

# INTER-OFFICE MEMO

Regular Council - Public Hearing  
Item B.9: 7917-0183-00  
Wednesday, June 1, 2022

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TO: Mayor & Council

(Meeting Recessed from May 30, 2022)  
Supplemental Information

FROM: Acting General Manager, Planning & Development

DATE: June 1, 2022

FILE: 7917-0183-00

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RE: Agenda Items B.9 & H.9, June 1, 2022 Regular Council – Public Hearing (By-law No. 20633)  
Rezoning Application No. 7917-0183-00  
16263 – 10 Avenue

This memorandum provides an update on two errors within an April 25, 2022 Planning Report.

## BACKGROUND

The Planning Report for Development Application No. 7917-0183-00 was considered by Council at its Land Use Meeting on April 25, 2022. The Public Hearing for the application is scheduled for Wednesday June 1, 2022.

## DISCUSSION

Staff noticed two errors in the Planning Report that should be corrected. These errors are outlined below and shown on the attached Appendix "I".

1. A comment about a combined Restrictive Covenant/Right-of-Way was mistakenly included on Page 11 as a holdover from a previous proposal. The applicant is conveying the full riparian area to the City, at no cost to the City; therefore, this comment can be removed.
2. Page 14 indicates that 42 trees can be retained as part of the development proposal. Two trees are being retained on the proposed development portion of this site and an additional 58 trees will be retained in the riparian portion of the site. The report has been updated to clarify this.

If you have any questions, please call me at 604-591-4367.

CLERK'S DEPT  
June 1, 2022  
7917-0183-00  
B.9 RCPH June 1, 2022  
(Recessed from May 30, 2022)



Jeff Arason, P.Eng.  
Acting General Manager,  
Planning & Development Department

DT/KB/cc

Appendix "I" – Changes to Planning Report for Development Application No. 7917-0183-00

c.c. - City Manager

- The proposed bare land strata drive-aisle will negatively impact the quality of life of the neighbours to the west. The drive-aisle will negatively impact shared trees along the western property line.

*(The drive-aisle will have a 2-metre wide landscape buffer on the west side. The landscape buffer will have upsized trees, shrubs and ground cover. The drive-aisle will not have a vehicular connection to 10A Avenue. The applicant's engineer and arborist have indicated that the shared trees along the western property line will be retained, using a geocell construction technique for the drive-aisle.)*

- The applicant is not following the Streamside Setback provisions of the Zoning By-law.

*(The applicant is compliant with the Streamside Setback provisions of the Zoning By-law. The applicant is utilizing the "flexing provision" as per the Part 7A Streamside Setback provisions. No streamside setback variance is proposed, and the entire riparian area is to be conveyed to the City, at no cost, which is a significant public benefit.)*

- The applicant hosted 5 meetings with neighbouring residents from 2018 to 2021. A number of residents expressed similar concerns to those described above and a number of residents expressed support for the project. Staff requested that the applicant hold a Public Information Meeting with staff present. At this stage in the process the applicant believes that another meeting with area residents will not result in significant changes to their proposal, and the applicant does not wish to proceed with another meeting at this time. Given the many discussions that have already taken place, the applicant wishes to proceed with the subject proposal for Council's consideration.

## 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 A (red-coded) watercourse (McNally Creek) which flows through the north portion of the site. 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 A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- A 8,455 square metre riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval. ~~A small portion of the riparian area is proposed to be protected on-site 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.~~

- The Arborist Assessment states that there are a total of 44 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 6 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that ~~42~~ 2 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.
- Table 1 includes an additional 58 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 87 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site (based on an average of [1] trees per lot), the deficit of 72 replacement trees will require a cash-in-lieu payment of \$28,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The applicant is also proposing a 2-metre wide landscape buffer on the western side of the proposed drive-aisle. The landscape buffer consists of maple trees, shrubs, and grass ground cover.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$28,000 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout and Landscape Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Building Scheme Summary

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

KB/cm

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0183-00

Planning Report Date: April 25, 2022

PROPOSAL:

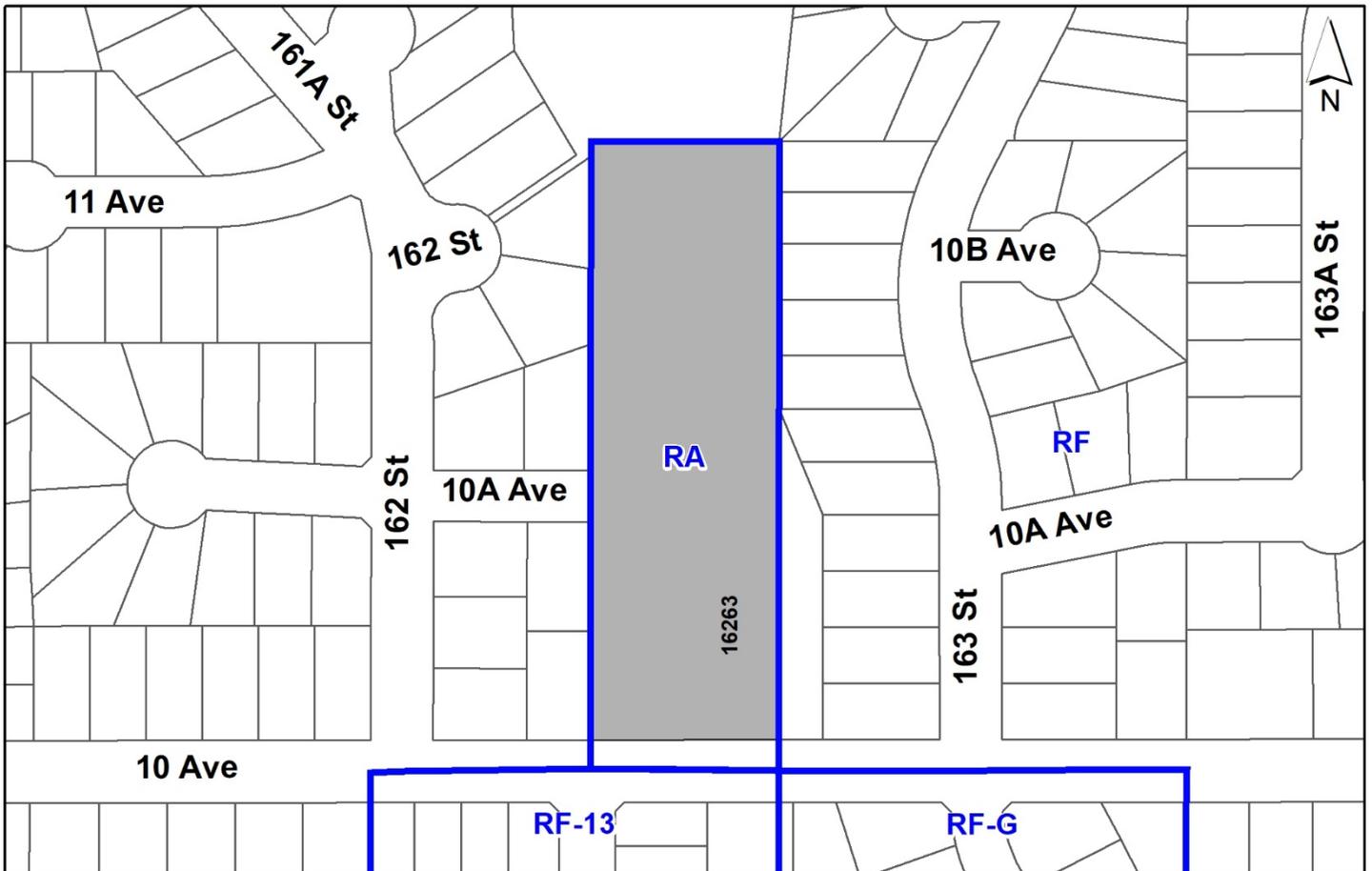
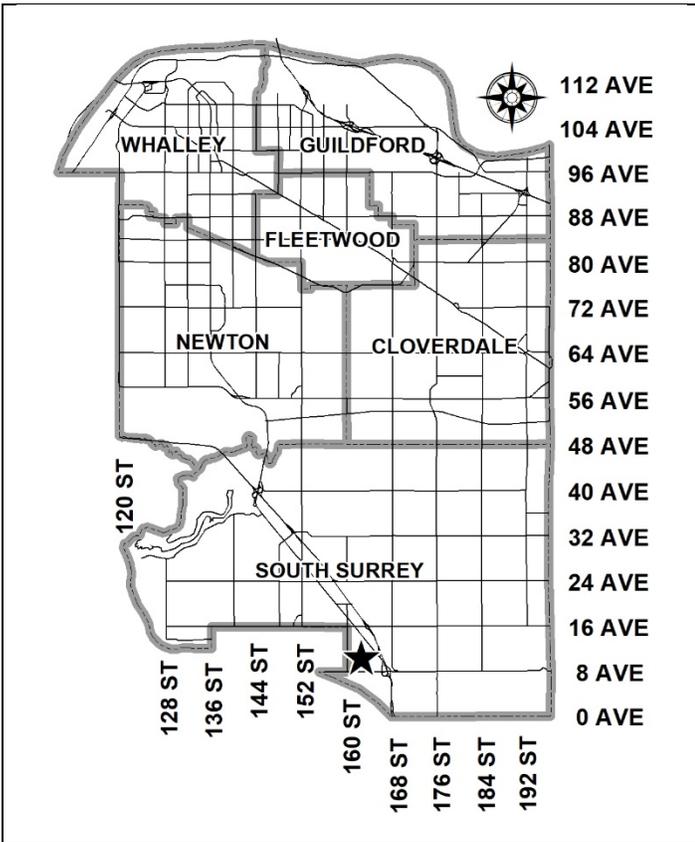
- **Rezoning** from RA to CD (based on RF-13)
- **Development Permit**

to permit the development of 8 single family residential detached bare land strata lots.

LOCATION: 16263 - 10 Avenue

ZONING: RA

OCP DESIGNATION: Urban



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems and Hazard Lands.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban 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/Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The bare land strata tenure was considered at this location as it provides opportunities for achieving maximum environmental safeguarding. The application proposes to convey 8,455 square metres (2.1 acres) of land to the City for streamside protection and environmentally sensitive open space surrounding McNally Creek which is a significant public benefit. Only 27% of the parcel will be developed.

## 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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0183-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Ltd. and the Geotechnical Report prepared by Valley Geotechnical Engineering Services Ltd.
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) approval from the Ministry of Transportation & Infrastructure;
  - (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) conveyance of riparian areas to the City and provision of cash-in-lieu payment to Parks, Recreation and Culture Department for replanting the disturbed areas of the removed structures and impervious surfaces;
  - (h) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer, and to ensure retention of retained trees;
  - (i) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures, or improvements comply with the accepted geotechnical recommendations;
  - (j) registration of a Section 219 Restrictive Covenant limiting secondary suites to Lots 2-6 only; and
  - (k) the applicant adequately address the City's needs with respect to Tier 1 Capital Project CACs to the satisfaction of the General Manager, Planning & Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant site, with McNally Creek running through it	Urban	RA
North:	South Meridian Park	Urban	RF
East:	Single family residential	Urban	RF
South (Across 10 Avenue):	Single family residential	Urban	RF-13
West:	Single family residential	Urban	RF

### Context & Background

- The 1.16 hectare subject site is located along the north side of 10 Avenue, between 162 Street and 163 Street. McNally Creek runs through the north portion of the site and along the west property line of the south portion. The site is designated Urban in the Official Community Plan and is zoned "One-Acre Residential Zone (RA)".
- The site is currently vacant. The site contains a portion of the Class A McNally Creek watercourse and forested areas.
- The subject site has an established single-family neighbourhood along the east and west sides. The neighbouring properties are predominantly occupied by single family dwellings and zoned "Single Family Residential Zone (RF)", "Single Family Residential Gross Density Zone (RF-G)", and "Single Family Residential (13) Zone (RF-13)".
- The areas to the west and east of the site were developed in the 1980s and are zoned RF, whereas to the south across 10 Avenue, the more recently developed lots are zoned RF-13. The transition to the smaller single family lots over time is reflective of changing development patterns throughout Surrey, including higher land values and an increasing demand for housing.
- The site is located within the Sensitive Ecosystems and Hazard Lands Development Permit Areas.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The application proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" [based on "Single Family Residential (13) Zone (RF-13)"] to allow subdivision into 8 single family bare land strata lots. The applicant is also proposing to create an 8,455 square metre riparian lot to be conveyed to the City.

- Bare land strata is a form of strata whereby strata lots can be individually owned, but there is a strata corporation and common property. In this proposal, the common property is the drive-aisle and landscape buffer along the western property line of the existing subject lot.
- The bare land strata tenure was considered at this location as it provides opportunities for achieving maximum environmental safeguarding. The application proposes to convey 8,455 square metres (2.1 acres) of land to the City for streamside protection and environmentally sensitive open space surrounding McNally Creek which is a significant public benefit. Only 27% of the parcel will be developed.
- The applicant is also proposing at a Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	11,570 sq.m.
Riparian Dedication Area:	8,455 sq.m.
Net Site Area:	3,110 sq.m.
<b>Number of Lots:</b>	8 single family bare land strata lots and 1 City-owned riparian lot
<b>Unit Density:</b>	26 uph
<b>Range of Lot Sizes</b>	293 sq.m. to 350 sq.m.
<b>Range of Lot Widths</b>	12.0m to 17.5m
<b>Range of Lot Depths</b>	20.4m to 25.0m

**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 7 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at South Meridian Elementary School  
 3 Secondary students at Earl Marriott 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: Parks will accept the voluntary conveyance of the riparian area, without compensation, and also the 5% cash-in-lieu parkland contribution for the unencumbered portion of the site. A cash-in-lieu payment is to be provided to Parks prior to final adoption for replanting the disturbed areas of the removed structures and impervious surfaces.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

### **Transportation Considerations**

- The applicant is proposing vehicular access to a private strata drive-aisle from 10 Avenue to the south. There will be no vehicular access connection from the subject site to 10A Avenue.

### **Parkland and/or Natural Area Considerations**

- The applicant is proposing to convey 8,455 square metres of McNally Creek riparian area to the City, at no cost, for the purposes of riparian protection.

### **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**

- In Metro Vancouver's Regional Growth Strategy, the subject property is designated General Urban. The proposal complies with this designation.

### **Official Community Plan**

#### Land Use Designation

- In the City's Official Community Plan (OCP) the subject property is designated Urban. The proposal complies with this designation.

### Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided in italics):
  - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS) (2011)*.  
  
*(The proposed development complies with the RGS designation.)*
  - A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.  
  
*(The proposed development retains 58 trees in the 8,455 square metre riparian protection area to be conveyed to the City.)*
  - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:  
  
*(The proposed development will provide infill development and housing diversification in this neighbourhood.)*
  - C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.  
  
*(The proposed development is of a sufficient density to utilize existing infrastructure efficiently and is located on an infill site.)*

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed subdivision containing 8 single family bare land strata lots on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential (13) Zone (RF-13)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-13 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RF-13 Zone (Part 16B)	Proposed CD Zone
<b>Intent</b>	This Zone is intended for single family housing on small lots.	This Zone is intended for single family housing within a bare land strata plan.
<b>Permitted Uses</b>	Single family dwellings which may contain 1 secondary suite.	Lots 1, 7 and 8 are not permitted to have a secondary suite.
<b>Unit Density:</b>	28 uph	24 uph
<b>Floor Area Ratio:</b>	0.72	0.81
<b>Lot Coverage:</b>	50%	50%
Front Yard (to the drive-aisle):	6.0m	4.0m
Side Yard:	1.2m	1.2m
Side Yard Flanking Street (10 Avenue):	2.4m	2.4m
Rear (direction):	7.5m	4.5m
Lot Size:	336 sq.m.	290 sq.m.
Lot Width:	12m or 13.4m	12.0m to 17.5m
Lot Depth:	28m or 24m	20.0m
<b>Principal Building Height:</b>	9.0m	9.0m

- The proposed CD Zone allows for bare land strata lots. Bare land strata is a form of strata whereby strata lots can be individually owned, but there is a strata corporation and common property. In this proposal, the common property is the drive-aisle and landscape buffer along the western property line. These strata ownership areas and maintenance responsibilities will be stated on the strata lot titles.
- The RF-13 Zone permits a secondary suite within each single family dwelling. The applicant is proposing to limit secondary suites to Lots 2-6, as these lots are each providing 6 onsite parking spaces.
- The proposed net unit density (24 units per hectare) of the development is less than the unit density (28 units per hectare) permitted by the RF-13 Zone.
- The proposed lot area and dimensions are slightly smaller than the RF-13 Zone dimensions. The lot area and lot depth are constrained since the applicant is proposing maximum riparian safeguarding, which means full conveyance of the riparian area to the City. If the applicant had chosen the minimum safeguarding option permitted in the Sensitive Ecosystem Development Permit guidelines, the lot depths and lot areas would meet or exceed the RF-13 Zone requirements. However, under this scenario, the rear portions of the lots would be protected by a riparian protection Statutory-Right-of-Way/Restrictive Covenant, instead of full conveyance of the riparian area to the City.

- In light of the maximum riparian safeguarding (conveyance) chosen by the applicant, and preferred by the City, the applicant is proposing a higher floor area ratio of 0.81 FAR as opposed to the 0.72 FAR permitted in the RF-13 Zone. If the applicant was to utilize minimum riparian safeguarding, the lot sizes would all be bigger, but the size of the house would still be the same as currently proposed. The current proposal allows the applicant the same house size as they would be permitted through minimum safeguarding. Only 27% of the parcel will be developed.
- The proposed front yard setback (to the drive-aisle) is proposed to be 4.0 metres, which is less than the 6.0 metre front yard setback in the RF-13 Zone. However, the 6.0-metre wide drive-aisle and 2-metre wide landscape buffer mean that the proposed houses will be 12 metres from the existing lots to the west.
- The proposed rear yard setback (to the riparian area) is 4.5 metres, which is less than the 7.5 metre rear yard setback in the RF-13 Zone. A 4.5 metre rear yard setback allows for a functional outdoor rear yard space for the proposed dwellings, and the interface is with the McNally Creek riparian area, so no adjacent lots will be impacted by the proposed rear yard setback.

#### Lot Grading and Building Scheme

- The applicant retained Mike Tynan 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's Character Study revealed that the existing housing stock in the surrounding neighbourhood is a mix of "West Coast Traditional" or "Old Urban" or "Neo-Traditional" style homes. A variety of roof forms including common hip, common gable, Dutch hip, Boston gable, and Boston Hip are commonly found in the homes. The design guidelines for the lots propose updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time. The design guidelines will guide building siting, landscaping, roof pitch, roof material, siding material and colour, and entrance design among other things.
- Exterior materials can include stucco, cedar, fibre-cement board, brick, and stone, but vinyl siding will not be permitted. Siding materials are to be in "natural" colours, such as browns, greens, clays, and other earth-tones, and "neutral" colours, such as grey, white, and cream. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered in conjunction with neutral colours.
- A preliminary lot grading plan, submitted by Hub Engineering and dated March 31, 2022, has been reviewed by staff and found to be generally acceptable. 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 dwelling 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 Official Community Plan designation.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

### PUBLIC ENGAGEMENT

- Pre-Notification letters were sent on May 14, 2021, to residents within 100 metres of the subject site and Development Proposal Signs were installed on May 25, 2021. Staff have received approximately 19 emails/phone calls from area residents. The public feedback is summarized below (*staff comments are provided in italics*).
  - The proposed lots (CD based on RF-13 Zone) are not in keeping with the existing RF lots in the surrounding neighbourhood.

*(The surrounding neighbourhood is predominantly larger single-family lots (RF Zone). A subdivision of RF-13 lots was recently completed across 10 Avenue. The proposed lot sizes in the subject application are a bit smaller than the RF-13 Zone lots due to the significant riparian conveyance to the City).*
  - The drive-aisle proposed in the bare land strata will not allow any on-street parking in front of the proposed lots.

*(The applicant is providing sufficient parking for the proposed 8 dwellings. Five (5) of the proposed lots have 6 parking spaces per lot and the other 3 lots have 4 parking spaces per lot. A secondary suite will only be permitted in the 5 lots that have 6 onsite parking spaces. There also is on-street parking along 10 Avenue which will be available due to the east-west orientation of the proposed lots and the riparian area.)*

- The proposed bare land strata drive-aisle will negatively impact the quality of life of the neighbours to the west. The drive-aisle will negatively impact shared trees along the western property line.

*(The drive-aisle will have a 2-metre wide landscape buffer on the west side. The landscape buffer will have upsized trees, shrubs and ground cover. The drive-aisle will not have a vehicular connection to 10A Avenue. The applicant's engineer and arborist have indicated that the shared trees along the western property line will be retained, using a geocell construction technique for the drive-aisle.)*

- The applicant is not following the Streamside Setback provisions of the Zoning By-law.

*(The applicant is compliant with the Streamside Setback provisions of the Zoning By-law. The applicant is utilizing the "flexing provision" as per the Part 7A Streamside Setback provisions. No streamside setback variance is proposed, and the entire riparian area is to be conveyed to the City, at no cost, which is a significant public benefit.)*

- The applicant hosted 5 meetings with neighbouring residents from 2018 to 2021. A number of residents expressed similar concerns to those described above and a number of residents expressed support for the project. Staff requested that the applicant hold a Public Information Meeting with staff present. At this stage in the process the applicant believes that another meeting with area residents will not result in significant changes to their proposal, and the applicant does not wish to proceed with another meeting at this time. Given the many discussions that have already taken place, the applicant wishes to proceed with the subject proposal for Council's consideration.

## 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 A (red-coded) watercourse (McNally Creek) which flows through the north portion of the site. 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 A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- A 8,455 square metre riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval. A small portion of the riparian area is proposed to be protected on-site 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 Ian Whyte, *P. Ag.*, of Envirowest Consultants Ltd and dated March 31, 2022, was peer-reviewed and found to be generally acceptable. The report and recommendations will be incorporated into the Development Permit.
- A Riparian Area Protection Regulation (RAPR) report, prepared by Ian Whyte, *P. Ag.*, of Envirowest provides confirmation that the proposed setback exceeds the RAPR SPEA setback for McNally Creek. The City's Part 7A Streamside Setbacks exceeds RAPR setbacks on the subject site. The RAPR report has been accepted by the Province.

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the eastern and northern portions of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the South Surrey BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal conserves 8,455 square meters of the subject site through conveyance to the City, which is 73% of the gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that portions of the site contains steep slopes in excess of 20% gradient within the McNally Creek riparian area. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by Joel Blanco, *P. Eng.*, of Valley Geotechnical Engineering Services and dated March 18, 2022, was peer reviewed by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The geotechnical report will be incorporated into the Development Permit.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

### TREES AND LANDSCAPING

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple (Bigleaf)	1	1	0
English Walnut	2	2	0
Cherry Japanese	2	2	0
Pacific Crabapple	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	5	4	1
Norway Spruce	14	14	0
Spruce Sp.	1	1	0
White Spruce	1	1	0
Douglas-fir	11	10	1
Pacific silver fir	2	2	0
Grand Fir	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>44</b>	<b>42</b>	<b>2</b>
<b>Additional Estimated Trees in the proposed Riparian Area</b>	<b>58</b>	<b>0</b>	<b>58</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>15</b>	
<b>Total Retained and Replacement Trees</b>		<b>17</b>	
<b>Contribution to the Green City Program</b>		<b>\$28,800</b>	

- The Arborist Assessment states that there are a total of 44 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 6 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 42 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.
- Table 1 includes an additional 58 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 87 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site (based on an average of [1] trees per lot), the deficit of 72 replacement trees will require a cash-in-lieu payment of \$28,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The applicant is also proposing a 2-metre wide landscape buffer on the western side of the proposed drive-aisle. The landscape buffer consists of maple trees, shrubs, and grass ground cover.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$28,000 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout and Landscape Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Building Scheme Summary

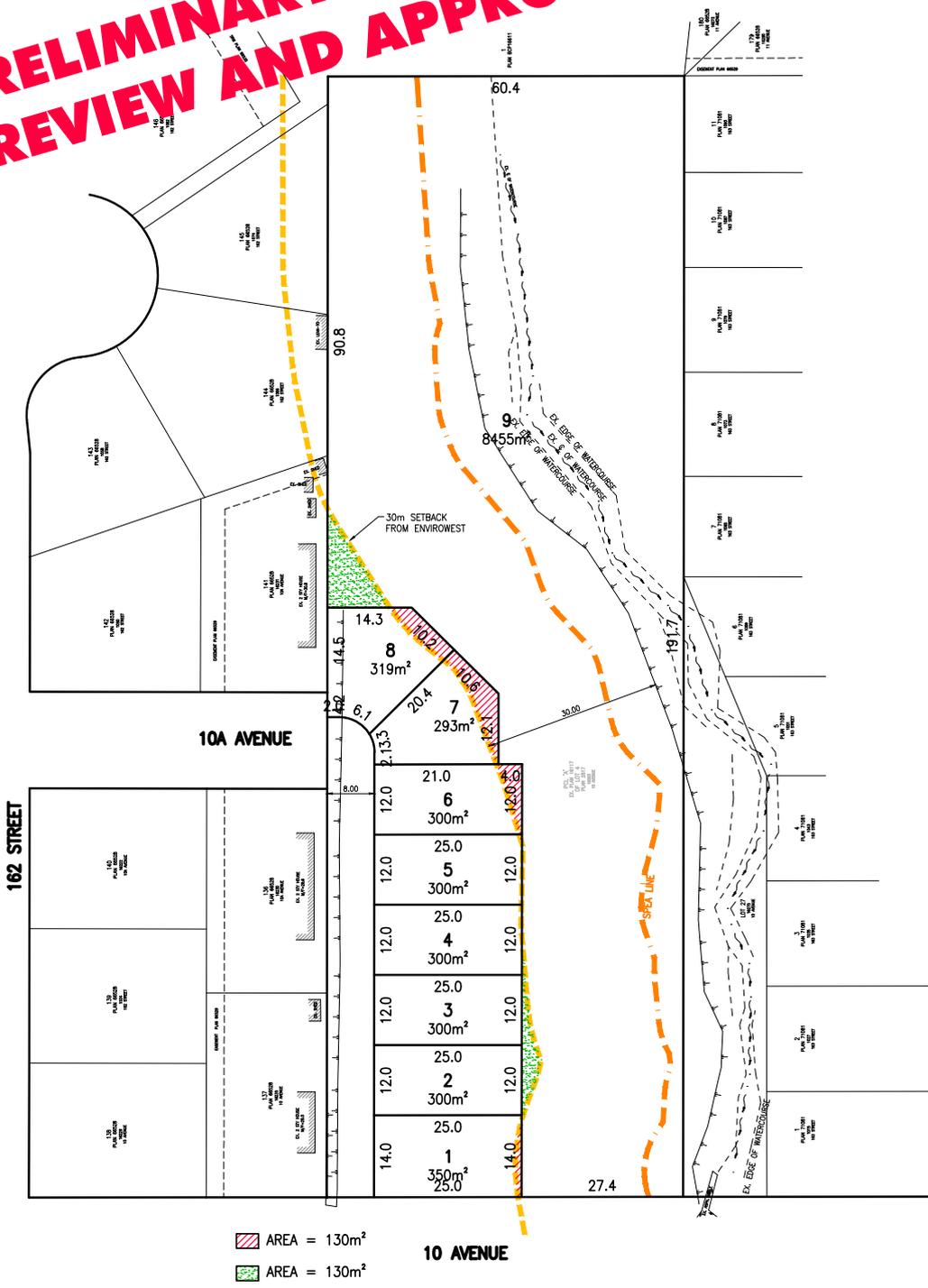
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

KB/cm

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Appendix I**



AREA = 130m<sup>2</sup>  
 AREA = 130m<sup>2</sup>

**10 AVENUE**

**162 STREET**

**10A AVENUE**

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

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

CLIENT:	PROJECT: 16263 10 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16096	DATE: MAR 2022	LEGAL:	SCALE: 1:750
		MUNICIPAL PROJECT No:	

C:\Projects\16096\16096.dwg [Lot Portrail 11x17 (2)] 3/31/2022 11:32AM



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

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

DATE: **April 7, 2022**

PROJECT FILE: **7817-0183-00**

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RE: **Engineering Requirements  
Location: 16263 10 Ave**

**REZONE/SUBDIVISION**

***Works and Services***

- Construct adequately-sized service connections (storm, sanitary, and water), complete with inspection chambers, to the site. The applicant is advised of the following:
  - The official connection to the strata is considered from Property Line to the existing City storm sewer on 10 Avenue.
  - Individual service connections to each separate unit/building as shown on the plans are entirely private.
  - Abandonment of surplus connection(s), if any, is also required;

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager  
M51

**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.

Since 2015, South Meridian Elementary has been operating over capacity is now declining. As of September 2021, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, in-migration should soon strengthen overriding out-migration resulting in a growth trend. The enrolment table should be considered unsettled and will change as more development comes online.

To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0183 00

**SUMMARY**

The proposed 8 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:	3
Secondary Students:	3

September 2021 Enrolment/School Capacity

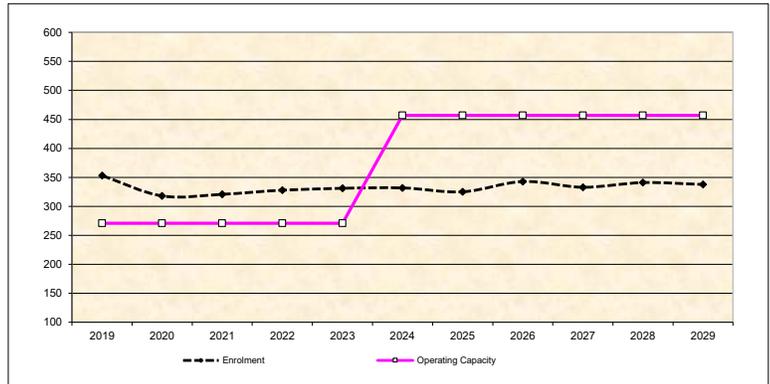
<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	39 K + 282
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1411
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	7
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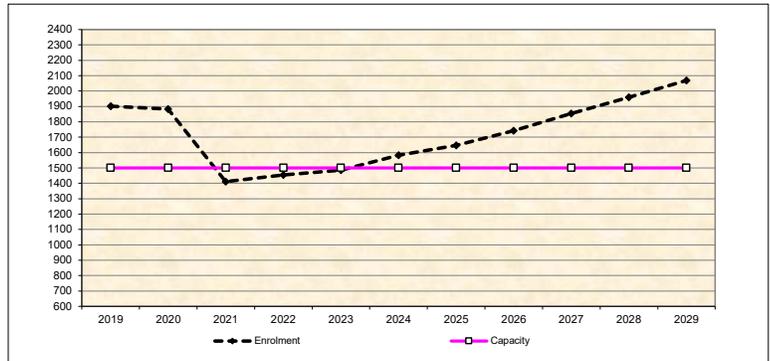
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**South Meridian Elementary**



**Earl Marriott Secondary**



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

Table 4. Tree Preservation Summary

**TREE PRESERVATION SUMMARY**

Surrey Project No:  
 Address: 16363 10<sup>th</sup> Avenue Surrey, BC  
 Registered Arborist: Max Rathburn  
 ISA Certified Arborist (PN0599A)  
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>47</b>
<b>Protected Trees to be Removed</b>	<b>45</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>2</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{3} \times \text{one (1)} = 3$ - All other Trees Requiring 2 to 1 Replacement Ratio $42 \times \text{two (2)} = 84$	<b>87</b>
<b>Replacement Trees Proposed</b>	<b>15</b>
<b>Replacement Trees in Deficit</b>	<b>72</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] Within the Study AREA as delineated on the TMP</b>	<b>58</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)}$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} =$	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

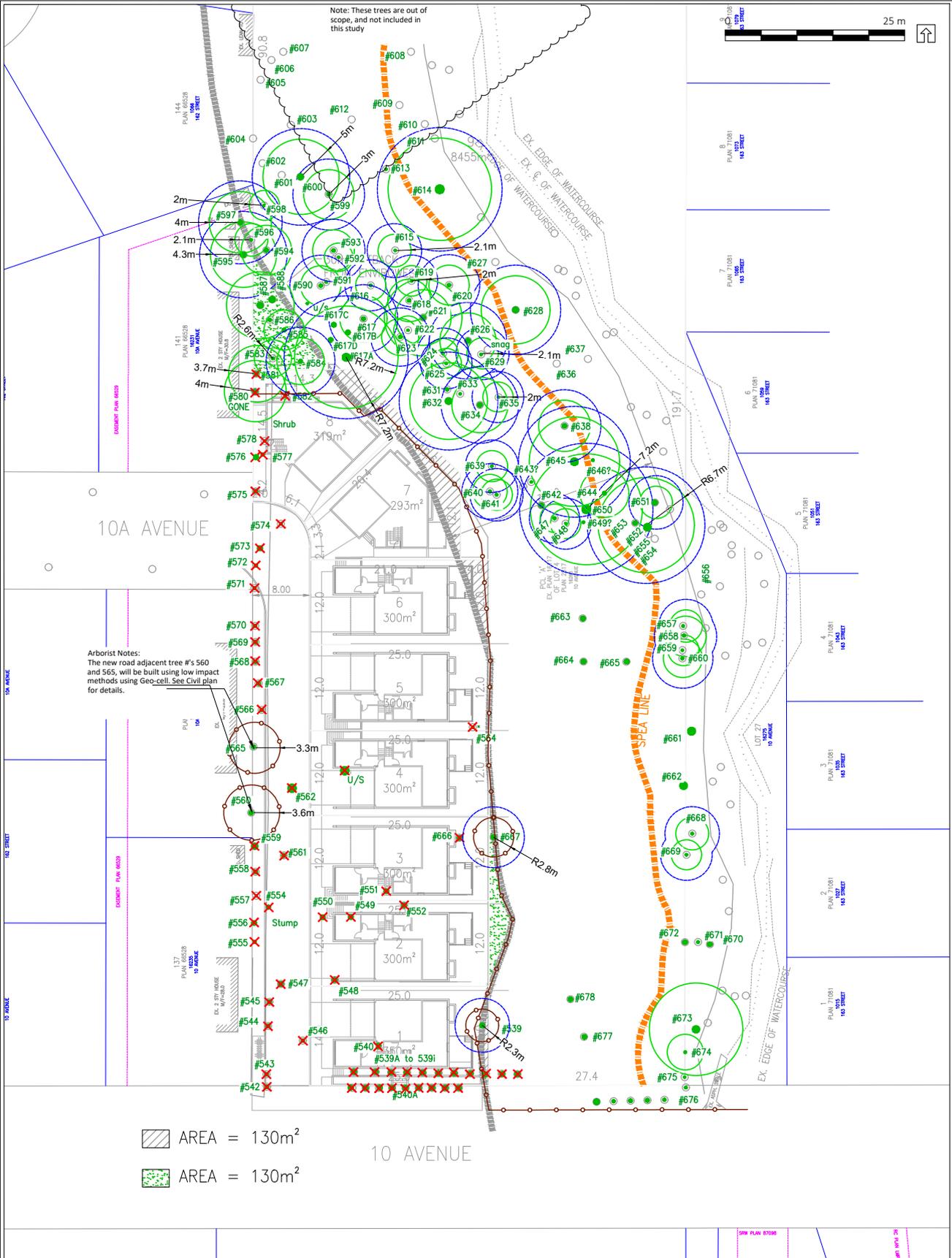
Summary prepared and submitted by:



April 14, 2022

Arborist

Date



Arborist Notes:  
The new road adjacent tree #'s 560 and 565, will be built using low impact methods using Geo-cell. See Civil plan for details.

AREA = 130m<sup>2</sup>  
AREA = 130m<sup>2</sup>

<b>LEGEND</b>	<span style="color: green;">—</span> TREE PROTECTION ZONE	<span style="color: red;">- - -</span> TREE PROTECTION FENCE	<span style="color: magenta;">●</span> UN-SURVEYED TREE TO BE RETAINED	<b>REFERENCE DRAWINGS</b>
	<span style="color: blue;">—</span> NO-BUILD ZONE	<span style="color: green;">●</span> SURVEYED TREE TO BE RETAINED	<span style="color: red;">X</span> TREE TO BE REMOVED	1. Base Plan Provided by: HUB

**NOTES**

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (‡ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0183-00  
Project Location: 16263 - 10 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located within an old urban development area. The site is bordered on the north side by 10A Avenue, and on the south by 10 Avenue. Most homes in this area were constructed in the early to mid 1980's.

The style of most homes can be described as "West Coast Traditional" or "Old urban" or "Neo-Traditional". Home types include Bungalow (dominant), Split Level, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry, ranging in size from 1900 - 2800 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (Split Level), homes with mid-scale massing (the Two Storey homes), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, Boston gable, Boston hip, and shed, which is a greater variety of forms than are commonly found in post year 2000's developments. Roof slopes range from 4:12 to 20:12, but a majority of homes have roof slopes in the 4:12 - 7:12 range. Roof surfaces include asphalt shingles (clearly dominant), cedar shingles, and shake profile concrete roof tiles.

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Most homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1980's.

Overall, landscaping standards are considered above average for 1980's era homes.

There is a significant new development under application at 16220 and 16260 - 10 Avenue (17-0436-00), which will comprise 38 RF-13 zone lots. Although the zoning is different from the subject site, these developments are directly opposite each other, on opposite sides of 10 Avenue. New homes from both developments will be simultaneously visible. Therefore both developments should have regulations that result in style-compatible homes on both sides of 10 Avenue.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in CD-rf13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2020 CD-rf13 zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** Most neighbouring homes can be classified as "Old Urban" or "West Coast Traditional" style homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Traditional", "Heritage", and manifestations of the "West Coast Contemporary" style that are determined to be compatible by the design consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for CD-rf13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height (though all but one are one storey). Given the expected scale of the homes, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which lots have high valuations. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the CD-rf13 bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front

entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The streetscape is comprised of a variety of "Old Urban" and "West Coast Traditional" style homes constructed during the 1980's (most homes 30-35 years old). Home types include small (1100 - 1400 sq.ft.) Bungalows, 2000 - 2300 sq.ft. Split Levels, 2200 - 2600 sq.ft. Basement Entry and Cathedral Entry types, a 1 ½ Story home (site home to be retained), and a few Two-Storey type homes. Overall, the homes are well maintained and landscapes are well kept. Although the homes are now dated, this area has a desirable ambiance with abundant natural vegetation, consistent upkeep, and homes with consistent low to mid-scale massing characteristics.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", and compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2020) CD-rf13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2020 CD-rf13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

#### **Exterior Materials/Colours:**

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

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and

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

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

**Roof Materials/Colours:** Shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code. Feature metal roofs permitted.

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

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 25 shrubs of a minimum 3 gallon pot size, of which not less than ten 10 are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: March 14, 2022

**Reviewed and Approved by:**  Date: March 14, 2022