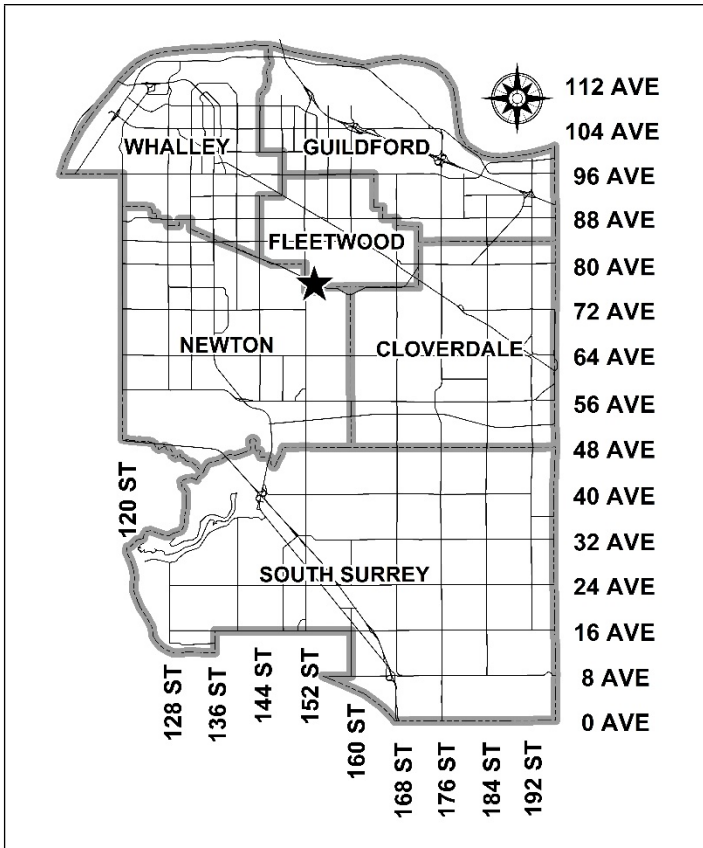


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0117-00

Planning Report Date: May 10, 2021



PROPOSAL:

- **Rezoning** from A-1 to RF
- **Development Variance Permit**

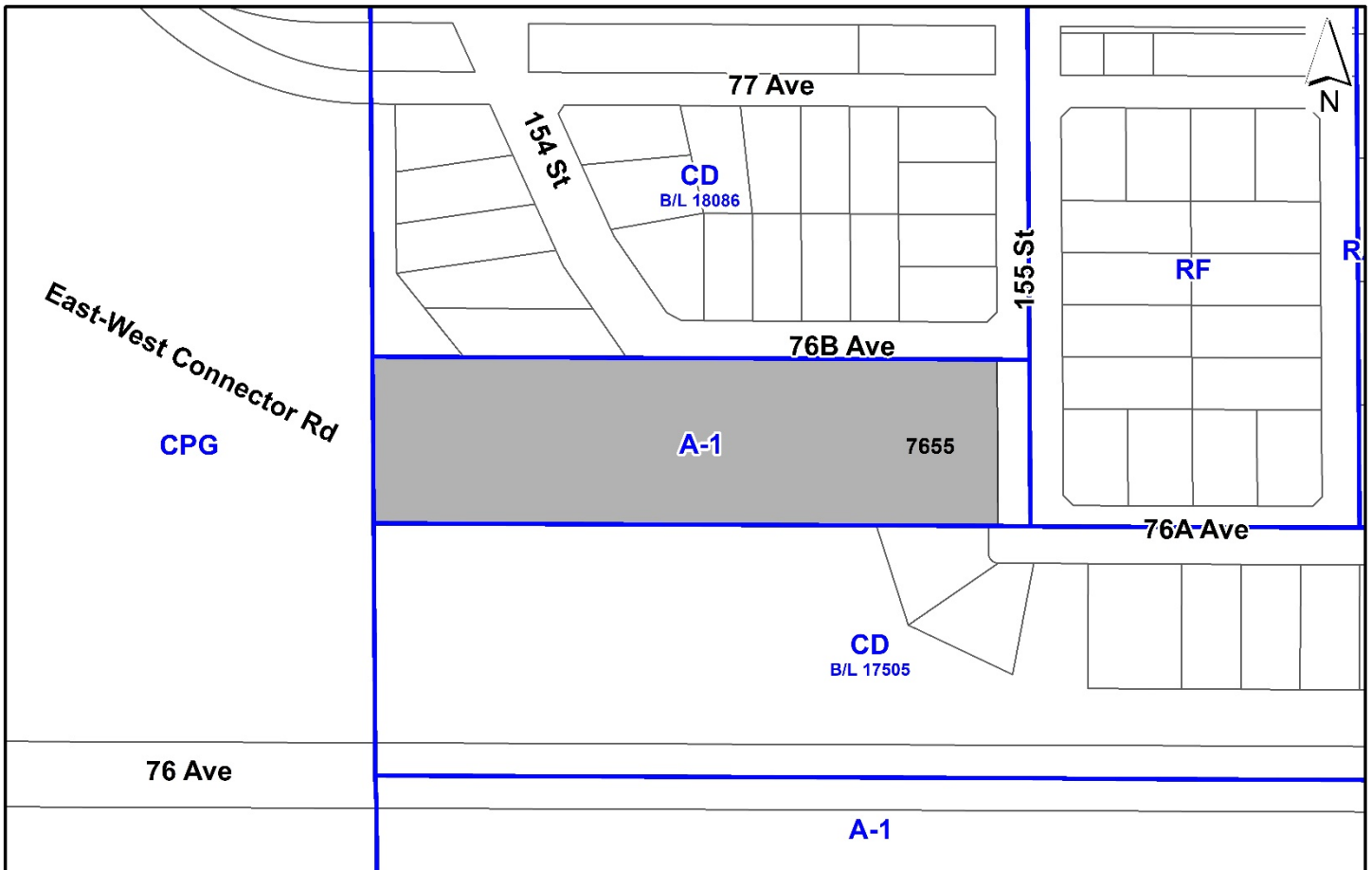
to allow subdivision into 10 single-family residential lots and 2 park lots.

LOCATION: 7655 - 155 Street

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Cluster 4 UPA and Parks and Open Space



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 requirements of the RF Zone from 15 metres to 14.8 metres for proposed Lots 1 and 2 and from 15 metres to 13.6 metres for proposed Lots 4,5 and 6.
- Proposing to reduce the minimum side yard setback requirements of the RF Zone for the principle building from 1.8 metres to 1.2 metres for proposed Lot 4,5 and 6.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the 'Low Density Cluster' and 'Parks and Open Space' designations in the Fleetwood Enclave Neighborhood Community Plan (NCP).
- The proposed subdivision meets the 'Sensitive Infill' policies of the OCP, which encourages development that is compatible with existing neighbourhoods. The proposal allows for infill development on an existing oversized lot, and the proposed RF lots are compatible with the established single-family residential pattern of development in the surrounding neighbourhood.
- The applicant has volunteered to convey 0.3 hectares of the subject property to the City as parkland, without compensation, including a publicly accessible walkway within the site between proposed Lots 6 and 7.
- The proposed variance to reduce the lot width for proposed Lots 1 and 2 is minor in nature, with the lots being only 20 centimetres narrower than the RF Zone requirement. The variance is sought to permit three (3) RF lots fronting 155 Street, rather than two (2) oversized RF lots. Proposed Lots 1 and 2 meet the lot area requirement of the RF Zone and exceed the lot depth requirement.
- The proposed variance to reduce the lot width for proposed Lots 4 to 6 is to accommodate the 8.0-metre-wide walkway, which will provide public access to the Greenbelt under the Hydro ROW and improves neighbourhood connectivity. Proposed Lots 4 to 6 meet the lot area requirement of the RF Zone and exceed the lot depth requirement.
- The proposed Development Variance Permit to permit a reduced side yard setback on Lots 4-6 is requested to allow for practical floor plans to be constructed for the future single-family dwellings, while providing the 8-metre-wide public walkway to the west of the lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0117-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for proposed Lots 1 and 2 and from 15 metres to 13.6 metres for proposed Lot 4, 5 and 6; and
 - (b) to reduce the minimum side yard setbacks of the RF Zone for the principle building from 1.8 metres to 1.2 metres for proposed Lots 4-6.
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) final approval from BC Hydro;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) conveyance of proposed Lots 11 and 12, to the City for Parks purposes;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-family Residential	'Low Density Cluster 4 UPA' and 'Open Space / Park'	A-1
North (Across 76B Avenue):	Single-family Residential	'Low Density Cluster 4 UPA'	CD (based on RF-G) (Bylaw No. 18086)
East (Across 155 Street):	Single-family Residential	'Low – Medium Density Cluster 5 UPA'	RF
South:	Greenbelt extension on Fleetwood Park, BC Hydro ROW, Single-family residential	'Existing Parkland Buffer'	CD (based on RC) (Bylaw No. 17505)
West:	Golf Course	Agricultural in the OCP	CPG

Context & Background

- The 9,833 square metre (2.43 ac) site is located at 7655 – 155 Street in Fleetwood and is designated "Urban" in the OCP, "Low-Density 4 UPA" and "Park/Open Space" in the Fleetwood Enclave NCP, and currently zoned "General Agriculture (A-1) Zone".
- The west portion of the development site is encumbered with a 2,304 square metre BC Hydro ROW, which is considered 'undevelopable utility area' as per the OCP, and typically is not included in gross site area or gross density calculations. Excluding the BC Hydro ROW, the remaining gross area of the site is 7,529 square metres (1.86 ac).
- The subject lot was previously used as a landscape business and is the last oversized lot with single-family residential subdivision potential within the neighbourhood. The adjacent existing land uses consist of RF and CD (based on RF-G and RC) zoned single family lots containing two-storey (plus basement) homes.
- The subject property is adjacent to City-owned Parkland, a greenbelt expansion of Fleetwood Park, to the south and southwest.
- There is an existing sanitary municipal ROW running south, between proposed Lots 6 and 7. The sanitary ROW is proposed to be relocated within the proposed public walkway as part of the subject Development Application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from "General Agriculture (A-1) Zone" to "Single Family Residential (RF) Zone" to subdivide into 10 single family residential lots.
- The proposed subdivision will result in approximately 30% of the subject site (3,068 m²) being conveyed to the City as parkland, without compensation. This exceeds the 5% parkland requirement of the *Local Government Act*, as well as the 13% open space requirement of the Fleetwood Enclave Plan.
- In accordance with Section 2.4.7 of the Fleetwood Enclave NCP, the allocation of open space within the proposed subdivision enables density to be calculated on the gross site area and include undevelopable portions of a lot (utility easement areas). The proposed density of 4 upa is consistent with the Fleetwood Enclave Plan.

	Proposed
Lot Area	
Gross Site Area:	2.43 ac
Road Dedication:	
Undevelopable Area:	0.57 ac
Net Site Area:	1.86 ac
Number of Lots:	12 (including 2 Lots for Park purposes)
Unit Density:	4 upa
Range of Lot Sizes	560 m ² - 703 m ²
Range of Lot Widths	14.8 m* - 17.5 m
Range of Lot Depths	31.1 m - 45.7 m

*variance requested

Referrals

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

School District: The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Coyote Creek Elementary School
3 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2023.

Parks, Recreation & Culture:

Parks will accept the 5% unencumbered parkland subdivision dedication requirement and the conveyance for the remainder of the proposed parkland without compensation. The area must be conveyed as two lots on the subdivision plan.

All fencing adjacent to parkland is to be black vinyl chain link, located on private property and not exceeding 1.2 m. Retaining walls are to be setback from the shared parkland property line an equal distance from the wall's height.

Transportation Considerations

- As part of the subject development application, the applicant will be required to complete the following road dedications and construction:
 - Dedicate approximately 6.5 meters along 76B Avenue;
 - Dedicate necessary lands to achieve a 14.0 metre radius cul-de-sac along 76B Ave;
 - Dedicate 5.0 metres for an Engineering walkway to connect to the existing Parkland; and
 - Dedicate a 3 X 3 metre corner cut at 76B Avenue and 155 Street.
- Proposed Lots 1-3 will be oriented towards 155 Street, Lots 4-6 will front 76B Avenue and Lots 7-10 will front the cul-de-sac connecting 154 Street and 76B Avenue.
- The subject site is located approximately 1 kilometer from northbound and southbound bus stops on 152 Street.

Parkland and/or Natural Area Considerations

- The applicant has volunteered to convey, without compensation, 3,068 square metres of the subject property to the City as parkland. The conveyance represents about 30% of the gross site area.
- The parkland conveyance includes:
 - 2,304 square metres of land fully encumbered by the BC Hydro ROW.
 - 342 square metres at the northwest corner of the site, adjacent to proposed Lot 10, which is not encumbered by the BC Hydro ROW.
 - 422 square metres between proposed Lots 6 and 7, which will function as a publicly accessible walkway for public access to the parkland.
 - The existing municipal sanitary ROW (E1990-0015) which runs through proposed Lot 7 will be relocated within the Parks walkway.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated 'Urban' in the Official Community Plan. The proposal complies with this designation.

Themes/Policies

- The proposal complies with Policy A3.1 of the OCP, which permits gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to town centres.
- The proposal complies with policy A3.5 of the OCP, which states that infill development is to be appropriate in scale and density to its neighbourhood context, and which uses compatible design to reinforce neighbourhood character.

Secondary Plans

Land Use Designation

- The subject site is designated 'Low Density Cluster 4 UPA' and 'Parks/Open Space' in the Fleetwood Enclave NCP. The proposal complies with these designations.

Themes/Objectives

- The application is supported by the following planning principles / themes in the Fleetwood Enclave NCP:
 - 2.3.1 Parks, Open Space, Recreation and Natural Areas
 - Provide improved access to Community Park Amenities including Fleetwood Park, Surrey Lake Park, and Surrey Lake Greenway.
 - 2.3.5 Residential Housing and Density
 - Protect the character and quality of life in existing and established residential areas during development.
 - Locate cluster residential development with considerable open space components adjacent to Fleetwood Park, and other high ecosystem value.
 - 2.3.6 Agricultural Edge Transition
 - Ensure the establishment and long-term maintenance of effective buffers (fences, planted landscaping, open spaces, natural vegetation), between residential development areas and the ALR.

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".
- 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)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 uph	13 uph
Yards and Setbacks		
Front Yard:	7.5 m	7.5 m
Side Yard:	1.8 m	1.2 m*
Side Yard Flanking:		
Rear:	7.5 m	7.5 m
Lot Size		
Lot Size:	560 sq. m	>560 sq.m
Lot Width:	15 m	13.6 m*
Lot Depth:	28 m	31 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*Variance requested

Lot Width /Setback Variance

- The applicant is requesting the following variances:
 - To reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for proposed Lots 1 and 2 and from 15.0 metres to 13.6 metres for proposed Lots 4,5 and 6; and
 - To reduce the minimum side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face for proposed Lots 4-6.
- The proposed reduction to the minimum lot width for proposed Lots 1 and 2 is requested to enable three (3) equally-sized RF lots fronting 155 Street. Both lots meet the minimum lot area and exceed the minimum lot depth of the RF Zone.
- The proposed variance to reduce the lot width for proposed Lots 4 to 6 is to accommodate the 8.0-metre-wide walkway, which will provide public access to the Greenbelt under the Hydro ROW and improves neighbourhood connectivity. Proposed Lots 4 to 6 meet the lot area requirement of the RF Zone and exceed the lot depth requirement.
- The proposed reduction to the minimum side yard setback for proposed Lots 4-6 is requested to enable the 8 metre-wide pedestrian walkway between proposed Lots 6 and 7, and to enable practical floor plans for the narrower lots (Lots 4-6) as result of the parkland conveyance.
- Staff support the requested variances to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of 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 V).
- Styles recommended for this site include neo-traditional, neo-heritage, and compatible manifestations of the west coast contemporary style.
- A preliminary lot grading plan, submitted by Hub Engineering Inc. and dated March 2, 2021 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements for all lots and walk-out basements for proposed Lots 7-10. 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.
- In order to match the grades along the property lines of the existing single-family lots adjacent to proposed Lots 1 and 10, fill is required along the existing retaining walls and into the properties at 7659 and 7649 – 155 Street. The applicant has provided written endorsement of fill along retaining walls and within property lines from the neighbouring land owners.
- The proposed Grading Plan indicates retaining walls adjacent to the proposed parkland for proposed Lots 8 – 10. The retaining walls will be two-tier stepped landscape walls, either natural boulders or Allan blocks similar to retaining walls to the north of the subject site. The retaining walls will be up to 1.2 meters high in some areas.

- Staff note that further geotechnical input will be required for the slope and retaining walls at the rear of proposed Lots 8-10, at the time of detailed design. As per the Parks Department, the proposed retaining walls are to be setback from the shared parkland property line an equal distance to the wall's height. Any retaining wall higher than 1 metre will be subject to a Building Permit.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Fleetwood Enclave NCP designation.

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 new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 23, 2020 and the Development Proposal Signs were installed on November 23, 2020. At the time of this report, Staff had received no correspondence from neighbouring residents regarding the proposal.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas and Streamside Areas) Development Permit Requirements

- The subject property falls within the Sensitive Ecosystems Development Permit Area for Green Infrastructure Areas, given the location of a Green Infrastructure Network (GIN) Corridor, approximately 10 metres wide along the site's western property line.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor #81 within the subject site, in the Fleetwood BCS management area, with a Medium ecological value and a recommended target width of 15 metres. Ten (10) metres of BCS Corridor #81 is located within the subject site. Approximately seven (7) metres of corridor width is located on the adjacent golf course to the west, beyond the site's western property line.
- The development proposal conveys the entirety of BCS Corridor #81 within the site (10 metres in width) to the City as parkland. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location, consistent with the guidelines contained in the BCS.
- The Sensitive Ecosystem (GIN) Development Permit requirements are considered to have been met through the subject proposal, and no Development Permit required, given the full conveyance of GIN corridor on site (10 metres in width) to the City.
- As per COSMOS, there is a green (C-coded) watercourse within the BCS corridor west of the subject site. The applicant retained Mark Gollner (RPBio) of MarLim Ecological Consulting to undertake a watercourse classification. The ditch west of the development site was confirmed Class C and does not meet the definition of a stream under the *Water Sustainability Act* or *Riparian Areas Protection Regulation*. As such, a Development Permit for Sensitive Ecosystems (Streamside Areas) is not required.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit requirements are considered to have been met through the subject proposal, and no Development Permit is required, as the conveyance of Lot 11 as parkland satisfies the requirements for a 30 metre building setback and 20 metre vegetated buffer from the western ALR Boundary. Fleetwood Park to the south of the site acts as an existing buffer to the southern ALR boundary.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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)			
Ash	1	0	1
Coniferous Trees			
Douglas Fir	1	1	0
Falsecypress, Sawara	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees		31	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of three (3) mature trees on the site. There are no Alder or Cottonwood trees on the site. 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 2 to 1 replacement ratio. This will require a total of four (4) replacement trees on the site. The applicant is proposing 30 replacement trees, exceeding City requirements.
- In summary, a total of 31 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

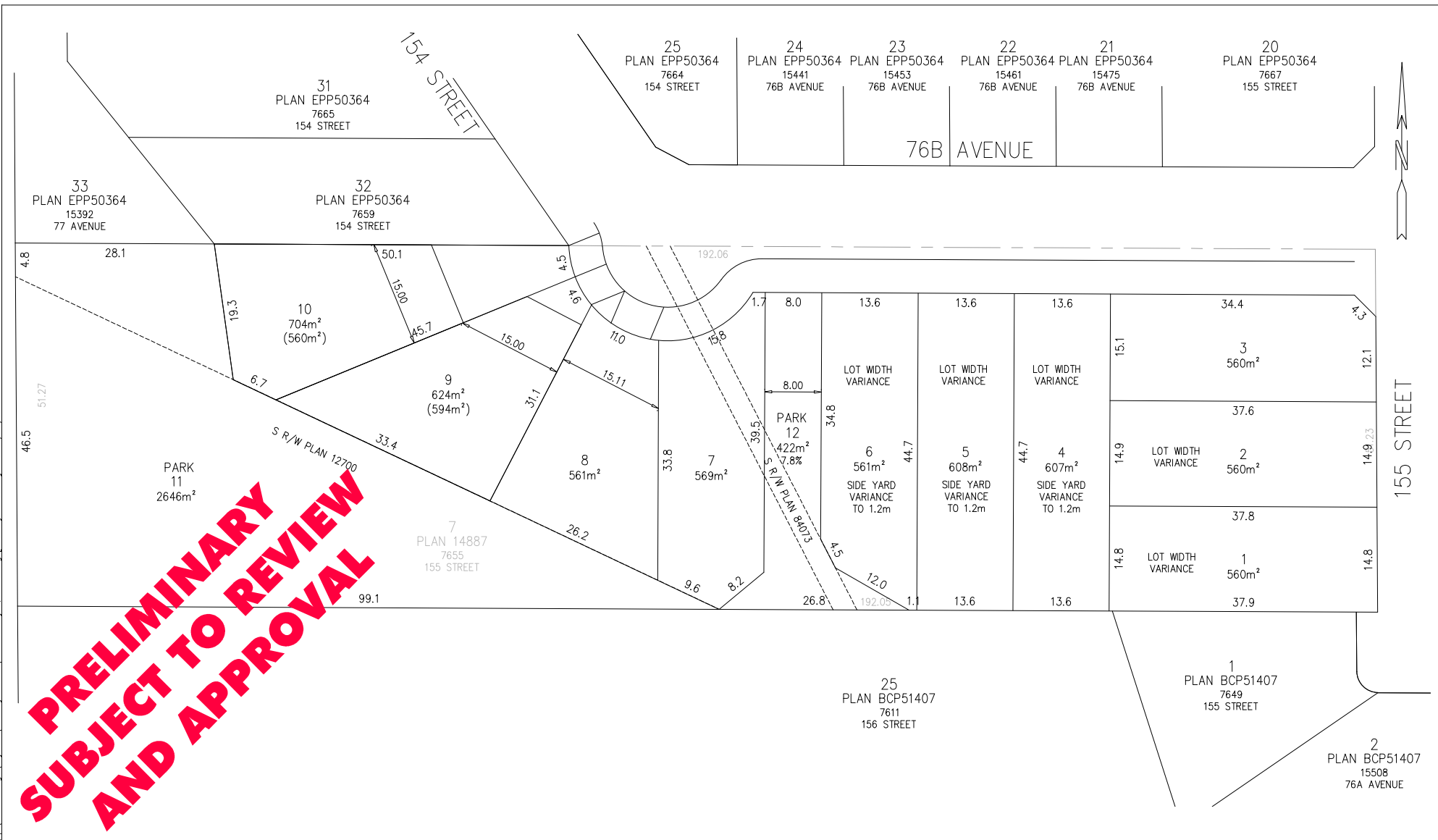
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. Lot Grading Plan
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7920-0117-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

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PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL

CLIENT:		PROJECT: 7655 150 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20004	DATE:	MAY 2021	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

Member
PACIFIC LAND GROUP



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 22, 2021** PROJECT FILE: **7820-0117-00**

RE: **Engineering Requirements
Location: 7655 155 Street**

NCP AMENDMENT/ DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the NCP Amendment or the issuance of the Development Permit and Development Variance Permit.

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

- Dedicate approximately 6.5 m along 76B Avenue;
- Dedicate necessary lands to achieve a 14.0 m radius cul-de-sac (CDS) along 76B Avenue;
- Dedicate 5.0 m for Engineering Walkway to connect to the existing Parkland;
- Dedicate a 3.0 m x 3.0 m corner cut at 76B Avenue and 155 Street; and
- Register a 0.5 m statutory right-of-way along 76B Avenue and 155 Street.

Works and Services

- Construct the south half of 76B Avenue;
- Construct the west half of 155 Street;
- Construct an Engineering Walkway;
- Provide a 6.0 m wide concrete driveway to each lot;
- Provide on-lot sustainable drainage features as per the Fleetwood Enclave drainage study;
- Applicant to register restrictive covenant for on-site storm water mitigation features and engineering foundations;
- Re-direct and abandon existing 675 mm CP sanitary trunk;
- Provide adequately sized storm, sanitary and water service connection to each lot; and
- Pay latecomer fees (#5712-0308-00-1, #5812-0308-00-1, #5912-0308-00-1, #5912-0308-00-2 & #6112-0308-00-1).

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$17,220.00 is required.

Jeff Pang, P.Eng.
Development Engineer
SC

NOTE: Detailed Land Development Engineering Review available on file

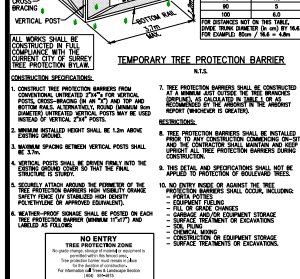
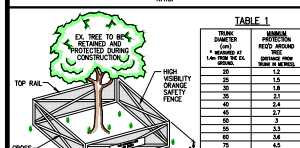
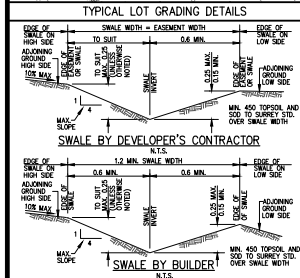
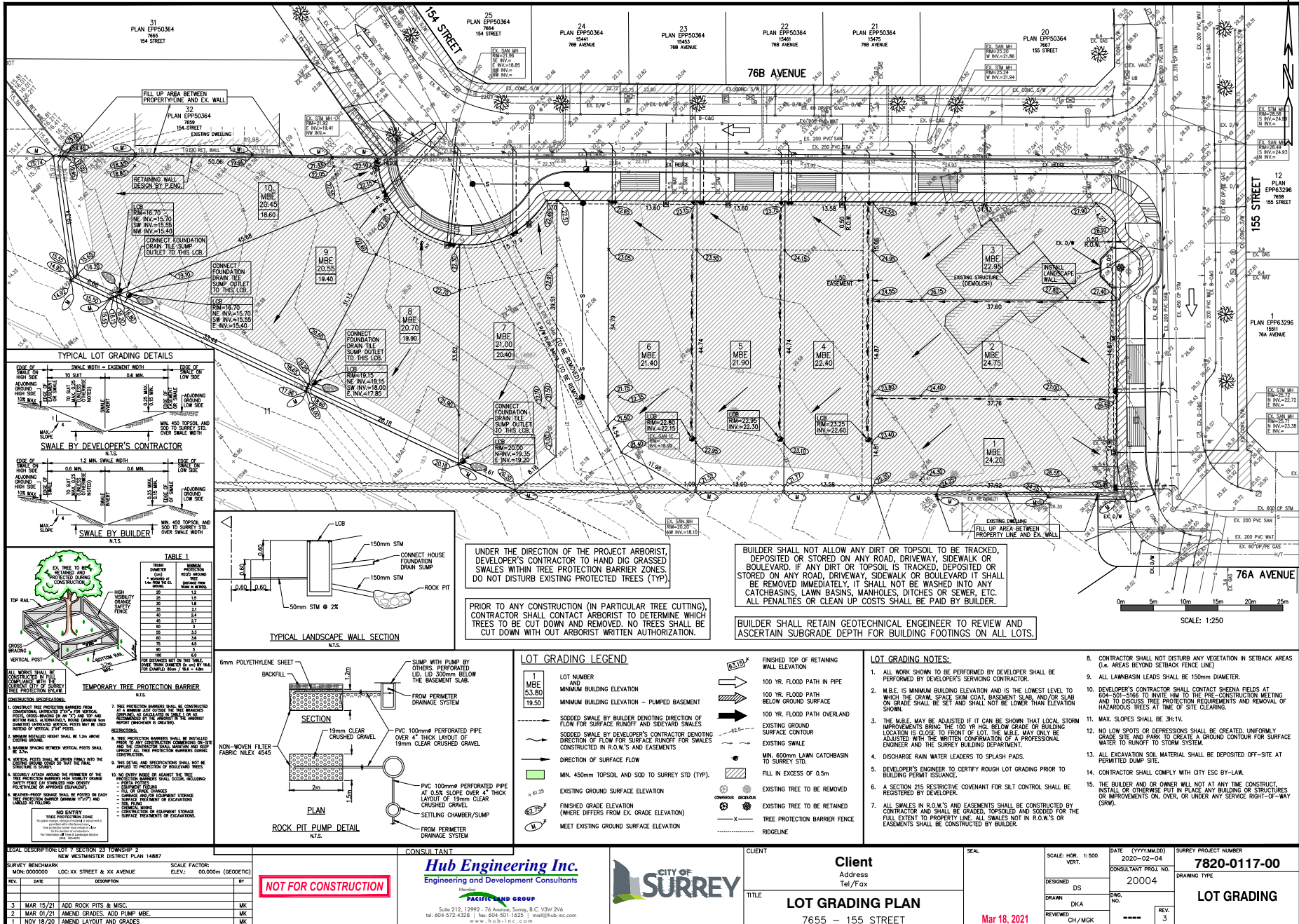
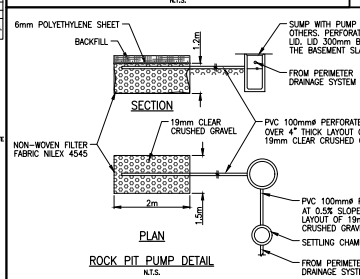


TABLE 1

MOBILITY INDEX	MINIMUM CLEARANCE	MINIMUM SPACING
1	1.5	1.5
2	2.0	2.0
3	2.5	2.5
4	3.0	3.0
5	3.5	3.5
6	4.0	4.0
7	4.5	4.5
8	5.0	5.0
9	5.5	5.5
10	6.0	6.0

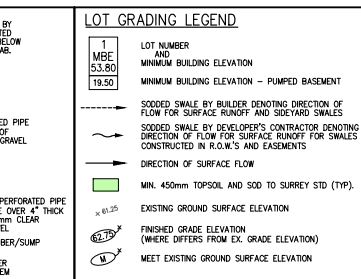


UNDER THE DIRECTION OF THE PROJECT ARBORIST, DEVELOPER'S CONTRACTOR TO HAND DIG GRASSED SWALES WITHIN TREE PROTECTION BARRIER ZONES. DO NOT DISTURB EXISTING PROTECTED TREES (TYP)

PRIOR TO ANY CONSTRUCTION (IN PARTICULAR TREE CUTTING), CONTRACTOR SHALL CONTACT ARBORIST TO DETERMINE WHICH TREES TO BE CUT DOWN AND REMOVED. NO TREES SHALL BE CUT DOWN WITH OUT ARBORIST WRITTEN AUTHORIZATION.

BUILDER SHALL NOT ALLOW ANY DIRT OR TOPSOIL TO BE TRACKED, DEPOSITED OR STORED ON ANY ROAD, DRIVEWAY, SIDEWALK OR BOULEVARD. IF ANY DIRT OR TOPSOIL IS TRACKED, DEPOSITED OR STORED ON ANY ROAD, DRIVEWAY, SIDEWALK OR BOULEVARD IT SHALL BE REMOVED IMMEDIATELY. IT SHALL NOT BE WASHED INTO ANY CATCHBASINS, LAWN BASINS, MANHOLES, DITCHES OR SEWER, ETC. ALL PENALTIES OR CLEAN UP COSTS SHALL BE PAID BY BUILDER.

BUILDER SHALL RETAIN GEOTECHNICAL ENGINEER TO REVIEW AND ASCERTAIN SUBGRADE DEPTH FOR BUILDING FOOTINGS ON ALL LOTS.



LOT GRADING NOTES:

- ALL WORK SHOWN TO BE PERFORMED BY DEVELOPER SHALL BE PERFORMED BY DEVELOPER'S SERVING CONTRACTOR.
- M.B.E. IS MINIMUM BUILDING ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE SKIM COAT, BASEMENT SLAB, AND/OR SLAB ON GRADE SHALL BE SET AND SHALL NOT BE LOWER THAN ELEVATION SHOWN.
- THE M.B.E. MAY BE ADJUSTED IF IT CAN BE SHOWN THAT LOCAL STORM IMPROVEMENTS BRING THE 100 YR FLOOD BELOW GRADE OR BOUNDARY LOCATION IS CLOSE TO FRONT OF LOT. THE M.B.E. MAY ONLY BE ADJUSTED WITH THE WRITTEN CONFIRMATION OF A PROFESSIONAL ENGINEER AND THE SURVEY BUILDING DEPARTMENT.
- DISCHARGE RAIN WATER LEADERS TO SPLASH PADS.
- DEVELOPER'S ENGINEER TO CERTIFY RUGH LOT GRADING PRIOR TO BUILDING PERMIT ISSUANCE.
- A SECTION 215 RESTRICTIVE COVENANT FOR SILT CONTROL SHALL BE REQUESTED BY DEVELOPER.
- ALL SWALES IN R.O.W.'S AND EASEMENTS SHALL BE CONSTRUCTED BY CONTRACTOR AND SHALL BE GRADED, TOPSOILED AND SODDED FOR THE FULL EXTENT TO PROPERTY LINE. ALL SWALES NOT IN R.O.W.'S OR EASEMENTS SHALL BE CONSTRUCTED BY BUILDER.

LEGAL DESCRIPTION: LOT 7 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14887

SURVEY BENCHMARK: MON-000000 LOC: XX STREET & XX AVENUE SCALE FACTOR: ELEV: 00.000m (GEOCIDIC)

REV.	DATE	DESCRIPTION	BY
3	MAR 15/21	ADD ROCK PITS & MISC.	MK
2	MAR 07/21	AMEND GRADES, ADD PUMP MBE	MK
1	NOV 18/20	AMEND LAYOUT AND GRADES	MK

NOT FOR CONSTRUCTION

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
Tel: 604-574-8268 | Fax: 604-501-1626 | info@hub-inc.com
www.hub-inc.com



CLIENT: **Client**
Address
Tel/Fax

TITLE: **LOT GRADING PLAN**
7655 - 155 STREET

DATE: (YYYYMMDD) 2020-02-04
CONSULTANT PROJ. NO.: 20004
DRAWN: DSK
CHECKED: CH/MGK
REVIEWED: CH/MGK

DATE: (YYYYMMDD) 2020-02-04
CONSULTANT PROJ. NO.: 20004
DRAWING TYPE: **LOT GRADING**

SCALE: HOR: 1:500
VERT: 1:500

DATE: (YYYYMMDD) 2020-02-04
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DRAWING TYPE: **LOT GRADING**

SCALE: HOR: 1:500
VERT: 1:500

CLIENT: **Client**
Address
Tel/Fax

TITLE: **LOT GRADING PLAN**
7655 - 155 STREET

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December 7, 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.

The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

Coyote Creek is operating at 110%. The 10 year enrolment projections do not include for the increased urban density that is contemplated to serve a future Skytrain line. There is a 4 classroom addition in construction and will be open for the 2020/2021 school year. Once the addition is completed, the site and capacity of the school will have reached its maximum build out.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. As part of the district's 2020/2021 5 Year Capital Plan, the District is asking for a 300-capacity addition to the school. In March 2020, the Ministry of Education approved funding for the district to prepare a feasibility report for the project. The addition is targeted to open in 2024.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0117 00

SUMMARY

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

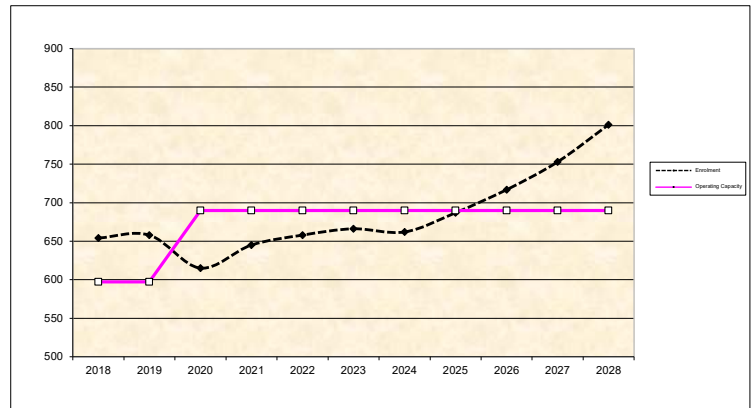
Elementary Students:	5
Secondary Students:	3

September 2020 Enrolment/School Capacity

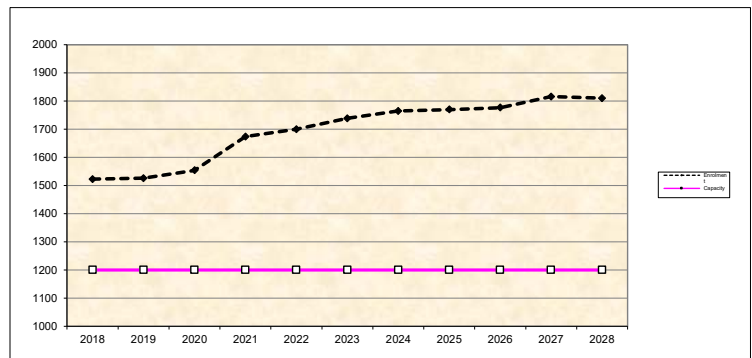
Coyote Creek Elementary	
Enrolment (K/1-7):	54 K + 561
Operating Capacity (K/1-7)	38 K + 652
Fleetwood Park Secondary	
Enrolment (8-12):	1554
Capacity (8-12):	1200

Projected population of school-age children for this development:	12
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Coyote Creek Elementary



Fleetwood 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: 20-0117-00
 Project Location: 7655 - 155 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 proposal is a ten lot RF zone infill site located within a new growth area, in which all surrounding lots are zoned RF or "CD based on RF". Except for the site home at 7655 - 155 Street which is an 1100 sq.ft. "Old Urban" Bungalow to be demolished, and one home constructed in the 1990's at 15526 - 76A Avenue, the remaining dozens of surrounding homes are all less than ten years old.

With the exception of the two older homes described above, the style of all homes can be described as "Neo-Traditional", "Neo-Heritage", or "West Coast Contemporary". Home types include one Bungalow (site home to be demolished), and all other homes are Two-Storey type with in-ground basements ranging in size from 3000 - 3900 sq.ft.

Massing designs range from mid-scale to high scale. The high scale homes have three storeys visible from the street. Front entrance porticos range from one storey (human scale) to 1 ½ storey high structures that are significant in relation to other projections on the front façade. Overall, massing designs meet a desirable standard for post year 2010's developments and exhibit proportionally consistent and architecturally interesting projections which are located in a balanced manner across the façade.

Most roofs are configured with a main common hip form at slopes ranging from 4:12 to 8:12, with common gable projections at slopes ranging from 4:12 to 16:12. There are a few homes with common hip only roofs. The Dutch hip form is evident in the area but not widely used. The Contemporary style home at 7688 - 155 Street (see photo 19) has both flat and monoplane shed forms. Roof surfaces include asphalt shingles on all surrounding homes with the exception of one home with a cedar shingle roof at 15526 - 76A Avenue.

Wall cladding materials include vinyl, fibre cement plank (lap siding), fibre cement board, fibre cement shakes, stucco, cedar, and metal ("longboard" in a clear cedar emulation), and stone, in a colour range that includes neutral, natural, and primary colours, though a clear majority of homes have neutral and/or natural colours only. Most homes have stone accent. Trim and detailing elements meet high standards on most homes, providing context.

Overall, landscaping standards are considered average to above average for homes constructed in the post 2010's era.

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

- 1) **Context Homes:** There are numerous homes in this area that are considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with neighbouring homes.
- 2) **Style Character:** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2010'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, all of which are currently characteristic of this area. 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:** Nearly 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 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 1 ½ storeys in height. The recommendation 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:** Wall cladding materials include vinyl, fibre cement plank (lap siding), fibre cement board, fibre cement shakes, stucco, cedar, metal ("longboard" in a clear cedar emulation), and stone, in a colour range that includes neutral, natural, and primary colours. 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 year 2019 RF zone developments, as determined by the design consultant.
- 7) **Roof surface:** This is area in which all homes but one have an asphalt shingle roof. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. 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 4:12 to accommodate possible "West Coast Contemporary" designs. A provision is also recommended to allow slopes less than 4:12 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 subject site is surrounded by new, modern urban Two-Storey dwellings of a 3000 - 3900 sq.ft. size excluding basements. Most homes are "Neo-Heritage" or "Neo-Traditional" style, but two new "Contemporary" homes are also evident. Massing designs are well balanced and proportionally consistent, and provide good context. Entrance heights range between 1 and 1 ½ storeys. Roof slopes vary greatly from 4:12 to 16:12, and all homes but one have a shake profile asphalt shingle surface. Trim and detailing materials and exterior cladding materials are at high standards. Landscapes meet average to above average standards. Overall, the character is consistent and aesthetically pleasing.

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: "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)

Strong relationship with neighbouring "context homes". Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible forms of "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:	<p>Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Vinyl not permitted on the front wall face.</p> <p>“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.</p>
Roof Pitch:	<p>Minimum 4:12, 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.</p>
Roof Materials/Colours:	<p>Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.</p>
In-ground basements:	<p>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.</p>
Treatment of Corner Lot 3:	<p>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% of the width of the front and flanking street elevations. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.</p>
Landscaping:	<p><i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lot 3 shall have an additional 10 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.</p>
Park:	<p>There is a public park adjacent to the south side of lots 4 - 10 inclusive and along the west side of lot 10. CPTED principles will therefore apply, in which 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</p>

residents. Also, windows (minimum 50 sq.ft. total) are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the park.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 27, 2020

Reviewed and Approved by:  **Date:** Sept. 27, 2020

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash	1	0	1
Coniferous Trees			
Douglas-Fir	1	1	0
Falsecypress, Sawara	1	1	0
Total	3	2	1
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees		31	



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0117-00

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: 010-017-470
Lot 7 Section 23 Township 2 New Westminster District Plan 14887
7655 - 155 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 Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum side yard setback is reduced from 1.8 metres to 1.2 metres for proposed Lots 4 to 6.

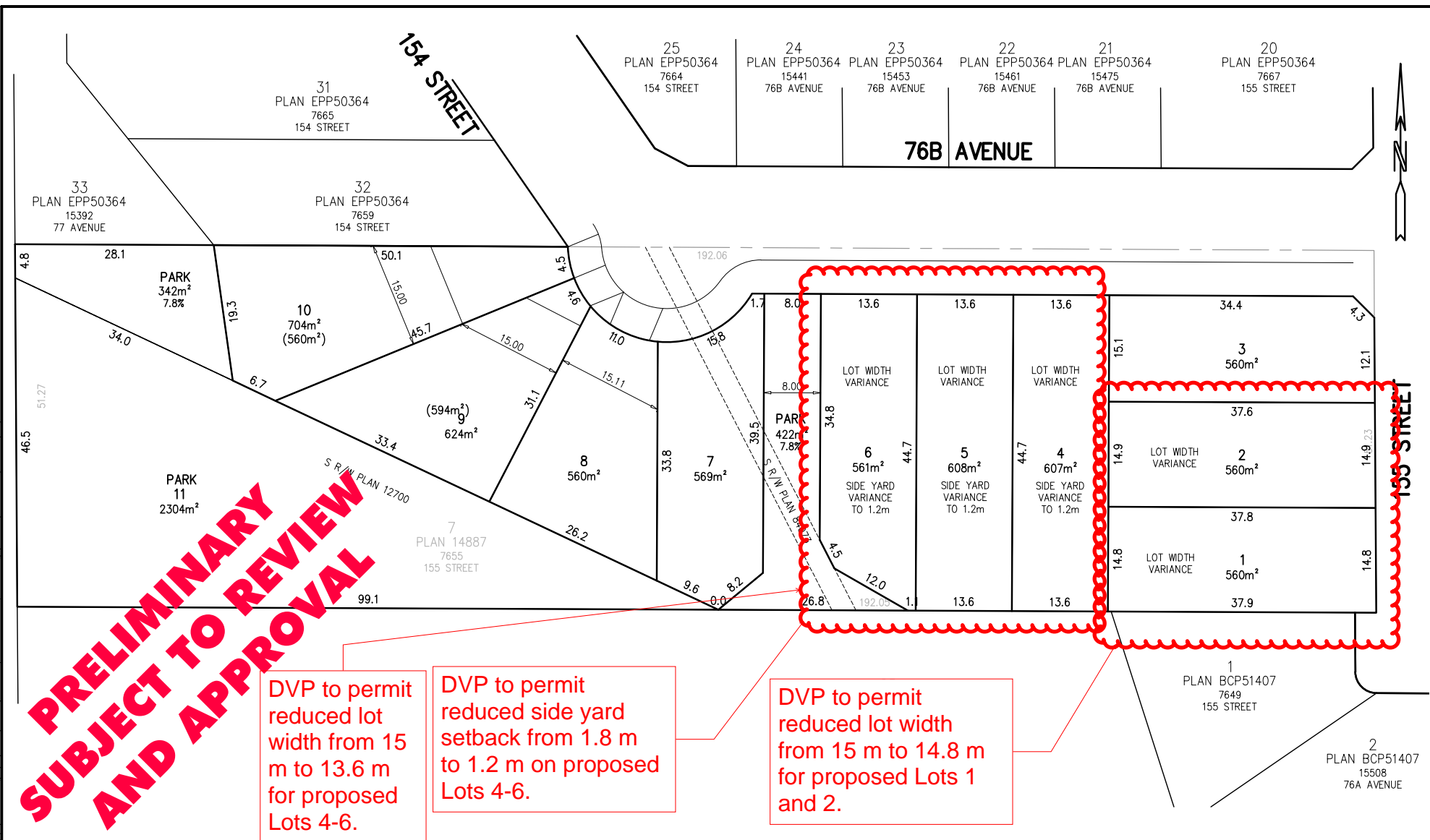
- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15 metres to 14.8 metres for proposed Lots 1 and 2 and from 15 metres to 13.6 metres for proposed Lots 4, 5 and 6.
5. The Land shall be developed strictly in accordance with the terms 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

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CLIENT:		PROJECT: 7655 150 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20004	DATE:	JAN 2021	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No:	

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

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES