

City of Surrey  
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0068-00

Planning Report Date: October 18, 2021

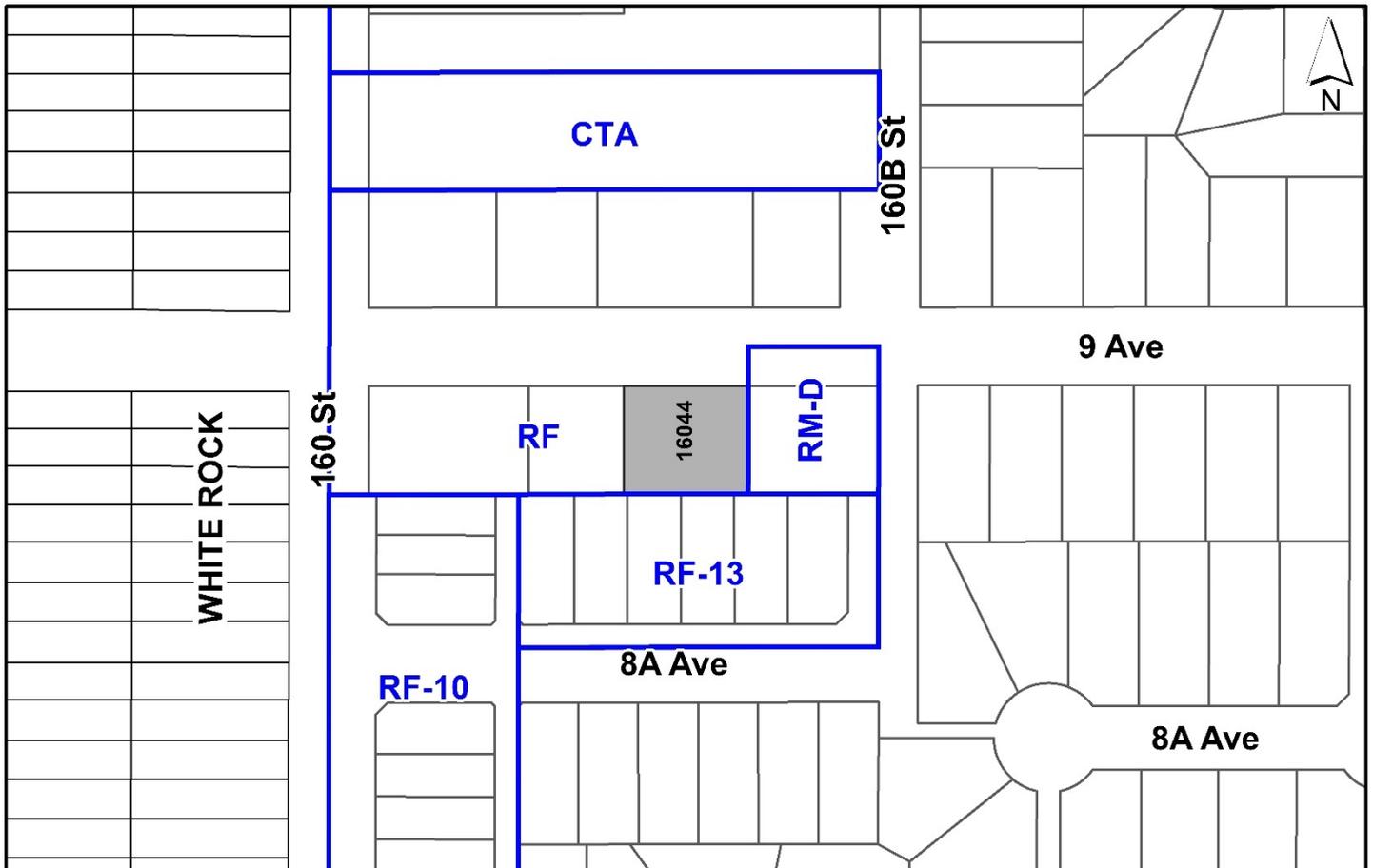
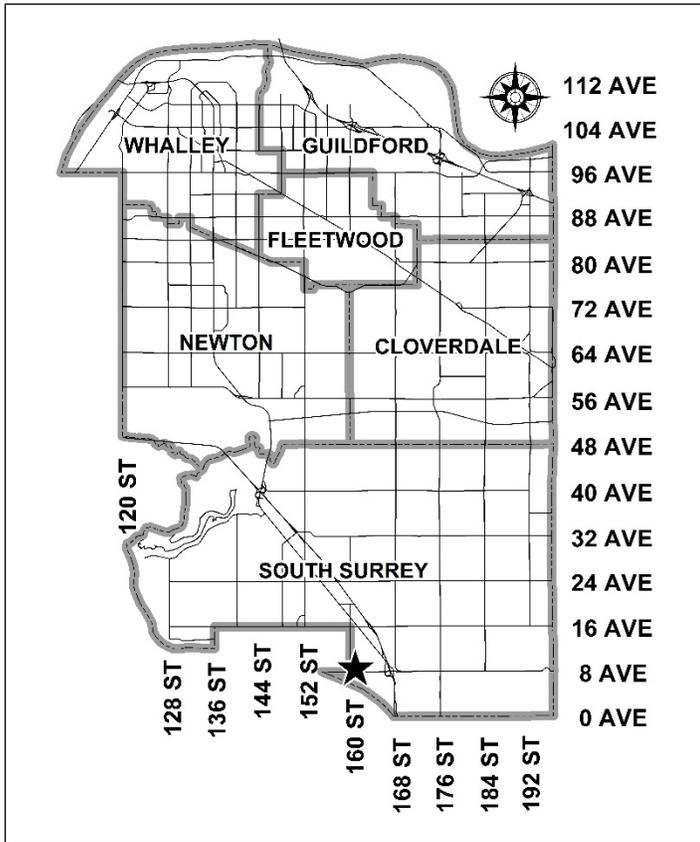
PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into two single family small lots.

LOCATION: 16044 - 9 Avenue

ZONING: RF

OCP DESIGNATION: Urban



## RECOMMENDATION SUMMARY

- Council set a date for Public Hearing for Rezoning Bylaw No. 20310

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- Development Application No. 7918-0068-00, which proposed to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into two single family small lots, received First and Second Reading at the Regular Council – Land Use meeting of March 8, 2021, with a Public Hearing set for April 12, 2021.
- The subject application was removed from the Regular Council – Public Hearing agenda on April 12, 2021, in order to conduct further consultation with area residents.
- The applicant consulted with the McNally Creek Neighbourhood Association through email and a meeting on July 28, 2021, to discuss neighbourhood concerns and work towards a supportable proposal.
- In response to public concerns with neighbourhood compatibility, the applicant has revised the proposal slightly by enlarging and widening the two proposed lots to be more in keeping with single family lots in the area.
- In addition, the applicant has revised the Building Design Guidelines to specifically prohibit butterfly and shed (monoplane) roofs, as well as flat roofs (other than for a feature front entrance or dormer) such that the West Coast Contemporary style is not permitted.
- The proposal is compliant with Official Community Plan (OCP) policies on new infill development, being compatible and sensitive to the character and scale of the existing neighbourhood. These OCP policies do not state or intend that new infill development needs to be the same as the existing lots or homes in a neighbourhood. The proposal represents suitable and modest infill development in its context.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council set a date for Public Hearing of Rezoning Bylaw No. 20310.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent lot to the east at 16066/16068 – 9 Avenue.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 9 Ave.):	Single family dwellings	Single family dwelling	RF
East:	Duplex dwelling	Single family dwelling	RM-D
South:	Single family dwellings on small lots.	Single family dwelling	RF-13
West:	Single family dwelling	Single family dwelling	RF

### Context & Background

- The subject property is 888 square metres in size and located in the McNally Creek neighbourhood along 9 Avenue. The property is designated "Urban" in the Official Community Plan (OCP)" and is zoned "Single Family Residential Zone (RF)".

- The existing dwelling on the site is known as the Roper House, which is listed on the City's Heritage Register. The Roper House was built in 1915 and is a 1 ½ storey Craftsman style home that was added to the City's Heritage Register in 1998, at which time it received a score of 80% on the heritage evaluation worksheet.
- The applicant was notified of the development and financial incentives available to owners of protected heritage properties. As part of the subject Development Application, staff assessed the appropriateness of a variance to required lot widths and an increase in density to facilitate the retention of the Roper House. It was determined that the size of the proposed single family small lots combined with the lack of rear lane would not allow for both the retention of the Roper House and additional density. Therefore, the applicant proposes to proceed with two single family small lots and the removal of the Roper House.
- The subject Development Application was referred to the Surrey Heritage Advisory Commission (SHAC) on June 27, 2018. The Commission noted that it was unfortunate that the small lot proposal has resulted in no options to retain the house and received the report as information. No further direction from the Commission was provided.
- Council adopted the minutes of the June 27, 2018 Surrey Heritage Advisory Commission meeting at the September 17, 2018 Regular Council – Public Hearing meeting.
- A similar development application (Development Application No. 7917-0498-00) on the north side of 9 Avenue was denied by the previous Council at the June 25, 2018 Regular Council – Public Hearing Meeting. This application proposed rezoning from RF to RF-13 and subdivision into three single family small lots with a Development Variance Permit to reduce the minimum lot width from 13.4 metres to 13.3 metres.
- Development Application No. 7918-0068-00, which proposed to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into two single family small lots, received First and Second Reading at the Regular Council – Land Use meeting of March 8, 2021, with a Public Hearing set for April 5, 2021.
- The subject application was removed from the Regular Council – Public Hearing agenda on April 12, 2021 in order to conduct further consultation with area residents.
- The applicant consulted with the McNally Creek Neighbourhood Association through email and also a meeting on July 28, 2021 to discuss neighbourhood concerns and work towards a supportable proposal.
- In response to public concerns with neighbourhood compatibility, the applicant has revised the proposal slightly by enlarging and widening the two proposed lots to be more in keeping with single family lots in the area.
- The enlarged lots were achieved by reducing the remnant portion being reserved for future development potential of the adjacent lot to the east (16066 and 16068 – 9 Avenue). A subdivision concept was provided for this lot that includes a reduced road dedication and alternative road cross-section for a small section of 160B Street, which was reviewed and found to be acceptable by Transportation staff.

- The applicant has revised the Building Design Guidelines to specifically prohibit butterfly and shed (monoplane) roofs, as well as flat roofs (other than for a feature front entrance or dormer) such that the West Coast Contemporary style is not permitted.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 2 single family lots with an additional 30 square metres on proposed Lot 2 being protected with a "No-Build" Restrictive Covenant for future consolidation with the adjacent lot to the west (16066/16068 – 9 Avenue) to allow that property to develop in the future.
- The applicant proposes to remove the Roper House as part of this development application.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	888 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	887 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	23 units per hectare
<b>Range of Lot Sizes</b>	428 m <sup>2</sup> and 429 m <sup>2</sup>
<b>Range of Lot Widths</b>	15.4 m and 15.5 m
<b>Range of Lot Depths</b>	27.7 m and 27.8 m

### Referrals

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

School District: **Projected number of students from this development:**

1 Elementary students at South Meridian Elementary School  
1 Secondary students at Earl Marriot Secondary School

(Appendix III).

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2023

Parks, Recreation & Culture: No concerns.

## DEVELOPMENT CONSIDERATIONS

- The subject development application was considered by Council at the March 8, 2021 Regular Council – Land Use meeting (Appendix V). Prior to the Public Hearing on April 5, 2021, the application was removed from the Agenda in order to conduct further consultation with the McNally Creek Neighbourhood Association (MCNA).
- The applicant conducted consultation with the MCNA through email and by holding a virtual meeting on July 28, 2021 to discuss concerns and determine opportunities to address such concerns.
- The intent of this report is to review and respond to the concerns of the MCNA. The MCNA continues to oppose the application; a summary of the Association's concerns follow with staff comments in italics. See Appendix III Initial Planning Report No. 7918-0068-00 (attached) for a discussion of all concerns expressed to-date:

- The proposed RF-13 lots are not in keeping with the existing RF lots in the surrounding neighbourhood. The MCNA requests that all new lots be a minimum of 465 square metres in size.

*(The RF-13 Zone is considered compatible with RF lots provided the driveway access point is the same (i.e., in this case, front-accessed) and a minimum of 13.4 metres wide. In response to neighbourhood concerns, the applicant widened the lots to be a minimum of 15.4 metres in width by reducing the remnant lot area to be retained for future development of the adjacent property to the east (16066/16068 – 9 Avenue). This in turn also increased the proposed lot sizes from 397 square metres to 428-430 square metres in size, which is closer to the minimum size requested by the MCNA. While the minimum RF Zone lot size of 560 square and the minimum 465 square metres as requested by the MCNA metres has not been met, the minimum lot width of the RF Zone of 15 metres is being exceeded, meaning the proposed lots will appear the same width as a typical RF lot as viewed from the street. The overall lot size will not be viewed as different in any appreciable way from the street)*

- Parking and road safety along 9 Avenue, as this road is very congested and lacking infrastructure (i.e., narrow roadways, no sidewalks, minimal streetlighting). The increase in density without appropriate infrastructure will add to this issue.

*(The applicant proposes to meet all off-street parking requirements for the two (2) lots that are proposed. A minimum of three (3) off-street parking stalls are required for each lot. Driveway access for the proposed lots will be from 9 Avenue. To address neighbourhood concerns about parking and general road safety, the applicant has agreed to deliver a 5.25 metre pavement width for 9 Avenue, which is greater than the required 4.25 metres required. The expectation is that 5.25 metre pavement width will be delivered on the north side of 9 Avenue should those properties develop in the future. The additional pavement width on either side will allow for on-street parking along both the north and south sides of 9 Avenue. Each of the proposed lots is providing 4 off-street parking spaces, exceeding the Zoning Bylaw requirement for 3 spaces.)*

- Potential that this application will set a precedent for development throughout the neighbourhood.

*(The lots on the south side of 9 Avenue are significantly wider than typical RF Zoned lots, with lot widths ranging from 24-40 metres. The applicant provided a concept plan for how the remaining properties in this block on the south side of 9 Avenue could develop in the future. The applicant proposes a 30 square metre remnant portion (previously 91 square metres) on Lot 2 that is intended to be consolidated with the adjacent property to the east to preserve its development potential in the future.*

*There are a limited number of properties in this area of the McNally Creek neighbourhood that have development potential, which are generally confined to 160 Street to the west, 160B Street to the east, and 10 Avenue to the north. The majority of the remaining properties in this neighbourhood were developed in the 1980's and are reflective of the form of development that was appropriate at that time. Since the 1980's, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing city. As there are only a handful of properties that are undeveloped in this neighbourhood, it is appropriate to consider the limited application of the RF-13 Zone in this area.)*

- Concern that the style of homes will be West Coast Contemporary, similar to the new homes south of the subject site.

*(In response to this concern, the applicant revised the Building Design Guidelines, to specifically prohibit the use of butterfly and shed (monoplane) roof forms, as well as flat roofs (other than for a feature front entrance or dormer) such that the West Coast Contemporary style is not permitted as building design style for the future homes on the proposed lots.*

*Instead, the character will reflect the other styles such as Neo-Traditional, Neo-Heritage, and other compatible styles that meet the Character Study style-intent. The future homes will reflect a similar style of the homes built in the McNally Creek subdivision on McNally Creek Drive.)*

## CONCLUSION

Upon removal of the application from the April 5, Regular Council – Public Hearing meeting agenda, the applicant consulted with the McNally Creek Neighbourhood Association through email and by holding a virtual meeting on July 28, 2021. Following consultation with the MCNA, the applicant revised the proposal by widening the lot and increasing the lot sizes to better reflect the existing RF Zone lots in the neighbourhood. By widening the lots to be a minimum of 15.4 metres wide, the proposed homes and their spacing will appear virtually the same as a typical RF Zone lot as viewed from the street. Therefore, the proposed lots will serve as an appropriate transition from the smaller single family lots to the south and the larger single family lots to the east. In addition, the changes to the Building Design Guidelines agreed to by the applicant will ensure the future homes do not reflect a West Coast Contemporary style and instead are similar in style to homes in the McNally Creek Drive subdivision. In summary, staff support the proposed revised development application proceeding to Public Hearing.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Initial Planning Report No. 7918-0068-00 dated March 8, 2021.

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

KS/cm



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

FROM: **Development Engineer, Engineering Department**

DATE: **February 17, 2021** PROJECT FILE: **7818-0068-00**

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RE: **Engineering Requirements  
Location: 16044 - 9 Avenue**

### REZONE/SUBDIVISION

#### ***Property and Right-of-Way Requirements***

- Register 0.50 metre statutory right-of-way (SRW) along 9 Avenue.

#### ***Works and Services***

- Construct the south side of 9 Avenue.
- Construct adequately-sized service connections for water, storm, and sanitary, complete with inspection chambers and water meters, to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$7,785.75 is required.

### DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Engineer

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 #: 18 0068 00 updated Oct 7, 2021

**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 2021 Enrolment/School Capacity**

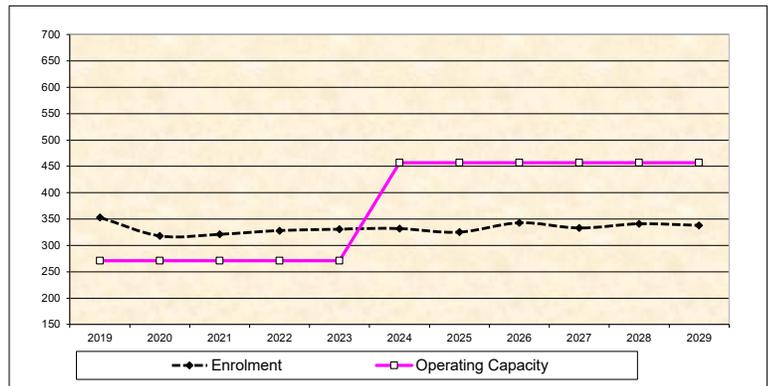
<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	39 K + 282
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1411
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	2
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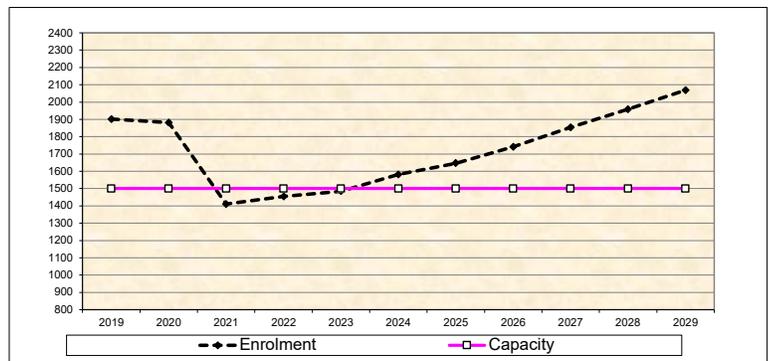
**Population:** The projected population of children aged 0-19 Impacted by the development.

**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.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 18-0068-00  
Project Location: 16044 - 9 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, with homes constructed between the mid 1960's and the mid 1980's. The style of surrounding homes can be described as "West Coast Traditional", "Old Urban" or "Rural Heritage". Home types include Bungalow, Bungalow with above-ground basement, Two-Storey, Basement Entry, Basement Entry Duplex, and 1 ½ Storey, ranging in size from 1000 - 3000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (1 ½ Storey), homes with mid-to-high scale massing (the Two Storey homes), and homes with high to box-like massing (the Basement Entry homes and the Bungalow with above-ground-basement homes).

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and shed. Roof slopes range from 4:12 to 8:12. All homes have an asphalt shingle roof surface.

Wall cladding materials include vinyl, cedar, and stone in a colour range that includes only neutral and natural colours. Two of ten homes surveyed have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1960's - 1980's.

Landscaping standards range from modest to average.

Due north of the subject site (north side of 9 Avenue), is a proposed new subdivision at 16045 - 9 Avenue, comprising three RF-13 zone lots. The existing "Rural Heritage" home is to be demolished.

There is a significant new development under construction in the 800 block of 160 Street less than one block south of the subject site. This development comprises 21 RF, RF-13, and RF-10 zone lots, under Surrey project 15-0450-00. The building scheme for the 21 lot site requires homes to be of a "West Coast Contemporary" style. Roof slopes must be in the flat to 3:12 range. Only flat roof and mono-plane (shed) roof forms are permitted. Roof decks are strongly encouraged at that site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character:** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles as determined by the 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 RF-13 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 on existing homes are one storey in height. The recommendation however 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, but also to ensure that the entrance element can be proportional to other elements on the front.
- 6) **Exterior Wall Cladding:** This is a South Surrey area in which high value homes high quality cladding materials are constructed on high value lots. 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 an area in which all homes currently 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. 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 such as roll roofing 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 the maximum 9.0m height as specified in the RF-13

bylaw. A provision is also recommended to allow a small flat roof feature at the front entrance and at one dormer, providing the sum of the flat roof feature areas does not exceed 150 sq.ft.

**Streetscape:** The streetscape has an old urban appearance. The 30 - 70 year old homes are in a narrow style range including "West Coast Traditional", "Old Urban" and "Rural Heritage". A wide variety of homes are evident, including small simple Bungalows, small but box-like Bungalows with above - ground basement, one 1½ Storey home with desirable mid-scale massing characteristics, several box-like Basement Entry homes and one mid to high scale mass Two-Storey home which is to be demolished. Roof slopes range from 4:12 to 8:12 with most homes having a 4:12 or 5:12 slope roof. All homes have an asphalt shingle roof surface. Landscaping standards range between "modest" and "average".

## 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", or other compatible classical styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- 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)**

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-13 developments constructed in Surrey subsequent to the year 2020.

**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 a maximum of two small flat roof feature areas, one at the front entrance and one at a street facing dormer that support a classical design, providing the sum of all flat roof areas does not exceed 150 square feet.

**Roof Materials/Colours:** Only 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, and small metal feature roofs also permitted.

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

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is not permitted.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: Oct 12, 2021

**Reviewed and Approved by:**       Date: Oct 12, 2021

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0068-00

Planning Report Date: March 8, 2021

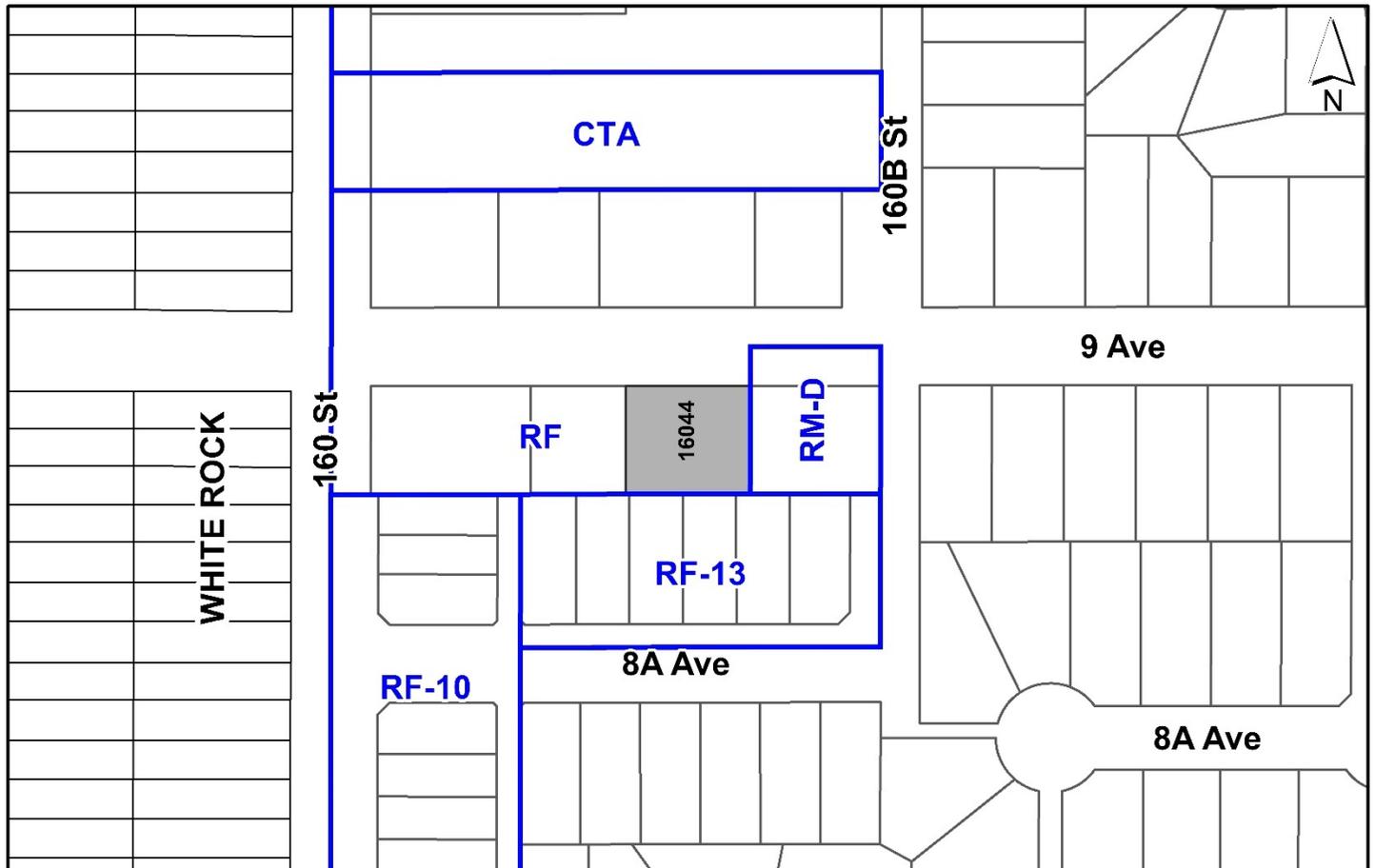
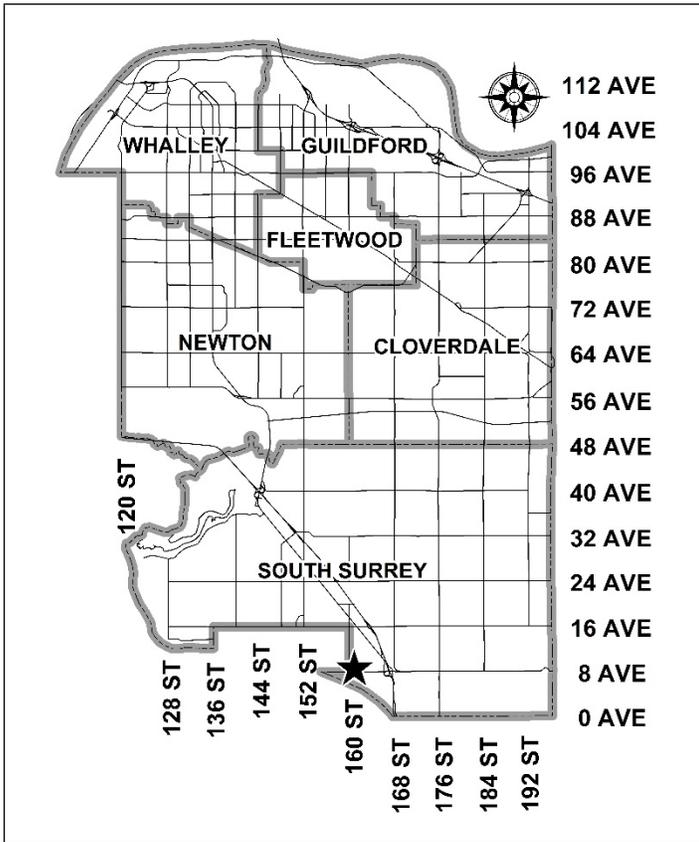
**PROPOSAL:**

- **Rezoning** from RF to RF-13 to allow subdivision into two single family small lots.

**LOCATION:** 16044 - 9 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and meets OCP policy objectives for creating a diversity of housing types and sensitive infill development in an established neighbourhood.
- The proposed density and building form are appropriate for this part of South Surrey.
- The proposed Single Family Residential (13) Zone (RF-13) lots are proposed to be 14.3 metres wide, which is only 5% smaller than the minimum 15 metres in width required by the Single Family Residential Zone (RF).
- The proposed Single Family Residential (13) Zone (RF-13) is appropriate in this context, given similar-sized lots approved to the south under Development Application No. 7915-0450-00. Other properties located along the north and south side of 9 Avenue between 160 Street and 160B Street will have opportunity to develop similar-sized lots in the future. In this regard, the applicant has provided a concept showing how the remaining lots on the south side of 9 Avenue could develop, with the majority of lots having a minimum width of 14.3 metres and increasing to 15.8 metres, which meets the minimum lot width of the RF Zone.
- The applicant has canvassed the neighbourhood and has demonstrated some community support for the 2-lot subdivision proposal. Having said that, a sizable number of residents in the local community, including the community association, have expressed concern with the proposal.
- Recognizing that the applicant has exhausted opportunities to retain boulevard trees, retain the heritage home, and create wider lots, and the results of neighbourhood canvassing, staff recommend that the proposed rezoning and subdivision to create 2 lots (with a minimum lot width of 14.3 metres) proceed to Public Hearing. Council can then consider any additional community feedback received at the Public Hearing prior to deciding on whether to support the proposed rezoning.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent lot to the east at 16066/16068 – 9 Avenue.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 9 Ave.):	Single family dwellings	Single family dwelling	RF
East:	Duplex dwelling	Single family dwelling	RM-D
South:	Single family dwellings on small lots.	Single family dwelling	RF-13
West:	Single family dwelling	Single family dwelling	RF

### Context & Background

- The subject property is 888 square metres in size and located in the McNally Creek neighbourhood along 9 Avenue. The property is designated "Urban" in the Official Community Plan (OCP)" and is zoned "Single Family Residential Zone (RF)".

- The existing dwelling on the site is known as the Roper House, which is listed on the City's Heritage Register. The Roper House was built in 1915 and is a 1 ½ storey Craftsman style home that was added to the City's Heritage Register in 1998, at which time it received a score of 80% on the heritage evaluation worksheet.
- The applicant was notified of the development and financial incentives available to owners of protected heritage properties. As part of the subject Development Application, staff assessed the appropriateness of a variance to required lot widths and an increase in density to facilitate the retention of the Roper House. It was determined that the size of the proposed single family small lots combined with the lack of rear lane would not allow for both the retention of the Roper House and additional density. Therefore, the applicant proposes to proceed with two single family small lots and the removal of the Roper House.
- The subject Development Application was referred to the Surrey Heritage Advisory Commission (SHAC) on June 27, 2018. The Commission noted that it was unfortunate that the small lot has resulted in no options to retain the house and received the report as information. No further direction from the Commission was provided.
- Council adopted the minutes of the June 27, 2018 Surrey Heritage Advisory Commission meeting at the September 17, 2018 Regular Council – Public Hearing meeting.
- A similar development application (Development Application No. 7917-0498-00) on the north side of 9 Avenue was denied by the previous Council at the June 25, 2018 Regular Council – Public Hearing Meeting. This application proposed rezoning from RF to RF-13 and subdivision into three single family small lots with a Development Variance Permit to reduce the minimum lot width from 13.4 metres to 13.3 metres.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 2 single family lots with an additional 91 square metres on proposed Lot 2 being protected with a "No-Build" Restrictive Covenant for future consolidation with the adjacent lot to the west (16066/16068 – 9 Avenue) to allow that property to develop in the future.
- The applicant proposes to remove the Roper House as part of this development application.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	888 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	976 square metres

	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	23 units per hectare
<b>Range of Lot Sizes</b>	397 square metres
<b>Range of Lot Widths</b>	14.3 metres
<b>Range of Lot Depths</b>	27.7 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: **Projected number of students from this development:**

1 Elementary students at South Meridian Elementary School  
1 Secondary students at Earl Marriot Secondary School

(Appendix III).

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2023.

Parks, Recreation & Culture: No concerns.

## Transportation Considerations

- The applicant is required to construct the south half of 9 Avenue. This includes approximately 30 metres in length of road widening, sidewalks, streetlights, and boulevard.
- The applicant is required to widen the pavement along the subject frontage to 5.25m from legal centreline, which surpasses the requirements as per the Design Criteria Manual (which forms part of the Subdivision and Development Bylaw). This pavement width will allow for on street parking on the south side of 9 Avenue for the frontage of the application, which addresses resident concerns regarding on-street parking availability.
- The proposed lots will be accessed via new driveways constructed fronting onto 9 Avenue.
- The site is located on 9 Avenue, a Local Road and is less than 80 metres from a bus stop on 160 Street, which is classified as an Arterial Road. The bus stop on 160 Street serves TransLink Bus No. 354, which connects White Rock/Semiahmoo Town Centre to Bridgeport Station.

### **Sustainability Considerations**

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

### **School Capacity Considerations**

- The School District has advised that the Ministry of Education has approved the Surrey School District request to prepare a business case to support future approval of capital funding to construct a 200 capacity addition to South Meridian Elementary School.
- To relieve pressures at Earl Marriot, Grandview Heights Secondary School, a new 1,500 capacity high school is in construction and is targeted to open in September 2021. New boundaries for secondary catchments were approved in March 2019, however, the new boundaries will not come into effect until the new secondary school opens.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposal complies with the "General Urban" land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Urban" land use designation in the Official Community Plan (OCP).

#### Themes/Policies

- The proposed development is located in a well-serviced area and is comparable in scale and density to adjacent single family small lots to the south. The proposed lots are 14.3 metres wide, which is greater than the minimum required 13.4 metres required by the RF-13 Zone and therefore, will provide an appropriate transition to the single family residential RF Zone lots to the east (OCP Policies A3.1, A3.5, B4.1).
- The proposed development will contribute to neighbourhood connectivity by constructing sidewalks fronting the new lots, thereby increasing pedestrian safety on 9 Avenue. Full sidewalk construction on the north and south sides of 9 Avenue connecting from 160 Street to 160B Street will not be realized until lots along this stretch of 9 Avenue develop (OCP Policy A3.3, B4.27, B6.11).
- The applicant has agreed to construct additional pavement width to 5.25 metres wide in order to accommodate on-street parking (OCP Policy C2.7, C2.9, C2.44).

### Zoning By-law

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

<b>RF-13 Zone (Part 16B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	27 units per hectare	23 units per hectare
<b>Lot Size</b>		
Lot Size:	336 square metres	397 square metres
Lot Width:	13.4 metres	14.3 metres
Lot Depth:	24 metres	27.7 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	Minimum of 3 per lot	Minimum of 4 spaces (double-car garage and two-car parking pad)

### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Design Consultant's Character Study revealed that the existing housing stock in the surrounding neighbourhood is mixed in style and does not provide suitable architectural context for the new homes. Massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most of the homes in the neighbourhood were constructed. Therefore, 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. Staff have worked with the Design Consultant to ensure the Design Guidelines will be reasonably compatible with existing homes.
- The designs for the proposed lots include "Traditional", "Heritage", "Neo-Traditional", and "Neo-Heritage" along with compatible forms of "West Coast Contemporary" styles. 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 Citiwest Consulting Ltd. and dated February 24, 2021 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 (\$3,000 per unit if completed by December 31, 2021; and \$4,000 per unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted under the OCP 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 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 June 3, 2020 and the Development Proposal Signs were installed on June 2, 2020. Staff received a total of 62 responses from neighbouring residents in the form of emails, letters, and phone calls. A total of 30 residents indicated their opposition while 32 residents noted their support. The City of White Rock was also notified and indicated there were no concerns.
- More recently, a petition opposing densification of lands south of 16 Avenue, north of 8 Avenue, west of King George Boulevard, and East of 160 Street was submitted, containing signatures of approximately 357 residents in this neighbourhood.
- At the direction of staff, the applicant held a Public Information Meeting on January 21, 2019 at the White Rock Library Meeting Room from 6:00pm to 8:00pm. The meeting was held in the form of an open house with the owners, applicant's consultants, and City staff from Planning & Development and Transportation Engineering in attendance.
- Approximately 15 residents attended the Public Information Meeting, 12 of which signed-in.
- The applicant received 7 completed comment sheets, 5 of which were in support, and 2 that noted opposition. An additional 9 emails and 3 letters were submitted to the City at this time, all in opposition. In summary, there were 7 residents who indicated their support at the Public Information Meeting, and 14 who opposed the proposal.

- The subject development application was reviewed by the McNally Creek Neighbourhood Association and the Little Campbell Watershed Society. The comments provided by 30 residents who submitted individual correspondence in opposition were the same as those expressed by the McNally Creek Neighbourhood Association and by the comments provided in the petition; therefore, the comments below reflect their consolidated concerns from the Public Information Meeting, petition and various other correspondence (*staff comments in italics*).

#### McNally Creek Neighbourhood Association, Petition, and Resident Opposition

- Concern that the proposed RF-13 Zone is not compatible with the neighbourhood, nor is it consistent with the OCP guidelines for sensitive infill. There is concern that these lots are significantly smaller than other RF Zone lots in the neighbourhood, which will result in denser homes being constructed that are not in keeping with the established neighbourhood character.

*(The City's OCP provides guidance to "infill" single family development to ensure those developments are compatible with the existing neighbourhood. The RF-13 Zone is considered compatible with RF lots provided the access point is the same (i.e., in this case, front-accessed) and a minimum of 13.4 metres wide. The proposed lots exceed this requirement at 14.3 metres and are closer to the minimum 15 metre width of the RF Zone.*

*The applicant retained a Building Design Consultant to conduct a character study of the surrounding homes and prepared a set of design guidelines for the proposed homes. The Character Study revealed that the existing housing stock is mixed in style and does not provide suitable architectural context. The applicant worked with staff to ensure the design guidelines reflect updated standards but that still result in reasonable compatibility with the various styles in the neighbourhood.)*

- Removal of the Roper House will erode the character of this neighbourhood.

*(The Roper House is listed on the City's Community Heritage Register, however, buildings listed on the Heritage Register are not formally protected by by-law. A Heritage Assessment of the dwelling was prepared by Green City Planning Services in April 2018 at the request of the City. The assessment found that the combination of altered floor layout and exterior renovations (such as, fiber cement cladding, aluminum windows, loss of front (east) port entrance, and reorientation of the front entrance, and the rear deck) has affected its historic integrity. The report summarizes that the Roper House is a low-medium candidate for retention through heritage protection.*

*Staff worked with the applicant to determine retention opportunities for the Roper House. This was deemed unfeasible due to the required lot width to reorient the dwelling to its original orientation on one of the new lots, as well as the inability to achieve additional density on a lot with the retained house. Based on this information a report was forwarded to the Surrey Heritage Advisory Commission at the June 27, 2018 meeting outlining the proposal and heritage assessment. The Commission expressed that it was unfortunate the dwelling could not be saved but allowed the proposal to proceed. Council adopted the minutes of the June 27, 2018 Surrey Heritage Advisory Commission meeting at the September 17, 2018 Regular Council – Public Hearing meeting. Provided that the applicant obtains a demolition permit, the house removal can proceed.)*

- Removal of significant boulevard trees from 9 Avenue.

*(Staff worked extensively to retain the City boulevard trees on 9 Avenue through this development. The applicant prepared detailed cross-section drawings showing the proposed amount of fill required to meet the lot grading requirement of new lots, which requires the front property line of new lots to be plus/minus 300 millimetres of the grade at the centreline of the fronting road. The fill required to meet this grading requirement will result in impacts within the tree protection zones of the boulevard trees.*

*Staff explored alternative road cross-sections that would deliver some of the required 9 Avenue upgrades while retaining the boulevard trees. This alternative was deemed unfeasible due to the significant grading required at the property line and the frontage works along 9 Avenue that would result in an unsafe road condition with a "tree well" where slopes of 1 metre in height slope from the sidewalk down to the base of the tree. Even in this scenario where the trees are considered for retention, Parks staff indicated the trees would be unlikely to survive.)*

- Pedestrian safety along 9 Avenue.

*(The proposed subdivision is required to complete frontage upgrades along 9 Avenue which includes pavement widening to 5.25 metres, curb/gutter, and sidewalks to provide formal pedestrian infrastructure in this neighbourhood. As this lot would be the first to develop on this stretch of 9 Avenue, full sidewalk connections will not be realized until the remaining lots on the north and south sides of 9 Avenue redevelop.)*

- Increased pressure on available parking.

*(The applicant has agreed to deliver a 5.25 metre pavement width for 9 Avenue, which is greater than the required 4.25 metres. The expectation is that 5.25 metre pavement width will be delivered on the north side of 9 Avenue should those properties develop in the future. The additional pavement width on either side will allow for on-street parking along both the north and south sides of 9 Avenue. Each of the proposed lots is providing 4 off-street parking spaces, exceeding the Zoning Bylaw requirement of 3 spaces)*

- Potential that this application will set a precedent for development throughout the neighbourhood.

*(The lots on the south side of 9 Avenue are significantly wider than typical RF Zoned lots, with lot widths ranging from 24-40 metres. The applicant provided a concept plan for how the remaining properties in this block on the south side of 9 Avenue could develop in the future. The applicant proposes a 91 square metre remnant portion on Lot 2 that is intended to be consolidated with the adjacent property to the east to preserve its development potential in the future.*

*The concept for the lots to the west demonstrate that four additional lots under the RF-13 Zone can be achieved, each with a minimum lot width of 15.8 metres, exceeding the minimum lot width in the RF Zone. Similarly, the lots on the north side of 9 Avenue are significantly oversized RF lots with lot widths ranging from 22-40 metres and with potential to develop in similar fashion under the RF-13 Zone. Conversely, the lots east of 160B Street are narrower RF Zone lots of between 16-18.5 metres in width. Therefore, there is limited potential for the lots east of 160B Street to develop on their own similar to the subject application.)*

- Those who were in support of the proposed application stated the following reasons:
  - There are existing RF-13 lots to the south of this site, and so the proposed RF-13 lots are compatible with the neighbourhood;
  - The smaller RF-13 lots will provide more affordable housing options for families compared to the larger RF lot;
  - Desire to see lots on the north and south sides of 9 Avenue in this block develop in similar fashion; and
  - The proposal will deliver sidewalks, on-street parking, and wider road pavement.

#### Little Campbell Watershed Society

- Desire to see boulevard trees on 9 Avenue retained.

*(See response to McNally Creek Neighbourhood Association above.)*

- Concern regarding stormwater management

*(The future home builders will be required to meet all stormwater management requirements for single family dwellings.)*

**TREES**

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc. 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
English Holly	1	1	0
Plum	1	1	0
Sauce Magnolia	1	1	0
<b>Coniferous Trees</b>			
Cypress	2	2	0
Deodar Cedar	4	4	0
Thuja Plicata	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>10</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Program</b>		<b>\$5,600</b>	

- The Arborist Assessment states that there is a total of twelve (12) mature trees on the site. There are no alder or cottonwood trees on the site. It was determined that two 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.
- As noted above in the Public Engagement section, staff worked extensively to determine options to retain the boulevard trees on 9 Avenue, including the potential for an alternative road cross-section for 9 Avenue. This was deemed unfeasible due to the likelihood of tree failure and that the frontage upgrades on 9 Avenue to address resident concerns regarding parking and pedestrian safety would not be achieved.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of twenty (20) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of fourteen (14) replacement trees will require a cash-in-lieu payment of \$5,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of eight (8) trees are proposed to be retained or replaced on the site with a contribution of \$5,600 to the Green City Program.

## CONCLUSION

The proposed rezoning and subdivision will allow for the existing oversized RF Zone lot to subdivide into two larger-sized RF-13 lots. The proposed lot sizes and widths exceed the minimum required size and width in the RF-13 Zone and therefore, will serve as an appropriate transition from the smaller single family lots to the south and the larger single family lots to the east.

Staff acknowledge the opposition to the proposal and intend to continue to work with residents to ensure community concerns are addressed. However, the applicant has also been successful in obtaining some neighbourhood support for the proposed 2-lot rezoning and subdivision. On this basis, staff recommend that the proposed rezoning and subdivision to create 2 lots proceed to Public Hearing. Council can then consider any additional community feedback received at the Public Hearing prior to deciding on whether to support the proposed rezoning.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

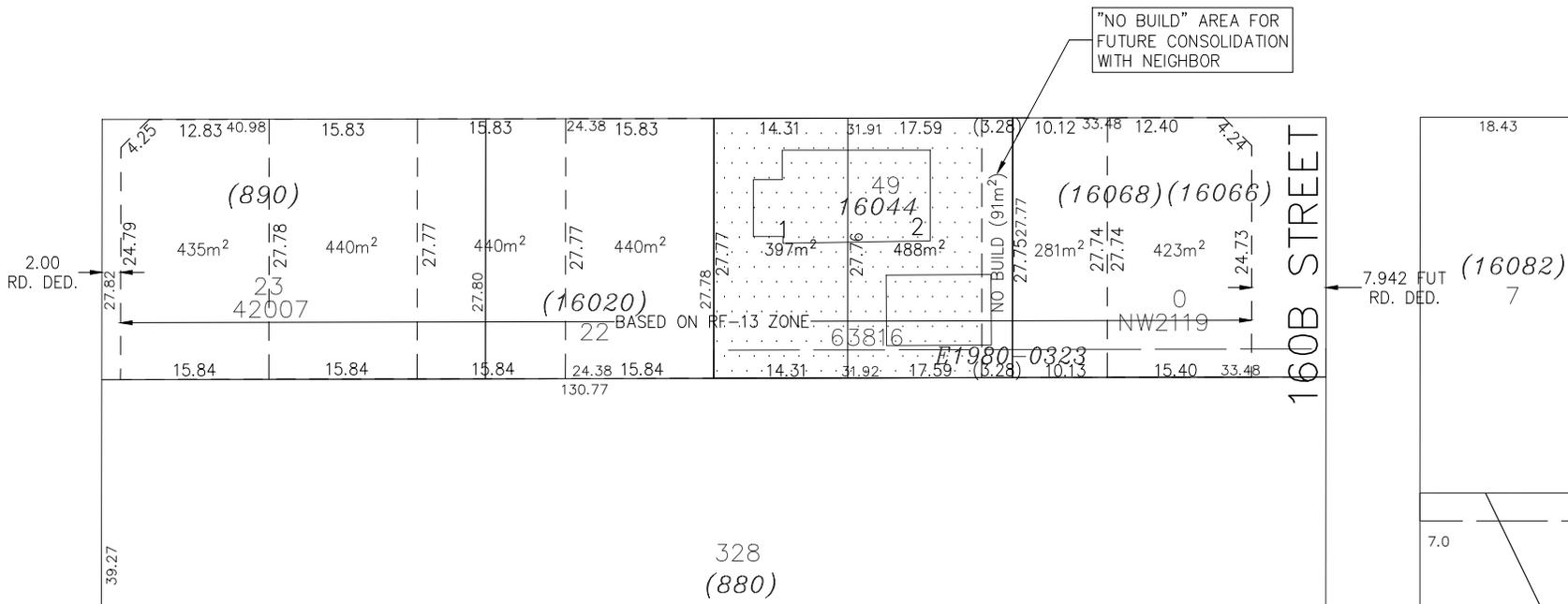
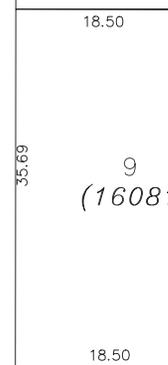
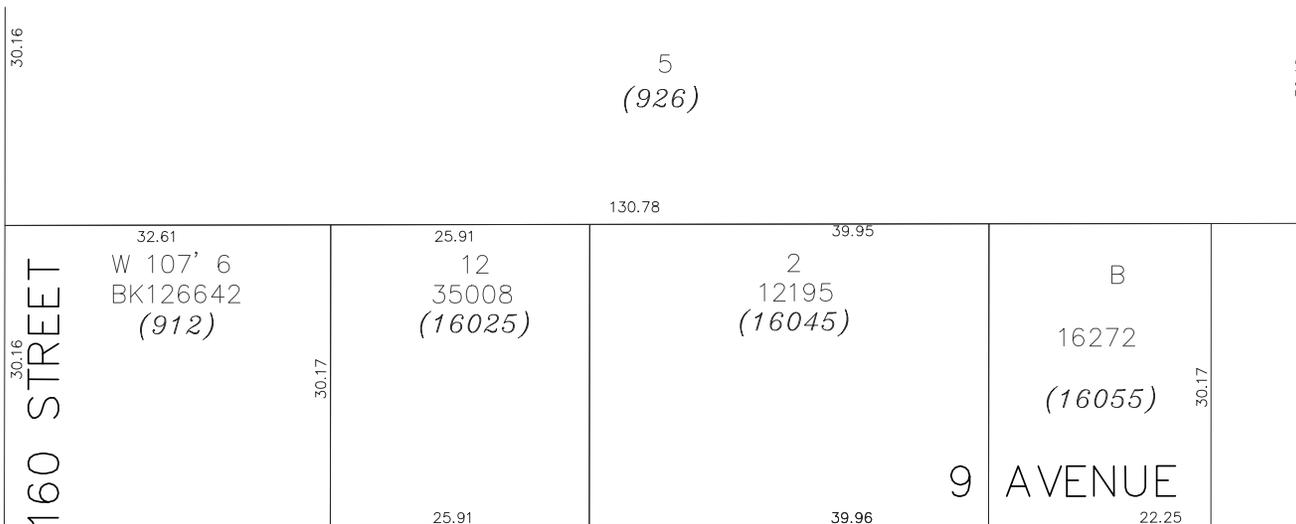
Appendix I.	Proposed Subdivision Layout,
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Heritage Advisory Commission Minutes

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

**APPENDIX I**



**NOTES:**

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE REMOVED.
4. NO BUILD ON LOT 2 FOR FUTURE CONSOLIDATION WITH NEIGHBOR.

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



JOHN REGAN  
 16044 - 9 AVENUE, SURREY, BC, V4A 1A6 PH: 604-779-1071  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 16044 - 9 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7918-0068-00	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3604	Of
P.W. P.U.	Date FEB/2018	Revision
Approved:		

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 17, 2021** PROJECT FILE: **7818-0068-00**

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RE: **Engineering Requirements  
Location: 16044 - 9 Avenue**

### REZONE/SUBDIVISION

#### ***Property and Right-of-Way Requirements***

- Register 0.50 metre statutory right-of-way (SRW) along 9 Avenue.

#### ***Works and Services***

- Construct the south side of 9 Avenue.
- Construct adequately-sized service connections for water, storm, and sanitary, complete with inspection chambers and water meters, to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$7,785.75 is required.

### DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Engineer

M51

November 12, 2020

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.

Since 2015, South Meridian Elementary has been operating over capacity and this trend is projected to continue over the next 10 years. As of September 2019, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With neighbouring schools also at capacity or greater, there is no ability to do a boundary change to relieve enrolment pressure. As part of the District's 2020/2021 Five Year Capital Plan, the District is asking for a 200 capacity addition for the school. The Ministry of Education has approved the District to prepare a business case to support future approval of capital funding to construct the addition.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school, is in construction and is targeted to open September 2021. New Boundaries were approved in March 2019. The new secondary boundaries for the South Surrey region will not come into affect until the new secondary opens.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0068 00

**SUMMARY**

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

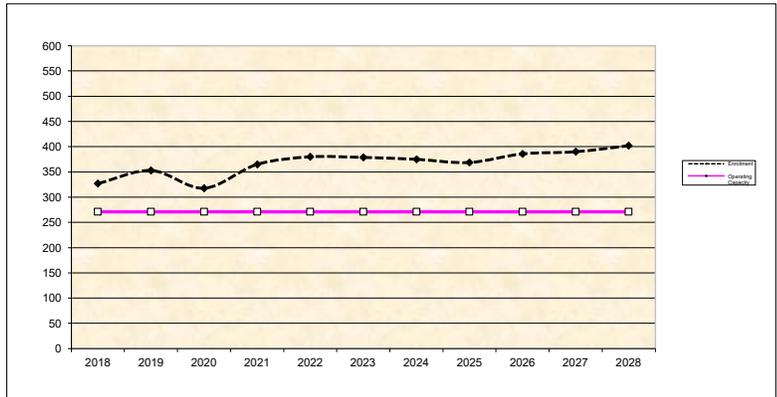
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

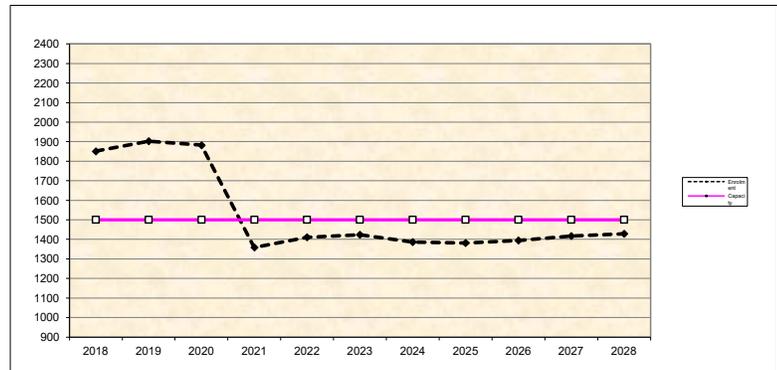
**September 2020 Enrolment/School Capacity**

<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	34 K + 284
Operating Capacity (K/1-7)	38 K + 233
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1882
Capacity (8-12):	1500

**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.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 18-0068-00  
Project Location: 16044 - 9 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, with homes constructed between the mid 1960's and the mid 1980's. The style of surrounding homes can be described as "West Coast Traditional", "Old Urban" or "Rural Heritage". Home types include Bungalow, Bungalow with above-ground basement, Two-Storey, Basement Entry, Basement Entry Duplex, and 1 ½ Storey, ranging in size from 1000 - 3000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (1 ½ Storey), homes with mid-to-high scale massing (the Two Storey homes), and homes with high to box-like massing (the Basement Entry homes and the Bungalow with above-ground-basement homes).

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and shed. Roof slopes range from 4:12 to 8:12. All homes have an asphalt shingle roof surface.

Wall cladding materials include vinyl, cedar, and stone in a colour range that includes only neutral and natural colours. Two of ten homes surveyed have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1960's - 1980's.

Landscaping standards range from modest to average.

Due north of the subject site (north side of 9 Avenue), is a proposed new subdivision at 16045 - 9 Avenue, comprising three RF-13 zone lots. The existing "Rural Heritage" home is to be demolished.

There is a significant new development under construction in the 800 block of 160 Street less than one block south of the subject site. This development comprises 21 RF, RF-13, and RF-10 zone lots, under Surrey project 15-0450-00. The building scheme for the 21 lot site requires homes to be of a "West Coast Contemporary" style. Roof slopes must be in the flat to 3:12 range. Only flat roof and mono-plane (shed) roof forms are permitted. Roof decks are strongly encouraged at that site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards. However, homes should be compatible with those implied by building scheme regulations for the new 3 lot RF-13 site to the north (Surrey project 17-0498-00), and be similar to new homes in the 21 lot subdivision (15-0450-00) located one block south of the subject site.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the 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. The style could be similar to the "West Coast Contemporary" homes in the new 21 lot subdivision (15-0450-00) located one block south of the subject site and the new 3 lot site to the north (Surrey project 17-0498-00).
- 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 RF-13 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 on existing homes are one storey in height. The recommendation however 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, but also to ensure that the entrance element can be proportional to other elements on the front.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which high value homes high quality cladding materials are constructed on high value lots. 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 an area in which all homes currently 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. 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 such as roll roofing 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 the maximum 9.0m height as specified in the RF-13 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 has an old urban appearance. The 30 - 70 year old homes are in a narrow style range including "West Coast Traditional", "Old Urban" and "Rural Heritage". A wide variety of homes are evident, including small simple Bungalows, small but box-like Bungalows with above - ground basement, one 1½ Storey home with desirable mid-scale massing characteristics, several box-like Basement Entry homes and one mid to high scale mass Two-Storey home which is to be demolished. Roof slopes range from 4:12 to 8:12 with most homes having a 4:12 or 5:12 slope roof. All homes have an asphalt shingle roof surface. Landscaping standards range between "modest" and "average".

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- 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)**

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in

RF-13 developments constructed in Surrey subsequent to the year 2017.

**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:** Only 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, and small metal feature roofs also permitted.

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

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is not permitted.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: Nov 13, 2018

**Reviewed and Approved by:**  Date: Nov 13, 2018

APPENDIX V

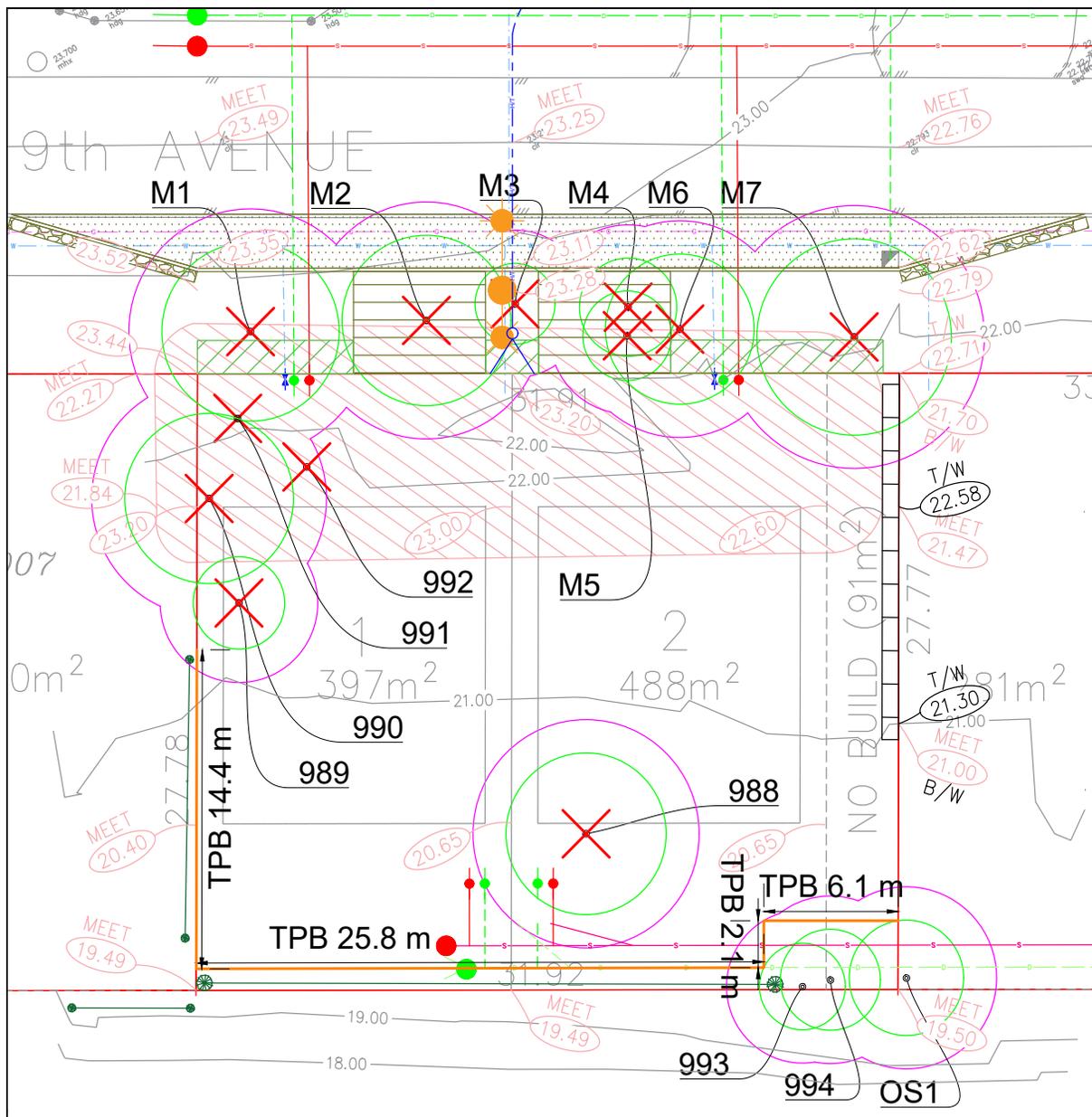
**Surrey Project No:** 7918-0068-00  
**Registered Arborist:** Philip Kin Cho - ISA Certified Arborist #HK-1086A

<b>On-Site Trees</b>	<b>Number of Trees</b>
<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>12</b>
<b>Protected Trees to be Removed</b>	<b>10</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. <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   10   </u> X two (2) = 20	<b>20</b>
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>14</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

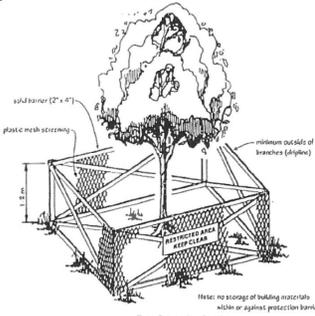
Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

February 26th, 2021  
 \_\_\_\_\_  
 Date



ID #	Common Name	DBH (cm)	CRZ Radius (m)	CRZ Diameter (m)	Condition	Comments	Retention Suitability	Retain / Remove
988	Cherry	56	3.36	7.28	Dead	Conflict with proposed building envelope	Poor	Remove
989	Plum	32	1.92	4.16	Fair	Conflict with proposed building envelope	Moderate	Remove
990	English holly	59	3.54	7.67	Fair	Conflict with proposed building envelope Conflict with proposed grade change	Moderate	Remove
991	Vine maple	19	1.14	2.47	Fair	Conflict with proposed grade change	Moderate	Remove
992	Apple	27	1.62	3.51	Fair	Conflict with proposed grade change	Moderate	Remove
993	Western redcedar	30	1.80	3.90	Fair	No conflict with proposed development	Moderate	Retain
994	Western redcedar	35	2.10	4.55	Fair	No conflict with proposed development	Moderate	Retain
M1	Deodar cedar	62	3.72	8.06	Fair	Conflict with proposed grade change Conflict with proposed sidewalk Conflict with proposed water Conflict with proposed drainage Conflict with proposed storm	Moderate	Remove
M2	Deodar cedar	59	3.54	7.67	Fair	Conflict with proposed grade change Conflict with proposed driveway Conflict with proposed sidewalk Conflict with proposed streetlight	Moderate	Remove
M3	Cypress	28	1.68	3.64	Fair	Conflict with proposed grade change Conflict with proposed driveway Conflict with proposed sidewalk Conflict with proposed streetlight Conflict with proposed hydro and telephone	Moderate	Remove
M4	Cypress	34	2.04	4.42	Fair	Conflict with proposed grade change Conflict with proposed driveway	Moderate	Remove
M5	Saucer magnolia	31	1.86	4.03	Fair	Conflict with proposed grade change Conflict with proposed driveway	Poor	Remove
M6	Deodar cedar	52	3.12	6.76	Fair	Conflict with proposed grade change Conflict with proposed driveway Conflict with proposed sidewalk Conflict with proposed water Conflict with proposed drainage Conflict with proposed storm	Moderate	Remove
M7	Deodar cedar	68	4.08	8.84	Fair	Conflict with proposed grade change Conflict with proposed sidewalk Conflict with proposed interim retaining wall	Moderate	Remove
OS1	Western redcedar	40	2.40	5.20	Fair	No conflict with proposed development	-	Retain



Signage to be posted on each tree protection barrier (weather-proof, 11x17" minimum size)

**NO ENTRY**  
**TREE PROTECTION ZONE**  
 No grade change storage of material or equipment is permitted within this fenced area. Tree protection barrier must remain in place for the duration of construction.  
 For information call Trees & Landscape Section (604) 591-4675

LEGEND	
	Proposed Sidewalk
	Proposed Driveway
	Proposed Water
	Proposed Drainage
	Proposed Storm
	Proposed Removal
	Proposed Utilities
	Proposed Streetlight
	Proposed Grade Change
	Proposed Interim Retaining Wall

The Commission noted the following comments:

- It is positive that staff is investigating the situation as similar situations have occurred before.
- It was suggested that there should be a two-person check system before demolition permits are provided to residents.
- As reforms to technological systems may take time to implement, there could be an interim procedure developed.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Tannen  
That the Surrey Heritage Advisory  
Commission (SHAC) receive the report dated May 30, 2018 for information.  
Carried

**(b) Development Application No. 7918-0068-00  
16044 9 Avenue (Roper House)  
File: 6800-10**

Kelsey Baglo, Heritage Planner, summarized the report dated June 14, 2018 regarding Development Application No. 7918-0068-00 for the Roper House located at 16044 9 Avenue.

In response to questions from the Commission, staff advised that recent photographs of the house can be requested for documentation; however, it appears as though the interior of the house has been altered.

The Commission noted that it is unfortunate that the small lot has resulted in no options to retain the house.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Evans  
That the Surrey Heritage Advisory  
Commission (SHAC) receive the report dated June 14, 2018 for information.  
Carried

**(c) Development Application No. 7917-0436-00  
16260 10 Avenue (Krumhardt Residence)  
File: 6800-10**

Kelsey Baglo, Heritage Planner, summarized the report dated June 14, 2018 regarding Development Application No. 7917-0436-00 for the Krumhardt Residence located at 16260 10 Avenue.

The Commission noted the following comments:

- The Commission's mandate is to consider all types of heritage, including natural heritage, including trees and streams.