

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0049-00

Planning Report Date: May 25, 2020

PROPOSAL:

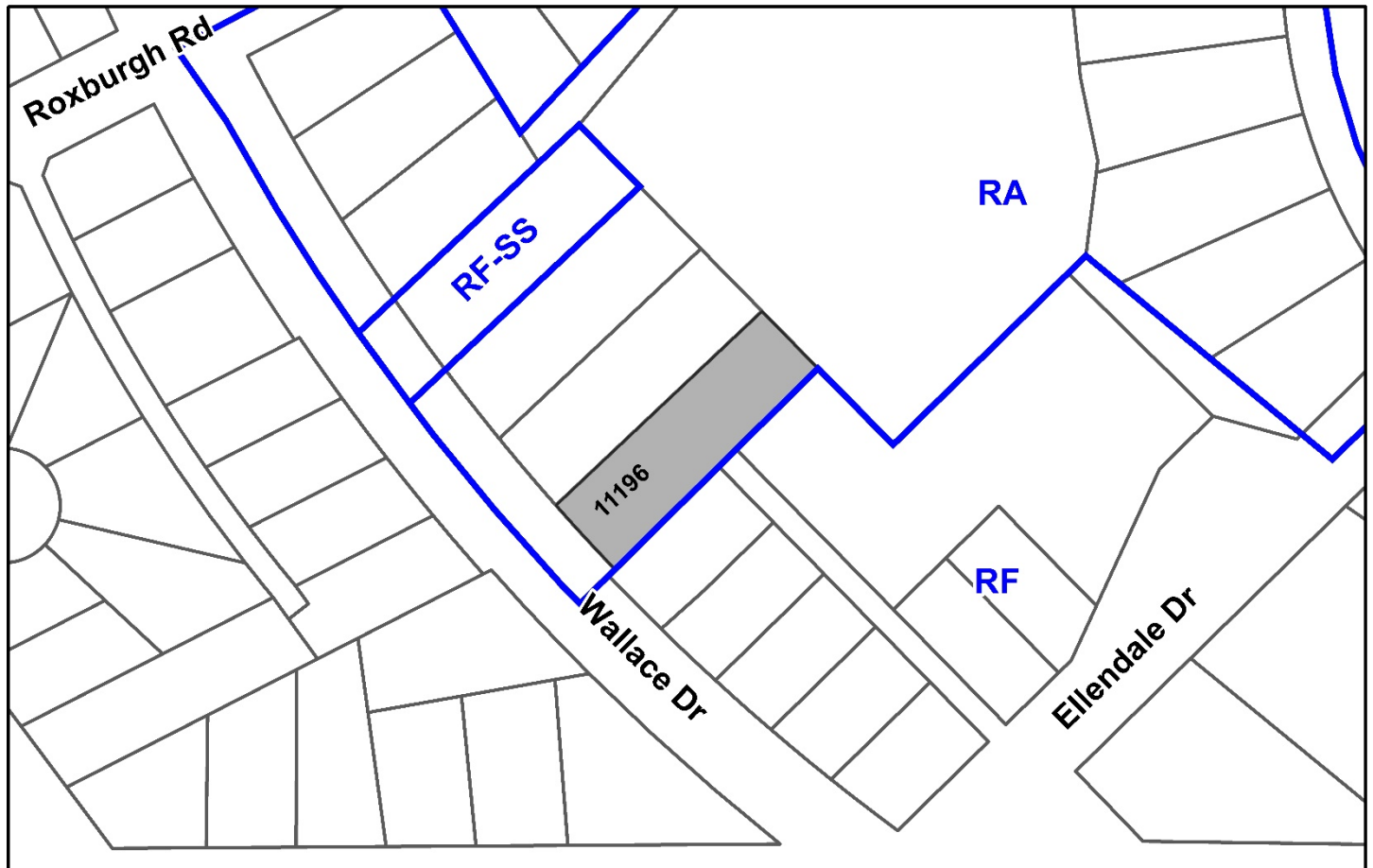
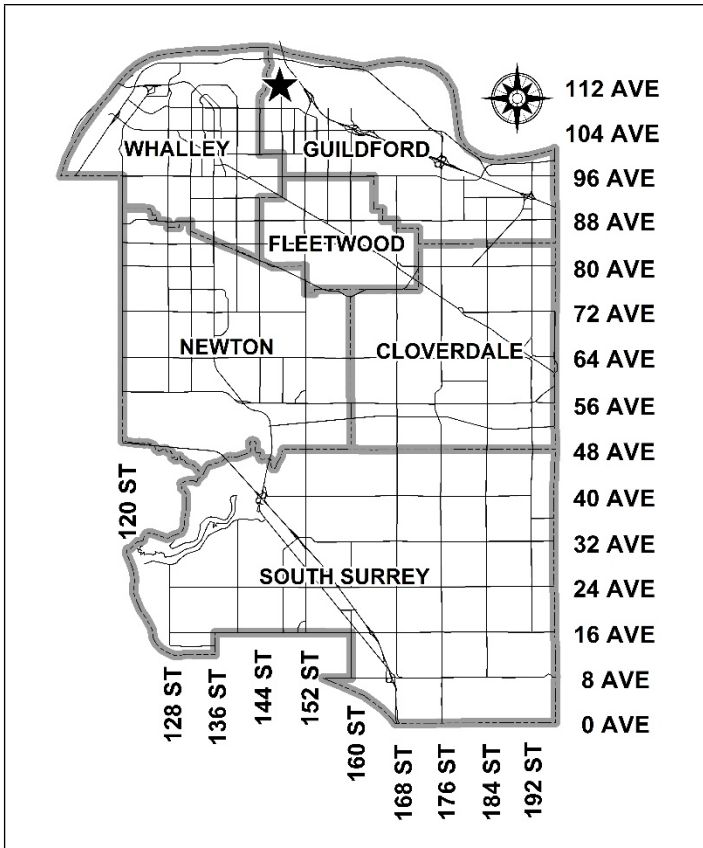
- **Rezoning** from RA to RF
- **Development Permit**

To permit subdivision into two (2) single family residential lots.

LOCATION: 11196 - 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 an existing narrow, but deep, RA zoned lot and as such the proposed panhandle RF-zoned lot configuration helps 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 address privacy concerns of the neighboring property owner by increasing the east side yard setbacks, incorporating cedar fencing and massing provisions into the building design guidelines. Existing cedar hedges and tree cover provide adequate screening to neighbours.
- An ecosystem development plan was submitted to the City as part of the 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 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 4-lot panhandle rezoning and subdivision application to the west at 11226 Wallace Drive (Application No. 7919-0025-00).

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. 7919-0049-00 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; and
 - (j) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RA
Northeast:	Greenbelt, watercourse (Grommit Creek)	Urban	RA
East:	Single family dwelling	Urban	RA
South (Across): Wallace Drive	Single family dwellings	Urban	RF
southwest (Across):	Single family dwellings	Urban	RF

Context & Background

- The subject property is located at 11196 - Wallace Drive in Bolivar Heights. The subject property is approximately 21 metres in width and 69 metres in depth.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "One Acre Residential (RA)".
- The surrounding neighbourhood is characterized by RF-zoned single-family residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "One Acre residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into two (2) 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:	0.14-hectare
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.14-hectare
Number of Lots:	2
Unit Density:	14.29 units per hectare
Range of Lot Sizes	586 – 831 square metres
Range of Lot Widths	16.8 – 19.6 metres
Range of Lot Depths	34.1 – 35.7 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. C727 is currently proposed for removal. Parks staff has concerns about potential impact to its health and supports its removal. Parks staff also recommends that all fencing adjacent to parkland be permeable, located on the private property line, and not be 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 configuration achieves 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 to the 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	14.29 units per hectare
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
West Side Yard:	1.2 metres	1.2 metres*
East Side Yard	2.4 metres	2.4 metres*
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	586 – 831 square metres
Lot Width:	15 metres	16.8 – 19.6 metres
Lot Depth:	28 metres	34.1 – 35.7 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 Ran Chahal of Apex Design Group Inc., 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 guidelines will ensure that the existing character of the homes are maintained with modestly sized Town-Storey, Bungalow and Split Level type homes constructed to 2000's standards. Continuity of character will be achieved with restrictions permitting use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.
- A preliminary lot grading plan, submitted by HY Engineering Ltd., and dated March 28, 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. R066; 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 would apply 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 April 1, 2019 and again on April 21, 2020. The Development Proposal Sign was installed on April 12, 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 further 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 neighbors is regarding the existing traffic and safety conditions of Wallace Drive. Given that Wallace Drive is a busy road, safety to pedestrians is a concern. Residents contend 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 one additional single-family residential lot, 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 along the property line of the concerned neighbor. 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 both flow 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 Bylaw, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning Bylaw.
- The 15 metre bylaw setback has been maintained, with the exception of a nominal encroachment of approximately 0.5 square metres in the north corner of the subject lot. This has been more than offset through the allowable flexing provisions by an additional 27 square metres adjacent to the remainder of the north east property line. As such, a combined Statutory Right-of-Way/Restrictive Covenant (SRW/RC) for 'No-Build/No Disturbance' and access is not necessary. Instead, 1.2-metre high fencing is proposed to secure the environmentally protected area.
- An Ecosystem Development Plan, prepared by Tracey Anderson, *R.P. Bio.*, of Envirowest Consultants Inc., and dated April 24, 2020, was reviewed by staff and found to be generally acceptable. The finalized report and 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 subject site slopes down at an overall slope gradient of approximately 10% or flatter. The slope northeast of the subject is comprised of an overall slope gradient of approximately 36% or flatter, with localized over steepened portions as steep as 76.9%.
- 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 17 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 both proposed lots will avoid the steepest portions of the site along the northeast property line. Proposed Lots 1 and 2 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

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Butternut	1	1	0
Coniferous Trees			
Chinese Fir	1	1	0
Cedar, Western Red Cedar	1	0	1
Falsecypress, Sawara	2	2	0
Total (excluding Alder and Cottonwood Trees)	5	4	1
Additional Trees in the proposed Open Space / Riparian Area	5	0	5

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	2*
Total Retained and Replacement Trees	8
Contribution to the Green City Program	\$2,400

*Total replacement trees proposed are subject to change. Submission of an updated arborist report will be submitted and reviewed to the satisfaction of Trees and Landscaping prior to final adoption.

- The Arborist Assessment states that there are a total of 5 mature trees on the site. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 5 protected trees that are located within the proposed open space /riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later date, in consultation with the Parks, Recreation and Culture Department.
- 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 8 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection Bylaw.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$2,400 to the Green City Fund.
- City Tree No.C727 on the boulevard is currently proposed for removal. Parks also has concerns about the impact to its health and supports its removal.

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
- Appendix VII. Council Policy No. O-15

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm



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: **7819-0049-00**

RE: **Engineering Requirements
Location: 11196 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 minimum 4.5 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 is 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, if required.
- Register a RC for Hazardous Lands – Geotechnical Report.

Tommy Buchmann, P.Eng.
Development Services Manager

DJS

NOTE: Detailed Land Development Engineering Review available on file

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 0049 00 Updated April 2020

SUMMARY

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

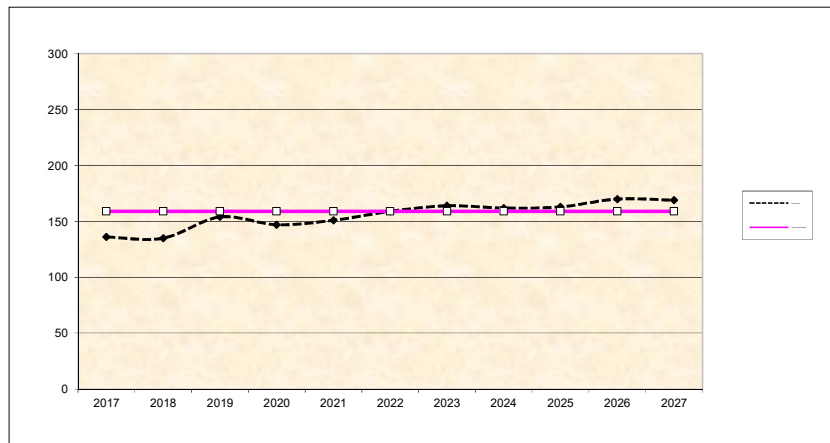
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

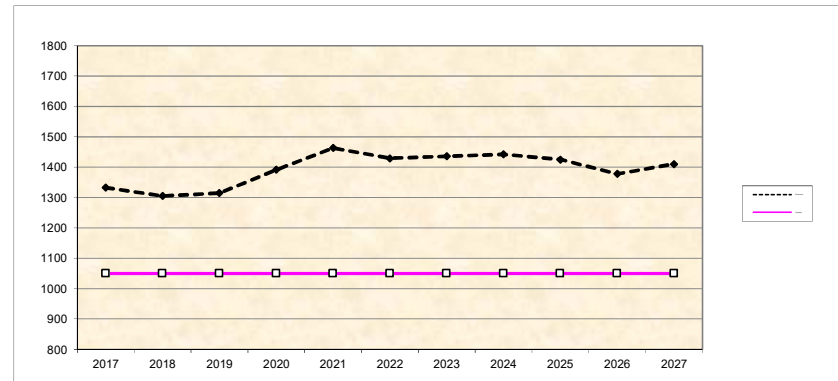
September 2019 Enrolment/School Capacity

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**V.1.0**

Surrey Project no.: 19-0049 (Dziekiewicz)
Property Location: 11196 Wallace Drive, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #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 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 area surrounding the subject site is an urban area built out in the 1970's - 1990's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 67.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 5/12 and lower to a medium pitch of 6/12 and higher common truss roofs with simple gables and common hips with Asphalt Shingles and Concrete Roof Tiles being most common.

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

Landscaping is of a moderate planting standard with 29.00% of the homes having Exposed Aggregate driveways.

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

Since several of these existing homes do reflect characteristics we would be in favor of today. Besides employing modern design, massing and finishing standards, I would encourage the new homes to have covered verandas with generous sized built-up posts at the front of the home. Roof pitch is recommended to be between 3:12 and 6:12 with Asphalt roof shingles. Gable may have a roof pitch upto 12:12.

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”	29.00%
“Basement /Cathedral Entry”	14.00%
“Rancher (Bungalow)”	57.00%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range:	38.00% under 2000 sq.ft excl. garage
	24.00% 2001 - 2500 sq.ft excl. garage
	38.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Vinyl: 48.00% Stucco: 38.00% Cedar: 14.00% Hardi: 0.00%
Brick or stone accent on 23.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 71.00% Cedar Shingles: 5.00%
Concrete Tiles: 19.00% Tar & Gravel: 0.00%
30.00% of homes have a roof pitch of 5/12 and lower
70.00% have a roof pitch of 6/12 and greater.

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 30-50 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Shingles Roof is on most of the homes. Most homes are clad in Vinyl, Stucco and Cedar.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas with a roof pitch between 3:12 to 12:12.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with 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:	Two-Storey, Split Levels and Ranchers (Bungalows).	
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum

	Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)
Exterior Treatment /Materials:	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.
Exterior Materials /Colours:	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.
Roof Pitch:	Minimum 3:12.
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

March 19, 2019
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0049-00

Address: 11196 Wallace Drive

Registered Arborist: Corey Plester #PN-8523A

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)	5
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
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 4 X two (2) = 8 	8
Replacement Trees Proposed	2
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	5

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	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 0 X two (2) = 0 	0
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

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



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 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

1196 WALLACE DR.
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV18/19	MK	SUBDIVISION LAYOUT

REASSES ALL TREES IN CONJUNCTION WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

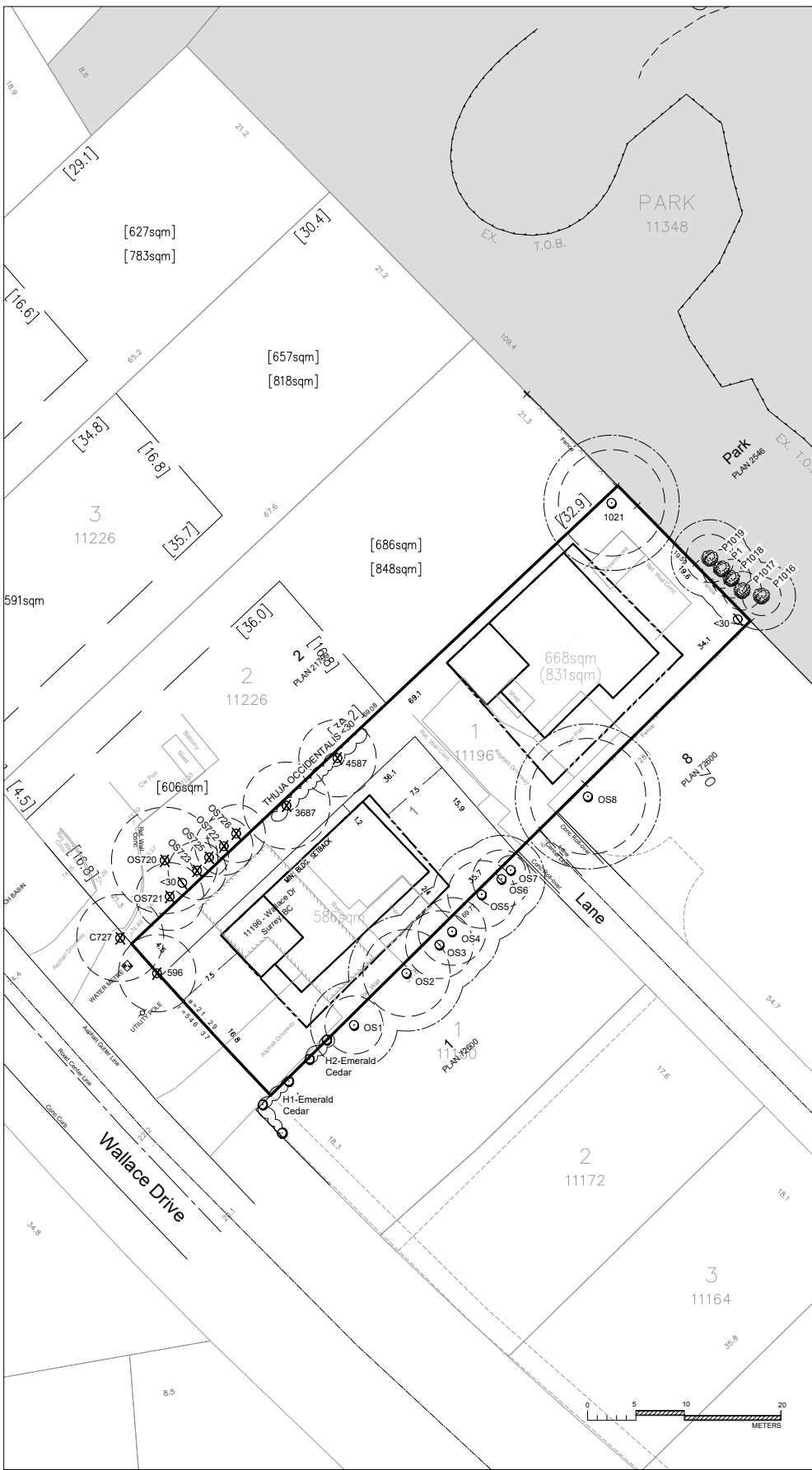
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 12, 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
- TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPT.



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 V3W 0A6
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FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1196 WALLACE DR.
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV18/19	MK	SUBDIVISION LAYOUT

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

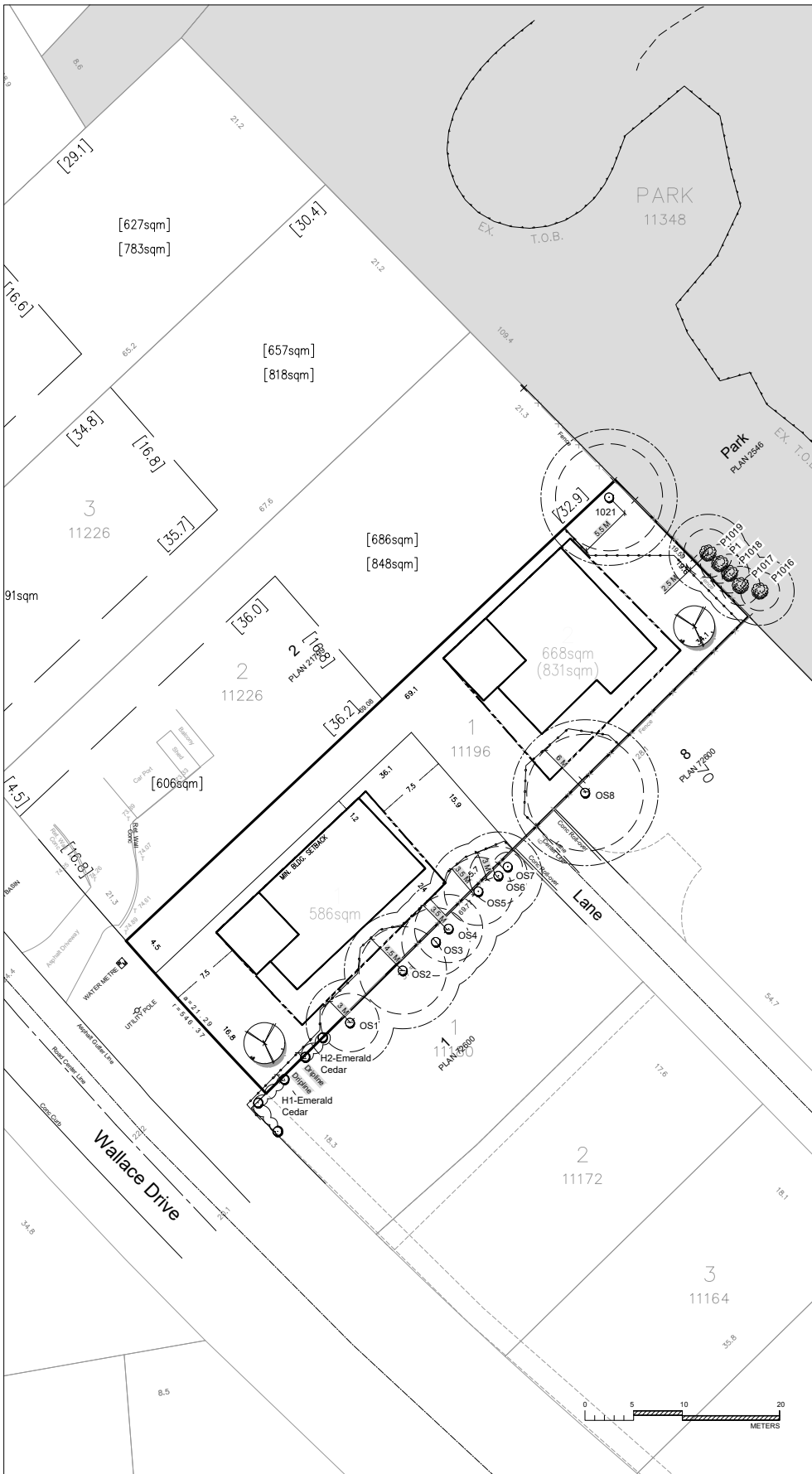
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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 MARCH 12, 2019

T-2
 SHEET 2 OF 2

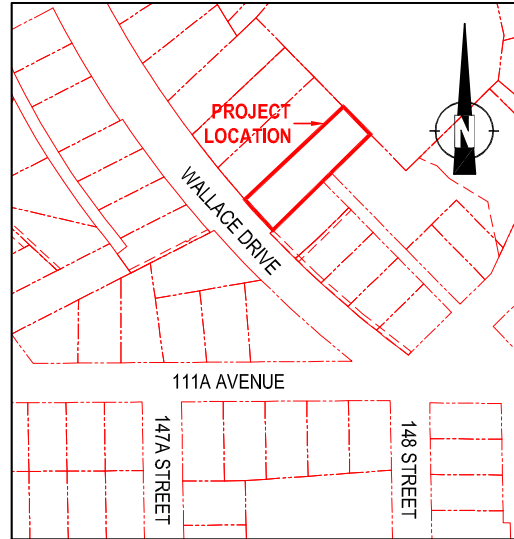


LEGEND

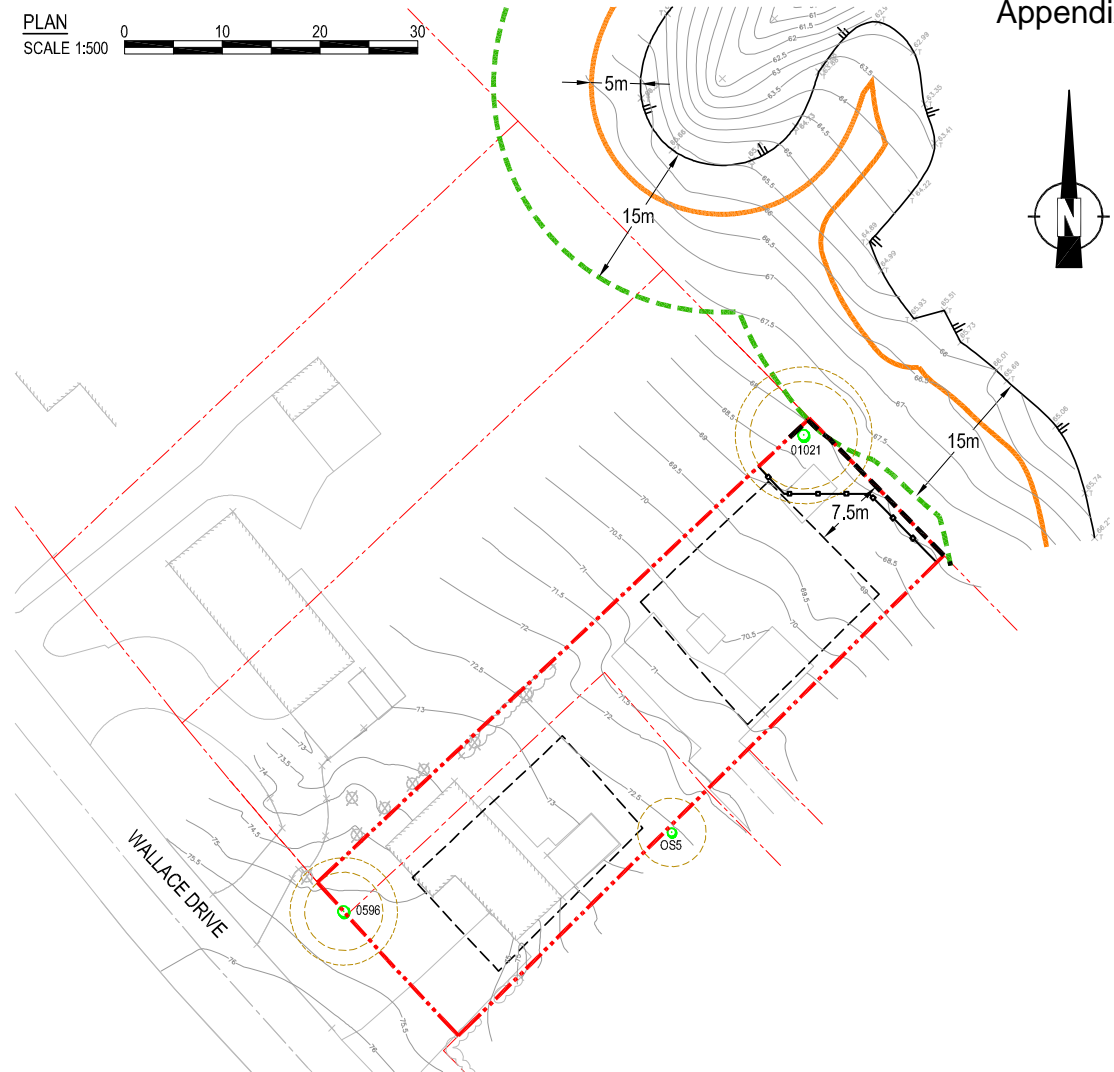
- TREE TO BE RETAINED
- TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPT.
- DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING



LOCATION
SCALE 1:2500



PLAN
SCALE 1:500



LEGEND	
	Project Boundary
	Bylaw Setback
	Proposed Setback / Fence line
	SPEA Protection Boundary
	Tree Protection Fence
	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-195187-ALT01-1-LAYOUT.dwg, Received April 11, 2019; HY Engineering.
5. 2018 Legal Base from City of Surrey.

HY ENGINEERING LTD.

11196 WALLACE DRIVE
Surrey, BC



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saper-vedere@envirowest.ca

SETBACKS

DESIGN: IWWW/TA	DRAWN: CEV/ SCM	CHECKED: IWWW	REVISOR: 04	REVISION DATE: April 24, 2020
SCALE: As Shown			DRAWING NUMBER: 737-44-01	
DATE: July 03, 2019				



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.