

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0325-00

Planning Report Date: October 21, 2024

**PROPOSAL:**

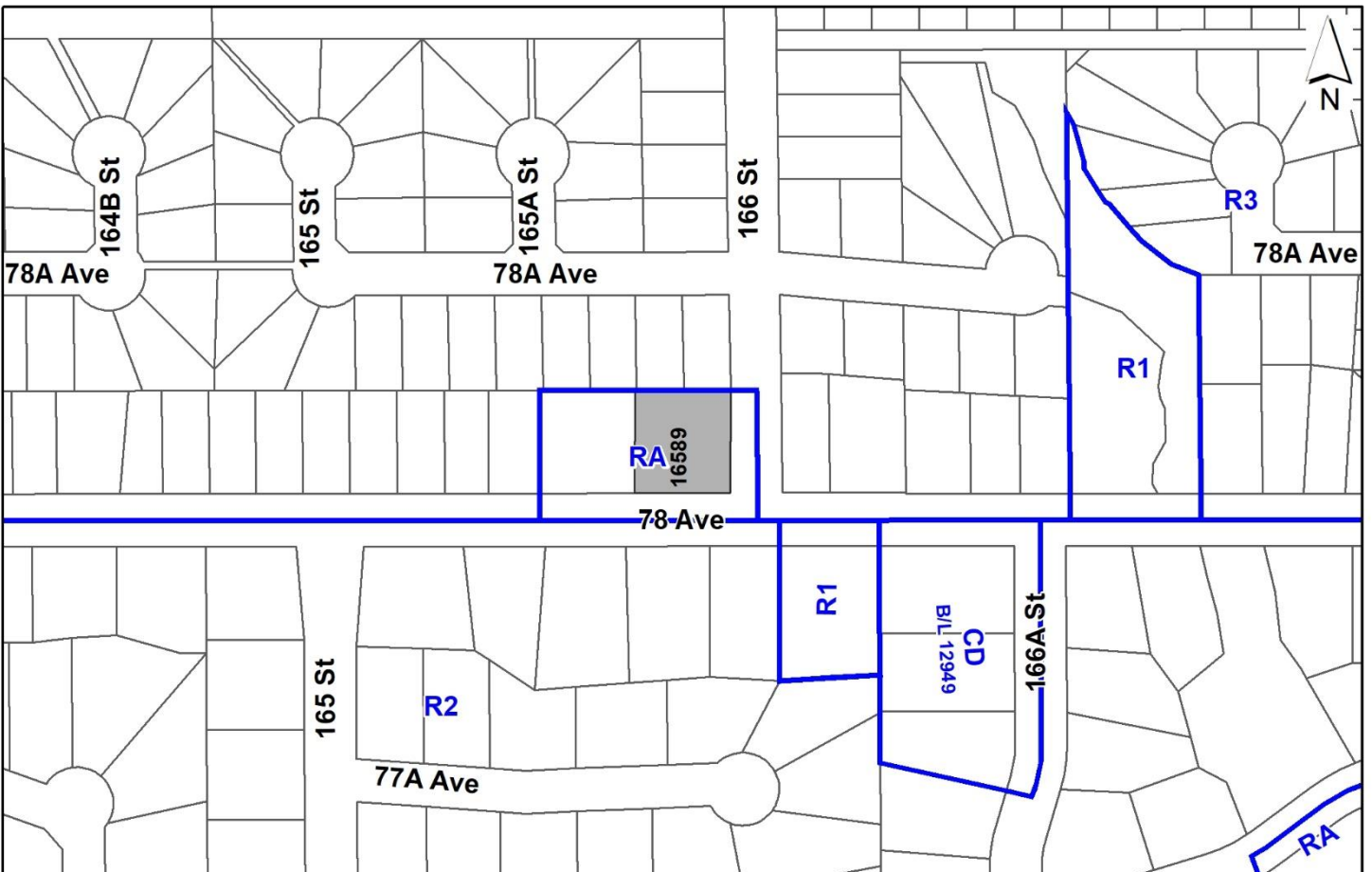
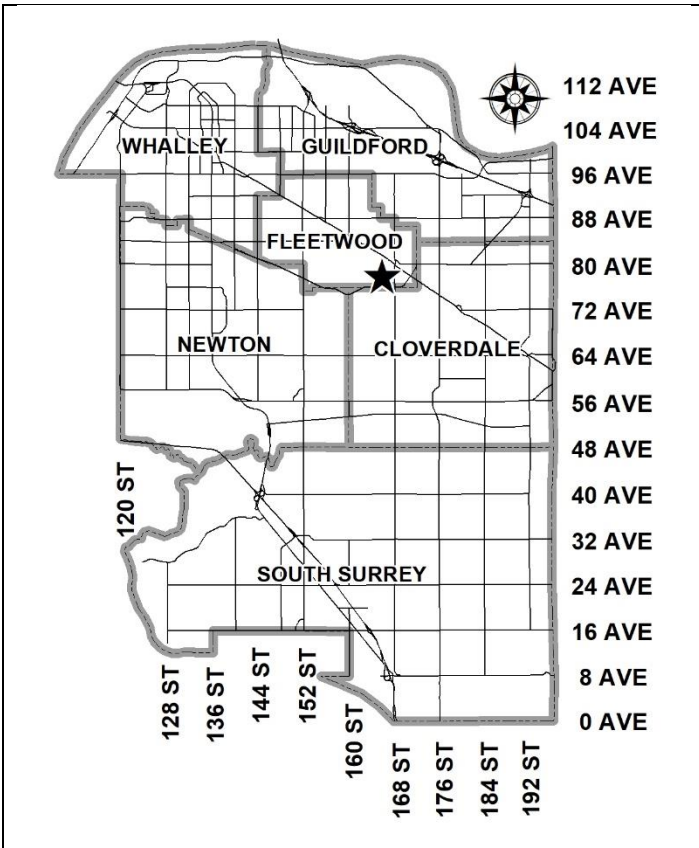
- **Rezoning** from RA to R3 and R4 to subdivide into one R3 lot and two R4 lots.

**LOCATION:** 16589 - 78 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Residential



**RECOMMENDATION SUMMARY**

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Urban Residential designation in the Fleetwood Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Fleetwood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Urban Residential Zone (R3)" for Block A on the attached Survey Plan and "Small Lot Residential Zone (R4)" for Block B on the attached Survey Plan. (Appendix I)
2. 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) 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
  - (d) 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 Dwelling	Urban/Urban Residential	RA
North:	Single Family Dwellings	Urban/ Urban Residential	R3
East (Across 166 Street):	Single Family Dwelling	Urban/ Urban Residential	R3
South (Across 78 Avenue):	Single Family Dwellings	Suburban/ NA	R2
West:	Single Family Dwelling	Urban/ Urban Residential	RA

### Context & Background

- The subject property is located at 16589 - 78 Avenue in Fleetwood. It is 1,454 square metres in size and zoned "Acreage Residential Zone (RA)". It is designated as "Urban" in the OCP and "Urban Residential" in the Fleetwood Plan.
- The subject property is within 800 metres of the future Bakerview – 166 Street Station and is within a Tier 3 Transit Oriented Area.

- As the subject site is located within a Transit Oriented Area (TOA) associated with the future Bakerview-166 Street SkyTrain Station along the Surrey-Langley SkyTrain corridor, per Sub-Section B.1.(b)i of both the R<sub>3</sub> and R<sub>4</sub> Zones, the maximum number of dwelling units permitted on each of the subject lots will be two (2), with the principal use limited to a single family dwelling with one additional accessory dwelling such as secondary suite, garden suite or coach house uses.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject property from "Acreage Residential Zone (RA)" to "Urban Residential Zone (R<sub>3</sub>)" and "Small Lot Residential Zone (R<sub>4</sub>)" in order to permit subdivision from one to three lots (one R<sub>3</sub> lot and two R<sub>4</sub> lots).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.15 ha
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.15 ha
<b>Number of Lots:</b>	3
<b>Unit Density:</b>	20 uph
<b>Range of Lot Sizes</b>	R <sub>3</sub> = 560 sq. m. R <sub>4</sub> = 336 to 380 sq. m.
<b>Range of Lot Widths</b>	R <sub>3</sub> = 15 m.; R <sub>4</sub> = 18 m.
<b>Range of Lot Depths</b>	R <sub>3</sub> = 37 m; R <sub>4</sub> = 24 m.

### 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 advised that there will be approximately 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at William Watson Elementary School  
1 Secondary student at Fleetwood Park Secondary School

(Appendix III)

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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid to late 2026.

Parks, Recreation & Culture:

Parks accepts the removal of 3 city trees, labeled ci1, ci2, and ci3, as recommended in the project arborist's report dated July 16, 2024. Parks requires 2:1 compensation into the Green City Program for these removals. Compensation to be collected by Trees and Landscaping and paid prior to Final Adoption.

William Watson Park is the closest park with natural area and a park pathway. It is 140 metres walking distance from the development.

### Transportation Considerations

- Vehicular access for the R3 lot will be from 166 Street and 78 Avenue for the two R4 lots.
- The subject site is about 550 metres from the closest bus stops on 168 Street. Transit route 320 provides connection between Langley Centre and Surrey Central Station. Transit route 395 provides connection between Langley Centre and King George Station route.
- Except for sidewalks, there are no cycle tracks, bicycle lanes or multi-use pathways in the area.

### 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 property is designated "General Urban" in the Regional Strategy (RGS). General Urban areas are intended for residential neighborhoods. The proposed residential development complies with the RGS designation for the site.

### Official Community Plan

#### Land Use Designation

- The property is designated "Urban" in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare (uph). The Urban designation is intended to support low and medium density residential neighborhoods. The development proposes a unit density of 20 uph which complies with the "Urban" designation in the OCP.

#### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - A1.5a: Support Frequent Transit Corridors, Frequent Transit Development Areas (FTDA) and Skytrain Corridor Planning Areas (Figure 22) as priority development areas for Surrey to accommodate an increased proportion of density and growth.
  - A4.9: Receive and process land development applications for rezonings, Development Permits or subdivisions only after Stage 1 of a Neighbourhood Concept Plan is approved. Final approval of development applications that are consistent with the Neighbourhood Concept Plan will only be considered after Stage 2 of the NCP is approved and only as is consistent with the procedures outlined in the Implementation Section of this Official Community Plan.

### Secondary Plans

#### Land Use Designation

- The site is designated "Urban Residential" in the Fleetwood Plan. The development proposal complies with this designation.

#### Themes/Objectives

- The Fleetwood Plan will support the extension of the Surrey Langley Skytrain and guide the growth of Fleetwood over the next 30 years. A key feature of the plan is an employment district around the Bakerview – 166 Street Station, which is within 800 metres of the proposed development.

- One of the guiding principles of the Fleetwood Plan is focused growth. A variety of residential designations are included in the Land Use Concept to support a diversity of housing options. A greater variety of housing types will support a full range of housing needs for young families, working professionals, and seniors. The proposed development will meet this guiding principle and objective.

### Zoning By-law

- The applicant proposes to rezone the subject site from RA to R3 and R4.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R3, R4 and parking requirements.

<b>R3 Zone (Part 15)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	2.5 uph or 14.8 uph with amenity contributions	16.6 uph
<b>Yards and Setbacks</b>		
Front Yard (east):	6.5 metres	6.5 metres
Side Yard (north & south):	1.8 metres	1.8 metres
Side Yard Flanking (direction):	N/A	N/A
Rear (west):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	560 square metres
Lot Width:	15 metres	15 metres
Lot Depth:	28 metres	37 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	2 parking spaces + 1 parking space for secondary suite or garden suite	TBD

<b>R4 Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	2.5 uph or 28 uph with amenity contributions	Interior (Lot 2) 25 uph Corner (Lot 1) 25 uph
<b>Yards and Setbacks</b>		
Front Yard (south): Corner (Lot 1) Interior (Lot 2) Side Yard: Corner Lot 1 (west) Interior Lot 2 (east and west) Side Yard Flanking: Corner (Lot 1) (east) Lot 2 (not applicable) Rear (north): Corner (Lot 1) Interior (Lot 2)	5.5 metres 5.5 metres 1.2 metres 1.2 metres 1.2 metres 1.2 metres 7.5 metres 7.5 metres	5.5 metres 5.5 metres 1.2 metres 1.2 metres 1.2 metres 1.2 metres 7.5 metres 7.5 metres
<b>Lot Size</b>		
Lot Sizes: (Type II)  Lot Width: (Type II)  Lot Depth: (Type II)	Interior (Lot 2) 336 sq. m. Corner (Lot 1) 380 sq. m. Interior (Lot 2) 13.4 metres Corner (Lot 1) 15.4 metres Interior (Lot 2) 24 metres Corner (Lot 1) 24 metres	Interior (Lot 2) 446 sq. m. Corner (Lot 1) 440 sq. m. Interior (Lot 2) 18 metres Corner (Lot 1) 18 metres Interior (Lot 2) 24 metres Corner (Lot 1) 24 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	2 parking spaces + 1 parking space for secondary suite or garden suite	TBD

- As previously noted, the subject site is located within a TOA associated with the future Bakerview-166 Street SkyTrain Station. The maximum number of dwelling units permitted on each of the subject lots will be two (2), with the principal use limited to a single family dwelling with one additional accessory dwelling such as secondary suite or a garden suite.

#### Lot Grading and Building Scheme

- The applicant retained Gurinder Dhaliwal of Marq Consulting 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 massing designs using new standards for a more suitable architectural context. New homes will exhibit mid-scale massing with interesting architectural elements and projections at the front façade. Roof slopes of 6:12 or higher are recommended using asphalt shingles or asphalt shake roofs. Reasonable flexibility for exterior wall cladding will be permitted provided the overall quality meets or exceeds common standards for the new R3 and R4 Zones.



- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated February 28, 2024 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- 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 \$2,227.85 per new unit.

### 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 on a per new-unit basis 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 \$1,132.92 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 24, 2024, and the Development Proposal Sign was installed on February 1, 2024 and updated reflecting the new zones on September 23, 2024. Staff received four responses from neighbouring homeowners. *(staff comments in italics)*

*(Concerns received from neighbouring homeowners were about lot sizes, access to the new lots, parking, school capacity and retention of a big tree on 166 Street. Staff went over the eventual lot sizes and driveway locations of each lot upon subdivision and explained how the newly created lots meet the OCP and NCP designations. Staff also explained that the lots are within Tier 3 of the Bakerview - 166 Street Station Transit Oriented Area which removes residential parking minimums.*

*Staff acknowledged that William Watson Elementary School and Fleetwood Park Secondary School are operating beyond capacity. Plans for additional elementary schools and a 500-capacity addition to Fleetwood Park Secondary were conveyed to the resident.*

*Based on the approved Arborist Report submitted by the applicant, staff confirmed that the big Douglas Fir along 166 Street will be retained.)*

- The subject development application was reviewed by the Fleetwood Community Association and the Surrey Board of Trade. Staff received an inquiry from the Fleetwood Community Association. *(staff comments in italics)*

*(The Fleetwood Community Association inquired if the application had a Development Variance Permit (DVP) associated with it. Staff advised that no DVP application was received.)*

## TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix V.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Deciduous Trees	3	1	2
Coniferous Trees	21	17	4
<b>Onsite Tree Totals</b>	<b>24</b>	<b>18</b>	<b>6</b>
<b>Onsite Replacement Trees Proposed</b>	<b>18</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>24</b>		

- The Arborist Assessment states that there are a total of 24 bylaw protected trees on the site. Additionally, there is 1 bylaw protected offsite tree and 5 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 6 onsite trees 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.
- 3 additional City trees are noted (Appendix V) for removal as the building footprints are within the tree protection zone (TPZ) or the tree is located within a hedgerow that is recommended for removal.
- 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 proposed total of 42 replacement trees on the site. The proposed 18 replacement trees can be accommodated on the site, and the proposed deficit of 24 replacement trees will require an estimated cash-in-lieu payment of \$13,200, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with an estimated contribution of \$13,200 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Block Plan & Proposed Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix VI. Aerial Photo

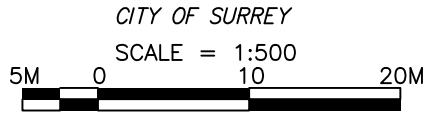
*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

DQ/cm

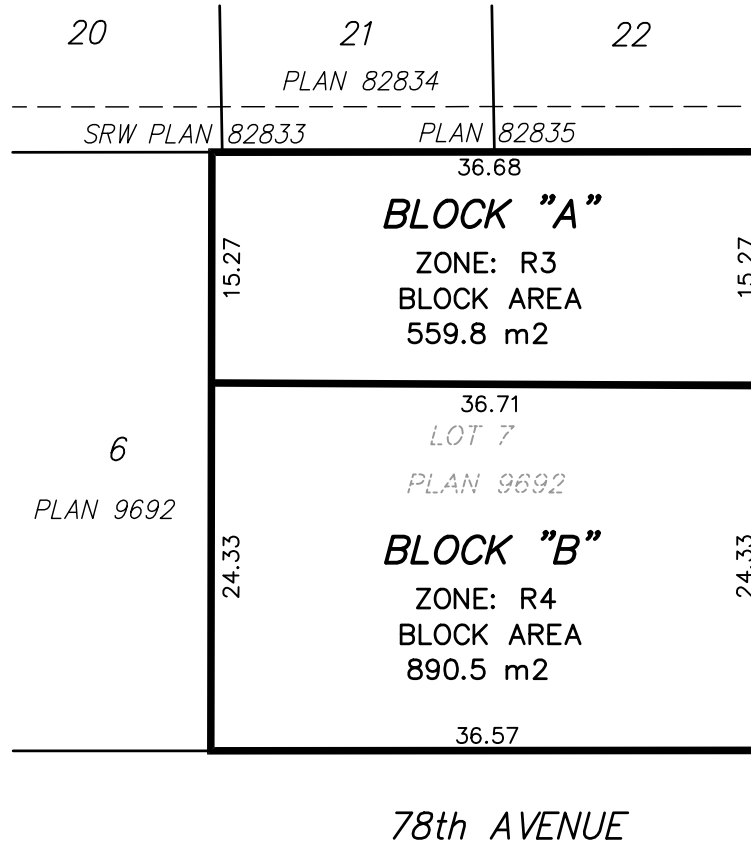
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 7 SECTION 24 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 9692**

Appendix I



P.I.D. 005-347-157
CIVIC ADDRESS: #16589 78th AVENUE

"ALL DISTANCES ARE IN METRES"



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 231486ZONE2

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 1st DAY OF OCTOBER 2024

*Gene Paul Mikula*  
\_\_\_\_\_  
GENE PAUL MIKULA B.C.L.S. (80)

231486ZONE2



## INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **September 29, 2024**

PROJECT FILE: **7823-0325-00**

---

RE: **Engineering Requirements**

**Location: 16589 78 Ave**

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

- Dedicate 3 m by 3 m corner cut at the intersection of 78 Ave and 166 St
- Register 0.5 m SRW along 78 Ave and 166 St.

***Works and Services***

- Construct the north side of 78 Ave.
- Construct the west side of 166 St.
- Construct sanitary sewers along 78 Ave and 166 St.
- Provide driveways, drainage, water, and sanitary service connections to each lot.
- Conduct a storm water analysis to assess post development flows to the nearest trunk storm mains and address deficiencies as required.

A Servicing Agreement is required prior to Rezone and Subdivision.

Jeff Pang, P.Eng.  
Manager, Development Services

JNC

Department: **Planning and Demographics**  
 Date: **February 15, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0325 00**

The proposed development of **3** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	2
---	---

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
<b>Total Students =</b>	<b>2</b>

<b>Current Enrolment and Capacities:</b>	
<b>William Watson Elementary</b>	
Enrolment	457
Operating Capacity	332
# of Portables	6
<b>Fleetwood Park Secondary</b>	
Enrolment	1733
Operating Capacity	1200
# of Portables	12

**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

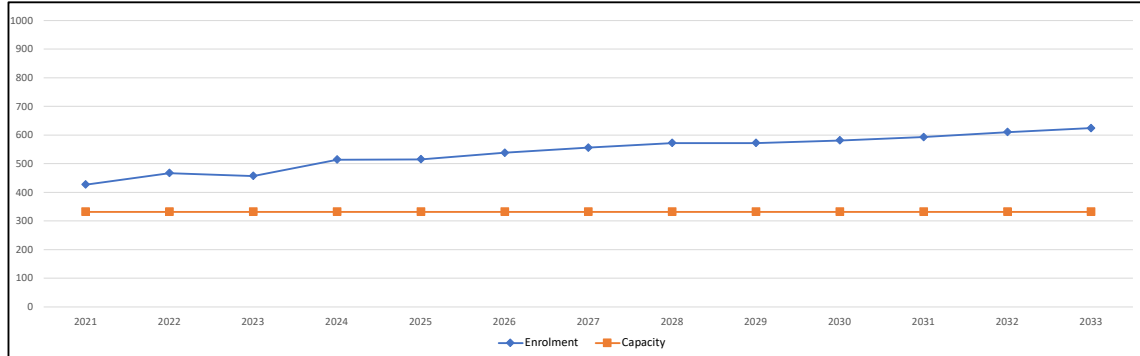
William Watson Elementary is operating over capacity and requires 6 portables for enrolling space. It is anticipated more portables will be placed on the site in the coming years to accommodate enrolment growth. The projections do not include for the pending land use amendments to revise existing residential zoning to higher densities to support future SkyTrain ridership. These enrolment projections should be considered very conservative at this time.

With 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

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. To further relieve current enrolment pressures in the Fleetwood area, the Surrey School District has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, a request for a 12-classroom addition at Walnut Road and a 22-classroom addition at William Watson. As part of the District's Long Range Facility Plan 2020/21, the District recognizes that these additions will not be enough to accommodate any growth associated with the pending land use amendments mentioned above and has laid out a longer term strategy for the Fleetwood area. With this in mind, the District has also included requests for elementary sites for future elementary schools in the area as part of the said Capital Plan submission. The Ministry has yet to approve capital funding for any of these projects.

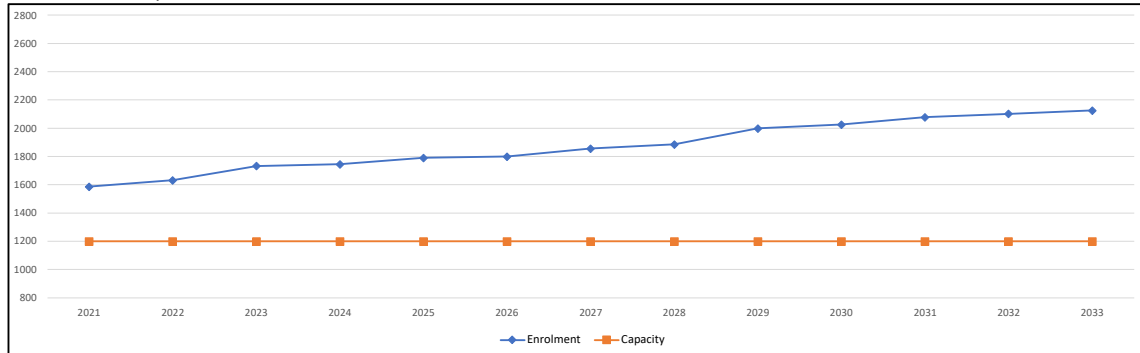
Fleetwood Secondary total enrollment, as of September 2022, is 1632 and projected to grow over the next 10 years. There are currently 7 portables on site. The school's capacity is 1200. The Ministry of Education supported the District to prepare a feasibility study for a 500-capacity addition for Fleetwood Park Secondary. No funding has been approved to move the project into design and construction.

**William Watson Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Fleetwood Park Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population:** The projected population of children aged 0-17 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.



---

# Building Guidelines Summary

Surrey Project no: 95-00083-00

Project Location: 16589 78 Ave. Surrey, B.C.

Design Consultant: Marq S Consulting Ltd., ([Gurinder Dhaliwal](#))

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:

1) The subject site is located in an area with multiple zonings. On the north side of the property lots are R3, and south of the subject site lots are zoned R2. Non-developed lots on the East and West side of the property are also zoned R3. The subject RA TO R3 & R4 rezoning is consistent with the current mix of modern urban and compact urban residential homes in this area.

2) The subject site is located in a blended neighborhood consisting of old growth areas, homes from the 1980s, 1990s and early 2020s. A key note to consider is the 1990's development area comprising 2500-3000 sq.ft. "Traditional Old Urban 90s" style two story homes to the West of this site, and early 2020's development area comprised 3500-6500 sq.ft.

"Traditional/Farmhouse" style three story homes to the South of this site, with desirable mid-scale massing characteristics. These homes have 6:12 pitch common hip roofs with common gable projections and roof surfaces of either Stucco or asphalt shingle surfaces. Although there is nothing objectionable with the designs of these homes, they are not recommended to be emulated for this project as the character of new homes typically has updated material and massing design features which should be consistent with all future developments in this area rather than the older standard.



## 1.2. Features of surrounding dwellings significant to building scheme:

- 1) Context Homes: The housing stock in the area surrounding the subject site does provide suitable architectural context for current R3 & R4 Zone developments. Roof designs, construction materials, massing designs, massing scale, trim, and detailing elements have improved since most homes in the east area were constructed. As a result, it's more logical to use updated standards that facilitate the improvement in standards over time rather than specifically emulating and building homes to an older standard. It should be noted that to the south Side of the property there are new R3 developments in the immediate area for a much more suitable architectural context.
- 2) Home Types/Style Character: Most existing homes are either small old Bungalows or old traditional homes. New R2 developments which are suitable for use on most new RF-10 zoned lots. Home type (Two-Storey, Bungalow, Split Level, Basement Entry, etc.) will not be regulated in the building scheme. Most new developments are either Traditional homes or west coast contemporary homes.
- 3) Massing Designs: Massing designs should meet new standards for R3 & R4 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 proportions should be located so as to create balance across the façade.
- 4) Front Entrance Design: Front entrance verandas on all homes in this area are all either one storey or 1 ½ storeys in height. However, the existing housing stock will not be emulated. The most common entrance height standard for new R3 & R4 developments is in a height range from one to 1½ storeys. The recommendation is to limit the range of the veranda heights to one and 1½ storeys to ensure there is no proportional overstatement of this one element.
- 5) Exterior Wall Cladding: A wide range of cladding materials has been used in this area including: stone, brick, horizontal vinyl, and stucco. Reasonable flexibility should be permitted provided that the overall quality of wall cladding materials meets or exceeds common standards for new R3 & R4 developments.
- 6) Roof Surface: This is an area where most homes have asphalt shingle roofs. It is expected that most new homes should have the same or asphalt shake roofs for continuity. Exceptions should only be given when introducing new environmentally sustainable products.
- 7) Roof Slope: Most of the newer existing homes have roof slopes that are suitable for new R3 & R4 developments. Roof slopes of 6:12 or higher are recommended to ensure that homes appear style-authentic within the proposed style range (with common roof slope exceptions used in most building schemes).





## 2. Proposed Design Guidelines

### 2.1 Proposed Residential Character and Design Scheme

The styles recommended for this site are West Coast Contemporary/Traditional and compatible styles as determined by the design consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to character study when reviewing plans for meeting style-characters intent. It should also be recognized that there is a strong style change in demand now towards “Traditional/West Coast” designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.

### 2.2 Proposed Design Solutions

<b>Exterior Materials/ Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick, and stone.
<b>Roof Pitch:</b>	Minimum roof pitch is to be 6:12 except where having lower pitch achieves the goal of style authenticity in a particular section (e.g. Reduced pitch or flat roof at a covered veranda) [ending the Design Consultant’s approval.
<b>Roof Materials/Colours:</b>	Roof surfaces are to be made of shake profile concrete roof tiles, shake profile asphalt shingles, or other sha shake products approved by the Design Consultant an and Canadian Standards Association (CSA approved). All roof elements (stacks, flashing, etc) are to be in m matching uniform color groups (charcoal, dark grey or dark brown) throughout the subdivision.
<b>In-ground basements:</b>	Basements are permitted, subject to confirmation/ depth of service invert locations. All basements are to be 50% in-ground.



**Treatment of Corner Lots:**

Both front and flanking side of the corner house will have the same main cladding materials used. All corner lot front and flanking elevations will be reviewed and confirmed by Design Consultant to ensure that continuity of the design scheme is carried out on both street faces.

**Landscapings:**

No existing trees are to be removed unless a tree cutting permit has been obtained from the City after receiving written recommendations from an accredited arborist. Any tree removed is to be replaced with a minimum of two other trees on the lot. Native trees and shrubs are preferred; All street fronting yard areas are to be landscaped within 60 days of the building's completion except if weather conditions make it impossible to do so, in which case the landscaping is completed as expeditiously as possible, and prior to the final inspection; Rear and side yards are to be cleaned and graded within 30 days of completion of house construction, and prior to final inspection; Landscape design is to be in accordance with the development's Tree Replacement plan with minimum of 12 shrubs of a 3 gallon pot size and half of which are planted in the boulevard area; and is to be placed on all street fronting yard areas or areas adjacent to publicly visible greenways regardless of a corner or interior lot.

**Compliance Deposit: \$10,500.00**

Summary prepared and submitted by: Marq S Consulting Ltd.

Date: July 22, 2024

# Tree Preservation Summary

Surrey Project No:

Address: 16589 78 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	24	Protected Trees Identified	6
Protected Trees to be Removed	18 <del>21</del>	Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6	Protected Trees to be Retained	3
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	<del>36</del>	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	6
- All other species to be removed (2:1) 18 X two (2) = <del>36</del>	42	- All other species to be removed (2:1) 3 X two (2) = 6	
Replacement Trees Proposed	18	Replacement Trees Proposed	0
Replacement Trees in Deficit	<del>18</del> 24	Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

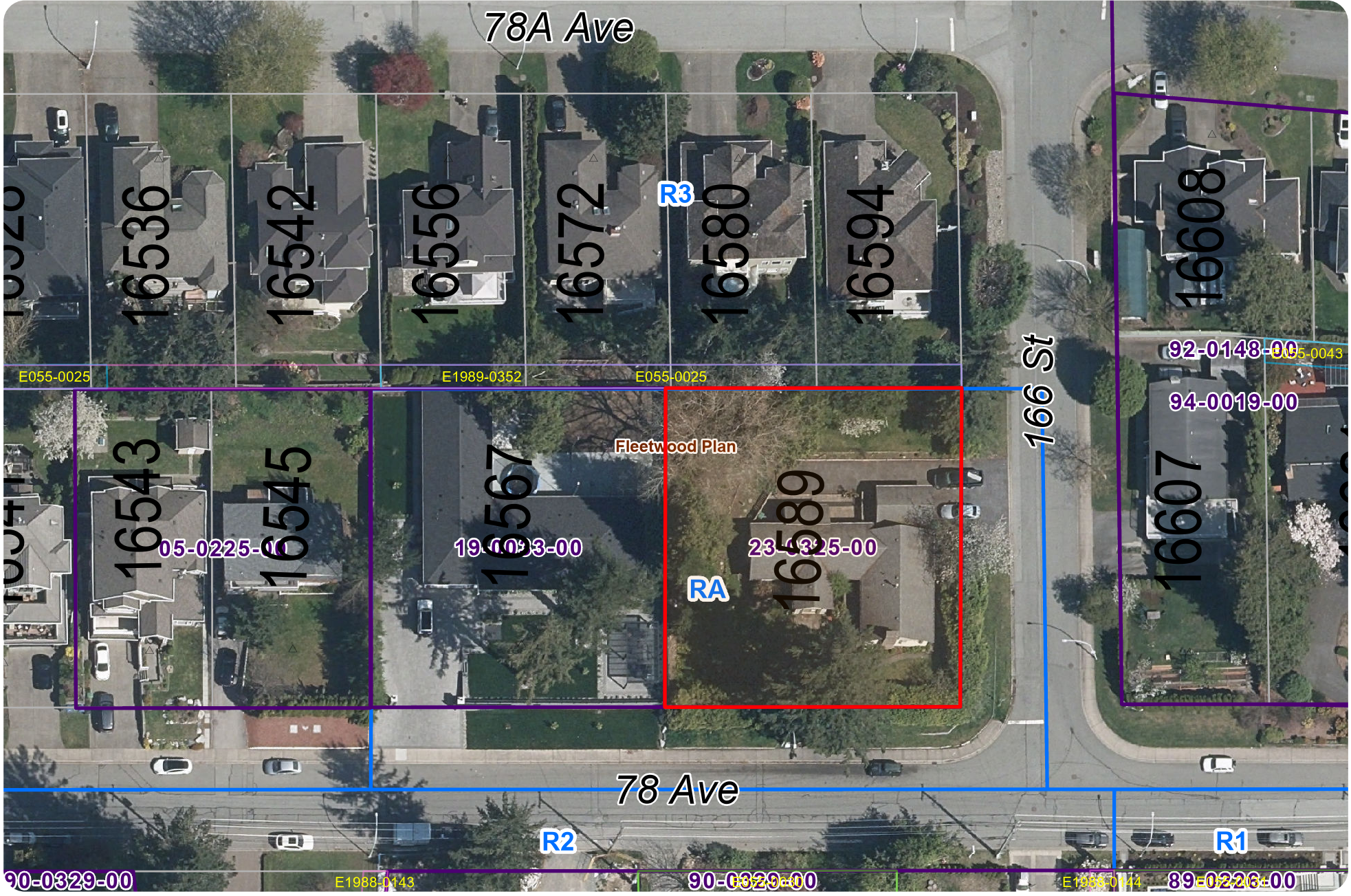


(Signature of Arborist)

\*No off-site, private trees will be removed.  
JR, Sept 19, 2024

July 16, 2024

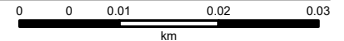
Date



Enter Map Description

Scale: 1:645

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2024-10-16