

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0025-00

Planning Report Date: May 25, 2020

PROPOSAL:

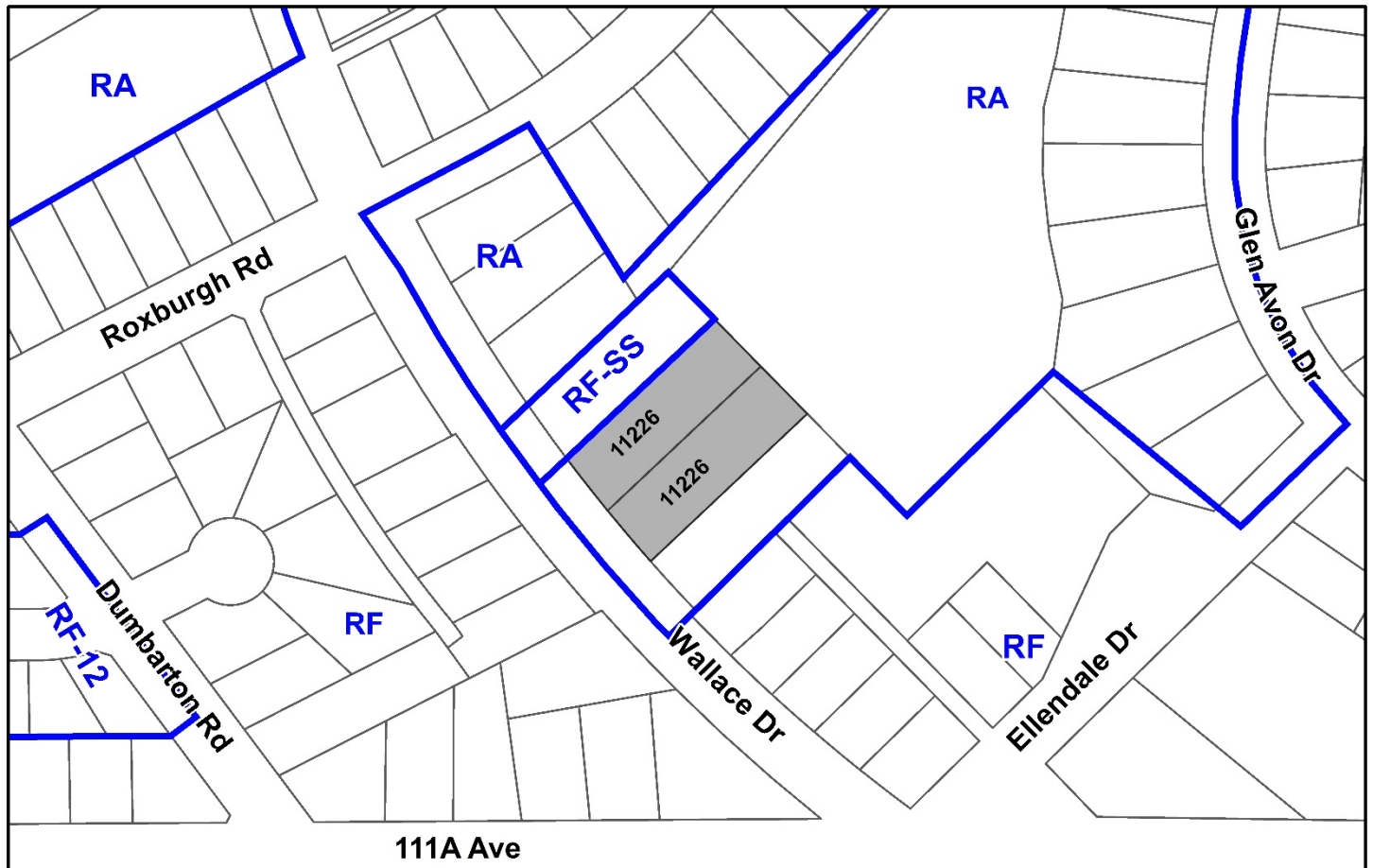
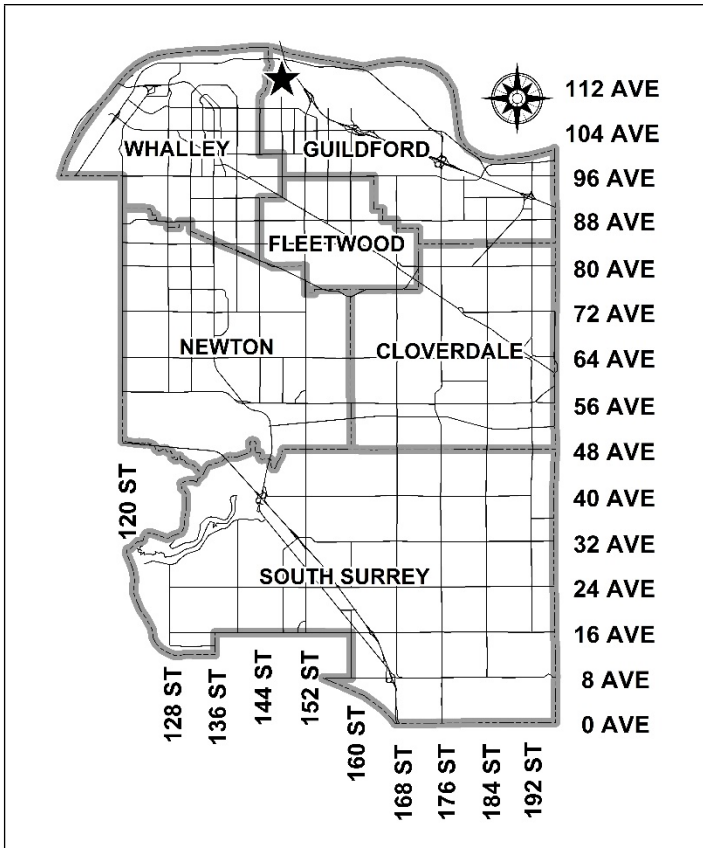
- **Rezoning** from RA to RF
- **Development Permit**

to permit subdivision into four (4) single family residential lots.

LOCATION: 11226 - Wallace Drive
 11226 - Wallace Drive

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The surrounding neighbourhood is characterized by RF zoned lots. The subject site consists of two existing narrow, but deep, RA zoned lots and as such the proposed panhandle RF-zoned lot configurations help retain a consistent streetscape with the existing RF-zoned pattern of development in the area.
- The applicant has revised their proposal to mitigate interface impacts and privacy concerns from the neighboring property owner by increasing the west side yard setbacks, proposing cedar fencing, cedar hedge planting, and massing provisions in the building design guidelines.
- An ecosystem development plan was submitted to the City as part of the proposed Development Permit for Sensitive Ecosystems (Streamside Areas). The content of the ecosystem development plan sufficiently addresses the Official Community Plan (OCP) Sensitive Ecosystems Development Permit guidelines in support of the proposed subdivision.
- A geotechnical report was submitted to the City as part of the proposed Development Permit for Hazard Lands (Steep Slopes), which was peer reviewed by an independent consultant. The content of the geotechnical report sufficiently addresses the Official Community Plan (OCP) Hazard Land Development Permit guidelines in support of the proposed subdivision.
- The subject application is running concurrently with a similar 2-lot panhandle rezoning and subdivision application to the east at 1196 Wallace Drive (Application No. 7919-0049-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0025-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan and geotechnical report.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) submission of a finalized Geotechnical Report;
 - (g) 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;
 - (h) the applicant address the Tier 1 Capital Projects Community Amenity Contribution requirements of the Zoning By-law No. 12000, to the satisfaction of the General Manager, Planning & Development Services;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
 - (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report; and
 - (l) submission of a planting plan and securities for the installation of cedar hedges where required along the west lot line.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RA
Northeast:	Greenbelt, watercourse (Grommit Creek)	Urban	RA
Southeast:	Single family dwelling	Urban	RA
Southwest (Across): Wallace Drive	Single family dwellings	Urban	RF
Northwest:	Single family dwelling	Urban	RF-SS

Context & Background

- The two subject properties, which are both addressed as 11226 – Wallace Drive, are located in Bolivar Heights. Both subject properties are approximately 21 metres in width and between 67 and 69 metres in depth.
- Both lots are designated "Urban" in the Official Community Plan (OCP) and are zoned "One Acre Residential Zone (RA)".
- The surrounding neighbourhood is characterized by RF-zoned single-family residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject properties from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into four (4) single family residential lots.
- Panhandle configurations are proposed to accommodate the proposed subdivision and result in oversized RF-zoned lots.
- A downward sloping cul-de-sac was originally contemplated to accommodate the proposed subdivision, rather than panhandle lots, but once drafted, the layout was reviewed by staff and was determined to be inferior due to servicing and grading concerns. The proposed panhandle lots, although different in orientation to the surrounding neighborhood, were considered to have merit as they will retain a comparable streetscape to the surrounding neighbourhood and result in lots that exceed minimum area and dimensional requirements of the RF Zone.
- A Development Permit is also required for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) (see Hazard Lands Development and Streamside Protection Section).

- Details on the proposed lots are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	0.287-hectare
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.287-hectare
Number of Lots:	4
Unit Density:	13.94 units per hectare
Range of Lot Sizes	591 – 848 square metres
Range of Lot Widths	16.8 – 21.3 metres
Range of Lot Depths	30.4 – 36.2 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 provided the following projections for the number of students from this development:**

1 Elementary student at Ellendale Elementary School
1 Secondary student at Guildford Park Secondary School

(Appendix III)

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

Parks, Recreation & Culture:

City Tree No's C718, C719, and C727 are currently proposed for removal. Parks staff has concerns about potential impact to their health, and supports their removal. Parks staff recommend that all fencing adjacent to parkland be permeable, located on the private property line, and not higher than 1.2 metres in height.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP). The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

Themes/Policies

- The application supports infill development that is appropriate in scale and density to its surrounding RF-zoned neighbourhood context and compatible design will be reinforced through design guidelines to be registered on title.
- Council Policy No. O-15 (Appendix VII) guides the application of panhandle subdivisions 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 generally complies with the provisions of Council's Policy. Although the proposed lots are Urban, subdivision using a more conventional pattern (i.e. cul-de-sac) is challenging due to grading and servicing concerns. The proposed panhandle lot configurations achieve lots that exceed the minimum area and dimensional requirements of the RF Zone, while also retaining a comparable residential character with other RF Zoned lots south of Wallace Drive, and without requiring extensive engineering requirements.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Single Family Residential Zone (RF)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 units per hectare	13.94 units per hectare
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
West Side Yard:	2.4 metres	2.4 metres*
East Side Yard:	1.2 metres	1.2 metres*
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	591 – 848 square metres
Lot Width:	15 metres	16.8 metres
Lot Depth:	28 metres	30.4 – 36.2 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	15 metres	15 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

*the side yard setback may be reduced to 1.2 metres along one side lot line adjoining a lot zoned Single Family Residential (RF) provided that the side yard setback on the opposite side of the lot is increased to 2.4 metres.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Mike Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing "Cape Cod", "Modern California Stucco", "Bungalow" and "Cathedral Entry" style homes do not provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that utilize compatible styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary", rather than to emulate specific components of the context homes.
- A preliminary lot grading plan, submitted by HY Engineering Ltd., and dated March 4, 2019 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Affordable Housing Strategy

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

Capital Project (Tier 1) Community Amenity Contributions

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program (Corporate Report No. R224; 2019), which introduced a new City-wide Community Amenity Contribution (CAC) to assist with funding projects in the City's Annual Five-Year Capital Finance Plan.
- For rezoning projects where the proposed density is consistent with the permitted OCP density, a flat rate per additional proposed dwelling unit (Tier 1) Capital Projects CAC applies. Payment of the Tier 1 CAC is required prior to Final Adoption of the subject Rezoning By-law.
- For the subject application, a phased rate applies as follows:
 - \$1,000 per new dwelling unit proposed should the project receive Final Adoption prior to January 1, 2021;
 - \$1,500 per new dwelling unit proposed should the project receive Final Adoption between January 1, 2021 and December 31, 2021; and
 - \$2,000 per new dwelling unit proposed should the project receive Final Adoption after January 1, 2022.

PUBLIC ENGAGEMENT

Pre-notification letters were sent on March 22, 2019, and Development Proposal Signs were installed on March 5, 2019. Staff has not received comments from the Bolivar Heights Community Association but has received the following responses: *(staff comments in italics)*

- One resident expressed initial concern regarding the completion of the rear lane east of the subject property but was okay with the proposal upon learning that the lot configuration will not require a lane extension but instead will incorporate a panhandle access configuration.
- Four residents expressed concern regarding the proposed development. In response, the applicant canvassed the surrounding neighborhood to address neighborhood concerns raised during the Pre-Notification process.
- A total of 21 properties were given Neighborhood Consultation Packages from the applicant on August 17, 2019, of which five (5) were delivered by mail and fourteen (14) were hand delivered. The packages contained the proposed subdivision layout and a comments sheet. Residents were requested to provide their comments by August 31, 2019. Three (3) comment sheets from adjacent residents were received.

- One concern raised by the neighbors is regarding the existing traffic and safety conditions of Wallace Drive. Given that it is a busy road, safety to pedestrians is a concern. Residents contended that the increase in traffic due to the proposed development will worsen the existing road conditions while noise and dust from the road will also be disruptive to the community.
 - *The proposal will add two additional single-family lots, which can be accommodated by the local road network. Dust mitigation will be addressed through the Erosion and Sediment Control (ESC) Permit, and compliance with Engineering requirements, which require that dust and siltation from the site during construction be minimized.*
- Residents expressed concerns about the possible decline in privacy and safety due to the proposed panhandle lot configuration. The concern is that that the panhandle layout will facilitate easier access and enable unobstructed views into their rear yards. There is also concern about the inability to verify those entering or exiting the property as well as a reduction of sunlight on to their backyard areas.
 - *The applicant proposes to address privacy and security by installing cedar fencing and cedar hedges along the property lines of the concerned neighbors. Building massing will also be addressed through the Building Design Guidelines in order to minimize potential impact to sunlight exposure.*
- Residents expressed concerns about the lack of compatibility with the neighborhood character. Residents did not express concerns regarding density, suggesting support of row homes, new single dwellings and coach homes, but rather with the panhandle lot configuration. There is concern that the proposed application will be inconsistent with the form and character of the existing neighborhood and that the proposed layout will leave the panhandle driveway accesses conducive to junk and parked cars, thus devaluing property.
 - *The proposed development exceeds the minimum lot area requirements of the RF Zone and maintains a consistent streetscape with the adjacent RF-zoned lots in the neighborhood.*
- Residents indicated concerns regarding the impacts of the future lots/homes on the environmentally sensitive area. They fear that the proposed development may negatively harm the animals in the park abutting the rear portion of the subject site.
 - *The applicant has retained a Qualified Environmental Professional (Envirowest Consultants Ltd.), who has prepared a comprehensive Ecosystem Development Plan (EDP) to ensure that the environmental area is protected. The environmental area will also be fenced to ensure minimal development impact. No variances to the City's streamside setbacks are proposed.*

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) and Class A (red-coded) watercourse which flows north of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- The Class B stream as identified on the City of Surrey Mapping Online System (COSMOS) underwent a field assessment. It was determined to be a Class C watercourse due to a lack of visible channels.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A and B Stream require a minimum setback of 15 metres for large ravines, as measured from the top of bank. The applicant is proposing a 15 metre setback and will utilize the flex provision in the Zoning By-law. The applicant is proposing a net gain and net loss of 48 square metres (Appendix VI).
- The installation and maintenance of both fencing and landscaping will be regulated through both the subject Development Permit and a combined Statutory Right-of-Way/Restrictive Covenant (SRW/RC) for "No-Build/No Disturbance" and access. As part of this process, the applicant is required to submit appropriate landscape securities, which will be held for a minimum five (5) year maintenance and a monitoring period to allow for the proposed landscaping to attain "free-growing" status.
- Protection of the streamside setback area through the registration of a combined SRW/RC and installation of permanent protection fencing is considered minimum acceptable safeguarding as per the Sensitive Ecosystems Development Permit guidelines.
- An Ecosystem Development Plan, prepared by Tracy Anderson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated April 17, 2020, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report with recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The site is subject to a Development Permit (DP) for Hazard Lands under the Official Community Plan, due to the steep slopes in the northeast portion of the property. The subject property is rectangular in shape. The steep slope in the northeast portion of the site is sloping at a gradient of approximately 10%. The site is located adjacent to a northeast facing slope, sloping down to East Bon Accord Creek, at an overall slope gradient of approximately 33%, with localized over steepened portions as steep as 76.9% near the toe of slope and shallow portions with gradients in the order of 22.2%.

- A geotechnical report, prepared by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Consultants Ltd. dated May 30, 2019, as part of the subdivision application. This report was reviewed by staff to confirm that the report responded to the Development Permit Guidelines for Hazard Lands. The report was subsequently peer reviewed by Able Geotechnical Ltd., dated September 15, 2019, which flagged several questions for the Geotechnical Engineer to resolve. A finalized Geotechnical Report prepared by Western Geotechnical Consultants Ltd., dated December 18, 2019 was submitted, addressing the peer review comments. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The geotechnical report notes that the top of bank of the offsite slope is approximately 9 metres and recommends that given the relatively shallow gradient, a nominal setback line of 3 metres from the localized over-steepened portions of the offsite slope may be adopted. In this regard, the applicant will be required to register a Section 219 Restrictive Covenant as condition of final adoption on all proposed lots for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report and lot grading plan.
- The building envelopes on all proposed lots will avoid the steepest portions of the site along the northeast property line. Proposed Lots 1 to 4 have a sizable flat portion at the front to midpoint of the lots proving sufficient room to construct homes with appropriate rear setbacks from the top of the slope.
- 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.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Pear	1	1	0
Plum, Cherry	2	2	0
Poplar, Lombardy	2	2	0
Walnut	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Falsecypress	6	6	0
Pine, Scots	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	12		
Total Retained and Replacement Trees	12		
Contribution to the Green City Program	\$7,200		

- The Arborist Assessment states that there is a total of 15 mature trees on the site. It was determined that no trees can be retained as part of this development proposal.
- The applicant has confirmed that cedar hedges will be planted along the west property line. Submission of a planting plan and securities to the satisfaction of Trees and Landscaping will be completed prior to final adoption.
- City Tree No’s C718, C719 and C727 are currently proposed for removal. Parks also has concerns about the impact to their health and supports their removal.
- 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 30 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$7,200.00, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection Bylaw.
- In summary, a total of 12 trees are proposed to be replaced on the site with a contribution of \$7,200 to the Green City Fund.

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. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Streamside Setbacks and Riparian Planting Plan
- Appendix VII. Council Policy No. O-15

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm



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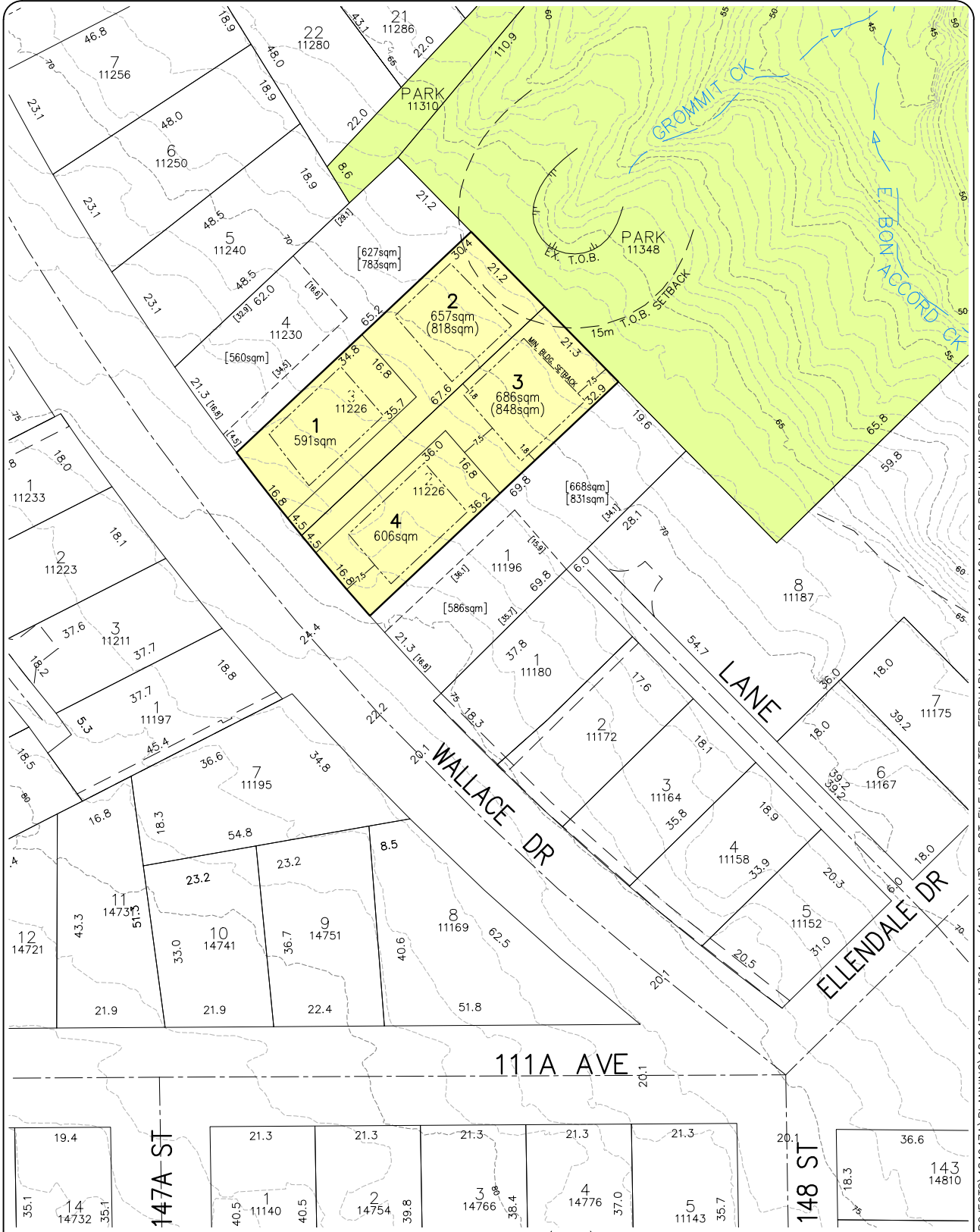
PROPOSED SUBDIVISION LAYOUT

Appendix I



File No: 79 -0 -00
 EXIST. ZONE: RA
 PROP. ZONE: RF

CIVIC ADDRESS: 11226 WALLACE DR., SURREY, BC
 LEGAL: LOTS 2&3, BLOCK 112, N.W.D., PLAN NWP21799



GROSS SITE AREA: 2,865sqm (0.71ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



• #200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:184947A | ALTERNATIVE#01-1 | DATE: 2019.02.11 | SCALE: 1:750

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INTER-OFFICE MEMO

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

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

DATE: **Feb 20, 2020** PROJECT FILE: **7819-0025-00**

RE: **Engineering Requirements
Location: 11226 Wallace Drive**

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

- Provide 0.5 m wide statutory right-of-way (SRW) along Wallace Drive.

Works and Services

- Construct north side of Wallace Drive.
- Provide 6.0 m wide driveway to each lot, to be shared where possible. Register a reciprocal access easement as required.
- Provide water, storm and sanitary service connections to each lot. Register Restrictive Covenants (RC) for pumped storm and sanitary connections.
- Construct on-site sustainable drainage features. Register a RC for sustainable drainage as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

The following are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems and Hazardous Lands:

- Register a combined SRW and RC on title for the streamside setback areas.
- Register a RC for Hazardous Lands – Geotechnical Report.

Tommy Buchmann, P.Eng.
Development Services Manager

DJS

April 20, 2020
Planning

School Enrolment Projections and Planning Update:

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

Ellendale Elementary serves a maturing residential area. The catchment, however, does continue to have a strong average birthrate of 26 births per year; consequently, the 10 year projections indicated there will be a very gentle growth curve. Enrolment projections are showing the school only increasing by 39 students over the next 10 years.

The school is currently operating below capacity. It is anticipated that the enrolment will surpass the school's existing capacity around 2022. As future growth is forecasted to be minimal, future growth can be accommodated in portables. There are no capital expansion requests for this school.

Guildford Park Secondary is currently operating at 122% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that plan has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 450 capacity addition targeted to open September 2025. The Ministry of Education has not approved capital funding for this request.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0025 00 Updated April 2020

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

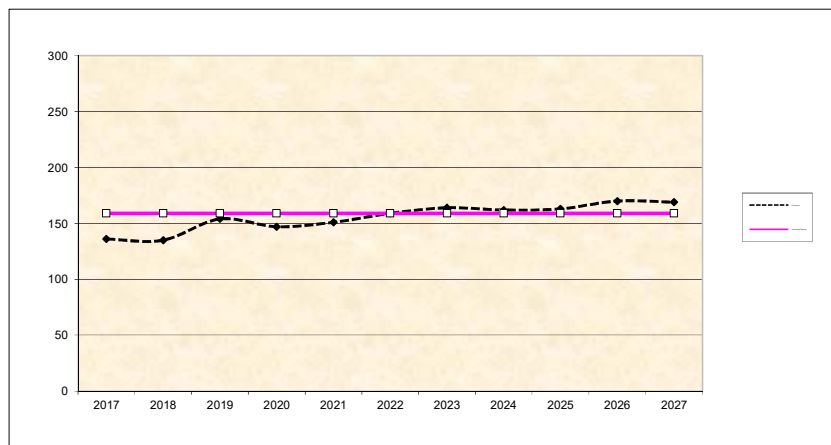
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

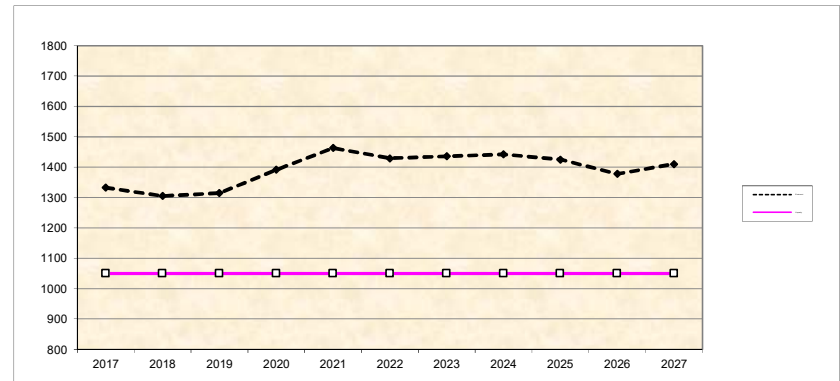
September 2019 Enrolment/School Capacity

Ellendale Elementary	
Enrolment (K/1-7):	24 K + 130
Operating Capacity (K/1-7)	19 K + 140
Guildford Park Secondary	
Enrolment (8-12):	1315
Capacity (8-12):	1050

Ellendale Elementary



Guildford Park Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 19-0025-00
 Project Location: 11226 Wallace Drive, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old urban development area constructed over a period spanning from the 1950's to the 1990's. As is typical of neighbourhoods developed over a long time period, there is substantial diversity in the size and scale of the homes, the style, the home types, the complexity of the massing designs, the quality of the wall cladding and roofing materials and the quantity and quality of trim and detailing elements. The result is a neighbourhood with a "varied" style character. This is not a neighbourhood with an easily identifiable and recognizable "themed" character.

Traveling from north to south along the west side of Wallace Drive are homes including :

- a 1990's, 3000 sq.ft. Cape Cod style 1 ½ Storey home with four street facing common hip dormers comprising the only visible upper floor area. The roof is a Boston gable type with raised seam metal surface. The home has a single storey high covered entrance veranda. The home is clad in vinyl, with full height brick at the main floor level. (Surrey project 93-0177-00)
- three 1990's "Modern California Stucco" style Two-Storey homes with rear garages. Each has an exaggerated two storey high front entrance portico, and all have 5:12 slope all-common hip roofs; two with a concrete tile surface and one with an asphalt shingle surface. Wall cladding is stucco-only. (Surrey project 92-0285-00)
- the three homes south of these are old urban homes from the 1960's and 1970's, including one Bungalow, one Basement Entry home and one Cathedral Entry type. Two of the homes have low slope roofs with torch-on membrane surface, and one has asphalt shingles. All three are clad in vinyl.

Traveling from south to north along the east side (subject lot side) of Wallace Drive are :

- three small simple Bungalow from the 1960's and 1970's, with 5:12 and 6:12 pitch roofs, two with an asphalt shingle surface and one with cedar shingles. Two are clad in stucco and one is clad in vinyl.
- a 75 foot wide Cathedral Entry type old urban home (subject site home to be demolished) with large deck over a double carport. 2:12 pitch roof with tar and gravel surface. Cladding is blue vertical cedar siding combined with stucco.
- Pre 1950's "Old BC Heritage" 1 ½ Storey home with 12:12 slope roof with asphalt shingle surface and horizontal cedar siding, and
- 1970's "Old Urban" Cathedral Entry home; high mass with fully exposed upper floor walls clad in vinyl only. The roof is 5:12 slope with an asphalt shingle surface.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 5:12. A provision is also recommended to allow slopes less than 5:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: The streetscape has a "varied" rather than themed appearance due to the wide range of standards commonly found in subdivisions developed over a 1950's - 1990's period. Homes range in size from 1000 - 3500 sq.ft. Home types include Two-Storey, Basement Entry, Cathedral Entry, 1 ½ Storey, and Bungalow. Styles include "Old Urban", "Modern California Stucco", "Cape Cod", and "Old BC Heritage. Massing ranges from small, simple, low mass, to box-like. Front entrances range in scale from

one to two storeys. Roof slopes range from 2:12 to 12:12. Roof surfaces include asphalt shingles, cedar shakes, concrete tiles, raised metal seam, tar and gravel, and roll (torch-on). Wall cladding materials include stucco, vinyl, cedar, brick, and stone. Trim and detailing features meet a modest modern standard. Landscapes meet a modest old urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2017.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 5:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Due to the long (118 foot) panhandle driveways on lots 2 and 3, asphalt is permitted within the panhandle area.
- Park:** There is a public environmental park with steep slopes adjacent to the north side of lots 2 and 3. Although this area is not likely to be traveled frequently by the public, CPTED principles will apply, wherein low (4 ft. max.) transparent type fencing with dwarf shrubs are installed along the park interface to provide opportunities for passive surveillance of the park by residents. Also, windows are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the park. Due to the environmental nature of the park and the limited public access (as opposed to frequent access public parks/playgrounds), increased articulation standards are not necessary.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 5, 2019

Reviewed and Approved by:  **Date:** March 5, 2019

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0025-00

Address: 11226 Wallace Drive

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30 	30
Replacement Trees Proposed	12
Replacement Trees in Deficit	18
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	1

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	4
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: April 1, 2020



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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

11226 WALLACE DR.
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

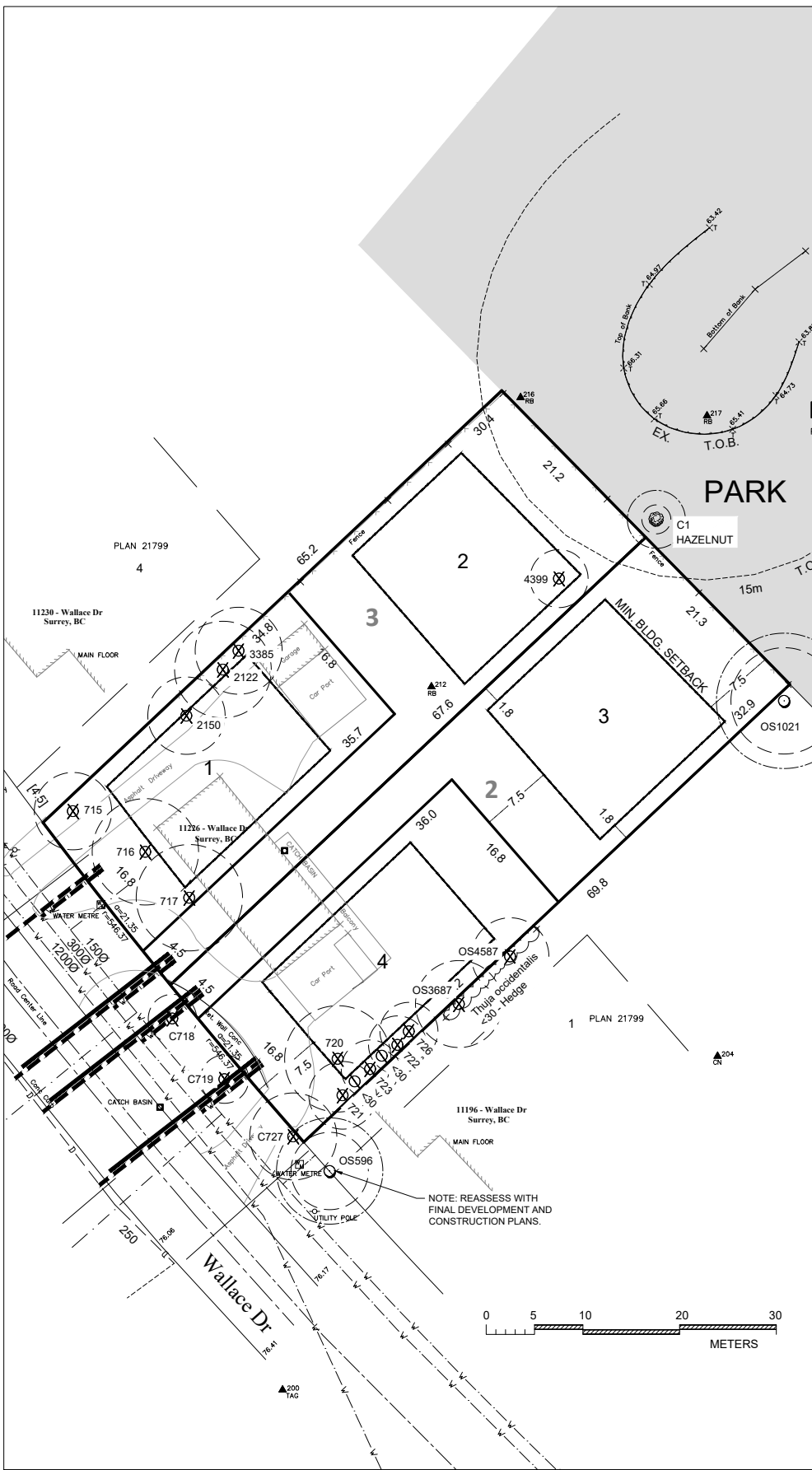
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 18, 2019

T - 1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- PARK TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

11226 WALLACE DR.
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

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

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

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

SHEET TITLE

T2 - TREE PROTECTION PLAN

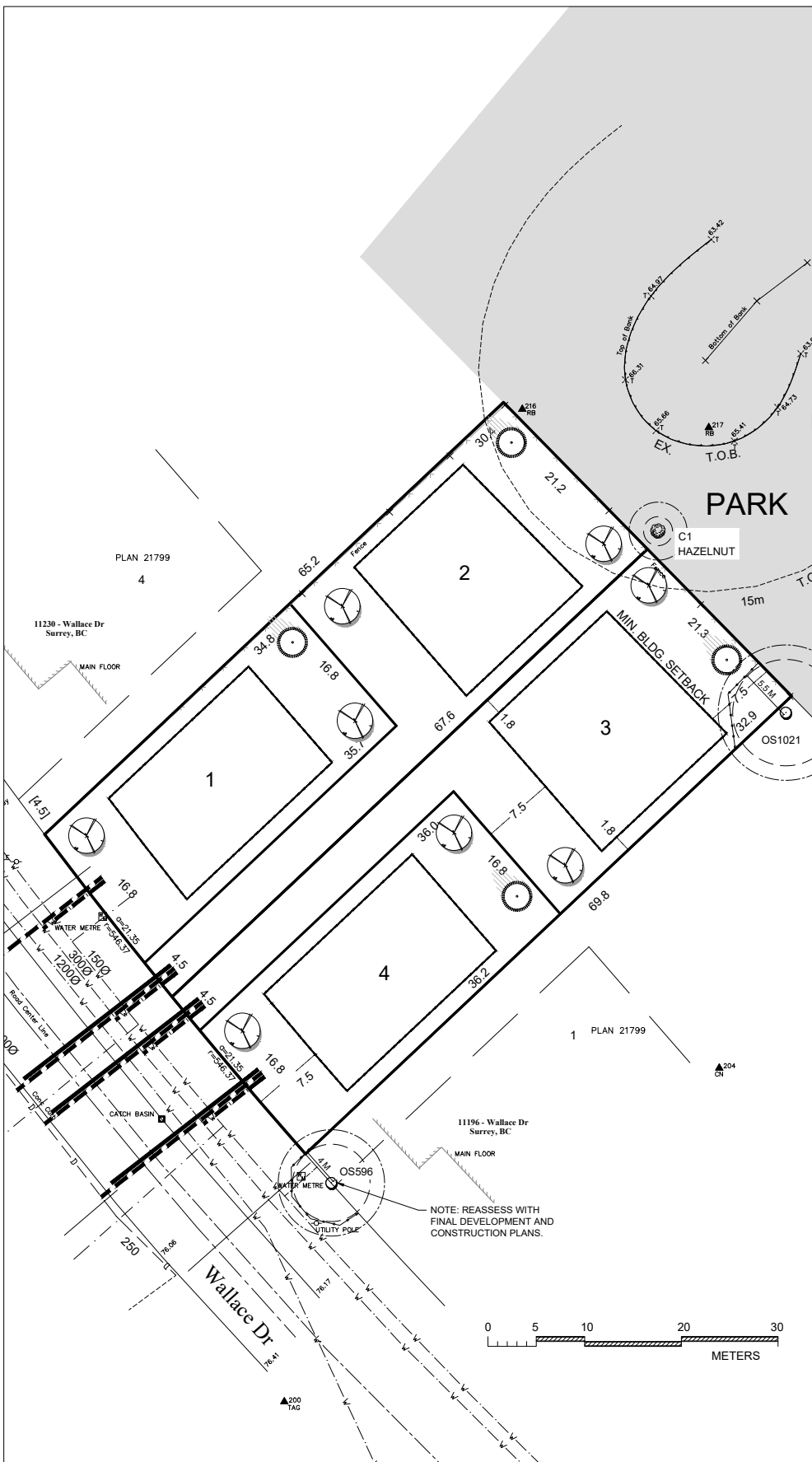
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 18, 2019

T-2
 SHEET 2 OF 2

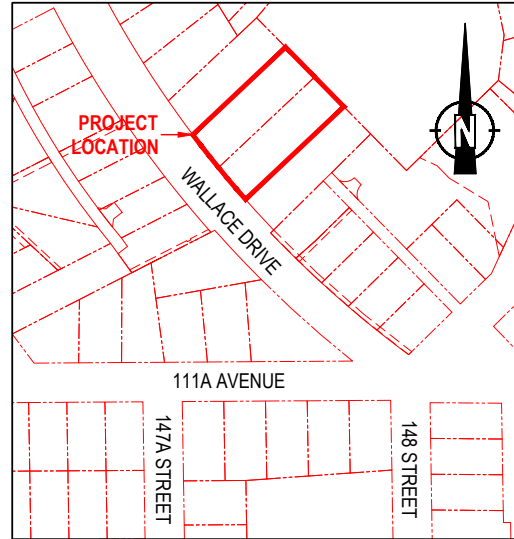


LEGEND

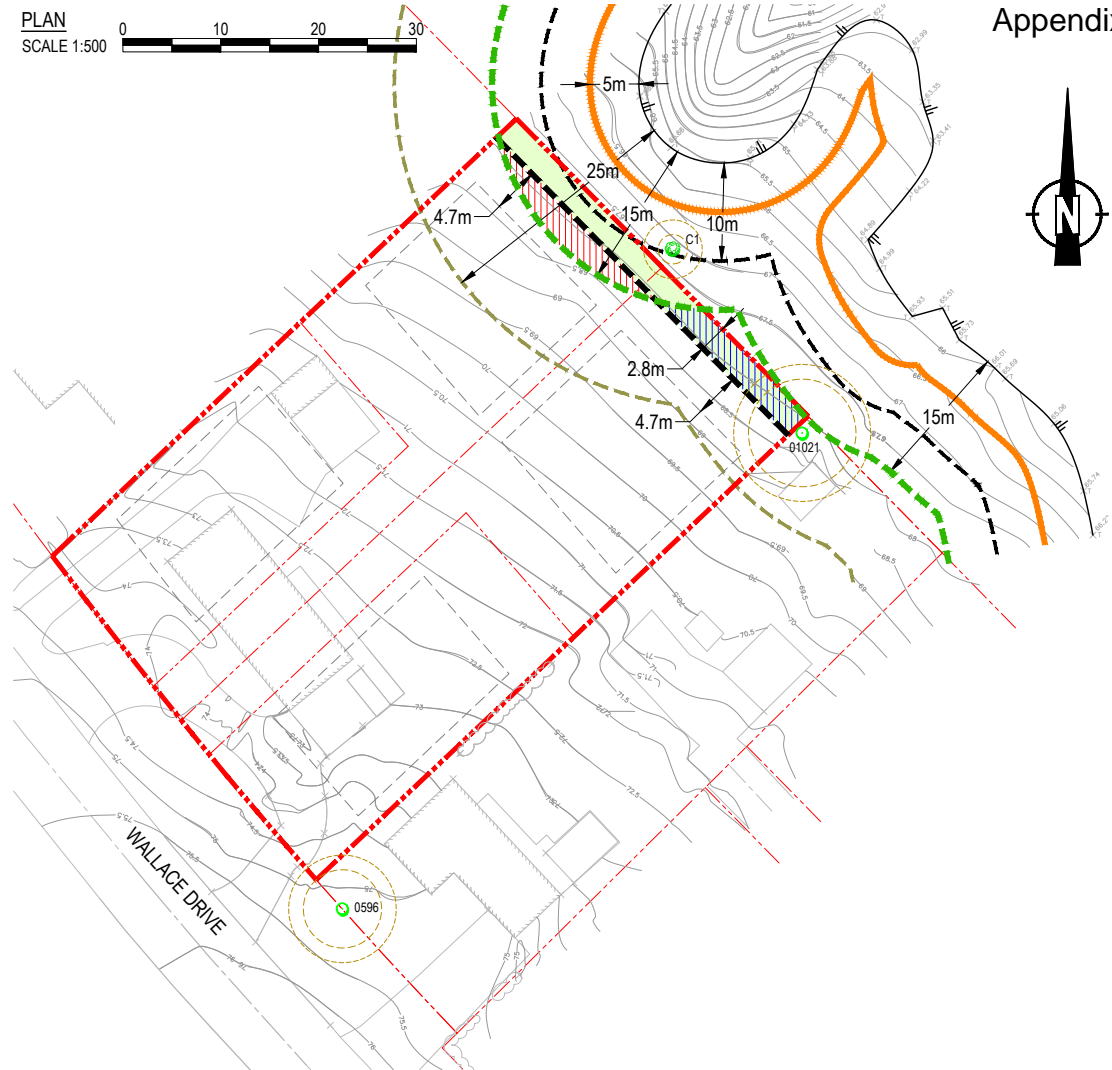
- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE
- PARK TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)



LOCATION
SCALE 1:2500



PLAN
SCALE 1:500



LEGEND

- Project Boundary
- Bylaw Setback
- Proposed Setback / Fenceline
- SPEA Protection Boundary
- Setback Flex Minimum
- Setback Flex Maximum
- Streamside Protection Area (120m²)
- Setback Area Loss (48m²)
- Setback Area Gain (48m²)
- Retained Trees

REFERENCE DRAWINGS

1. Email: 11226 WALLACE TREE PLAN - For Client.dwg. Received April 08, 2020; HY Engineering.
2. Email: 184947_TO.dwg. Received April 11, 2019; HY Engineering.
3. Email: 195187_TO2.dwg. Received April 11, 2019; HY Engineering.
4. Email: ACAD-1894947-ALT01-1-LAYOUT-Model.dwg. Received April 11, 2019; HY Engineering.
5. 2018 Legal Base from City of Surrey.

HY ENGINEERING LTD.

11226 WALLACE DRIVE
Surrey, BC

enviowest
www.enviowest.ca

e enviowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2

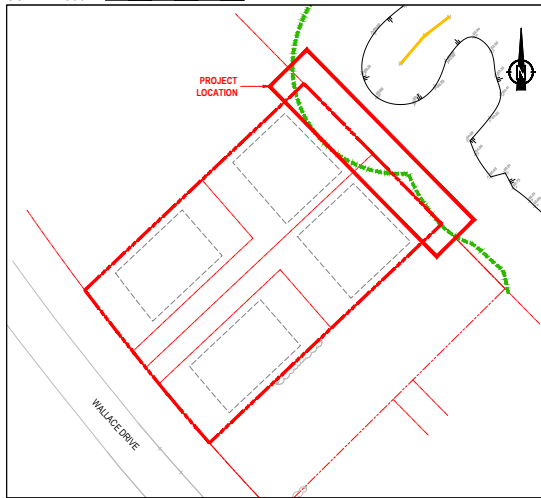
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@enviowest.ca

SETBACKS

DESIGN: IWW/ITA	DRAWN: CEV	CHECKED: IWW	REVISION: 03	REVISION DATE: April 09, 2020
SCALE: As Shown			DRAWING NUMBER: 737-43-01	
DATE: July 03, 2019				

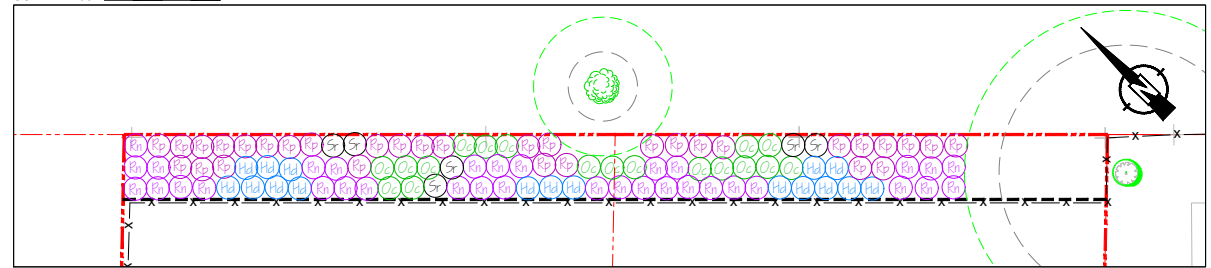
KEY PLAN

SCALE 1:500



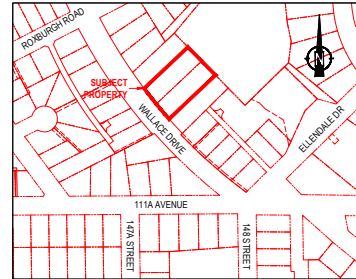
PLAN

SCALE 1:100



LOCATION

SCALE 1:2500



PLANT SPECIES LIST AND SPECIFICATIONS

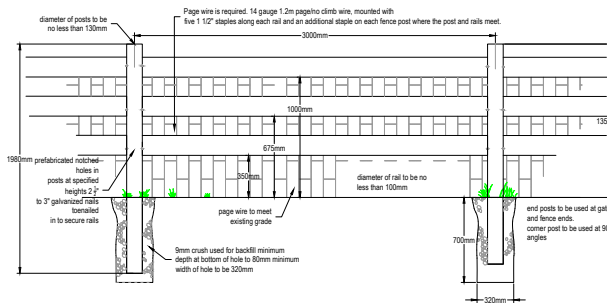
SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	Indian plum	<i>Oemaronia cerasiformis</i>	18	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	34	no. 2 pot; multi-stemmed; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	17	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	6	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	32	no. 2 pot; multi-stemmed; densely branched; well established

GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- Works is to be inspected by a qualified Environmental Professional.
- Work is to conform to the City of Surrey Parks Standard Construction Documents (2011) available at http://www.surrey.ca/files/City_of_Surrey_Spec_2011.pdf
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epiclobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
- All invasive plant species must be removed off-site. The site must be free of invasive plant species at end of maintenance term. Invasive plant species include but are not limited to Himalayan blackberry (*Rubus discolor*), evergreen blackberry (*R. laciniatus*), Scotch broom (*Cytisus scoparius*), English ivy (*Hedera helix*), morning glory (*Convolvulus arvensis*), and deadnettle (*Lamium spp.*)
- All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
- 150mm of imported topsoil to COS standards to be filled into native soil throughout the area of disturbance / replanting where augmentation only is required. All areas lacking suitable planting medium shall have 400mm of imported top soil installed.
- City of Surrey Parks Development Inspector to be contacted for onsite preconstruction meeting and upon completion of the construction of the works at (604) 501 5166.
- The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship five (5) years from planting.

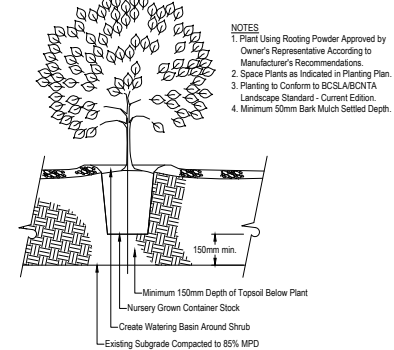
**CITY OF SURREY
THREE RAIL SPLIT FENCE DETAIL**

N.T.S.



**CITY OF SURREY
SHRUB PLANTING DETAIL**

N.T.S.



- NOTES**
- Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations.
 - Spaced Plants as Indicated in Planting Plan.
 - Planting to Conform to BCSLA/BNTA Landscape Standard - Current Edition.
 - Minimum 50mm Bark Mulch Settled Depth.

REFERENCE DRAWINGS

1. Email: 11226 WALLACE TREE PLAN - For Client.dwg, Received April 08, 2020; HY Engineering.
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5. 2018 Legal Base from City of Surrey.

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facsimile: 604-944-0507

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LANDSCAPE PLAN

DESIGN: TA	DRAWN: SCM/CEV	CHECKED: IWW	REVISION: 02	REVISION DATE: April 09, 2020
SCALE: As Shown	DATE: July 03, 2019		DRAWING NUMBER: 737-43-02	



CITY POLICY

No. O-15

REFERENCE:

REGULAR COUNCIL MINUTES
6 MAY 1991
PAGE 9

APPROVED BY:

CITY COUNCIL

DATE:

2 MAY 2005 (RES.R05-1050)

HISTORY:

6 MAY 1991

TITLE: PANHANDLE LOTS

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

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