

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7918-0455-00  
 7918-0455-01

Planning Report Date: November 8, 2021

**PROPOSAL:**

- **Development Variance Permit**

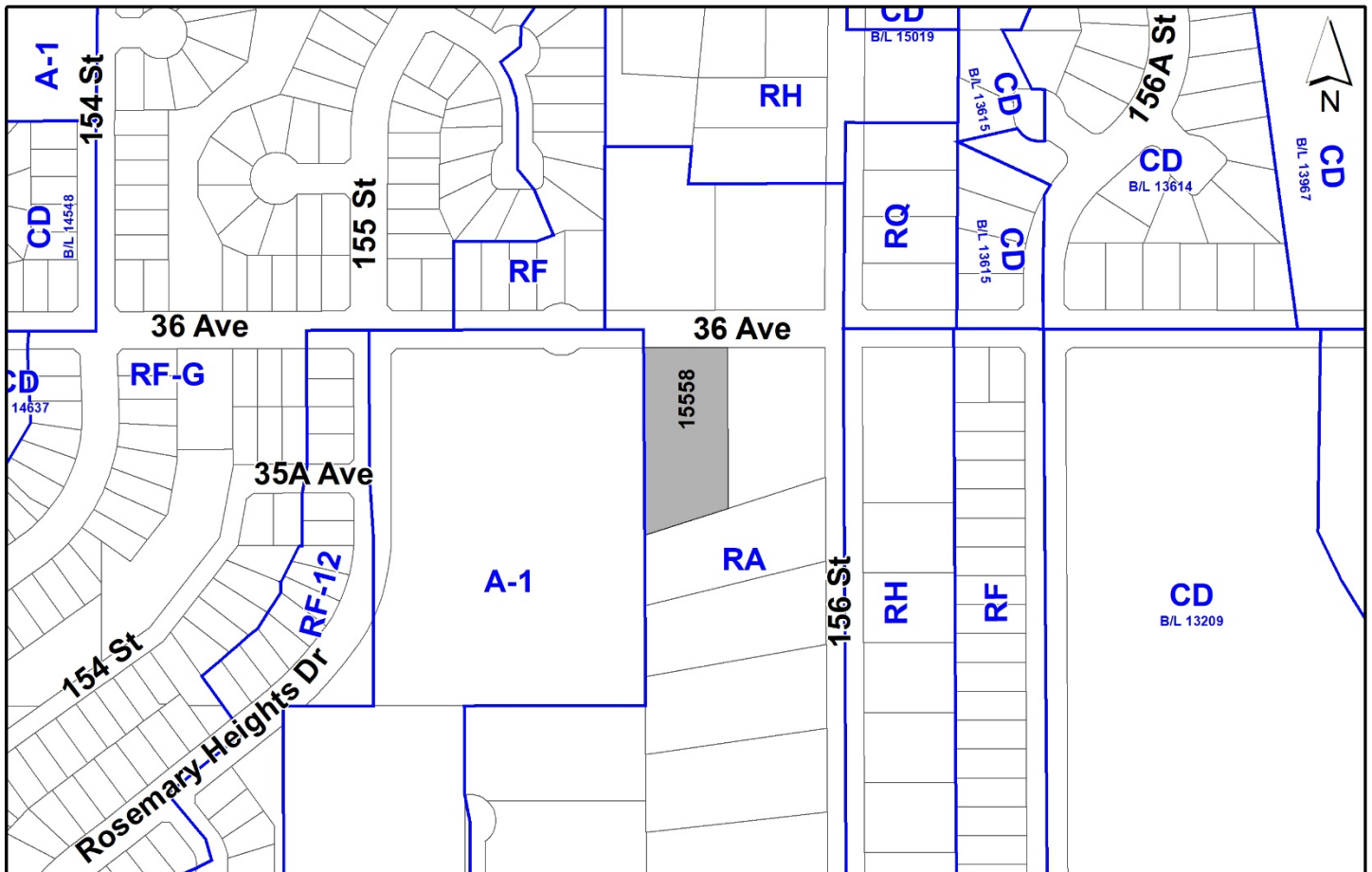
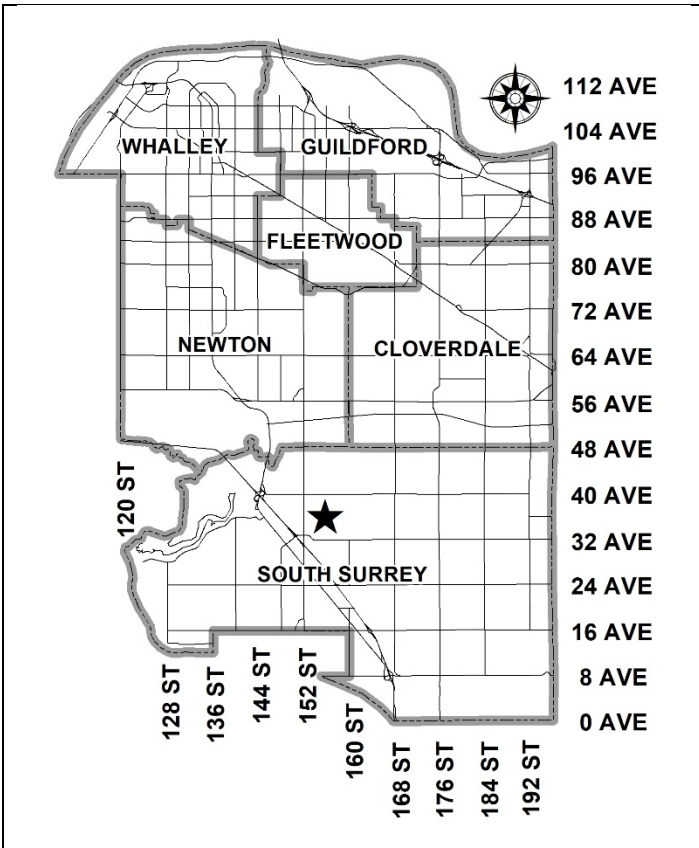
to reduce the minimum front and side yard setbacks to retain an existing single family dwelling as part of a rezoning and subdivision application.

**LOCATION:** 15558 - 36 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Suburban ¼ Acre Residential



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum side yard setback and minimum front yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2.

## RATIONALE OF RECOMMENDATION

- The proposed variance to reduce the minimum side yard setback and the front yard setback is to allow retention of an existing dwelling on proposed Lot 2. The reduced side yard setback is along the north boundary and interfaces proposed Lot 1 within the same subdivision proposal. Furthermore, the side yard setback reduction from 2.4 to 2.0 metres is relatively modest. The reduced front yard setback is necessary to accommodate the dedication of a new road- 155A Street along the west property line. As the proposed variances have little impact on surrounding properties, staff believe that the variances are appropriate.
- Development Variance Permit No. 7918-0455-00 was supported by Council on April 8, 2020, for a reduction to the minimum side yard setback from 2.4 metres to 2.1 metres for this application. A review of the location certificate survey plan for the existing dwelling identified that a 2.0 metre setback (instead of the previously approved 2.1 metres) is required in order for the existing dwelling to be retained on proposed Lot 2.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit No. 7918-0455-00.
2. Council approve Development Variance Permit No. 7918-0455-01 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 2.4 metres to 2.0 metres; and
  - (b) to reduce the minimum front yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 7.5 metres to 3.9 metres.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban ¼ Acre Residential	RA
North (Across 36 Ave):	Single family dwelling	Suburban ¼ Acre Residential	RA
East:	Single family dwelling; under application to develop (7915-0002-00)	Suburban ½ Acre Residential	RA
South:	Single family dwelling; under application to develop (7918-0454-00)	Suburban ½ Acre Residential/Suburban ¼ Acre Residential	RA
West:	Rosemary Heights Elementary School	Elementary School	A-1

### Context & Background

- The subject site, located at 15558 – 36 Avenue, is designated "Suburban" in the Official Community Plan (OCP), "Suburban ¼ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan (NCP), and is zoned "One-Acre Residential Zone (RA)".
- On April 8, 2020, Development Application No. 7918-0455-00 received Conditional Approval from Council at the Regular Council – Public Hearing meeting for rezoning from the "One Acre Residential (RA) Zone" to "Quarter-Acre Residential Zone (RQ)" to permit subdivision into 3 single family lots. At this meeting, Council also supported a Development Variance Permit No. 7918-0455-00 to reduce the minimum side yard setback of the RQ Zone from 2.4 metres to 2.1 metres and the front yard setback of the RQ Zone from 7.5 metres to 3.9 metres in order to retain the existing dwelling on proposed Lot 2.



## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7918-0455-01
- Appendix II. Initial Planning Report No. 7918-0455-00, dated March 9, 2020

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0455-01

Issued To:

(the "Owner")

Address of Owner:

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: 011-772-689  
Lot 1 Section 26 Township 1 New Westminster District Plan 78681

15558 - 36 Avenue

(the "Land")

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

Parcel Identifier:

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- (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 F of Part 15C- Quarter-Acre Residential Zone (RQ) is varied to reduce the minimum side yard setback, from 2.4 metres to 2.0 metres for proposed Lot 2.
  - (b) Subsection F of Part 15C- Quarter-Acre Residential Zone (RQ) is varied to reduce the minimum front yard setback, from 7.5 metres to 3.9 metres for proposed Lot 2.
- 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

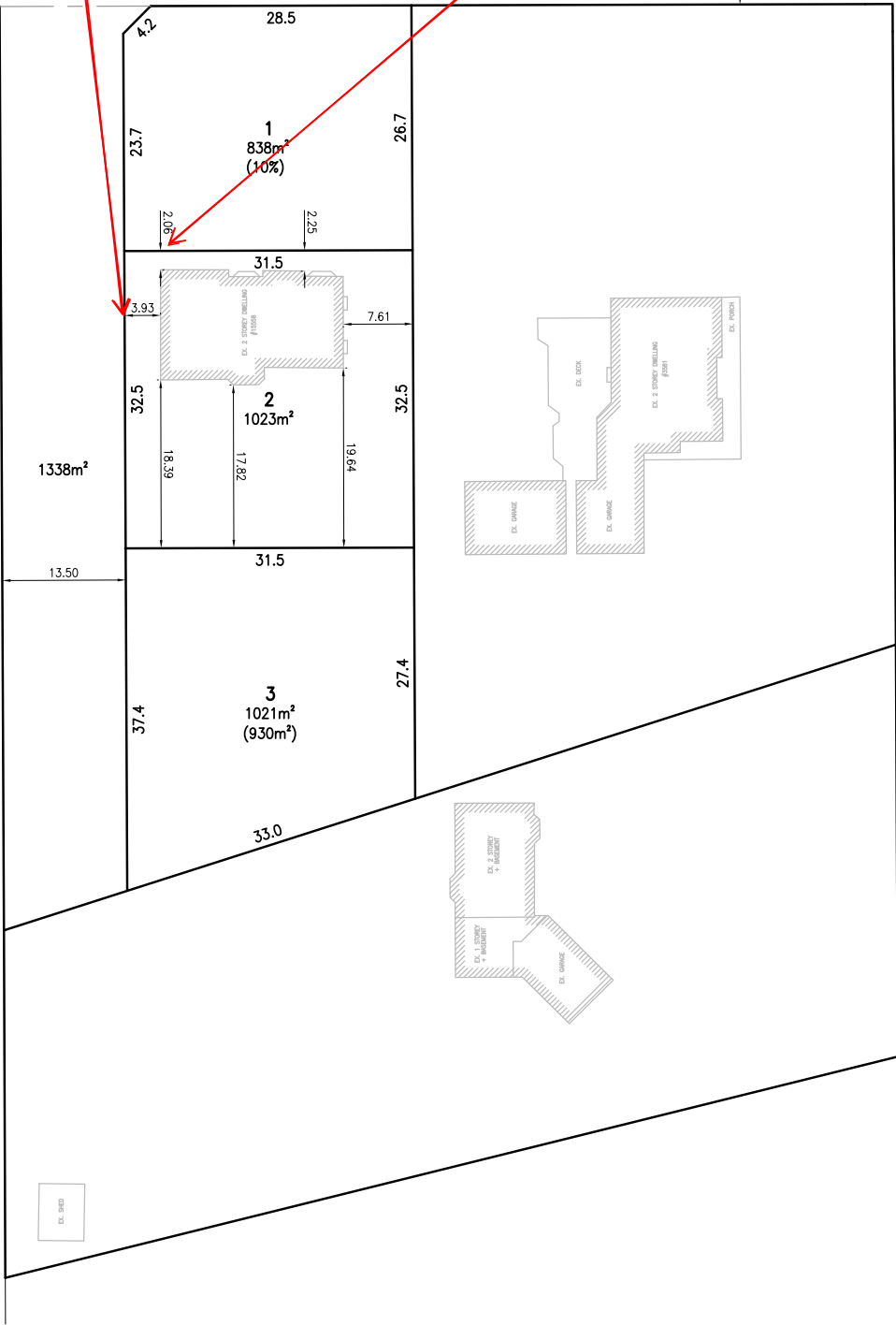
to reduce the minimum front yard setback, from 7.5 metres to 3.9 metres for proposed Lot 2.

to reduce the minimum side yard setback, from 2.4 metres to 2.0 metres for proposed Lot 2.

36 AVENUE



156 ST



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

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

CLIENT:	PROJECT: 3549 - 156 STREET & 15558-36 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 19043	DATE: OCT 2019	LEGAL:	MUNICIPAL PROJECT No: 15-0085-00
SCALE: 1:500			

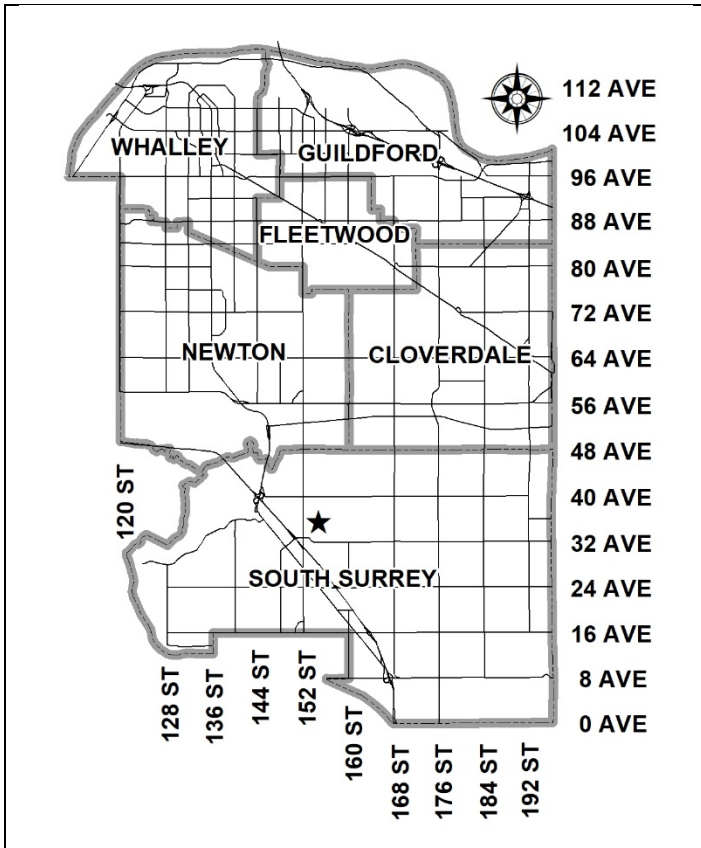


## Appendix II

### City of Surrey PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0455-00

Planning Report Date: March 9, 2020



#### PROPOSAL:

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

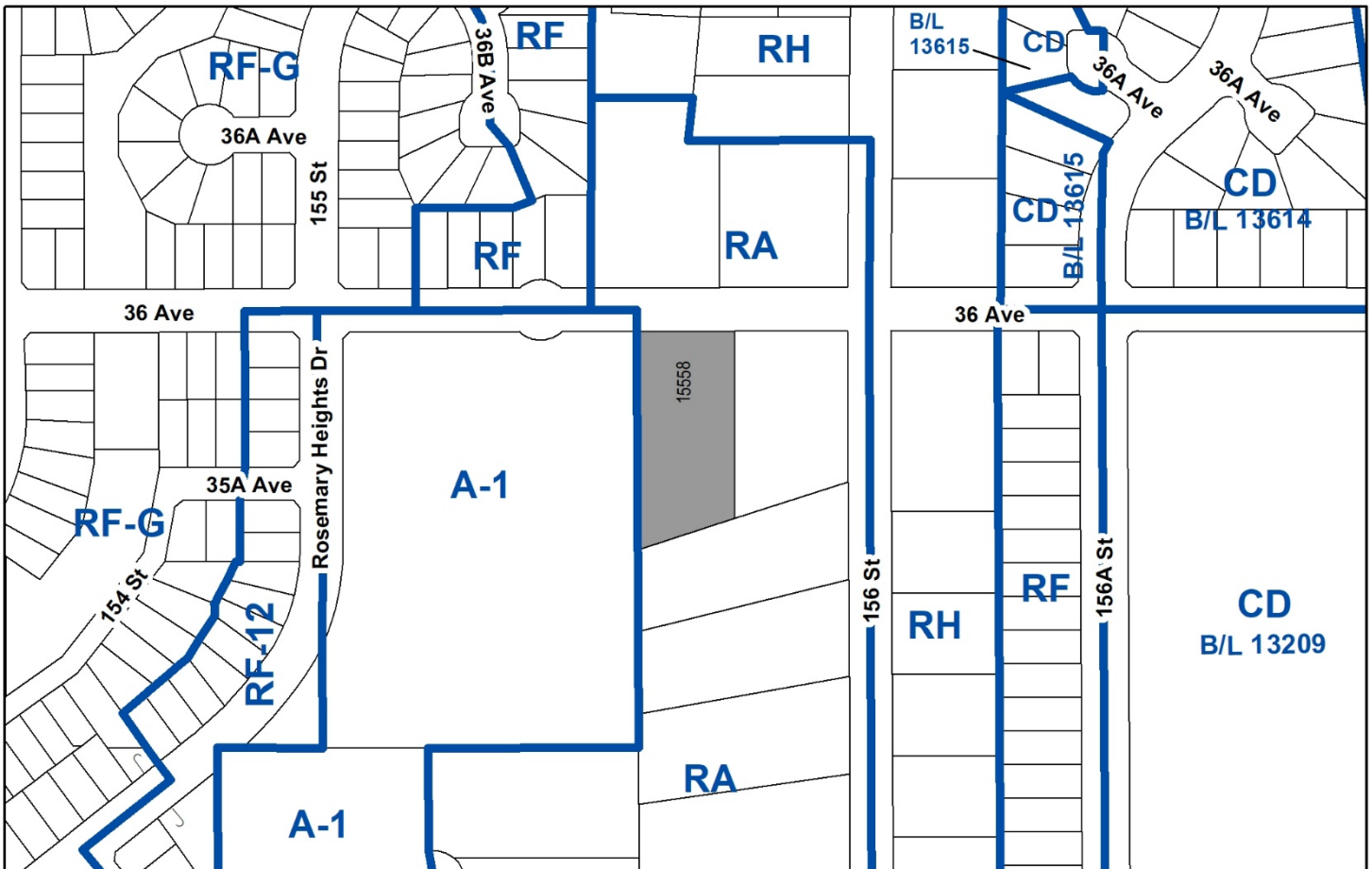
to allow subdivision into 3 lots and relaxations to building setbacks to allow retention of an existing dwelling on one of the lots

**LOCATION:** 15558 - 36 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Suburban ¼ Acre Residential



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes to reduce the minimum side yard setback and the minimum front yard setback for proposed Lot 2.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the site's Official Community Plan (OCP) Designation (Suburban).
- The proposal complies with the Suburban ¼ Acre Residential designation under the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
- The proposed variance to reduce the minimum side yard setback and the front yard setback is to allow retention of an existing dwelling on proposed Lot 2. The reduced side yard setback is along the north boundary and interfaces proposed Lot 1 within the same subdivision. Furthermore, the side yard setback reduction from 2.4 to 2.1 metres is relatively modest. The reduced front yard setback is necessary to accommodate the dedication of 155A Street. As the proposed variances have little impact on surrounding properties, the variance can be supported.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the site from "One Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0455-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 2.4 metres to 2.1 metres; and
  - (b) to reduce the minimum front yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 7.5 metres to 3.9 metres.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) registration of a Section 219 Restrictive Covenant for tree protection; and
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 to facilitate future consolidation and subdivision with the adjacent property at 3549-156 Street.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban ¼ Acre Residential	RA
North (Across 36 Ave):	Single family dwelling	Suburban ¼ Acre Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single family dwelling; under application to develop (7915-0002-00) and scheduled to be considered by Council at the Land Use meeting on March 9, 2020.	Suburban ½ Acre Residential	RA
South:	Single family dwelling; under application to develop (7918-0454-00) and scheduled to be considered by Council at the Land Use meeting on March 9, 2020.	Suburban ½ Acre Residential/Suburban ¼ Acre Residential	RA
West:	Rosemary Heights Elementary School	Elementary School	A-1

### Context & Background

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban ¼ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan.
- The applicant originally submitted a different proposal (Development Application No. 7915-0085-00) which included the property at 3549-156 Street to create an 8 lot subdivision.
- Similar to a number of other applications in this suburban pocket in the Rosemary Heights Central Neighbourhood Concept Plan (NCP) received in 2014 and 2015, the previous application proposed an amendment to the Official Community Plan to re-designate the site from "Suburban" to "Urban", amendment to the NCP from "Suburban 1/2 Acre residential" to "Transitional Single Family Residential (5upa max)", and rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Single Family Residential Zone (RF)").
- At the time the community was concerned about increased densification and non-suburban lot types associated with these applications, and other implications such as overcrowding of schools, increased through traffic, on site tree retention and additional pressure on existing municipal services. In response to these concerns, Council authorized a review of the NCP in June 12, 2017 and subsequently approved amendments to portions of the suburban pocket within the NCP on March 7, 2018 (Corporate Report Ro48).
- In response to community feedback, the amended NCP maintains the "Suburban ½ Acre Residential" designation for properties along the portion of 156 Street between 34 and 36 Avenues, and along the portion of 155 Street that is to the south of 34 Avenue. Lots created under this designation are expected to comply with the Half-Acre Residential (RH) Zone, to maintain the character of existing larger lot size in the core of this suburban pocket.

- The "Suburban Quarter Acre Residential" designation was introduced in the amended NCP, to apply for the properties north of 36 Avenue, and along portions of the west side of the suburban pocket between 34 and 36 Avenues. Lots created under this designation are expected to comply with the Quarter Acre Residential (RQ) Zone.
- The original application on the subject property (Development Application No.7915-0085-00) has been closed. The subject site and the property at 3549-156 Street are now subject to different development applications. These two new applications, along with the proposed subdivision at 3581-156 Street (Development Application No. 7915-0002-00) are being assessed concurrently.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential (RA)" Zone to "Quarter Acre Residential (RQ)" Zone to allow subdivision into three lots (Appendix I).
- The applicant seeks to retain the existing dwelling on proposed Lot 2.
- Approximately 91 square metres on the southern portion of Lot 3 is to be registered as "No Build" to facilitate future consolidation and subdivision with the adjacent property at 3549-156 Street.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,220m <sup>2</sup>
Road Dedication:	1,338m <sup>2</sup>
Net Site Area:	2,882m <sup>2</sup>
<b>Number of Lots:</b>	3
<b>Unit Density:</b>	2.9 upa
<b>Range of Lot Sizes</b>	838m <sup>2</sup> to 1,023m <sup>2</sup>
<b>Range of Lot Widths</b>	24 m to 37 m
<b>Range of Lot Depths</b>	28.5m to 33m

### Referrals

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

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

2 students at Rosemary Heights Elementary School  
1 student at Earl Marriott Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2022.

Parks, Recreation & Culture: No concerns

### **Transportation Considerations**

- The subdivision provides a 13.5 metres wide road dedication to facilitate the construction of a north- south road (155A Street) which will ultimately provide a connection between 34 Avenue and 36 Avenue in accordance with the NCP.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BYLAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The site is designated "General Urban" in the Regional Growth Strategy. The proposal complies with the RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The site is designated "Suburban" under the OCP. The proposal complies with the 4 units per acre density requirement under the OCP designation.

### **Secondary Plans**

#### Land Use Designation

- The site is designated Suburban ¼ Acre Residential under the Rosemary Heights Central Neighbourhood Concept Plan (NCP) which allows up to 4 units per acre.

- The NCP specifies that density may be considered on a gross site basis for this site to facilitate construction of the north-south road (155A Street).
- With a proposed gross density of 2.9 units per acre, the proposed development complies with the NCP.

### **Zoning Bylaw**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- Under the General Provisions of the Zoning Bylaw, the City's Approving Officer may reduce the area of one lot in a subdivision provided that the area of this lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. With a proposed lot area of 838 square metres, proposed Lot 1 meets the 90% minimum area of the RQ Zone. The Approving Officer has indicated that should Council support the proposal he would be supportive of utilizing this provision. It is noted that utilization of this provision will facilitate retention of the existing dwelling on proposed Lot 2 and the road dedication for the north-south road (155A Street) connecting 34 Avenue and 36 Avenue.

### **Setback Variance**

- The applicant is requesting the following variances:
  - To reduce the minimum side yard setback from 2.4 metres to 2.1 metres on proposed Lot 2.
  - To reduce the minimum front yard setback from 7.5 metres to 3.9 metres on proposed Lot 2.
- The proposed variance to reduce the minimum setbacks is to allow retention of an existing dwelling on proposed Lot 2. The reduced side yard setback is along the north boundary and interfaces proposed Lot 1 within the same subdivision. Furthermore, the side yard setback reduction from 2.4 to 2.1 metres is relatively modest. The reduced front yard setback is necessary to accommodate the dedication of 155A Street.
- As the proposed variances have little impact on surrounding properties, the variance can be supported.

### **Lot Grading and Building Scheme**

- The applicant retained Mike Tynan of Tynan Consulting Ltd as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" and "West Coast Contemporary".

- A preliminary lot grading plan, submitted by Hub Engineering Inc, and dated December 9, 2019, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

Pre-notification letters were sent on February 11, 2020, and the Development Proposal Signs were installed on February 10, 2020. In response, Staff received 2 responses from neighbouring residents (*staff comments in italics*):

- Two residents expressed concerns regarding increased densification and non-suburban lot types of this application.

*(The proposal is in keeping with the updated Rosemary Heights Central NCP with the dedication of the required north-south road and with a proposed density of 2.9 units per acre, which is below the maximum 4 units per acre anticipated in the NCP.)*

### TREES

- Anna Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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	1	1	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	3	3	0
Birch	1	0	1
Oak (1 City Tree)	3	2	1
Katsura (City Tree)	1	0	1



Walnut (City Tree)	1	0	1
Crab Apple (City Tree)	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	13	13	0
Spruce	1	1	0
Western Red Cedar	20	20	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>45</b>	<b>41</b>	<b>4</b>
<hr/>			
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>11</b>		
<b>Total Retained and Replacement Trees</b>	<b>15</b>		

- The Arborist Assessment states that there is a total of 45 mature trees on the site, including one Alder tree. It was determined that 4 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 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 81 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site, the deficit of 70 replacement trees will require a cash-in-lieu payment of \$28,000 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$28,000 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed subdivision layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7918-0455-00

*approved by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CL/cm



156 ST

36 AVENUE

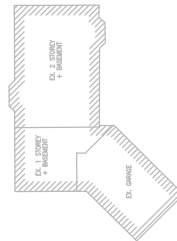
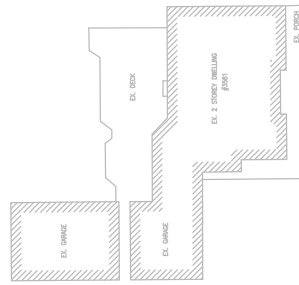
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1338m<sup>2</sup>

1  
838m<sup>2</sup>  
(10%)

2  
1023m<sup>2</sup>

3  
1021m<sup>2</sup>  
(930m<sup>2</sup>)



EX. SHED

20.06

**Hub Engineering Inc.**



Engineering and Development Consultants

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

CLIENT:	PROJECT: 3549 - 156 STREET & 15558-36 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 19043	DATE: OCT 2019	LEGAL:	MUNICIPAL PROJECT No: 15-0085-00
SCALE: 1:500			

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## INTER-OFFICE MEMO

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

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

DATE: **March 04, 2020** PROJECT FILE: **7818-0455-00**

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RE: **Engineering Requirements  
Location: 15558 36 Ave**

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

- dedicate 13.5 m for 155A Street; and
- register 0.5 m statutory right-of-way along 36 Avenue and 155A Street.

***Works and Services***

- construct south side of 36 Avenue;
- construct 155A Street; and
- construct required storm, sanitary, and water mains along road frontage to service the site. This includes all service connections, inspection chambers, water meters and fire hydrants.

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.



Jeff Pang, P.Eng.  
Development Services Engineer

M51

March 4, 2020  
**Planning**

**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.

Rosemary Heights Elementary reached capacity in 2010 after only being open for 2 years. As of September 2019 there are 3 portables + 4 modular units on site used as enrolling space. The school is currently operating at 112%. With Rosemary Heights reaching build out, the 10 year enrolment projections are indicating the start of decline.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, is in construction targeted to open for September 2021. When the school is open, Rosemary Heights will feed into the new secondary school until then the school will continue to report to Earl Marriott.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0455 00

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

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

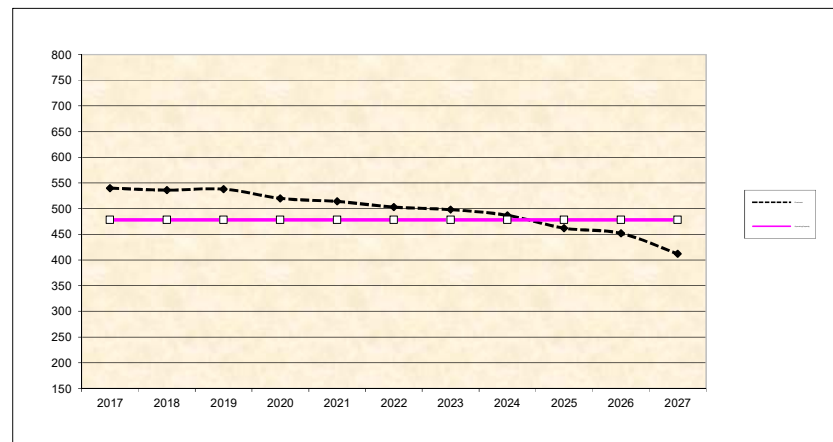
Elementary Students:	2
Secondary Students:	1

**September 2019 Enrolment/School Capacity**

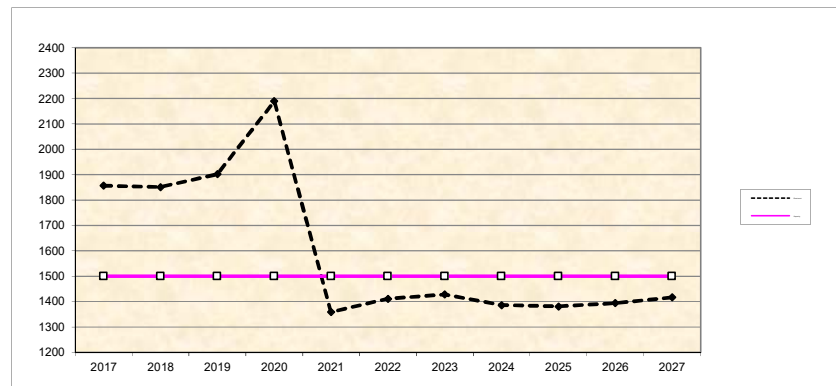
**Rosemary Heights Elementary**  
 Enrolment (K/1-7): 54 K + 484  
 Operating Capacity (K/1-7) 152 K + 326

**Earl Marriott Secondary**  
 Enrolment (8-12): 1902  
 Capacity (8-12): 1500

**Rosemary 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: 18-0455-00  
 Project Location: 15558 - 36 Avenue, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located in an old growth suburban neighborhood in the 3400 and 3500 blocks of 156 Street and the 15500 and 15600 blocks of 36 Avenue. Lots on the west side of 156 Street are zoned RA, and contain a mix of old urban Bungalows and Two Storey homes constructed in the 1970's, and two modern (less than 20 years old) suburban homes. Lots on the east side of 156 Street (opposite the subject site) were zoned RH as a result of numerous applications in 1997, 1998, and 1999. Homes on the east side are all suburban estate quality Two Storey homes, most over 4000 square feet in size. The homes are all in the traditional / neo-traditional / neo-heritage style range. All have massing designs that meet a modern standard in which various elements on the front of the home are proportionally consistent with other elements on the front, and are all well balanced across the facade. The homes are clad in stucco and have brick or stone accent veneers, and most have a Tudor batten feature. Roofs are surfaced either in cedar shakes or shake profile concrete roof tiles. Landscapes range from "above average" to "extraordinary". These homes provide excellent architectural context and landscaping context for the subject site.

This area overall, was built out over a time period spanning from the 1970's to the 2000's. The age distribution from oldest to newest is: 40 years old (40%), 30 years old (10%), less than 20 years old (50%). Home size distribution in this area is as follows: 2001-2500 sq.ft. (10%), 2501-3000 sq.ft. (50%), 3001-3550 sq.ft. (10%), over 3550 sq.ft. (30%), Styles found in this area include : "Old Urban" (30%), "West Coast Traditional (Bavarian emulation)" (10%), "Rural Heritage" (10%), "Traditional English" (10%), "Traditional Cape Cod" (10%), and "Neo-Traditional" (30%). Home types include : Bungalow (40%), 1.1/2 Storey (20%), and Two-Storey (40%).

The massing scale found on neighbouring homes ranges from low mass (Bungalow) structures to mid-scale structures with proportionally consistent, well balanced, context quality massing designs. The scale range for the front entrance element is: one storey, understated (10%), one storey (60%), one storey front entrance veranda in heritage tradition (20%), 1.1/2 storey front entrance (10%).

Most homes have a steeply sloped roof. Roof slopes include : low slope (flat to 5:12) = (18)%, moderate slope (6:12 to 7:12) = (9)%, steeply sloped (8:12 and steeper) = (72)%. Main roof forms (largest truss spans) include : common hip (40%), common gable (50%), and Dutch hip (10%). Feature roof projection types include : common hip (13%), common gable (53%), Dutch hip (13%), shed (13%), and carousel hip (7%). Roof surfaces include : rectangular profile type asphalt shingles (10%), shake profile asphalt shingles (10%), concrete tile (shake profile) (30%), cedar shingles (50%).

Main wall cladding materials include : horizontal cedar siding (20%), vertical channel cedar siding (20%), stucco cladding (60%). Vinyl is not used in this area. Feature veneers on the front façade include : brick (29%), stone (29%), wood wall shingles (7%), vertical board and batten cedar (7%), stucco (7%), and

Tudor style battens over stucco (21%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (40%), and Natural (earth tones) (60%).

Covered parking configurations : No covered parking (13%), Double garage (50%), Triple garage (38%).

A variety of landscaping standards are evident including : modest old suburban (10%), average old suburban (30%), high quality old suburban (10%), average modern suburban (10%), high quality modern suburban (20%), extraordinary suburban-estate (10%), and above average modern urban (10%). Driveway surfaces include : asphalt (14%), broom finish concrete (29%), exposed aggregate (29%), and stamped concrete (29%).

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

- 1) **Context Homes:** Sixty percent of neighbouring homes can be considered 'context homes', including 15614 - 36 Avenue, 3352 - 156 Street, 3538 - 156 Street, 3516 - 156 Street, and 3496 - 156 Street. Forty percent of homes, as identified in the residential character study are considered 'non-context', and are not recommended for emulation. The recommendation therefore is to adopt standards used on existing context homes described above, in the 3400 and 3500 blocks on the east side 156 Street, and to ensure consistency with standards commonly being used in post year 2018 suburban zone developments.
- 2) **Style Character :** New homes should have a suburban-estate character. Styles suited for this objective include a range of Traditional and Heritage styles in addition to modern interpretations including "Neo-Traditional" and "Neo-Heritage", and compatible 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 intent.
- 3) **Home Types :** Home types (Bungalow, Two-Storey, Split Level, Basement Entry, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RQ, RH, and RH-G zoned subdivisions constructed subsequent to 2018. 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 proportions should be located so as to create balance across the façade. Designs should be similar in theme, representation, and character, but have an identifiably unique identity from the context homes described above.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 1/2 storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 1/2 storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** 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 and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Most homes on the west side of the 3400 and 3500 blocks of 156 Street are old urban Bungalows or Two-Storey type homes set well back from the front lot line on one acre lots with a variety of landscape standards. On the east of 156 Street opposite the homes, are new (less than 20 year old) suburban estate quality Traditional / Heritage style Two-Storey homes situated on RH zone lots landscaped to a high to extraordinary modern 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", or other compatible styles 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 2015'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.

### Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Compatible relationship with neighbouring "context homes" in the 3400 and 3500 blocks on the east side of 156 Street. Homes will therefore be suburban estate manifestations of Traditional and Heritage style homes, including new interpretations; "Neo-Traditional" and "Neo-Heritage" or compatible styles. New homes will meet or exceed standards of the aforesaid context homes at 15614 - 36 Avenue, 3352 - 156 Street, 3538 - 156 Street, 3516 - 156 Street, and 3496 - 156 Street.

#### Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl

"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 or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.



- Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 30 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Nov. 13, 2019

**Reviewed and Approved by:**       **Date:** Nov. 13, 2019

## Tree Preservation Summary

Surrey Project No: 18-0455

Address: 15558 36 Avenue, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	45
<b>Protected Trees to be Removed</b>	41
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = 80</li> </ul>	81
<b>Replacement Trees Proposed</b>	11
<b>Replacement Trees in Deficit</b>	70
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	0

Off-Site Trees	Numbers of Trees
<b>Protected Off- Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio ___ X two (2) = ___</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:

*Anne Kulla*

January , 2020

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0455-00

Issued To:

(the "Owner")

Address of Owner:

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: 011-772-689

Lot 1 Section 26 Township 1 New Westminster District Plan 78681

15558 - 36 Avenue

(the "Land")

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

Parcel Identifier:

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- (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 F of Part 15C- Quarter-Acre Residential Zone (RQ) is varied to reduce the minimum side yard setback, from 2.4 metres to 2.1 metres for proposed Lot 2.
  - (b) Subsection F of Part 15C- Quarter-Acre Residential Zone (RQ) is varied to reduce the minimum front yard setback, from 7.5 metres to 3.9 metres for proposed Lot 2.
- 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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



156 ST

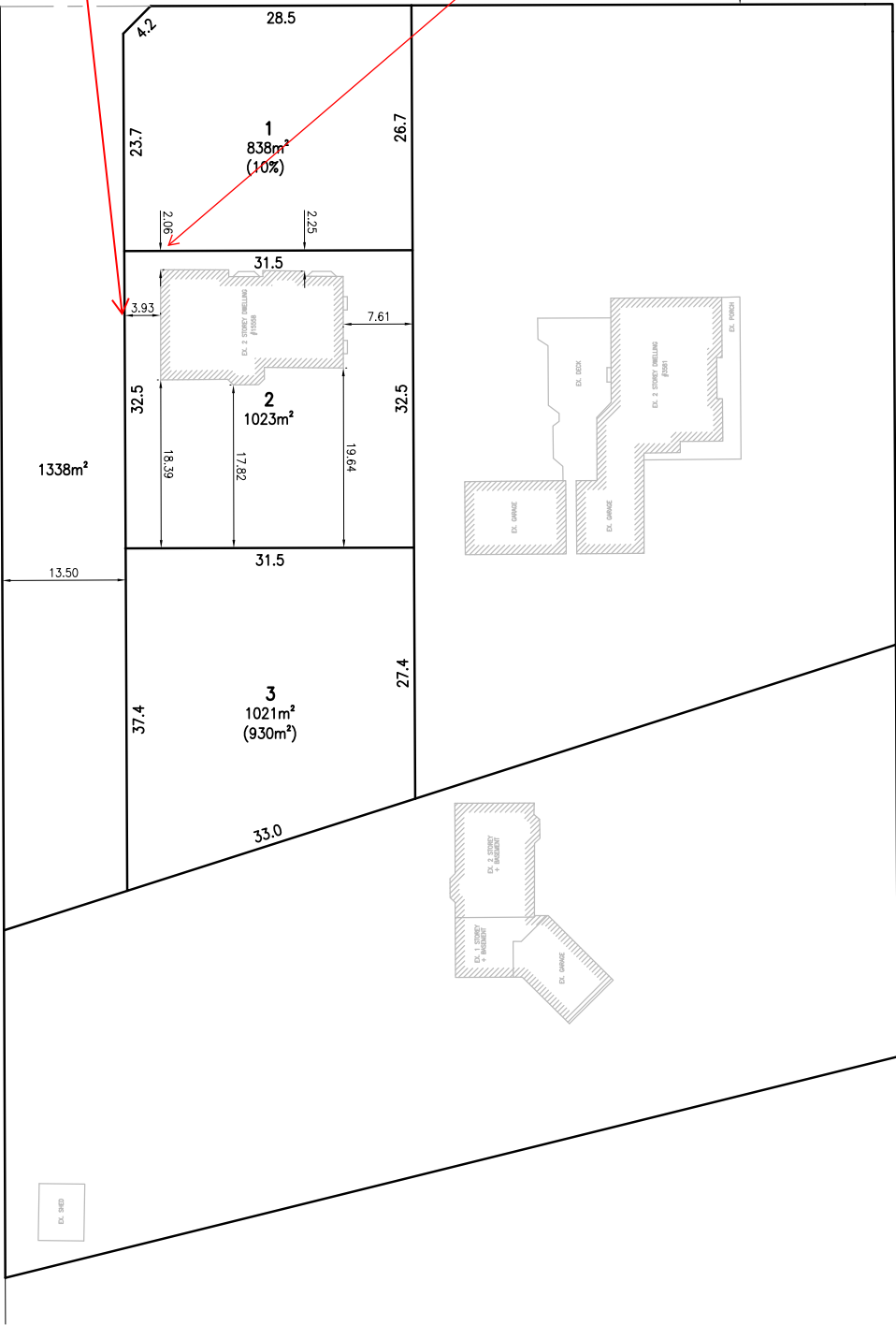
20.06

DVP to reduce side yard setback

DVP to reduce front yard setback

36 AVENUE

20.11



1338m²

1  
838m²  
(10%)

2  
1023m²

3  
1021m²  
(930m²)

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

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

CLIENT:	PROJECT: 3549 - 156 STREET & 15558-36 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 19043	DATE: OCT 2019	LEGAL:	MUNICIPAL PROJECT No: 15-0085-00
SCALE: 1:500			

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