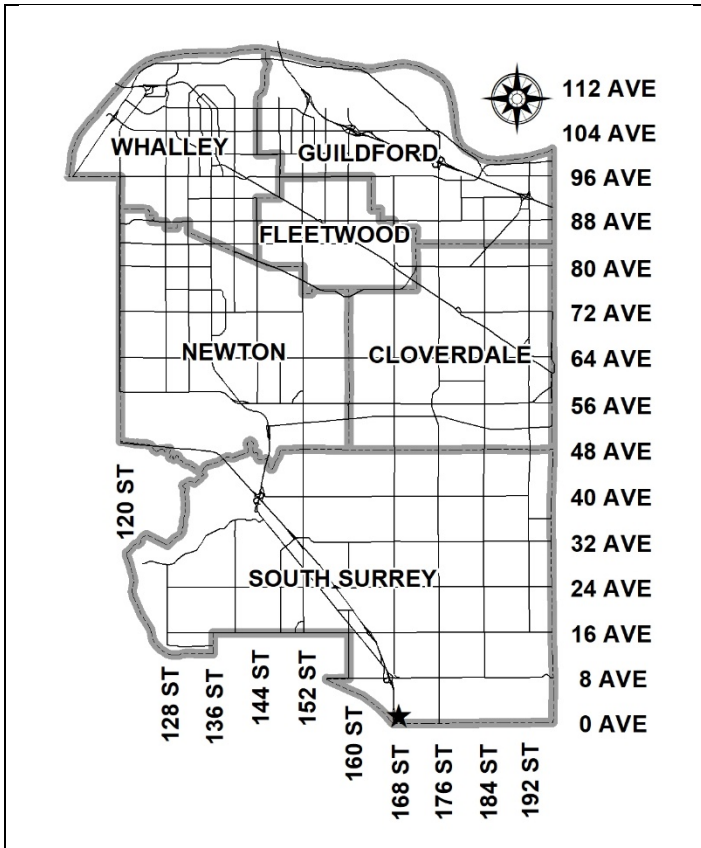


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0291-00

Planning Report Date: September 16, 2019



**PROPOSAL:**

- **NCP Amendment** from "Townhouse (15 upa)" and "Urban Single Family (6 u.p.a)" to "Single Family Flex (6 - 14.5 upa)"
- **Rezoning** from RA to RF and RF-13
- **Development Permit** for Sensitive Ecosystems (stream side) and Hazard Lands (steep slopes)
- **Development Variance Permit**

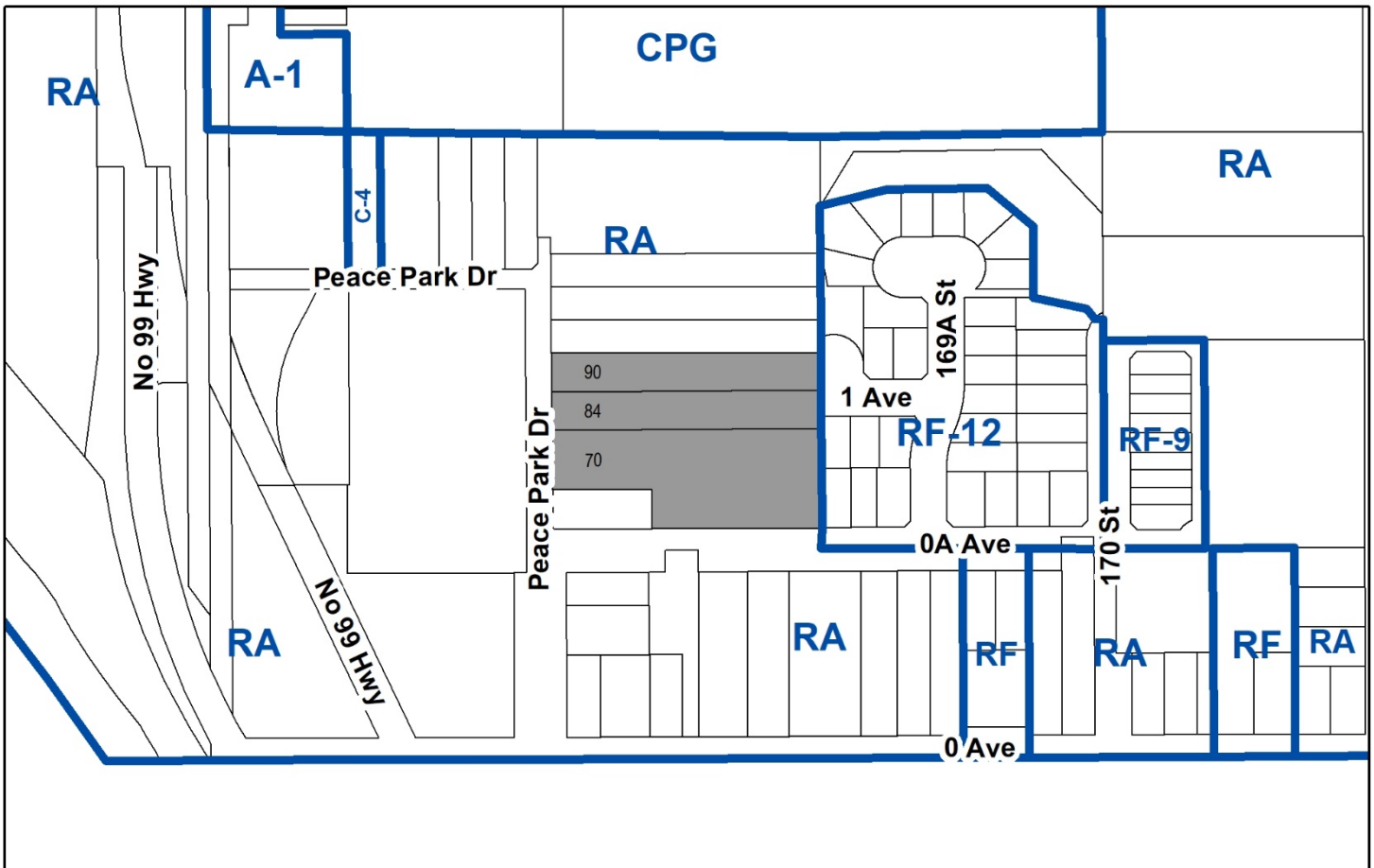
to allow subdivision into 11 single family lots and one lot to be conveyed to the City for conservation purpose.

**LOCATION:** 70, 84 and 90 - Peace Park Drive

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Single Family (6 upa), Open Space, and Townhouse (15 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to reduce the minimum lot depth of one proposed Single Family Residential (13) Zone (RF-13) lot.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban designation under the Official Community Plan (OCP).
- The proposed density and building form appropriately reflect the development pattern of single-family small lots that has been established in the area through several development applications located to the east of the subject property.
- Approximately 48% of the subject property is proposed to be conveyed to the City at no cost in accordance with the Streamside Setback requirements of the Zoning By-law and the Sensitive Ecosystems Development Permit Area guidelines identified in the OCP. The proposed conveyance of land will provide maximum safeguarding of the Streamside Area of the Class B Stream that bisects the subject site.
- The proposed variance to reduce the minimum lot depth for proposed Lot 4 is minor and is a result of the proximity of the lot to the streamside setback area as specified under the Zoning By-law. The proposed lot meets the minimum site area requirement for an RF-13 lot, and the applicant has demonstrated that a maximum size dwelling can be accommodated on this lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the survey plan attached as Appendix II from One Acre Residential Zone (RA) to Single Family Residential Zone (RF), and for the portion shown as Block B from One Acre Residential Zone (RA) to Single Family Residential (13) Zone (RF-13), and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0291-00 for Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes) generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc., dated February 11, 2019, and the Geotechnical Report prepared by Able Geotechnical, dated January 4, 2019.
3. Council approve Development Variance Permit No. 7918-0291-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13)" for proposed Lot 4 from 24 metres (79 ft.) to 23 metres (75 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 11 to facilitate future consolidation with the adjacent property at 100 – Peace Park Drive;
  - (h) registration of a Section 219 Restrictive Covenant for tree protection; and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the Douglas Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Urban Single Family (6 u.p.a)" to "Single Family Flex (6 - 14.5 upa)".

### REFERRALS

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

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

6 Elementary students at Hall's Prairie Elementary School  
3 Secondary students at Earl Marriott 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 2021.

Parks, Recreation & Culture: The Parks Department will accept the riparian area conveyed to the City without compensation. Fencing adjacent to parkland will be required to be permeable and will be restricted to a height of 1.2 metres (4 ft.).

The Parks Department will also accept cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement as required under the Local Government Act (LGA).

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Heritage Advisory Commission (HAC): The project was presented to the HAC on July 17<sup>th</sup>, 2019. The Commission had no concerns about the proposal.

Surrey Fire Services Not applicable.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Residential	Townhouse (15 upa), Open Space, Urban Single Family (6 upa)	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single Family Residential	Single Family Flex (6-14.5 upa)	RF-12
South (Across oA Ave):	Single Family Residential	Urban Single Family (6 upa)	RA
West (Across Peace Park Drive):	Park	Open Space	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is designated "Urban" in the Official Community Plan (OCP), and "Townhouse (15 u.p.a)", "Open Space", and "Urban Single Family (6 u.p.a)" under the Douglas Neighbourhood Concept Plan (NCP) Area.
- The 0.9 hectare (2.27 acres) site is zoned One Acre Residential Zone (RA) and is bisected by the tributaries of an unnamed creek, a portion of which are Class B and Class C Stream.
- There are three dwellings on the site, all of which are proposed for removal.

### Proposal

- The applicant is proposing a Neighbourhood Concept Plan amendment from "Townhouse (15 upa)" and "Urban Single Family (6 u.p.a)" to "Single Family Flex (6 - 14.5 upa)", and rezoning from One Acre Residential Zone (RA) to Single Family Residential Zone (RF) and Single Family Residential (13) Zone (RF-13), to facilitate subdivision into 11 single family residential lots and one lot to be conveyed to the City for conservation purposes.
- The lot to be conveyed comprises approximately 4,442 square metres (47,813 sq. ft.), which is approximately 48% of the site area. The applicant will also provide cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement under the *Local Government Act*.
- The 11 residential lots include 10 RF-13 and one RF lot. Four of the lots will front Peace Park Drive, four will front oA Avenue, and three will front the 1 Avenue cul-de-sac.
- The applicant also proposes a Development Permit for Sensitive Ecosystems (Streamside Areas) and for Hazard Lands (Steep Slopes). A Development Variance Permit is also proposed to reduce the lot depth of proposed Lot 4.

### Heritage Building

- The dwelling at 90 Peace Park Drive is listed on the Heritage Inventory (which does not afford it protection from demolition). The dwelling was identified by Heritage Planning Staff when

the application was submitted in August 2018 as an older dwelling in good condition. The Heritage Inventory is a "holding list" of dwellings that may have heritage significance which will be further evaluated.

- At a meeting on July 2, 2019, the HAC recommended that Council remove the house from the Heritage Inventory. The meeting minutes are not available at this time as the recommendation will be adopted at the Council meeting on September 16, 2019.

#### Building Design Guidelines & Lot Grading

- The applicant retained design consultant Michael E. Tynan Consulting Ltd. to conduct a character study of the surrounding homes and has proposed Building Design Guidelines to suit the proposed development in this neighbourhood.
- The subject site is located in a neighbourhood with new RF-12 and RF-9 lots. The homes are best described as "Neo-Traditional" or "Neo-Heritage". These homes provide an appropriate standard for the proposed subdivision. A summary of the proposed design guidelines is contained in Appendix V.
- A preliminary lot grading plan, submitted by Hub Engineering Inc, has been reviewed by staff and found to be acceptable. A final lot grading plan must be submitted to the satisfaction of the City's Engineering Department as part of the applicant's final engineering drawings.

#### Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, for a total of \$11,000 for the 11 proposed lots.

#### TREES

- Nick McMahon, ISA Certified Arborist of Arbortec Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	24	24	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf maple	1	1	0

English holly	1	1	0
Apple	1	1	0
Bitter cherry	3	3	0
Mountain ash	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	11	11	0
Western Red Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>20</b>	<b>0</b>
<hr/>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>31</b>		
<b>Total Retained and Replacement Trees</b>	<b>31</b>		
<b>Protected Trees Retained in Proposed Open Space/Riparian Areas</b>	<b>45</b>		
<b>Contribution to the Green City Fund</b>	<b>\$13,200.00</b>		

- The Arborist Assessment states that there is a total of 20 protected trees on the site, excluding Alder and Cottonwood trees. 24 existing trees, approximately 54% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees within the development area can be retained as part of this development proposal. There are 45 existing trees within the area to be conveyed to the City that will be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 64 replacement trees on the site. Since only 31 replacement trees can be accommodated on the site, the deficit of 33 replacement trees will require a cash-in-lieu payment of \$13,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 31 trees are proposed to be replaced on the site with a contribution of \$13,200 to the Green City Fund.

#### Sensitive Ecosystems (Streamside Areas) Development Permit

- The subject site is located within a Development Permit Area for Sensitive Ecosystems under the Official Community Plan (OCP) due to its location within 50 metres (164 ft.) of two (2) watercourses: Class B and Class C Stream. The applicant has submitted an Ecosystem Development Plan prepared by Envirowest Consultants Inc., dated February 8, 2019.
- Class C watercourses (green coded) do not require any setbacks whereas the Class B watercourses require a minimum 15 metres (45 ft.) setback as measured from the top of bank.

- The Ecosystem Development Plan confirmed that the main portion of the watercourse and the western tributary is a Class B habitat, and the south-east portion of the tributary has been confirmed as a Class C habitat.
- The applicant has chosen to apply the flex provision that is permitted under Part 7A (Streamside Protection) of the Zoning By-law to comply with the setback requirements. The flex provision requires that there is no net loss in the total size of the streamside setback area. The minimum distance from the top of bank of a watercourse may be reduced by no more than 5 metres and increased by no more than 10 metres. The provision was utilized for the Class B watercourse west of the site.
- In total, the setback area gain is approximately 221 square metres, and loss of 212.4 square metres which meets the requirement that there be no net loss to the size of the streamside setback area, and thus the proposal is compliant with the City's Zoning By-law for setback from watercourses.

#### Hazard Lands (Steep Slope) Development Permit

- The site is subject to a Development Permit for Hazard Lands in the OCP due to the slopes through the middle portion of the site that are adjacent the watercourses.
- The applicant has submitted a Geotechnical Report prepared by Able Geotechnical Ltd, dated January 4, 2019. The report stated that the average slope gradient was approximately 19%, with some isolated areas being up to 28%. The overall slope drops by approximately 4 metres (13 ft.) to the middle of the watercourse.
- The report states that slope instability is not a concern on this site and the site is safe for the intended use.
- Staff confirmed that the content of the geotechnical report addresses the OCP Development Permit Guidelines for the Hazard Lands (Steep Slopes).

#### PRE-NOTIFICATION

- Pre-notification letters were sent on November 27, 2018 and 2 development proposal signs were installed on the site on May 16, 2019.
- To date, staff has received one phone call requesting information about the proposal.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The proposal requires an amendment to the Douglas NCP to redesignate the site from "Townhouse (15 u.p.a)" and "Urban Single Family (6 u.p.a)", to "Single Family Flex (6-14.5 u.p.a)".
- The proposed lot pattern is consistent with the existing development to the east of the site (on 1 Avenue and 169A Street) which was created under Development Application No.7905-0120-00 and No.7910-0003-00.



- The applicant is proposing to convey the riparian areas of the site, totaling approximately 4,442 square metres (47,813 sq.ft) or 48% to the City, at no cost, for long term preservation and stewardship. Conveyance of this land provides maximum safeguarding of the Streamside Areas, in accordance with the OCP.
- The land use concept will allow for the protection of 2 tributaries of an unnamed stream which are classified as Class B and Class C watercourses under the Zoning By-law, as well as for preserving the existing vegetation within the area that is to be conveyed.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 8, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in the Douglas NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed gross density is 12 uph/ 5 upa based on the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils (greater than 300 mm in depth), roof downspout disconnection, vegetable swales, dry swales, sediment control devices will be provided on site.</li> <li>• The riparian area of the site, encompassing approximately 48% of the site, will be conveyed to the City for conservation purpose.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTEDo) principles will be incorporated for houses facing the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification in the form of a development proposal sign and pre-notification letters has taken place.</li> <li>• Surrounding residents will have an opportunity to voice any concerns at a future Public Hearing.</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth required under the "Single Family Residential (13) Zone (RF-13)" from 24 metres (79 sq.ft.) to 23 metres (75 sq.ft.) for proposed Lot 4.

**Applicant's Reasons:**

- Lot 4 has an odd shape at the north west corner which is a result of the Stream Side setback requirements and the proposed “flexing” of the setback area. The lot has sufficient area but as a result of the proposed “flexing” will require a variance for lot depth on the southern boundary.

**Staff Comments:**

- The depth of the southern boundary of the lot is 23 metres (75 sq.ft.), while the depth at the northern boundary is 25 metres (82 sq.ft.).
- The proposed lot depth does not meet the minimum lot depth of 24 metres (79 sq.ft.) required due to the proximity of the proposed lot to setback area required from the top of bank of the Class B Stream.
- Proposed Lot 4 meets the minimum site area of RF-13 lots at 336 square metres (3,617 sq.ft.). Despite the reduced depth, the building consultant has demonstrated that the maximum allowable size dwelling and setback requirements of the RF-13 Zone, can be achieved on the lot.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Subdivision Layout & Survey Plan
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.	MOTI Approval
Appendix VIII.	NCP Re-designation Map
Appendix IX	Development Variance Permit No. 7918-0291-00

**INFORMATION AVAILABLE ON FILE**

(All the following are optional depending on the individual case)

- Geotechnical Study Prepared by Able Geotechnical Ltd., dated January 4, 2019
- Environmental Report Prepared by Envirowest Consultants Inc., dated February 8, 2019

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

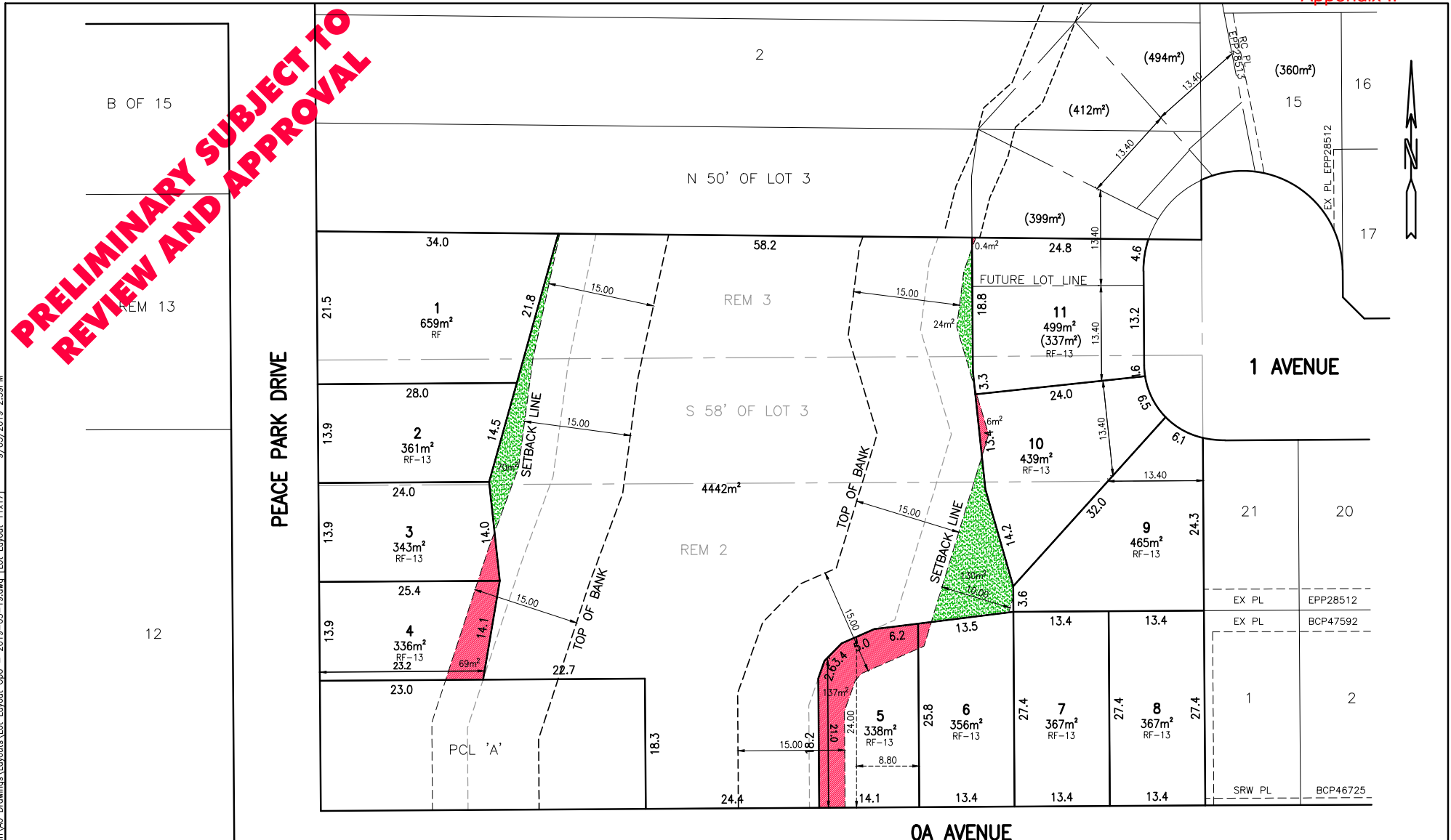
## SUBDIVISION DATA SHEET

Proposed Zoning: RF &amp; RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.27
Hectares	0.92
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	11
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4m -21.8m
Range of lot areas (square metres)	336m <sup>2</sup> -659m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12 lots/ha or 4.85 lots/Acre
Lots/Hectare & Lots/Acre (Net)	25.2 lots/ha or 10.2 lots/Acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	4,442m <sup>2</sup>
% of Gross Site	48%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

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CLIENT:	PROJECT: 70, 84, & 90 PEACE PARK DRIVE, SURREY, B.C.		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 18046	DATE: MAR 2019	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

**OA AVENUE**

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

Member  
**PACIFIC BAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

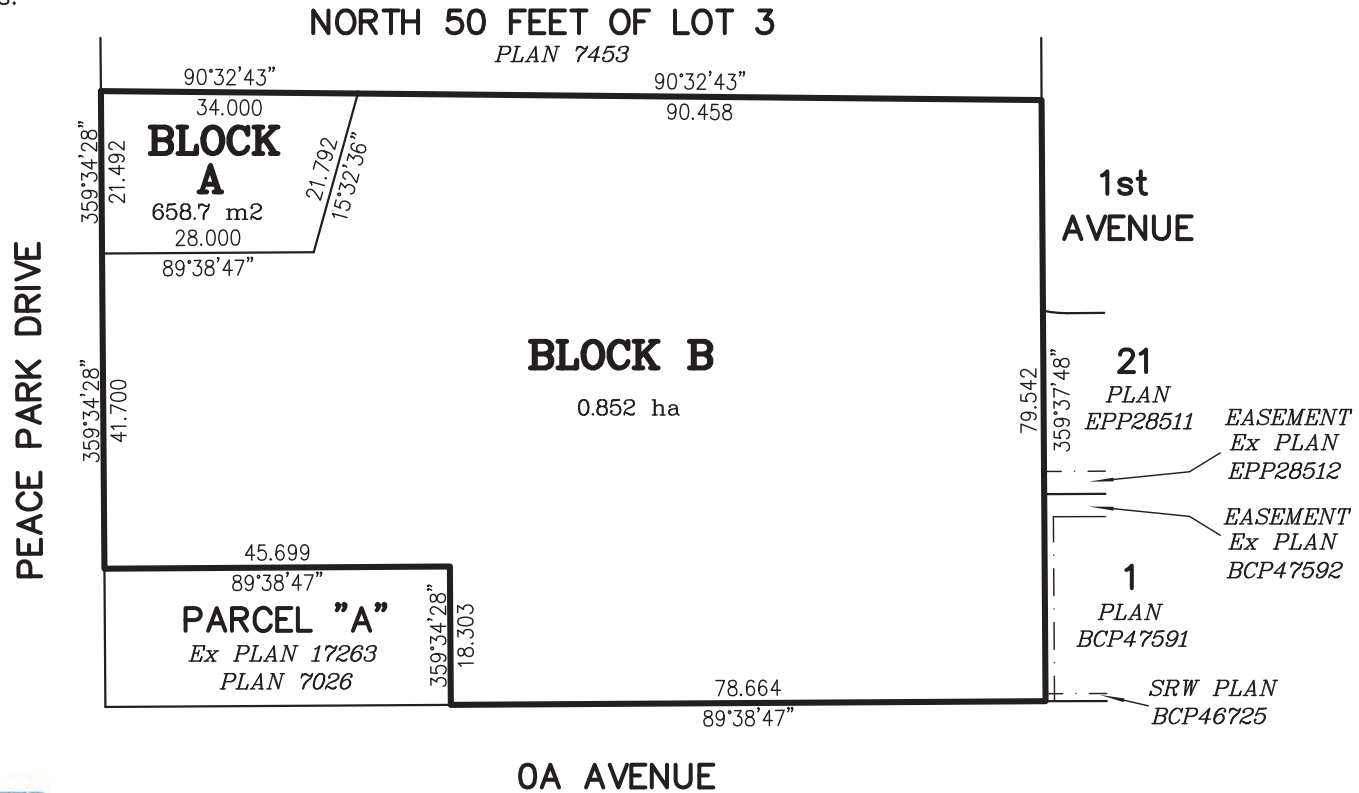
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW# \_\_\_\_\_  
 OF LOT 3 EXCEPT: FIRSTLY: THE NORTH 50 FEET, SECONDLY: THE SOUTH  
 58 FEET, PLAN 7453; THE SOUTH 58 FEET OF LOT 3, PLAN 7453; AND LOT 2  
 EXCEPT: PARCEL 'A' (EXPLANATORY PLAN 17263), ALL OF SECTION 6  
 TOWNSHIP 7 NEW WESTMINSTER DISTRICT**

SCALE 1:1000



All Distances are in Metres.

Total Area Block A = 658.7 m<sup>2</sup>  
 Total Area Block B = 0.852ha  
 Total Block A & B = 0.918 ha



B.C. Land Surveyors  
 #104 – 5830 176 'A' Street  
 Cloverdale, B.C.  
 FILE: JS1468\_RZ

*This Plan Lies Within The  
 Metro Vancouver Regional District*

Certified correct, completed on  
 the 6th day of September, 2019.  
 Digitally signed by  
 © Andrew Slater AT7MKV  
 Date: 2019.09.06  
 13:13:47 -07'00'

B.C.L.S.



## INTER-OFFICE MEMO

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

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

DATE: **Sep 06, 2019  
(Supersedes May 13, 2019)** PROJECT FILE: **7818-0291-00**

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RE: **Engineering Requirements  
Location: 70/84/90 Peace Park Dr**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- dedicate remaining 14.0 metre Cul de Sac on 1 Avenue fronting development.
- provide 0.5 metre ROWs fronting 0 Avenue and Peace Park Drive.


***Works and Services***

- construct Peace Park Drive to a through local standard complete with 8.5 asphalt pavement, barrier curb, 4.5 metre boulevard, with a 1.5 metre concrete sidewalk, street lights and street trees.
- construct the remaining Cul de Sac bulb on 1 Avenue with asphalt pavement, 'R' type curb and gutter, 3.0 metre boulevard with streetlights and street trees.
- construct the north side of 0A Avenue to a through local road complete with 8.5 metre, barrier curb, 4.5 metre boulevard, with a 1.5 metre concrete sidewalk, streetlights and street trees.
- construct storm sewer on Peace Park Drive.
- construct water, sanitary and storm service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of a Development Variance Permit.

*For*   
Tommy Buchmann, P.Eng.  
Development Services Manager

LR1

NOTE: Detailed Land Development Engineering Review available on file



September 12, 2019  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7918 0291 00 (Updated)

SUMMARY  
 The proposed 11 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

September 2018 Enrolment/School Capacity

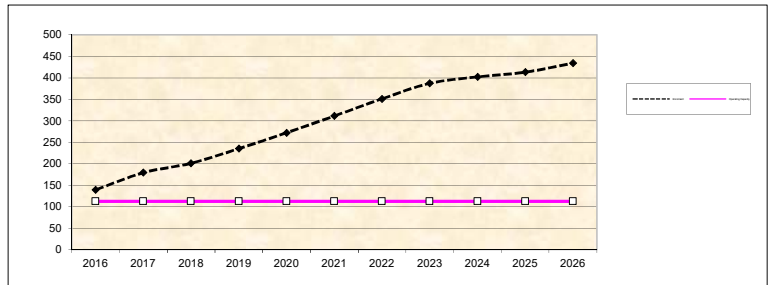
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	31 K + 170
Operating Capacity (K/1-7)	19 K + 93
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1851
Capacity (8-12):	1500

**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.

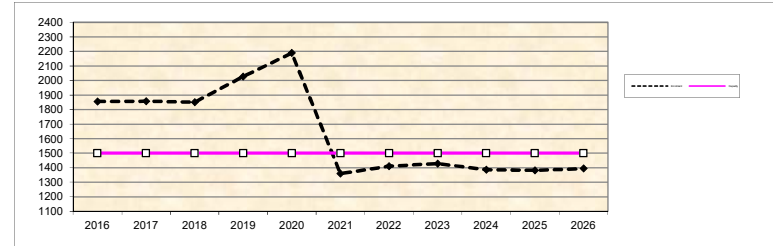
As of September 2018, Hall's Prairie Elementary had 5 portables on site to meet the growing in-catchment demand. Construction of the new Douglas area elementary school has begun and is targeted to open in the early spring of 2021.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2021. The new elementary school will continue to Earl Marriott Secondary school.

**Hall's Prairie 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: 18-0291-00  
Project Location: 70, 84, and 90 - Peace Park Drive, 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 west side of the subject site is located adjacent to Peace Park Drive which is adjacent to the northeast corner of Peace Arch Park, a large open manicured grass knoll with numerous mature trees. There are no buildings in the Park that provide architectural context.

Homes on the east side of Peace Park Drive (west side of the subject site) are small old urban structures from the 1940's and 1950's. Homes include three small (500 - 1000 sq.ft.) simple low mass Bungalows, two low mass 1 ½ storey homes under 2000 sq.ft., and one small (1800 sq.ft.) Two-Storey home. Roof slopes range from flat to 9:12, and roofs are surfaced either with tar and gravel (one home) or asphalt shingles (all other homes). Wall cladding materials include stucco, vinyl and cedar in neutral, natural, and primary colours.

Although these homes are in a good state of repair for their age, the relationship between structure value and land value is such that there is a high likelihood of redevelopment in the foreseeable future. These homes therefore are not likely to be part of the future character. It would not be appropriate to emulate these homes in a new development because the size and functional utility of these homes would not meet the needs of most new homeowners, and because the massing designs do not match the more architecturally complex designs preferred by new South Surrey homeowners.

The subject site is bordered on the east side by the 1A Avenue cul-de-sac connecting to 169A Street. These streets contain a new 21 lot RF-12 subdivision, Surrey project 11-0103-00, which is now built out. The homes are all 2800 sq.ft. (maximum RF-12 size) Two-Storey type in styles best described as "Neo-Traditional" or "Neo-Heritage. Massing designs are mid-scale, typically featuring a 1 ½ storey front entrance portico, with double garage, and upper floors set back in accordance with RF-12 zone requirements. Roof slopes range from 8:12 to 14:12. All homes have either three or four street facing common gable projections, all articulated with painted wood wall shingles and gable brackets. All of these homes have a shake profile asphalt shingle roof. Homes are clad in horizontal painted fibre cement board (Hardiplank), and all homes have a generous masonry accent. Trim and detailing standards are high, with layered barge boards and feature wood brackets at gable ends, built out posts, and bold trim at windows and structure corners. These homes all meet high modern standards, and are ideal context homes.



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

- 1) **Context Homes:** Homes along Peace Park Drive are desirable historically, but are not suitable for emulation in a year 2019 development. This area is not "themed" and so some flexibility is appropriate for style, roof slope, etc. on proposed lots 1-4. Homes at the east side of the site within Surrey project 11-0103-00 are clearly themed within a "Neo-Heritage" and "Neo-Traditional" style range. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development at the east side of the site, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes on lots 5 - 11 should be consistent in theme, representation and character with homes in Surrey project 11-0103-00.
- 2) **Style Character :** Homes at the west side are old urban styles and homes at the east side are "Neo-Traditional" and "Neo-Heritage" styles. 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 :** There are a 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 RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos 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.
- 6) **Exterior Wall Cladding :** This is an area in which high value homes have recently 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 new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 7:12 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 from the roof structure below.

**Streetscape:** At the west side of the site, along Peace Park Drive are a variety of small old urban homes in a good state of repair. West of that is an open grass knoll covering most of Peace Park. At the east side of the site are new (post year 2012), 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes with balanced, architecturally interesting massing designs. The homes have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with cedar shingles, and all have bold raised trim. Homes are clad in Hardiplank with a generous stone accent. Landscapes meet an average to high modern urban standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary" (lots 1 - 4 only), 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 2017'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)**

On lots 5 - 11 inclusive, strong relationship with neighbouring "context homes" in the 000 and 100 blocks of 169A Street and in the 16900 block of 1 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible 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:** Lots 1 - 4 minimum 5:12, and lots 5 - 11; minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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

**In-ground basements:** 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 17 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.

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

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

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

# APPENDIX F

## TREE PRESERVATION SUMMARY



Appendix VI

### TREE PRESERVATION SUMMARY

Surrey Project No.: \_\_\_\_\_  
Project Address: 70, 84, 90 Peace Park Drive, Surrey, BC  
Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	44
<b>Bylaw Protected Trees to be Removed</b>	44
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	0
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 24 times 1 = 24 All Other Bylaw Protected Trees at 2:1 ratio: 20 times 2 = 40 TOTAL:	64
<b>Replacement Trees Proposed</b>	31
<b>Replacement Trees in Deficit</b>	33
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b> (note that an estimated 10 trees will require removal - TBD during land clearing)	45 (estimated)

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	0
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 TOTAL:	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist

Dated: September 11, 2019

Direct: 604 812 2986  
Email: nick@aclgroup.ca



Your File #: 7918-0291-00  
MOTI File #: 2018-06392  
Date: Dec/11/2018

City of Surrey  
13450 104 Avenue  
Surrey, British Columbia V3T 1V8  
Canada

Attention: Daren Zuk, Associate Planner

**Re: Preliminary Rezoning Approval from One-Acre Residential Zone to Single Family Residential Zone and Single Family Residential (13) Zone for:**  
70, 84 and 90 Peace Park Drive, Surrey  
Lot 2 Except: Parcel "A" (Explanatory Plan 17263); Section 6 Township 7 NWD Plan 7026  
South 58 Feet of Lot 3 Section 6 Township 7 NWD Plan 7453  
Lot 3 Except: Firstly the North 50 Feet, Secondly the South 58 Feet; Section 6 Township 7 NWD Plan 7453

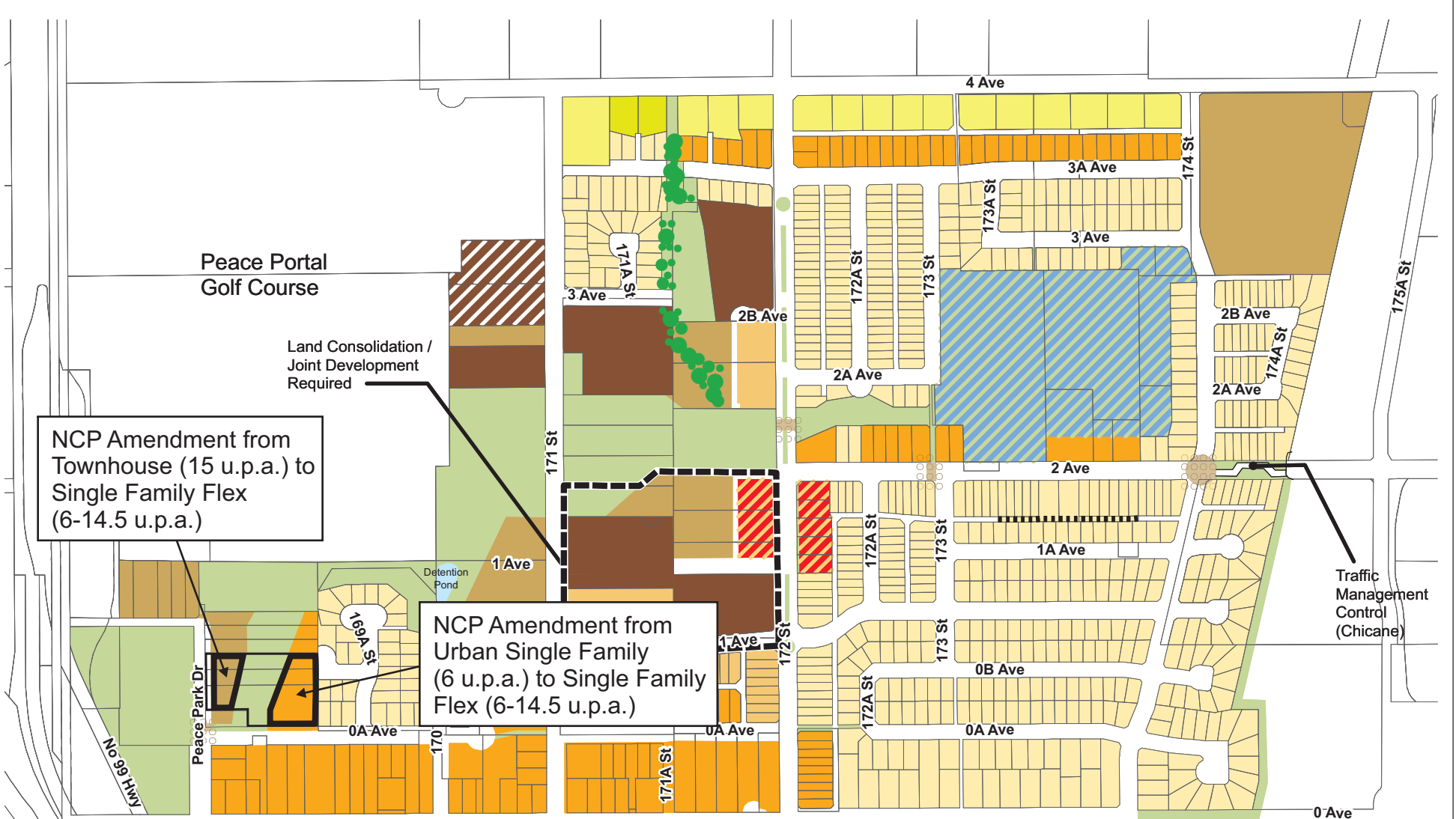
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to call Mariah Hiebert at (604) 527-2229.

Yours truly,

Mariah Hiebert  
District Development Approvals Technician

Local District Address
Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

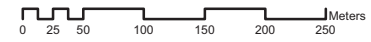


**DOUGLAS Neighbourhood Concept Plan**

STATE OF WASHINGTON

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- |                           |  |                                  |              |                                     |
|---------------------------|--|----------------------------------|--------------|-------------------------------------|
| Creeks & Rivers           | Townhouses 15 u.p.a.                           | Suburban 1/2 Acre (2 u.p.a.)     | Strata Lots  | Future Lane                         |
| Special Paving Areas      | Townhouses 20 u.p.a.                           | Suburban Transition (2-4 u.p.a.) | Pond Buffers | Traffic Circles & Landscaped Median |
| Main Pedestrian Corridors | Townhouses 30 u.p.a.                           | Commercial / Residential         | Open Space   | Significant Vegetation Corridor     |
| Buffer to Industrial Area | Single Family Residential Flex (6-14.5 u.p.a.) | School / Park Site               |              |                                     |
|                           | Small Lot Single Family (10 u.p.a.)            |                                  |              |                                     |
|                           | Urban Single Family (6 u.p.a.)                 |                                  |              |                                     |



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0291-00

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: 011-074-949  
Lot 2 Except: Parcel "A" (Explanatory Plan 17263); Section 6 Township 7 New  
Westminster District Plan 7026  
70 Peace Park Drive

Parcel Identifier: 002-477-424  
South 58 Feet of Lot 3 Section 6 Township 7 New Westminster District Plan 7453  
84 Peace Park Drive

Parcel Identifier: 002-251-329  
Lot 3 Except: Firstly: The North 50 Feet, Secondly: The South 58 Feet; Section 6  
Township 7 New Westminster District Plan 7453  
90 Peace Park 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 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) Subsection K.2. Subdivision of Part 16B-Single Family Residential (13) Zone is varied to reduce the minimum lot depth, from 24 metres (79 ft.) to 23 metres (75 ft.) for proposed Lot 4.
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 .

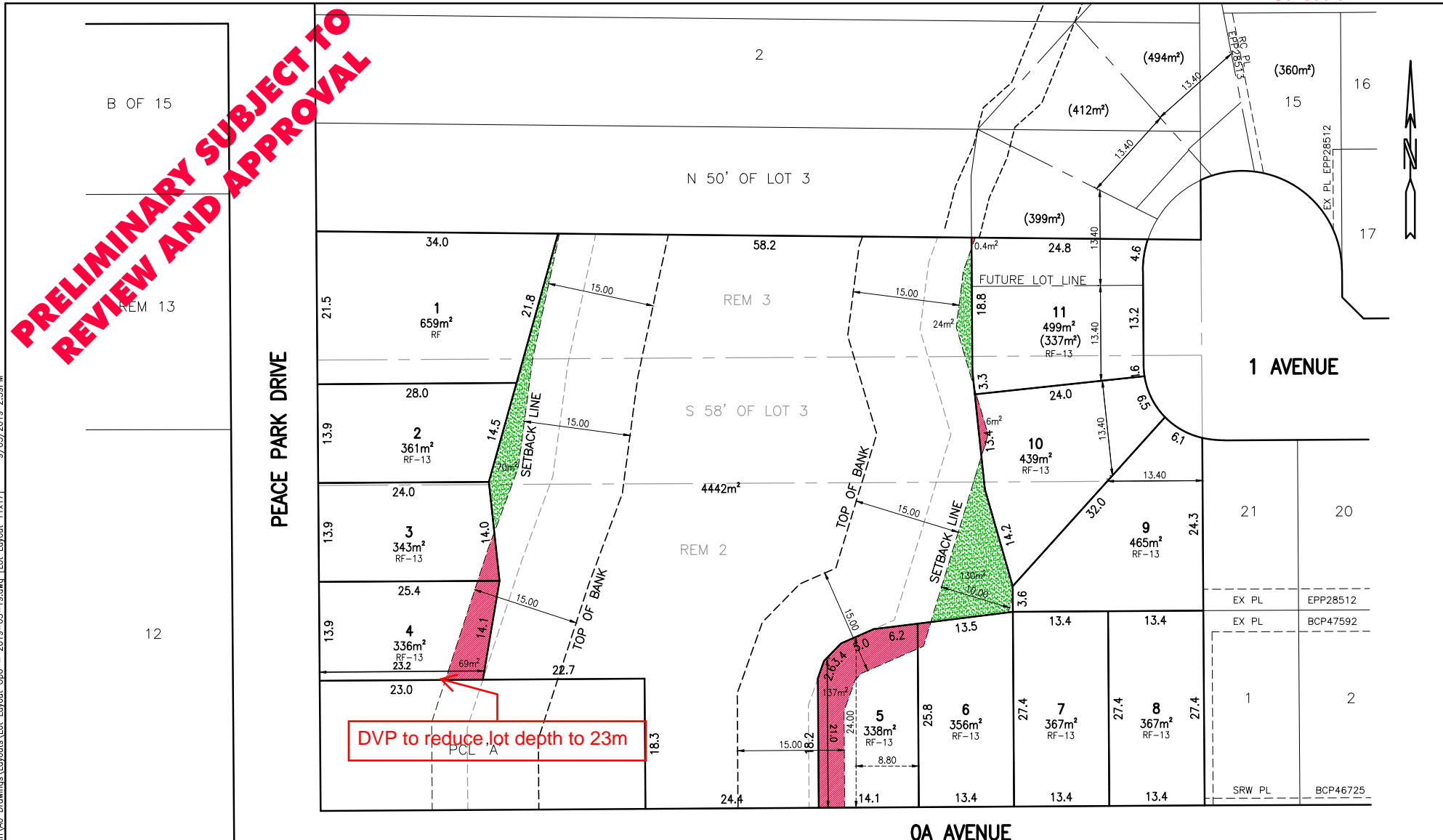
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli





**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

G:\Projects\18046\eh\40\_Drawings\Layouts\Lot\_Layout\_0p6 - 2019-03-19.dwg [Lot\_Layout\_11x17] 9/03/2019 2:59PM

CLIENT:	PROJECT: 70, 84, & 90 PEACE PARK DRIVE, SURREY, B.C.		
DRAWING TITLE: RESIDENTIAL SUBDIVISION	SCALE: 1:500	MUNICIPAL PROJECT No:	
PROJECT No. 18046	DATE: MAR 2019	LEGAL:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

**OA AVENUE**

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

Member  
**PACIFIC BAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com