

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0068-00

Planning Report Date: February 22, 2021

PROPOSAL:

- **NCP Amendment** from "Existing One Acre & Half Acre Lots" to "Single Detached (2 u.p.a.)"
- **Rezoning** from RA to RH
- **Development Permit**

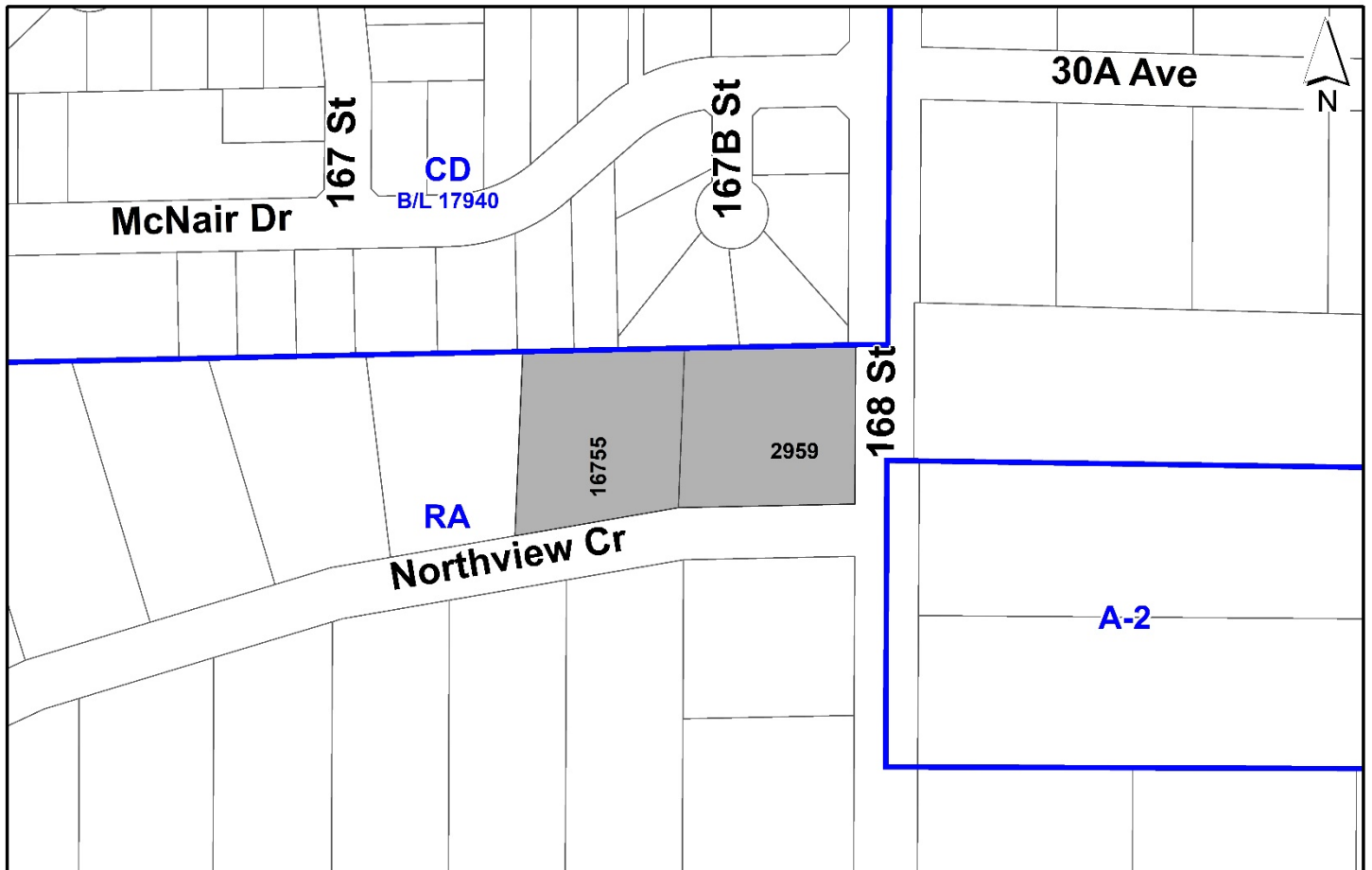
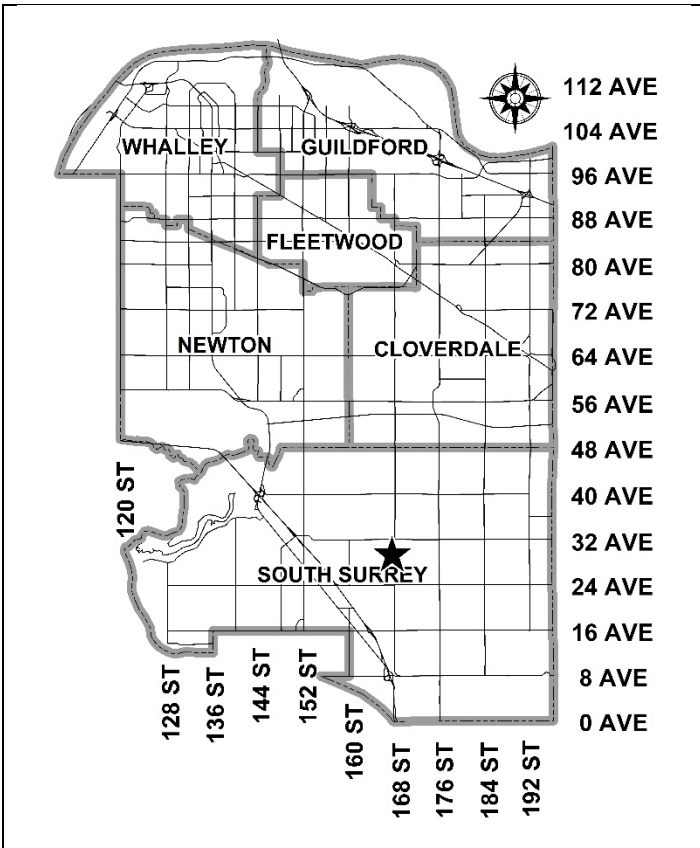
to allow subdivision into 4 half-acre residential lots.

LOCATION: 16755 - Northview Crescent
 2959 - 168 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing One Acre & Half Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems (Green Infrastructure).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)."

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density complies with the current NCP designation of "Existing One Acre & Half Acre". The proposed NCP Amendment to "Single Detached (2 u.p.a.)" is required as a result of the four (4) "Half-Acre Residential Zone (RH)" lots being proposed lots rather than existing lots.
- The proposed density is appropriate for this part of Northview Crescent and 168 Street.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0068-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the finalized Ecosystem Development Plan.
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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "Environmental Protection" on proposed Lots 1-4 to ensure minimum safeguarding of the Green Infrastructure Corridor.
4. Council pass a resolution to amend North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Existing One Acre and Half Acre	RA
North:	Single family dwellings	Single Detached (2 u.p.a.)	CD (Bylaw No. 17940)
East (Across 168 Street):	Single family dwellings on large lots. Active Development Application 17-0230 proposes rezoning and NCP Amendment to allow subdivision into 13 single family gross density lots.	Proposed One Acre Residential	RA/A-2
South (Across Northview Crescent):	Single family dwellings.	Existing One Acre & Half Acre	RA
West:	Single family dwellings.	Existing One Acre & Half Acre	RA

Context & Background

- The subject site is comprised of two lots located at 16755 - Northview Crescent and 2959 - 168 Street, which total approximately 0.8242 hectares (2 acres) in size. The property is designated "Suburban" in the Official Community Plan (OCP); designated "Existing One Acre & Half Acre" in the North Grandview Heights Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to re-designate the subject site from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)" and to rezone the site from "One-Acre Residential Zone (RA)" to "Half-acre Residential Zone (RH)", to allow subdivision into four single family half acre lots.
- All of the proposed lots will meet the minimum requirements of the RH Zone for lot area, lot width, and lot depth.

	Proposed
Lot Area	
Gross Site Area:	8,242 square metres
Road Dedication:	95 square metres
Net Site Area:	8,147 square metres

	Proposed
Number of Lots:	4
Unit Density:	5 units per hectare
Range of Lot Sizes	1,989 – 2,158 square metres
Range of Lot Widths	31.2 - 32.7 metres
Range of Lot Depths	61.3 - 70.9 metres

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 Elementary students at Pacific Heights Elementary School
1 Secondary students at Earl Marriot 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 Fall 2022.

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

Surrey Fire Department: No referral required.

Transportation Considerations

- The applicant is required to provide 2.808 metre wide dedication towards the ultimate 15.0 metre road allowance from centreline for 168 Street and provide 3.0 x 3.0 metre corner cut dedication at the intersection of 168 Street and Northview Crescent. The applicant is required to register a 0.5 metre wide statutory right-of-way for inspection chambers and sidewalk maintenance.

Natural Area Considerations

- A Green Infrastructure Corridor (GIN) is located on the subject property running at a width of approximately six (6) metres along the north property line. The GIN corridor extent is shown on Appendix IV. The applicant will be required to register a Restrictive Covenant for "Environmental Protection" for the entirety of the GIN corridor on site restricting access to the area. Invasive species removal and native plantings are proposed to enhance the GIN corridor on the subject property.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated Suburban in the Official Community Plan (OCP). The proposed rezoning and subdivision to four (4) RH lots complies with the Suburban designation.

Secondary Plans

Land Use Designation

- The subject property is designated "Existing One Acre & Half Acre" in the North Grandview Heights NCP. The four (4) proposed RH lots do not qualify as existing half acre lots.

Amendment Rationale

- The applicant is proposing to amend the NCP designation for the subject site from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)" (Appendix VI).
- The amendment will facilitate the development of four (4) half-acre lots. The unit density of the proposed development is 5 units per hectare (2 u.p.a.). Under the current NCP designation, the proposed density would be consistent with the 5 units per hectare (u.p.h.) maximum. However, since the application proposes to create four (4) new half-acre lots, the "Existing One Acre & Half Acre" designation would no longer be applicable as the four (4) new lots will not qualify as existing lots.
- The proposed amendment to "Single Detached 2 (u.p.a.)" aligns with the maximum density allowable under the Half-Acre Residential (RH) Zone and the Suburban designation in the OCP and is a designation that better aligns with the new proposed RH lots.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)" and parking requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5 units per hectare	5 units per hectare
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	4.5 metres	4.5 metres
Side Yard Flanking:	7.5 metres	7.5 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	1,858 square metres	1989 - 2158 square metres
Lot Width:	30 metres	31.2 - 32.7 metres
Lot Depth:	30 metres	61.3 - 70.9 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3 off-street parking spaces per lot	3 off-street parking spaces per lot

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 V).
- The subject site is located in an older suburban area with numerous large RA zoned lots. The site is adjacent to a 38 lot subdivision zoned CD (based on RH-G). The 38 CD lots to the North do not provide an appropriate context for this development proposal due to the smaller size of the CD lots abutting the rear of the subject site and the easternmost CD corner lots along 168 Street are double fronting with only the effective rear yards abutting 168 Street.
- Most adjacent homes can be classified as older urban homes that have massing designs and exterior trim and detailing standards that do not meet modern design standards. There is only one home in this area that provides acceptable architectural context for the subject site. Given that there is only one context home, the Design Consultant has advised that there should be some flexibility for the style of the new homes, provided that any new home has a readily identifiable authentic style, has a well-balanced proportionally consistent massing design, and meets current standards for articulation and component quality.
- A preliminary lot grading plan, submitted by HUB Engineering Inc., and dated January 19, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval \$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022.

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 June 7, 2019, and the Development Proposal Signs were installed on April 10, 2019. Staff did not receive any responses from neighbouring residents in response to the pre-notification letters.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the north property line of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 30 metres.
- The development proposal conserves and enhances approximately 790 square meters of the subject site with landscaping which is approximately 10% of the total gross area of the subject site. The applicant is required to register a Restrictive Covenant for "Environmental Protection" for the entirety of the GIN corridor on site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Chris Lee, M. Sc, *R.P. Bio.*, of Aquaterra Environmental Ltd. and dated September 19, 2019 was submitted detailing proposed protections of the GIN Corridor on the site. The finalized version of the report and recommendations will be incorporated into the Development Permit.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	13	13	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	9	6	3
Sugar Maple	1	0	1
Birch	7	7	0
Coniferous Trees			
Douglas Fir	14	4	10
Spruce	2	2	0
Western Red Cedar	24	18	6
Total (excluding Alder and Cottonwood Trees)	57	37	20
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		32	
Contribution to the Green City Program		\$31,200	

- The Arborist Assessment states that there is a total of seventy-three (73) mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that twenty (20) 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 and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of ninety (90) replacement trees on the site. Since only twelve (12) replacement trees are proposed on the site (based on an average of three (3) trees per lot), the deficit of seventy-eight (78) replacement trees will require a cash-in-lieu payment of \$31,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, the applicant proposes a total of thirty-two (32) trees to be retained or replaced on the site with a contribution of \$31,200 to the Green City Program. The applicant is working with staff to explore further opportunities for retention on site. Total tree retention and removal numbers may be subject to change prior to Final Adoption. Council will be apprised of finalized tree retention numbers at Final Adoption.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

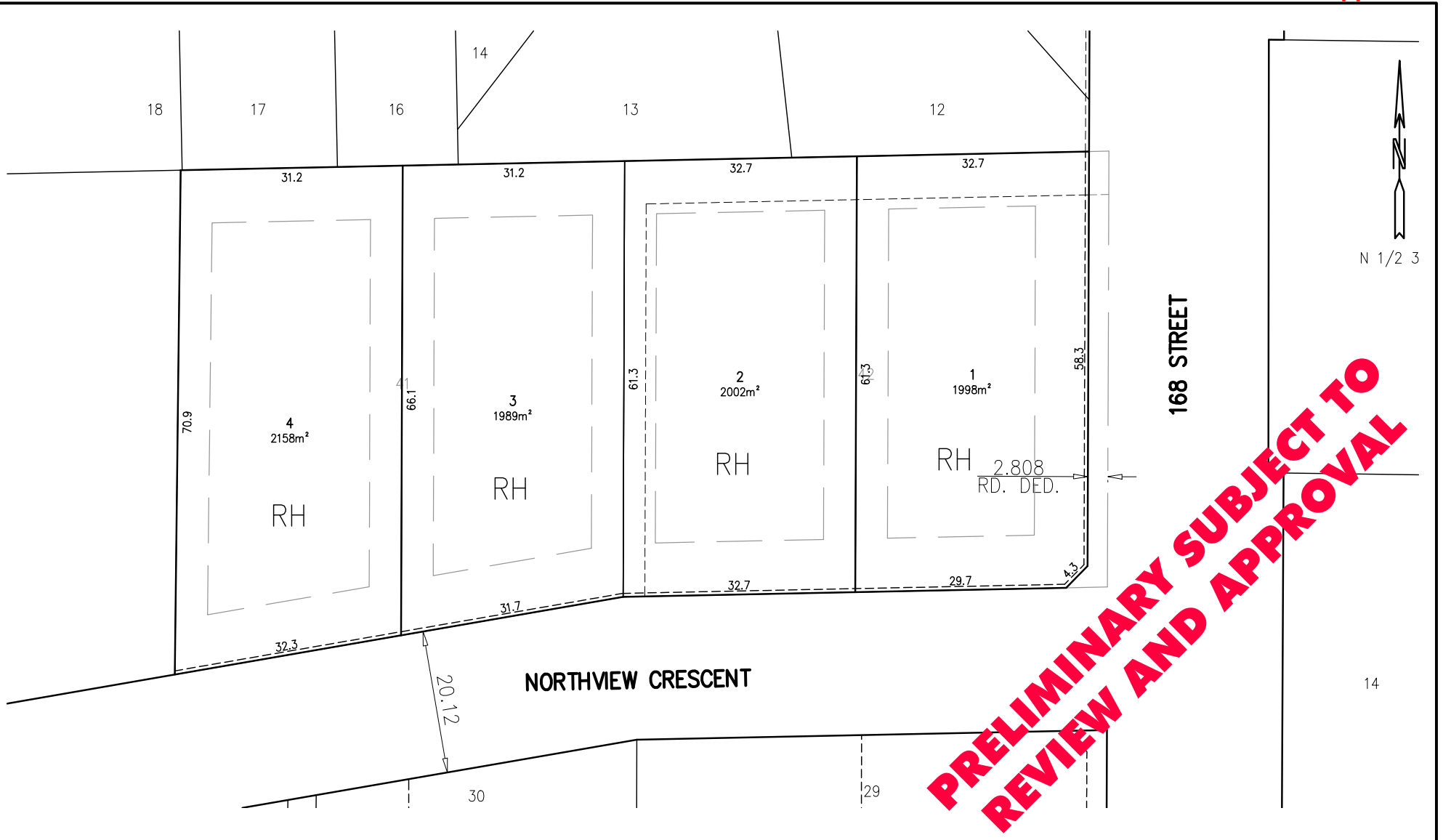
Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Green Infrastructure Corridor Protection Plan
Appendix V.	Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm

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CLIENT:		PROJECT: 2959 - 168 STREET & 16755 - NORTHVIEW CRESCENT, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	19009	DATE:	NOV 2020	LEGAL: LOTS 41 & 42 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 36724	MUNICIPAL PROJECT No:
		SCALE:	1:500		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

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

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

DATE: **Jun 25, 2019** PROJECT FILE: **7819-0068-00**

RE: **Engineering Requirements
Location: 2959 168 St & 16755 168 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m towards the ultimate 15.0m road allowance from centerline for Northview Cr;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of Northview Cr & 168 St;
- Register 0.5 m statutory right-of-way along Northview Cr; and
- Register 0.5 m statutory right-of-way along 168 St.

Works and Services

- Construct north side of Northview Cr to the Through Local road standard;
- Construct the 168 St boulevard with topsoil and sod with grading at the property line within +/-300 mm of the ultimate centerline elevation;
- Construct 6.0 m wide paired concrete driveways to each lot;
- Relocate the existing storm system in the SRW within the site to the City road allowance along Northview Cr and 168 St and discharge the existing right of ways;
- Construct new 200 mm water main along Northview Cr frontage;
- Construct 900 mm sanitary trunk sewer along Northview Cr;
- Construct sanitary main along the 168 St frontage;
- Construct storm, water and sanitary services to each lot;
- Restrictive covenant (RC) to restrict access to/from 168 St;
- RC for onsite stormwater mitigation features required as determined through detailed design;
- RC for pumped storm connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

November 13, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0068 00 (Updated Nov 2020)

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2020 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

School Enrolment Projections and Planning Update:

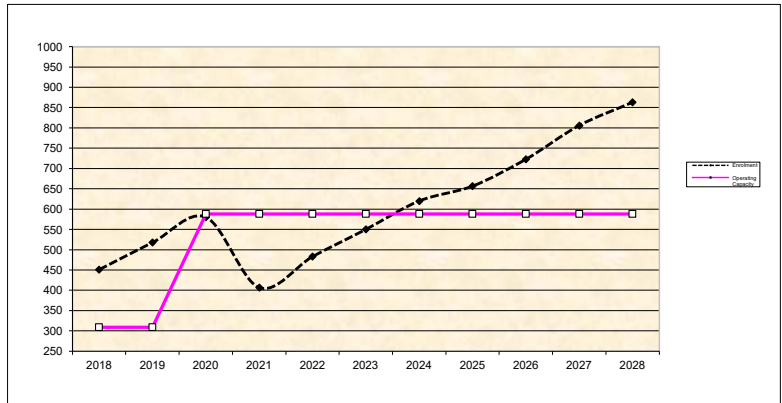
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

In March 2020, a new twelve classroom addition was opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

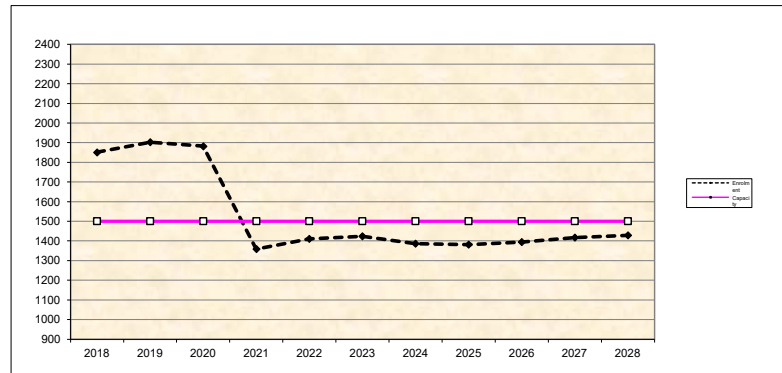
The new Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), is targeted to open December 2020. As part of the District’s boundary change process, the District went out for public consultation in the fall of 2019 to all the existing elementary schools in the Grandview Heights community. The stakeholder feedback of this consultation resulted in all of the students living in the Pacific Heights catchment south of 24th Avenue and a small portion of the northeast corner north of 24th Avenue will report immediately to Edgewood Elementary when it is open. However, the 10 year projections indicate that the growth trend will continue to be strong and Pacific Heights Elementary will surpass 100% occupancy by 2024.

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 construction; and is targeted to open for September 2021 which provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

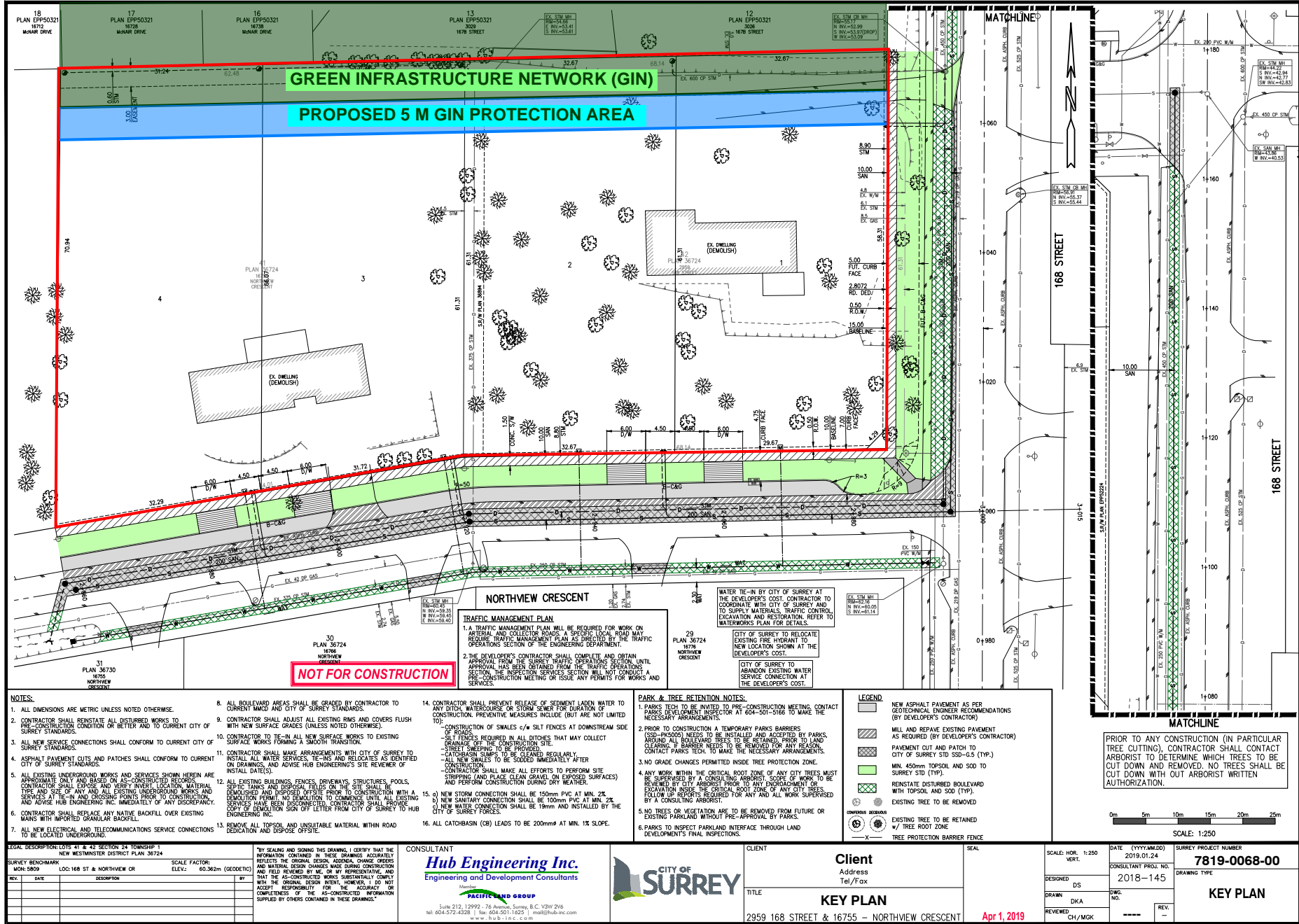
Pacific Heights Elementary



Earl Marriott Secondary



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



- NOTES:**
- ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT CITY OF SURREY STANDARDS.
 - ALL NEW SERVICE CONNECTIONS SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
 - ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
 - ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. CONTRACTOR SHALL EXPOSE AND VERIFY EVERY LOCATION, MATERIAL TYPE AND SIZE OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT THE TIME AND CROSSING POINTS PRIOR TO CONSTRUCTION, AND ADVISE HUB ENGINEERING INC. IMMEDIATELY OF ANY DISCREPANCY.
 - CONTRACTOR SHALL REPLACE ANY NATIVE BACKFILL OVER EXISTING MARKS WITH IMPORTED GRANULAR BACKFILL.
 - ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDERGROUND.
 - ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT MAINT AND CITY OF SURREY STANDARDS.
 - CONTRACTOR SHALL ADJUST ALL EXISTING RIMS AND COVERS FLUSH WITH NEW SURFACE GRADES (UNLESS NOTED OTHERWISE).
 - CONTRACTOR TO TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
 - CONTRACTOR SHALL MAKE ARRANGEMENTS WITH CITY OF SURREY TO INSTALL ALL WATER SERVICES, TIE-INS AND RELOCATES AS IDENTIFIED ON DRAWINGS, AND ADVISE HUB ENGINEERING'S SITE REVIEWER OF PERFORMANCE DATE(S).
 - ALL EXISTING BUILDINGS, FENCES, DRIVEWAYS, STRUCTURES, POOLS, SEPTIC TANKS AND DISPOSAL PILES ON THE SITE SHALL BE DEMOLISHED AND DISPOSED OFF-SITE PRIOR TO CONSTRUCTION WITH A DEMOLITION PERMIT. NO DEMOLITION TO COMMENCE UNTIL ALL EXISTING SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR SHALL PROVIDE A COPY OF DEMOLITION SIGN OFF LETTER FROM CITY OF SURREY TO HUB ENGINEERING INC.
 - REMOVE ALL TOPSOIL AND UNSUITABLE MATERIAL WITHIN ROAD DEDICATION AND DISPOSE OFF-SITE.
 - CONTRACTOR SHALL PREVENT RELEASE OF SEDIMENT LADEN WATER TO ANY DITCH, WATERCOURSE OR STORM SEWER FOR DURATION OF CONSTRUCTION. PREVENTIVE MEASURES INCLUDE (BUT ARE NOT LIMITED TO):
 - CONSTRUCTION OF SMOLES c/w SILT FENCES AT DOWNSTREAM SIDE OF ROAD
 - SILT FENCES REQUIRED IN ALL DITCHES THAT MAY COLLECT DRAINAGE FROM THE CONSTRUCTION SITE.
 - STREET SWEEPING TO BE PROVIDED.
 - CATCH BASINS TO BE CLEANED REGULARLY.
 - ALL NEW SWALES TO BE SOODED IMMEDIATELY AFTER CONSTRUCTION.
 - CONTRACTOR SHALL MAKE ALL EFFORTS TO PREVENT SITE EROSION (AND PLACE CLEAN GRASS ON EXPOSED SURFACES) AND PERFORM CONSTRUCTION DURING DRY WEATHER.
 - NO NEW TOPSOIL CONNECTION SHALL BE 150mm PVC AT MIN. 2%.
 - NEW SANITARY CONNECTION SHALL BE 100mm PVC AT MIN. 2%.
 - ALL CATCHBASIN (CB) LEADS TO BE 200mm² AT MIN. 1% SLOPE.
- PARK & TREE RETENTION NOTES:**
- PARKS TECH TO BE INVITED TO PRE-CONSTRUCTION MEETING. CONTACT PARKS DEVELOPMENT INSPECTOR AT 604-501-5166 TO MAKE THE NECESSARY ARRANGEMENTS.
 - PRIOR TO CONSTRUCTION A TEMPORARY PARKS BARRIERS (SSD-PRK005) NEEDS TO BE INSTALLED AND ACCEPTED BY PARKS. AROUND ALL BOULEVARD TREES TO BE RETAINED, PRIOR TO LAND CLEARING, IF BARRIER NEEDS TO BE REMOVED FOR ANY REASON, CONTACT PARKS TECH TO MAKE THE NECESSARY ARRANGEMENTS. REFER TO WATERWORKS PLAN FOR DETAILS.
 - NO GRADE CHANGES PERMITTED INSIDE TREE PROTECTION ZONE.
 - ANY WORK WITHIN THE CRITICAL ROOT ZONE OF ANY CITY TREES MUST BE SUPERVISED BY A CONSULTING ARBORIST. SCOPE OF WORK TO BE REVIEWED BY CITY ARBORIST PRIOR TO ANY ENCROACHMENT OR EXCAVATION INSIDE THE CRITICAL ROOT ZONE OF ANY CITY TREES. CITY OF SURREY TO BE NOTIFIED FOR ANY AND ALL WORK SUPERVISED BY A CONSULTING ARBORIST.
 - NO TREES OR VEGETATION ARE TO BE REMOVED FROM FUTURE OR EXISTING PARKLAND WITHOUT PRE-APPROVAL BY PARKS.
 - PARKS TO INSPECT PARKLAND INTERFACE THROUGH LAND DEVELOPMENT'S FINAL INSPECTIONS.
- LEGEND:**
- NEW ASPHALT PAVEMENT AS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS (BY DEVELOPER'S CONTRACTOR)
 - MILL AND REPAVE EXISTING PAVEMENT AS REQUIRED (BY DEVELOPER'S CONTRACTOR)
 - PAVEMENT CUT AND PATCH TO CITY OF SURREY STD SSD-C3 (TYP.)
 - MIN. 400mm TOPSOIL AND SOD TO SURREY STD (TYP.)
 - REINSTATE DISTURBED BOULEVARD WITH TOPSOIL AND SOD (TYP.)
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED w/ TREE ROOT ZONE
 - TREE PROTECTION BARRIER FENCE

LEGAL DESCRIPTION: LOTS 41 & 42 SECTION 24 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 36724

REV.	DATE	DESCRIPTION
1		

SCALE FACTOR: 60.362m (GEODTIC)

CONSULTANT

Hub Engineering Inc.
Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3V 2V6
tel: 604-572-4326 | fax: 604-501-1625 | email@hub-inc.com
www.hub-inc.com



CLIENT	Client Address Tel/Fax
TITLE	KEY PLAN
	2959 168 STREET & 16755 - NORTHVIEW CRESCENT
DATE	2019.01.24
CONSULTANT PROJ. NO.	2018-145
DESIGNED	DS
DRAWN	DKA
REVIEWED	CH/MCK
DATE	Apr 1, 2019
REVISION	---

KEY PLAN

DATE: (YYYYMMDD) 2019.01.24
CONSULTANT PROJ. NO.: 2018-145
DRAWING TITLE: KEY PLAN

SCALE: HOR. 1:250 VERT. ---
SURREY PROJECT NUMBER: 7819-0068-00

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER →

BUILDING GUIDELINES SUMMARY

Surrey Project no: 19-0068-00
Project Location: 16755 Northview Cres. and 2959 - 168 St., Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old (1970's) suburban development area in North Grandview. Most surrounding lots are currently zoned "One Acre Residential" (RA). The exceptions are a two lot A-2 zoned site to the east on the opposite (east) side of 168 Street, and a 38 lot CD (based on RH-G) zoned site (Surrey project 11-0223-00) which is located adjacent to the north side of the subject site.

Homes at the 38 lot CD site to the north are less than 10 years old. These new homes meet modern massing design and articulation standards, and could provide some architectural context for the subject site. However, the 38 lot site is accessed from McNair Drive to the north which is not adjacent to any of the subject lots, all of which front Northview Crescent. The subject site does share a small portion of 168 Street with the 38 lot CD site, but the lots at the east side of the 38 lot CD site adjacent to 168 Street are double fronting with only the effective rear of the homes facing 168 Street. Therefore the need to match homes to the north for infill reasons is not imperative. Also, homes at the 38 lot CD site are situated on lots that are substantially smaller than those proposed at the subject site and homes would therefore not be consistent with the larger RH zone estate homes proposed at the subject site (which will likely have double the house width of homes at the 38 lot CD site).

Most other homes in this area are considered to be "Old urban" or "West Coast Traditional" (circa 1970's) type homes situated on large RA zoned parcels. With the exception of one estate home described below, these homes in order of precedence are Basement Entry, Cathedral Entry, Bungalow, and Two-Storey type.

A variety of massing designs are evident on the older homes, including simple low mass homes (the Bungalows), homes with mid-scale massing (the Two Storey homes), and homes with high scale to box-like massing (the Basement Entry and Cathedral Entry types). With the exception of only two homes, these homes have a simple common gable roof at a slope ranging from 2:12 to 5:12 and have roof surfaces comprised of either tar and gravel, or asphalt shingles. Wall cladding materials include cedar, aluminum, vinyl, brick, and stone. Trim and detailing features and landscapes are considered of modest quality when compared against current (post year 2017) design and articulation standards.

There are two context quality homes in this area; one at 16671 Northview Crescent and one at 16688 Northview Crescent. Of these two homes, the home located at 16688 Northview Crescent provides the most suitable architectural context. This home is a 5000 sq.ft., 80 foot (+) wide

"Traditional" style Two Storey home of obvious large estate quality. The home has a 12:12 slope main common hip roof with several street facing gables also at a 12:12 slope. The massing design is considered to have significant architectural merit, with well balanced, proportionally consistent feature projections and a design in which most of the upper floor wall area is concealed by roof extending up from the floor below. The home is clad in stucco but has extensive stone covering much of the front wall faces, and overall detailing is considered to be of a high standard. The lot is fenced and gated with address bollards at the front lot line. Landscaping meets a very high standard.

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

- 1) **Context Homes:** There is only one home in this area (16688 Northview Crescent) that provides acceptable architectural context for the subject site. This home meets 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. Emulations of this home should be encouraged for this site. However, given that there is only one context home, there can be some latitude for style, provided that any new home has a readily identifiable authentic style, has a well balanced proportionally consistent massing design, and meets current (post year 2017) standards for articulation and component quality.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards, and should not be emulated. The context home is a Traditional style home, a style compatible with various Traditional manifestations including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, Neo-Traditional, and estate quality manifestations of other styles meeting the standards set in paragraph 1 above. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for estate quality RH 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 estate home area in which future high value homes will be 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 :** A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and tar and gravel. 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. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RH bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: The subject site is located in an old growth RA zoned area with a desirable rural/suburban character. Most homes are 40-50 year old 1000 - 3000 sq.ft. Bungalows, Basement Entry, Cathedral Entry, or Two-Storey type dwellings situated on large lots, in a forested natural setting. There are two context quality homes. The first, at 16671 Northview Crescent, is a 3000 sq.ft. (excl. Basement), 45 foot wide English Tudor style Two-Storey with desirable mid-scale massing design and 12:12 slope roof. The other, at 16688 Northview Crescent is a 5000 sq.ft., 80 foot wide, "Traditional" style Two-Storey home that is the most architecturally significant home in this area. Although the home is large, the massing design is considered mid-scale due to the substantial coverage of upper floor walls within the roof system. The home has a 12:12 slope roof, and has generous trim and detailing, including bold trim and large stone veneer coverage.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey.
- a new single family dwelling *constructed* on any *lot* meets post year 2017's design standards for South Surrey suburban subdivisions, 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 homes

There is only one home in this area (16688 Northview Crescent) that provides suitable architectural context for the subject site (16671 Northview is context quality, but not suitable for the expected larger homes). This home meets 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. Emulations of this home should be encouraged for this site. However, given that there is only one context home, there can be some latitude for style, provided that the home has a readily identifiable style, has a well balanced proportionally consistent massing design, and meets current (post year 2017) standards for articulation and component quality.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements:

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: 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 50 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 25 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:** April 23, 2019

Reviewed and Approved by:  **Date:** April 23, 2019

Surrey Project No: 7919 0068 00

Address: 2959 168 St, 16755 Northview Cr

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	73
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	78 20
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) $16 \times \text{one (1)} = 16$ - All other species to be removed (2:1) $37 \times \text{two (2)} = 74$ 	90
Replacement Trees Proposed	12
Replacement Trees in Deficit	78
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Feb 17/21
 MTH
 Manager,
 Trees +
 Landscape

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

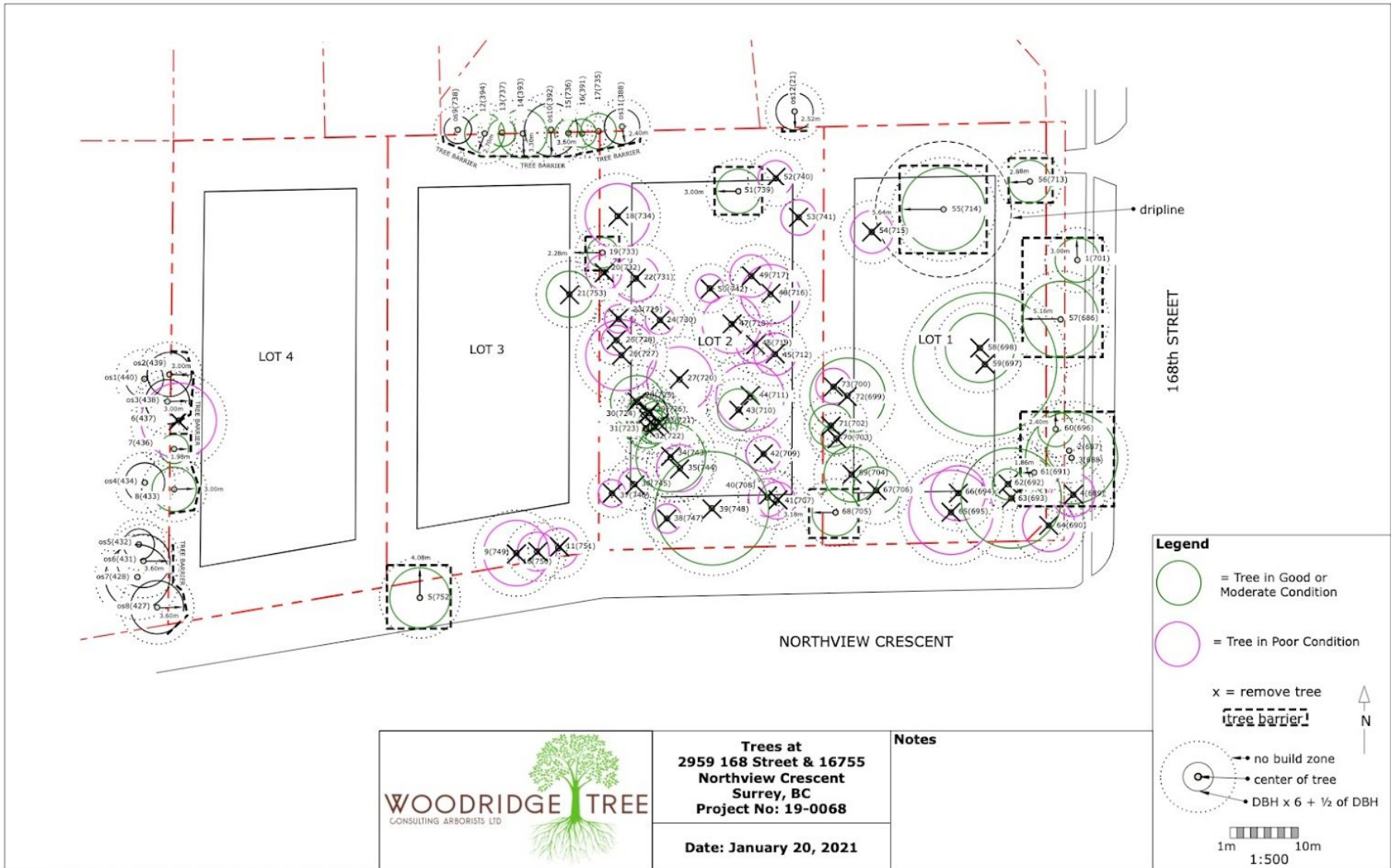
Summary, report and plan prepared and submitted by:

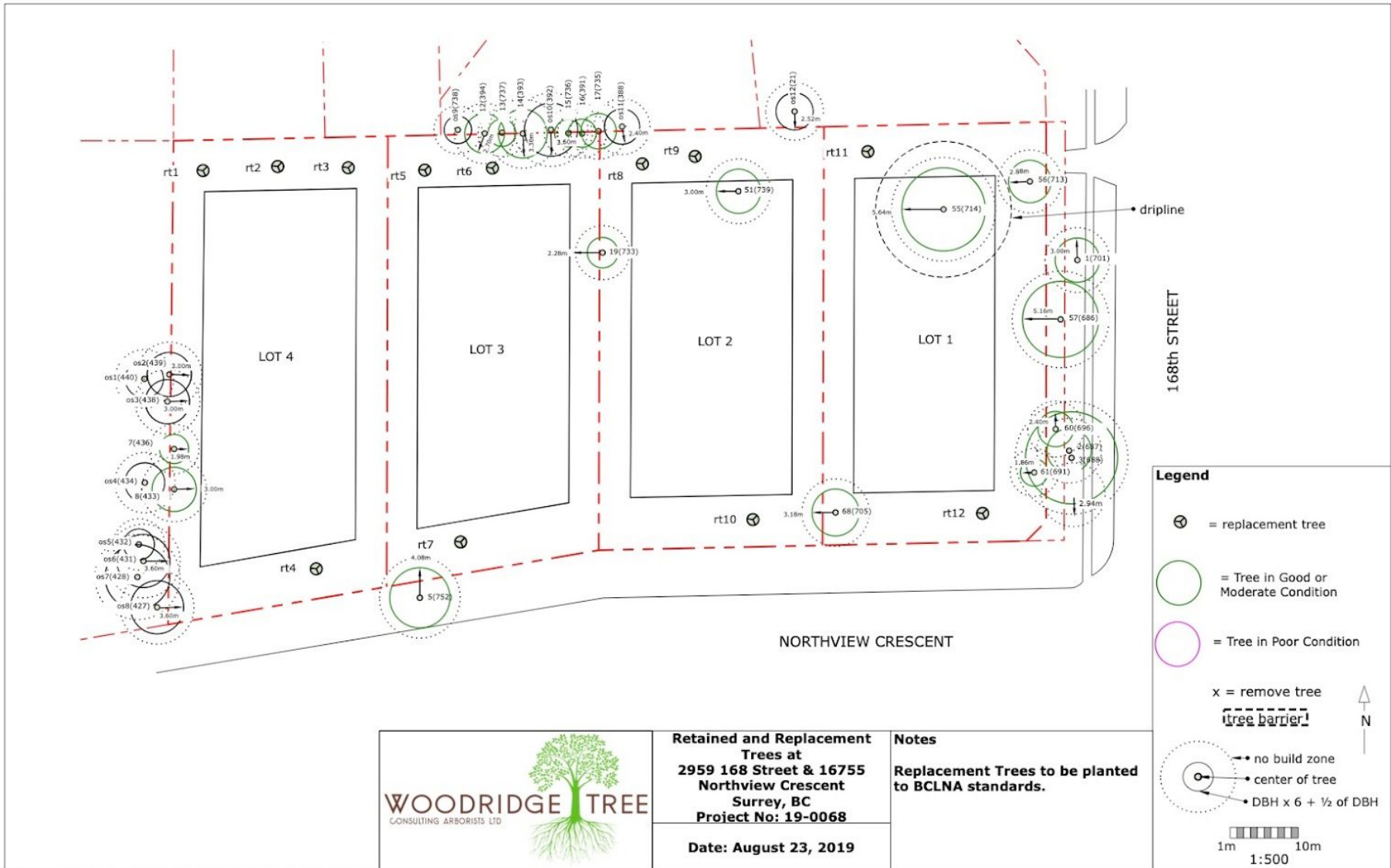
Terry Thrale

January 20, 2021

(Signature of Arborist)

Date





Retained and Replacement Trees at 2959 168 Street & 16755 Northview Crescent Surrey, BC Project No: 19-0068

Date: August 23, 2019

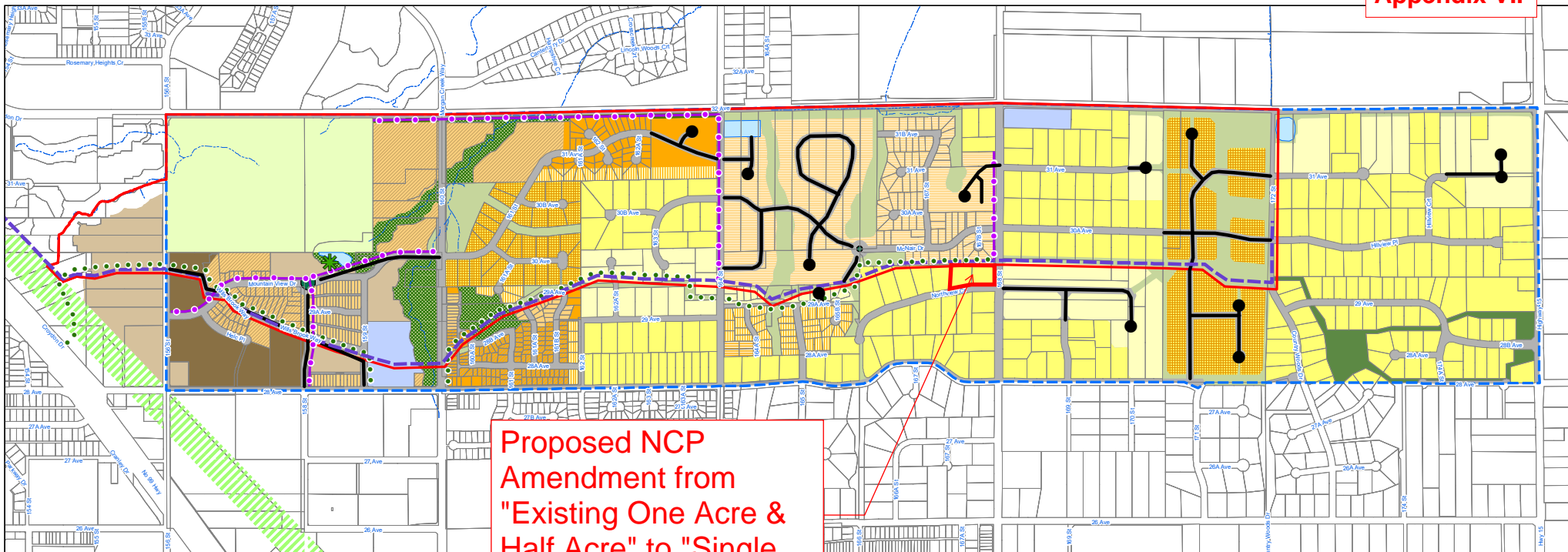
Notes

Replacement Trees to be planted to BCLNA standards.

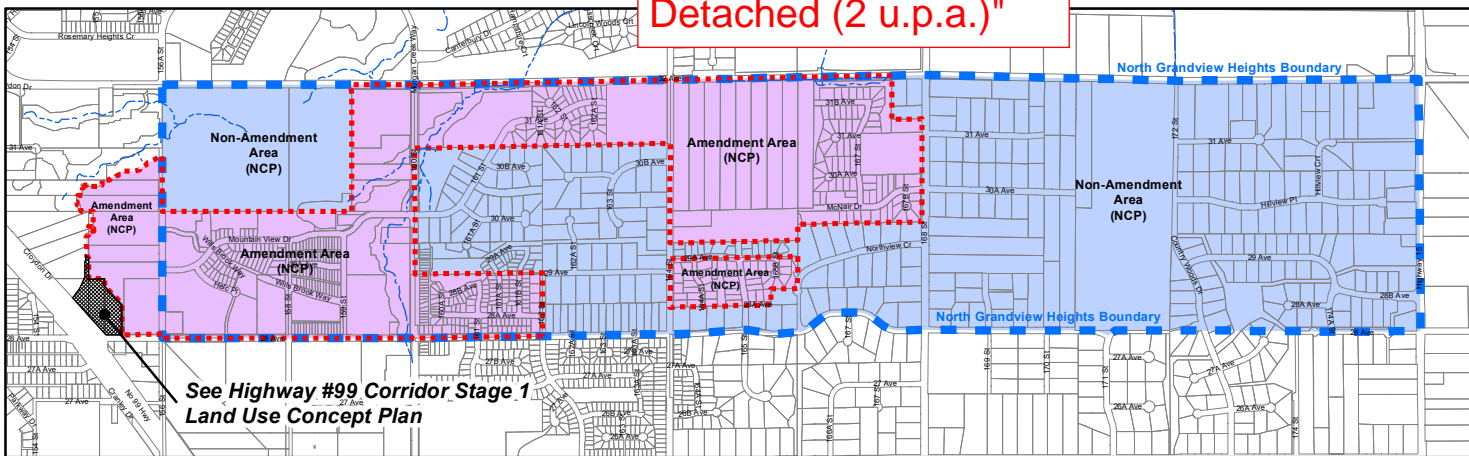
Legend

- ⊗ = replacement tree
- (green) = Tree in Good or Moderate Condition
- (purple) = Tree in Poor Condition
- x = remove tree
- tree barrier!
- (dotted) = no build zone
- (solid) = center of tree
- (dotted) = DBH x 6 + 1/2 of DBH

1m 10m
1:500



Proposed NCP Amendment from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)"

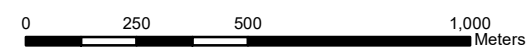


Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

<ul style="list-style-type: none"> Proposed One Acre Residential (RA) Proposed One Acre Residential Gross Density (RA-G) Single Detached (2 u.p.a.) Single Detached (3-4 u.p.a.) Larger Transition Lots (2-3 u.p.a.) Single Detached (4-6 u.p.a.) Cluster Housing (6-8 u.p.a.) Single Detached (7 u.p.a.) Single Family Small Lots Multiple Residential (15-25 u.p.a.) 	<ul style="list-style-type: none"> Townhouse 15 upa max Existing One Acre & Half Acre Lots Environmental Area Proposed Open Space / Linear Open Space Existing Elementary School Existing Cemetery Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) 	<ul style="list-style-type: none"> Study Area Boundary Plan Area-NCP Area Boundary Hydro Right of Way / Greenway Proposed North Grandview Interceptor Creeks Proposed Roads 	<ul style="list-style-type: none"> Enhanced Sidewalk/Walkway Linear Park / Multi-use Trail Round-About Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)
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NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved by Council: January 11, 1999 Amended 22 July 2019



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