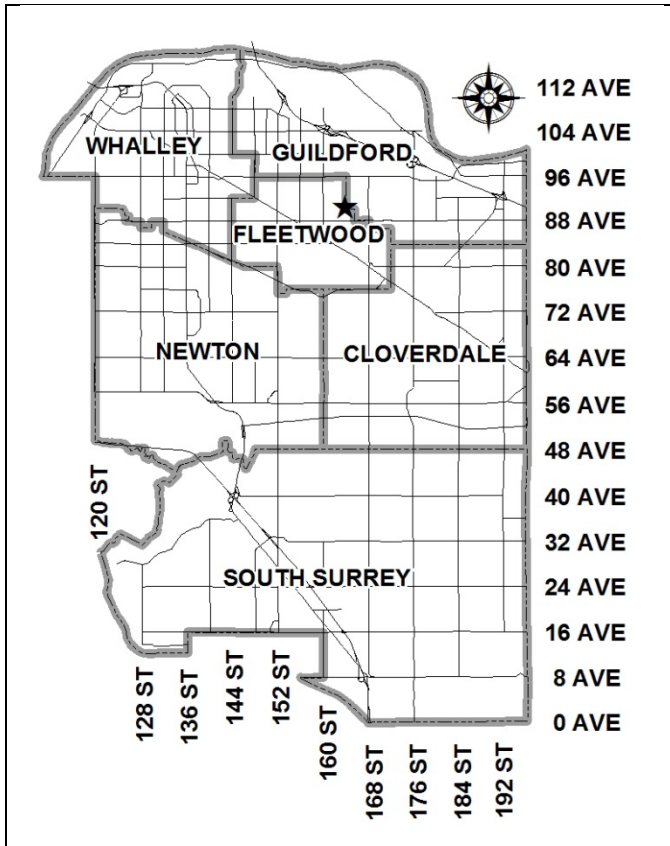


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0168-00

Planning Report Date: January 12, 2015



**PROPOSAL:**

- **Rezoning** from RA to RH
- **Development Permit**

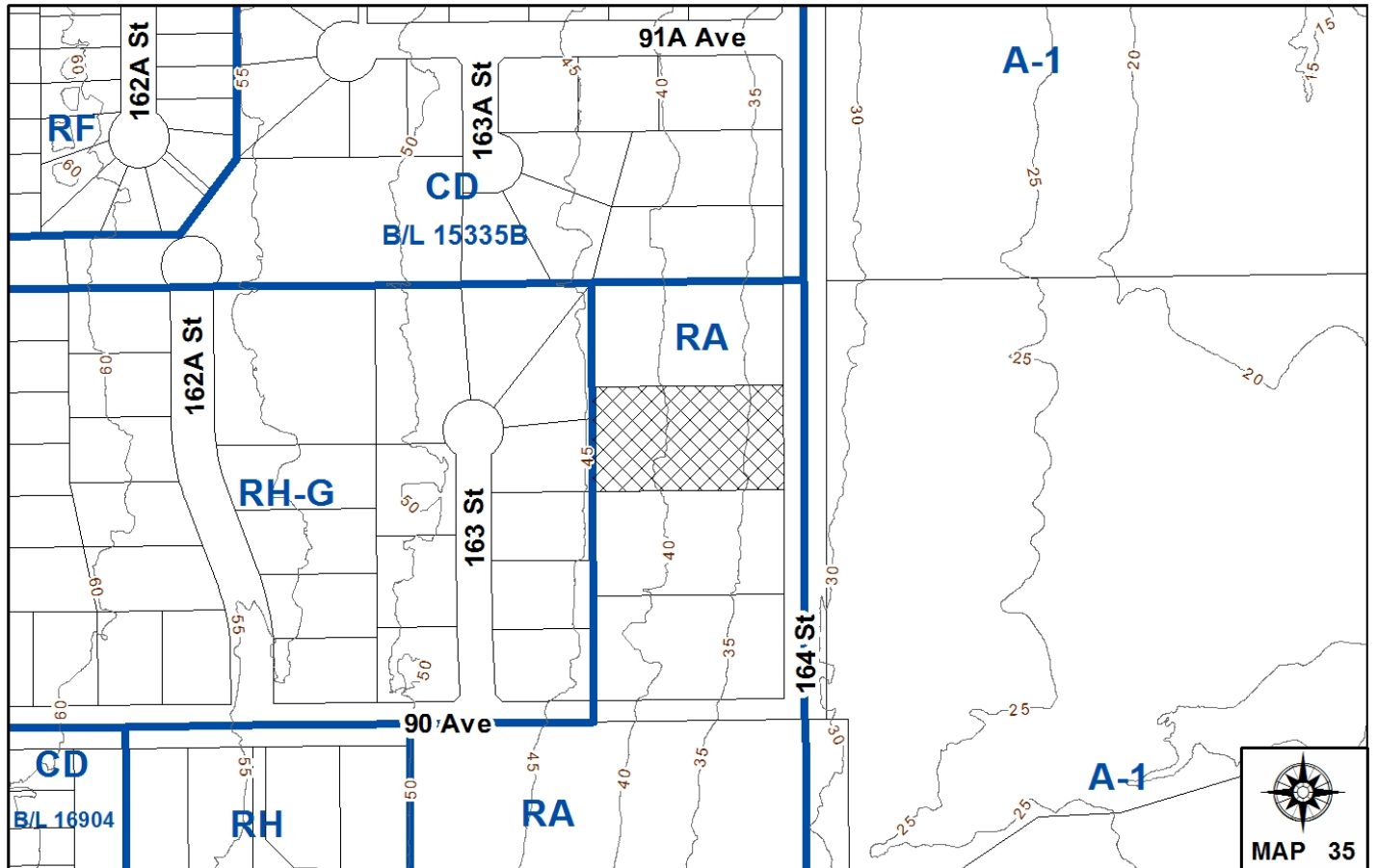
in order to permit subdivision into 2 half-acre residential lots across from the ALR boundary.

**LOCATION:** 9061 - 164 Street

**OWNERS:** Mandeep S Binng  
 Surinder S Binng

**ZONING:** RA

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not fully comply with City Policy No. O-23 Residential Buffering Adjacent to the ALR / Agricultural Boundary.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP.
- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposed panhandle configuration is the best solution to providing physical access and legal frontage for the proposed lots and shared driveway access will minimize the impact to the required ALR landscaped buffer.
- The proposed subdivision provides an appropriate transition between the existing adjacent half-acre gross density lots to the west and the agricultural lands to the east.
- Although not supported by the Surrey Agricultural and Food Security Advisory Committee (AFSAC), the proposed rezoning and subdivision is compatible with the established land use pattern in the area, and complies with the Farming Protection Development Guidelines in the Official Community Plan (OCP).
- The proposed subdivision will enhance the ALR buffer along this portion of 164 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0168-00 generally in accordance with the attached drawings (Appendix IX).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" and for the installation and maintenance of a 10-metre (33-ft.) wide landscape buffer along 164 street, parallel the ALR boundary;
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on the east portion of proposed Lot 2, as measured 37.5 metres (123 ft.) from the ALR boundary;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 advising future homeowners of the potential farm operations on the adjacent agricultural lands to the east; and
  - (j) registration of a Section 219 Restrictive Covenant for "no build" on the east portion of proposed Lots 1 and 2 to protect the 2.0-metre (7-ft.) wide riparian setback area.

REFERRALS

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

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

1 Elementary student at Serpentine Heights Elementary School  
1 Secondary student at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the one additional dwelling unit in this project is expected to be constructed and ready for occupancy by November 2015.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

Agricultural and Food Security Advisory Committee (AFSAC): When considered at the December 4, 2014 AFSAC meeting, the Committee expressed non-support for the proposal (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: One-acre residential lot with single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RA
East (Across 164 Street):	26-acre parcel within the ALR, proposed to be gifted to the City for parkland purposes.	Agricultural	A-1
South:	Single family dwelling.	Suburban	RA
West:	Single family dwellings.	Suburban	RH-G

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.43-hectare (1.06-acre) subject site consists of one property located at 9061 – 164 Street, north of 90 Avenue, in Fleetwood, and adjacent to the Agricultural Land Reserve (ALR) boundary, which in this immediate area parallels the east side of 164 Street.
- The site is designated Suburban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The site contains an existing single family dwelling on the eastern portion of the lot, which will be retained as part of the development.
- The subject lot is one (1) of four (4) lots along this portion of 164 Street zoned RA. The remainder of the block to the north is zoned CD By-law No. 15335B and has been developed with single family homes based on the RA-G and RH-G Zones.
- The subject property is located within the Outer Ring Transition Area (i.e. within 200 metres / 656 feet of the ALR). In accordance with City Policy No. O-23, half-acre subdivision including gross density development may be considered within the Outer Ring Transition Area provided the separation distance and landscape buffer requirements of the policy are met (see City Policy No. O-23 section of this report).
- The 26-acre property to the east (9016 – 164 Street) is within the ALR and is encumbered by several watercourses. This property is in the process of being gifted to the City by the owners, for parkland purposes.

### Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to permit subdivision into two (2) single family lots which will front onto 164 Street in a panhandle configuration.
- City staff worked with the applicant in exploring a larger consolidation with neighbouring properties to facilitate cul-de-sacs off of 164 Street, however it was determined that cul-de-sacs were not feasible and would reduce the effectiveness of a landscape buffer from the ALR lands to the east.
- The applicant has proposed access for proposed Lot 1 from a 9.0-metre (30-ft.) wide panhandle driveway along the northern lot line, which complies with the minimum lot width requirement for panhandles under the Zoning By-law and the City policy on panhandle lots (Policy No. O-15).
- Proposed Lots 1 and 2 exceed the minimum lot area requirements of the RH Zone with lot areas of 2,436 square metres (26,221 sq. ft.) and 1,859 square metres (20,010 sq. ft.), respectively.
- The Official Community Plan (OCP) permits densities up to a maximum of 5 units per hectare (2 upa) for Suburban designated areas within 200 metres (656 ft.) of the ALR edge and

generally limits subdivision of property to a minimum lot size of 0.2 hectare (0.5 acre). The proposal complies with the OCP in terms of density and minimum lot area under the Suburban designation.

- The applicant is proposing to retain the existing house on proposed Lot 2 and has provided a Location Certificate to verify that it meets the density and setback requirements of the RH Zone. The existing house will have a floor area ratio (FAR) of 0.13 and lot coverage of 7% on the new lot, which is less than the maximum permitted FAR of 0.25 and 25% lot coverage in the RH Zone.
- To limit the number of driveways along 164 Street and to facilitate a larger landscape buffer, shared access is required for both proposed lots. A 5.5-metre (18-ft.) wide reciprocal access easement over the southern portion of the panhandle on proposed Lot 1 will facilitate the shared driveway.
- The applicant's agent has demonstrated that the existing RA-zoned properties to the north and south of the subject site have the potential to be rezoned and subdivided in the future; and subject to Council approval, could be developed in a manner consistent with the subject site, including panhandle lots for 9039 and 9091 – 164 Street (Appendix VI).

#### Riparian Area

- A drainage ditch runs north / south within the road right-of-way along the west shoulder of 164 Street, fronting the subject property.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant, and recommends a 2.0-metre (7-ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA) from the top-of-bank of the ditch. The recommended 2.0-metre (7-ft.) setback area is located fully within the 37.5-metre (123-ft.) setback from the ALR boundary as required by the Official Community Plan (OCP) (see Development Permit for Farming Protection section of this report).
- A small portion of the SPEA extends onto the eastern portions of proposed Lots 1 and 2 into the proposed landscaped buffer area and will be protected by a “no-build” Restrictive Covenant.
- As proposed, the development conforms to the Ministry of Environment's Riparian Areas Regulation (RAR) setback requirements.
- The existing culvert and driveway are proposed to be removed and reconnected at the panhandle portion of proposed Lot 1. There will be no additional enclosure of the ditch.
- The proposal and the RAR assessment have been reviewed by staff and found to be acceptable.

#### Agricultural and Food Security Advisory Committee (AFSAC)

- The development application was reviewed by AFSAC at the December 4, 2014 meeting. The committee expressed non-support and as indicated in the draft minutes (Appendix V) provided the following comments on the proposal:

- If approved, this application could set a precedent for additional subdivisions of one-acre lots adjacent to the ALR boundary;
  - Maintaining one-acre lots has been a helpful strategy for preserving the buffer zone along the ALR; and
  - Development of panhandle lots, and driveways, may erode buffers adjacent to the ALR/road edge.
- In summary, the committee expressed non-support due to concerns over a general erosion of the landscape buffer along the ALR edge and a density increase from one acre to half-acre panhandle lots.

#### City Policy No. O-23

- The subject property is located within a residential transition area from the Agricultural Land Reserve (ALR) and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR: an Outer Ring Transition Area between the 200-metre (656-ft.) line and the ALR / Agricultural boundary, and an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre (656-ft.) line.
- As the ALR boundary in this area runs along the eastern edge of 164 Street, the subject property is located within the Outer Ring Transition Area.
- The proposed subdivision has been assessed based on City Policy No. O-23, as follows:

#### *Compliance with City Policy No. O-23:*

- Policy No. O-23 requires the minimum 37.5-metre (123-ft.) setback between the ALR and the principal building for lots where an existing road right-of-way separates the proposed lots from the ALR boundary. Due to the panhandle configuration, the new house constructed on proposed Lot 1 will be sited well in excess of this minimum 37.5-metre (123-ft.) setback requirement. The existing house to be retained on proposed Lot 2 does not meet this requirement as it is currently located 31 metres (102 ft.) from ALR boundary, however, a Restrictive Covenant will be registered on proposed Lot 2 requiring that any new construction or alterations to the existing house on proposed Lot 2 be set back a minimum of 37.5 metres (123 ft.).
- A Restrictive Covenant (RC) will be registered on both proposed lots to advise future lot owners of potential agricultural practices in the area.

#### *Non-Compliance with City Policy No. O-23:*

- Policy No. O-23 requires a minimum 15-metre (50-ft.) wide landscape buffer along the edge of the proposed lots, adjacent to the road that separates the lots from the ALR boundary. The applicant proposes a landscape buffer of 10 metres (33 ft.), as a 15-metre (50-ft.) landscape buffer would encroach into the existing house on proposed Lot 2. The proposed buffer is less than the 15 metres (50 ft.) required under the Policy, however the

proposed buffer is consistent with the newly established buffer standards as set out by the recently adopted Official Community Plan (OCP) (see Development Permit for Farming Protection section of this report).

*Partial Compliance with City Policy No. O-23:*

- Policy No. O-23 permits the proposed lots adjacent to the road which forms the edge of the ALR (i.e. the intervening road) to be a minimum of half-acre in size provided that the minimum setback between the ALR and the principal building is 37.5 metres (123 ft.) and that a minimum 15-metre (50-ft.) wide landscape buffer is provided along the edge of the proposed lots. The proposed building setback is 37.5 metres (123 ft.) for any new construction; however, the proposed landscape buffer is only 10 metres (33 ft.) wide.

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

<b>Farming Protection DP Guidelines</b>	<b>DP Guideline Requirement</b>	<b>Current Proposal</b>
<b>Restrictive Covenant (RC):</b>	An RC is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the RC on proposed Lots 1 and 2.
<b>Building Setback:</b>	Minimum 37.5-metre (123-ft.) setback from the ALR border to the building.	The applicant proposes to retain the existing house on proposed Lot 2, which is set back 31 metres (102 ft.) from the ALR boundary, however a 37.5-metre (123-ft.) setback will be required for any new construction, including alterations and renovations to the existing house. The applicant has agreed to register a "no-build" RC in this regard.
<b>Landscape Buffer:</b>	Minimum vegetated landscape buffer of 10-metre (50-ft.) width. A Restrictive Covenant is also required to ensure maintenance of the landscape buffer. Securities must be provided prior to subdivision approval to ensure installation and maintenance of the landscape buffer.	Proposal complies. The applicant proposes a straight 10-metre (33-ft.) wide vegetated landscape buffer along the eastern edge of proposed Lot 2 (Appendix IX).



### Design Guidelines and Lot Grading

- The applicant has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes in the area and based on the findings of the study, proposed a set of design guidelines for new houses on the proposed lots (Appendix VII). The design guidelines will ensure that the new homes are compatible with the design character of other newer homes in the neighbourhood.
- The existing house to be retained on proposed Lot 2 does not have a basement. Based on the proposed grading, basements can be achieved on both proposed lots. A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. and reviewed by staff and was determined to be adequate.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 20, 2014 advising property owners in the area of the proposed rezoning and subdivision. Staff received one (1) telephone call in response (*staff comments in italics*):

- An area resident expressed concerns that the proposed subdivision will increase traffic along 90<sup>th</sup> Avenue, which is not wide enough to accommodate extra traffic.

*(The proposed subdivision will create one (1) additional lot and will result in minimal impact on traffic volumes in the neighbourhood.)*

### TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	17	16	1
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	2	1	1
<b>Coniferous Trees</b>			
Western Red Cedar	20	1	19
Douglas Fir	4	0	4
Falsecypress	1	1	0
Grand Fir	2	0	2
Norway Spruce	1	1	0
Spruce	2	0	2

Tree Species	Existing	Remove	Retain
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>32</b>	<b>4</b>	<b>28</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>18</b>		
<b>Total Retained and Replacement Trees</b>	<b>46</b>		
<b>Contribution to the Green City Fund</b>	<b>\$1,800 (shortfall of 6 replacement trees)</b>		

- The Arborist Assessment states that there are a total of thirty-two (32) protected trees on the site, excluding Alder and Cottonwood trees. Seventeen (17) existing trees, approximately 35 % of the total trees on the site are Alder trees. There are no Cottonwood trees on the subject site. It was determined that twenty-eight (28) 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, proposed lot grading, and tree health.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 24 replacement trees on the site. The applicant proposes to install a total of eighteen (18) replacement trees (including those within the landscape buffer), which is a deficit of six (6) replacement trees. The tree replacement deficit will require a cash-in-lieu payment of \$1,800 to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- The 10-metre (33-ft.) wide landscape buffer along the east property line of proposed Lots 1 and 2 includes thirteen (13) trees (maple, spruce, etc.). The landscape buffer is secured through a Development Permit.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on November 24, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The subject site is designated Suburban in the OCP, and is adjacent to the Agricultural Land Reserve.
2. Density & Diversity (B1-B7)	• N/A

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development will maintain the existing Class B ditch fronting the subject site and proposes a 2.0-metre (7-ft.) from top of bank setback, per RAR regulations. The proposed setback area is located fully within the required 37.5-metre (123-ft.) setback from the ALR boundary.</li> <li>The development will include a 10-metre (33-ft.) wide vegetated buffer along the east property line adjacent to the ALR and the riparian area.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Subdivision Data Sheet
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Excerpt of Draft Agricultural and Food Security Advisory Committee Minutes
- Appendix VI. Concept Plan
- Appendix VII. Building Design Guidelines Summary
- Appendix VIII. Summary of Tree Survey and Tree Preservation
- Appendix IX. Proposed Landscape Buffer Adjacent to ALR

#### INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. Dated September 9, 2014.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:           Mike Helle  
                    Address:       Coastland Engineering and Surveying Ltd.  
  #101, 19292 - 60 Avenue  
  Surrey, BC V3S 3M2  
  
                    Tel:             604-532-9700

2.     Properties involved in the Application

- (a)     Civic Address:         9061 - 164 Street
  
- (b)     Civic Address:         9061 - 164 Street  
          Owner:                Surinder S Binng  
                                   Mandeep S Binng  
          PID:                  008-961-816  
          Lot 21 Section 36 Township 2 New Westminster District Plan 27187

3.     Summary of Actions for City Clerk's Office

- (a)     Introduce a By-law to rezone the property.

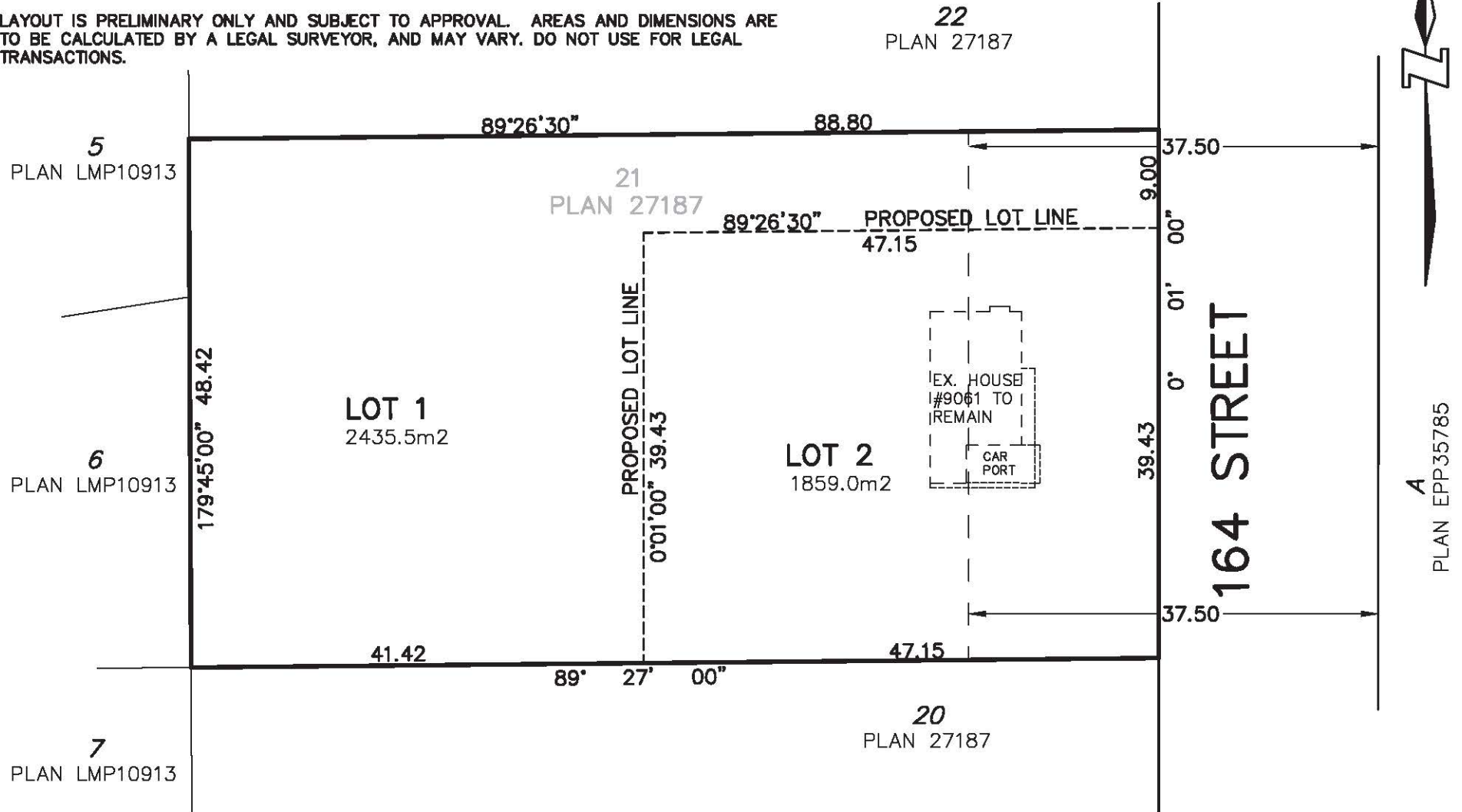
## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.06
Hectares	0.43
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	39.41 - 48.41
Range of lot areas (square metres)	1,859 - 2,436
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.76 lots/ha & 1.88 lots/acre
Lots/Hectare & Lots/Acre (Net)	4.76 lots/ha & 1.88 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	18%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	30%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION OF LOT 21, SECTION 36,  
TOWNSHIP 2, NWD PLAN 27187**

LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY. DO NOT USE FOR LEGAL TRANSACTIONS.



A  
PLAN EPP35785



**Coastland**  
engineering & surveying ltd.

#101, 19292 – 60 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
Fax: (604) 532-9701

PROJECT No: #2423  
LAYOUT-A  
SCALE: 1:500  
DATE: 2014 DECEMBER

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

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

DATE: **January 7, 2015** PROJECT FILE: **7814-0168-00**

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RE: **Engineering Requirements  
Location: 9061 164 Street**

**REZONE/SUBDIVISION**

***Works and Services***

- construct west side of 164 Street to a modified Local standard including curb and gutter, 1.5 m sidewalk, ditch and lighting;
- construct 6.0 metre driveway access and letdown at sidewalk;
- remove existing driveway (and culverts) on 164 Street;
- extend water main on 164 Street to service the site; and
- Construct adequate storm, water, and sanitary sewer service connections, complete with inspection chamber, to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS



Planning November-20-14

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0168 00

**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.  
 There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The enrolment growth shown in the tables below including buildout estimates for the area being developed. However, the projections for Serpentine Heights does not include the potential growth from future South Port Kells - Tynehead NCP development east of 168th Ave as the timing of service extensions and timing of new housing development is somewhat speculative for that area. The school district has identified a future elementary school site acquisition proposal in the Tynehead NCP Area in the east half of Serpentine Heights school catchment. Capital project approval has been received for a new North Clayton Area Secondary School which is projected to be completed by 2017. It is anticipated that there would be a secondary enrolment move of the area east of 168th Street in North Surrey Secondary School's catchment to the proposed new North Clayton Area Secondary School when it opens. The new North Clayton Area Secondary will relieve overcrowding and reduce portables at three existing secondary schools, including Lord Tweedsmuir, Clayton Heights and North Surrey, with enrolment moves from all three schools.

**SUMMARY**

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

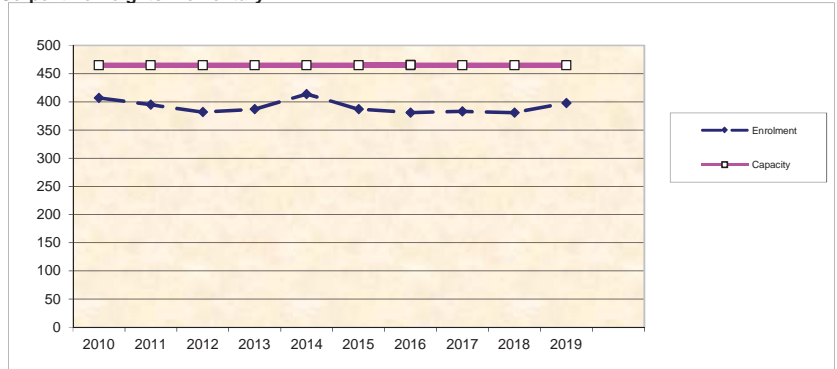
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

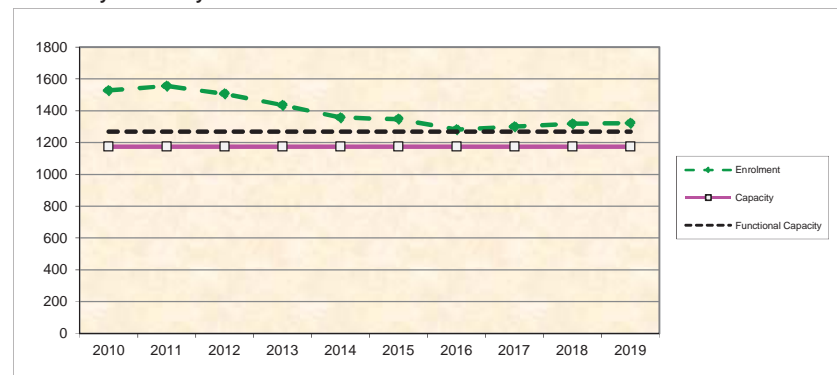
September 2014 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	48 K + 366
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1357
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

**Serpentine Heights Elementary**



**North Surrey Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.





# Agriculture and Food Security Advisory Committee Minutes

2E - Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, DECEMBER 4, 2014  
Time: 9:00 a.m.  
File: 0540-20

**Present:**

Councillor Hepner - Chair  
M. Bose - Vice-Chair  
K. Thiara  
J. Sandhar  
B. Sandhu  
M. Hilmer  
D. Arnold

**Regrets:**

P. Harrison  
S. Van Keulen  
S. Malhotra

**Environmental Sustainability Advisory  
Committee Representative:**

B. Stewart

**Ministry of Agriculture Representative:**

O. Schmidt, Ministry of Agriculture

**Guests:**

N. Ensing

**Staff Present:**

M. Kischnick, Planning & Development  
C. Stewart, Planning & Development  
R. Dubé, Engineering  
C. Craig, Legislative Services

**Youth Representatives:**

J. Gosal

**D. NEW BUSINESS**

4. **Proposed Rezoning from One-Acre Residential (RA) Zone to Half-Acre Residential (RH) Zone  
9061 - 164 Street**  
File No.: 7914-0168-00; 6880-56

Leita Martin, Associate Planner, was in attendance to review the memo from Ron Gill, Acting Current Planning Manager - North, dated November 18, 2014, regarding the above subject line. The following was noted:

- The Applicant proposes to rezone from “One-Acre Residential (RA) Zone to Half-Acre Residential (RH) Zone” in order to subdivide into two (2) single family lots.
- Proposed Lot 1 is a panhandle lot, in conformance with the City Panhandle Policy. The subject lot fronts onto 164 Street, which abuts ALR land.
- The Applicant proposes a “no-build” Restrictive Covenant within 37.5 metres of the ALR boundary as per Farm Protection DPA guidelines. The existing house will remain within the no-build area; however any new construction would occur outside of the no-build area.
- A 10-metre landscape buffer along 164 Street (abutting the ALR) is proposed, as per Farm Protection DPA guidelines.

The Committee commented as follows:

- If approved, this Application could set precedents for additional subdivision of similar Acreage lots adjacent to the ALR boundary. Typically, maintaining one-acre lots has been a helpful strategy for preserving the buffer zone along the ALR.
- Discussion ensued with regard to the current panhandle policy, and staff indicated that the current Policy is in keeping with City of Surrey Panhandle Policy Guidelines.

- It was noted by some committee members that the development of panhandle lots, and driveways, may erode buffers adjacent to the ALR/Road edge.

It was

Moved by B. Stewart

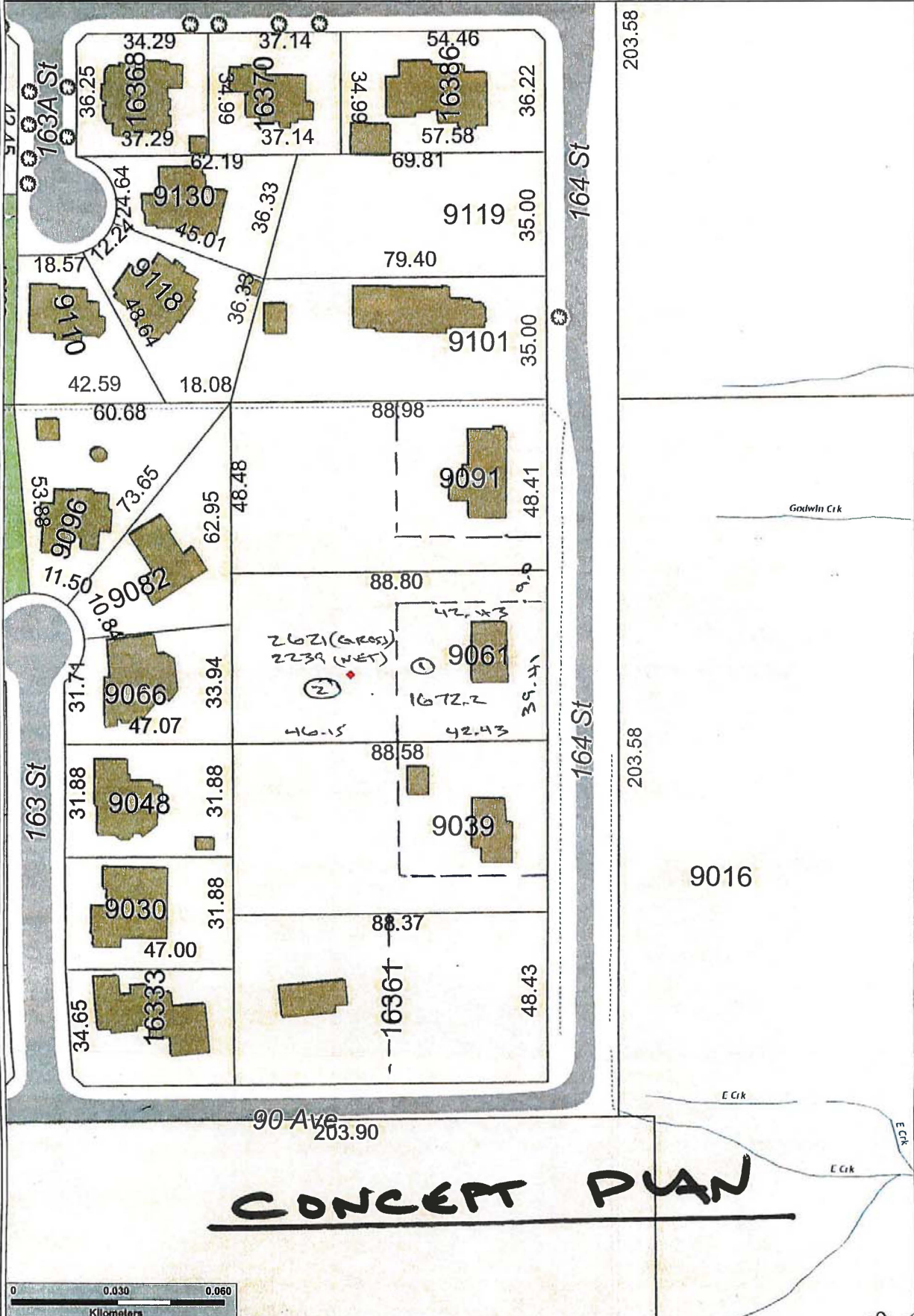
Seconded by M. Hilmer

That the Agriculture and Food Security

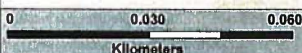
Advisory Committee recommend to the G.M. of Planning and Development that Application No.: 7914-0168-00 not be supported due to the Committees concerns over a general erosion of landscape buffer consistency along the ALR edge and a density increase from 1 Acre to  $\frac{1}{2}$  acre panhandles lots.

Carried

with B. Singh opposed



**CONCEPT PLAN**



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1:1,000  
Map created on: June-02-14

**BUILDING GUIDELINES SUMMARY**

V.1.0

**Surrey Project no.:** 14-0168-00 (Binng)  
**Property Location:** 9061-164 ST, Surrey, B.C

**Design Consultant:** Apex Design Group Inc., (Ran Chahal, AT.AIBC, CRD)  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

**1. Residential Character****1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

Most of the area surrounding the subject site is an old urban area built out in the 1960's and newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 86% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (7/12 or lower) to medium pitch (10/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 86% of the homes having Exposed Aggregate driveways.

**1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** “Two-Storey” 95.0%  
“Basement Entry/Cathedral Entry” 0.00%  
“Rancher (Bungalow)” 5.00%  
“Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 5.00% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 95.00% 2001 - 2500 sq.ft excl. garage  
0.00% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 14.0% Stucco: 76.0% Vinyl: 10.0%  
**/Materials:** Brick or stone accent on 41.00% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 36.0% Cedar Shingles: 19.00%  
Concrete Tiles: 45.00% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Tiles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
Rancher or Bungalow - 1400 sq.ft. minimum  
(Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 7:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

  
 \_\_\_\_\_  
 Ran Chahal, AT.AIBC, CRD, Design Consultant  
 Apex Design Group Inc.

August 22, 2014  
 Date

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 14-0168-00


Address: 9061 - 164 Street, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	49
<b>Protected Trees to be Removed</b>	20
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	29
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = <u>8</u></li> </ul>	24
<b>Replacement Trees Proposed</b>	18
<b>Replacement Trees in Deficit</b>	6
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

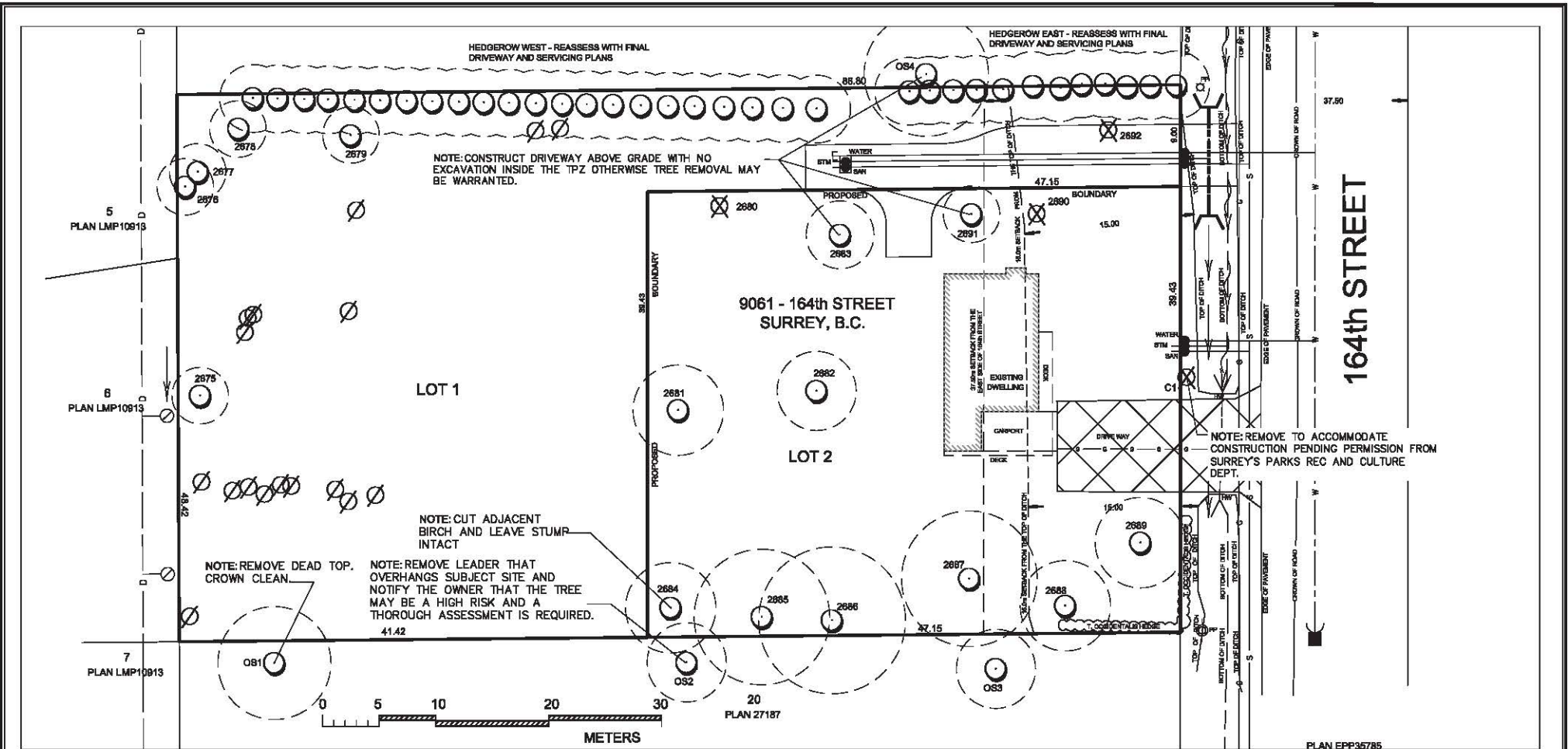
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: December 16, 2014
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Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- ALDER TO BE REMOVED

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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 V3W 0A8  
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PROJECT TITLE  
**9061 164 ST.**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT

DATE  
 SEPTEMBER 16, 2014

DRAWN  
 SCALE  
 AS SHOWN

**T-1**  
 SHEET 1 OF 2





HEDGEROW WEST - REASSESS WITH FINAL DRIVEWAY AND SERVICING PLANS

HEDGEROW EAST - REASSESS WITH FINAL DRIVEWAY AND SERVICING PLANS

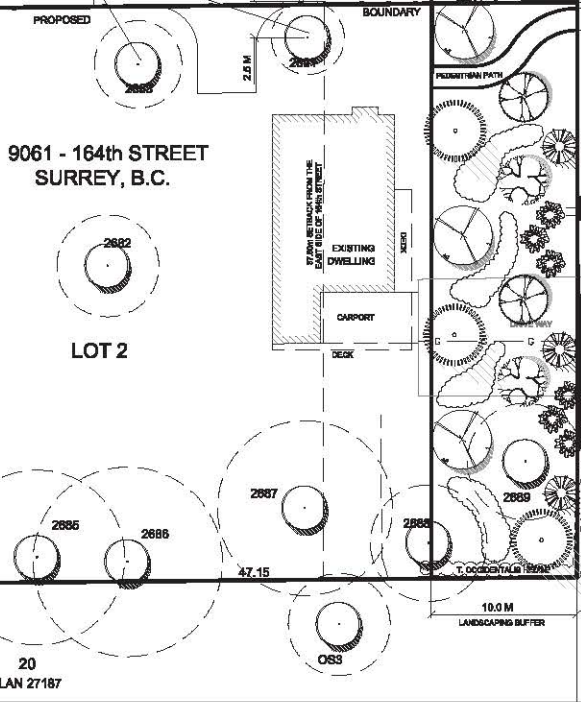
NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: CUT ADJACENT BIRCH AND LEAVE STUMP INTACT

NOTE: REMOVE DEAD TOP. CROWN CLEAN.

NOTE: REMOVE LEADER THAT OVERHANGS SUBJECT SITE AND NOTIFY THE OWNER THAT THE TREE MAY BE A HIGH RISK AND A THOROUGH ASSESSMENT IS REQUIRED.

NOTE: EXISTING CULVERT AND DRIVEWAY TO BE REMOVED



5 PLAN LMP10813

6 PLAN LMP10813

7 PLAN LMP10813

LOT 1

9061 - 164th STREET  
SURREY, B.C.

LOT 2

20  
PLAN Z7187

164th STREET

**LEGEND**

- RHODODENDRON "VULCAN" (# 3) (9)
- STEWARTIA (5 CM. DIA. MINIMUM) (5)
- KATSURA (5 CM. DIA. MINIMUM) (4)
- WILDFLOWER SEED MIX TO BE SOWED
- PAPERBARK MAPLE (5 CM. DIA. MINIMUM) (3)
- SERBIAN SPRUCE ( 3.0 M. HT. MINIMUM) (6)
- VIBURNUM X BODNANTENSE 'DAWN' #3 (3)

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**9061 164 ST.**  
**SURREY, B.C.**

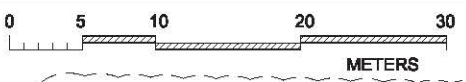
SHEET TITLE  
**T2 - TREE PROTECTION AND REPLACEMENT PLAN**

CLIENT

DRAWN: SGL  
SCALE: AS SHOWN  
DATE: SEPTEMBER 18, 2014



**T-2**  
SHEET 2 OF 2



HEDGEROW WEST - REASSESS WITH FINAL DRIVEWAY AND SERVICING PLANS

HEDGEROW EAST - REASSESS WITH FINAL DRIVEWAY AND SERVICING PLANS

NOTE: CONSTRUCT DRIVEWAY ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: CUT ADJACENT BIRCH AND LEAVE STUMP INTACT

NOTE: REMOVE DEAD TOP. CROWN CLEAN.

NOTE: REMOVE LEADER THAT OVERHANGS SUBJECT SITE AND NOTIFY THE OWNER THAT THE TREE MAY BE A HIGH RISK AND A THOROUGH ASSESSMENT IS REQUIRED.

NOTE: EXISTING CULVERT AND DRIVEWAY TO BE REMOVED

9061 - 164th STREET  
SURREY, B.C.

LOT 1

LOT 2

20  
PLAN 27187

164th STREET

5  
PLAN LMP10813

6  
PLAN LMP10813

7  
PLAN LMP10813

**LEGEND**

- RHODODENDRON "VULCAN" (# 3) (9)
- STEWARTIA (5 CM. DIA. MINIMUM) (5)
- KATSURA (5 CM. DIA. MINIMUM) (4)
- WILDFLOWER SEED MIX TO BE SOWED
- PAPERBARK MAPLE (5 CM. DIA. MINIMUM) (3)
- SERBIAN SPRUCE ( 3.0 M. HT. MINIMUM) (6)
- VIBURNUM X BODNANTENSE 'DAWN' #3 (3)

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE  
**9061 164 ST.**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION AND REPLACEMENT PLAN**

CLIENT

DRAWN  
SQL

SCALE  
AS SHOWN

DATE  
SEPTEMBER 18, 2014

**T-2**  
SHEET 2 OF 2