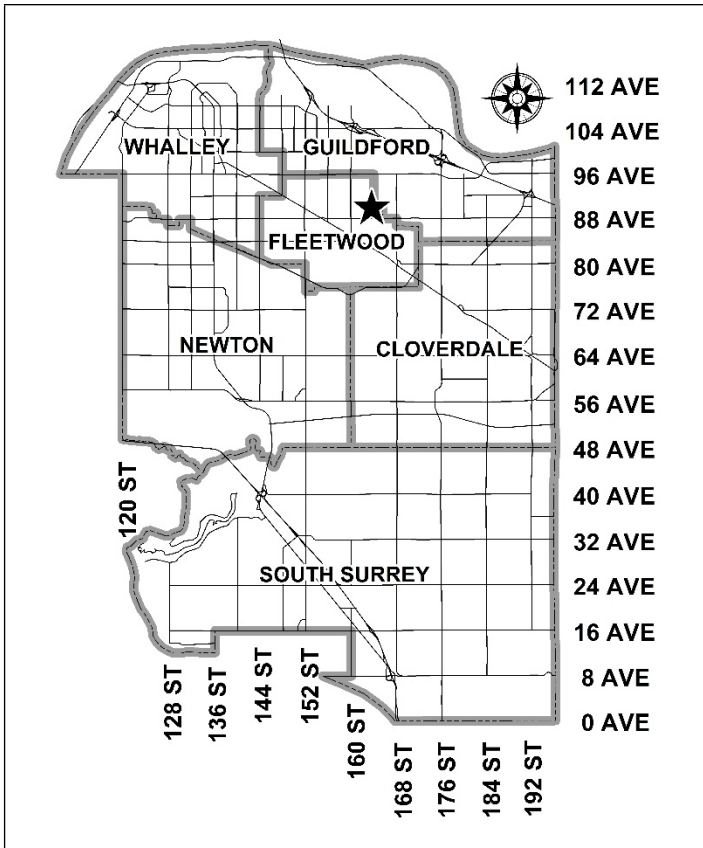


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0058-00

Planning Report Date: July 11, 2022



PROPOSAL:

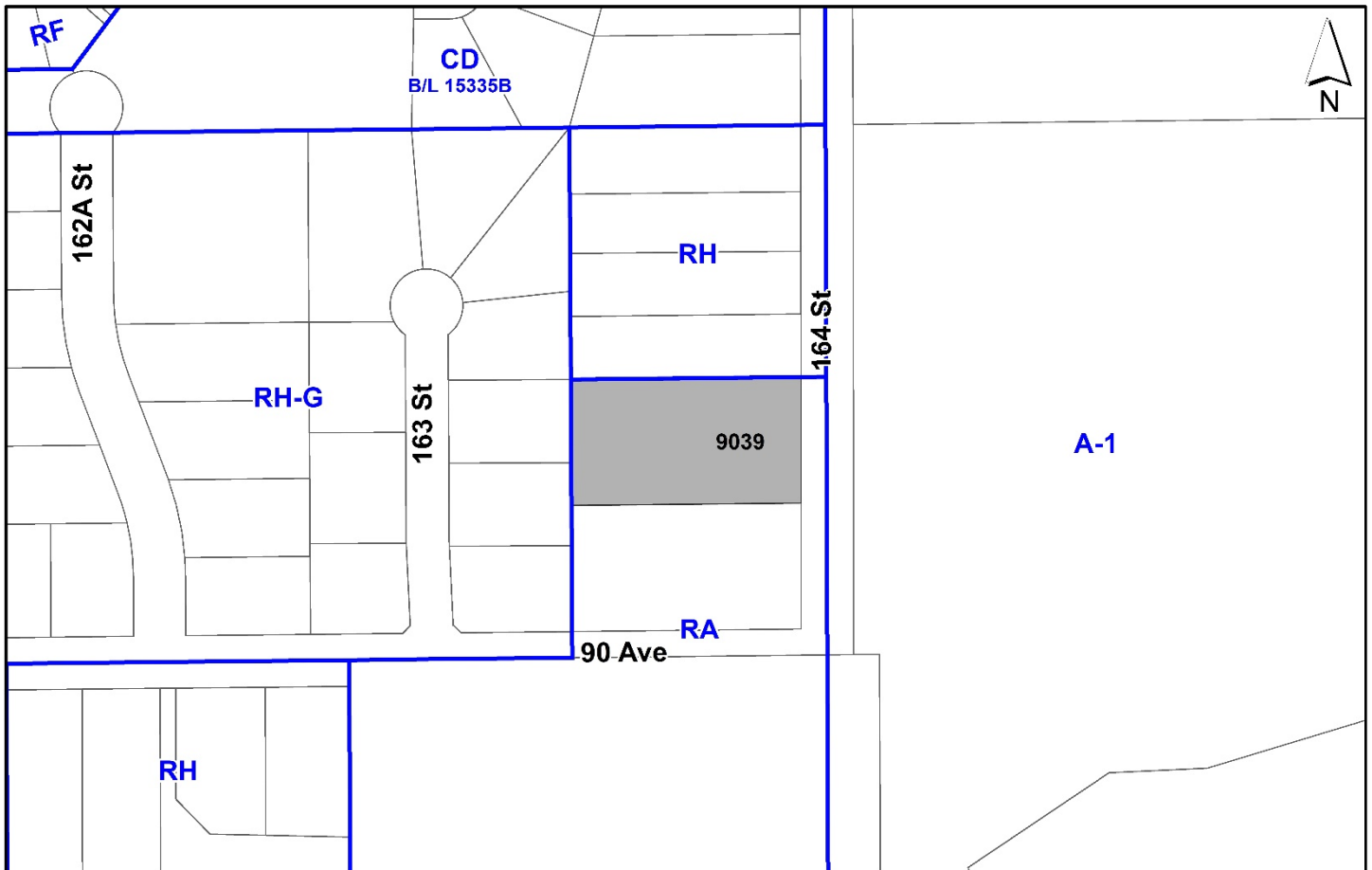
- **Rezoning** from RA to RH
- **Development Permit**
- **Development Variance Permit**

to permit subdivision into two (2) half-acre residential lots.

LOCATION: 9039 - 164 Street

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirements of the RH Zone for proposed Lots 1 and 2 from 30.0 metres to 24.2 metres.
- Proposing to reduce the minimum north side yard principle building setback requirements of the RH Zone from 4.5 metres to 3.0 metres for proposed Lot 1.
- Proposing to reduce the minimum south side yard principle building setback requirements of the RH Zone from 4.5 metres to 3.0 metres for proposed Lot 2.

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 proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.
- The proposed subdivision provides an appropriate transition between the existing, adjacent half-acre gross density lots to the west and the agricultural lands (Godwin Farm Biodiversity Preserve) to the east.
- The proposed 15-metre Streamside Protection Area on proposed Lot 1 and Lot 2 complies with the minimum Part 7A Streamside Protection setback requirements of the Surrey Zoning By-law. The proposed Streamside Protection Area will be incorporated into a 13-metre wide combination Streamside Protection and Farm Protection Landscape buffer area adjacent to 164 Street on the subject site.

-
- The combination Streamside Protection and Farm Protection buffer area will be protected in perpetuity through the registration of a combined Statutory Right-of-Way/Restrictive Covenant for 'No-Build' and access against the subject property. In addition, 1.2-metre high protection fencing will be installed along the western edge of the buffer area to limit encroachment and disturbance.
 - The proposed landscape buffer will be planted with an appropriate mix of native deciduous and coniferous trees as well as low-lying shrubs. The proposed buffer width and composition complies with the requirements of the Farm Protection Development Permit.

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. 7921-0058-00 Sensitive Ecosystems (Streamside Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0058-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30.0 metres to 24.2 metres for proposed Lot 1 and Lot 2;
 - (b) to reduce the minimum north side yard setback requirements of the RH Zone from 4.5 metres to 3.0 metres to the principle building face for proposed Lot 1; and
 - (c) to reduce the minimum south side yard setback requirements of the RH Zone from 4.5 metres to 3.0 metres to the principle building face for proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for frontage works around the Class B watercourse;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) 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;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
- (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area and Farm Protection buffer area for both “No Build” and conveyance access;
- (l) registration of a Section 219 Restrictive Covenant for a minimum front yard setback of approximately 17.5 metres for the principal building on proposed Lots 1 and 2, to ensure a minimum 37.5-metre setback from the ALR boundary; and
- (m) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant suburban acreage residential lot	Suburban	RA
North:	Single family dwelling developed under Application No. 7914-0168-00	Suburban	RH
East (Across 164 Street):	City-owned parkland (Godwin Farm Biodiversity Preserve).	Agricultural	A-1
South:	Acreage residential lot under Development Application No. 7917-0194-00 to rezone and subdivide into approximately 2 RH lots.	Suburban	RA
West:	Single family dwellings on half-acre gross density lots.	Suburban	RH-G

Context & Background

- The 0.43-hectare subject site is located at 9039 – 164 Street in Fleetwood. The subject site is designated "Suburban" in the Official Community and is currently zoned "One-Acre Residential Zone (RA)". The subject site is vacant as there is no existing dwelling or structure on site.
- The subject site is adjacent to the Agricultural Land Reserve (ALR), which parallels the east side of the 164 Street right-of-way in this portion of Fleetwood. The 10.5-hectare City-owned park (Godwin Farm Biodiversity Preserve) adjacent to the subject site, across 164 Street, is located within the ALR.

- An unnamed Class B (yellow-coded) watercourse runs north to south, adjacent to the east property line within the west portion of the 164 Street right-of-way.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposed to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to permit subdivision into two (2) suburban single family lots.
- Proposed Lots 1 and 2 exceed the minimum depth and lot area requirements of the RH Zone. The applicant is proposing to vary the minimum lot width requirements of proposed Lots 1 and 2 from 30.0 metres to 24.2 metres under the RH Zone.
- The proposal is similar to approved Development Application No. 7917-0337-00, located several lots to the north of the subject site at 9095 and 9085 – 164 Street. Development Application No. 7917-0337-00 received final adoption from Council on January 30, 2019, permitting subdivision into two suburban single family residential lots. This application also included Council approval of a variance to reduce the minimum lot width from 30.0 metres to 22.8 metres for both proposed lots.
- Additionally, the proposal is similar to Development Application No. 7914-0168-00, located just north of the subject site at 9075 and 9065 – 164 Street. Development Application No. 7914-0168-00 received 3rd reading and support from Council on May 8, 2017. This application also included Council approval of a variance to reduce the minimum lot width from 30.0 metres to 24.0 metres for both proposed lots.
- Another similar proposal, Development Application No. 7917-0194-00, located just south of the subject site at 16361 – 90 Avenue, was given 3rd reading and support from Council on March 11, 2019.
- The proposed subdivision is consistent with established suburban single family residential lots along 164 Street.
- The subject site is located approximately 20 metres west of the ALR boundary. The OCP states that the maximum density for Suburban-designated properties within 200 metres of the ALR boundary is 5 lots per hectare. The gross density of the proposed 2-lot subdivision on the subject site is 4.7 lots per hectare, meeting this requirement.
- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.43 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.43 hectares

	Proposed
Number of Lots:	2
Unit Density:	4.7 UPH
Range of Lot Sizes	2,139 – 2,145 square metres
Range of Lot Widths	24.2 metres
Range of Lot Depths	88.3 – 88.6 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 advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Serpentine Heights Elementary School
1 Secondary student at North Surrey 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 Spring 2024.

Parks, Recreation & Culture: The closest active park is Kurtenacker Park and is 400 metres away, and the closest natural area is Godwin Farm Biodiversity Preserve and is 20 metres away. Future parkland is proposed within 60 metres of the subject site as part of the Fleetwood Town Centre Plan (TCP).

Transportation Considerations

- The subject property currently fronts and is accessed via 164 Street, a Through Local Road with an ultimate road right-of-way width of 20 metres.
- Proposed Lots 1 and 2 will be oriented towards 164 Street with driveway access to be off 164 Street through a shared driveway crossing over the Class B watercourse.
- No dedication for road widening will be required from 164 Street as part of the subject application. The applicant will be required to construct the west side of 164 Street along the site frontage to a modified Through Local road standard.

- As a condition of final adoption for the associated Rezoning By-law, the applicant will be required to receive approval from the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO) under the Water Sustainability Act for proposed works in and around the existing Class B (yellow-coded) watercourse.
- The subject site is about 700 metres away to bus service along 160 Street. This route includes bus route 335 to Newton Exchange/Surrey Central Station.
- The subject site is also about 790 metres away to bus service along 88 Avenue. This route includes bus route 388 to 22nd Street Station/Carvolth Exchange.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The "General Urban" designation is intended for residential neighbourhoods and centres. The proposed residential lots comply with this designation.

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan (OCP). The proposed RH lots comply with the "Suburban" designation of the OCP with a proposed unit density of 4.7 dwelling units per hectare. The "Suburban" designation is intended to support low-density residential uses, in keeping with a suburban neighbourhood character.

Themes/Policies

- The proposal is consistent with the following OCP 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 neighbourhoods, when developed compatible with existing neighbourhood character.
 - The proposed development will support growth by increasing density in an existing neighbourhood. The proposed RH lots will provide a similar streetscape to that found within the adjacent single family neighbourhood. The design guidelines on title will ensure the proposed residential lots will feature homes that are compatible with the character of the existing neighbourhood.

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)", streamside setbacks and parking requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5.0 UPH	4.7 UPH
Yards and Setbacks		
Front Yard (east):	7.5 metres	7.5 metres
Side Yard (north/south):	4.5 metres	3.0 metres*
Rear (west):	7.4 metres	7.5 metres
Lot Size		
Lot Size:	1,858 square-metres	2,139 – 2,145 square metres
Lot Width:	30.0 metres	24.2 metres*
Lot Depth:	30.0 metres	88.3 – 88.6 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*Variance required

Lot Width & Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RH Zone from 30.0 metres to 24.2 metres for proposed Lot 1 and Lot 2;
 - to reduce the minimum north side yard setback requirements of the RH Zone from 4.5 metres to 3.0 metres to the principle building face for proposed Lot 1; and
 - to reduce the minimum south side yard setback requirements of the RH Zone from 4.5 metres to 3.0 metres to the principle building face for proposed Lot 2.
- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RH Zone.
- The proposed lot width and subdivision is consistent with established single family residential lots along 164 Street. Similar variances have previously been supported and approved along this block.

- The proposed side yard setback relaxations are along the internal side yard property lines, between proposed Lots 1 and 2, and will not impact any existing dwellings. The side yard setbacks along the external property lines will not be reduced. The relaxation responds to the encumbrance of the watercourse on the proposed lots by allowing wider building envelopes.
- The proposed relaxations to the internal side yard setbacks would not negatively affect the ability to achieve a suburban streetscape along this portion of 164 Street.
- The proposed internal side yard setback relaxations are consistent with those approved under Development Variance Permit No. 7914-0168-00 and 7917-0337-00 along 164 Street.
- 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 IV).
- Styles recommended for this site include Neo-Traditional and Traditional West Coast home types to match the existing character of the neighbourhood. Front entrances are recommended to be 1 and 2 storeys in height, with a minimum of 4:12 roof slope using a wide range of roofing materials including concrete roof tiles or asphalt shingles. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated August 23, 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. The current rate is \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 10, 2021, and the Development Proposal Signs were installed on August 23, 2021. Staff received no responses from neighbouring residents.
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association supports the proposal and has no concerns.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows into the Serpentine River. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- Thirteen (13) metres of the 15 metre Streamside Protection Area falls on the subject site, with 2 metres falling in the road right of way area. The entirety of the identified protection area that falls on the subject site will be incorporated into a proposed 13-metre wide vegetated buffer on the east portion of subject site (Appendix VIII, Riparian and Farm Protection Buffer Planting Plan). Encroachment will be further limited by the installation of 1.2-metre high permanent protection fencing along the western edge of the proposed buffer area.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by M.C. Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated June 6, 2022 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

- The installation and maintenance of both fencing and landscaping will be regulated through both the subject Development Permit and the combined SRW/RC. The application is also subject to the payment of appropriate landscape securities to be held for a minimum five (5) year maintenance and a monitoring period to allow for the proposed landscaping to attain "free-growing" status.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The subject site is adjacent to the Agricultural Land Reserve (ALR), which parallels the east side of the 164 Street right-of-way in this portion of Fleetwood.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):
 - The minimum building setback for the ALR boundary is 37.5 metres if the single family use is separated from ALR by a road.

(The applicant has agreed to register a Section 219 Restrictive Covenant on proposed Lots 1 and 2 requiring a minimum front yard setback of 17.5 metres, as measured from the east lot line to the principal building. As the ALR boundary in this immediate area parallels the east side of 164 Street (20 metre wide road allowance) both new houses will comply with the minimum 37.5-metres ALR setback requirement)

- For properties with a road abutting the ALR, an undulating buffer, from a minimum 7.5 metres to 12 metres with an overall net width of 10 metres, or, a straight buffer with a minimum width of 10 metres is required. The vegetated buffer is to remain under private ownership.

(The applicant proposes a straight buffer approximately 13 metres in width, located entirely on private property within proposed Lots 1 and 2.)

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(The applicant has provided an appropriate mix of deciduous and coniferous trees such as Douglas Fir, Western Hemlock, Sitka Mountain Ash and Red Alder in addition to four (4) existing mature trees within the landscape buffer which are proposed to be retained. A mix of shrubs, including Red Huckleberry, Salmonberry, Oregon Grape, Red-flowering Currant, Indian Plum and Red Osier Dogwood are proposed to increase the vegetation density of the buffer. See Appendix VIII).

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

(The applicant has agreed to register the RC on proposed Lots 1 and 2.)

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum & 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:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	12	12	0
Deciduous Trees			
Bigleaf Maple	3	1	2
Coastal Red Elderberry	1	1	0
Coniferous Trees			
Douglas Fir	19	18	1
Falsecypress	4	1	3
Pine	3	3	0
Western Red Cedar	4	1	3
Total (excluding Alder and Cottonwood Trees)	34	25	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		15	
Contribution to the Green City Program		\$30,800	

- The Arborist Assessment states that there are a total of 34 mature trees on the site, excluding Alder and Cottonwood trees. Twelve (12) existing trees, approximately 32% of the total trees on the site, are Alder trees. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 62 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 56 replacement trees will require a cash-in-lieu payment of \$30,800, representing \$550 per tree for applications received 2021 and after, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$30,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

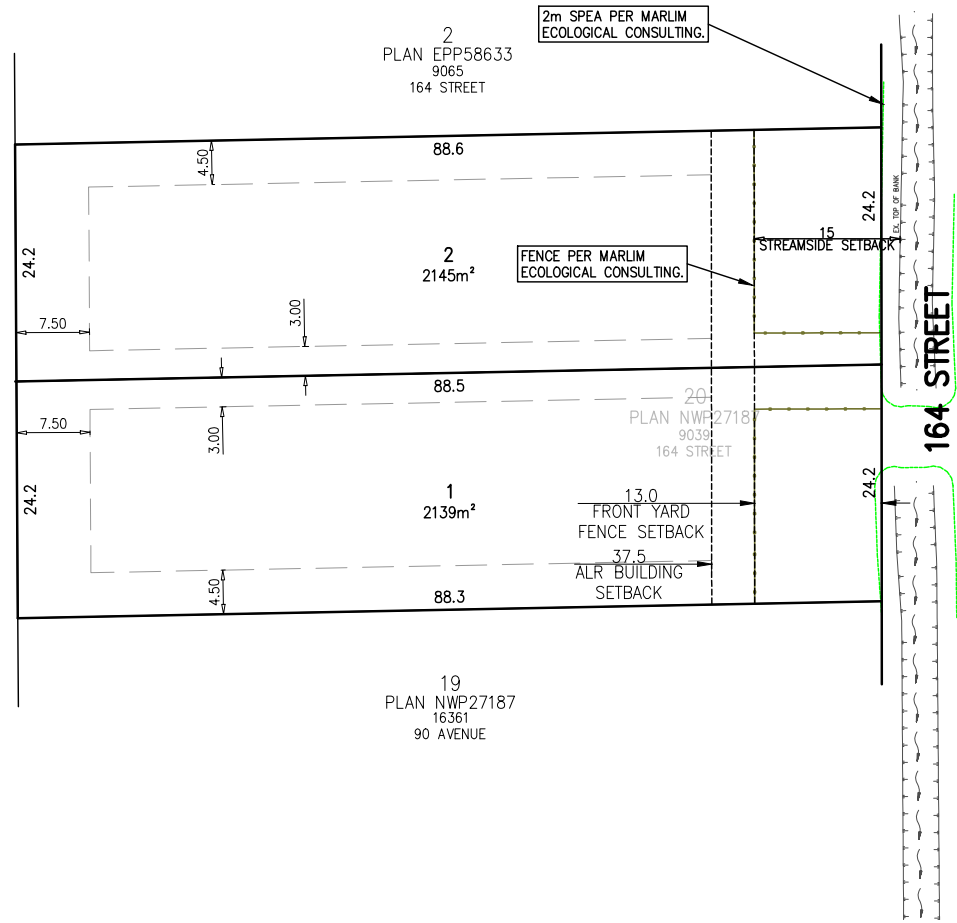
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Streamside and Farm Protection Buffer Planting Plan
Appendix VII.	Development Variance Permit No. 7921-0058-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

SJ/cm



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

G:\Projects\20056.man\A0 Drawings\Layouts\Lot Layout - Op. 1 - Dec 9, 2020.dwg [Lot Layout - 11x17] 7/04/2022 2:22PM

CLIENT:		PROJECT: 9039 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20056	DATE:	DEC 2020	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



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



INTER-OFFICE MEMO

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

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

DATE: **July 04, 2022** PROJECT FILE: **7821-0058-00**

RE: **Engineering Requirements
Location: 9039 164 Street**

REZONE/SUBDIVISION***Works and Services***

- Construct the west side of 164 Street.
- Construct a watermain along 164 Street.
- Provide water, storm and sanitary service connections to each lot.
- Provide on-site stormwater mitigation features on each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following is required as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed single-family dwellings:

- Register a combined statutory right-of-way/restrictive covenant (SRW/RC) for the Class B watercourse located along the west side of 164 Street. The SRW/RC is to be registered over the setback from the top of bank.

Jeff Pang, P.Eng.
Development Services Manager

DJS



August 25, 2021

Planning

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

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. This school will serve the future Anniedale/Tynehead community, until the west side of NCP new residential housing can support a new school in the local area. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

North Surrey Secondary is currently operating at 113%. Over the next 10 years, enrolment is projected to grow by approximately 130 students. As part of the District's 2022/23 Five Year Capital Plan submission, there is a request 325 capacity addition targeted to open September 2025. This project has yet to be approved by the Ministry.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0058 00

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 2020 Enrolment/School Capacity

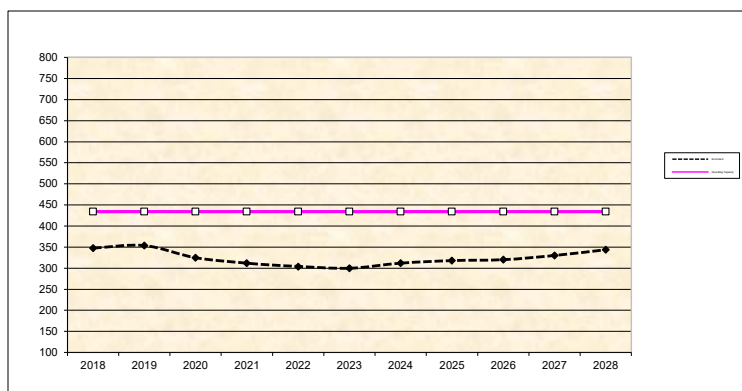
Serpentine Heights Elementary	
Enrolment (K/1-7):	36 K + 289
Operating Capacity (K/1-7)	38 K + 396
North Surrey Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1175

Projected population of school-age children for this development:	4
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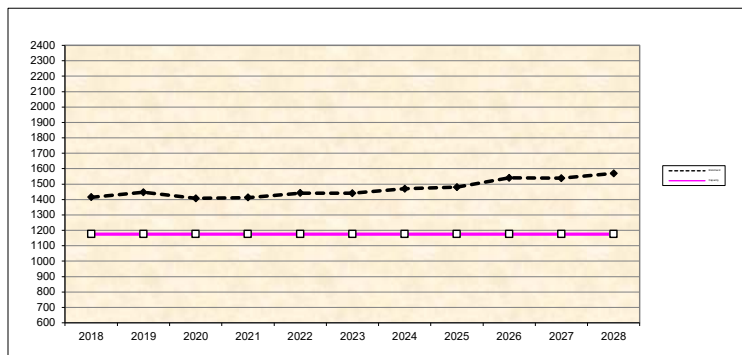
Population: The projected population of children aged 0-19 impacted by the development.

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

Serpentine Heights Elementary



North Surrey 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: #7921-0058-00
 Project Location: 9039 164 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 a majority of homes built approximately 10-15 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 5000sf up to 9000 sf. There is a green space park directly east of the property.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 10-15 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 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 also modern homes that are more recently built and currently under construction.

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 to 3 storey homes.
- 3) Front entrances are 1 and 2 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 4:12 for the newer context homes.



Dwelling Types/Locations: 2 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, 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 40 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: **\$12,500** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: August 27, 2021

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

Date: August 27, 2021



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7917 0409 00

Address: 9039 164 Street, Surrey, BC

Registered Arborist: Peter Mennel & Vanessa Melney & Corey Plester

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)	46
Protected Trees to be Removed	37
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = <u>12</u> - All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = <u>50</u> 	62
Replacement Trees Proposed	6
Replacement Trees in Deficit	56
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

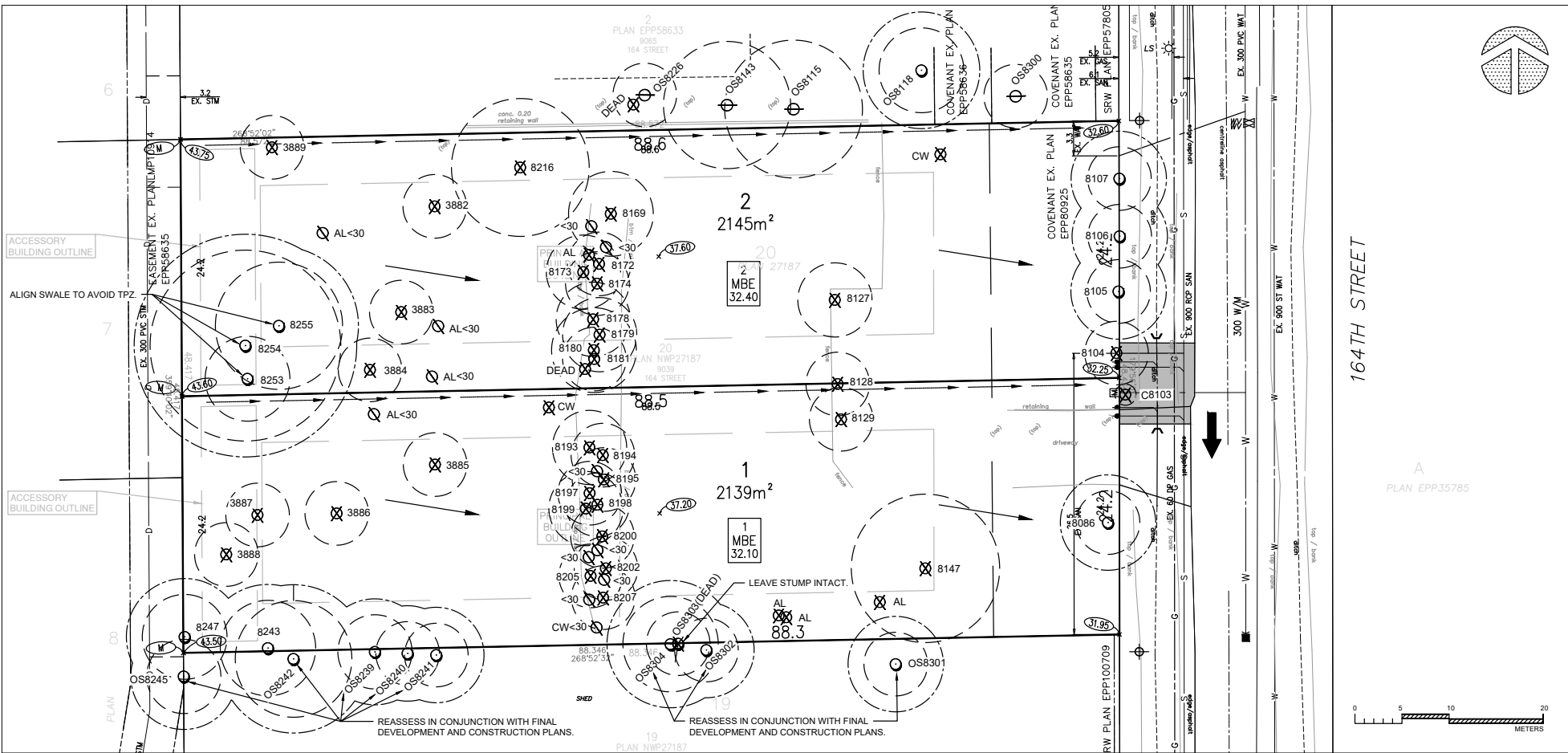


Date: July 4, 2022



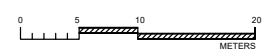
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





164TH STREET

A
PLAN EPP35785



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE PREVIOUSLY REMOVED WITH NEIGHBORING PROPERTY DEVELOPMENT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET

GENERAL NOTES:

- ENSURE NO GRADE ALTERATIONS WITHIN ROOT ZONES.
- REASSESS TREES WITH LOT GRADING PLANS.

NO.	DATE	BY	REVISION
1	MAY10/17	MK	SITE PLAN
2	JUN05/17	MK	POOL ADDED TO SITE PLAN
3	OCT31/17	MK	REVISED SITE PLAN
4	JUN11/18	MK	CITY COMMENTS
5	JUN14/18	MK	SITE PLAN

NO.	DATE	BY	REVISION
6	JUL10/18	MK	REVISED SUMP LOCATION
7	AUG03/21	MK	UPDATED SURVEY
8	AUG03/21	MK	SUBDIVISION LAYOUT
9	JAN 21/22	MK	KEY PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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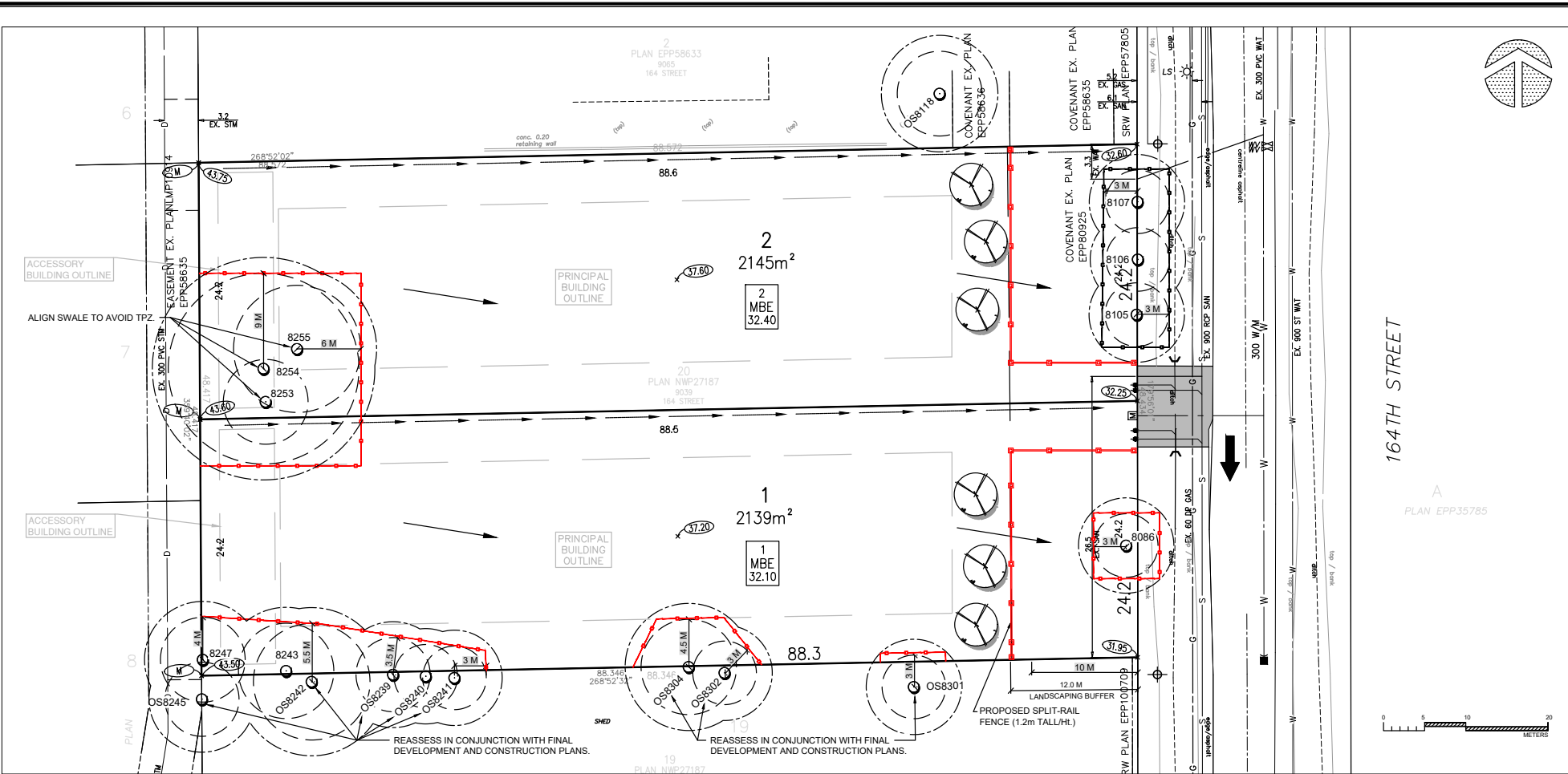
PROJECT TITLE
 9039 164 STREET
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

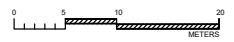
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SCALE AS SHOWN
DATE SEPTEMBER 14, 2018

T-1
 SHEET 1 OF 2



164TH STREET

PLAN EPP35785

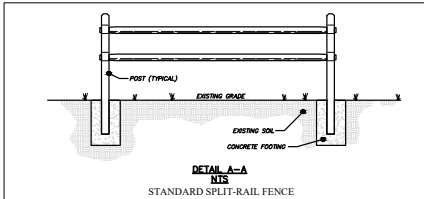


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- REPLACEMENT TREE
DECIDUOUS (5 CM. DIA. MINIMUM)
CONIFEROUS (3.0 M. HT. MINIMUM)

GENERAL NOTES:

- ENSURE NO GRADE ALTERATIONS WITHIN ROOT ZONES.
- REASSESS TREES WITH LOT GRADING PLANS.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION
1	MAY10/17	MK	SITE PLAN
2	JUN05/17	MK	POOL ADDED TO SITE PLAN
3	OCT31/17	MK	REVISED SITE PLAN
4	JUN11/18	MK	CITY COMMENTS
5	JUN14/18	MK	SITE PLAN

NO.	DATE	BY	REVISION
6	JUL10/18	MK	REVISED SUMP LOCATION
7	AUG03/21	MK	UPDATED SURVEY
8	AUG03/21	MK	SUBDIVISION LAYOUT
9	JAN 21/22	MK	KEY PLAN

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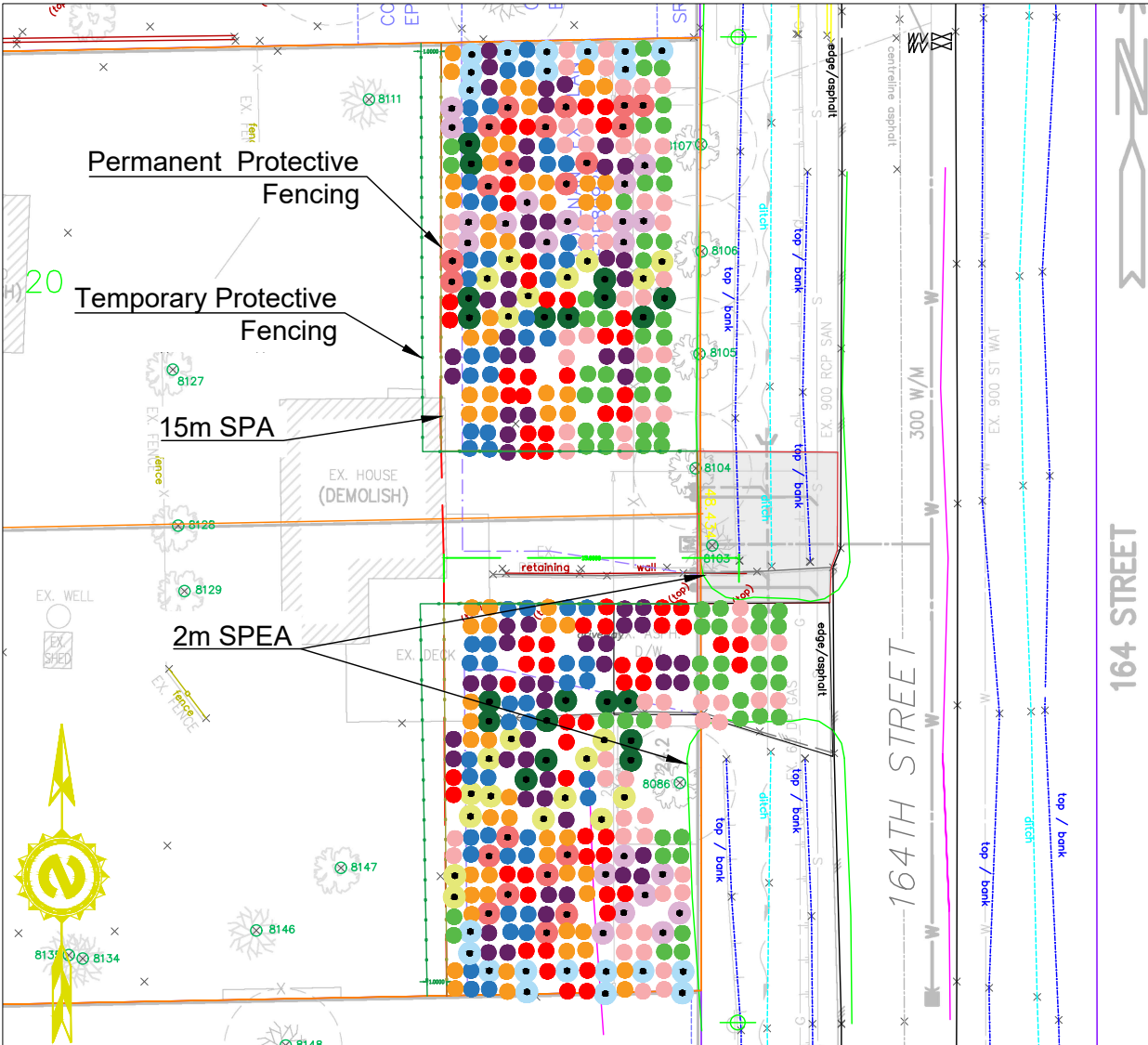
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PROJECT TITLE
9039 164 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 14, 2019

T-2
SHEET 2 OF 2



Notes:

1. Placement of plants are conceptual and subject to change once in the field to fill around pre existing trees
2. A minimum of 50% of trees and shrubs should be fruit-bearing with the plants having 100% successful survivability for 5 years of monitoring with replanting as required
3. Planting will adhere to the Canadian Landscape Standards
4. Plants will be laid out in the field by the Project QEP
5. Tree replacement requirements will adhere to the guidelines outlined under the Tree Protection Bylaw 8057
6. Following planting, a Reclamation seed mix covered with loose straw wattle will be put on exposed soil to control erosion as well as the prescribed northern region outlined on the plan
7. Plants are spaced 1plant/m²

Legend:					
Symbol:	Common Name:	Latin Name:	Moisture Regime:	Quantity:	Type:
	Douglas Fir	<i>Acer glabrum</i>	moist	20	Tree
	Western Hemlock	<i>Tsuga heterophylla</i>	moist-wet	21	Tree
	Sitka Mountain Ash	<i>Sorbus sitchensis</i>	dry-moist	21	Tree
	Red Alder	<i>Alnus rubra</i>	moist	21	Tree
	Choke Cherry	<i>Prunus virginiana</i>	dry-moist	21	Tree
	Red Huckleberry	<i>Vaccinium parvifolium</i>	dry-moist	69	Shrub
	Salmonberry	<i>Rubus spectabilis</i>	moist-wet	69	Shrub
	Oregon Grape	<i>Berberis aquifolium</i>	dry-moist	69	Shrub
	Red-Flowering Currant	<i>Ribes sanguineum</i>	moist	69	Shrub
	Indian Plum	<i>Oemleria cerasiformis</i>	dry-moist	69	Shrub
	Red Osier Dogwood	<i>Cornus stolonifera</i>	moist	69	Shrub
				Total Trees: 104	
				Total Shrubs: 414	
				Total Plants: 518	

Figure 9: Detailed Restoration Plan

9039 164th Street, Surrey

MarLim Ecological Consulting Ltd.

Phone: 604-531-4338

Website: www.marlimecological.com

Email: mail@marlimecological.com

Project #: 450.21.01

Date: July 2022

Page: 9



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0058-00

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: 008-961-760
 Lot 20 Section 36 Township 2 New Westminster District Plan 27187
 9039 - 164 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30.0 metres to 24.2 metres for Lots 1 and 2.
 - (b) In Section F of Part 14 "Half-Acre Residential Zone (RH)" the minimum north side yard setback is reduced from 4.5 metres to 3.0 metres to the principle building face for Lot 1.
 - (c) In Section F of Part 14 "Half-Acre Residential Zone (RH)" the minimum south side yard setback is reduced from 4.5 metres to 3.0 metres to the principle building face for Lot 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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 – Doug McCallum

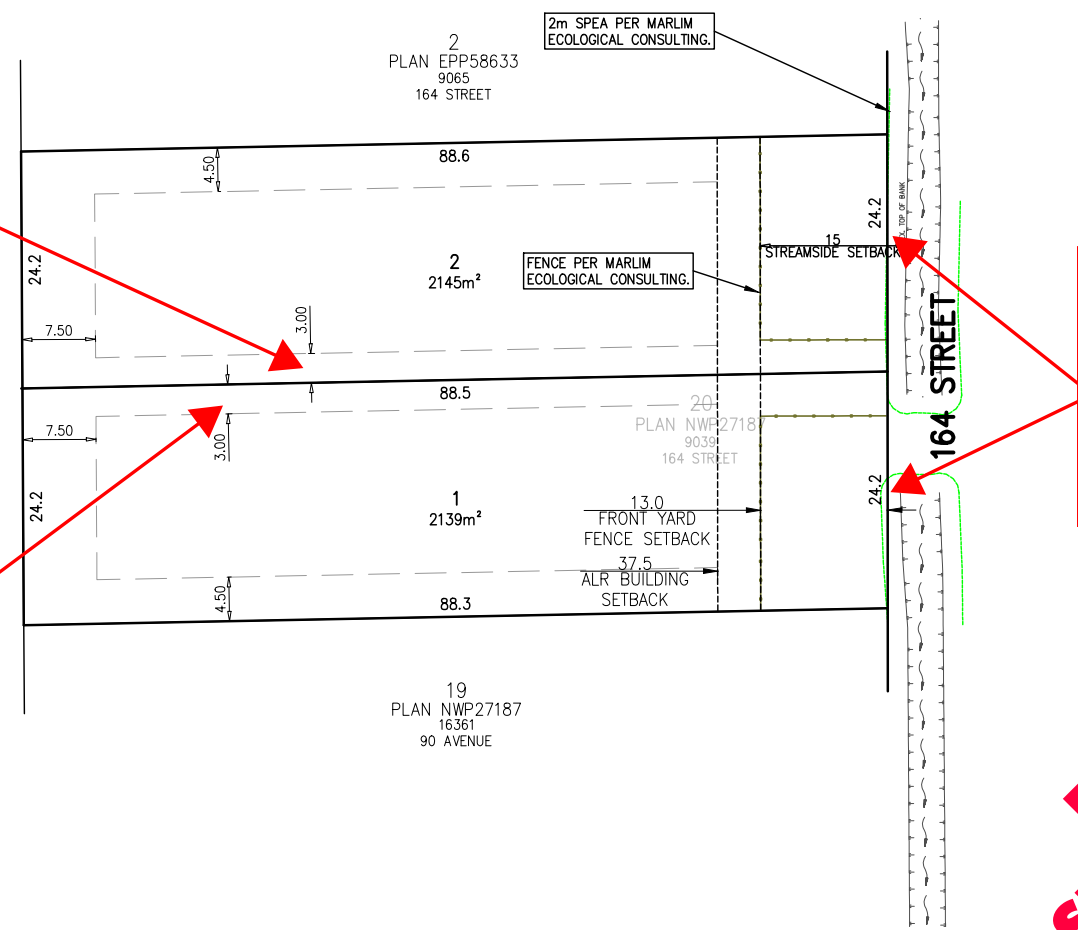
City Clerk – Jennifer Ficocelli



DVP to reduce the minimum side yard (south) principal building setback requirements of the RH Zone from 4.5 metres to 3.0 metres for proposed Lot 2.

DVP to reduce the minimum side yard (north) principal building setback requirements of the RH Zone from 4.5 metres to 3.0 metres for proposed Lot 1.

DVP to reduce the minimum lot width requirements from 30.0 metres to 24.2 metres for Lot 1 and Lot 2 under the RH Zone.



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

G:\Projects\20056.man\A0 Drawings\Layouts\Lot Layout - Op. 1 - Dec 9, 2020.dwg [Lot Layout - 11x17] 7/04/2022 2:22PM

CLIENT:		PROJECT: 9039 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 20056	DATE: DEC 2020	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



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