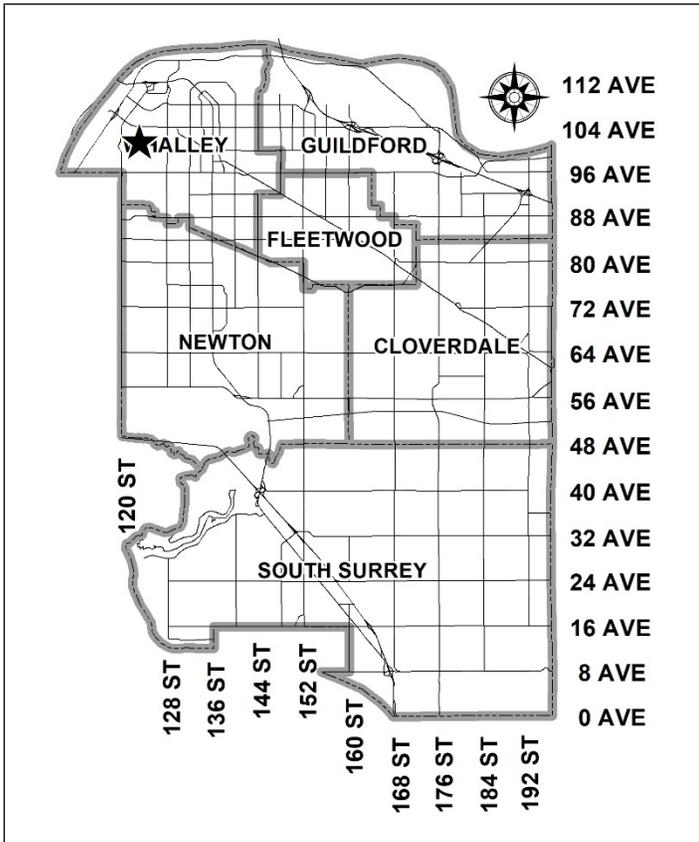


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0209-00

Planning Report Date: July 25, 2022



**PROPOSAL:**

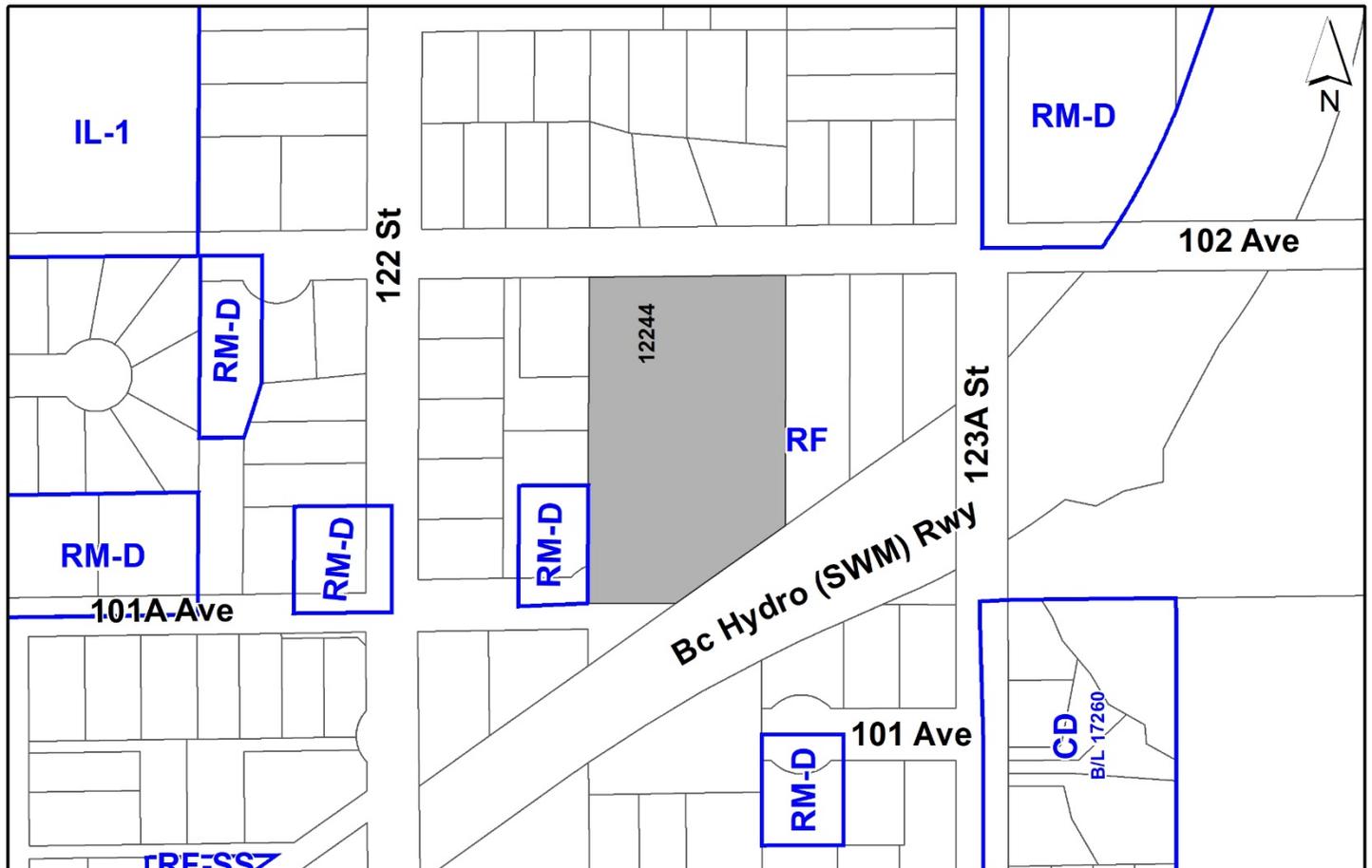
- **OCP Amendment** for a portion from Urban to Multiple Residential
- **Rezoning** a portion of the site from RF to CD
- **Development Permit**
- **Development Variance Permit**

to permit the development of 18 townhouse units and 1 single-family lot, plus 1 lot for riparian protection.

**LOCATION:** 12244 - 102 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment for a portion of the site; and
  - Rezoning for a portion of the site.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment to redesignate the townhouse portion of the proposed site (proposed Lot 1/Block A) from Urban to Multiple Residential.
- Proposing to reduce the minimum streamside setback area for a Class B stream from 15 metres to 10 metres, as measured from top-of-bank in Part 7A of the Zoning By-law.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the Urban designation in the Official Community Plan (OCP). An amendment for the townhouse portion of the development (proposed Lot 1/Block A) is proposed from Urban to Multiple Residential.
- The subject site is heavily encumbered by both a Class B watercourse that traverses the centre of the site from north to south, and a Fortis Gas right-of-way that traverses the eastern portion of the site, also from north to south.
- The proposed townhouse development and single family residential lot represent a clustering form of development with dwelling units clustered within the developable portions of the site.
- The proposed OCP Amendment to Multiple Residential for the townhouse portion of the proposed project results from the way density is calculated in both the OCP and Zoning By-law No. 12000, which excludes both the riparian area and Fortis Gas ROW from density calculations.
- The applicant is proposing conveyance of the riparian area (proposed Lot 2) to the City without compensation, ensuring appropriate stewardship and maintenance of this area in perpetuity, and will also rehabilitate this area through a P-15 agreement with the City.
- The unit density of the development, when calculated on a gross site basis (including the riparian area and Fortis Gas ROW) is 8.8 units per acre (21 units per hectare), which is well below the 15 units per acre permitted under the Urban OCP designation for an unencumbered site.

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- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
  - The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
  - The proposal complies with the Development Permit requirements in the OCP for Form and Character.
  - 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.
  - The proposed townhouse units will provide an alternative form of housing in this neighbourhood at a more affordable price point than single family residential homes.
  - The proposed architectural design of the project is intended to complement the existing residential character with pitched roof units, and a quality material palette. Proposed setbacks, respond to the encumbrances on the site while still accommodating a street interface that will achieve a positive urban experience between the proposed building and the public realm.
  - All the proposed townhouse units feature double side-by-side garages. No tandem garages are proposed.
  - Additional open space within the Fortis Gas ROW can provide additional passive outdoor space for the proposed townhouse component of the project.
  - The applicant's Qualified Environmental Professional (QEP) advises that the watercourse is presently of relatively low value as habitat for fish. The proposed restoration and mitigation of the streamside protection area through the removal of invasive species and replanting of native and non-invasive trees and shrubs will enhance the habitat value. The streamside protection area will be delineated with a permanent fence.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 15 Zone (RM-15)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0209-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7921-0209-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback distance for a Class B (yellow-coded) Stream from 15 metres to 10 metres as measured from the top-of-bank.
6. 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 FortisBC;
  - (d) Approval from BC Hydro regarding the proposed location of the Pad Mounted Transformer (PMT) box;
  - (e) Approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act (WSA) and Riparian Areas Protection Regulation (RAPR);
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department including working with staff and FortisBC to design the right-of-way area as passive outdoor space with appropriate landscape treatments;
  - (g) submission of a finalized grading plan to the satisfaction of City staff and improvement of the on-site grading to follow the natural topography of the site;

- (h) submission of a finalized emergency access site plan to demonstrate compliance to BCBC and Surrey Fire Service requirements;
- (i) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (j) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) submission of a finalized Ecosystem Development Plan, Detailed Planting Plan, and Impact Mitigation Plan to the satisfaction of City staff;
- (m) the applicant satisfy the requirements for a P-15 agreement;
- (n) conveyance of the riparian areas (proposed Lot 2) to the City without compensation;
- (o) submission of a finalized Geotechnical Report;
- (p) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (q) 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; and
- (r) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant lot, including a Class B Watercourse and a Fortis Gas ROW	Urban	RF
North (Across 102 Avenue):	Single-family residential and Fortis Gas ROW	Urban	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single-family residential, BC Hydro Railway and Robson Ravine	Urban	RF
South:	BC Hydro Railway	Urban	RF
West:	Single-family and Duplex residential lots	Urban	RF and RM-D

### Context & Background

- The subject site is located just outside the South Westminster NCP area and is approximately 3,869 square metres in size. The lot is currently vacant.
- There is a Class B stream that traverses the centre of the property from north to south, and an 18-metre wide Fortis Gas ROW along the site's eastern property line. South of the site is the BC Hydro Newton Railway.
- The subject site is designated 'Urban' in the Official Community Plan (OCP), which permits a density of 20 units per acre (upa), when community amenities are provided.
- The site is currently zoned 'Single Family Residential (RF) Zone'.
- The applicant proposes to rezone a portion of the site, shown as Block A on the Survey Plan (Appendix I), to 'Comprehensive Development Zone (CD)' (based on 'Multiple Residential 15 Zone (RM-15)'), to construct an 18-unit townhouse project, and amend the OCP from Urban to Multiple Residential for this same portion. Block B as shown in Appendix I will maintain the existing RF zoning and be conveyed to the City as open space for streamside protection. Block C will maintain the existing RF Zone and be redeveloped as a single-family residential lot.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing rezoning of Block A from RF to CD (based on RM-15), an OCP amendment from Urban to Multiple Residential for Block A, Development Permits for Form and Character, Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes), and a Development Variance Permit for streamside area setbacks to facilitate the development of 18 townhouses and 1 single-family lot.

- Development details are provided in the following table:

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area:	8,681 sq. m
Road Dedication:	571 sq. m
Undevelopable Area (Riparian Area and Fortis Gas ROW Area):	3,488 sq. m + 1,914 sq. m = 5,402 sq. m
Net Site Area (Townhouse Developable Site Area and Single Family Lot):	2,706 sq.m + 571 sq. m
<b>Number of Lots:</b>	3
<b>Building Height:</b>	11.5 m (Townhouses) 9.0 m (Single Family Dwelling)
<b>Unit Density (Net):</b>	66.5 uph/27 upa (townhouse site)
<b>Townhouse Residential Units:</b>	
3-Bedroom:	18
Total:	18

**Referrals**

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

School District: The School District has advised that there will be approximately 9 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Prince Charles Elementary School  
2 Secondary students at L.A Matheson Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

**Parks, Recreation & Culture:**

Parks accepts the voluntary conveyance of the streamside protection area as a lot, without compensation, for conservation purposes under the maximum safeguarding provision of DP3.

A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian area. A detailed planting plan is required for review and approval by Parks.

Parks recommends that the applicant ensure CPTED principles such as unit orientation, clear site lines, active rooms and windows facing the riparian parkland are applied.

Permanent, permeable riparian protection fencing is required along the shared property line with parkland.

The closest active park is Robson Park and is approximately 1.3 km away, and the closest natural area is Robson Ravine and is approximately 150 metres away. A natural riparian area will be preserved on the site and conveyed to the City for protection in perpetuity.

**Surrey Fire Department:**

Surrey Fire Service (SFS) notes that, prior to DP issuance, further review is required for compliance to BC Building Code Subsection 3.2.5., including that the applicant is to ensure that access to units 9 through 11 complies with emergency access requirements of the BC Building Code.

**FortisBC:**

FortisBC has indicated that the proposed development is acceptable, subject to specific conditions resolved prior to Final Approval.

### **Transportation Considerations**

- The applicant is required to provide dedications for 102 Avenue and 101A Avenue (local roads), including a cul-de-sac on 101A Avenue, as noted in the Engineering Requirements (Appendix II).
- There is one (1) proposed vehicular access to the townhouse portion of the site, from 102 Avenue. The proposed single-family lot will be accessed via 101A Avenue.

### **Natural Area Considerations**

- The applicant has volunteered to convey to the City, without compensation 3,488 square metres of riparian area, shown as proposed Lot 2 on the Subdivision Layout (Appendix I), to the City as open space as part of the Sensitive Ecosystem (Streamside Areas) Development Permit. The City will ensure the long term stewardship and maintenance of the riparian area.

## **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 'General Urban' in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated 'Urban' in the Official Community Plan (OCP). The proposed single family residential lot (Lot 3) and riparian area lot (Lot 2) comply with the OCP. An OCP Amendment is required to redesignate the Townhouse portion of the site (Block A/Lot 1) to Multiple Residential.

#### Amendment Rationale

- The townhouse portion of the site is encumbered by a Fortis Gas right-of-way (ROW), which in the OCP and Zoning By-law (No. 12000) is excluded from density calculations. When calculated with the right-of-way area included the unit density is 39 units per hectare (15.8 upa), which is compatible with the 15 upa density permitted under the Urban OCP designation for unencumbered sites, and less than the 20 upa density permitted under the Urban OCP designation for unencumbered sites where community amenities are provided.
- The applicant is proposing conveyance of the riparian area (proposed Lot 2) to the City without compensation, ensuring appropriate stewardship and maintenance of this area in perpetuity, and will also rehabilitate this area through a P-15 agreement with the City.
- 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.
- The proposed townhouse units will provide an alternative form of housing in this neighbourhood at a more affordable price point than single family residential homes.
- The proposed architectural design of the project is intended to complement the existing residential character with pitched roof units, and a quality material palette. Proposed setbacks respond to the encumbrances on the site while still accommodating a street interface that will achieve a positive urban experience between the proposed building and the public realm.
- Additional open space within the Fortis Gas ROW can provide additional passive outdoor space for the proposed townhouse component of the project.

### Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### OCP Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
  - Policy A1.1 – Support compact and efficient land development that is consistent with the *Metro Vancouver Regional Growth Strategy* (RGS). Policy A3 – Encourage the development of urban neighbourhoods to utilize existing infrastructure and amenities and enhance existing neighbourhood character and viability.
  - Policy A3 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
  - Policy A3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability.

### **Zoning By-law**

- The applicant proposes to rezone a portion of the subject site (Block A) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on "Multiple Residential 15 Zone (RM-15)".
- Blocks B and C (Appendix I) will remain under the existing RF Zoning. Block B encompasses the open space lot that will be conveyed to the City for riparian area protection and Block C will be redeveloped as a single-family lot (with future dwelling).

### Block C

- The table below provides an analysis of Block C/proposed Lot 3 (single family residential lot) in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	14.8 uph	14.8 uph
<b>Lot Coverage:</b>	40%	40%
<b>Yards and Setbacks</b>		
North (Front):	7.5 m	7.5 m
East (Side):	1.8 m	1.8 m
South (Rear):	7.5 m	7.5 m
West (Side):	1.8 m	1.8 m
<b>Height of Buildings</b>		
Principal buildings:	9 m	9 m

RF Zone (Part 16)	Permitted and/or Required	Proposed
Amenity building:	4 m	4 m
<b>Lot Size</b>		
Lot Size:	560 sq. m	570 sq m
Lot Width:	15 m	15 m
Lot Depth:	28 m	46 m
Parking (Part 5)	Required	Proposed
<b>Number of Stalls</b>		
Residential:	3	3

- The proposed single family residential lot (Lot 3) complies with all requirements in the Single Family Residential Zone (RF).

#### Block A

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed townhouse development on Block A of the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-15 Zone (Part 21)	Proposed CD Zone
<b>Unit Density:</b>	37 uph	66.5 uph
<b>Floor Area Ratio:</b>	0.70	0.85
<b>Lot Coverage:</b>	45%	45%
<b>Yards and Setbacks</b>		
North (Front):	7.5 m	1.5 m
East (Side):	7.5 m	18 m
South (Rear):	7.5 m	4.5 m
West (Side):	7.5 m	4.5 m
<b>Principal Building Height:</b>		
Principal buildings:	11 m	11.5 m
Amenity building:	11 m	11.5 m
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Ground-oriented residential buildings</li> <li>Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>Ground-oriented residential buildings</li> <li>Child Care Centres</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3 sq. m. per unit.	3 sq. m. per unit.
Outdoor Amenity:	3 sq. m per unit	3 sq. m per unit
Parking (Part 5)		
	Required	Proposed
<b>Number of Stalls</b>		
Residential:	36	36
Residential Visitor:	4	4

Total: Tandem (%):	40	40 0
<b>Bicycle Spaces</b>		
Residential Visitor:	6	6

- The proposed CD Bylaw will incorporate similar uses as the RM-15 Zone.
- The proposed density is increased to 66.5 units per hectare (27 upa) and 0.85 FAR, which exceed the maximum 37 upa and 0.70 FAR permitted in the RM-15 Zone. The increased density allocation responds to the encumbrance of the FortisBC right-of-way, which is excluded from density calculations. When calculated with the right-of-way area included, the unit density is 39 units per hectare (15.8 upa), which is compatible with the 15 upa density permitted under the Urban OCP designation for unencumbered sites, and less than the 20 upa density permitted under the Urban OCP designation for unencumbered sites where community amenities are provided.
- The RM-15 Zone setbacks of 7.5 metres from all lots lines. Setbacks have been adjusted in the proposed CD By-law to facilitate the clustering of units within the developable portion of the site. The west side yard has been reduced to 4.5 metres adjacent the proposed riparian area lot and the rear yard setback has also been reduced to 4.5 metres to accommodate the required outdoor amenity area at the south end of the site. The north yard setback (along 102 Avenue) has been reduced to a minimum of 1.5 metres, but this is measured to pinch point conditions at the side of units 1 and 7, which are on an angle to the street. The east yard setback has been increased to 18 metres to accommodate the FortisBC right-of-way, which will also provide passive outdoor space for the townhouse project.
- Building height is 0.5 metres taller than the RM-15 Zone permits (11 metres) to accommodate the proposed roof design.
- The CD Zone will require that all townhouse units provide double side-by-side garages, no tandem garages are permitted.

#### Streamside Setback Variance

- The applicant is requesting the following streamside setback variance to Part 7A Streamside Protection of the Zoning By-law No. 12000:
  - Proposing to reduce the minimum streamside setback area for a Class B stream from 15 metres to 10 metres, as measured from top-of-bank in Part 7A of the Zoning By-law.

Streamside (Part 7A)	Required	Proposed
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Stream:	15 m	10 m

- The applicant has submitted a Riparian Areas Protection Regulation (RAPR) report confirming the streamside protection and enhancement area (SPEA) and recommended setback under RAPR. The RAPR setback is 10 metres, which is equal to the 10 metre setback being proposed, with mitigation proposed.

- As per the Ecosystem Development Plan (EDP), the variance is being sought as the property is heavily encumbered by non-environmental infrastructure (Fortis Gas ROW). The QEP further states that the watercourse on the property is currently of relatively low value to fish and/or wildlife, and that the proposed habitat rehabilitation will enhance habitat values for fish over the existing condition.
- The EDP states that the proposed Streamside Protection Environmental Area (SPEA) is adequate to protect fish as it respects the standards of the RAPR. Staff note confirmation (determination) from RAPR as to the SPEA width for this watercourse remains outstanding at this time.
- The QEP advises that the existing roadside ditch located within the south side of the 102 Avenue right of way is not a stream. The application proposes infilling of the ditch to accommodate frontage upgrades forming part of the future Servicing Agreement. Staff have advised that a Water Sustainability Act (WSA) determination is to be submitted to confirm the ditch does not meet the WSA definition of a stream and can be infilled. At the time of writing of this report, a WSA determination has been submitted by the QEP but a response from WSA has not been received.
- As compensation for the proposed variance to reduce the setback to the Class B stream, the applicant has proposed to remediate and enhance the west side of the watercourse through a P-15 agreement. The proposed remediation includes removal of invasive species (Himalayan Blackberry and Japanese Knotwood), removal of garbage and debris, and infill planting of native plant species. The final compensation, replanting and mitigation requirements will be confirmed and resolved prior to Final Adoption and will form part of the P-15 agreement.

#### Lot Grading and Building Scheme

- A preliminary Lot Grading Plan, submitted by Hub Engineering Inc., dated June 20, 2022, has been submitted. The applicant does propose an in-ground basement for the proposed single family lot. The feasibility of in-ground basements for all lots will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The applicant retained Simplex Consultants Ltd. to recommend a set of Building Design Guidelines (Appendix VI) for the single-family lot that will ensure that the future house design complements and enhances the neighbourhood character.

#### **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 Building Permit. The current rate is \$4,000 per new unit.

- The applicant will be required to provide the per unit flat rate for the proposed townhouse density that is greater than currently permitted under the OCP designation (15 upa). The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. At present, the current rate is \$15,000 per dwelling unit.

### **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 register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy and the required contribution will be collected at Building Permit.

### **Public Art Policy**

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on June 23, 2022, and the Development Proposal Signs were installed on June 29, 2022. Staff received 13 responses from neighbouring residents (*staff comments in italics*):

#### Concerns reading the townhouse form and proposed number of units

Residents expressed concern with the proposed form (townhouses) and the number of proposed units. The surrounding neighbourhood is a stable single-family residential area and residents were concerned the proposal is not of an appropriate scale for the neighbourhood.

*When calculated with the right-of-way area included the unit density is 39 units per hectare (15.8 upa), which is compatible with the 15 upa density permitted under the Urban OCP designation for unencumbered sites, and less than the 20 upa density permitted under the Urban OCP designation for unencumbered sites where community amenities are provided. The proposed townhouse units will provide an alternative form of housing in this neighbourhood at a more affordable price point than single family residential homes.*

#### Traffic/parking

Area residents sited existing parking and traffic challenges in the neighbourhood, and the concern that the proposed 18 townhouse units and 1 single family lot will exasperate the existing conditions.

*The Zoning Bylaw requires 40 parking stalls to be provided for the townhouse portion of the site, 36 for residents (2 parking stalls per townhouse unit) and 4 visitor parking stalls (0.2 stalls per townhouse unit). The proposed townhouse project complies with this requirement and all proposed garages are double side-by-side, no tandem garages. For the proposed single family residential lot, 3 off-street parking stalls are to be provided on the future property. The proposed lot size will allow for 3 parking stalls to be accommodated within a garage and on the driveway.*

#### Tree Removal / Streamside Setback Variance

Area residents expressed the concern with the proposed tree removals and loss of habitat for flora and fauna given the proposed reduction to the streamside area setback.

*As per the Arborist Report, there are 59 protected trees on the site, including Alderwood and Cottonwood. 18 trees (including Alderwood and Cottonwood) are proposed to be removed as part of the subject application. Staff note that no trees within the proposed riparian area, to be conveyed to the City as parkland, are proposed for removal. The majority of tree removal is at the southwest of the site, to accommodate the future single family residential lot.*

*The applicant is proposing to convey the riparian area to the City, without compensation, to ensure the long term stewardship and maintenance of the environmental features. The applicant will enter into a P-15 agreement with the City for remediation of the riparian area following conveyance of the lands to the City, which will include planting of appropriate native and non-invasive species.*

#### **Public Information Meeting Request**

- Staff suggested to the applicant the option of hosting a Public Information Meeting (PIM) to present the project to the neighbourhood and to respond to questions and concerns. The applicant declined to host a Public Information Meeting (PIM).

#### **DEVELOPMENT PERMITS**

##### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows north/south through the middle of the site, and the existing Class C (green-coded) ditch within the south side of 102 Avenue. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank the applicant is seeking a reduction to 10 metres on either side of the watercourse.
- The applicant's QEP has submitted a Riparian Area Protection Regulations (RAPR) report to the Province confirming the minimum required RAPR setback that is required, and that the proposed development conforms to this setback. Approval from the Ministry of Forests, Lands and Natural Resource Operations of this finding will be a condition of Final Adoption.

- The QEP advises that the watercourse is presently of relatively low value as habitat for fish, providing nutrients for downstream environments. It is also of low value to other forms of wildlife, due to the presence of the railway to the south.
- The proposed restoration and mitigation of the streamside protection area involves the removal of human-deposited debris and invasive species (Himalayan Blackberry and Japanese Knotweed) and replanting of native and non-invasive trees and shrubs. Proposed planting species include Big Leaf Maple, Douglas Fir, Bitter Cherry, Nootka Rose, Salmonberry, Vine Maple and Willow, subject to acceptance by Parks, Recreation and Culture staff.
- The QEP advises that the proposed restoration and mitigation will enhance the fish habitat value over the existing condition and increase the functionality and diversity of the riparian habitat. The streamside protection area will be delineated with a permanent fence.
- The riparian area (Block B) (Appendix I) is proposed to be conveyed to the City as a lot (proposed Lot 2) for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Remi Masson *R.P. Bio.*, of Redcedar Environmental and dated June 29, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required (Appendix V). The finalized report and recommendations will be incorporated into the Development Permit.
- The applicant will be required to submit the EDP for peer review by an independent QEP.
- The applicant is required to enter into a P-15 agreement with the City for the proposed remediation to the riparian area. A detailed Planting Plan which demonstrates the expected areas for planting or zones of planting including general spacing of plants and trees is required to be submitted to the City as a condition of final approval.
- The QEP advises that the existing roadside ditch located within the south side of the 102 Avenue right of way is not a stream, noting that there are no natural streams or stormwater leads feeding into this ditch. At the time of writing of this report, a WSA determination has been submitted by the QEP to the Province but a response from WSA has not been received, this will be a condition of Final Adoption.

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

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site topography slopes down from south to north. The slope in the south and north halves are approximately 16% and 11% respectively, and the overall grade drop across the site diagonally is 15 metres, from 29 metres (north) to 49 metres (south).

- A geotechnical report, prepared by Tegbir S. Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated March 26, 2021, was peer reviewed by Qiyang (Rick) Jiang, *P. Eng.*, of Tetron Engineering Ltd. and found to be generally acceptable by the peer reviewer.
- The City's geotechnical staff recommend modifications to the content of the geotechnical report to ensure the report conforms to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit. Staff note a slope stability analysis remains outstanding, including analysis of the overall slope of the site from south to north, as well as the bank slope east-west associated with the Class B watercourse. These will be conditions of Final Adoption.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

#### **Form and Character Development Permit (Townhouses)**

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant is proposing 18, 3-storey, 3-bedroom townhouse units, with garages accessed internally at grade.
- All of the proposed townhouse units include a second-floor deck, and access to ground-level outdoor space.
- The architectural expression features a broad range of high-quality materials including hardie board, hardie panel and brick in white and various shades of greys.
- The following urban design considerations are to be satisfactorily addressed by the applicant prior to Final Adoption of the Rezoning Bylaw:
  - Provide design detailing for street-facing units to reflect a front yard condition fronting the public road;
  - Provide additional grading information and ensure units are designed to respond more naturally to the site's topography; and
  - Floor slabs between units should be stepped if necessary to maintain a lower grade.
  - The design of the townhouse units should be refined further to provide a more visually balanced massing.

### Landscaping

- Landscaping is provided in the front yards of the townhouse units and as part of the proposed outdoor amenity.
- Each individual unit will have direct access to the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to 102 Avenue, the southerly located indoor amenity building and outdoor amenity space.
- Each unit will have a small yard with planting consisting of low-lying shrubs and groundcover.
- Four (4) trees are proposed fronting 102 Avenue, and additional trees are interspersed throughout the site adjacent to the internal pathways and the outdoor amenity space.
- A planting plan has not yet been prepared for the area of the site that is within the FortisBC ROW. City staff will continue to work with FortisBC and the applicant regarding the removal of overgrown vegetation (possibly invasive species) within the ROW area and replanting with grass and/or low-lying shrubs to provide passive outdoor space for the townhouse development.

### Indoor Amenity

- A 2-storey indoor amenity building is proposed at the south of Building 3, at the southernmost portion of the site.
- As per the Zoning Bylaw, 54 square metres of indoor amenity is required for the proposed 18 townhouse units. The proposal exceeds the Zoning Bylaw requirement by providing 97 square metres of indoor amenity.
- The indoor amenity building includes a kitchen and an accessible washroom on the first floor, and flexible meeting and social gathering spaces on each floor. The amenity building has direct access to the adjacent outdoor patio space.

### Outdoor Amenity

- The outdoor amenity area is proposed at the south portion of the site, adjacent to the indoor amenity building.
- As per the Zoning Bylaw, 54 square metres of outdoor amenity is required for the proposed 18 townhouse units. The proposal exceeds the Zoning Bylaw requirement and provides 189 square metres of outdoor amenity, with a minimum of 54 square metres being outside the setback area.
- The outdoor amenity area includes an outdoor patio/seating area adjacent to the amenity building, and an outdoor play area consisting of low climbing structures. and surrounded by flowering groundwood trees.

- It is anticipated that the FortisBC ROW area east of the townhouses will also be used as passive outdoor recreational space for future residents of the development. City staff will continue to work with FortisBC and the applicant regarding the removal of overgrown vegetation (possibly invasive species) within the ROW area and replanting with grass or low-lying shrubs.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	7	4	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	17	11	6
Common Cherry	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	16	3	13
Western Red Cedar	25	3	22
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>18</b>	<b>41</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>TBD</b>		
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>27, within the development site</b>	
<b>Total Retained and Replacement Trees</b>		<b>68 (plus additional trees planted within the Riparian Area)</b>	
<b>Contribution to the Green City Program</b>		<b>\$2,750.00</b>	

- The Arborist Assessment states that there are a total of 59 mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 41 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.

- 
- There will be additional protected trees planted within the riparian area as part of the future P-15 agreement. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
  - A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
  - For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 32 replacement trees on the site. The number of replacement trees is 27 trees at this time, although staff will continue to work with the applicant to increase the number of trees planted within the development.
  - Since only 27 replacement trees can be accommodated on the site, the deficit of 5 replacement trees will require a cash-in-lieu payment of \$2,750.00, representing \$550 per tree (for applications received 2021 and after), to the Green City Program, in accordance with the City's Tree Protection By-law.
  - In addition to the replacement trees, boulevard street trees may be planted on 102 Avenue. This will be determined by the Engineering Department during the servicing design review process.
  - The new trees on the site will consist of a variety of trees including Lilac, Red Flowering Dogwood, Red Shine Maple and Bowhall Red Maple.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. EDP Site Plan, EDP Planting Plan
- Appendix VI. Building Design Guidelines
- Appendix VII. Proposed OCP Amendment Map
- Appendix VIII. Development Variance Permit No. 7921-0209-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

CA/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO: \_\_\_\_\_ OF  
 LOT 11 EXCEPT: RIGHT OF WAY OF THE VANCOUVER POWER CO. LTD.  
 SHOWN RED ON PLAN WITH FEE DEPOSITED 21786F.  
 BLOCK 3 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT PLAN 454

PRELIMINARY

DRAFT DATE: JULY 15, 2022

CIVIC ADDRESS:  
 1224 102 Avenue, Surrey, BC  
 P.O. 011-985-781

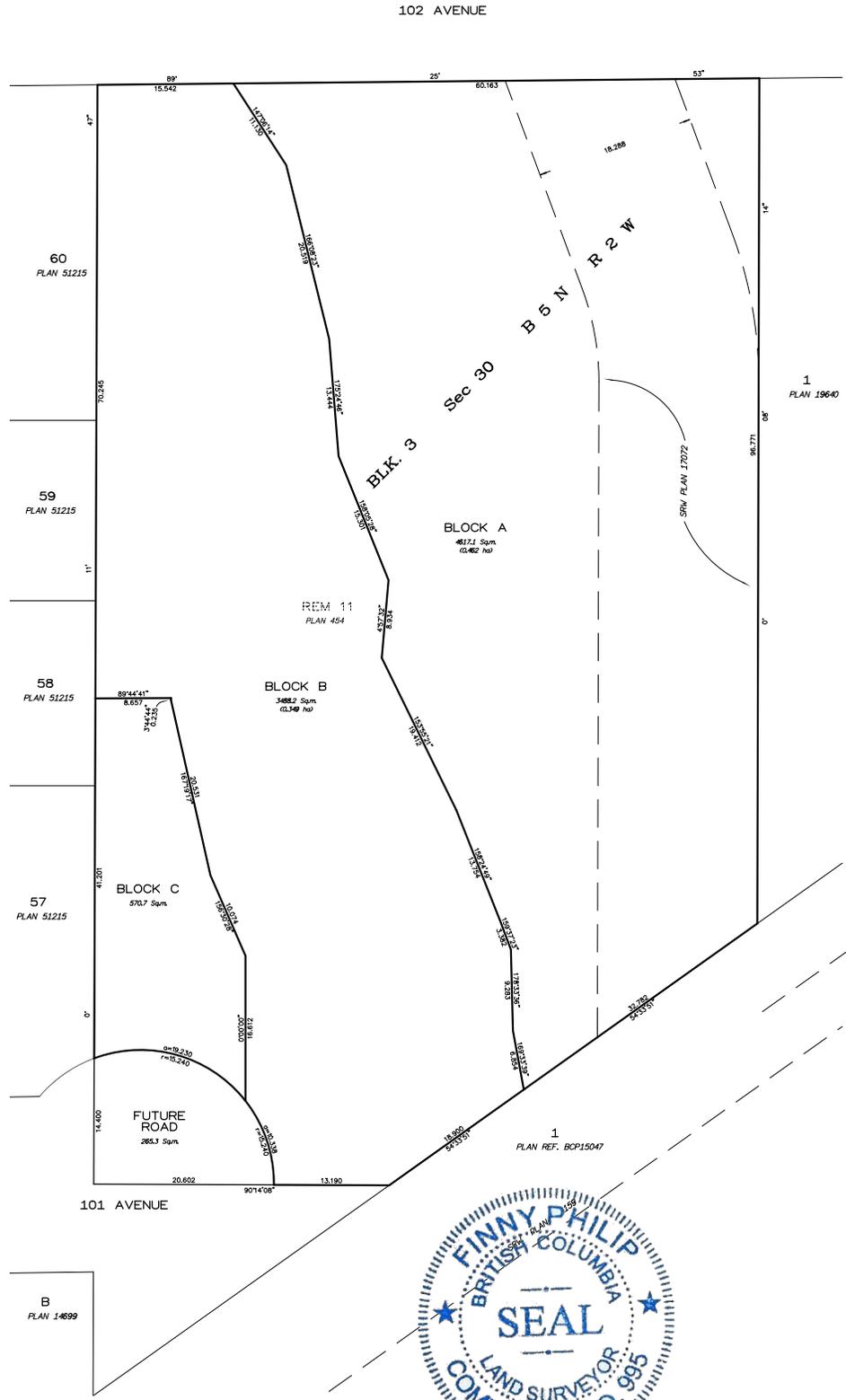
SCALE 1 : 250



ALL DISTANCES ARE IN METRES

LEGEND

- Sqm DENOTES SQUARE METRES
- ha DENOTES HECTARES
- EX. DENOTES EXPLANATORY
- REF. DENOTES REFERENCE
- (r) DENOTES RADIUS



Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT  
 DATED 17th DAY OF JUNE, 2022  
 FINNY PHILIP  
 B.C.L.S.



**SUBDIVISION PLAN OF LOT 11  
EXCEPT: RIGHT OF WAY OF THE VANCOUVER POWER CO. LTD.  
SHOWN RED ON PLAN WITH FEE DEPOSITED 21786F,  
BLOCK 3 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN 454**

**PLAN EPP**  
**PRELIMINARY**  
DRAFT DATE: JULY 15, 2022

R.C.G.S. 923.016

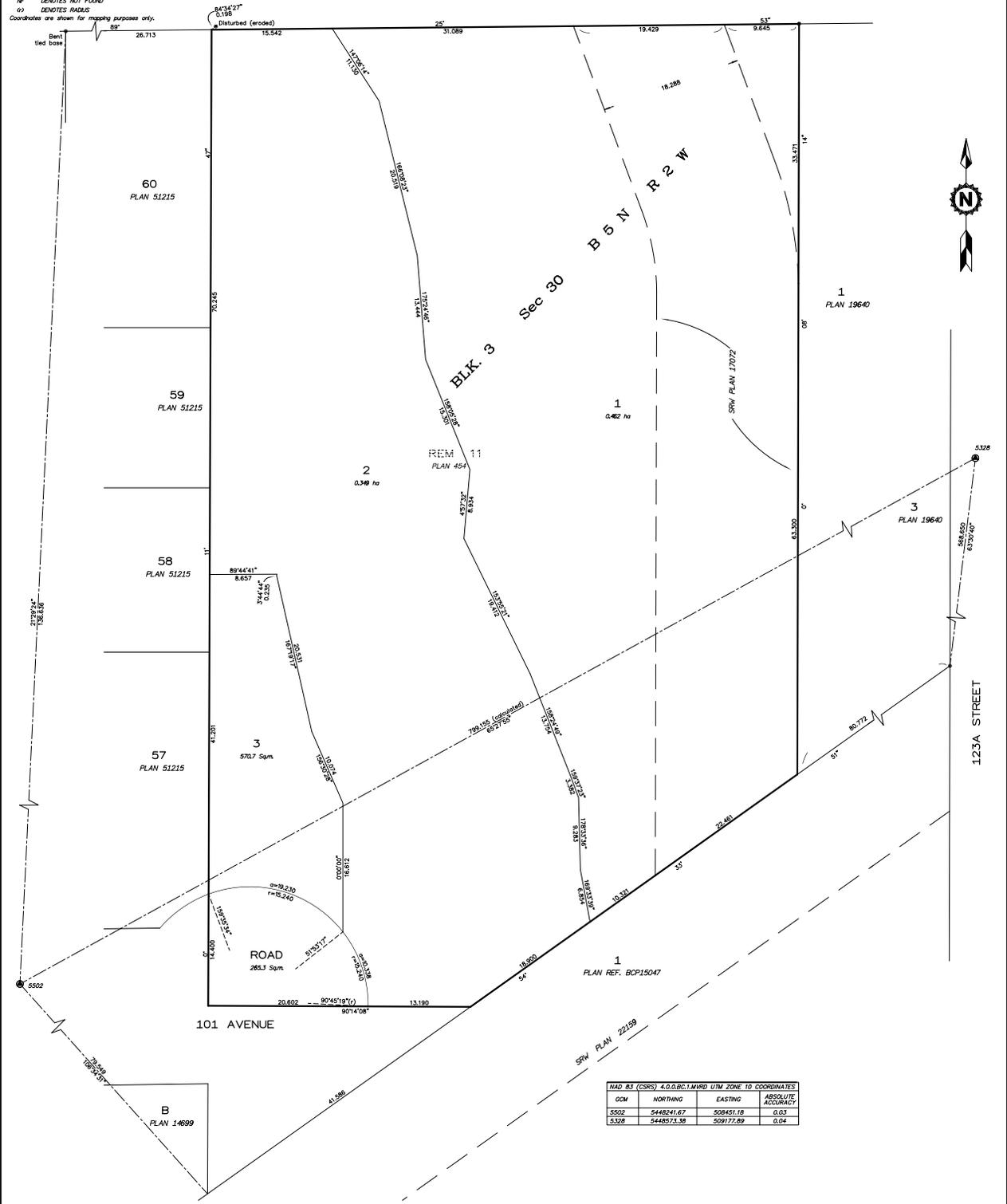
Note:  
This plan shows one or more witness posts  
which are NOT set on the true corners.

SCALE 1 : 250  
25 0 5 10  
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 980mm in width and  
980mm in height (D size) when plotted at a scale of 1:250.

**LEGEND**

- DENOTES CONTROL MONUMENT FOUND
  - DENOTES LEAD PILE SET
  - DENOTES STANDARD IRON POST FOUND
  - DENOTES STANDARD IRON POST SET
  - W DENOTES WITNESS
  - Sum DENOTES SQUARE METRES
  - ha DENOTES HECTARES
  - EX. DENOTES EXPLANATORY
  - REF. DENOTES REFERENCE
  - NF DENOTES NOT FOUND
  - r DENOTES RADIUS
- Coordinates are shown for mapping purposes only.



**INTEGRATED SURVEY AREA No. 1, SURREY**  
NAD 83 (CSRS) 4.0/0.0/0.1 MVRD  
Grid bearings are derived from RTK GNSS observations to  
geodetic control monuments 5502 and 5328 and are referred  
to the central meridian of UTM Zone 10 N.  
The UTM coordinates and estimated absolute accuracy  
achieved are derived from GeBC/Tracal Published Information.  
This plan shows horizontal ground-level distances unless  
otherwise specified. To compute grid distances, multiply  
ground-level distances by the average combined factor of  
0.9999975, which has been derived from control monument  
5502.  
The field survey represented by this plan was completed on  
the \_\_\_\_th day of \_\_\_\_\_ 2022.  
Plan 1946, BCLS 995

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

frp@elvatelandsurveying.com



604-385-5571



**CIVIC ADDRESS:**

12244 102 AVE.  
SURREY, BC

**ZONING INFORMATION:**

ZONE:

EXISTING : RA  
NCP : NA

PROPOSED: RM-30 MULTIPLE RESIDENTIAL

SITE DENSITY:  
ALLOWABLE: 18 UNITS ( 20 UPA) ON NET AREA  
PROVIDED: 18 UNITS TOWNHOMES & 1 SFD

LOT AREA:  
GROSS SITE AREA = 96,368.00 SFT (8,952.88 SMT) = 2.21 Ac.

SPEA AREA = 37,548.00 SFT (3,490.00 SMT) (SHOWN IN RED HATCH)  
FORTIS BC ROW: = 20,600.00 SFT (1,913.78 SMT)

NET SITE AREA(DEVELOPPABLE) = 38,220.00 SFT (3,549.10 SMT) = 0.88 Ac.  
(Including Single Family Lot)

NET SITE AREA(TOWNHOMES) = 29,221.00 SFT (2,713.10 SMT) = 0.67 Ac.

LOT COVERAGE (NET)  
PERMITTED : 45%  
PROPOSED : 899.29 m<sup>2</sup> / 2713.10 m<sup>2</sup> = 33.14 %

FLOOR AREA : 24,889.28 SFT ( 2,312.27 SMT) (EXCLUDING AMENITY & GARAGE)

F.A.R : 2,312.27 / 2,713.10 = .85 (NET)

BUILDING HEIGHT  
ALLOWABLE : 43 ft (13.00 M)  
PROPOSED : 36'11" ft (11.26 M)

INDOOR AMENITY SPACE  
REQUIRED : 3 SQ.M. PER UNIT = 3 x 18 UNITS = 54 SQ.M.(581.25 SQ.FT.)  
PROPOSED : 97.17 SQ.M.(1,046 SQ.FT.)

OUTDOOR AMENITY SPACE  
REQUIRED : 3 SQ.M. PER UNIT = 3 x 18 UNITS = 54 SQ.M.(581.25 SQ.FT.)  
PROPOSED : 189.02 SQ.M.(2,034.6 SQ.FT.)

SETBACKS:  
EAST SIDE : 14'-9" (4.50 M)  
WEST SIDE : VARIES SEE SITE PLAN  
NORTH SIDE : 8'-1" (2.46 M)  
SOUTH SIDE : 44'-10.5" (13.68 M)

PARKING:  
RESIDENTIAL:  
REQUIRED : 2.0 STALLS PER UNIT 36.0 STALLS  
PROVIDED : 36.0 STALLS

RESIDENTIAL VISITOR:  
REQUIRED : 0.2 STALLS PER UNIT 4.0 STALLS  
PROVIDED : 40.0 STALLS

TOTAL PROVIDED 40.0 STALLS

UNIT AREA					
UNIT TYPE	GARAGE	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
A	447.4	562.4	551.9	633.0	1299.9 SQ.FT.
A1	425	542.1	596	727	1442.1 SQ.FT.
B	377	575.8	572.1	613	1383.9 SQ.FT.

1 SITE LAYOUT  
Scale: 1/20"=1'-0"



Unit 205, 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
18 Units Development at  
12244 102 Ave Surrey, BC  
OWNER:

DATE: 15 JULY 2022  
SCALE: As Noted  
DRAWN BY: J.G.  
PROJECT NO:

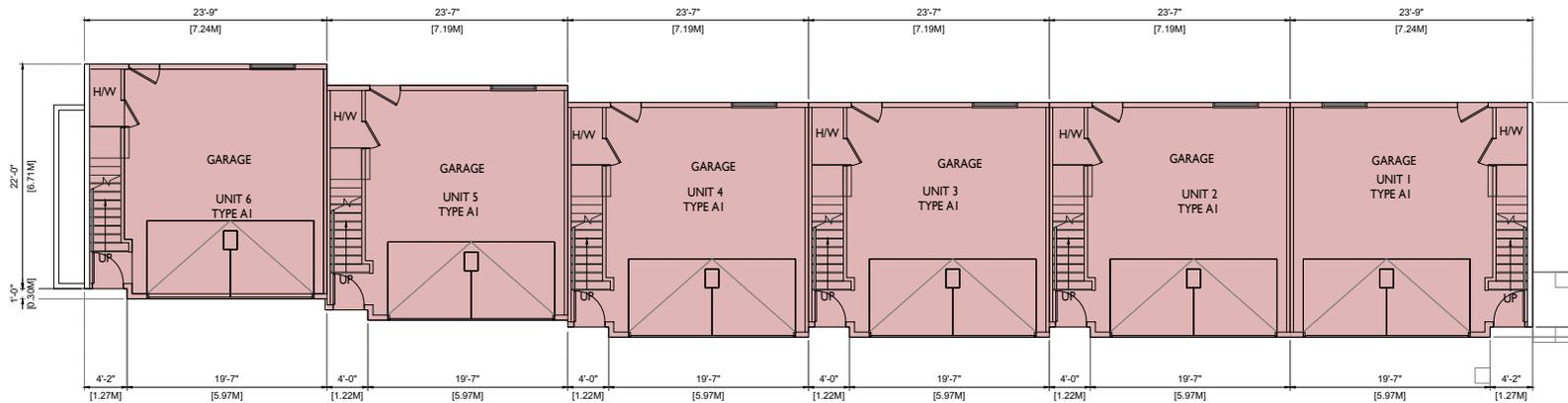
NO.	REVISION	BY	DATE

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THESE PLANS COMPLY WITH BC02, 2018

Site Layout

A.1.1



① Building-1 Main Floor Plan  
Scale: 3/16"=1'-0"



② Building-1 Second Floor Plan  
Scale: 3/16"=1'-0"



Unit 209- 6321 King George Blvd  
Surrey BC, V3K 1G1  
www.flatarchitecture.ca  
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12244 102 Ave Surrey, BC

OWNER:

DATE: 15 JULY 2022  
DRAWN BY: J.G.  
SCALE: As Noted  
PROJECT NO:

NO.	REVISION	DATE	BY	UNIT

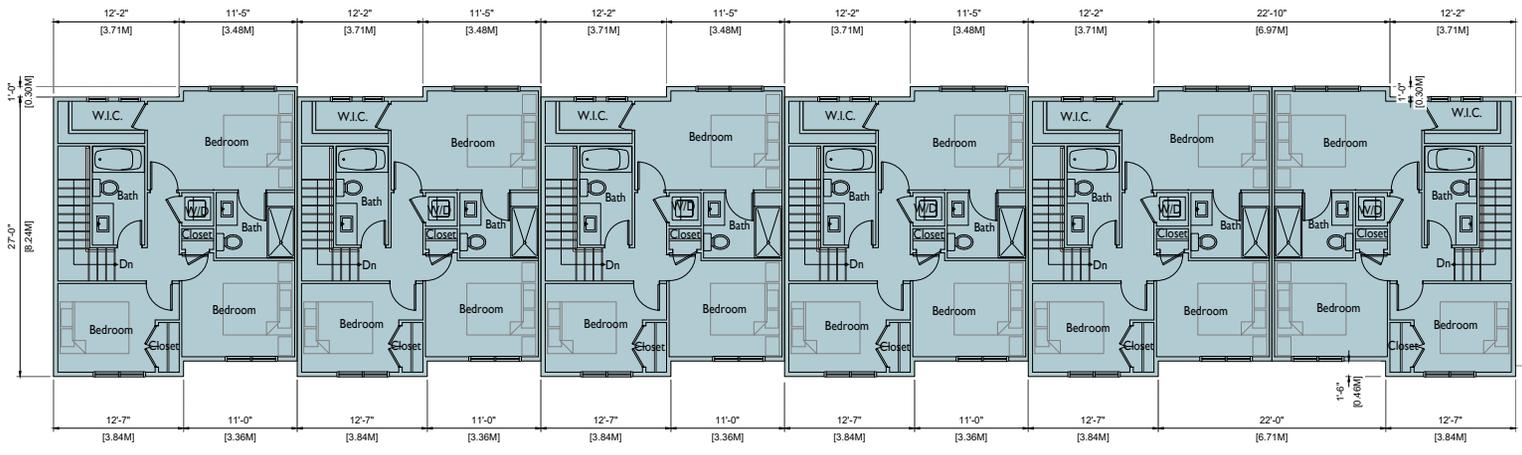
Building 1  
Floor Plans

A2.1

THESE PLANS COMPLY WITH BCBC 2018

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1 Third Floor Plan  
Scale: 3/16"=1'-0"



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Surrey BC, V3K 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
18 Units Development at  
12244 102 Ave Surrey, BC

OWNER :

DATE:  
15 JULY, 2022

DRAWN BY:  
J.G.

PROJECT NO:  
As Noted

REV	DESCRIPTION	DATE

Building 3  
Floor Plans

A2.6

THESE PLANS COMPLY WITH BCSC 2018

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1 GARAGE SIDE ELEVATION  
Scale: 3/16" = 1'-0"



2 FRONT ELEVATION  
Scale: 3/16" = 1'-0"

PROJECT INFO:  
18 Units Development at  
12244 102 Ave Surrey, BC

OWNER:

DATE: 15 JULY, 2022  
DRAWN BY: J.G.  
PROJECT NO:  
As Noted

NO.	REV.	DATE	BY	DESCRIPTION

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Building 1  
ELEVATIONS

A 3.1





① GARAGE SIDE ELEVATION  
Scale: 3/8" = 1'-0"



② FRONT ELEVATION  
Scale: 3/8" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
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Ph: 604-503-4484

PROJECT INFO:  
18 Units Development at  
12244 102 Ave Surrey, BC

OWNER:

DATE: 15 JULY 2022  
DRAWN BY: J.G.  
SCALE: As Noted  
PROJECT NO:

NO.	REVISION	DATE	BY	CHK

Building 2  
ELEVATIONS

A 3.3

THESE PLANS COMPLY WITH BCBC 2018

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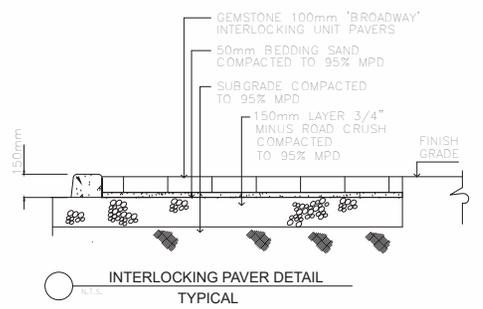
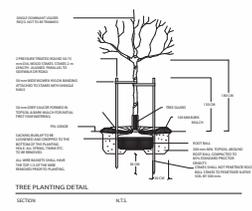






KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE		6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
○	ACER CAMPESTRIS 'RED SHINE'	RED SHINE MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
○	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	38	#3 POT	90 CM. O.C.	
⊕	AZALEA 'NORTHERN LIGHTS MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	75	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	AZALEA	14	#3 POT	90 CM. O.C.	
⊕	ABELIA EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	57	#3 POT	90 CM. O.C.	
⊕	SORBUS MACROPHYLLA 'WINTER GEM'	ASIAN BOWWOOD	134	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA 'MAGNACORPUS' 'WIKO' 'BLUE'	HYDRANGEA	33	#3 POT	90 CM. O.C.	
⊕	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	30	#2 POT	90 CM. O.C.	
⊕	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	22	#3 POT	90 CM. O.C.	
⊕	POTENTILLA FRUTICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	23	#3 POT	90 CM. O.C.	
⊕	MEDIUM BUCKINGHAM (VARIOUS)	RHOXODENDRON	104	#3 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITUM	SWARD FERN	7	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C.	
⊕	SYRINGA VILGARIS 'MICHEL BUCHNER'	LILAC	20	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCRASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	112	#3 POT	90 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	23	1.50 METERS	70 CM. O.C.	
⊕	TAXUS & MEDIA HICKSII	HICKS' YEW	90	1.50 METERS	70 CM. O.C.	

1. PLANT SPECIES MUST BE PROVED TO BE SUITABLE TO THE LOCAL CLIMATE AND SOIL CONDITIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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DATE	REVISIONS	NO.

**K.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLA

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8

PHONE (604) 857-2376

---

CLIENT

MR. JASWINDER GABRI  
FLAT ARCHITECTURE

SUITE #209  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3K 1G1  
604-503-0167

---

TITLE

**PLAN VIEW**

**LANDSCAPE PLAN  
18 UNIT  
TOWNHOUSE DEVELOPMENT**  
12244 - 102 AVENUE  
SURREY, B.C.

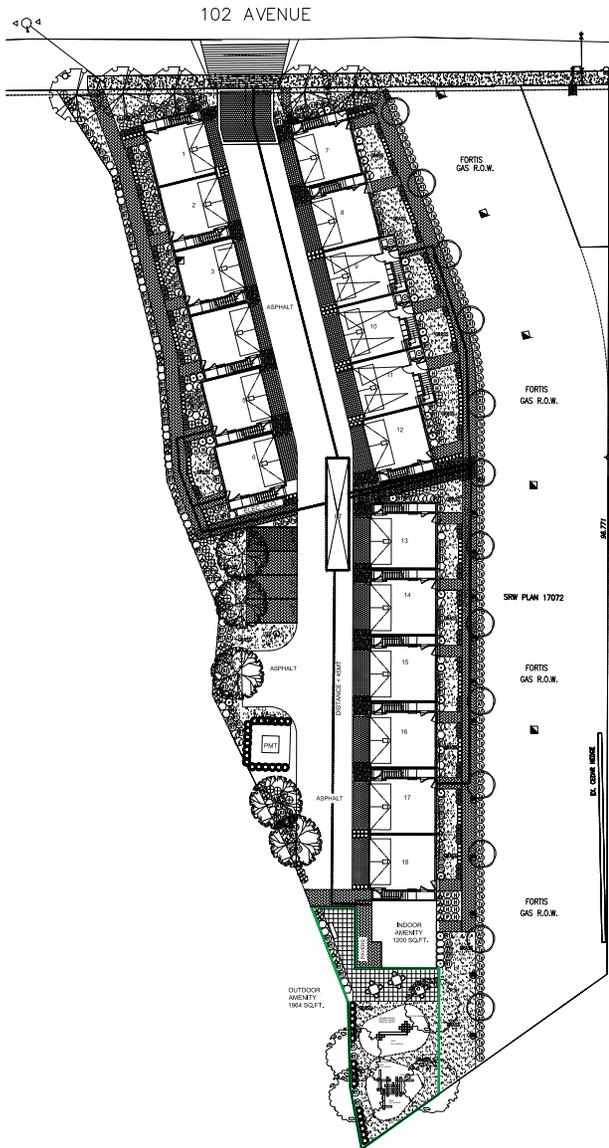
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SCALE	1:250	DATE	JUN/22
DRAWN		CHECKED	
ENCL.		CHECKED	
APPROVED		AS BUILT	

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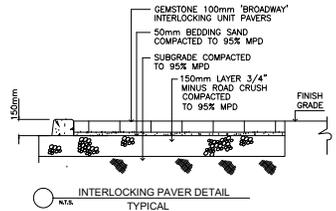
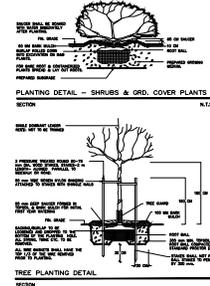
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**L-1**



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
①	SYRINGA RETICULATA 'WORY SILK'	LILAC TREE	5	6 CM. CAL.	AS SHOWN	B. & B.
②	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
③	ACER CAMPERSTRE 'RED SHINE'	RED SHINE MAPLE	13	6 CM. CAL.	AS SHOWN	B. & B.
④	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
⑤	AZALEA JAPONICA 'INO CRIMSON'	CRIMSON AZALEA	38	#3 POT	90 CM. O.C.	
⑥	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	75	#3 POT	90 CM. O.C.	
⑦	AZALEA JAPONICA (VARIOUS)	AZALEA	14	#3 POT	90 CM. O.C.	
⑧	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	57	#3 POT	90 CM. O.C.	
⑨	BONUS MACROPHYLLA 'WINTER GEM'	ASIAN BOWWOOD	134	#3 POT	45 CM. O.C.	
⑩	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	33	#3 POT	90 CM. O.C.	
⑪	VACUNIA OVATUM	EVERGREEN HUCKLEBERRY	30	#2 POT	90 CM. O.C.	
⑫	PIEDS JAPONICA 'FOREST FLAME'	LEY-OF-THE-VALLEY	22	#3 POT	90 CM. O.C.	
⑬	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	23	#3 POT	90 CM. O.C.	
⑭	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	104	#3 POT	90 CM. O.C.	
⑮	POCTOSTICHUM MUNITUM	SHRUB FERN	7	#3 POT	90 CM. O.C.	
⑯	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C.	
⑰	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	20	#3 POT	90 CM. O.C.	
⑱	PRUNUS LAUROCESTRUS 'OTTO LUWEN LAUREL'	OTTO LUWEN LAUREL	112	#3 POT	90 CM. O.C.	
⑲	THALIA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	23	1.50 METERS	70 CM. O.C.	
⑳	TAXUS x MEDIA 'HICKSI'	HICK'S YEW	90	1.50 METERS	70 CM. O.C.	

- NOTES:**
- PLANT SPECIES TO BE USED ARE SPECIFIED ACCORDING TO THE LANDSCAPE DESIGNER'S LIST. SPECIES NOT LISTED ARE TO BE USED AS PER "YOUR CHOICE" AND SHALL BE OF THE BEST QUALITY AVAILABLE FOR OPTIMAL VALUE BY "Landscape Architect" AT THE TIME OF BIDDING. ALL PLANTS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE OF THE BEST QUALITY AVAILABLE. ALL PLANTS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE. ALL PLANTS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
  - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "Landscape Architect" AND THE "Landscape Architect" SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL PLANTS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
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STAMPED CONCRETE

EXPOSED AGGREGATE CONCRETE

CONCRETE PAVERS

DATE	REVISIONS	NO.

**SKAVOLINAS & ASSOCIATES INC.**

BCSLA CSLA

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. JASWINDER GABRI  
FLAT ARCHITECTURE  
SUITE #209  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3V 1S1  
604-503-0167

TITLE

PLAN VIEW

LANDSCAPE PLAN  
18 UNIT  
TOWNHOUSE DEVELOPMENT  
12244 - 102 AVENUE  
SURREY, B.C.

SCALE 1:250	DATE JUN/22
DRAWN DWD	CHECKED DWD
ENGR. DWD	APPROVED AS BUILT

PRINTED	JOB No.
DRAWING No.	L-1



## INTER-OFFICE MEMO

---

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

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

DATE: **July 19, 2022** PROJECT FILE: **7821-0209-00**

---

RE: **Engineering Requirements  
Location: 12244 102 Ave**

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

- Register 0.50-m Statutory right-of-way (SRW) along 102 Ave and 101A Ave frontage.
- Dedicate cul-de-sac (R=15.24 m) along 101A Ave.
- Dedicate 0.444 m along 102 Ave for ultimate 20.0 m road right of way.

***Works and Services***

- Construct south side of 102 Ave.
- Construct north side of 101A Ave including cul-de-sac.
- Construct a new 300mm water main along 102 Ave. Fire flow analysis required to determine if further upsizing required in the area to support RM-30 requirements.
- Construct drainage main and sanitary mains along 102 Ave.
- Construct drainage and sanitary mains along 101A Ave.
- Construct on-site storm water mitigation and water quality treatment features.
- Provide storm, sanitary and water service connections to each lot.
- Register applicable legal documents as determined through detailed design.
- Secure necessary approvals from FortisBC for proposed on-site sidewalk.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit, Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).

Jeff Pang, P.Eng.  
Development Services Manager

BD

NOTE: Detailed Land Development Engineering Review available on file



July 19, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.  
  
 As of September 2021, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0209 00

**SUMMARY**

The proposed 1 single family lots and 18 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	5
Secondary Students:	2

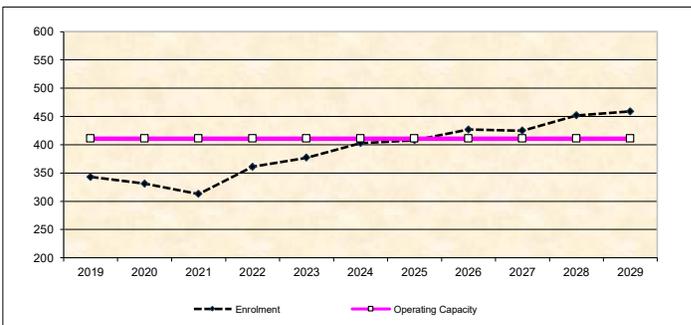
September 2021 Enrolment/School Capacity

<b>Prince Charles Elementary</b>	
Enrolment (K/1-7):	36 K + 277
Operating Capacity (K/1-7)	38 K + 373
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1145
Capacity (8-12):	1400

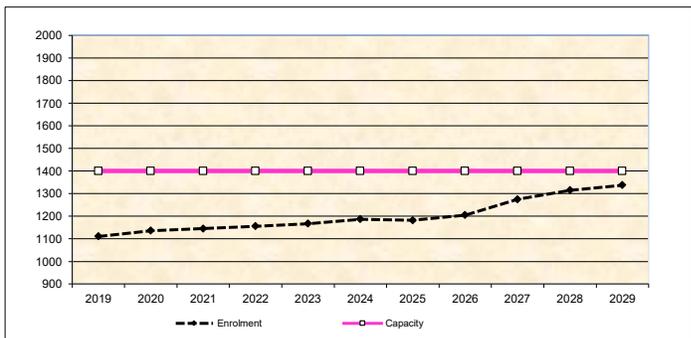
<b>Projected population of school-age children for this development:</b>	9
--	---

**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.

Prince Charles Elementary



L. A. Matheson 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.

**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 12244 102 Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	66
Protected Trees to be Removed	22
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	44
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  7 X one (1) = 7	
All other Trees Requiring 2 to 1 Replacement Ratio  15 X two (2) = 30	37 Trees
<b>Replacement Trees Proposed</b>	<b>TBD</b>
<b>Replacement Trees in Deficit</b>	<b>TBD</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>TBD</b>

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	0
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

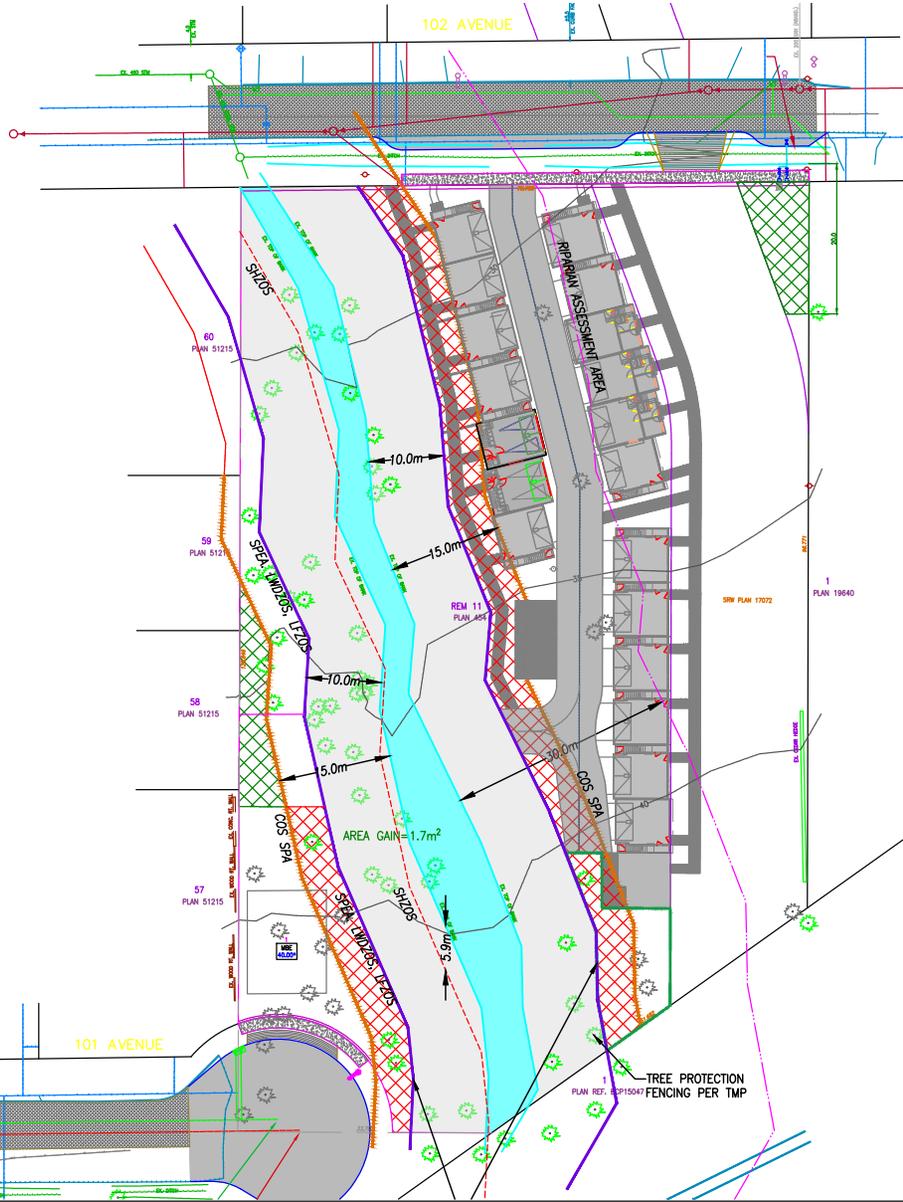
*Francis Klimo*

March 10, 2021

(Signature of Arborist)

Date





SETBACK TABLE		
	WC1	
LWDZOS	10.0	Large Woody Debris and Bank Stability Zone of Sensitivity
LFZOS	10.0	Litter Fall and Insect Drop Zone of Sensitivity
SHZOS*	5.0	Shade Zone of Sensitivity
SPEA	10.0	Streamside Protection and Enhancement Area
COS SPA	15.0	CITY OF SURREY STREAM SIDE PROTECTION
RAA	30.0	Riparian Assessment Area
* DUE SOUTH OF HWM		

LEGEND:

- RAA
- SPEA
- COS SPA
- SHZOS
- LFZOS
- LWDZOS
- WATER COURSE
- LOSS (815m<sup>2</sup>)
- GAIN (226m<sup>2</sup>)



PROJECT LOCATION  
102 AVENUE  
RAPR

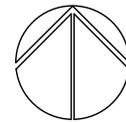
PROJECT NUMBER  
20-187R

DRAWN BY:  
CASSIDY SILBERNAGEL

DATE:  
June 28 2022

SCALE:  
NTS

SHEET:  
**1**



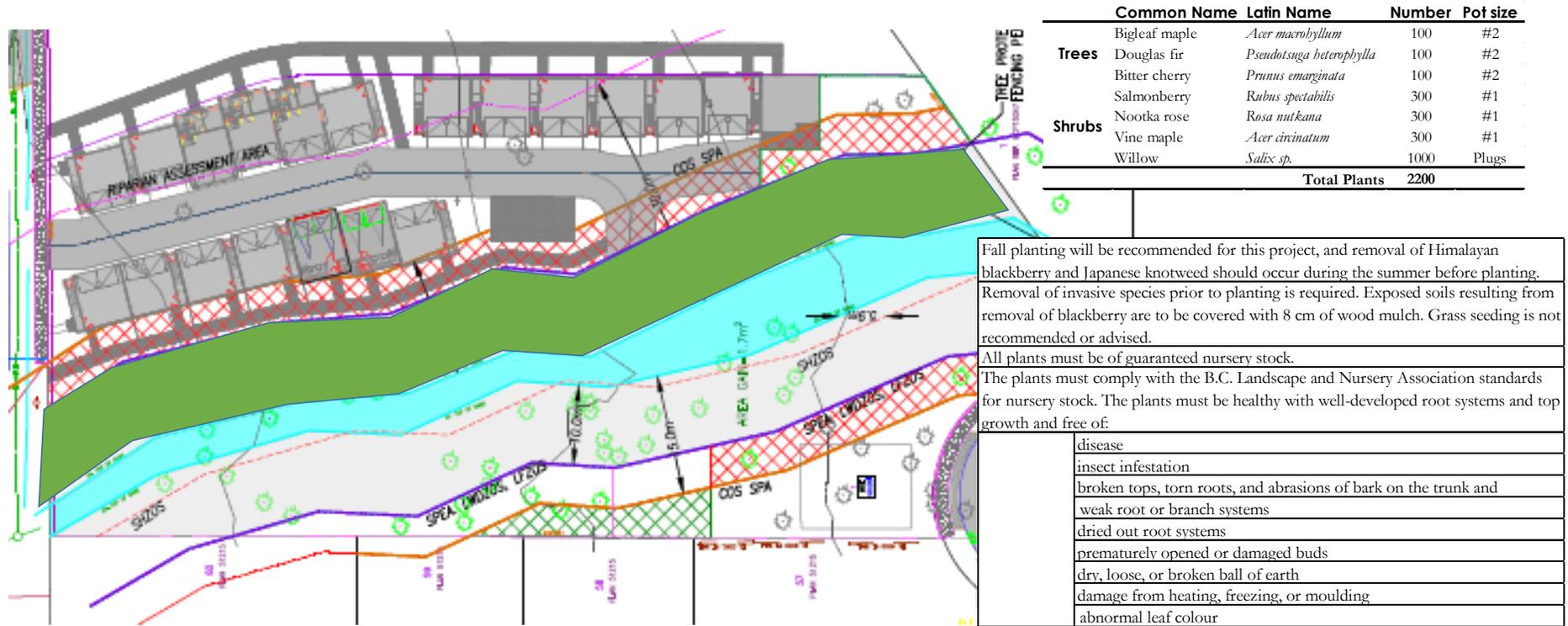


Figure 3. Annotated plan showing the location of proposed restoration planting (green polygon). Planting will occur on the east side of the channel, in the proposed SPA. Plants to be evenly spaced in the area and installed under the supervision of the project QEP.

# **BUILDING DESIGN GUIDELINES**

## **Neighborhood Boundaries:**

102 Avenue to the north,  
12300 Block to the east,  
101A Avenue (BC Hydro Rwy) to the south,  
and 12200 Block to the west

**Civic address of parent parcel:  
12244 102 Avenue, Surrey, B.C.**

Subdivision of one "Single Family Residential" (RF) property into  
one "Multiple Residential" (RM-30) property (18 townhouse units) and  
one "Single Family Residential" (RF) property

2 lots proposed  
18 townhouse units  
1 new single family dwelling proposed

**Developer: 1365026 BC LTD**

**Surrey Project #7921-0209-00**

Version 1: June 16, 2022

Prepared by:

# **Simplex**

## **Consultants Ltd.**

Tejeshwar Singh, b.t.arch, ASCT, at.aibc, CRD  
#102 – 12725, 72 Ave  
Surrey, B.C. V3W 2M7  
p: 604.597.3582 f: 604.597.3513

## **BUILDING SCHEME SCHEDULE OF RESTRICTIONS**

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#### **SECTION 1**

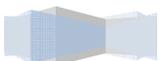
##### ***GENERAL RESTRICTIONS***

- 1.1 Definitions
- 1.2 Expiry

#### **SECTION 2**

##### ***BUILDING DESIGN RESTRICTIONS***

- 2.1 Building Siting
- 2.2 Lot Grading
- 2.3 Retaining Walls
- 2.4 Tree Preservation
- 2.5 Landscaping
- 2.6 Driveways and Sidewalks
- 2.7 Building Design Repetition
- 2.8 Building Massing
- 2.9 Corner Lot Design
- 2.10 Roof
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- 2.13 Foundation Exposure
- 2.14 Fascia Boards
- 2.15 Building Exterior
- 2.16 Accent Materials and Trim
- 2.17 Windows
- 2.18 Front Entry Design
- 2.19 Chimneys



# CITY OF SURREY BUILDING SCHEME

## SCHEDULE OF RESTRICTIONS

### SECTION 1

#### GENERAL RESTRICTIONS

##### 1.1 Definitions

In this *schedule*:

**"City"** means the *City of Surrey*;

**"construct"** and any variation of that term, means to construct, improve, install, affix, place, or alter, or to permit construction, *improvements*, installation, affixation, placement or alteration;

**"consultant"** means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the developer and who is authorized by the *City* in writing;

**"developer"** means the registered owners) of the fee simple or leasehold estate of all of the *lots* as of the date this schedule is registered in the Land Title Office;

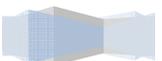
**"improvements"** means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a *lot*,

**"lot"** means each *lot* identified in either the Form 35 or the Form C to which this schedule is attached and any portions or portion of such *lot* which may be subdivided or consolidated whether by subdivision plan, strata plan or otherwise and *'lots'* means the aggregate of them;

**"owner"** means the registered owner of the fee simple or leasehold estate of a *lot*,

**"person"** means any individual, corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the owner of a *lot* and the developer,

**"schedule"** means this schedule of restrictions and any further schedules or exhibits attached to it (if any);



## 1.2 Expiry

This *Schedule* shall have no further force and effect after twenty (20) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the passage of this time.

## SECTION 2

### ***BUILDING DESIGN RESTRICTIONS***

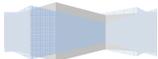
**For all of the subsections in Section 2, a person will not construct improvements, or develop the lot before, during or after construction of the improvements, unless:**

#### 2.1 Building Siting

- (a) that person sites the *improvements* in accordance with the *lot's* natural characteristics, existing trees, and neighboring *improvements*, in relation to the over view or over shadowing of neighboring *lots* and *improvements*;
- (b) the siting of the *improvements* complies with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (c) that person considers all requirements of easements and rights-of-way; and
- (d) that person has verified that the physical location of driveway and curb letdowns, significant trees, cable service boxes, electrical boxes, and streetlights does not conflict with the design or location of the *improvements*; and

#### 2.2 Lot Grading

- (a) established overland flows and/or underground storm sub-surface systems are maintained only in accordance with completed swales and *lot* grading in accordance with the *lot* grading plan accepted by the *City* for the *lots*;



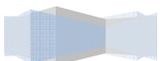
- (b) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lots* which has been reviewed by the *consultant* and accepted by the *City*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *City* and grade elevations in respect of that *lot*;
- (c) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *City*, which *lot* grading plan will be available from the *City*, and
- (d) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

## 2.3 Retaining Walls

- (a) there is no retaining wall, except if permitted in the *lot* grading plan accepted by the *City* for the *lots*, or if accepted by the *City*. A low profile retaining wall that is no more than 20 cm [7.9 inches] in height, such as landscape ties, is not restricted, provided that such a low profile retaining wall does not result in terraced landscaping;
- (b) the maximum height of a retaining wall is no more than 0.6 meters [2.0 feet], except for a retaining wall below existing grade, including concrete stairwells and covered patios under sundecks;
- (c) retaining walls visible from the street are constructed of architecturally treated masonry or "Allan Blocks", or "Pisa Stone";
- (d) a retaining wall that faces the street, if permitted, is landscaped; and
- (e) retaining walls not visible from the street, if permitted, shall be constructed of architecturally treated masonry, or masonry blocks, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells and covered patios under sundecks.

## 2.4 Tree Preservation

- (a) that *person* does not cut down or remove from the *lot* any existing trees except if that *person*:
  - (i) obtains a tree cutting permit from the *City*,
  - (ii) in respect of any tree identified on the tree location plan, obtains a written recommendation by an accredited arborist or other



tree specialist authorized by the *City*, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the *City*, and

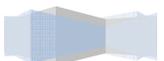
- (iii) if required by the *City* as part of the tree cutting permit, replaces any removed tree with a minimum of two other trees elsewhere on the *lot* which will be a minimum of three meters [10 feet] tall if coniferous, or five centimeters [2 inches] caliper if deciduous.

## 2.5 Landscaping

- (a) all street fronting yard areas on the *lot* are landscaped;
- (b) that *person* completes the front yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (c) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection; and
- (d) each lot shall have a minimum of 450mm absorbent soils; and
- (e) in addition to the planting requirement that *person* installs the following minimum additional planting materials:
  - (i) Shrubs: on each *lot* provide a minimum of 25 shrubs (3 gallon pot minimum); and
  - (ii) Sod: provide sod from the street to the front face of the home;

## 2.6 Driveways and Walkways

- (a) only the following *construction* materials for the driveway are used:
  - (i) exposed aggregate concrete, or
  - (ii) pavers, or
  - (iii) stamped concrete, or
  - (iv) "broom" or "brush-finished" concrete.
- (b) the location of the driveway and walkways avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales on the *lot* grading plan;
- (c) the front entry walkway material does not differ from that used for the driveway.



## 2.7 Building Design Repetition

the exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed single family dwelling on a *lot* on the same side of the fronting highway within four *lots* measured from the closest *lot* lines. A single family dwelling is deemed to have a similar exterior design to an existing single family dwelling when:

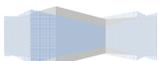
- (a) the front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (b) the front elevation designs are a mirror image to each other, with or without any variation in architectural details.

## 2.8 Building Massing

- (a) the building massing of the *improvements* does not create a canyon effect in relation to the open space between the *improvements* above the first storey;
- (b) the building massing for *improvements* on the subject *lot* is to be compatible with the *lot* grading plan and the building massing of *improvements* on adjacent *lots*, in relation to roof design and transition in building height;
- (c) massing designs shall be in accordance with the following principles:
  - (i) the volume of the wall mass of individual architectural elements, such as the front entrance, and feature projections are in proportions normally associated with the declared style of the dwelling; and
  - (ii) wall mass volumes on any street facing facade are allocated to locations on that facade in a manner that results in the achievement of overall balance in the design.

## 2.9 Corner Lot Design

This section does not apply.



## 2.10 Roof

### (a) Design

- (i) the *improvements* have a varied roof form and design in relation to adjacent *improvements*; and
- (ii) roofs are designed so as to reduce upper floor massing determined by the *consultant*.

### (b) Pitch

- (i) the minimum roof pitch is 4:12, except as provided in clauses 2.10(b)(ii) and 2.10(b)(iii) herein;
- (ii) the slope of the upper-most roof system shall be reduced where it is determined by the *consultant* that a roof slope reduction would reduce over-shadowing of neighboring *lots*, or would preserve view corridors for neighbors;
- (iii) the roof pitch is constant, except where necessary, dual roof pitch may be used; and
- (iv) the maximum roof shall not exceed 9:12.

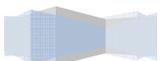
### (c) Material

only the following roofing materials are used:

- (i) Concrete roof tiles, which are in a "shake profile" only, are approved by the Canadian Standards Association (CSA approved), and are approved by the *consultant*, or
- (ii) Asphalt shingles in a "shake profile" only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap, or
- (iii) Environmentally sustainable roofing products in a shake profile only, that meet or exceed the thickness of roofing products specified in clause 2.10 (c) herein.

### (d) Color

- (i) only the following roof colors are used: grey, brown, or black.



(e) **Skylights**

- (i) skylights which are bubble style are not permitted on street facing elevations.

## 2.11 Covered Parking

- (a) the parking structure is limited to a two vehicle garage;
- (b) the parking structure is equipped with vehicular entrance doors that close;
- (c) the panel design on the garage doors is of a "raised panel" type that is compatible with the front entry doors; and
- (d) the garage is of a design which reduces the exposed wall mass over the garage door to not more than 1.0 meter [3'-0"].

## 2.12 Balconies

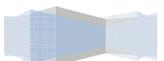
- (a) there are no, decks, on the front or sides of the single family dwelling, except:
  - (i) covered entry verandas are permitted at the main floor at the front side of the home; or
  - (ii) decorative balconies on the second floor upon consultants approval or enclosed within a roof.

## 2.13 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.3 meters [12 inches] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grade of the lot.

## 2.14 Fascia Boards

- (a) fascia boards and barge boards are fully finished on all exposed sides;
- (b) where fascia boards are used, the fascia boards are of a minimum dimension of 2x8 nominal; and



- (c) where barge boards are used, the barge boards are of a minimum dimension of 2x10 nominal, and are accompanied by 1x4 or larger trim applied to the top side of the barge board.

## 2.15 Building Exterior

(a) General

- (i) not more than four different cladding materials, excluding trim, may be applied to any elevation.

(b) Materials

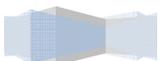
- (i) only the following materials are used, with required accent materials measured as a percentage of the exposed wall face on the front facade, including window and door area:

Main cladding material	Minimum Required Accent materials
Stucco	20% brick or stone
Stucco	25% cedar, wood shingles, or hardiplank
Stucco	20% cedar plus 8% brick or stone
Vinyl Siding	25% brick or stone
Vinyl Siding	25% cedar or wood shingles
Vinyl Siding	20% cedar plus 10% brick or stone
Hardiplank	20% brick or stone
Hardiplank	25% cedar or wood shingles
Hardiplank	20% cedar plus 10% brick or stone

Brick or stone veneer: Even toned in brown or grey hues only with grey or earth tone mortar.

(c) Colors

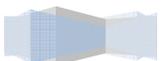
- (i) only the following range of colors are used on exterior cladding materials:
- colors from a neutral and natural (earth tone) color palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones; and



- trim or wall cladding colours outside neutral and natural colour palettes such as navy blue, forest green, colonial red, amber-yellow or other colours which are approved by the *consultant*;
- (ii) only the following range of colours on the trim are used:
- lighter or darker shades of colours as specified in subsection (i) above.
- (iii) cedar trim is used only if it is sealed to prevent the leaching of stains onto the cladding material.

## 2.16 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- (b) brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed face, preferably located at the base of the wall face, or is in accordance with the table in clause 2.15(b) herein;
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) min 1x4 nominal trim is used on all street facing elevations;
- (f) mortar shall be grey or earth tone colors only;
- (g) the base of the structure at the front of the home is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material;
- (h) not less than three of the following details shall be included on all new homes: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows, doors and key focal openings; and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.



## 2.17 Windows

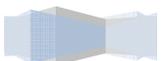
- (a) window openings on the front facade are only of a consistent geometrical shape with the exception that a main feature window on the lower floor may be of a different shape providing, in the opinion of the *consultant*, that the feature window shape contributes to both the interest and consistency of the overall theme; and
- (b) there are no basement windows on the front facade, except to complement unique site grading.

## 2.18 Front Entry Design

- (a) the single family dwelling does not have a front entrance exceeding a height of 3.66 meters [12'-0"] measured from the top of the stoop slab to the underside of the entry roof, unless determined by the *consultant* on the strength of architectural features; and

## 2.19 Chimneys

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation; or
- (b) if the chimneys are used as an architectural element based upon the consultants approval.





102A Ave

122 St

102 Ave

123A St

BLOCK A

URB

OCP amendment 21-0209-00  
from "Urban" to "Multiple Residential".

101A Ave

101 Ave

Bc Hydro (SWM) Rwy



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0209-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-565-781

Lot 11 Except: Right of Way of the Vancouver Power Co. Ltd. Shown Red on Plan with Fee Deposited 21786F, Block 3 Section 30 Block 5 North Range 2 West New Westminster District Plan 454

12244 - 102 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Table B.2 of Part 7A “Streamside Protection”, the minimum streamside setback area for a “Class B Stream” is reduced from 15 metres to 10 metres, as measured from top-of-bank.
5. This development variance permit applies to only the portion of the Land OR shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

