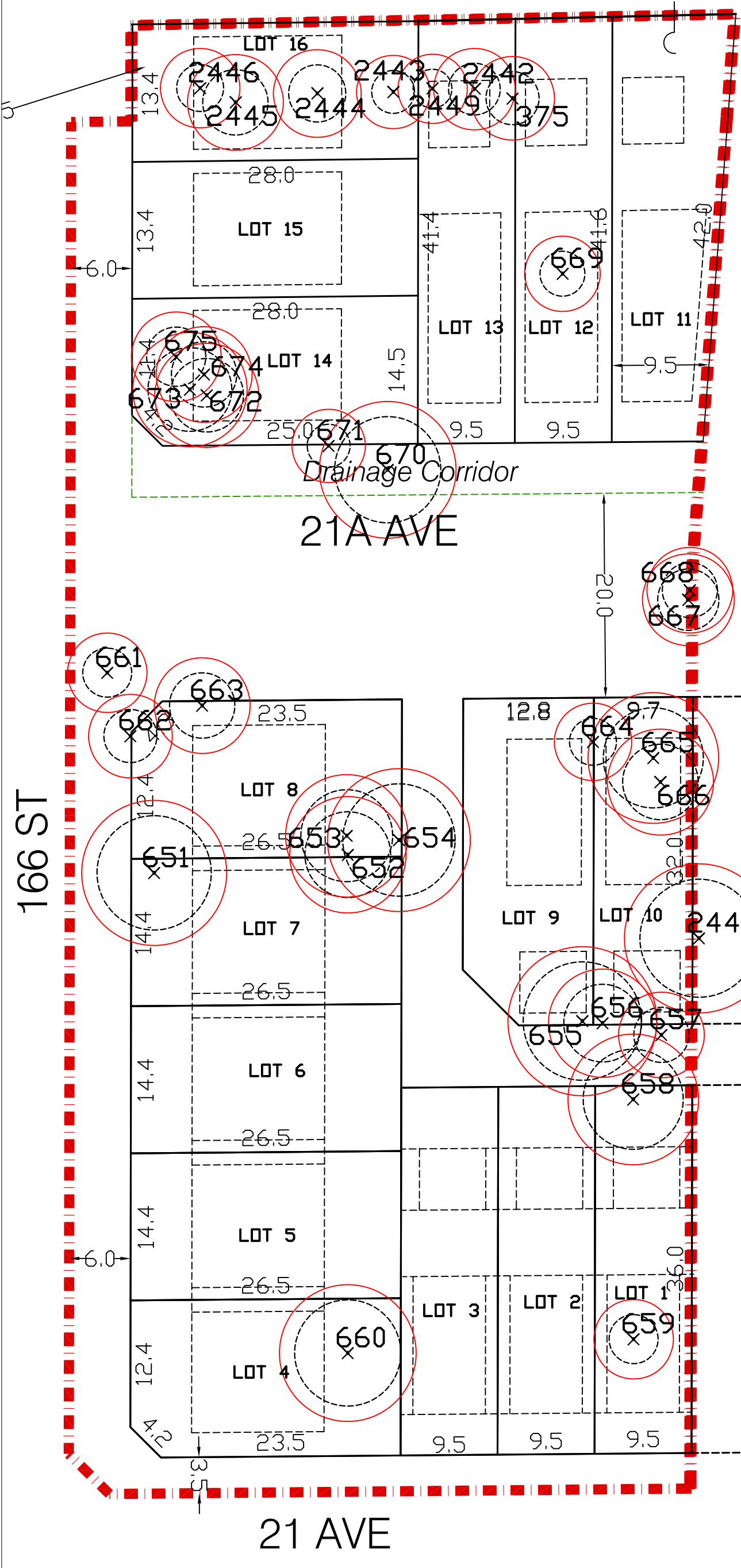
22-Feb-18

Date

APPENDIX
TREE REMOVAL PLAN

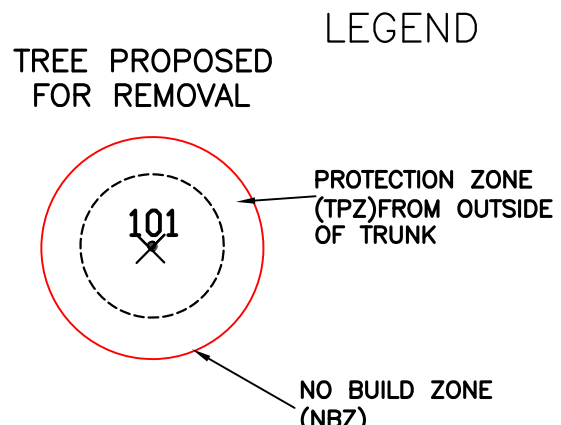
| TREE INVENTORY | | | | |
|----------------|-------------------|--------|------------|------|
| # | Type | Action | DBH | TPZ |
| 375 | Portuguese Laurel | Remove | 25/20/20cm | 2.4m |
| 651 | Western Redcedar | Remove | 87cm | 5.2m |
| 652 | Douglas Fir | Remove | 65cm | 3.9m |
| 653 | Douglas Fir | Remove | 70cm | 4.2m |
| 654 | Bigleaf Maple | Remove | 85cm | 5.1m |
| 655 | Douglas Fir | Remove | 90cm | 5.4m |
| 656 | Paper Birch | Remove | 58cm | 3.5m |
| 657 | Cherry | Remove | 30/25/25cm | 2.5m |
| 658 | Douglas Fir | Remove | 75cm | 4.5m |
| 659 | Cherry | Remove | 37cm | 2.2m |
| 660 | Western Redcedar | Remove | 80cm | 4.8m |
| 661 | Purple Plum | Remove | 20/20/20cm | 2.2m |
| 662 | Cherry | Remove | 25/25/20cm | 2.4m |
| 663 | Japanese Maple | Remove | 25/25/20cm | 3.0m |
| 664 | Cherry | Remove | 36cm | 2.2m |
| 665 | Western Redcedar | Remove | 75cm | 4.5m |
| 666 | English Oak | Remove | 57cm | 3.4m |
| 667 | Western Redcedar | Remove | 46cm | 2.8m |
| 668 | Western Redcedar | Remove | 42cm | 2.5m |
| 669 | Shore Pine | Remove | 25/12/12cm | 2.0m |
| 670 | Lawson Cypress | Remove | 60/50/40cm | 4.8m |
| 671 | Silver Birch | Remove | 32cm | 1.9m |
| 672 | Western Redcedar | Remove | 56cm | 3.4m |
| 673 | Western Redcedar | Remove | 64cm | 3.8m |
| 674 | Western Redcedar | Remove | 50cm | 3.0m |
| 675 | Western Redcedar | Remove | 45cm | 2.7m |
| 2442 | Douglas Fir | Remove | 39cm | 2.3m |
| 2443 | Douglas Fir | Remove | 33cm | 2.0m |
| 2444 | Douglas Fir | Remove | 43cm | 2.6m |
| 2445 | Douglas Fir | Remove | 50cm | 3.0m |
| 2446 | Apple | Remove | 35cm | 2.1m |
| 2448 | Douglas Fir | Remove | 90cm | 5.4m |
| 2449 | Apple | Remove | 30cm | 1.8m |

DBH-trunk diameter, TPZ-protection zone



SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES

Application #17-0348



- NOTES:**
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

2124 and 2152 166th Street Surrey

TREE REMOVAL PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL AND THEIR PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT

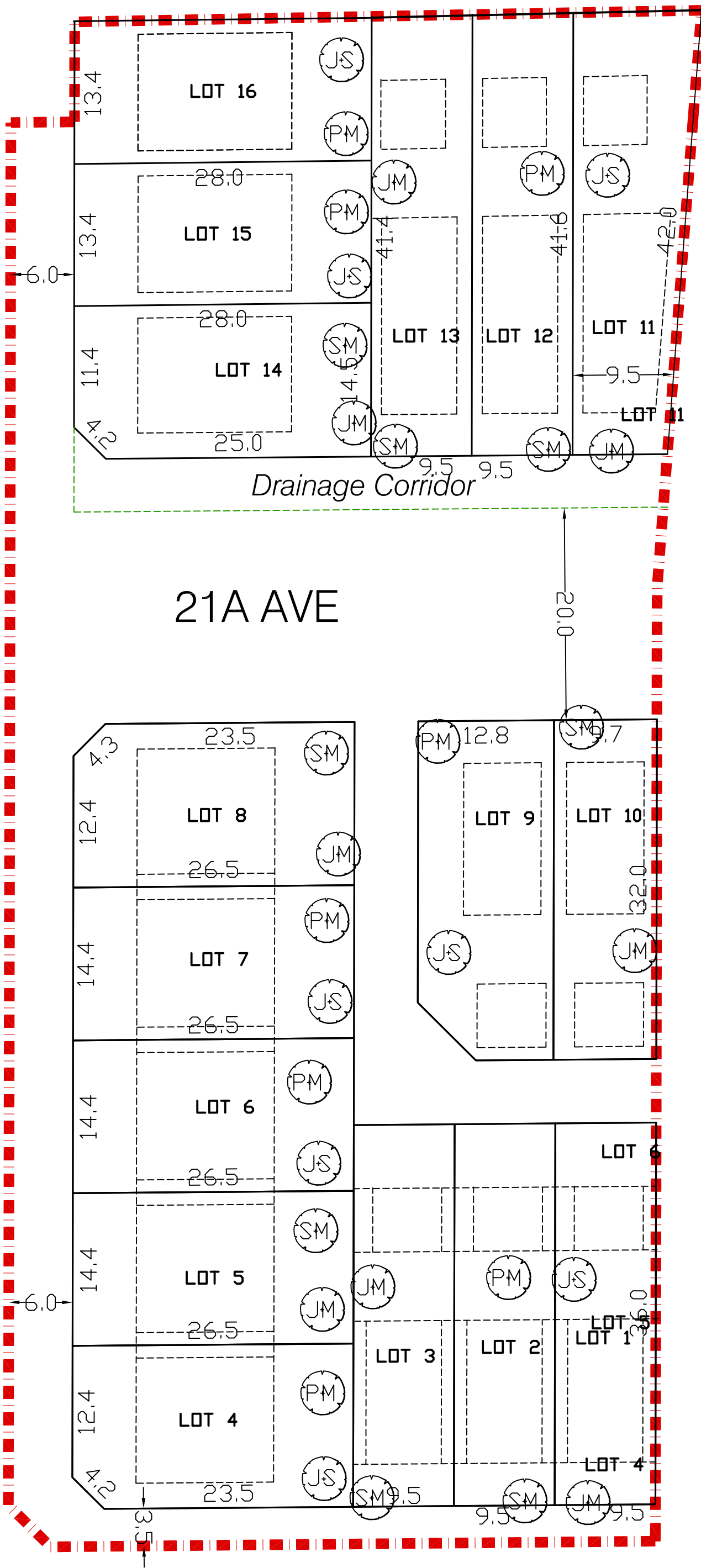
February 22, 2018



SCALED TO FIT
 2.5 0 5 10
 ALL DISTANCES ARE IN METRES

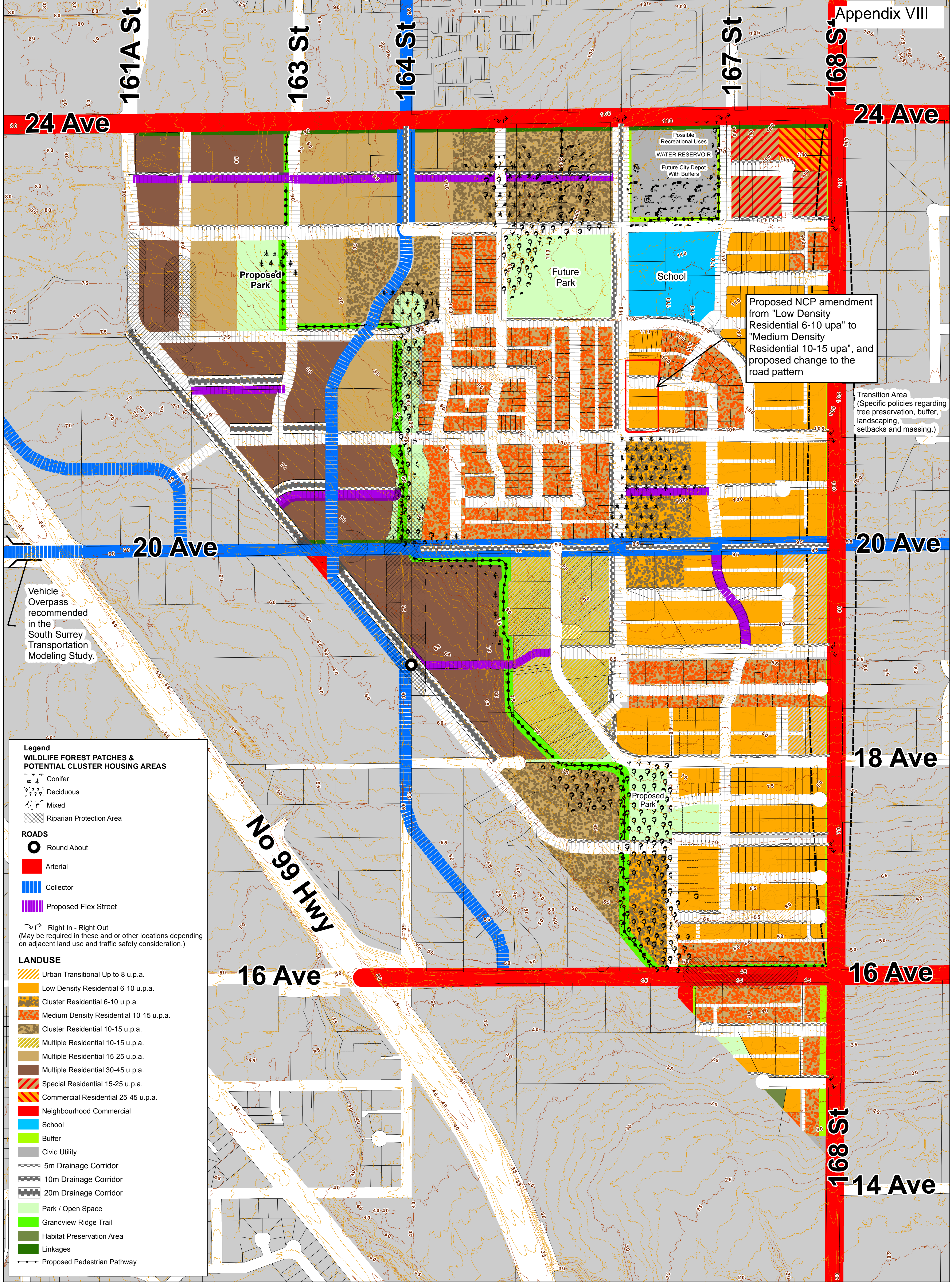
APPENDIX 3 TREE REPLACEMENT PLAN

166 ST



| REPLACEMENT TREES | | |
|-------------------|-------------------|------|
| QTY | Type | Size |
| 8 | Japanese Snowbell | 6cm |
| 8 | Paperbark Maple | 6cm |
| 8 | Saucer Magnolia | 6cm |
| 8 | Japanese Maple | 6cm |

Froggers Creek
 Tree Consultants Ltd
 7763 McGregor Avenue Burnaby BC V5J 4H4
 Telephone: 604-721-6002 Fax: 604-437-0970
 2124/52 166th Street Surrey
 TREE REPLACEMENT PLAN
 THE DRAWING PLOTS ALL REPLACEMENT TREES IN
 RELATION TO PROPOSED LAYOUT



Legend

WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS

- Conifer
- Deciduous
- Mixed
- Riparian Protection Area

ROADS

- Round About
- Arterial
- Collector
- Proposed Flex Street

Right In - Right Out
(May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)

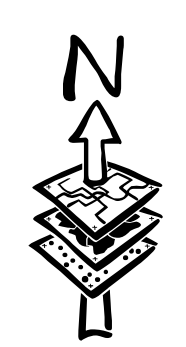
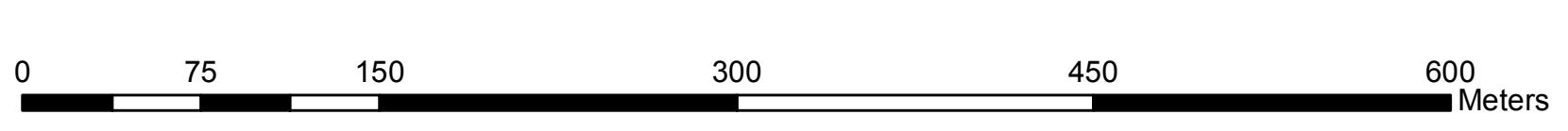
LANDUSE

- Urban Transitional Up to 8 u.p.a.
- Low Density Residential 6-10 u.p.a.
- Cluster Residential 6-10 u.p.a.
- Medium Density Residential 10-15 u.p.a.
- Cluster Residential 10-15 u.p.a.
- Multiple Residential 10-15 u.p.a.
- Multiple Residential 15-25 u.p.a.
- Multiple Residential 30-45 u.p.a.
- Special Residential 15-25 u.p.a.
- Commercial Residential 25-45 u.p.a.
- Neighbourhood Commercial
- School
- Buffer
- Civic Utility
- 5m Drainage Corridor
- 10m Drainage Corridor
- 20m Drainage Corridor
- Park / Open Space
- Grandview Ridge Trail
- Habitat Preservation Area
- Linkages
- Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
Stage 2 Approved By Council Nov. 15, 2010
Last Amended 14 May 2018



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0589-00

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: 000-950-416
Lot 56 Section 13 Township 1 New Westminster District Plan 59000

2124 - 166 Street

Parcel Identifier: 005-725-861
Lot 64 Section 13 Township 1 New Westminster District Plan 59000

2152 - 166 Street

Parcel Identifier: 030-187-524
Lot 7 Section 13 Township 1 New Westminster District Plan EPP71328

16628 - Edgewood Drive

(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 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:

Section H.1 Off-Street Parking of Part 16B Single Family Residential (13) Zone is varied to permit front access driveways on proposed Lot 6, 7, 8 and 16, as shown on the subdivision plan conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit.

Section H.5 Off-Street Parking of Part 16B Single Family Residential (13) Zone is varied to permit a double garage with front access driveway for proposed Lot 14, as shown on the subdivision plan conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

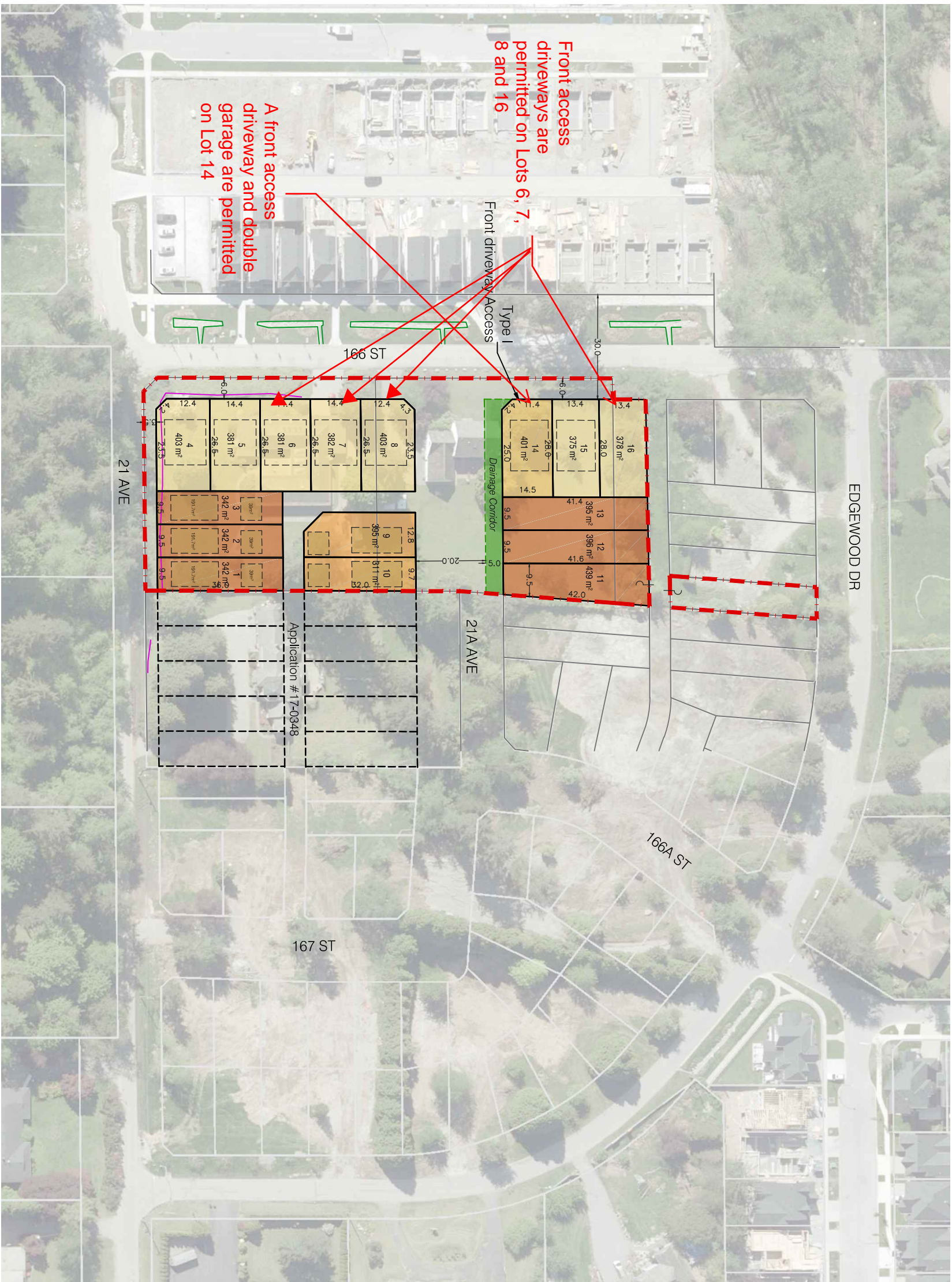
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

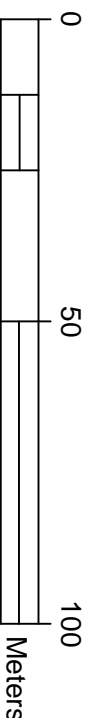
Schedule A



Qualico Developments
 Single Family Subdivision
 2124 & 2152 166 St, Surrey, BC

PROPOSED SUBDIVISION PLAN

- RF-13 (TYPE I)
- RF-13 (TYPE II)
- RF-10 (TYPE I)
- RF-10 (TYPE III)



LEGAL DESCRIPTION
 PID 000-950-416
 PID 005-725-861
 PID 030-187-524

GROSS SITE AREA
 (Excluding hooked lot)
 0.88 hectares / 2.18 acres

NET SITE AREA
 RF-10
 0.30 hectares / 0.73 acres
 RF-13
 0.31 hectares / 0.77 acres

EXISTING DESIGNATIONS
 OCP: Urban
 NCP: Low Density Residential (6-10 UPA)
 Zoning: RA

PROPOSED DESIGNATIONS
 OCP: Urban
 NCP: Low Density Residential (6-10 UPA), Medium Density Residential (10-15 UPA)
 Zoning: RF-10, RF-13

LOT YIELD
 Existing: 3 lots
 Proposed: 16 lots

DENSITY
 RF-10 (8 Lots)
 Net: 27.0 uph / 11.0 upa
 RF-13 (8 Lots)
 Net: 25.8 uph / 10.4 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
 M:\2017\17-507\DWG\PLANNING\17-507 - Subdivision Concept - 201803-13.dwg

