



CORPORATE REPORT

NO: R210

COUNCIL DATE: November 4, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 29, 2024**

FROM: **Acting General Manager, Planning & Development** FILE: **6745-20 (SSMUH)**

SUBJECT: **Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Sixth Batch**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "I";
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "II";
4. Authorize staff to close and file in-stream Comprehensive Development bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "III"; and
5. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for November 18, 2024, and approval as to form for associated development variance permits after final adoption.

INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the sixth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7
5	October 21

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning, and Appendix “III” lists the current batch of in-stream Comprehensive Development (CD) bylaw amendment applications, including any associated development variance permits.

Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

Legal Services Review

Legal Services has reviewed this report.

CONCLUSION

This report provides for a sixth batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by

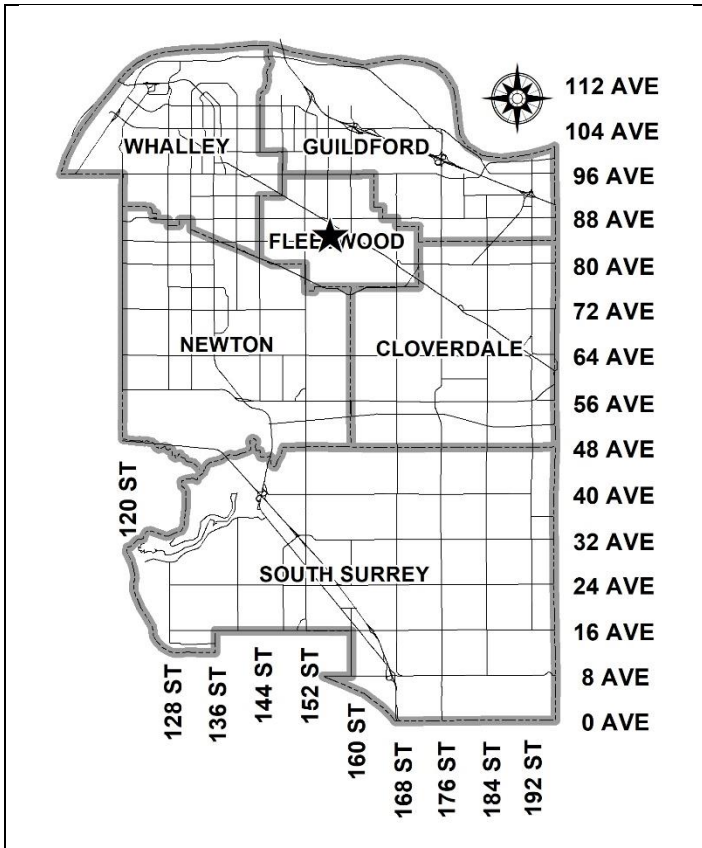
Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning By-law Amendments

Appendix "III" Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs



PROPOSAL:

- **Rezoning** a portion from RF to RF-13.
- **Development Variance Permit**

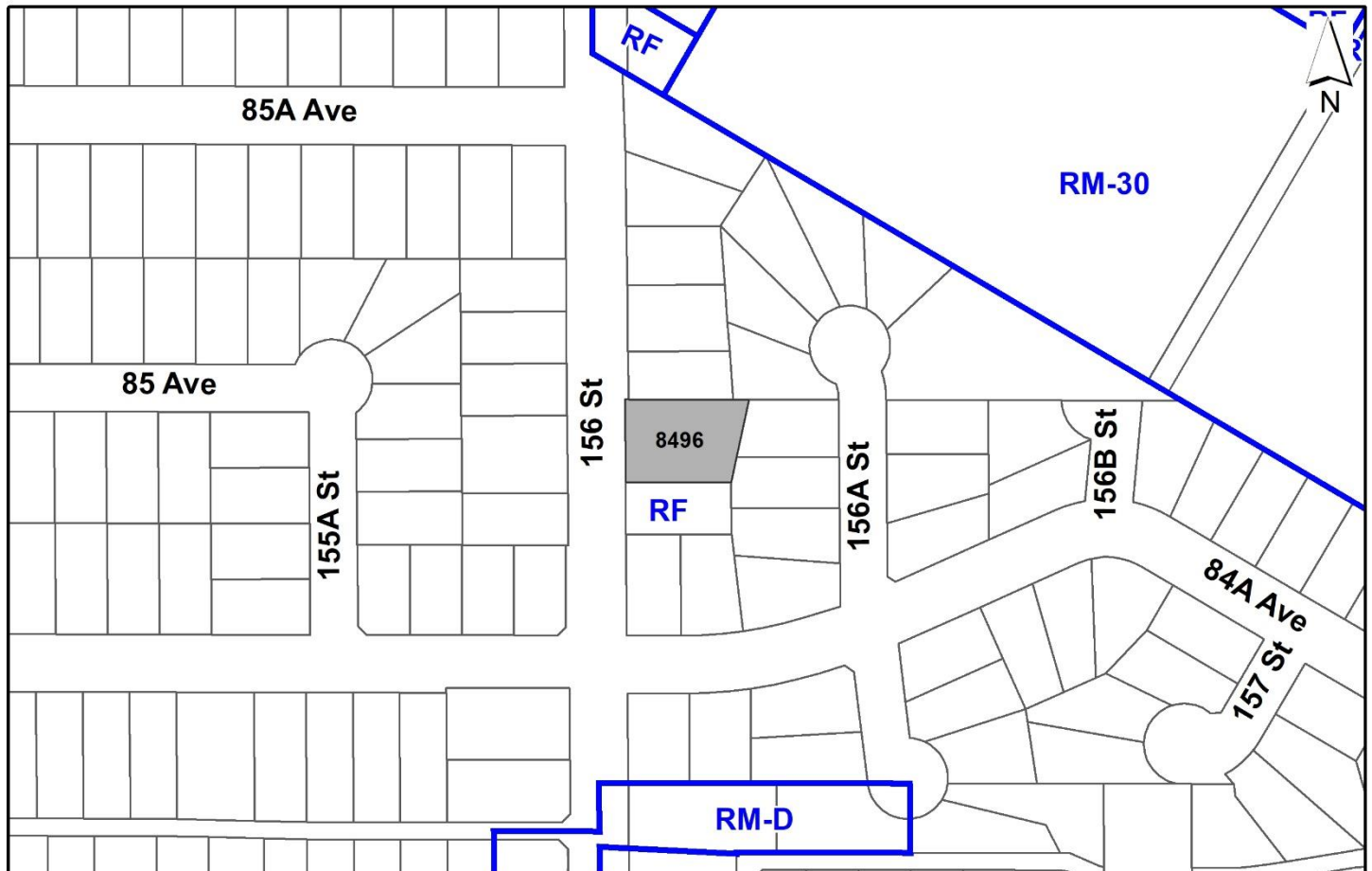
to allow subdivision into two (2) single family residential lots, one with a reduced lot width.

LOCATION: 8496 - 156 Street

ZONING: RF

OCP DESIGNATION: Urban

TCP STAGE 1 DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width requirements of the RF-13 Zone and to permit a double side-by-side garage on a lot less than 13.4 metres in width in the RF-13 Zone, for proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).
- The proposal complies with the “Urban Residential” designation in the Fleetwood Town Centre Plan (TCP)
- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposal is also consistent with the Secondary Plan for the area, Fleetwood Town Centre Plan (TCP).
- The proposed density and building forms are appropriate for this part of Fleetwood Town Centre.
- The proposed reduced width of Lot 2 accommodates retention of the existing house, which is in good condition, on proposed Lot 1. Lot 2 is fully compliant with the depth and area requirements for the RF-13 zone. The applicant has demonstrated that a double side-by-side garage can still be reasonably accommodated even with the reduced width of proposed Lot 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block B on the attached Survey Plan (Appendix II) from “Single Family Residential Zone” (RF) to “Single Family Residential (13) Zone (RF-13)”.
2. Council approve Development Variance Permit No. 7922-0189-00 (Appendix VII.) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.7 metres for proposed Lot 2; and
 - (b) to permit a double side-by-side garage on a lot less than 13.4 metres in width for proposed Lot 2.
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; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	OCP: Urban Residential TCP: Urban Residential	RF
North:	Single Family Residential	OCP: Urban Residential TCP: Urban Residential	RF
East:	Single Family Residential	OCP: Urban Residential TCP: Parks & Natural Areas	RF
South:	Single Family Residential	OCP: Urban Residential TCP: Urban Residential	RF
West (Across 156 St):	Single Family Residential	OCP: Urban Residential TCP: Urban Residential	RF

Context & Background

- The subject site is a 1,142 square metre single family residential lot in the Fleetwood neighbourhood. The site is bounded to the west by 156 Street which is identified as a collector road, and by other single family residential lots to the north, east, and south.
- The subject site is designated “Urban” in the Official Community Plan (OCP), “Urban Residential” in the Stage 1 Fleetwood Plan and is currently zoned “Single Family Residential (RF)”.
- The existing single-family home on the north side of the property is intended to be retained as part of the proposed subdivision.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone a portion of the subject site from “Single Family Residential (RF)” to “Single Family Residential (RF-13)”, to allow subdivision into two (2) single family residential lots including one RF lot and one RF-13 lot(Appendix I).
- Proposed Lot 1 meets the 15-metre minimum lot width, the 28-metre lot depth, and the 560 square metre minimum lot area of the RF zone. No variances are requested or required for this portion of the subject proposal.
- Proposed Lot 2 does not meet the 13.4- metre minimum lot width required for a Type II lot in the RF-13 zone; therefore, a variance is being sought for a proposed width of 12.7-metres. This lot meets the 24- metre minimum lot depth, and the 336 square metre minimum area required by the RF-13 zone (Type II).

	Proposed
Lot Area	
Gross Site Area:	1,142 sq. m.
Road Dedication:	37.3 sq. m.
Net Site Area:	1104.7 sq. m.
Number of Lots:	2
Unit Density:	17.3 uph / 7.0 upa (net)
Range of Lot Sizes	460.8 - 625.7 sq. m.
Range of Lot Widths	12.7 - 15.9 m
Range of Lot Depths	34.6 - 37.5 m

Referrals

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

School District: The School District has advised that there will be approximately five (5) school-age children generated by this development, of which the School District has provided the following expected student enrollment.

One (1) elementary student at Walnut Road School
One (1) secondary student at Fleetwood Park Secondary School

(Appendix IV.)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

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

Francis Park is the closest active park with amenities that include a playground, walking paths, and open space. The park is 1 kilometre walking distance from the development. Freedom Dog-Off Leash Park is the closest park with natural areas. The park is 550 meters walking distance from the development.

A new active park is proposed in 44I – Greenbelt, which is 130 metre walking distance from the development. Amenities in this park will be determined through a public consultation process once the Parks Department is ready to develop the park.

Transportation Considerations

- The proposed Lots 1 and 2 will be oriented towards and have driveway access from 156 Street. As part of the subject application, there is a 1.942-metre dedication requirement to allow for a 12-metre half road for 156 Street.

- The subject site is located approximately 220- metre north of two bus stops located near the intersection of 156 Street and 84 Avenue. Bus Stop No. 55867 services westbound traffic on bus routes 335 (Newton / Surrey Central Station) and 341 (Guildford / Newton Exchange). Bus Stop No. 55893 services eastbound traffic on the bus routes noted above.
- The subject site is located approximately 550-meters south of an eastbound bus stop located at the intersection of 156 Street and Fraser Highway which services bus routes 320 (Langley / Fleetwood / Surrey Central Station), 395 (Langley Centre / King George Station), 502 (Langley / Surrey Central Station), and 503 (Aldergrove / Surrey Central Station).
- The subject site is located approximately 640-meters south of a westbound bus stop located at the intersection of 156 Street and Fraser Highway which services bus routes the bus routes noted in the preceding point.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as “General Urban” in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).
- The proposal is consistent with the following OCP Themes/Policies:
 - A.1.3C – Accommodate urban land development according to the following order of growth management: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighborhood, when developed compatible with existing neighborhood character.

(The proposal is in accordance with the Stage 1 Fleetwood Plan, and therefore is occurring in an appropriate location. The proposed design guidelines will ensure the future residential lots will feature homes that are compatible with the character of the existing neighborhood).

Secondary Plans

Land Use Designation

- The proposal complies with the "Urban Residential" designation in the Stage 1 Fleetwood Plan. The Urban Residential designation provides for detached urban single-family housing at a net density of 24 units per hectare (uph). The proposal complies with a net density of 17.3 uph and is in keeping with the pattern of development in the surrounding context.

Zoning By-law

- The applicant proposes to rezone a portion of the subject site (i.e., Lot 2) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 uph	17.3 uph
Yards and Setbacks		
Front Yard (west):	6.0 m	6.0 m
Side Yard (north & south):	1.2 m	1.2 m
Side Yard Flanking (n/a):	n/a	n/a
Rear (east):	7.5 m	7.5 m
Lot Size		
Lot Size:	336 sq m	479 sq m
Lot Width:	13.4 m	12.7 m*
Lot Depth:	24 m	34.63 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

**Variance requested.*

Lot Width and Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.7 metres for proposed Lot 2; and*
 - to permit a double side-by-side garage on a lot less than 13.4 metres in width in the RF-13 Zone for proposed Lot 2.*
- The proposed reduced width of Lot 2 results from the challenges of retaining the dwelling on Lot 1 in a way that is compliant with the requirements of the RF zone. Lot 2 is fully compliant with the depth and area requirements for the RF-13 zone. The proposed lot dimensions are representative of an urban type of lot ordinarily found in this part of Fleetwood.

- The applicant has demonstrated that a double side-by-side garage can still be reasonably accommodated even with the reduced width of proposed Lot 2.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 Design Consultant recommends a strong relationship with neighboring 'context homes', and that any new dwelling should be of a similar type and size, with similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials. Styles recommended for this site include 'traditional west coast' and 'neo-traditional'.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated April 12, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not 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. The current rate is \$2,136 per new unit.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new 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 \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 11, 2023, and the Development Proposal Signs were installed on May 18, 2023. Staff received no responses from neighbours in the vicinity.

- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association expressed no concerns with the proposal.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species (also see Appendix VI):

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Cherry Plum	2	2	0
Honey Locust	1	1	0
Katsura	1	1	0
Bigleaf Maple	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Program		\$2,200.00	

- The Arborist Assessment states that there are a total of five (5) mature trees on the site, excluding Alder and Cottonwood trees. No existing trees are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 ten (10) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$2,200.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of six (6) trees are proposed to be replaced on the site with a contribution of \$2,200.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

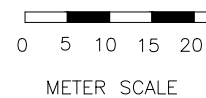
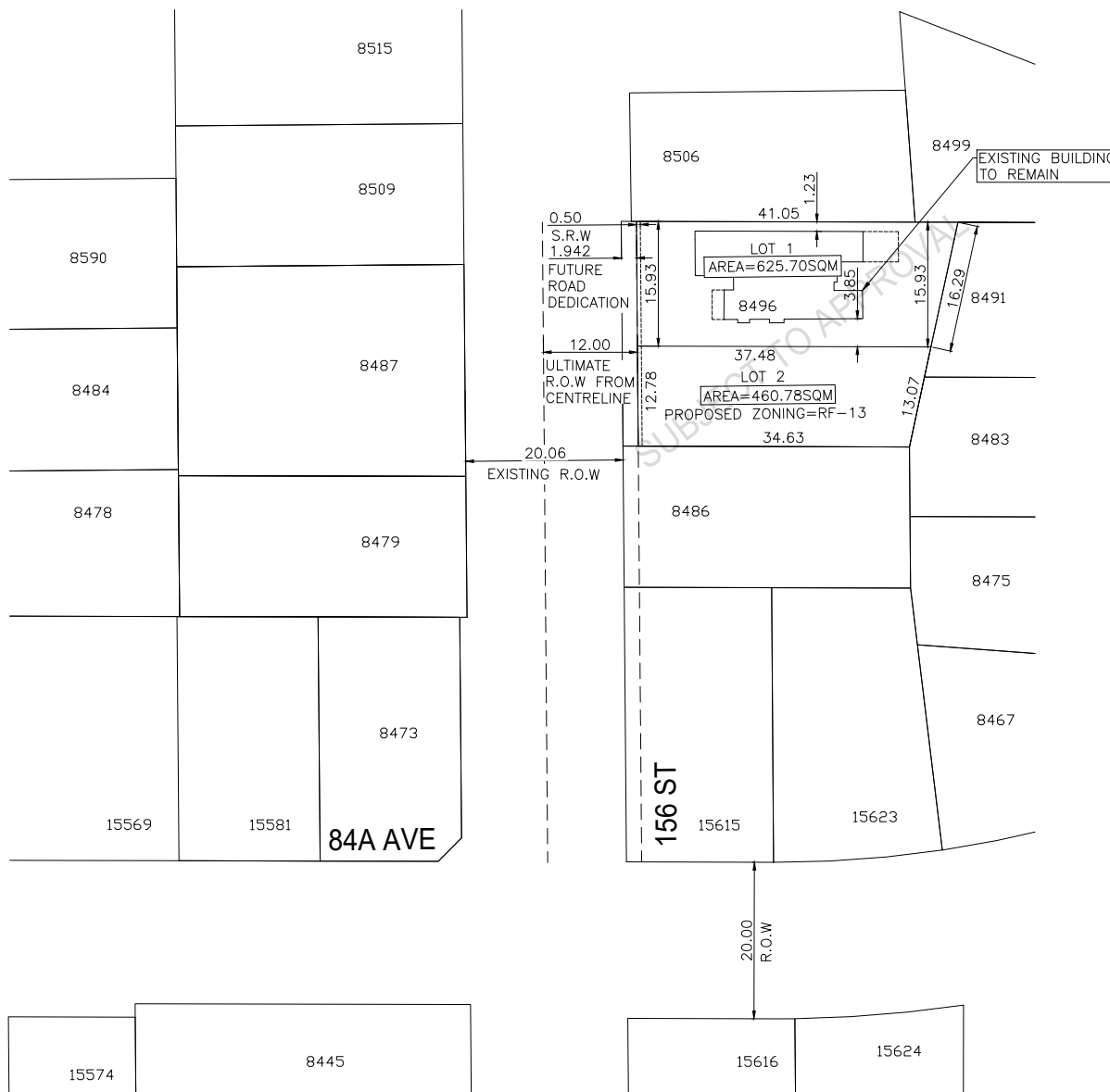
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Survey Block Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7922-0189-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar



NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF-13
SITE AREA
 GROSS SITE AREA: 1154.34sqm.

NO.	DATE	BY	CHK.	REVISION
0	23/04/21	PS	RM	ISSUED FOR REVIEW

MAINLAND ENGINEERING DESIGN CORPORATION

PRACTICE PERMIT NUMBER: 1003021
 UNIT 206 8343 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 #8496 156 ST, SURREY, B.C.
 2 LOT SUBDIVISION

DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURVEY PROJECT NO.	DRAWN
DESIGNED	RM	MAINLAND PROJECT NO.	
DRAWN	PS	C-2050	
CHECKED	RM	DATE	23/04/21
APPROVED	AB	REV.	0

Appendix I.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

BYLAW NO. _____ OVER PART OF LOT 1 EXCEPT PART SUD'D BY PLAN 68285

SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 8603

FOR THE PURPOSE OF REZONING

B.C.G.S. 926017

CITY OF SURREY

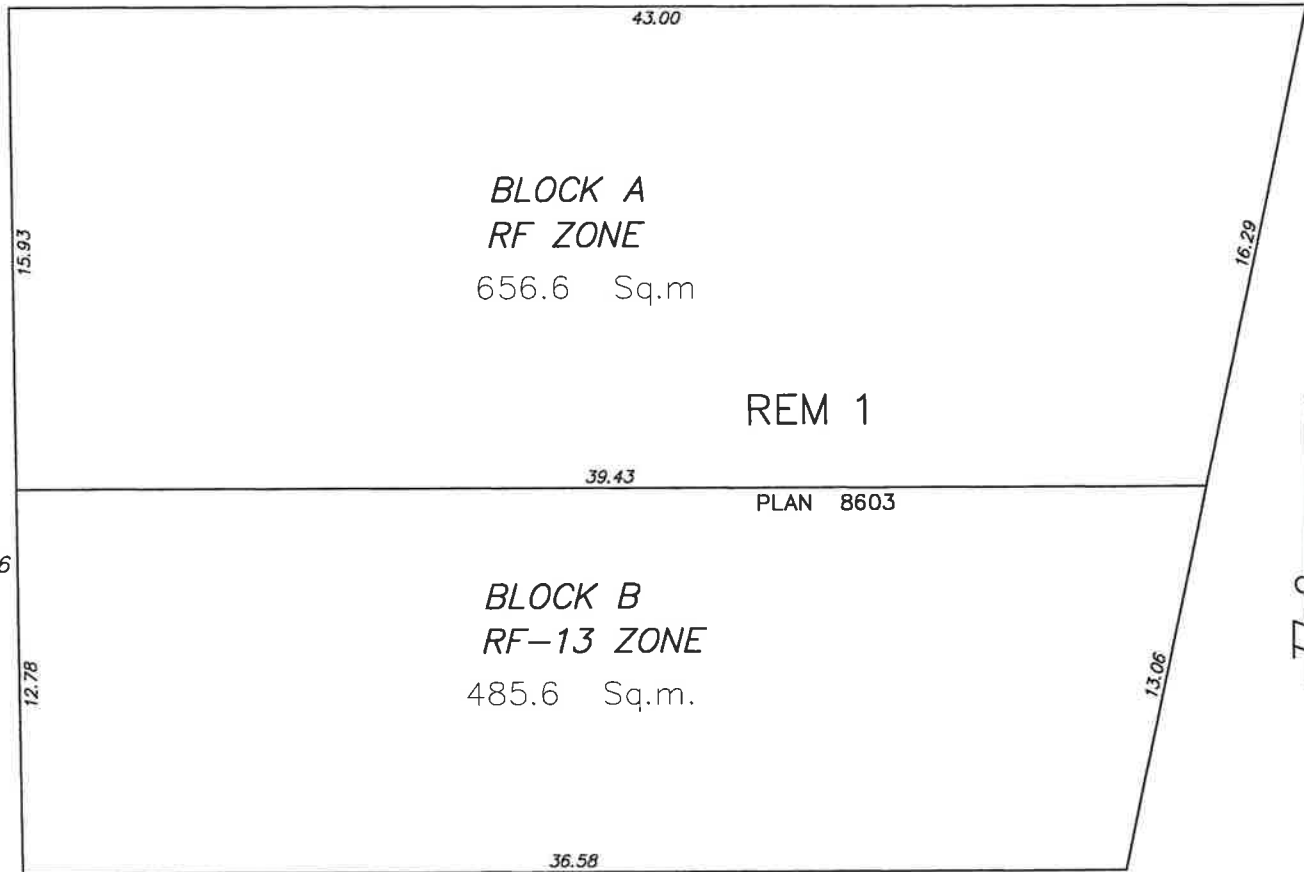
—property dimensions are derived
LTO records

Current civic address:
8496 156th Street
Surrey, B.C.
P.I.D. 007-719-986

LEGEND

SCALE
1:250

156th STREET



DATE OF SURVEY:
27th DAY OF APRIL, 2023



SUKH MINDER S. DHALIWAL B.C.L.S. 756

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
phone: (604) 501-6188
email: info@dhaliwalsurvey.com
File: 20NOV117-Z05

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

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

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

DATE: **April 20, 2023**

PROJECT FILE: **7822-0189-00**

RE: **Engineering Requirements
Location: 8496 156 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- * Dedicate 1.942 metres for 156 Street
- * Register 0.5 metre SRW along property line

Works and Services

- * Complete road adequacy assessment for 156 Street and construct associated features
- * Install water, sanitary, and drainage service connections to each lot
- * Implement onsite sustainable drainage features

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
KMH



January 23, 2023

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0189

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

Walnut Road Elementary	
Enrolment (K/1-7):	82 K + 631
Operating Capacity (K/1-7)	76 K + 466
Fleetwood Park Secondary	
Enrolment (8-12):	1632
Capacity (8-12):	1200

Projected population of school-age children for this development:	5
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Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

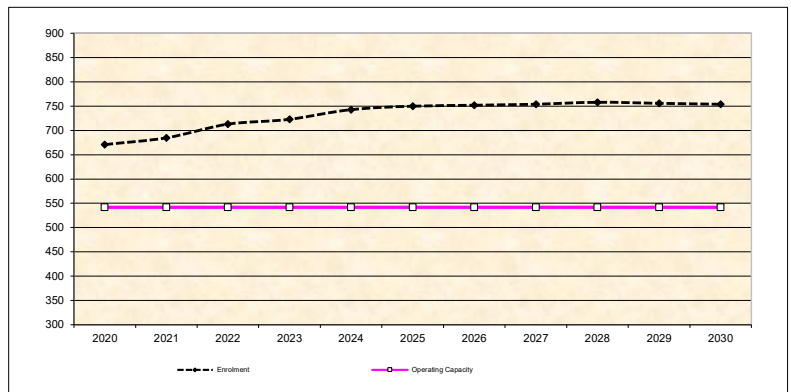
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Walnut Road Elementary is operating at 123% and will continue to operate over capacity for the next 10 years. Because of the limited site remaining and the existing design of the school, expanding the school may be problematic. Consequently, in-catchment demand, in the future, may have to be accommodated at William Watson which are also over capacity.

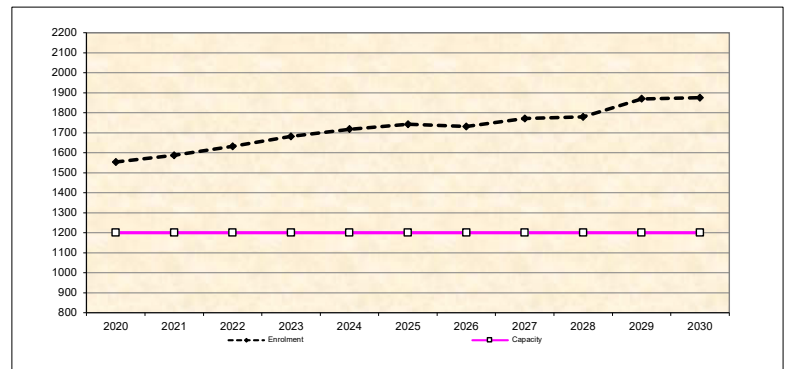
In the fall 2020, the District opened a four-classroom addition at Coyote Creek Elementary, which has provided some enrolment relief by emptying two existing enrolling portables. As part of the Surrey School District's 2022/2023 Five Year Capital Plan submission to the Ministry of Education, the District is requesting a 300-capacity addition at William Watson to relieve the short-term pressure in the Fleetwood Area and another elementary site for a future elementary school. The Ministry of Education has not approved any capital funding for either project.

Fleetwood Secondary total enrollment, as of September 2020, is 1513 and projected to grow over the next 10 years. The school's capacity is 1200. As part of the District's 2022/2023 Capital Plan, the District is requesting a 500-capacity addition targeted to open in 2027. The project has not been approved by the Ministry.

Walnut Road Elementary



Fleetwood Park 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 #: 7921-0000-00
Project Location: 8496 156 Street, Surrey, B.C.
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

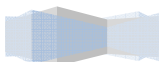
The area surrounding the subject property consists of homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area “traditional west coast” and “neo-traditional” which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old “traditional west coast” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older “neo-traditional” style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are “neo-traditional”.
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

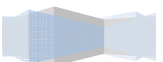
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

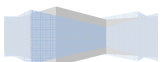


- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.
Date: March 7, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: March 7, 2022



8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Tree(s)			
Alder			
Cottonwood			
Deciduous Trees (Excluding Alder and Cottonwood Tree(s))			
Black cherry plum	2	2	
Honey locust	1	1	
Katsura	1	1	
Bigleaf maple	1	1	
Coniferous Tree(s)			
Total <i>(Excluding Alder and Cottonwood Tree(s))</i>	5	5	
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed <i>(Excluding Boulevard Street Tree(s))</i>		0	
Total Retained and Replacement Tree(s) <i>(Total + Total replacement tree(s) proposed)</i>		0	

**Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 8496 156 St, Surrey, B.C., V3S 3R9

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	5
Protected Trees to be Removed	5
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	10
Replacement Trees Proposed	6
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

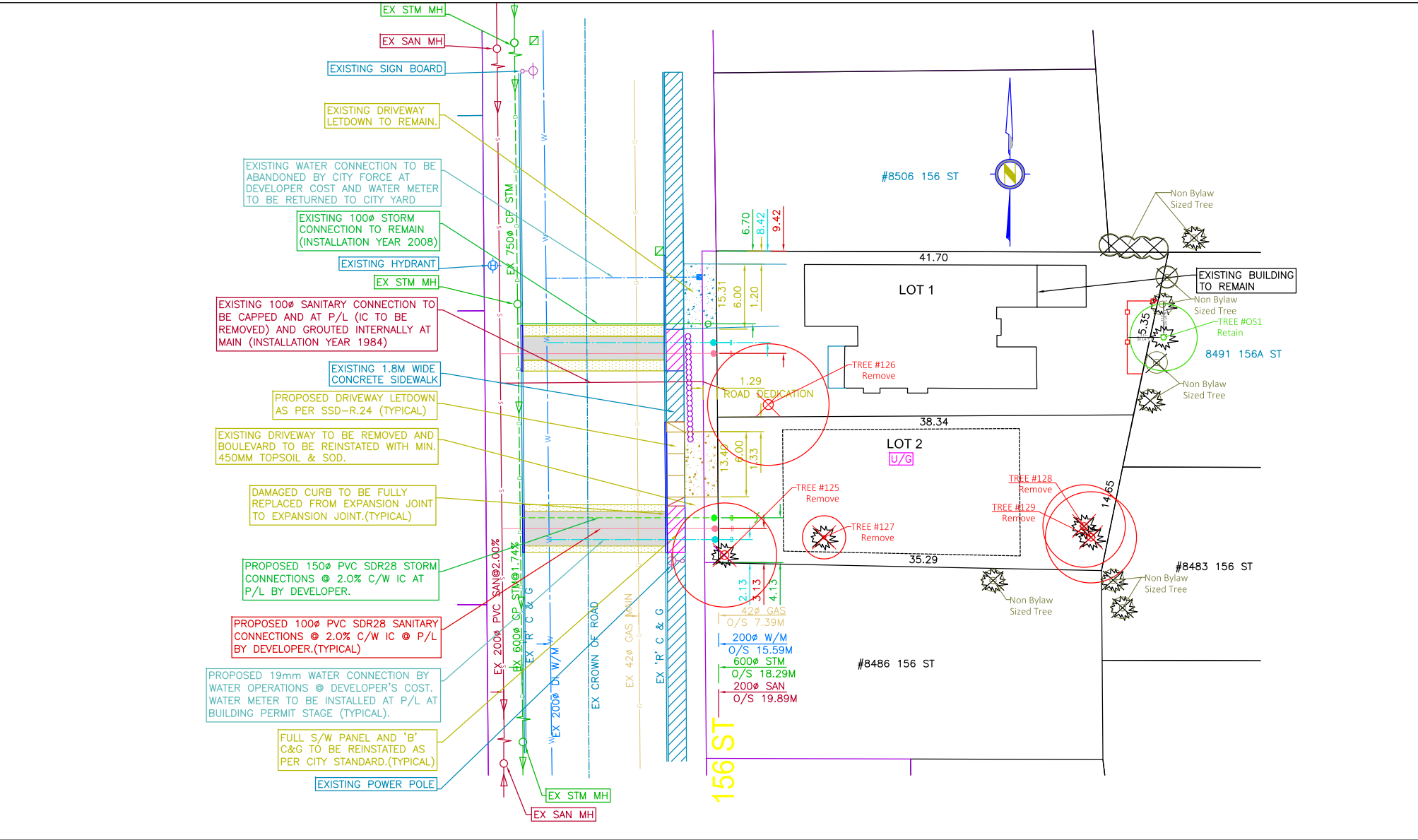
Summary, report and plan prepared and submitted by:

Francis Klimo

April 6, 2023

(Signature of Arborist)

Date



TREE MANAGEMENT PLAN

Project Number	
Date	April 27, 2022
Scale	1:200
Drawn	
Checked	

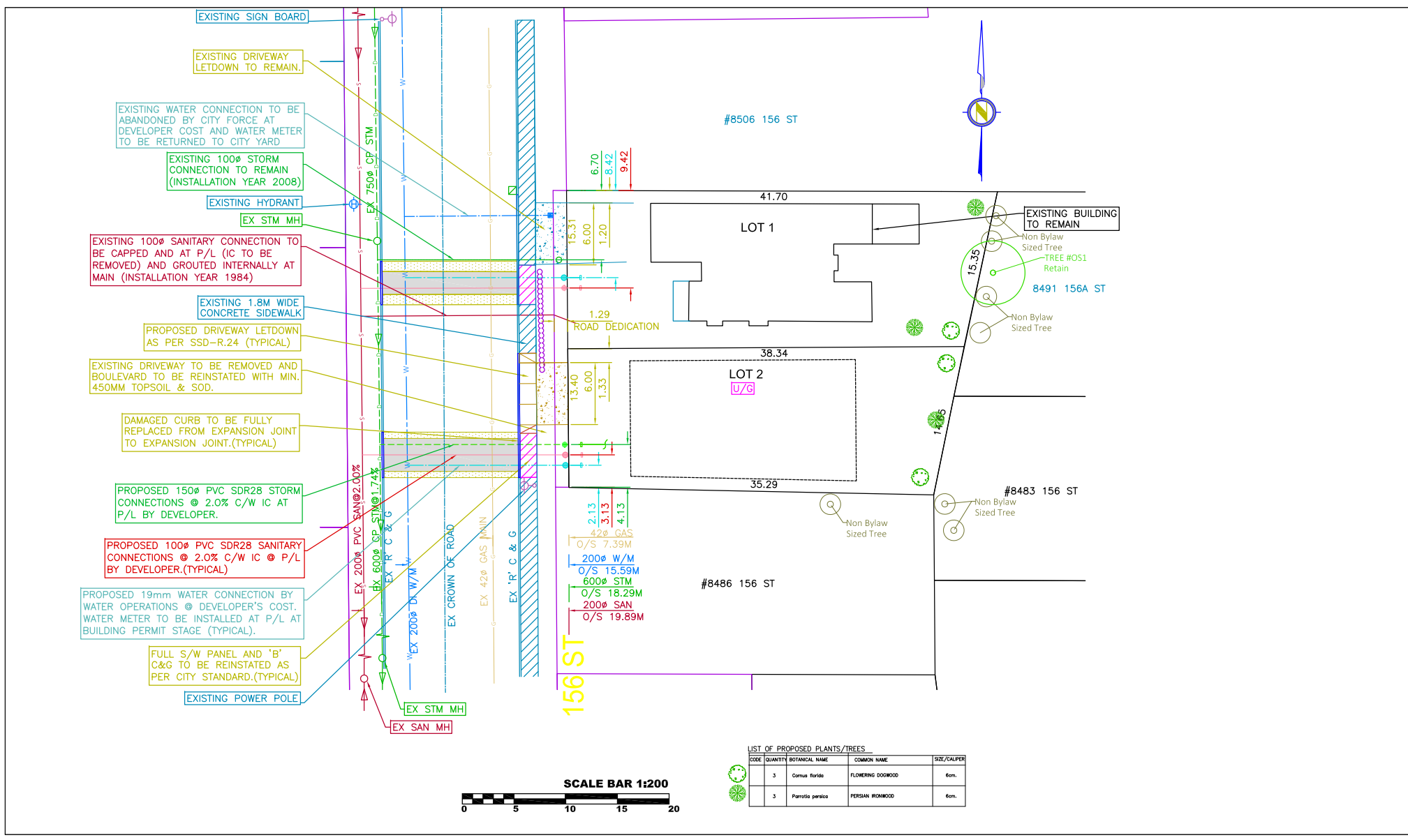
Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions		
No.	Date	Description

Consultants

8496 156 ST, SURREY

Klimo & Associates



EXISTING WATER CONNECTION TO BE ABANDONED BY CITY FORCE AT DEVELOPER COST AND WATER METER TO BE RETURNED TO CITY YARD

EXISTING 100# STORM CONNECTION TO REMAIN (INSTALLATION YEAR 2008)

EXISTING HYDRANT
EX STM MH

EXISTING 100# SANITARY CONNECTION TO BE CAPPED AND AT P/L (IC TO BE REMOVED) AND GROUTED INTERNALLY AT MAIN (INSTALLATION YEAR 1984)

EXISTING 1.8M WIDE CONCRETE SIDEWALK

PROPOSED DRIVEWAY LETDOWN AS PER SSD-R.24 (TYPICAL)

EXISTING DRIVEWAY TO BE REMOVED AND BOULEVARD TO BE REINSTATED WITH MIN. 450MM TOPSOIL & SOD.

DAMAGED CURB TO BE FULLY REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT.(TYPICAL)

PROPOSED 150# PVC SDR28 STORM CONNECTIONS @ 2.0% C/W IC AT P/L BY DEVELOPER.

PROPOSED 100# PVC SDR28 SANITARY CONNECTIONS @ 2.0% C/W IC @ P/L BY DEVELOPER.(TYPICAL)

PROPOSED 19mm WATER CONNECTION BY WATER OPERATIONS @ DEVELOPER'S COST. WATER METER TO BE INSTALLED AT P/L AT BUILDING PERMIT STAGE (TYPICAL).

FULL S/W PANEL AND 'B' C&G TO BE REINSTATED AS PER CITY STANDARD.(TYPICAL)

EXISTING POWER POLE



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
●	3	Cornus florida	FLOWERING DOGWOOD	6cm.
●	3	Parrotia persica	PERSIAN IRONWOOD	6cm.

TREE MANAGEMENT PLAN

Project Number	April 27, 2023
Date	
Scale	1:200
Drawn	
Checked	

Revisions

No.	Date	Description
	April 6, 2023	

Consultants

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

8496 156 ST, SURREY

Klimo & Associates

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0189-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-719-986
Lot 1 Except Part Subdivided by Plan 68285 Section 26 Township 2 New
Westminster District Plan 8603

8496 - 156 St

(the "Land")

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

Parcel Identifier: _____

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section K.2 of Part 16B Single Family Residential (13) Zone (RF-13) the minimum lot width for a Type II lot created through subdivision is reduced from 13.4 metres to 12.7 metres for the proposed Lot 2 (see Schedule A).

(b) Sub-Section H.3(a)iii of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit a double side-by side garage on a lot that is 12.7 metres in width (i.e., less than 13.4 metres wide).

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. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

