

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0087-00

Planning Report Date: November 9, 2020

PROPOSAL:

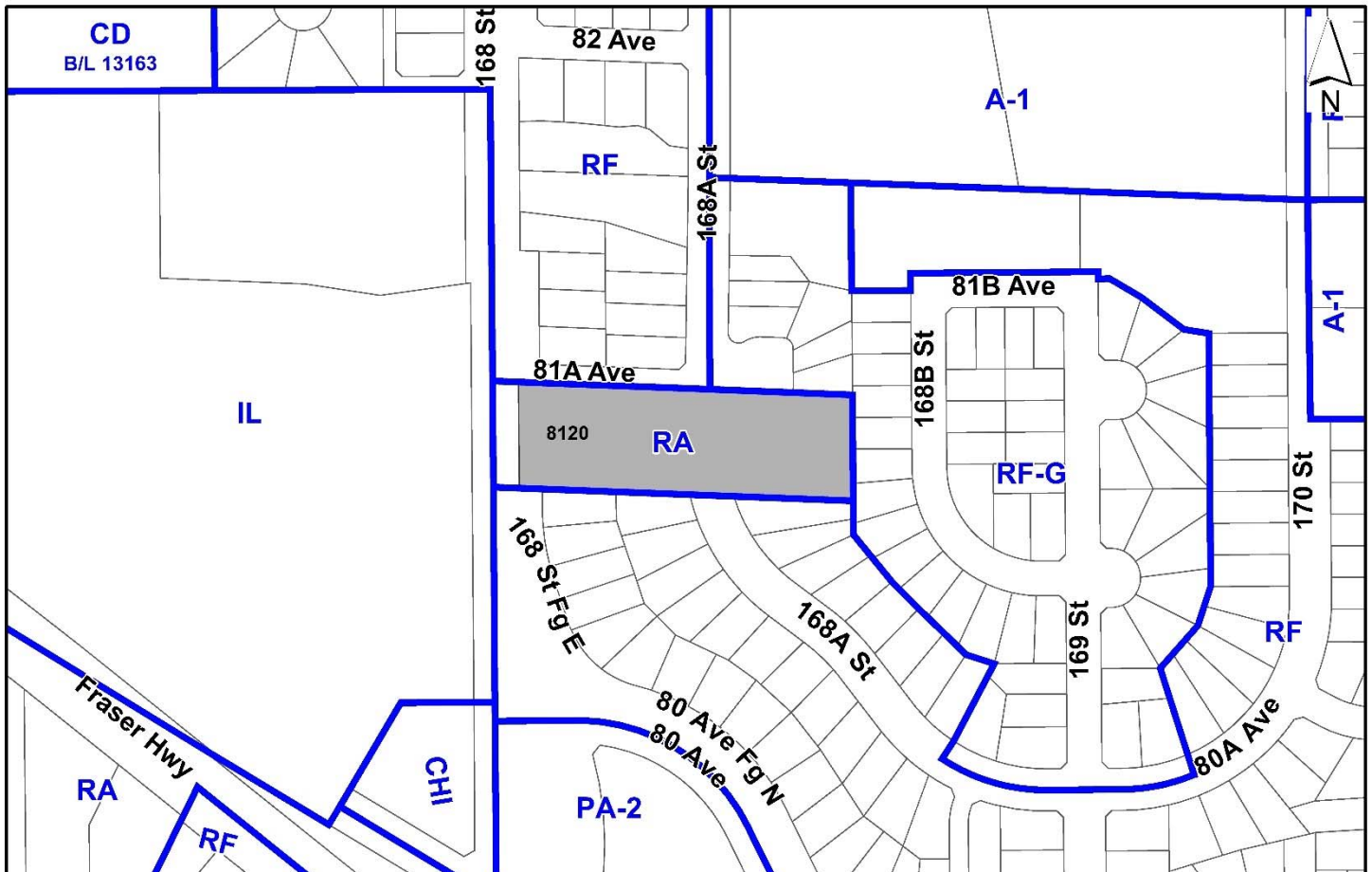
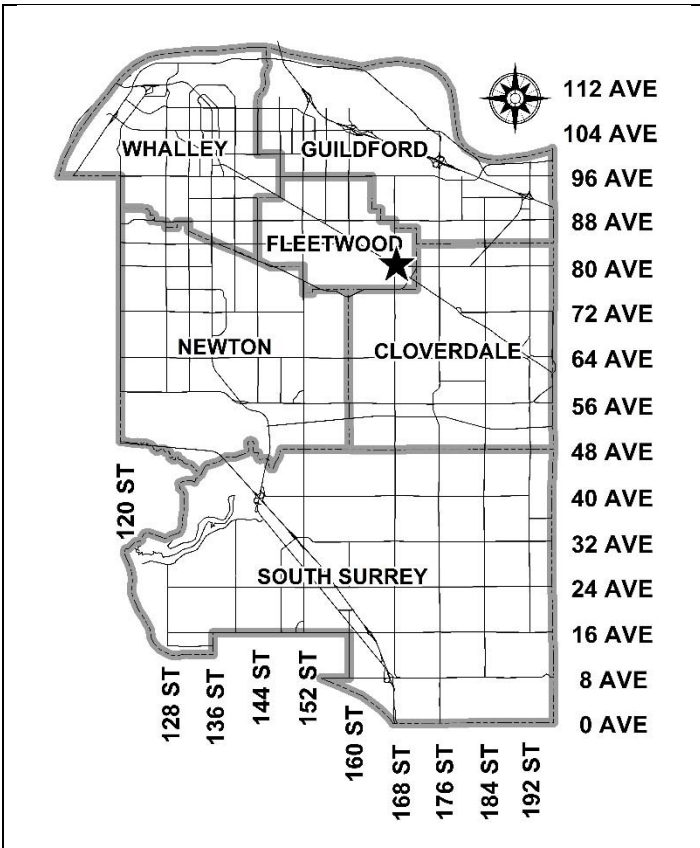
- **Rezoning** from RA to RF and RF-13
- **Development Variance Permit**

to allow subdivision into 12 (3 RF and 9 RF-13) single family residential lots.

LOCATION: 8120 - 168 Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirement of the RF Zone from 15.0 metres to 13.4 metres for proposed Lot 7.
- Proposing to reduce the minimum lot width requirements of the RF-13 Zone for a Type II "Corner Lot" from 15.4 metres to 15.2 metres for proposed Lots 3 and 5.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS) and the Urban designation in the Official Community Plan (OCP).
- On February 10, 2020, Council endorsed Corporate Report Ro23 to initiate the typical two-stage secondary land use planning process for the Fleetwood portion of the Fraser Highway Corridor, which included revisions to the plan area boundary of the Fleetwood Plan (see Appendix VI). As the subject site is located within the Fleetwood Plan Area staff reviewed the potential of the subject site achieving a higher density form, however, staff are supportive of the proposed development given the existing, adjacent single family pattern of residential development, and that the constraints of the subject site, including the road dedication and construction requirements, generally preclude the achievement of a higher density form.
- The proposed road network achieves a through road connection on 168A Street and will complete both 81A Avenue and its associated cul-de-sac as well as provide for improved traffic calming measures at the intersection of 81A Avenue and 168 Street Frontage Road through the construction of a traffic button.
- Proposed Lot 7 will provide for a suitable massing and setback transition between the existing RF Zone lots to the immediate south of the subject property and the proposed RF-13 lots fronting both 168A Street and 81A Avenue (proposed Lots 5-6). The proposed lot width of 13.4 metres is similar to the lot width of the existing single family lot to the immediate south (8099 – 168A Street) as measured within the front yard setback.
- Proposed Lot 7 meets the minimum lot area and exceeds the minimum lot depth of the RF Zone. The Design Consultant has confirmed that proposed Lot 7 will be able to accommodate the minimum number of off-street parking spaces required under the Zoning By-law and that the attached, double garage will not dominate the 168A Street building façade.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Block A and "Single Family Residential Zone (RF)" for Block B on the attached Survey Plan (Appendix I), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0087-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 13.4 metres for proposed Lot 7; and
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II "Corner Lot") from 15.4 metres to 15.2 metres for proposed Lots 3 and 5.
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) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Vacant 0.80-hectare residential lot.	Urban	RA
North (Across 81A Avenue):	Single family dwellings.	Urban in the OCP	RF and RF-G
East:	Single family dwellings on urban gross density lots.	Urban in the OCP	RF-G
South:	Single family dwelling	Urban in the OCP	RF
West (Across 168 Street):	FortisBC corporate office	Mixed Employment in OCP; Industrial in Fleetwood Town Centre Plan (Stage 1)	IL

Context & Background

- The 0.8-hectare subject property is located at 8120 – 168 Street in Fleetwood and is designated "Urban" in the Official Community Plan (OCP) and currently zoned "One-Acre Residential Zone".
- The subject property is one of the last single-family acreage properties to re-develop in this portion of Fleetwood, with adjacent, existing uses consisting of both RF-zoned and RF-G zoned single family lots containing two-storey homes (see Appendix VII, Aerial Photo).
- On April 1, 2019, Council endorsed Corporate Report R059 which authorized staff to initiate Fraser Highway Corridor preliminary planning and background studies which will form the basis for the development of SkyTrain supportive land use plans along the Surrey-Langley SkyTrain extension.
- On February 10, 2020, Council endorsed Corporate Report R023 to initiate the typical two-stage secondary land use planning process for the Fleetwood portion of the Fraser Highway Corridor, which included revisions to the plan area boundary of the Fleetwood Plan (see Appendix VI). As the subject site is located within the Fleetwood Plan Area staff reviewed the potential of the subject site achieving a higher density form, however, staff are supportive of the proposed development given the existing, adjacent single family pattern of residential development, and that the constraints of the subject site, including the road dedication and construction requirements generally preclude the achievement of a higher density form.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to allow subdivision into twelve (12) residential lots, three (3) single family and nine (9) single family small lots, the applicant is proposing the following:
 - Rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential 13 Zone (RF-13)"; and
 - Development Variance Permit for reduced lot widths on proposed Lots 3, 5 and 7.
- The following table provides specific details on the proposal:

	Proposed	
Lot Area		
Gross Site Area:	0.797 hectare	
Road Dedication:		
Undevelopable Area:	N/A	
Net Site Area:		
	RF	RF-13
Number of Lots:	3	9
Unit Density:	15.2 units per hectare (6.2 units per acre)	25.6 units per hectare (10.3 units per acre)
Range of Lot Sizes	561 – 799 square metres	348 – 497 square metres
Range of Lot Widths	13.4 – 15.1 metres	13.4* – 15.4 metres
Range of Lot Depths	41.0 – 48.5 metres	25.5 – 31 metres

*Variance requested (see Zoning By-law Section for details)

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:**

7 Elementary students at Coast Meridian Elementary School
4 Secondary students at North Surrey 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 Spring 2022.

Parks, Recreation & Culture: No concerns.

Transportation Considerations

- As part of the subject development application the applicant will be required to complete the following road dedications and construction:
 - Dedicate approximately 11.9 metres toward 168 Street and the 168 Street Frontage Road to achieve ultimate 24.1-metre from road centreline and construct to the Frontage Road Standard. Dedicate additional lands towards the 168 Street Frontage Road as required to accommodate the proposed traffic button;
 - Dedicate approximately 8.2 metres toward 81A Avenue to achieve the ultimate 17.0-metre allowance and construct to the Through Local Road Standard;
 - Dedicate 20.0 metres towards 168A Street and construct to the Through Local Road Standard;
 - Dedicate additional lands adjacent to the 81A Avenue cul-de-sac as required to accommodate the proposed on-street parking;
 - Dedicate 5.0-metre x 5.0-metre corner cut at 81A Avenue and 168 Street;
 - Dedicate 3.0-metre x 3.0-metre corner cut at 81A Avenue and 168A Street; and
 - Register a 0.5-metre statutory right-of-way along the frontages of 81A Avenue, 168 Street Frontage Road and 168A Street.
- The applicant will be required to construct a traffic button at the 81A Avenue and 168 Street Frontage Road intersection in order to provide for additional traffic control and calming. In addition, the existing 168 Street Frontage Road outlet to the south of the subject property is to be closed and the boulevard reinstated.
- Proposed Lots 1-3 will be oriented towards 168 Street Frontage Road, proposed Lot 4 from 81A Avenue, proposed Lots 5-8 from 168A Street and proposed Lots 10-12 from the 81A Avenue cul-de-sac.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposal complies with this designation.

Secondary Plans

Land Use Designation

- While the subject property is located within the expanded Fleetwood Plan Area, as endorsed by Council, it lies outside of the boundaries of the Fleetwood Town Centre Plan and as such does not currently have an approved land use designation under an active secondary plan.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential 13 Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", the "Single Family Residential Zone (RF-13)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	15.8 units per hectare	15.2 units per hectare
Yards and Setbacks		
Front Yard:	7.5 m.	7.5 m.
Side Yard:	1.8 m.	1.8 m.
Side Yard Flanking:	3.6 m.	3.6 m.
Rear:	7.5 m.	7.5 m.
Lot Size		
Lot Size:	560 sq.m.	560 – 701 sq.m.
Lot Width:	15 m.	13.4* – 15.0 m.
Lot Depth:	28 m.	Min. 41 m.
Parking (Part 5)		
Required	Required	Proposed
Number of Spaces	3 per lot	3 per lot

*Variance requested

RF-13 Zone (Part 16B)	Permitted and/or Required		Proposed	
Unit Density:	28 units per hectare		25.6 units per hectare	
Yards and Setbacks				
Front Yard:	6.0 m.		6.0 m.	
Side Yard:	1.2 m.		1.2 m.	
Side Yard Flanking:	2.4 m.		2.4 m.	
Rear:	7.5 m.		7.5 m.	
Lot Size (for RF-13, Type II)				
	Interior	Corner	Interior	Corner
Lot Size:	336 sq.m.	380 sq.m.	348 – 497 sq.m.	381 – 403 sq.m.
Lot Width:	13.4 m.	15.4 m.	13.4 m.	15.2* m.
Lot Depth:	24 m.	24 m.	Min. 25 m.	Min. 25 m.
Parking (Part 5)		Required		Proposed
Number of Spaces	3 per lot		3 per lot	

*Variance requested

Lot Width Variances

- The applicant is requesting the following variances:
 - To reduce the minimum lot width of the RF Zone from 15.0 metres to 13.4 metres for proposed Lot 7; and
 - To reduce the minimum lot width of the RF-13 Zone from 15.4 metres to 15.2 metres for proposed Lots 3 and 5.
- Proposed Lot 7 will provide a suitable transition, with respect to future building massing and setbacks, between existing RF Zone lots to the immediate south of the subject property and those proposed RF-13 lots fronting both 168A Street and 81A Avenue (proposed Lots 5-6). The proposed lot width of 13.4 metres is similar to the lot width of the existing single family lot to the immediate south (8099 – 168A Street) as measured within the front yard setback.
- Proposed Lot 7 meets the minimum lot area requirement and exceeds the minimum lot depth requirement of the RF Zone.
- The Design Consultant, Mike Tynan of Tynan Consulting Limited, has confirmed via a review of the proposed grades and submission of a sample house plan that the resultant 168A Street frontage will not be dominated by the attached, double car garage.
- The proposed lot width of the RF-13 Zone (Type II "Corner" lots) for proposed Lots 3 and 5 is equivalent to a 1.3% reduction to the minimum lot width required under the Surrey Zoning By-law and is requested in order to accommodate sufficient road dedication width along 81A Avenue to achieve a minimum 17.0-metre wide road right-of-way.
- Both proposed Lots 3 and 5 exceed the required minimum lot depth and lot area requirements of the RF-13 Zone for Type II "Corner" lots.

- Staff support the requested variances to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Limited 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).
- Styles recommended for this site include "Neo-Traditional", "Neo-Heritage" and compatible versions of the "West Coast Contemporary" styles.
- A preliminary lot grading plan, submitted by Hub Engineering Limited, and dated September 15, 2020, 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.
- Fill in excess of 0.5 metres in depth is proposed on portions of proposed Lots 1-3 in order to provide for a sufficient transition between future dwellings and the 168 Street Frontage Road.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/lot if final approval of the Plan of Subdivision occurs by December 31, 2020. The contribution rates are based on a three-phase schedule, with rates increasing as of January 1, 2021 to \$1,500/lot if final approval of the Plan of Subdivision occurs before December 31, 2021. The proposed development will be required to pay the rates that are applicable at the time of final approval of the Plan of Subdivision by the Approving Officer.

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.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on July 31, 2020 and Pre-notification Letters were sent on August 7, 2020. To date, staff have received six (6) responses from neighbouring residents with the following concerns and/or comments (*staff comments in italics*):
 - Residents expressed concerns with increased traffic and safety associated with the proposal to make 168A Street a through street through on-site dedication and construction as well as the potential for vehicles to "shortcut" through the neighbourhood in order to by-pass the intersection of 80 Avenue and 168 Street to the south-west.

(At the time 168A Street was constructed to its current extent, the road design was not completed to the standard of a dead-end road (i.e., no finished cul-de-sac bulb or formalized dead-end road). Although a number of years have passed since the conclusion of the land development applications to the north and south of the subject property, the intention has always been to connect and complete 168A Street through future development.

In addition to this, the existing length of 168A Street south of the subject property currently exceeds the maximum permitted road length as outlined in the City's Design and Construction Standards, which form part of the Subdivision and Development Bylaw, 1986, No. 8830, as amended. The maximum road length is required to limit the number of dwelling units and overall vehicle trips services by a single point of access.

The completion of 168A Street to the Through Local Standard will provide better trip dispersion in the neighbourhood as well as provide multi-modal connectivity to Coast Meridian Elementary School to the north as the connection will serve both pedestrians and cyclists in addition to vehicles.

The proposed connection is not anticipated to be favourable to "shortcutting" the intersection of 80 Avenue and 168 Street as this route would require drivers to navigate four (4) intersections in total as opposed to the one turn at the 80 Avenue and 168 Street intersection. In addition, the applicant will be required to construct a traffic button at the 81A Avenue and 168 Street Frontage Road intersection which in providing for additional traffic control and calming will further reduce the perceived efficiency of 168A Street for vehicles attempting to "shortcut" the 81 Avenue and 168 Street intersection for northbound travel on 168 Street.

Each proposed lot will meet or exceed the minimum three (3) off-street parking spaces required under the Surrey Zoning Bylaw for both the RF and RF-13 Zone.)

- Residents expressed concerns with tree canopy loss and the impact to wildlife, including the potential for a protected raptor nest on the property.

(The project Arborist has confirmed that the majority of the on-site trees have poor retention potential, taking into account tree species, existing conditions and taking into consideration the impacts associated with site servicing, building footprints, road dedication and lot grading. As per the proposed tree retention/removal/replacement strategy one (1) tree is proposed to be retained while 36 replacement trees are proposed to be replanted on the site, representing an average of three (3) replacement trees per proposed lot.

According to the City's mapping system there are no known protected species nests on the subject property or within the surrounding area. The applicant has engaged the services of a Qualified Environmental Professional (QEP) who has attended the property on two (2) occasions, in both August and October 2020, and confirmed that no year-round protected nests, as per Section 34(b) of the Wildlife Act and Species-at-Risk Act, are present on the subject property.

Should Council grant Third Reading and Final Adoption to the subject Rezoning By-law a Bird Nesting Report, prepared by a QEP, will be required to be submitted and accepted by City staff for any requested Tree Cutting Permit to be issued during the City's Bird Nesting Window (March 15 – August 15)).

- Residents also expressed concerns about how the proposed RF-13 lots will impact the overall appearance of the neighbourhood.

(The proposed RF-13 Zone lots are generally consistent with the existing RF-G Zone lots created to the immediate north of the subject property under Development Application No. 7901-0184-00. In addition, the Design Consultant has prepared a set of Building Design Guidelines to ensure that the overall building massing, materials, and roof slopes are compatible with the existing architectural styles and expressions within the neighbourhood.)

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Alder and Cottonwood Trees			
Red Alder	40	40	0
Cottonwood	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Black Walnut	1	1	0
Cherry	5	5	0
Native Willow	1	1	0
Norway Maple	1	1	0
Plum	1	1	0
Sugar Maple	1	1	0
Coniferous Trees			
Douglas-fir	2	2	0
Grand Fir	1	1	0
Nootka Cypress	1	1	0
Smaragd	3	3	0
Western Red Cedar	6	5	1
Total (excluding Alder and Cottonwood Trees)	24	23	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		36	
Total Retained and Replacement Trees		37	

Contribution to the Green City Program	\$23,200.00
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- The Arborist Assessment states that there is a total of 72 protected trees on the site, of which 48 (approximately 67% of the total trees on the site) are Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 94 replacement trees on the site. Since only 36 replacement trees can be accommodated on the site (based on an average of three (3) trees per lot), the deficit of 58 replacement trees will require a cash-in-lieu payment of \$23,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 168A Street and 81A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site with a contribution of \$23,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

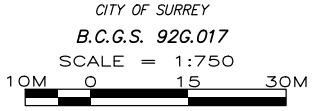
Appendix I.	Rezoning Block Plan and Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Fleetwood Plan Area
Appendix VII.	Aerial Photo (COSMOS, March 2019)
Appendix VIII.	Development Variance Permit No. 7920-0087-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

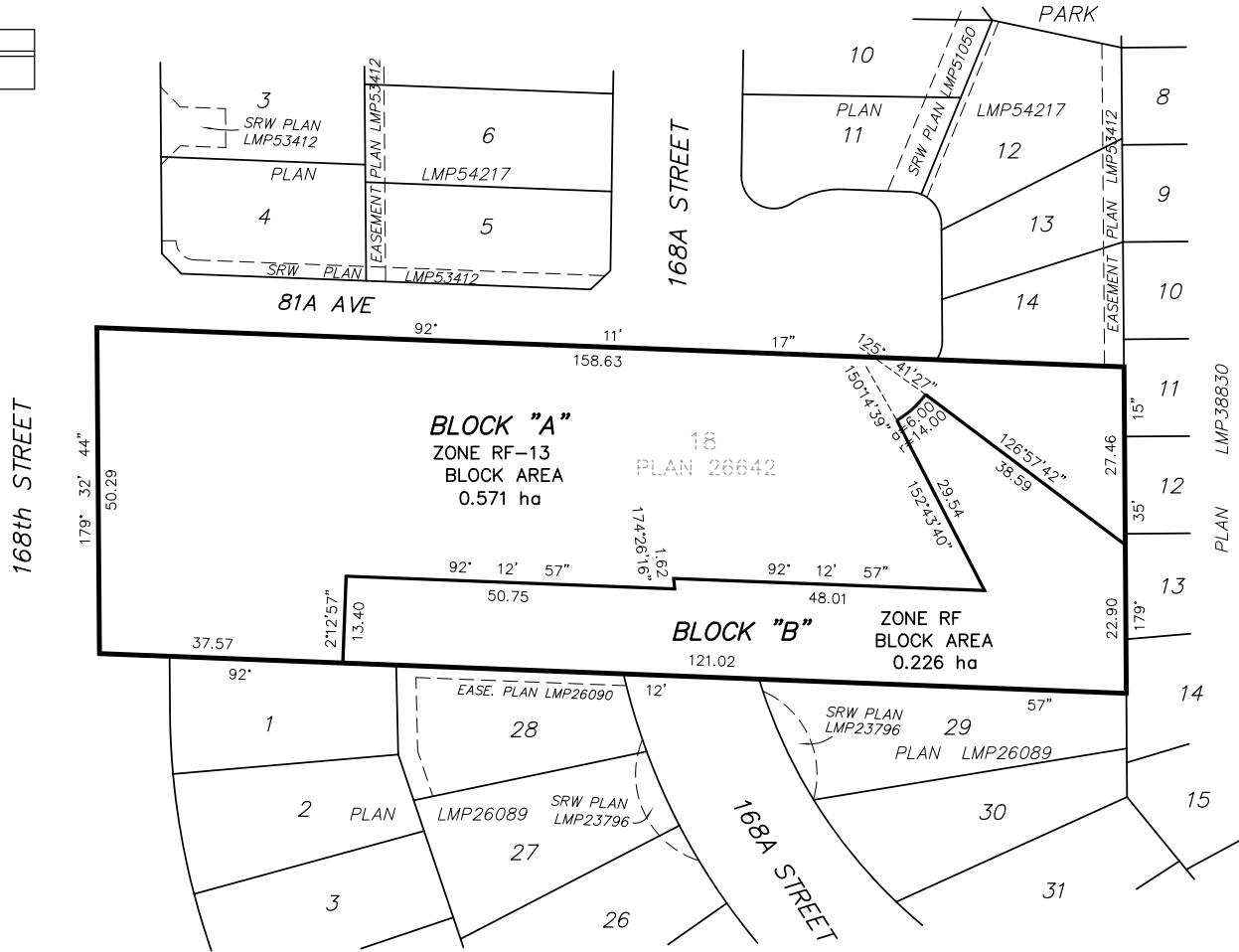
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOT 18 SECTION 30 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN 26642



BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 18	SECTION 30 TOWNSHIP 8	26642	0.571 ha	BLOCK "A"	RF-13
PART OF LOT 18	SECTION 30 TOWNSHIP 8	26642	0.226 ha	BLOCK "B"	RF

P.I.D. 007-729-979
 CIVIC ADDRESS: #8120 168th STREET



Sec 30
 Tp 8

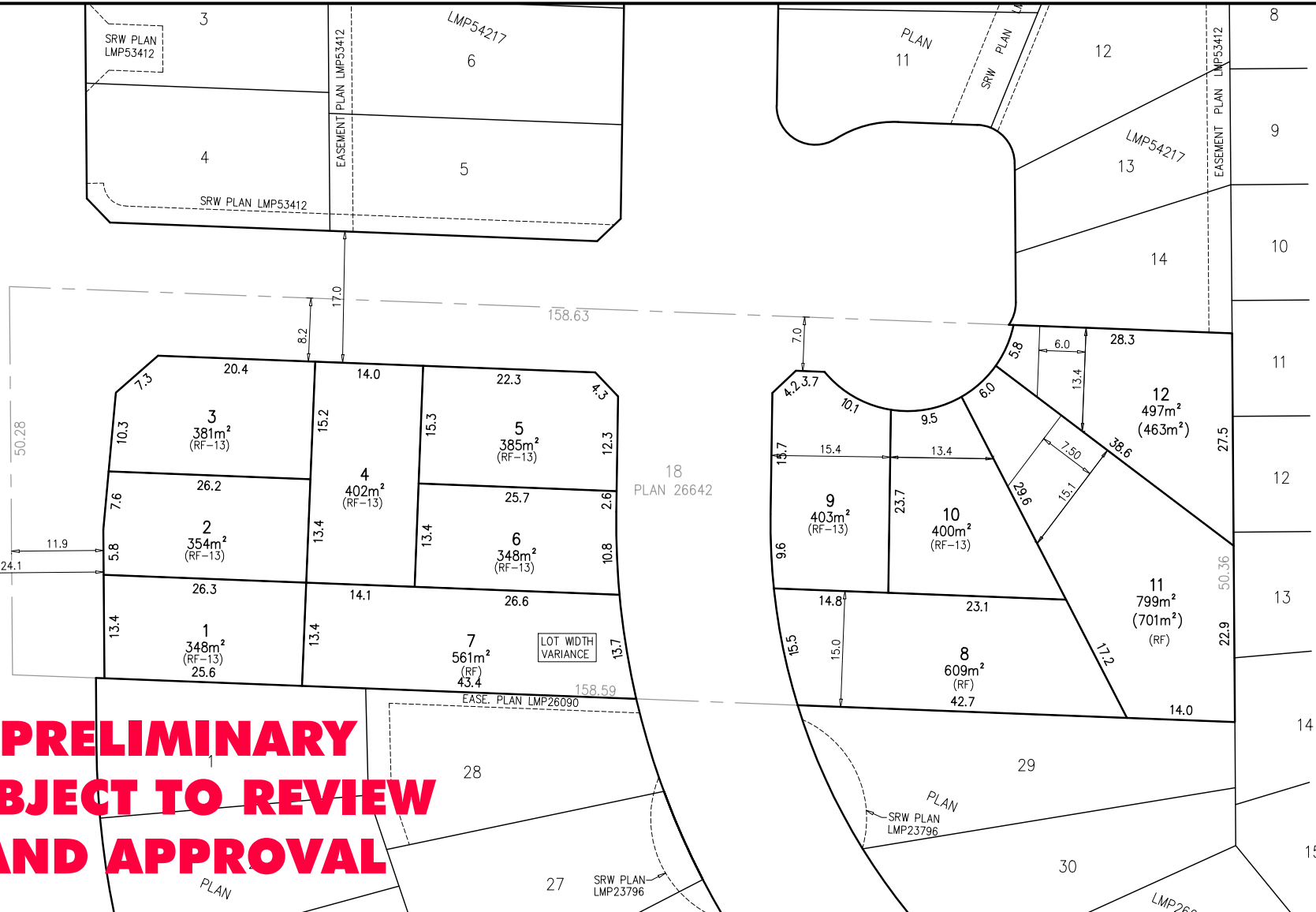
CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 4th DAY OF SEPTEMBER, 2020

SOUTH FRASER LAND SURVEYING LTD.
 # 202 - 19292 60th AVENUE
 SURREY, B.C. V3S 3M2
 TELEPHONE: 604 599-1886
 FILE: 201310-ZONE

THIS PLAN LIES WITHIN THE
 METRO VANCOUVER REGIONAL DISTRICT

GEN PAUL NIKULA BCL5(803)

**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**



CLIENT:		PROJECT: 8120 168 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20006	DATE:	JUL 2020	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **October 21, 2020** PROJECT FILE: **7820-0087-00**

RE: **Engineering Requirements
Location: 8120 168 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 11.9 m towards 168 Street and 168 Street Frontage Road.
- Dedicate corner cuts and taper at the intersection of Frontage Road and 81A Avenue.
- Dedicate 8.2 m towards 81A Avenue.
- Dedicate cul-de-sac bulb with minimum 14.0 m radius, towards 81A Avenue.
- Dedicate 20.0 m towards 168A Street.
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 168A Street and 81A Avenue.
- Register 0.5 m statutory rights-of-way along 168 St Frontage Road, 81A Ave and 168A St.

Works and Services

- Construct pedestrian letdowns at the intersection of 168 Street and 81A Avenue.
- Construct 168 Street Frontage Road.
- Construct traffic button at the intersection of 168 Street Frontage Road and 81A Avenue.
- Construct south side of 81A Avenue.
- Reconstruct the curb on the north side of 81A Avenue to accommodate the traffic button.
- Construct cul-de-sac bulb with central parking island on 81A Avenue.
- Construct both sides of 168A Street.
- Construct 6.0 m wide concrete driveway letdown to each lot.
- Construct storm mains on 168 Street Frontage Road and 168A Street.
- Construct water mains on 81A Avenue and 168A Street.
- Construct sanitary mains on 168 Street Frontage Road, 81A Avenue and 168A Street.
- Provide storm, sanitary and water service connections to each lot.
- Construct on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$20,097.00 is required.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
DJS

NOTE: Detailed Land Development Engineering Review available on file



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.

Coast Meridian Elementary is operating at 93% capacity and its projected enrollment is to start to slowly decline over the next 10 years. New higher housing counts anticipated to come to support the Skytrain have not been included in these projections. Once the amendment to the Fleetwood plan has been adopted, then the District will include the enrolment impact. With that said, it is expected that the higher new densities in the catchment will be significant enough over time to counter act the decline and start to indicate a growth trend.

North Surrey Secondary is currently operating at 115% and is projected to grow to 124% over 10 years. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2021/2022 Five Year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0087 00

SUMMARY

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

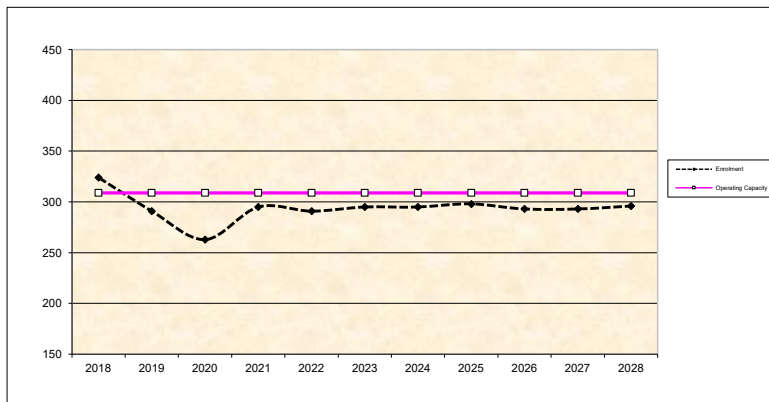
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

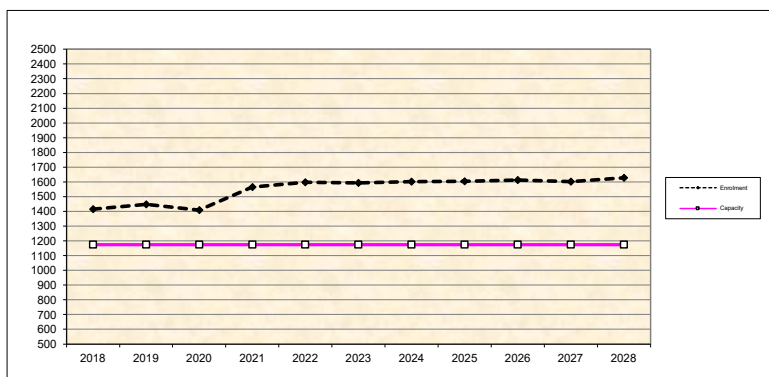
September 2020 Enrolment/School Capacity

Coast Meridian Elementary	
Enrolment (K/1-7):	32 K + 231
Operating Capacity (K/1-7)	76 K + 233
North Surrey Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1175

Coast Meridian Elementary



North Surrey 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: 20-0087-00
Project Location: 8120 - 168 Street, 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 in the 8000 and 8100 blocks, bordered on the west by 168 Street (an arterial) and on the east by 168A Street (local road). Lands north and south of the site are fully built out, meaning the subject site is an infill in an area where the character has been already fully established. There is a pocket of six RF-G zoned homes north of the northeast corner of the subject site. All other surrounding homes are zoned RF on lots with areas that range from 560m² to 650m².

All homes in this area are Two-Storey type with in-ground basements, ranging in size from 2900 sq.ft. to 3350 sq.ft. on the RF lots, and approximately 2400-2800 sq.ft. on the RF-G lots to the northwest, including the garage area. The consistent and mostly homogenous style range is best described as "Neo-Traditional", or more generically as "modern urban". There are however three homes in the area that can be described as "Modern California Stucco" style.

The homes are all configured with a main common hip roof, with between one and five feature projections facing the street. The roof forms used on the projections include common gable, common hip, and Dutch hip. Roof slopes range from 4:12 to 8:12. Most homes have a shake profile concrete tile roof surface. The remaining homes have a shake profile asphalt shingle roof surface.

Massing designs are mid-scale, with the standard 20 percent upper floor offset required by the RF and RF-G zones. Front entrance porticos range from one to more than two storeys in height.

Wall cladding materials include vinyl in both horizontal and vertical applications, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. More than half of the homes have a modest brick or stone accent. Trim and detailing standards are typical of those found on most homes from the late 1990's and early year 2000's.

West of the site, in the 8000 and 8100 blocks of 168 Street are Light Industrial (IL) zoned lands housing the large "Fortis" buildings, with a massing design comprising multiple rectangular box-shaped elements, heavily glazed, with a flat roof. These structures are not relevant to the architecture of homes at the subject site.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF and RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2000's. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 and RF-13 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 :** The range of cladding materials used in this area, include vinyl in vertical and horizontal applications, 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 2019 developments.
- 7) **Roof surface :** Roof surfacing materials used in this area include shake profile concrete roof tiles (clearly dominant) and asphalt shingles. 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 6:12. A provision is also recommended to allow slopes less than 6:12 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 is "modern urban" with 15 - 25 year old Two-Storey type homes with in-ground basements ranging from 2400 sq.ft. to 3350 sq.ft. including garages and excluding basements. The style range includes "Neo-Traditional" (clearly dominant) and "Modern California Stucco". Most homes exhibit mid-scale massing. Front entrance porticos range from one storey to more than two storeys, but most homes have a prominent 1 ½ storey entrance. Roofs are configured as a main common hip at slopes from 4:12 to 8:12 with between one and five street facing feature projections. Most homes have a shake profile concrete tile roof and the other homes have an asphalt shingle roof surface. Wall cladding materials include vinyl in vertical and horizontal applications, and stucco. Slightly more than half the homes have a masonry accent, and there are numerous vinyl-only, and stucco-only homes. Landscaping meets a modest modern 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 2019'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)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2019) RF and RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF and RF-13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

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 6:12, 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: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Sept. 29, 2020

Reviewed and Approved by:  Date: Sept. 29, 2020

Surrey Project No:

Address: 8120 168 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

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)	72
Protected Trees to be Removed	71
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 & Cottonwoods to be removed (1:1) $48 \times \text{one (1)} = 48$ - All other species to be removed (2:1) $23 \times \text{two (2)} = 46$ 	94
Replacement Trees Proposed	36
Replacement Trees in Deficit	58
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) $0 \times \text{one (1)} = 0$ - All other species to be removed (2:1) $0 \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

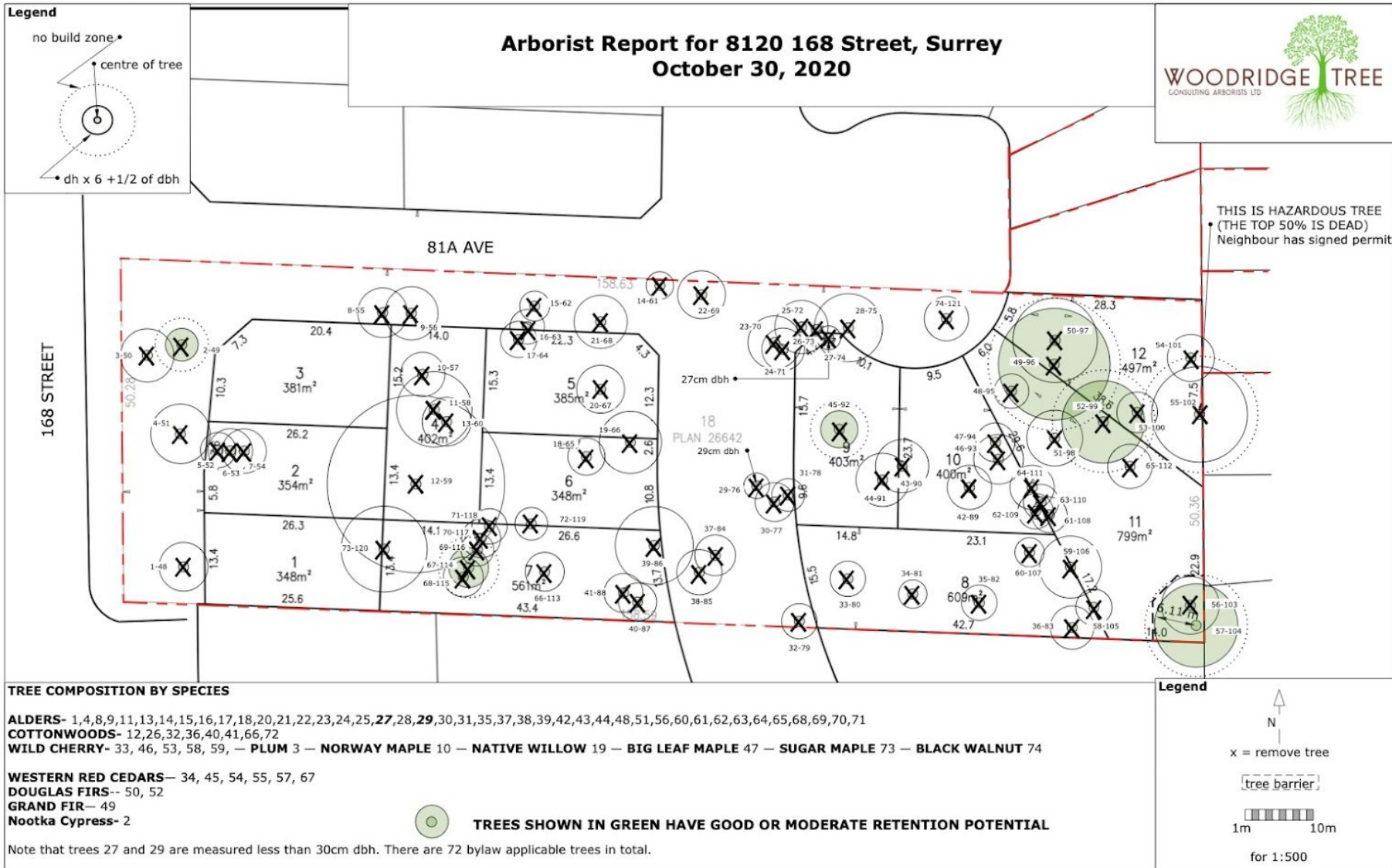
Summary, report and plan prepared and submitted by:



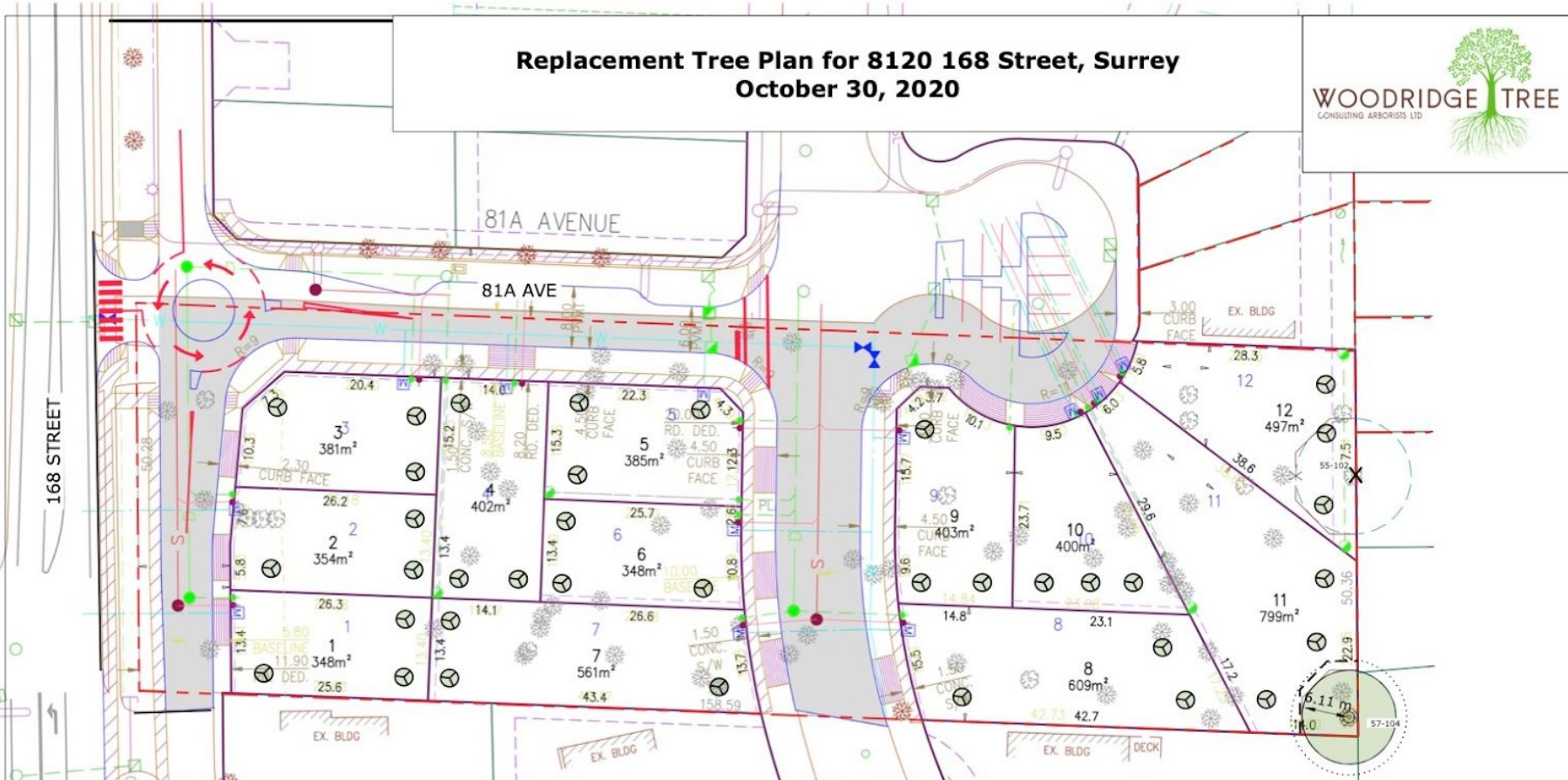
October 30, 2020

(Signature of Arborist)

Date



Replacement Tree Plan for 8120 168 Street, Surrey October 30, 2020

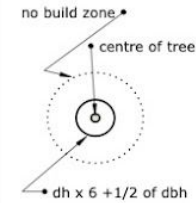


Replacement Trees Specifications

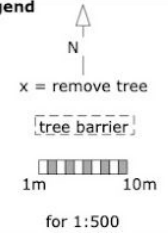
- Replacement trees are to be planted to BCLNA specifications.
- Trees must more that 3m from the foundation of house. Must be more than 1m from a property line.
- Trees are to be 5cm caliber or larger.

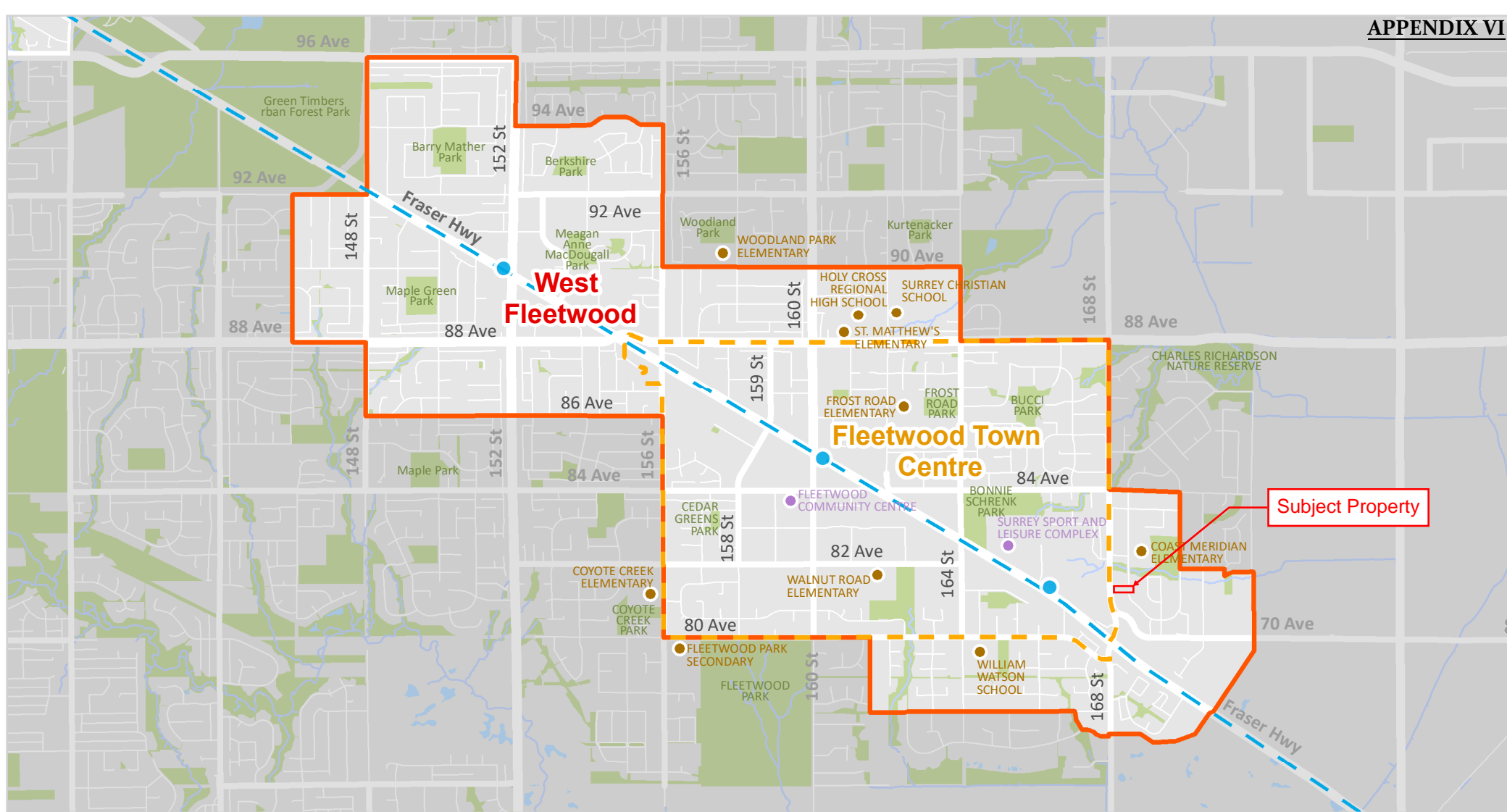
= replacement tree

Legend



Legend





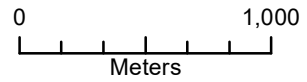


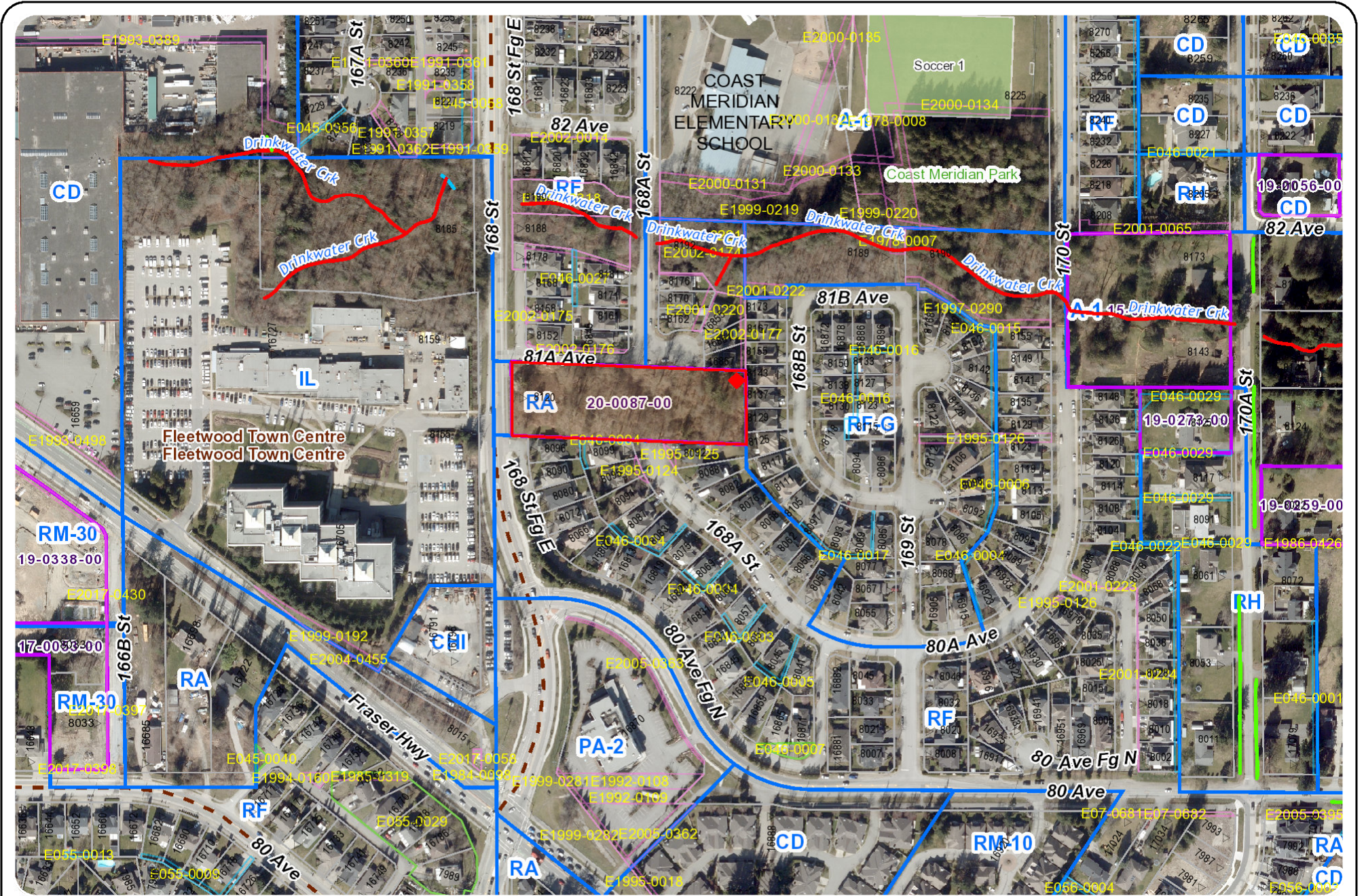
**West
Fleetwood**

**Fleetwood Town
Centre**

Subject Property

-  Plan Area
-  Existing Fleetwood Town Centre Boundary

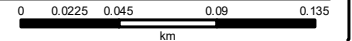




March 2019 Aerial Photo

Scale: 1:3,472

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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0087-00

Issued To:

("the Owner")

Address of Owner:

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

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

Parcel Identifier: 007-729-979

Lot 18 Section 30 Township 8 New Westminster District Plan 26642

8120 - 168 Street

(the "Land")

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

Parcel Identifier:

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

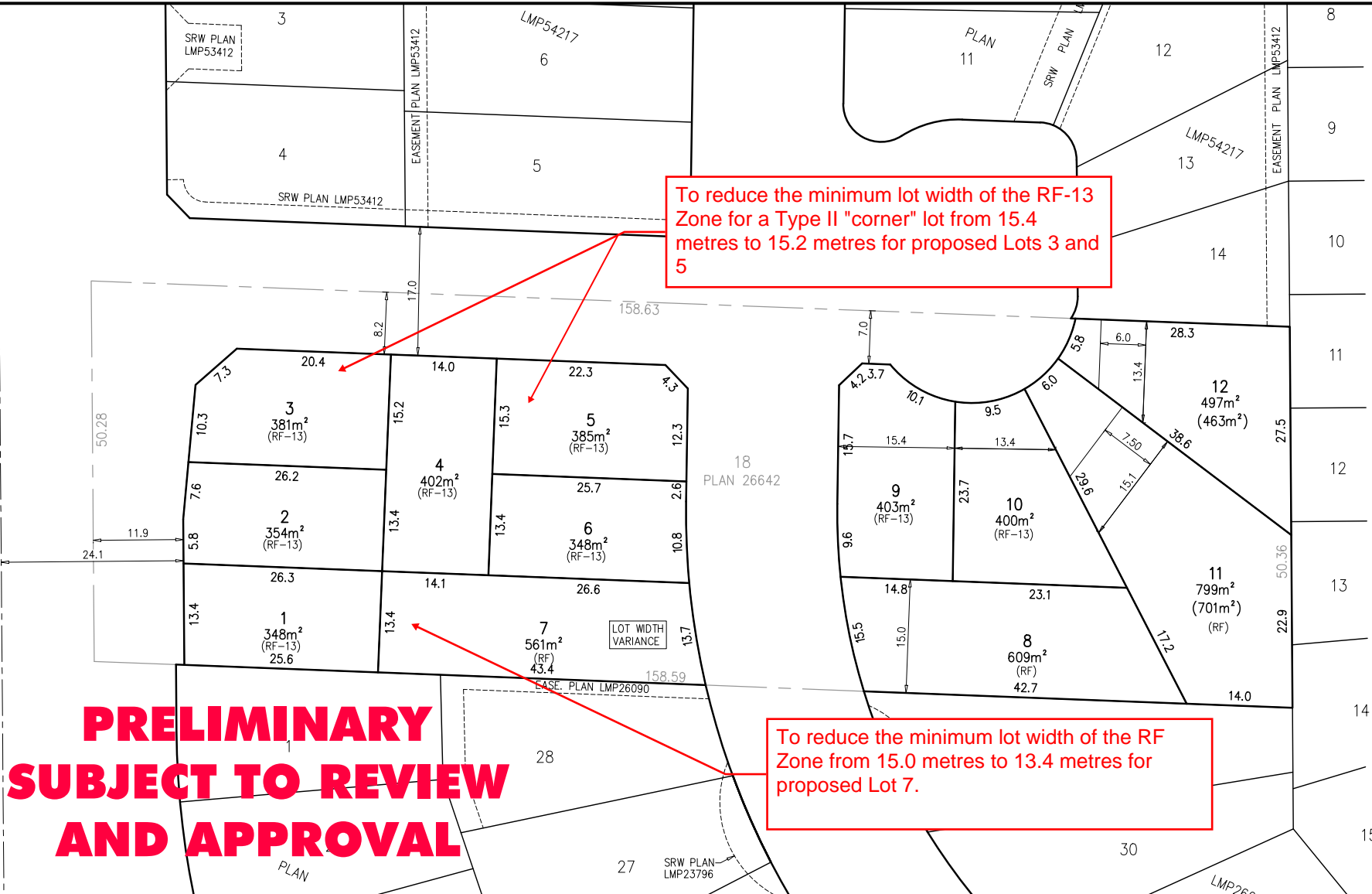
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section K.3 of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width is reduced from 15 metres to 13.4 for proposed Lot 7; and
 - (b) In Sub-section K.2 of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width for a Type II “corner” lot is reduced from 15.4 metres to 15.2 metres for proposed Lots 3 and 5.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

G:\Projects\20006.sab\A0_Drawing\LAYOUTS\Lot Layout - Op 14 - Jul 13, 2020.dwg [Lot Layout - 11x17] 7/15/2020 11:11AM



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

To reduce the minimum lot width of the RF-13 Zone for a Type II "corner" lot from 15.4 metres to 15.2 metres for proposed Lots 3 and 5

To reduce the minimum lot width of the RF Zone from 15.0 metres to 13.4 metres for proposed Lot 7.

CLIENT:		PROJECT: 8120 168 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20006	DATE:	JUL 2020	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com