

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0037-00

Planning Report Date: September 14, 2020

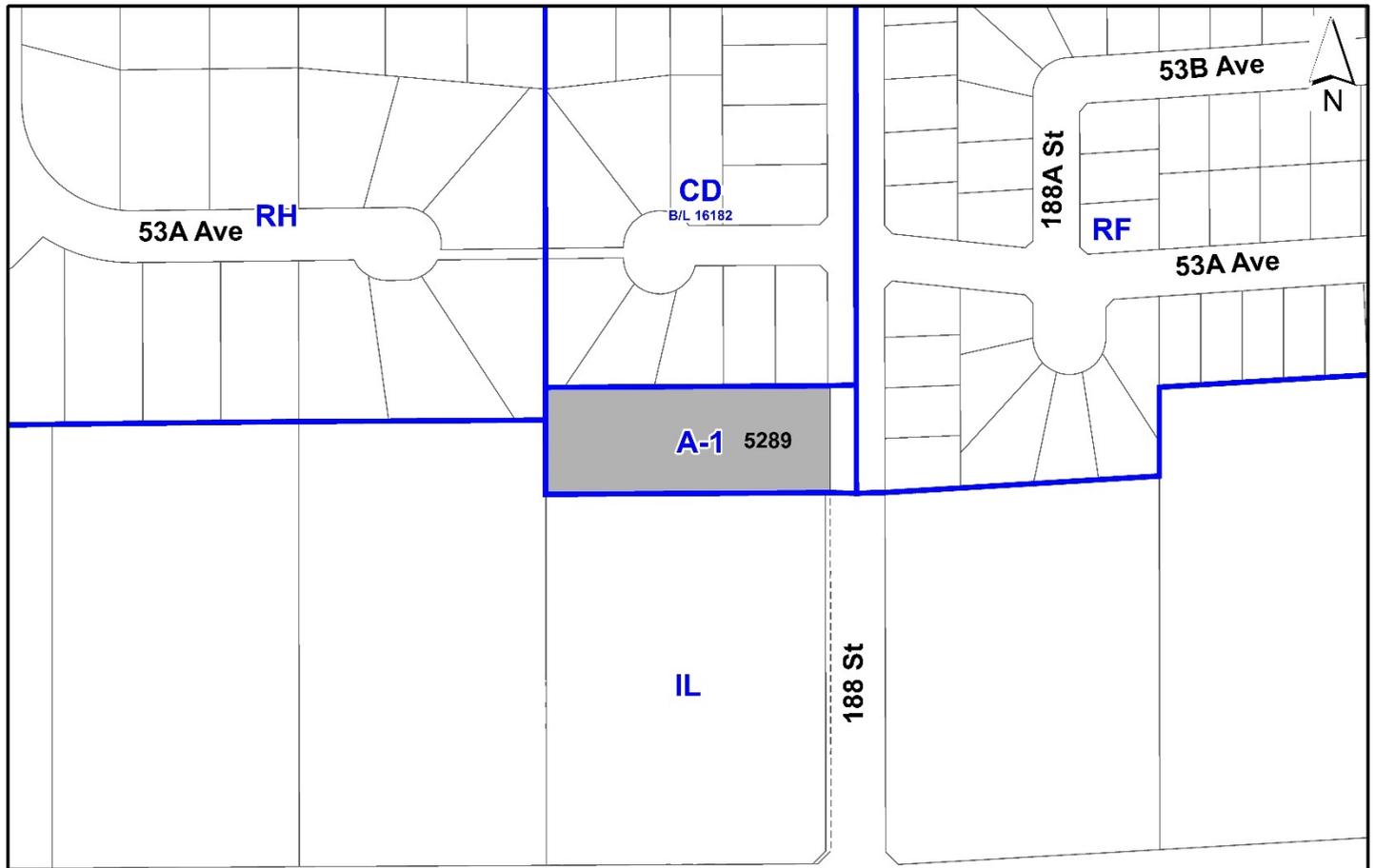
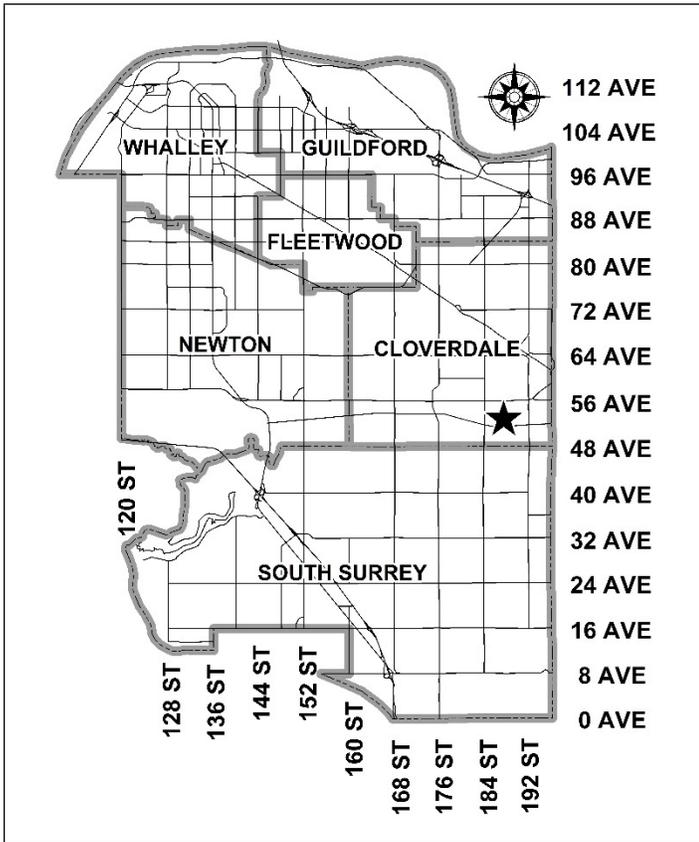
PROPOSAL:

- **Rezoning** from A-1 to RQ to allow subdivision into three (3) suburban residential lots in a panhandle configuration.

LOCATION: 5289 - 188 Street

ZONING: A-1

OCP DESIGNATION: Suburban



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 Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the City Policy on Panhandle Lots (Policy No. O-15)
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed RQ suburban lots are consistent in size with the neighbouring CD Zoned (By-law No 16182) lots to the north.
- The proposed development retains the suburban character of the existing neighbourhood on the west side of 188 Street and provides a complementary transition to the urban lots on the east side of 188 Street, as well as the adjacent industrial lands and the ALR to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)" 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of access easements to ensure shared access driveway letdowns on Lots 2 and 3; and
 - (i) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer on Lot 1; and
 - (j) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban	A-1
North:	Single family dwellings	Urban	CD (Bylaw No. 16182)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 188 St):	Single family dwellings	Urban	RF
South:	Industrial buildings	Industrial	IL
West:	Single family dwellings and industrial buildings	Suburban & Industrial	RH & IL

Context & Background

- The subject site is located at 5289 - 188 Street in Cloverdale and is approximately 4,504 square metres in size. The site is approximately 41.1 metres in width and 109.4 metres in depth. The site is designated "Suburban" in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)".
- The subject site is adjacent to an industrial area to the south, urban residential areas to the north and east and a suburban residential area to the west. The Agriculture Land Reserve is just over 200 metres away from the site to the south.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)" to permit subdivision of three (3) suburban lots. The proposal includes two of the lots in a panhandle configuration.

	Proposed
Lot Area	
Gross Site Area:	4504.7 sq. m (0.45 ha)
Road Dedication:	79.9 sq. m (0.00799 ha)
Undevelopable Area:	N/A
Number of Lots:	3
Unit Density:	6.66 units per hectare
Range of Lot Sizes	934.4 sq. m – 2325.5 sq. m
Range of Lot Widths	24.0 metres – 30.0 metres
Range of Lot Depths	30.67 metres – 39.12 metres

Neighbourhood Context

- The subject site is adjacent to established urban residential lots that are zoned CD (Bylaw No. 16182) and RF. These residential areas have been developed along 188 Street, south of 54 Avenue, just north of the subject site. There is also an established suburban neighbourhood to the west of the site.
- An existing industrial area is located to the south of the subject site. The IL-zoned lot directly to the south has installed a landscape buffer along the shared property line with the subject site to mitigate the impacts of the light impact industrial uses on the lot.

School District: **The School District has provided the following projections for the number of students from this development:**

2 Elementary students at Sunrise Ridge Elementary School
1 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2021.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval for the rezoning application.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan with a proposed unit density of 6.66 dwelling units per hectare. The "Suburban" designation is intended to support low-density residential uses, in keeping with a suburban neighbourhood character.

Themes/Policies

- The proposal complies with Council Policy O-15 for Panhandle Lots as identified in Appendix VII.

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", and parking requirements.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Unit Density:	10 dwelling units per gross hectare	6.66 dwelling units per gross hectare
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	930 sq. m	934.4 sq. m – 2325.5 sq. m
Lot Width:	24 metres	24.0 m – 30.0 m
Lot Depth:	30 metres	30.67 m – 39.12 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

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 V).
- Styles recommended for this site include Traditional, Neo-Traditional or Neo-Heritage, 2-storey homes with one to 1 ½ story high front entrances, minimum 7:12 roof slope using asphalt shingle tiles with raised ridge caps. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated February 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/new lot if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

- For the subject application, a phased rate applies as follows:
 - \$2,000 per new lot proposed should the project receive Final Adoption prior to January 1, 2021;
 - \$3,000 per new lot proposed should the project receive Final Adoption between January 1, 2021 and December 31, 2021; or
 - \$4,000 per new lot proposed should the project receive Final Adoption after January 1, 2022.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 1, 2020, and the Development Proposal Signs were installed on August 14, 2020. Staff received one (1) response from the neighbouring area.
- The main concern was the proximity of the backyard space of the neighbouring residential area to proposed Lot 1. Staff let the concerned resident know that the proposal includes a 5 m wide landscape buffer between proposed Lot 1 and the adjacent residential area to ensure privacy between both lots.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Holly	1	1	0
Hawthorne	2	2	0
Norway Maple	1	0	1
Willow	1	1	0
American Elm	1	1	0
Black Poplar	5	5	0

Tree Species	Existing	Remove	Retain
Sugar Maple	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Lodgepole Pine	6	3	3
Norway Spruce	1	0	1
Deodar Cedar	1	1	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	28	23	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		15	
Contribution to the Green City Program		\$14,400.00	

- The Arborist Assessment states that there is a total of 28 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees on site. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 46 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of 36 replacement trees will require a cash-in-lieu payment of \$14,400.00, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Red Flowering Dogwood, Western Hemlock, Lilac and Western Red Cedar.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$14,400.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. Landscape Buffer Plan
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Council Policy O-15

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

PROPOSED SUBDIVISION PLAN OF LOT B SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 15256

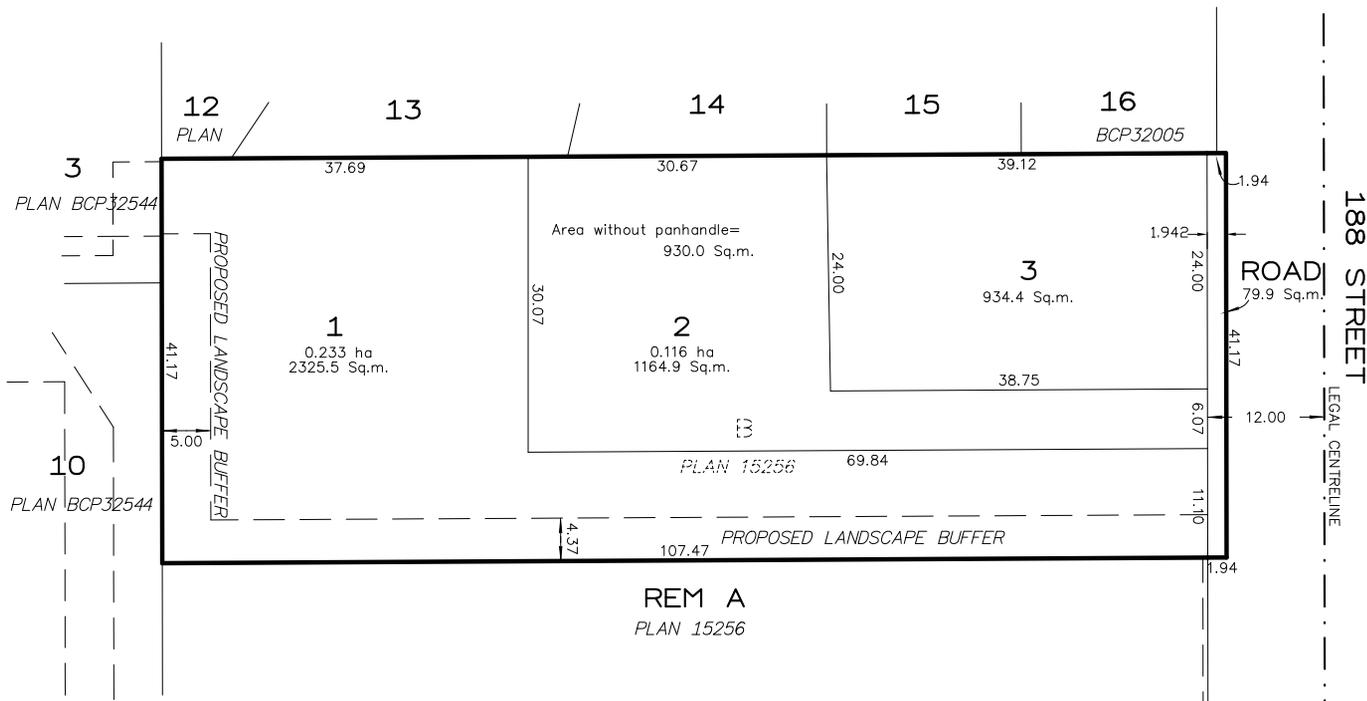
DRAFT DATED: JAN-7-2020

CIVIC ADDRESS:

5289 188 Street, Surrey, BC
P.I.D. 003-348-288



SCALE 1 : 500



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INTER-OFFICE MEMO

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

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

DATE: **July 9, 2020** PROJECT FILE: **7820-0037-00**

RE: **Engineering Requirements
Location: 5289 188 Street**

REZONE/SUBDIVISION

The applicant is proposing to rezone and subdivide from one (1) A-1 zoned lot into three (3) RQ zoned lots with two (2) lots as panhandle lots.

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 188 Street toward Collector Road allowance
- Register 0.5 m Statutory Right-of-Way (SRW) along 188 Street frontage.

Works and Services

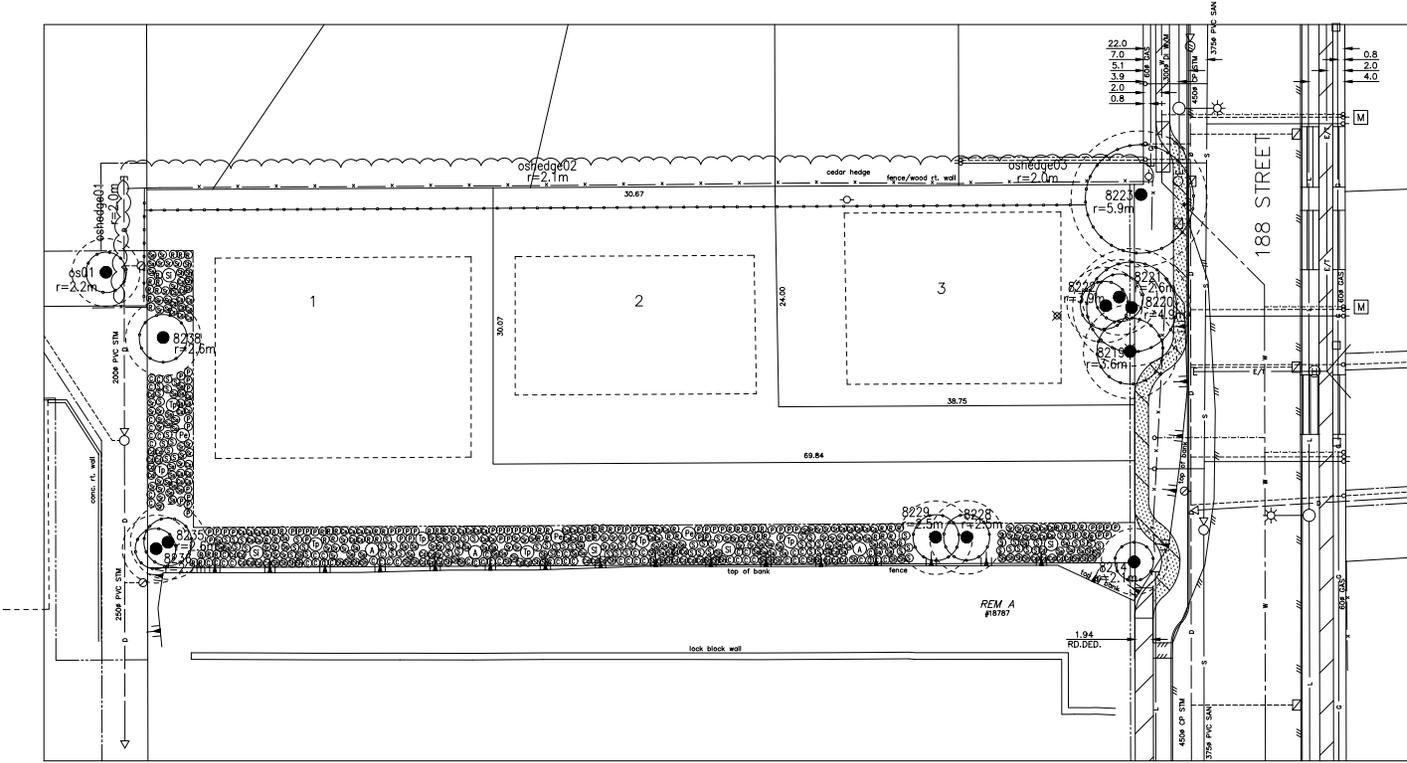
- Construct west side of 188 Street to the Collector Road standard.
- Construct 6.0 m concrete letdowns for the lots.
- Provide a sanitary and storm service connection, complete with inspection chamber, to each lot.
- Provide an adequately sized metered water service connection to each lot.
- Register a reciprocal access easement for the shared access letdown on lots 1 and 2.
- Register a Restrictive Covenant (RC) on title for on-site storm mitigate and detention features per the Cloverdale-McLellan Creek Integrated Stormwater Management Plan as determined through detailed design.
- Modify existing private drainage easement, if applicable.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager

AY



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- (with line) = PROTECTION BARRIER

DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCSCA CSA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19292 - 60 AVENUE
 SURREY, B.C.
 V5S 1E5
 604-532-9700

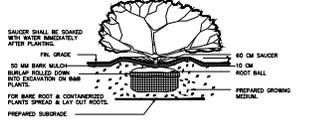
PLAN VIEW
 PROPOSED
 LANDSCAPE BUFFER
 3 LOT SUBDIVISION
 5289 - 188 STREET
 SURREY, B.C.

SCALE 1:250	DATE APR/20
DRAWN CHW/D	DATE
CHKD CHW/D	DATE
APPROV AS BUILT	DATE

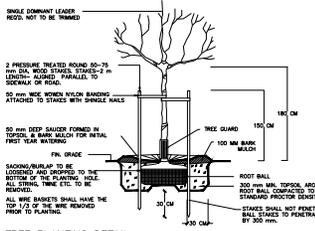
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NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS FOR "TWO STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FROSER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DATE PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE FITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATIONS, PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSIL, WOOD INCL, WOODY PLANT PARTS, NESTS OR REPRODUCTIVE PARTS OF NESTS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SHOWN, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLAZED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERSH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE BLOCK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
 SECTION N.T.S.



TREE PLANTING DETAIL
 SECTION N.T.S.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
(T)	THUJA PLICATA	WESTERN RED CEDAR	7	1.20 METERS	AS SHOWN	B. & B.
(S)	PICEA SITCHENSIS	SITKA SPRUCE	5	1.20 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
(A)	ACER MACROPHYLLUM	BIGLEAF MAPLE	3	1.20 METERS	AS SHOWN	B. & B.
(Ch)	PRUNUS EMARGINATA	BITTER CHERRY	3	1.20 METERS	AS SHOWN	B. & B.
SHRUBS						
(L)	AMELANCHIER FLORIDA	SASKATCHEWAN BERRY	60	#2 POT	AS SHOWN	WELL BRANCHED
(P)	PIERS JAPONICA	JAPANESE ANDROMEDA	30	#2 POT	AS SHOWN	WELL BRANCHED
(C)	CORNUS ALBA	TARTARIAN DOGWOOD	56	#2 POT	AS SHOWN	WELL BRANCHED
(C)	CORNUS SERICEA	RED OSIER DOGWOOD	61	#2 POT	AS SHOWN	WELL BRANCHED
(V)	VEBURNUM OPIULUS "ROSEUM"	SNOWBALL BUSH	77	#2 POT	AS SHOWN	WELL BRANCHED
(T)	TALL RHODODENDRON (VARIOUS)	RHODODENDRON	69	#2 POT	AS SHOWN	WELL BRANCHED
(V)	VEBURNUM DENTATUM	ARROW WOOD	64	#2 POT	AS SHOWN	WELL BRANCHED
(S)	SYRINGA VULGARIS (CULT)	FRENCH LILAC	50	#2 POT	AS SHOWN	WELL BRANCHED
(H)	HYDRANGEA PANICULATA	PG HYDRANGEA	73	#2 POT	AS SHOWN	WELL BRANCHED





September 2, 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.

Sunrise Ridge elementary is currently operating at 125% capacity. Though development in the catchment is minimal, the birth rate has been slowly climbing over the last 10 years as more young couples are moving to this catchment. The 10 year enrolment projections are showing that the operating capacity for the school will rise to 136% by 2029. As of September 2020, Sunrise Ridge Elementary required 4 portables for enrolling classrooms. There are no current plans to construct new enrolling space to the school; the school will be monitored over the coming year. All future growth to this school will be captured by portables at this time.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0037 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

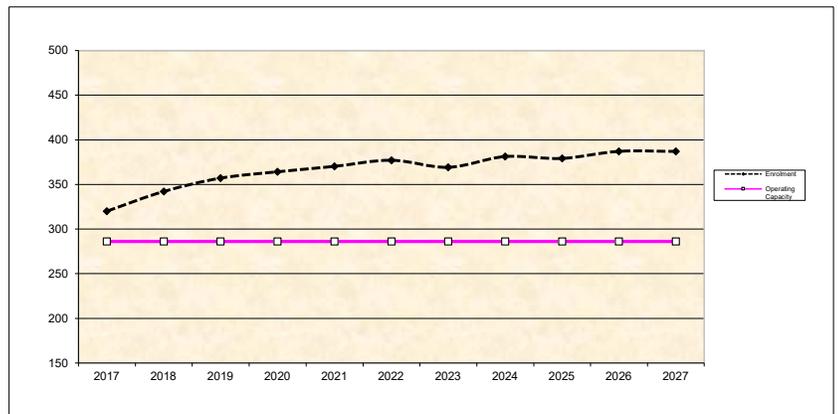
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

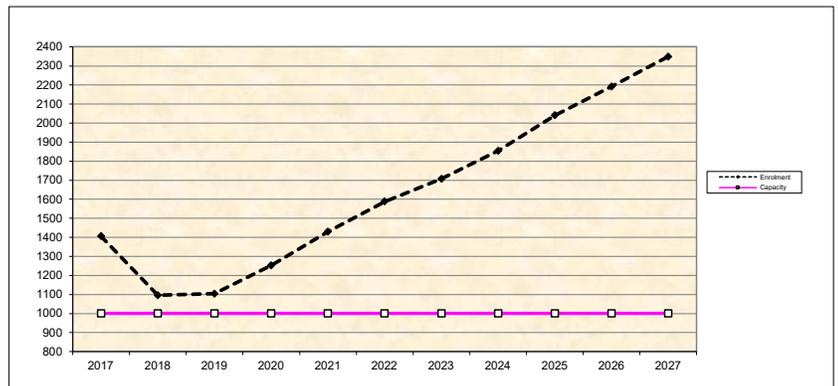
September 2019 Enrolment/School Capacity

Sunrise Ridge Elementary	
Enrolment (K/1-7):	39 K + 318
Operating Capacity (K/1-7)	76 K + 210
Clayton Heights Secondary	
Enrolment (8-12):	1104
Capacity (8-12):	1000

Sunrise Ridge Elementary



Clayton Heights 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: 20-0037-00
 Project Location: 5289 - 188 Street, 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 on a "General Agricultural" (A-1) zoned site, and currently contains a 1960's Bungalow with in-ground basement. The home has a simple single mass common gable roof at a 7:12 slope, surfaced with interlocking tab type asphalt shingles. The home is clad with horizontal cedar siding. The house and yard are in a good state of upkeep. The home is to be demolished.

North of the subject site is a 16 lot suburban CD zoned site based on the RH-G zone (Surrey project 06-0100-00). East and northeast of the site is a 30 lot urban zone (RF) site (Surrey project 06-0030-00). At both of these developments, homes are "Neo-Traditional" Two-Storey type with in-ground basements ranging in size from 3200 - 3550 sq.ft. at the RF site, and from 3500 - 4840 sq.ft at the CD zoned site, excluding the basements. Massing designs are considered "mid-scale" to "mid-to-high-scale". Most homes have a prominent 1½ storey high front entrance portico. The homes exhibit consistent proportionality between elements, and overall have well balanced, aesthetically pleasing massing designs. Most homes are configured with a main common hip roof and several street facing common gable or Dutch hip projections. All of the surrounding homes have a shake profile asphalt shingle roof surface. Cladding materials include stucco, cedar, fibre cement board, vinyl, brick, and stone. Street facing projections are articulated with vertical wood battens over fibre cement board (most prevalent) or wall shingles. Colours are all from a neutral or natural colour palette. Landscape standards are considered high when compared with other developments constructed in the same era. These homes and yards provide desirable architectural context for the subject site.

South of the site is a corridor of light industrial properties extending blocks in either direction, along 52 Avenue. Due south of the subject site is the Viaduct Sheet Metal building. East of that is the Lotus Terminals building. Both are large box-like structures with flat roofs and neither provide suitable architectural context for the subject site, a suburban residential "RQ" zone proposal.

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

- 1) **Context Homes:** Homes to the north, northeast, and east of the subject site are considered to provide acceptable architectural context for the subject site. These homes

meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area (especially homes at the CD site to the north), and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the homes identified above.

- 2) **Style Character** : Existing surrounding homes are of styles typical of those found in modern urban and modern suburban developments in Surrey in the early 2000's. Styles recommended for this site include "Traditional", "Neo-Traditional" and "Neo-Heritage", as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 suburban zoned subdivisions (such as the RH, RH-G, and RQ zones). 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 most are 1 ½ storeys high. 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 an estate home area (especially in the CD site to the north) in which high value homes have been constructed with high quality cladding materials. 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 all 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 7:12. A provision is also recommended to allow slopes less than 7:12 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 upper floor windows can be installed without interference with the roof structure below.

Streetscape: At the context sites to the north, northeast, and east there is obvious continuity of appearance. All homes are “Neo-Traditional” style Two-Storey type ranging in size from 3200 - 4840 sq.ft. excluding in-ground basements. The homes have mid-scale massing designs with mass allocations distributed in a proportionally consistent and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof. Cladding materials include stucco, cedar, fibre cement board, vinyl, brick, and stone. The colour range includes only natural and neutral hues. Landscaping meets a high modern standard. South of the site are large box-like industrial buildings with flat roofs.

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 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 2017'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)

Compatible relationship with neighbouring “context homes” including homes in the 5300 block of 188 Street, and in the 18700 block of 53A Avenue. Homes will therefore be in a compatible style range, including "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid 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 7:12, 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 40 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 10, 2020

Reviewed and Approved by:  **Date:** August 10, 2020

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number Unknown
 Site Address 5289 188 Street
 Registered Arborist Dean Bernasch (PN-8676A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	28
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46	46
Replacement Trees Proposed	10
Replacement Trees in Deficit	36
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	

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

Summary, report and plan prepared and submitted by



Signature of Arborist

Feb. 13, 2020

Date



CITY POLICY

No. O-15

REFERENCE:	APPROVED BY:	CITY COUNCIL
REGULAR COUNCIL MINUTES 6 MAY 1991 PAGE 9	DATE:	2 MAY 2005 (RES.R05-1050)
	HISTORY:	6 MAY 1991

TITLE: PANHANDLE LOTS

1. The Approving Officer should consider panhandle lots only in the following circumstances:
 - a. The proposed lot is in a suburban or agricultural zone.
 - b. The physical constraints of the site are such that a panhandle lot is the best solution to providing both physical access and legal frontage.
 - c. The physical configuration of the site is such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield.
 - d. Exceptional circumstances prevail which warrant such consideration.
2. In rare instances, where panhandle lots are created in urban residential subdivisions, the buildable area of the lot should be substantially larger than the required minimum so as to alleviate the negative impact on the adjacent lots.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.