

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0227-00

Planning Report Date: July 12, 2021

PROPOSAL:

- **NCP Amendment** for a portion of the site from Low Density Residential (6-10 u.p.a.) and Urban Transitional Up to 8 u.p.a. to Medium Density Residential (10-15 u.p.a.), and for modifications to the road network
- **Rezoning** from RA to RF-13 and RF-10

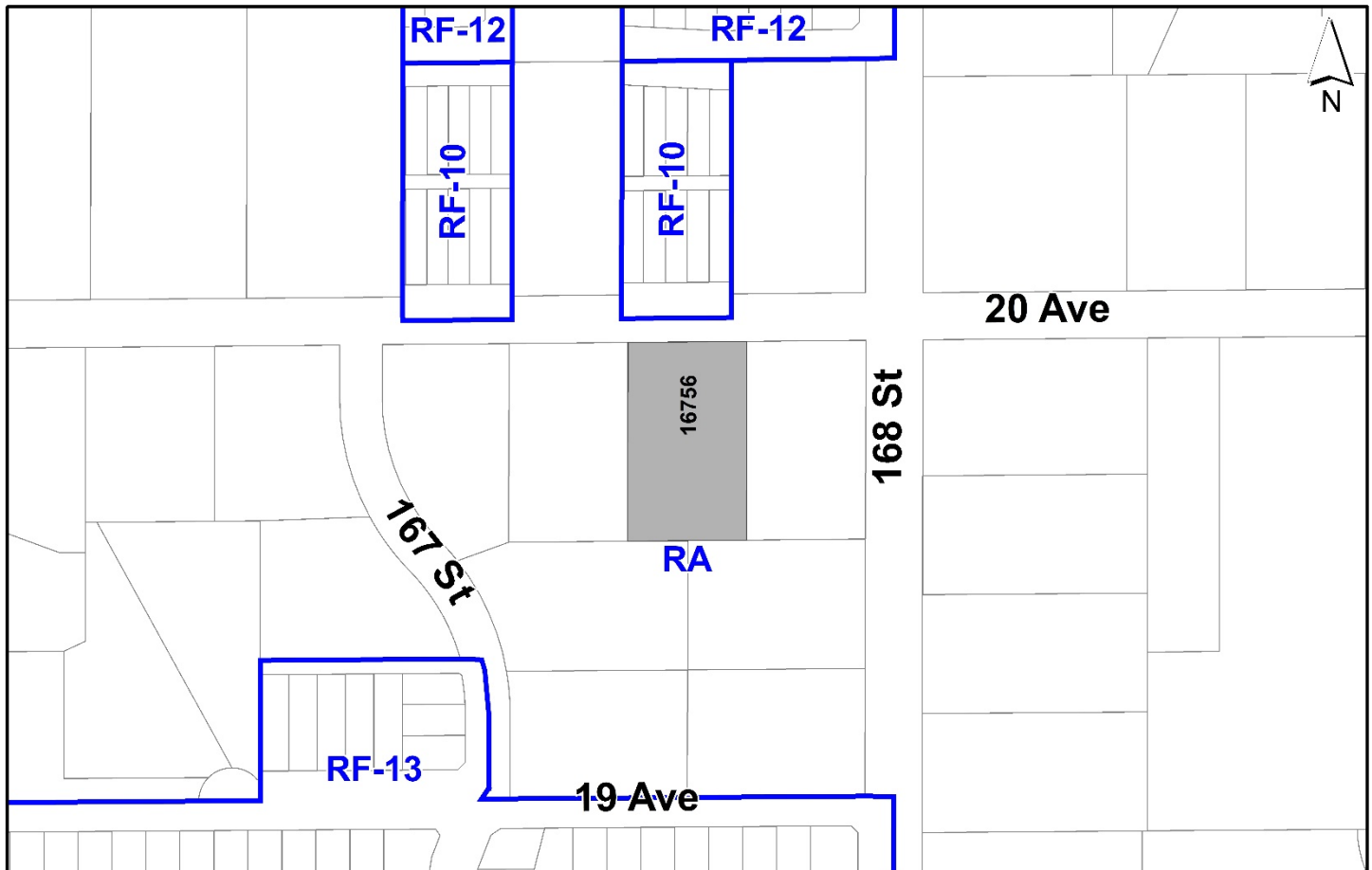
to allow subdivision into nine (9) single family small lots

LOCATION: 16756 - 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential (6-10 u.p.a.), Urban Transitional up to 8 u.p.a. and Drainage Corridor 5m.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) for a portion of the site from "Low Density Residential (6-10 u.p.a.)" and "Urban Transitional Up to 8 u.p.a." to "Medium Density Residential (10-15 u.p.a.)", as well as changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally meets the intent of the Sunnyside Neighbourhood Concept Plan (NCP).
- An amendment to the Sunnyside Heights NCP is proposed to accommodate "Single Family Residential (10) Zone (RF-10)" lots. The proposed NCP amendment will result in the creation of one (1) additional single family lot.
- The proposed amendment to the NCP will result in a modest density increase. The proposed density and building form are appropriate for this part of Sunnyside Heights and will help provide a mixture of housing types in the neighbourhood as supported by the NCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" for Block A on the attached Survey Plan (Appendix I); and "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the east at 16778 – 20 Avenue (Development Application No. 7916-0661-00).
3. Pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Low Density Residential (6-10 u.p.a.)" and "Urban Transitional Up to 8 u.p.a." to "Medium Density Residential (10-15 u.p.a.)", and to allow changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	"Low Density Residential (6-10 u.p.a.); "Urban Transitional up to 8 u.p.a."; "Drainage Corridor 5 m".	RA
North (Across 20 Ave):	Single Family Residential	"Medium Density Residential (10 – 15 u.p.a.); "Drainage Corridor 20 m".	RF-10
East:	Single Family Residential (under Development Application No. 7916-0661-00)	"Urban Transitional up to 8 u.p.a."; "Buffer".	RA
South:	Single Family Residential (under Development Application No. 7920-0099-00 and 7917-0563-00)	"Low Density Residential (6-10 u.p.a.); "Urban Transitional up to 8 u.p.a".	RA
West:	Single Family Residential (under Development Application No. 7921-0080-00)	"Low Density Residential (6-10 u.p.a.); "Drainage Corridor 5 m".	RA

Context & Background

- The site is located at 16756 – 20 Avenue within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and is approximately 4,226 square metres in area.
- The site is designated "Urban" in the Official Community Plan (OCP), designated "Low Density Residential (6-10 u.p.a.)", "Urban Transitional up to 8 u.p.a." and "Drainage Corridor 5 m" in the Sunnyside Heights NCP and is zoned "One-Acre Residential Zone (RA)".
- The site is located in a section of Sunnyside Heights that is largely undeveloped but is currently in the process of developing. Only one project (Development Application No. 7916-0309-00) on the block located between 20 Avenue in the north, 19 Avenue in the south, 168 Street in the east and 166 street in the west has been approved and constructed. All remaining properties in this area are currently under development applications in various stages of review. A range of residential densities and building forms are proposed.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment for a portion of the site from "Low Density Residential (6-10 u.p.a.)" and "Urban Transitional up to 8 u.p.a." to "Medium Density Residential (10-15 u.p.a.)", modifications to the road network in the NCP, a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)", to allow subdivision into 9 lots.
- Eight (8) RF-10 lots and one (1) RF-13 lot are proposed. The RF-13 lot will be oversized to enable consolidation with the adjacent lot (once developed) to create an additional two (2) RF-13 lots at a later time. A No Build covenant is proposed over a portion of proposed lot 9 to facilitate these future lots.
- The NCP amendment will apply to the RF-10 lots. The proposed RF-13 lot will retain its "Urban Transitional up to 8 u.p.a." land use designation.
- The proposed modification to the road network involves the elimination of a cul-de-sac bulb at the intersection of 19A Avenue and 167A Street.

	Proposed
Lot Area	
Gross Site Area:	4,226 square metres
Road Dedication:	±1,003 square metres
Undevelopable Area:	n/a
Net Site Area:	3,223 square metres
Number of Lots:	9
Unit Density:	27.9 uph
Range of Lot Sizes	RF-10: 295 - 302 square metres RF-13: 828 square metres
Range of Lot Widths	RF-10: 9.7 – 10.1 metres RF-13: 12.0 metres
Range of Lot Depths	RF-10: 30.0 – 30.5 metres.

Referrals

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

School District:	<p>The School District has advised that there will be approximately 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>4 Elementary students at Edgewood Elementary School 1 Secondary students at Earl Marriot Secondary School</p> <p>(Appendix IV)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2022.</p>
Parks, Recreation & Culture:	<p>Parks, Recreation and Culture has no objection to the proposal.</p> <p>The applicant is proposing the removal of trees within the proposed road dedication. Compensation for the removal of these trees will be payable to the City prior to final adoption, as determined by the Parks Department. Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement.</p>

Transportation Considerations

- The applicant will be required to provide dedication for 20 Avenue, a rear lane, and the future 19A Avenue and 167A Street.
- Dedication of approximately 5 metres in width will be required for 20 Avenue, 6 metres of dedication is required for the proposed lane and approximately 12.5 metres of dedication is required for the future 19A Avenue and 167A Street, most of which will be occupied by a 5 metre drainage corridor that is required by the NCP.
- Approximately 1,003 square metres of road dedication will be provided by the applicant.
- The applicant is proposing a minor amendment to the road network identified in the Sunnyside Heights NCP. The amendment involves the removal of a cul-de-sac bulb at the intersection of 19A Avenue and 167A Street. The NCP envisioned this cul-de-sac bulb to facilitate access to the lots from the street. However, the proposed lots will be accessed by a rear lane and the cul-de-sac bulb is no longer required.
- The subject site is in close proximity to the Coast Meridian Greenway, which is located along 168 Street. The Coast Meridian Greenway is in various stages of development and once completed it will run the length of 168 Street connecting the Peach Arch border crossing to Tynehead Park.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - Achieve planned capacities;
 - Balance residential and business development;
 - Support high-quality public transit investments;
 - Use infrastructure efficiently provide housing options;
 - Create local commerce and workplaces; and
 - Provide amenities for residents.
- Sunnyside Heights is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and work towards the City's growth management strategy of locating urban densities in planned areas. The proposal will help provide a diversity in housing types within the immediate area as well as the overall plan area and support the development of planned infrastructure.

Secondary Plans

Land Use Designation

- The site is currently designated "Low Density Residential (6-10 u.p.a.)", "Urban Transitional up to 8 u.p.a." and "Drainage Corridor 5 m" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The applicant is proposing an amendment to the Sunnyside Heights NCP.

Amendment Rationale

- The applicant is proposing an NCP amendment on the site to redesignate a portion of the land to "Medium Density Residential (10-15 u.p.a)".
- The Sunnyside Heights NCP encourages a wide variety of density and housing forms. The proposed amendment will allow additional RF-10 lots to be located in this section of Sunnyside Heights. This area of Sunnyside Heights does not have many approved development applications, but there are a number of instream projects that propose a variety of single family densities and multi-family building forms. The proposal will contribute to the variety of residential building forms and density that the NCP seeks to establish.
- The proposed amendment will only result in a modest density increase of one (1) additional lot.
- The proposed RF-13 lot will retain its "Urban Transitional up to 8 u.p.a." land use designation.
- The applicant is proposing an amendment to the road network established in the NCP, which is discussed in the "Transportation Considerations" section of this report. The amendment is deemed to be minor and will result in improvements to the public realm.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "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 (10) Zone (RF-10)", "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 3 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 3 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.2 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.2 metres
Lot Size		
Lot Size:	291 square metres	295 – 302 square metres
Lot Width:	9.7 metres	9.7 – 10.1 metres
Lot Depth:	30 metres	30 – 30.5 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Size		
Lot Size:	336 square metres	828 (493) square metres (335 square reserved for consolidation with adjacent property for future development)
Lot Width:	12 metres	12 metres
Lot Depth:	28 metres	30.5 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading and Building Scheme

- The applicant retained Michael 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 VI.).

- Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or compatible styles as determined by the design consultant.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated February 03, 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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$15,000 per unit if completed between January 1, 2021, and December 31, 2021; and \$20,000 per unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 May 20, 2021, and the Development Proposal Signs were installed on May 31, 2021. Staff have not received any responses regarding the proposal from neighbouring landowners to date.

- The subject development application was reviewed by the Little Campbell Watershed Society (LCWS). The LCWS commented on the proposal requesting that 100% ground water infiltration be accommodated (*staff comments in italics*).

The proposed single family development site is within the Fergus Creek Integrated Stormwater Management Plan (ISMP), tributary to the Little Campbell, where there are specific on-lot mitigation requirements from the ISMP that are to be followed. ISMP recommendations, in conjunction with the City's drainage by-law for single family residential, is that all roof leaders are to be disconnected and discharge onto splash pads/pervious areas to allow for direct infiltration. An augmented layer of 450mm topsoil is typically the required standard to enhance volume capture with an additional requirement for infiltration systems to supplement topsoil performance. Infiltration systems can include rain gardens, infiltration swales with storage, surface or subsurface storage, underground galleries.

In addition to the Fergus Creek ISMP, the Sunnyside Heights NCP provides for a 5 metre wide boulevard drainage corridor on 19A Avenue and a 10 metre wide median drainage corridor on 20 Avenue. The drainage corridors will be constructed in the form of bioswales that are designed to mimic natural a natural drainage system and reduce the runoff volume and peak flow entering Fergus Creek. The proposal will facilitate the implementation of these drainage corridors.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
European Beech	1	1	0
Weeping Birch	1	1	0
Cherry	1	1	0
Weeping Cherry	2	2	0
Holly	3	3	0
Red Maple	2	2	0
Mountain Ash	1	1	0
Weeping Willow	1	0	1
Coniferous Trees			
Western Hemlock	4	4	0
Falsecypress	2	2	0
Western Red Cedar	28	28	0
Total (excluding Alder and Cottonwood Trees)	46	45	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		10	
Total Retained and Replacement Trees			
		11	
Contribution to the Green City Program			
		TBD	

- The Arborist Assessment states that there is a total of 46 mature trees on the site. There are no Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal.
- 20 of the 46 on-site trees form part of cedar hedge located on the north property boundary. The cedar hedge is located within the road dedication for 20 Avenue. There are an additional six (6) trees located in proximity to the cedar hedge that conflict with the proposed 20 Avenue dedication and one (1) tree conflicting with the 19A Avenue/167A Street road dedication. In total, 27 of the 46 proposed trees are proposed for removal to accommodate the road network planned for in the Sunnyside Heights NCP.
- Out of the remaining trees, only one (1) tree, a weeping willow located in the building envelope of one of the conceptual RF-13 lots, is proposed for retention. The smaller size and configuration of the proposed lots poses a significant challenge to tree retention.
- 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 90 replacement trees on the site.
- The Surrey Tree Protection Bylaw, 2006 No. 16100 specifies that on lots that are less than 340 square metres in area zero replacement trees per lot are required, unless otherwise determined by the General Manager of Planning & Development. Eight (8) of the nine (9) proposed lots are smaller than 340 square metres in area. The applicant has proposed to plant one (1) tree on each of the proposed RF-10 lots, despite being smaller than 340 square metres. Should the Council support the proposal, staff will work with the applicant to verify that the proposed RF-10 lots have sufficient space for tree planting.
- It is anticipated that two replacement trees can be accommodated on the proposed RF-13 lot.
- The final tree replacement requirements and contribution to the Green City Program will be determined prior to final adoption of the rezoning bylaw. The cash-in-lieu of tree replacement contribution will be in the total of \$400 per tree that cannot be replaced on site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Shawn Low

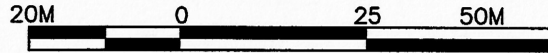
Rémi Dubé
Acting General Manager
Planning and Development

BD/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. _____ OF LOT 39 SECTION 13 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 57371**

CITY OF SURREY
B.C.G.S. 92G.007

SCALE = 1:1000



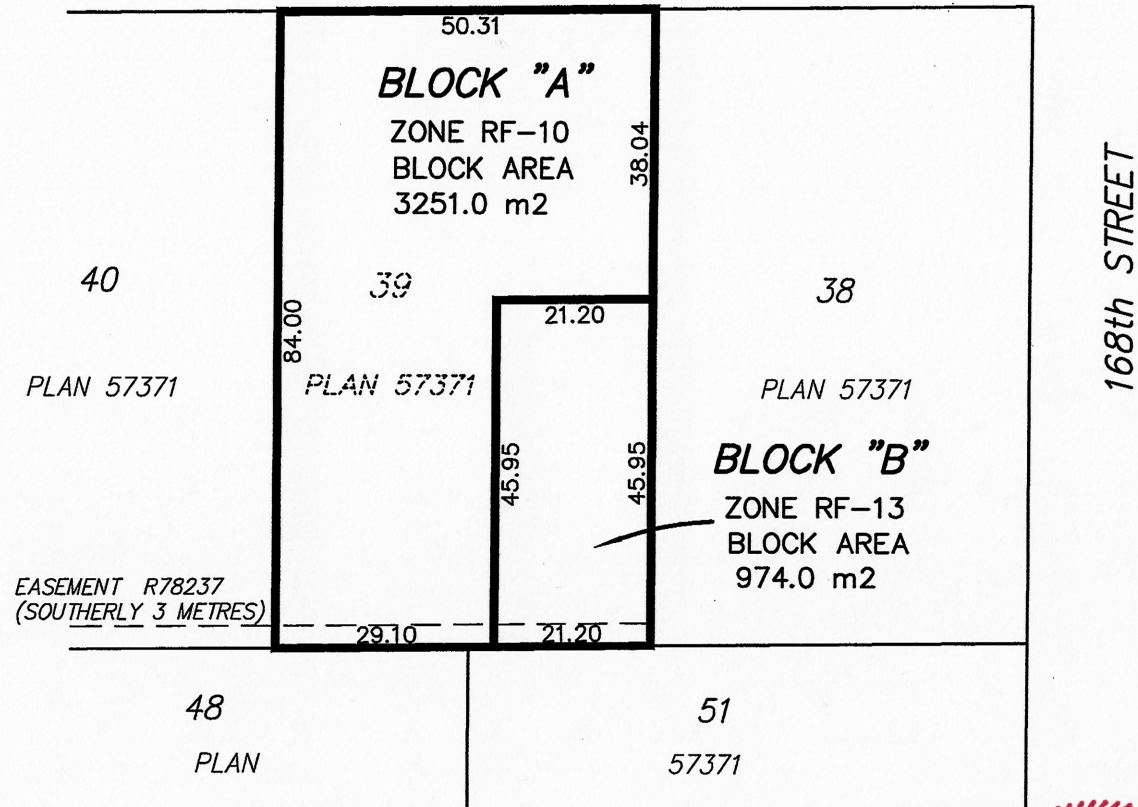
"ALL DISTANCES ARE IN METRES"

P.I.D. 005-577-730

SUBJECT PROPERTY MAY BE AFFECTED BY
EASEMENT R78237 (SOUTHERLY 3 METRES)
COVENANT R94013

CIVIC ADDRESS: #16756 20th AVENUE

20th AVENUE



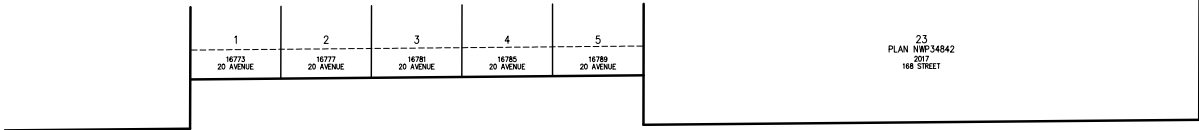
SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 201302ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 29th DAY OF JUNE, 2021

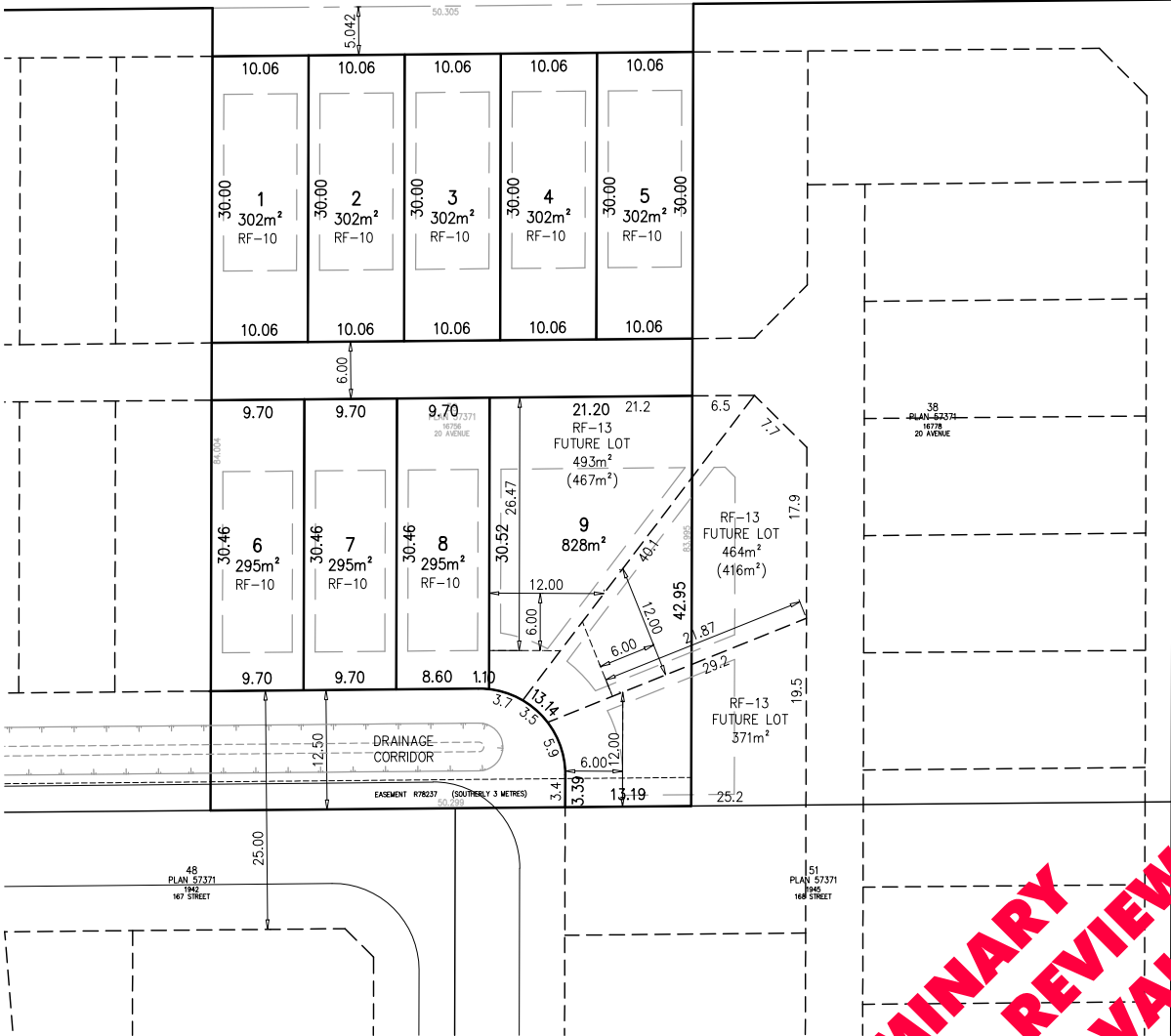
GENE PAUL NIKULA
B.C.L.S. (803)

201302ZONE



20 AVENUE

168 STREET



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

CLIENT:		PROJECT:	
DRAWING TITLE:		16756 - 20 AVENUE, SURREY	
PROJECT No.	DATE:	LEGAL:	MUNICIPAL PROJECT No:
20035	MAY 2021		
SCALE:		1:500	

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **July 06, 2021** PROJECT FILE: **7820-0227-00**

RE: **Engineering Requirements
Location: 16756 20 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

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

- Dedicate 5.042 m along 20 Avenue;
- Dedicate 12.50 m along 19A Avenue;
- Dedicate 6.0 m for residential lane;
- Register 0.5 m statutory right-of-way (SRW) along 20 Avenue and 19A Avenue frontages for inspection chambers and sidewalk maintenance.

Works and Services

- Construct south side of 20 Avenue;
- Construct north side of 19 Avenue;
- Construct residential lane;
- Construct adequate storm drainage for residential lane;
- Construct an adequately-sized water, sanitary, and storm service connections, complete with inspection chambers and water meters, to each lot.

Servicing of this site is contingent on adjacent applications to construct and provide access to the site.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$15,498.00 (GST included) is required.



Jeff Pang, P.Eng.
Development Engineer

M51

June 4, 2021

Planning**School Enrolment Projections and Planning Update:**

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

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong and enrollment will surpass 100% occupancy by 2024, even with a smaller catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and will open September 2021; which will provide some enrolment relief to both Earl Marriot and Semiahmoo Secondary schools. Edgewood catchment will feed two Secondary schools: Grandview Heights and Earl Marriot.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0227 00

SUMMARY

The proposed 9 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:	4
Secondary Students:	1

September 2020 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	80 K + 292
Operating Capacity (K/1-7)	95 K + 512

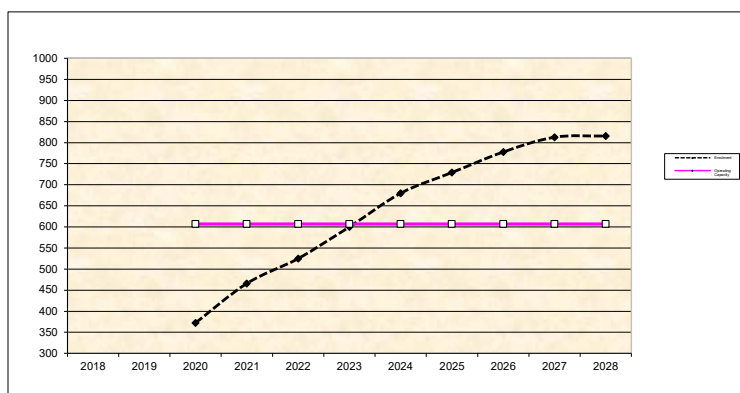
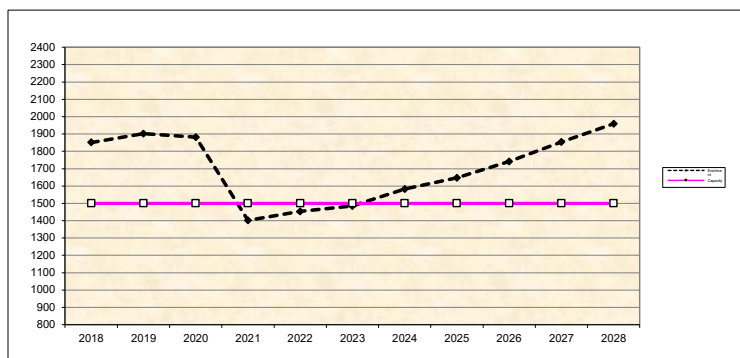
Earl Marriot Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:

7

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.

Edgewood Elementary**Earl Marriot 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 16756 – 20 Ave

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	46
Protected Trees to be Removed	45
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 45 X two (2) = 90 </div>	90
Replacement Trees Proposed	10
Replacement Trees in Deficit	80
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8 </div>	8
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

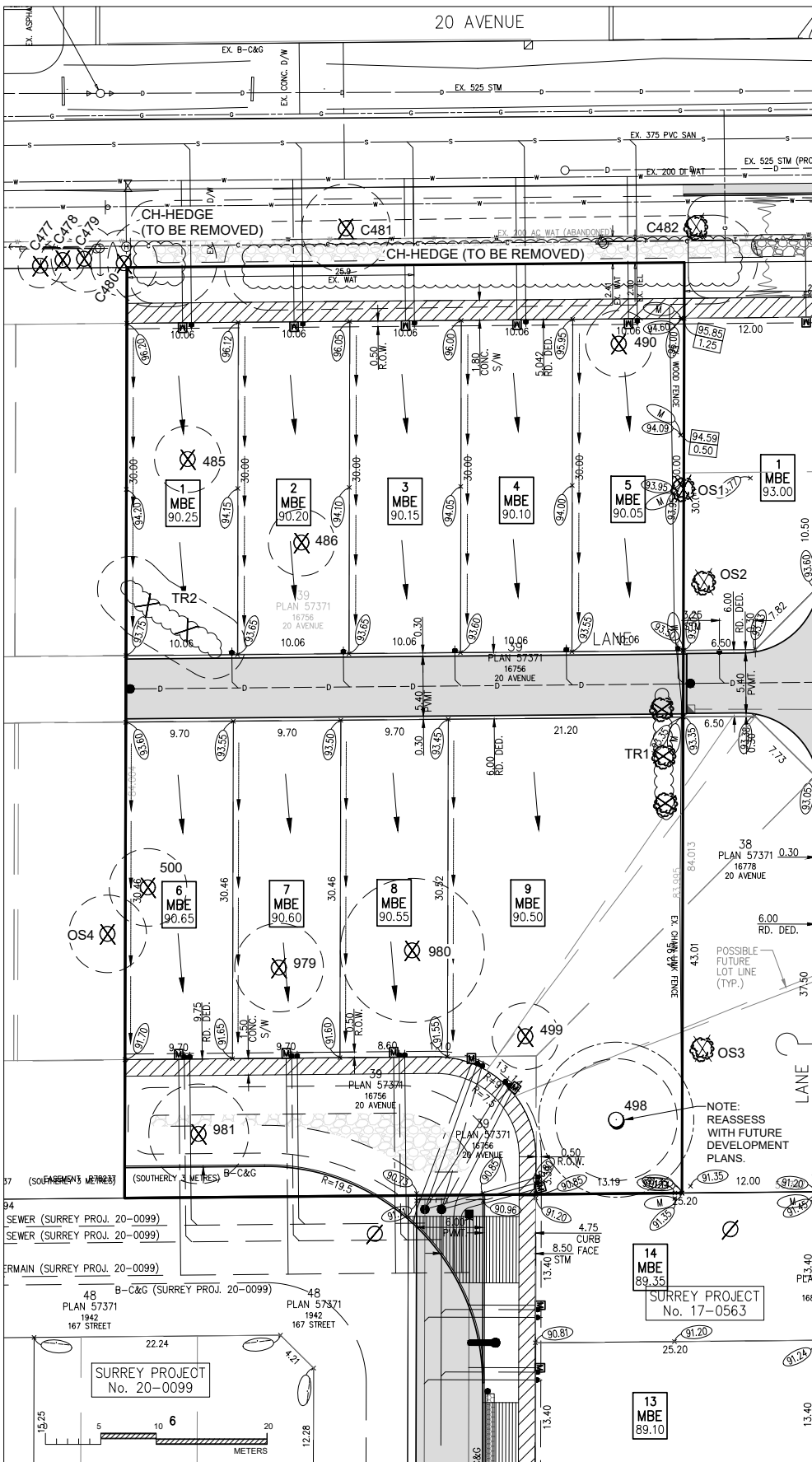
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 6, 2021
--	--------------------



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





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN

16756 20TH AVE.
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUL06/21	MK	CITY COMMENTS
2	JUL06/21	MK	KEY PLAN

GENERAL NOTE:
REASSESS ALL RETAINED TREES WITH
FINAL ROAD IMPROVEMENT, GRADING
AND SERVICING PLANS.

SHEET TITLE

T1 - TREE PRESERVATION
AND REMOVAL PLAN

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DRAWN

SGL

SCALE

AS SHOWN

DATE

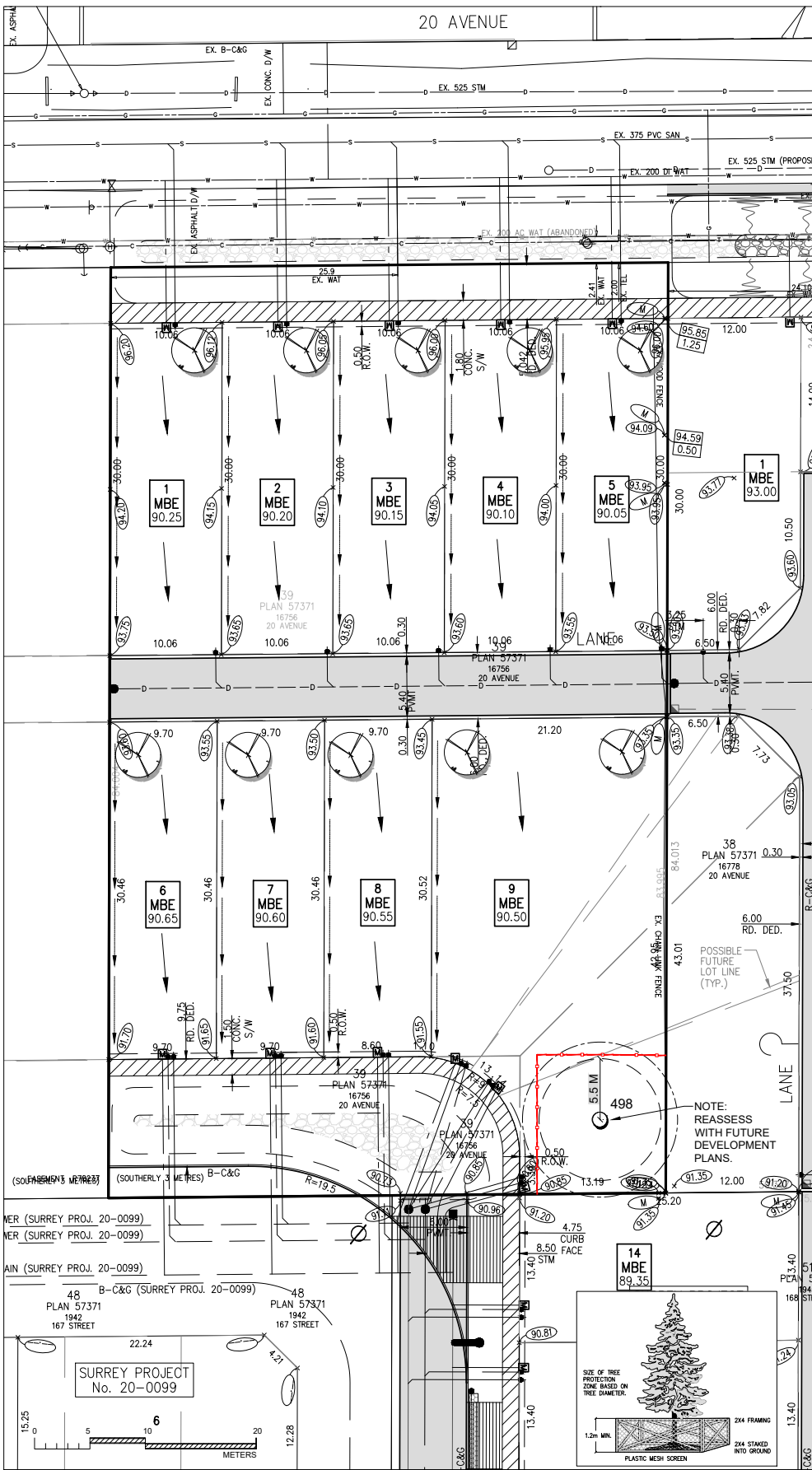
JULY 12, 2020

T-1

SHEET 1 OF 2

LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	TREE RECOMMENDED FOR REMOVAL UNDER APPLICATION # 7916-0661-00		TREE NOT ASSESSED



LEGEND

TREE TO BE RETAINED

TREE NOT ASSESSED

TREE PROTECTION FENCING

MINIMUM NO DISTURBANCE ZONE

1.5m NO-BUILD ZONE

DECIDUOUS REPLACEMENT TREE
(5cm caliper min.)

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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN
16756 20TH AVE.
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUL06/21	MK	CITY COMMENTS
2	JUL06/21	MK	KEY PLAN

GENERAL NOTE:
• REASSESS ALL RETAINED TREES WITH FINAL ROAD IMPROVEMENT, GRADING AND SERVICING PLANS.
• NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
• TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
• REASSESS TREES WITH LOT GRADING PLANS.
• REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS.
• SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE
T2 - TREE PROTECTION PLAN

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DATE
JULY 12, 2020

T-2
SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0227-00
 Project Location: 16756 - 20 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 (1980's / 1990's) rural / suburban RA zone development area. Most homes are large (but low profile) Bungalows situated on large RA zoned lots. These homes have common gable roofs at slopes ranging from 7:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept.

The greater area, bounded by 16 Avenue to the south, 20 Avenue to the north, 164 Street to the west and 168 Street to the east has been the subject of numerous recent applications comprising hundreds of compact lots. This area is therefore in rapid transition from old suburban to modern compact urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced by a modern compact urban character.

There are two new applications of significance; both on the opposite (north) side of 20 Avenue. One is directly across the street and another is to the west, separated by one lot. Both are ten lot RF-10 subdivisions, each with five lots fronting 20 Avenue. These two new subdivisions, both serviced and ready for construction will establish the future character of this area, as established by homes implied by the design guidelines for these sites. The design guidelines for these two sites will provide regulations context for the subject 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 2020 RF-10 and RF-13 zone development. The existing homes and yards are desirable, but building forms suitable for RF-10 and RF-13 developments are necessarily incompatible with large estate Bungalows. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post 2020 compact zone developments, and therefore the existing homes will not be emulated. Rather, the future context homes implied by building scheme regulations for Surrey projects 15-0218-00

and 16-0706-00 will provide context, and many of the regulations for those two sites will be incorporated into building scheme regulations for the subject site.

- 2) **Style Character** : Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary". 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** : Most surrounding homes are Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. 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-10 and 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** : The recommendation is to limit the range of entrance portico heights to one storey on RF-10 lots 1 - 8 inclusive, which is proportional to the scale of the RF-10 dwellings, and to between one storey and 1 ½ storeys on RF-13 lot 9, to ensure the entrance element is proportionally consistent with other elements on the front of the dwelling.
- 6) **Exterior Wall Cladding** : This is an area in which the building schemes for all new applications prohibit the use of vinyl siding. 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 quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : It is expected that most new homes in new developments in the surrounding area will 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 4:12. A provision is also recommended to allow slopes less than 4:12 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 in the area surrounding the subject site has an old rural/suburban character. Most homes are large, well kept 25 - 35 year old Bungalows situated on acreages. There is one Rural Heritage Two Storey home and one 1960's Bungalow in the immediate area. The streetscape also includes two new previously described RF-10 sites that have been cleared, serviced, and graded, and are ready for construction.

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: "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020'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 storey on the RF-10 lots and to 1 ½ storeys on the RF-13 lot, which will ensure the entrance height is proportional to the home size.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-10 and RF-13 type homes at the subject site because the existing homes are large Bungalows situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 and 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 4:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs 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 15 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 permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

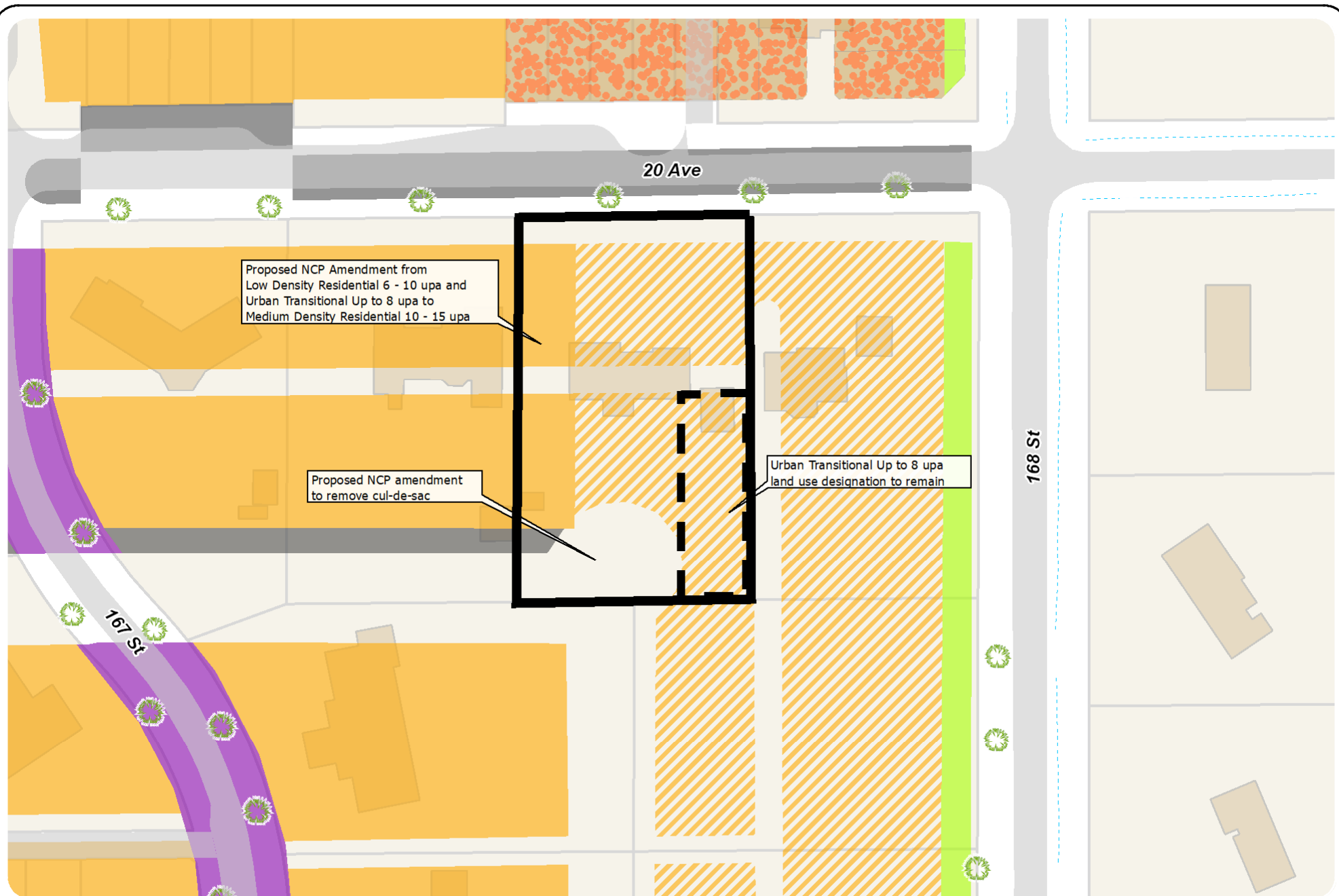
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 21, 2021

Reviewed and Approved by:



Date: March 21, 2021



Scale: 1:1,119

