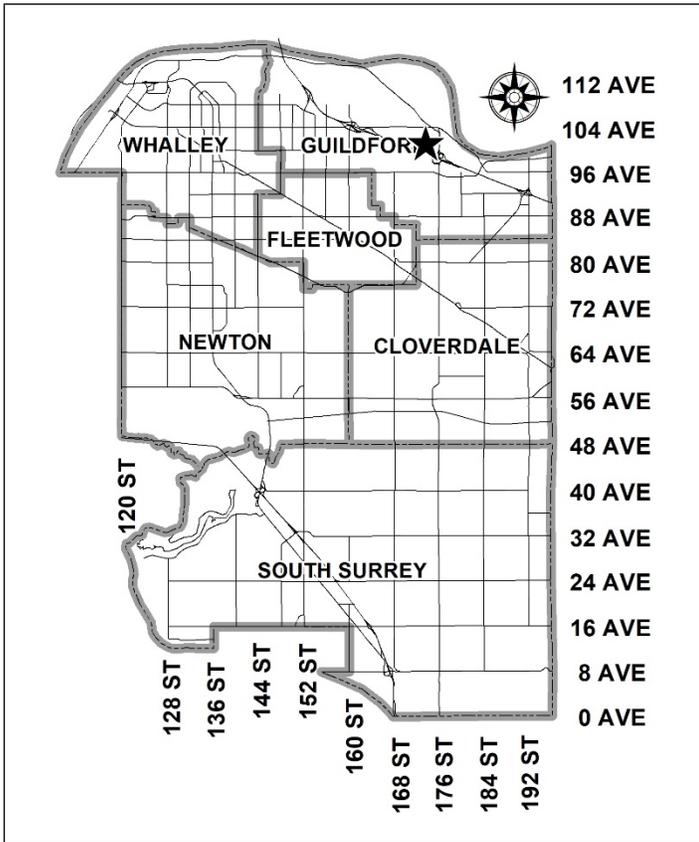


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0034-00

Planning Report Date: March 6, 2023



PROPOSAL:

- **Rezoning** from RA to RQ
- **Development Variance Permit**

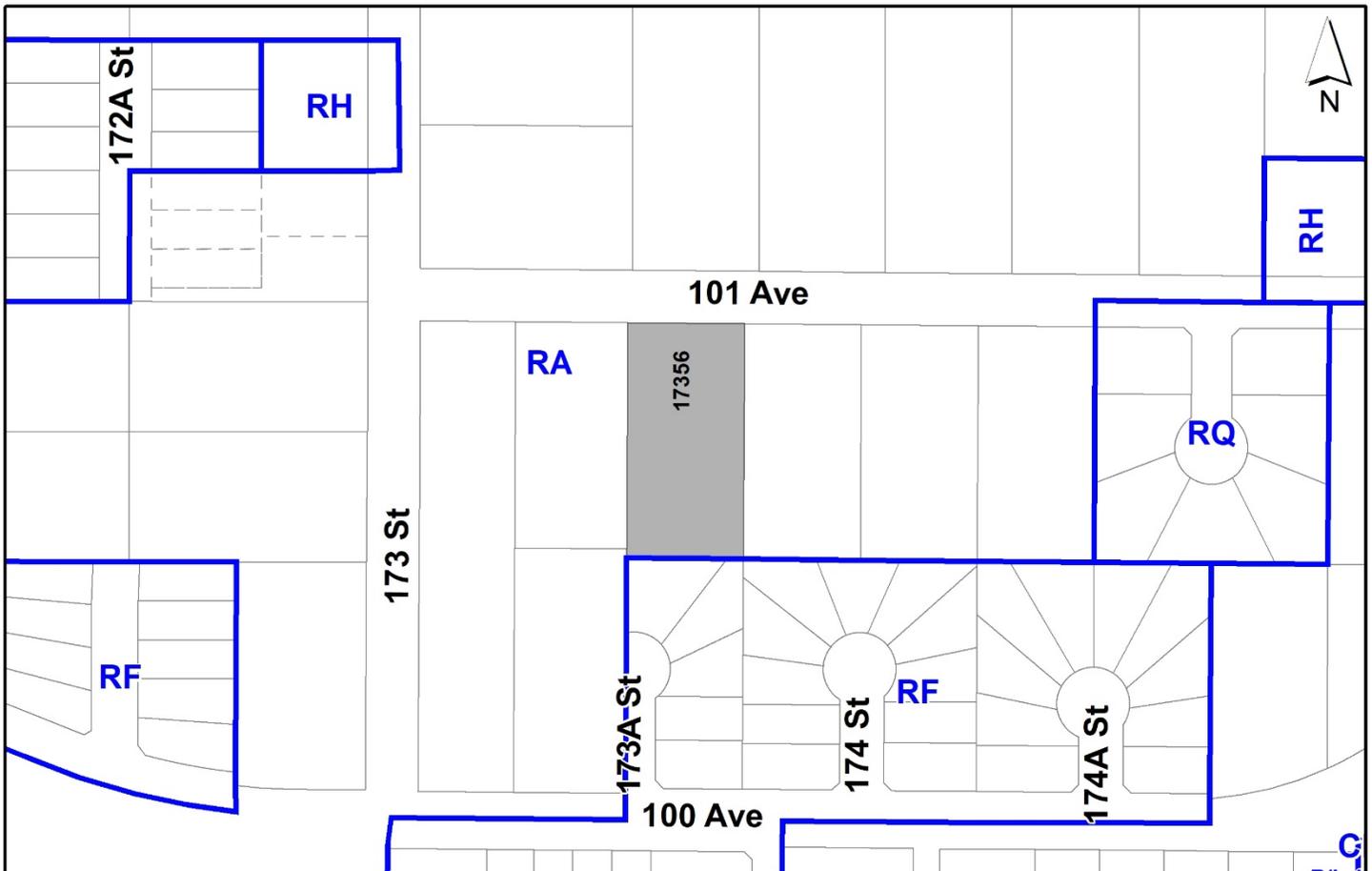
to allow subdivision into three single family suburban residential lots.

LOCATION: 17356 - 101 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA
 Gross Panhandles



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the lot width requirements of the RQ Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the “Suburban Residential 2-4 UPA Gross Panhandles” designation in the Abbey Ridge Local Area Plan (LAP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Fraser Heights.
- The proposed lot width reduction on proposed Lots 1 and 2 facilitates the panhandle configuration for proposed Lot 3 anticipated under the Abbey Ridge LAP. All proposed lots meet or exceed the minimum lot area and lot depth of the RQ Zone.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is also consistent with the approved Secondary Plan for the area (Abbey Ridge LAP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “One-Acre Residential Zone (RA)” to “Quarter Acre Residential Zone (RQ)”.
2. Council approve Development Variance Permit No. 7922-0034-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 20 metres for proposed Lots 1 and 2;
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the 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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site: 17356 - 101 Ave	Single Family Dwelling	Suburban / Suburban Residential 2-4 upa Gross Panhandles	RA
North (Across 101 Ave):	Single Family Dwelling	Suburban / Acreage Residential 1-2 upa	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single Family Dwelling	Suburban / Suburban Residential 2-4 upa Gross Panhandles	RA
South:	Single Family Dwellings	Urban / Single Family Residential 4-6 upa	RF
West:	Single Family Dwelling	Suburban / Suburban Residential 2-4 upa Gross Panhandles	RA

Context & Background

- The 0.40-hectare subject site is located at 17356 - 101 Avenue in Fraser Heights, within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights Neighborhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated “Suburban” in the Official Community Plan (OCP), “Suburban Residential 2-4 upa Gross” in the Abbey Ridge LAP and is currently zoned “One Acre Residential (RA)”.
- A Trans Mountain (Kinder Morgan) right-of-way encumbers the rear portion of the subject site, with a width of 18.28-metres. As a result of this encumbrance, the Abbey Ridge LAP anticipates the use of panhandle lots for efficient site layout.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the subject site from “One Acre Residential Zone (RA)” to “Quarter-Acre Residential Zone (RQ)”, to allow subdivision into three (3) single family suburban lots (Appendix I).
- Proposed Lots 1 and 2 do not meet the 24-metre minimum lot width required by the RQ Zone; therefore, a variance is being sought for a proposed width of 20-metres. All lots meet the 30-metre minimum lot depth, and 930 square meter minimum area required by the RQ Zone.
- The proposed lot width reduction on proposed Lots 1 and 2 facilitates the panhandle configuration for proposed Lot 3 anticipated under the Abbey Ridge LAP.
- The development is proposed to have a gross density of 9.3 units per gross hectare (3.75 units per gross acre) which is consistent with the Abbey Ridge LAP.

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.40 hectares
Road Dedication:	N/A
Undevelopable Area:	0.08 hectares
Net Site Area:	0.32 hectares
Number of Lots:	3
Unit Density:	9.3 uph (gross) / 3.75 upa (gross)
Range of Lot Sizes	1,221 sq. m. - 1,347 sq. m.
Range of Lot Widths	20.2 metres - 30 metres
Range of Lot Depths	44.9 metres - 60.4 metres

Referrals

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

School District: **The School District has advised that there will be approximately 4 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Bothwell Elementary School
1 Secondary student at Fraser Heights 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: The Parks, Recreation and Culture Department has no objection to the project.

The closest natural area is Barnston Park and is 1 kilometre away. Future active parkland [i.e., 27D greenbelt] is proposed within 1.1 kilometre of the subject site as identified in the Abbey Ridge Local Area Plan (LAP) .

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval for the rezoning is granted by MoTI for one (1) year.

Trans Mountain: No objection to the project provided the applicant obtains written consent from Trans Mountain prior to any proposed ground disturbance within 30- metres (100 ft.) of the existing pipeline.

Transportation Considerations

- The proposed Lots 1 and 2 will be oriented towards and have driveway access from 101 Avenue. Proposed Lot 3 will have access to 101 Avenue via a 60-metre panhandled driveway. This configuration is in accordance with City Policy O-15 (Panhandle Lots), and the Abbey Ridge LAP.
- As part of the subject application, there are no specific dedication requirements; however, the applicant will be required to construct the south side of 101 Avenue to local road standards along the site frontage.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the “Suburban” designation in the Official Community Plan (OCP). The Suburban designation is intended to support low-density residential uses with densities up to 10 uph / 4 upa. The proposal complies with this designation with a proposed density of 9.3 uph / 3.75 upa.
- The proposal is consistent with the following OCP Themes/Policies:
 - A.1.3C – Accommodate urban land development according to the following order of growth management: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighborhood, when developed compatible with existing neighborhood character.

(The proposal is in accordance with the LAP, and therefore is occurring in an appropriate location. The proposed design guidelines will ensure the future residential lots will feature homes that are compatible with the character of the existing neighborhood).
- Council Policy No. O-15 (Appendix IV.) guides the application of panhandle subdivision by stating that they should only be considered under the following circumstances:
 - In suburban or agricultural zones;
 - When, due to physical constraints on the site, a panhandle lot is the best solution to providing both access and frontage; and
 - When, due to the configuration of the site, lot yield would be unreasonably reduced without the use of panhandles.

- The subject application complies with the provisions of Council Policy O-15 recognizing the constraints created by the Trans Mountain (Kinder Morgan) right-of-way that traverses the site.

Secondary Plans

Land Use Designation

- The proposal complies with the “Suburban Residential 2-4 upa Gross” designation in the Abbey Ridge LAP, which is intended to support larger suburban residential lots. Proposed Lot 3 will have access to 101 Avenue via a 60-metre panhandled driveway. This configuration is in accordance with City Policy O-15 (Panhandle Lots), and the Abbey Ridge LAP.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and parking requirements.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Unit Density:	10 uph (gross)	9.3 uph (gross)
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Street Side Yard:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	930 sq. m.	1,221 sq. m. - 1,347 sq. m.
Lot Width:	24 metres	20.2* - 30 metres
Lot Depth:	30 metres	44.9 - 60.4 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

**Variance requested.*

Lot Width Variance

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RQ Zone from 24 metres to 20 metres for proposed Lots 1 and 2.
- Proposed Lots 1 and 2 are larger and deeper than the minimum 930 square metre lot area and 30 metres lot depth required for new lots in the RQ Zone, with a minimum lot size of 1,221 square metres and a proposed lot depth of 60.4 metres each.

- The narrower lot widths of proposed Lots 1 and 2 are due, in part, to the provision of a panhandle access for proposed Lot 3 which is anticipated by Council Policy O-15 and the Abbey Ridge LAP.
- The proposed lot dimensions are representative of a suburban type of lot and represent a transition between land to the south that is designated “Single Family Residential 4-6 upa” and land to the north which is designated “Acreage Residential 1-2 upa”.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of A.J. Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V.).
- The design consultant notes that the neighborhood context is varied, with several styles identified in the vicinity such as neo-traditional, neo-heritage, west coast contemporary, California stucco, contemporary, French provincial, and English Tudor. This context represents styles which have been popular through different eras and highlight trends in housing from the last 40-years or more. The design consultant recommends that the design guidelines permit a range of popular styles focusing on limitations on contributing elements, massing, roof form, and materials which create the overall style.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and is dated March 2022, has been reviewed by staff and found to be generally acceptable. The applicant does not 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. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Abbey Ridge LAP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 October 17, 2022, and the Development Proposal Signs were installed on October 19, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association have no concerns with the proposal.

TREES

- Chris Booth, ISA Certified Arborist of Greenwood Tree Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Birch	1	1	0
Big Leaf Maple	7	6	1
Alder - (Buckthorn)	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	13	12	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		34	
Contribution to the Green City Program		\$11,000	

- The Arborist Assessment states that there is a total of thirteen [13] mature trees on the site, excluding Alder and Cottonwood trees. Nine [9] existing trees, approximately 43% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one [1] tree 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 (Appendix VI.).
- 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 33 replacement trees on the site. Since only 13 replacement trees can be accommodated on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$11,000, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$11,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

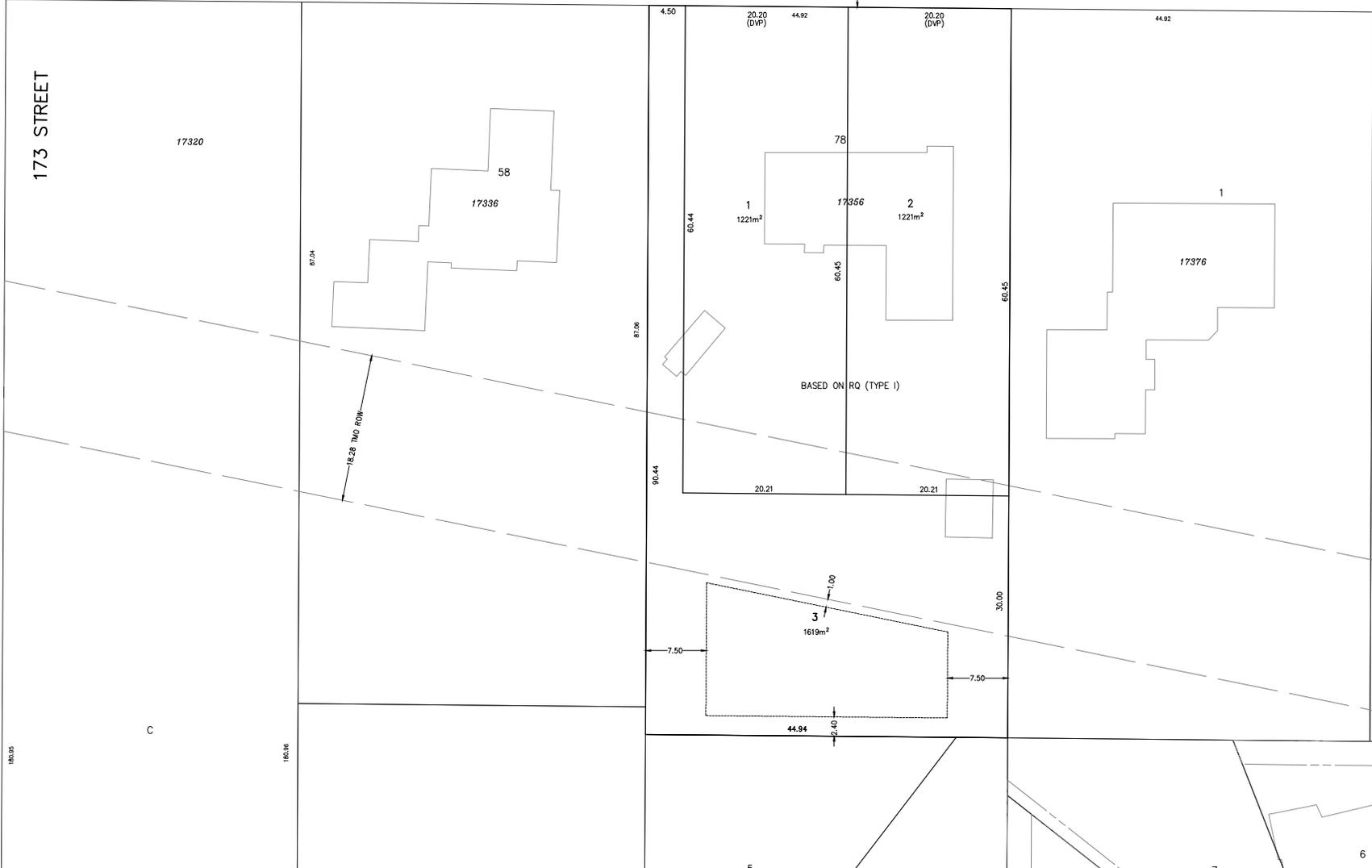
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Council Policy O-15 (Panhandles)
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7922-0034-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP TO REDUCE THE LOT WIDTH FROM 24.0m TO 20.0m.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



1161645 BC LTD.
 8272 - 170A STREET, SURREY, BC V4N 6J4, CELL: 604-996-4929, EMAIL: nahalfamily@shaw.ca

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 17356 - 101 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: JK	Job No. 21-4410	Of
D.W. P.U.	Date DEC./2021	Revision
Approved:		

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

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

DATE: **February 06, 2023** PROJECT FILE: **7822-0034-00**

RE: **Engineering Requirements
Location: 17356 101 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m wide statutory right-of-way (SRW) at property line.

Works and Services

- Construct south side of 101 Avenue.
- Construct storm, sanitary, and water service connections to each lot.
- Construct storm main on 101 Avenue.
- Construct water main on 101 Avenue.
- Construct sanitary main on 101 Avenue.

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 Variance Permit.



Jeff Pang, P.Eng.
Development Services Manager

TH

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.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2023/2024 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0034 00

SUMMARY

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

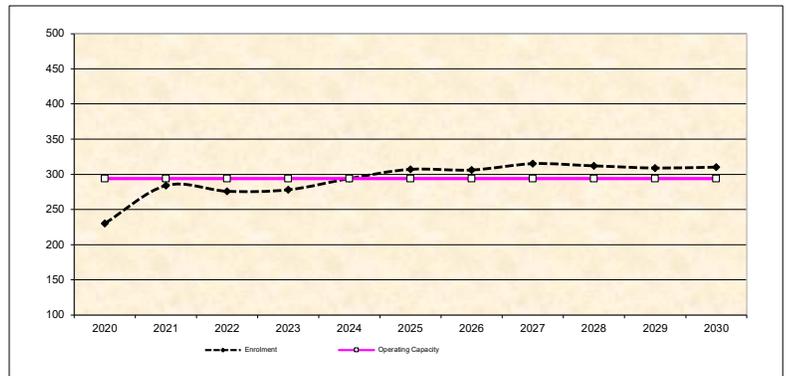
Bothwell Elementary	
Enrolment (K/1-7):	40 K + 236
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1535
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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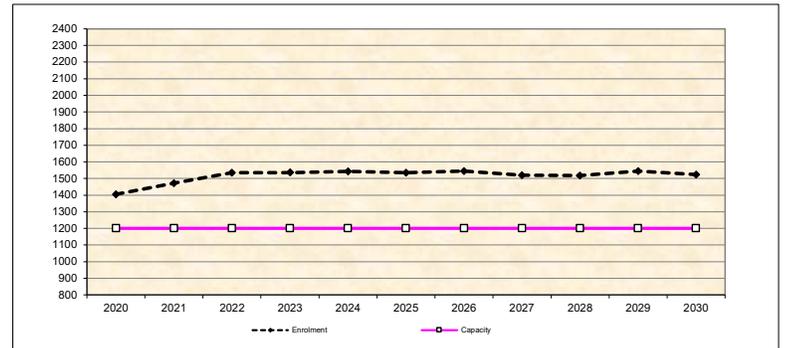
Population: The projected population of children aged 0-19 Impacted by the development.

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

Bothwell Elementary



Fraser Heights Secondary



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



CITY POLICY

No. O-15

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

TITLE: PANHANDLE LOTS

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

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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 22-0034-00
Project Location: 17356 101 Avenue, Surrey, B.C.
Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.
Date: September 07, 2022

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. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood (as outlined graphically on Appendix A within the Character Study) was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by 173 Street to the west of the Subject Site, 175A Street to the east of the Subject Site, and generally includes homes along both sides of 101 Avenue. The Context Neighborhood generally includes mix of RA, RH and RQ zoned properties.

The greater area beyond the Context Neighborhood includes a significant number of RF lots to the south and west of the Context Neighborhood, and RA & RH lots to the north and east of the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighborhood:

In the Residential Character Study for this development individual existing homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood consists of 15 homes, not including the Subject Site or homes on the Subject Site, along with an additional 7 properties which do not have homes yet. All of the 15 homes have been identified as Context Homes.

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The Subject Site is located on the south side of 101 Avenue between 173 Street and 175A Street. It is an existing interior RA zoned property with no lane access. The Subject Site is proposed to be subdivided into three RQ zoned lots which all have access to 101 Avenue. The configuration includes two lots fronting onto 101 Avenue and a third lot which has a panhandle access to 101 Avenue. There are no homes proposed to remain.

The broader area around the Subject Site includes higher density lots to the south and west, and lower density lots to the north and east. The Local Area Plan for the neighborhood indicates that the existing RA zoned lots on the north side of 101 Avenue, across the road from the Subject Site, will remain the same zoning and density, while the lots on the south side of 101 Avenue, including the Subject Site, will become an interface medium density zoning to transition from the higher density lots being created to the south and west of the Subject Site.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. The adjacent lots on either side of the Subject Site will be developed to have a similar layout as what is proposed for the Subject Site, with access to 101 Avenue. The lots to the south/rear of the subject site have already established layouts which include a series of small cul-de-sac roads which are accessed from 100 Avenue. So we do not need to anticipate the adjacent developments having an impact on the newly created lots.

On the existing RA zoned lots within the Context Neighborhood many homes are reaching an age in which they are more feasible to be replaced. Several new homes are under construction or have recently been completed. This infill situation, along with the various ages of the older homes, has created a very eclectic mix of homes. Due to the eclectic nature of the Context Neighborhood, coupled with the eclectic styles and varying levels of quality and upkeep, it becomes very difficult to apply any specific common elements of these properties to new homes through restrictions in the Design Guidelines to be registered as a Building Scheme on the new lots.

It can be expected that older homes within the Context Neighborhood will continue to be replaced, and some of the adjacent properties will be subdivided and developed. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. The older homes will individually be replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but currently the Residential Character is well established as an eclectic mix of single family residential homes. The existing Residential Character needs to be considered as new homes are added to the neighborhood but the new homes also need to reflect the shift in style and overall increased quality of new single family homes.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:

The Context Homes outlined in Section 1, and as identified in Appendix A and B of the Character Study, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

House Styles

- The Context Homes that have been identified as contributing include a significant range of styles such as Neo-Traditional, Neo-Heritage, West Coast Contemporary, California Stucco, Contemporary, French Provincial and English Tudor. The vastly eclectic range of styles is attributed to the age of most of the lots within the Context Neighborhood, with many homes being built as infill, and not having any Building Scheme registered. These homes represent styles which have been popular though different eras and highlight trends in housing for more than 40 years.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should permit a range of popular styles and not restrict the homes to be most like any one particular style. More important is to ensure that homes should maintain consistency in form and detailing with the specific style they are trying to achieve. Names of styles should be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, then restrictions specific to these items should be carefully crafted.

Building Massing

- The Context Homes that have been identified as contributing are all two storey homes above ground with the exception of two homes, which are single storey. Very few of the Context Homes have full two storey massing on the front façade without some type of roof or porch element to separate the main floor from the upper floor walls. Most commonly the Context Homes have a reduced upper floor massing on the front with the size of the upper floor reduced from the main floor, and separated by rooflines and main floor elements.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing on the front and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style or achieves a particular design element.

Corner Lot Design

- There are no corner lots proposed for the new lot layouts on the Subject Site. However, corner lot restrictions may still be included in the Design Guidelines and become applicable if adjacent lot development create any corner lots at some time in the future.

Roof Form and Material

- The Context Homes that have been identified as contributing primarily have medium to steep roof pitches, but some of the Context Homes have roof pitches as low as 3/12. None of the Context Homes have flat roofs as the main roof form. The Context Homes have main room forms which are a combination of hips and gables, and with some having monoplane roofs. Many homes have feature roof forms which match the main roof form. The roofing material appears to be an even mix of asphalt shingle and concrete tile.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles. The minimum roof pitch should be set at 3/12 or higher. Flat roofs should not be permitted as the main roof form but should be permitted on feature roofs if it suits the specific style. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the specific style. Asphalt shingle and concrete tile roofing should be the primary roofing materials but cedar roofing should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements.

Cladding and Detailing

- The Context Homes that have been identified as contributing include a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, wall shakes and brick, with roughly 2/3 of the Context Homes having stucco as the main body cladding material, and roughly 1/3 of the Context Homes having siding as the main body cladding material. Where siding is used it is predominantly wood but some homes appear to also have vinyl siding. Trim is visible on most of the Context Homes, and may be wood, stucco or precast moldings depending on the main cladding material used and the overall style of the home. Some homes do not have trim on the windows and doors. Some feature elements and materials such as timber or metal bracing have been included but many homes rely on bold massing and window design to achieve the specific exterior façade. Many of the Context Homes include feature base materials such as brick or stone, with stone being cultured stone or real stone. Modern cladding materials such as metal paneling systems do not appear to be used on any of the Context Homes.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements should be required for front facing elevations, unless it suits the specific style to omit these such as where significant use of stone and brick are used. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should not be permitted except on feature elements, and not as the main cladding material. Vinyl siding and similar low quality materials should not be permitted. Minimum requirements for fascias, fascia bands and barge boards should be outlined.

Surfacing Materials:

- The Context Homes that have been identified as contributing have a fairly even mix of asphalt and concrete driveway surfaces, with some also having masonry unit pavers. Where driveways are concrete there are many different finishes present including smooth, stamped and exposed aggregate, and several driveways include a mix of these finishes with border and infill panels. Most of the Context Homes have front entry walkways and porches of the same material used on the driveway.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Main entry and front walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted. For greater diversity from lot to lot, surfacing of other high quality materials such as stamped concrete and concrete unit pavers should also be permitted.

Garages:

- The Context Homes that have been identified as contributing all have some type of enclosed garage. Many homes have attached front facing two car garages. Some homes have side facing two car garages. A few of the homes have three car garages and some homes have detached garages. All garages appear to have garage doors which close. Carports do not appear to be present or visible from the road.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require all garages to be two car or three car. All new lots will be front loaded although there may be room for garages to be front facing or side facing. Garages should all have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- The Context Homes that have been identified as contributing have porches which range from very minimal to very large and dominant. Most homes have a very modest front porch, if any, and feature roofs over the porch are only seen on a few of the homes. Some of the homes have very large front entry porches or port cocheres, which appear to be disproportionate to the home. One appears to be two stories high but has a deck at the upper floor level built-in.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey. Specific restrictions for the height of the porch roofs should be included, and is typically not more than 3.6m from the porch floor.

Landscaping

- The Context Homes that have been identified as contributing have mature yet organized and well-kept landscaping. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and trees. Lawn typically covers all portions of the front yards which are not driveway or planting beds. Some homes have tall cedar fencing in their rear yards but often rely on hedging for privacy from lot to lot. Some of the homes have entry columns on either side of the driveway, with a few also having decorative low privacy gates and fencing in the front yard.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. A minimum of 25 shrubs should be included in the requirements. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly. Entry columns and low decorative privacy walls and fences should be permitted but only with specific review and approval from the Design Consultant.

Retaining:

- The Context Homes that have been identified as contributing do not have large amounts of retaining visible from the road. The overall area is quite level and yards do not require retaining to deal with grade transitions. Some homes have low retaining walls as borders for planting beds, and these are most often concrete block systems such as Allen Block or similar where visible from the road.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish. Retaining walls which are not visible from the street should have relaxed requirements for material and finish.

Conclusion:

The Context Homes within the Context Neighborhood are an eclectic mix of styles but overall the homes and landscaping in the Context Neighborhood is well organized and established. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: September 07, 2022

Reviewed and Approved by: Angus J. Muir  Date: September 07, 2022

6.2 Tree Preservation and Protection Plan

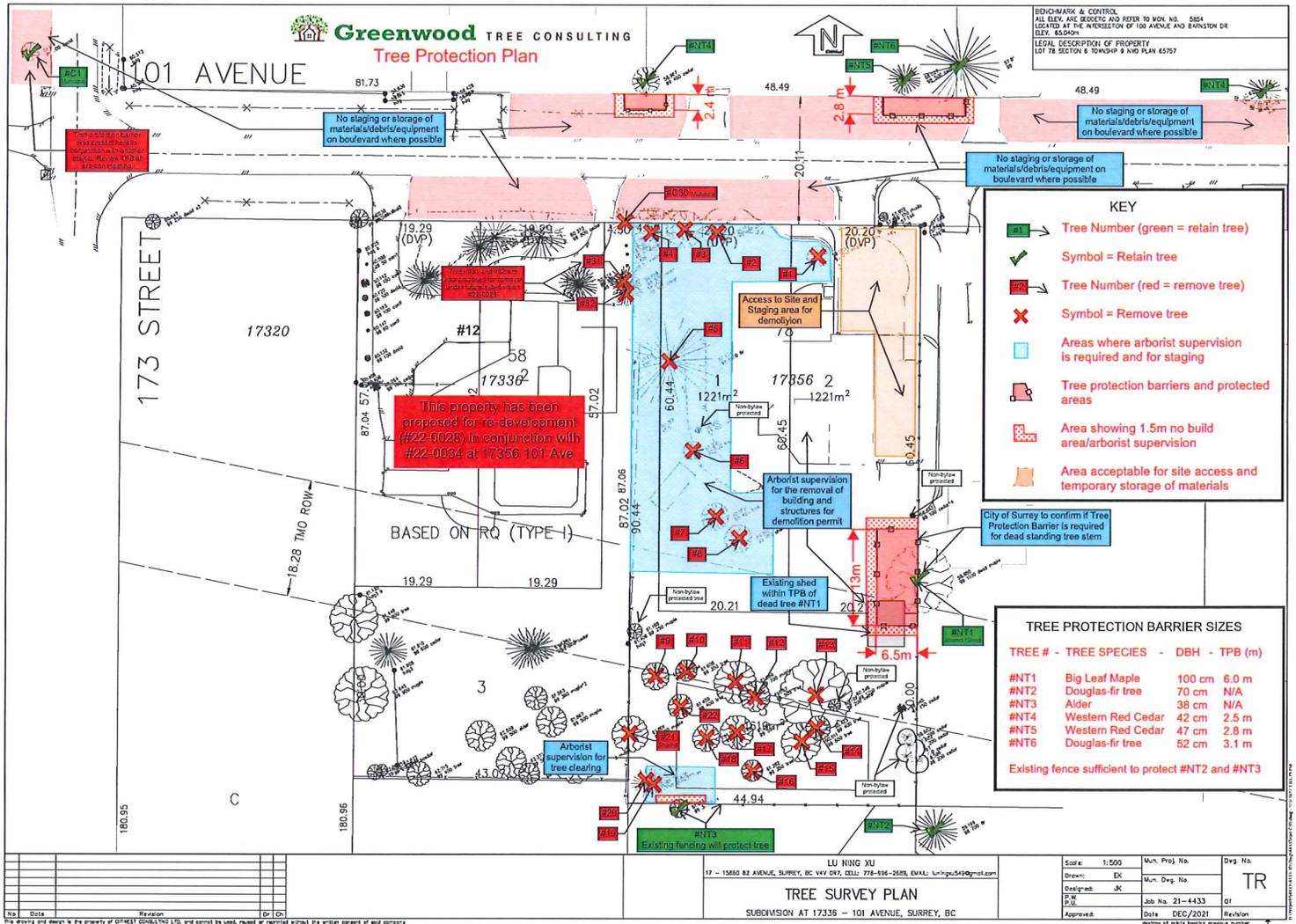


Figure 4 – Tree Preservation and Protection Plan

Tree Preservation and Protection Summary

Arborist Supervision:

GTC recommends that arborist supervision shall be present for the demolition of the house, accessory buildings, and tree removals in areas where tree retention has been identified and approved. Ten (10) working days prior to demolition/excavation warning is required to ensure arborist presence can be scheduled.

NOTE: Failure to have an ISA Arborist present to supervise work inside a TPZ (Tree Protection Zone) is a Bylaw infraction under the Tree Protection Bylaw 2006 No.16100

(https://www.surrey.ca/sites/default/files/bylaws/BYL_reg_16100_1.pdf)

Tree Protection Barriers:

Tree protection barriers are required for trees to be retained. Approved “No Entry” signs shall be attached to all sides. No debris, materials or garbage is permitted inside the barriers which also cannot be moved or relocated. (<https://www.surrey.ca/sites/default/files/media/documents/TreeProtectionBarrierBulletin.pdf>)



6.3 Tree Replacement Planting Plan

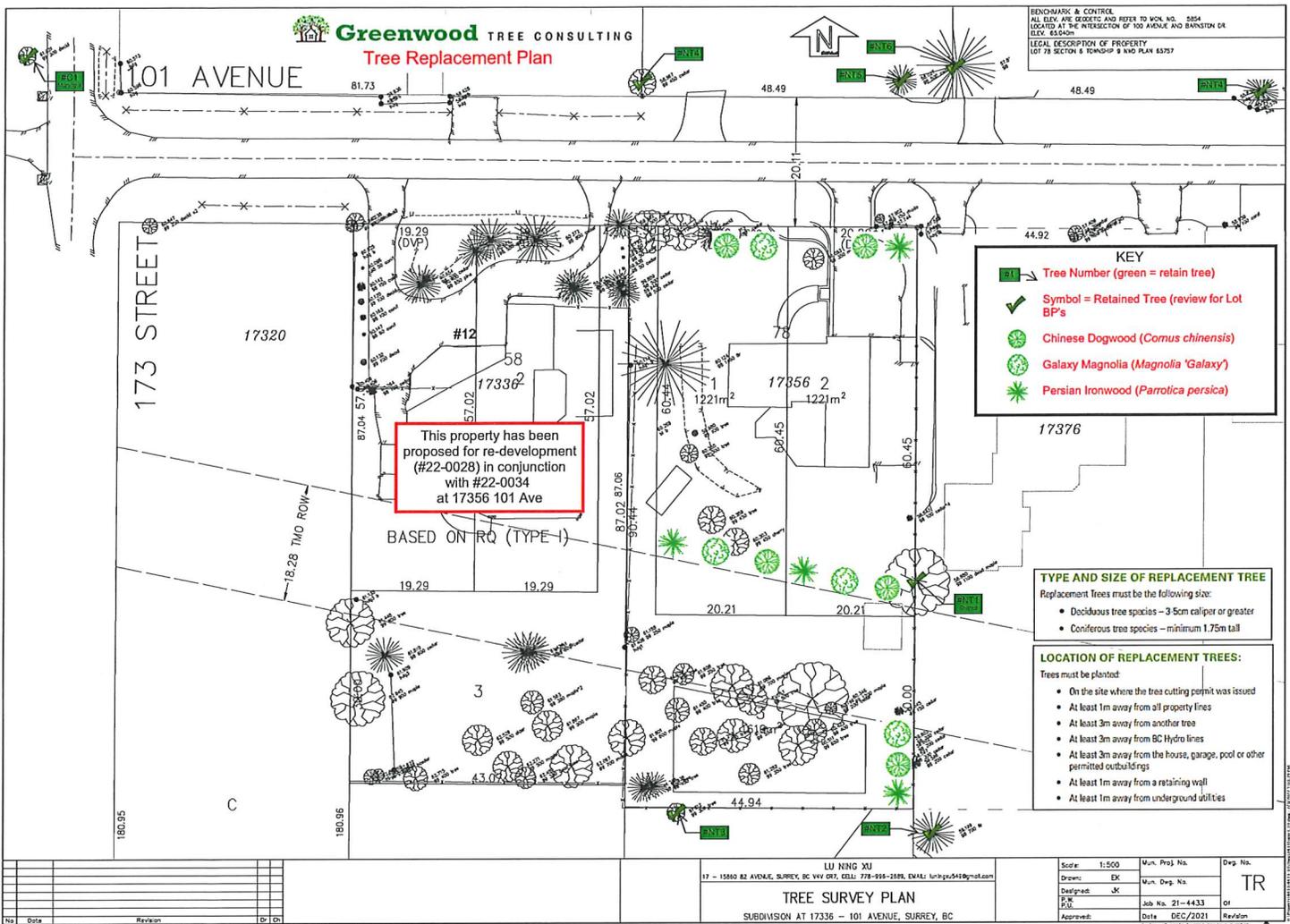


Figure 5 – Tree Replacement Planting Plan

Tree Replacement Summary

With this size of a three-lot subdivision, and the restriction of the TMO ROW (Right of Way) fifteen (15) of the twenty-five (25) replacement trees can be planted on site. The natural area of trees is in decline with no new substantial trees growing in the understory. Invasive ivy and blackberry have a strong presence and cover most of the area.

The proposed replacement trees should not cause future issues and conflicts and will contribute to the loss of tree canopy. They have attractive flowers and have been previously recommended in an online list provided by the City of Surrey.

These replacement trees should be correctly planted to BCLNA (British Columbia Landscape and Nursery Association) standards.

(https://www.surrey.ca/sites/default/files/media/documents/TreeReplacement_0.pdf)

Declaration of Arborist

"I, Chris Booth certify that I have no personal interest, bias or financial investment involved with respect to any parties connected with this property or proposed project. Neither do I have any personal interest regarding the trees or assets associated with the properties.

The assessment, review, analysis, opinions, and conclusions stated herein this report are my own and were based on sound accepted Arboricultural practices at that time of review. I was not provided with any additional professional assistance.

I further certify that I am an International Society of Arboriculture (ISA) Certified Arborist #PN-7309 A and am tree risk assessment qualified. I am a member in good standing of with the ISA. I have been involved in the field of Arboriculture in a fulltime capacity for a period of 15 years"

Arborist Tree Management Report Submitted by:

Greenwood Tree Consulting

Chris Booth – Project Arborist / Owner
ISA Certified Arborist (PN-7309A)
ISA Tree Risk Assessor (T.R.A.Q.)
Landscape Technician Diploma

Yours Sincerely,



Contact Information:

Phone: 778-837-7297
Email: chris@greenwoodtreeconsulting.com
Website: www.greenwoodtreeconsulting.com

Please contact me if there are any questions or concerns about the contents of this report

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0034-00

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: 003-665-771
Lot 78 Section 6 Township 9 New Westminster District Plan 65757
17356 101 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 Section K.2 of Part 15C Quarter Acre Residential Zone (RQ) the minimum lot width for lots created through subdivision is reduced from 24 metres to 20 metres for proposed Lots 1 and 2 (see Schedule A).

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

