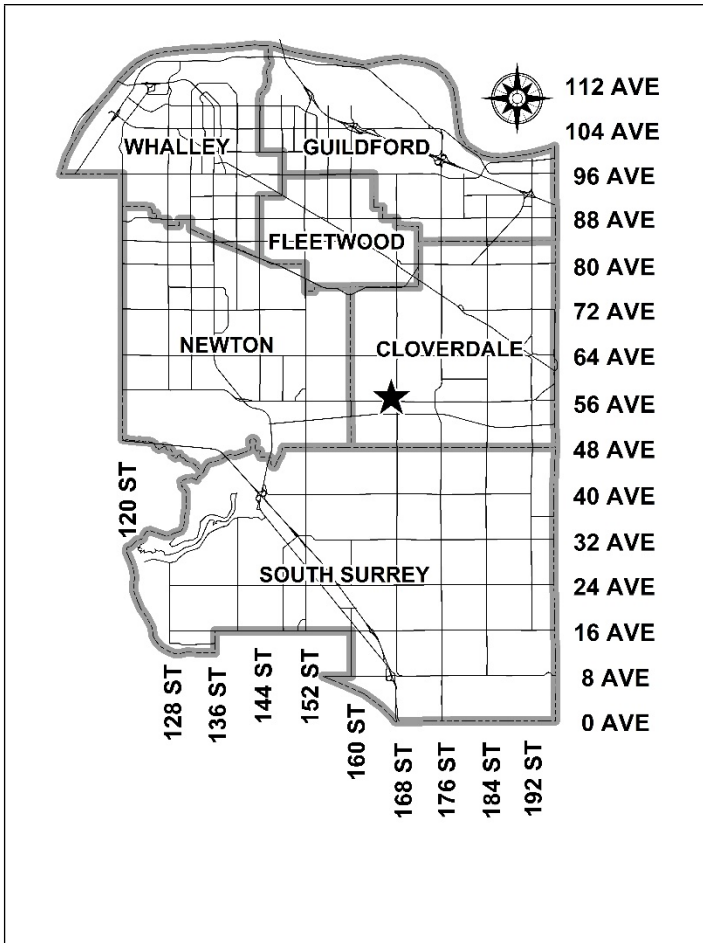


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0086-00

Planning Report Date: September 27, 2021



**PROPOSAL:**

- **OCP Amendment** of a portion of the site from Suburban to Urban
- **NCP Amendment** of a portion of the site from Half Acre Cluster to Urban Single Family and from Park/Open Space to Half Acre Cluster
- **Rezoning** a portion of the site from A-1, CD (By-law No. 16760A), and RA, to RQ and RF.
- **Development Permit**
- **Development Variance Permit**

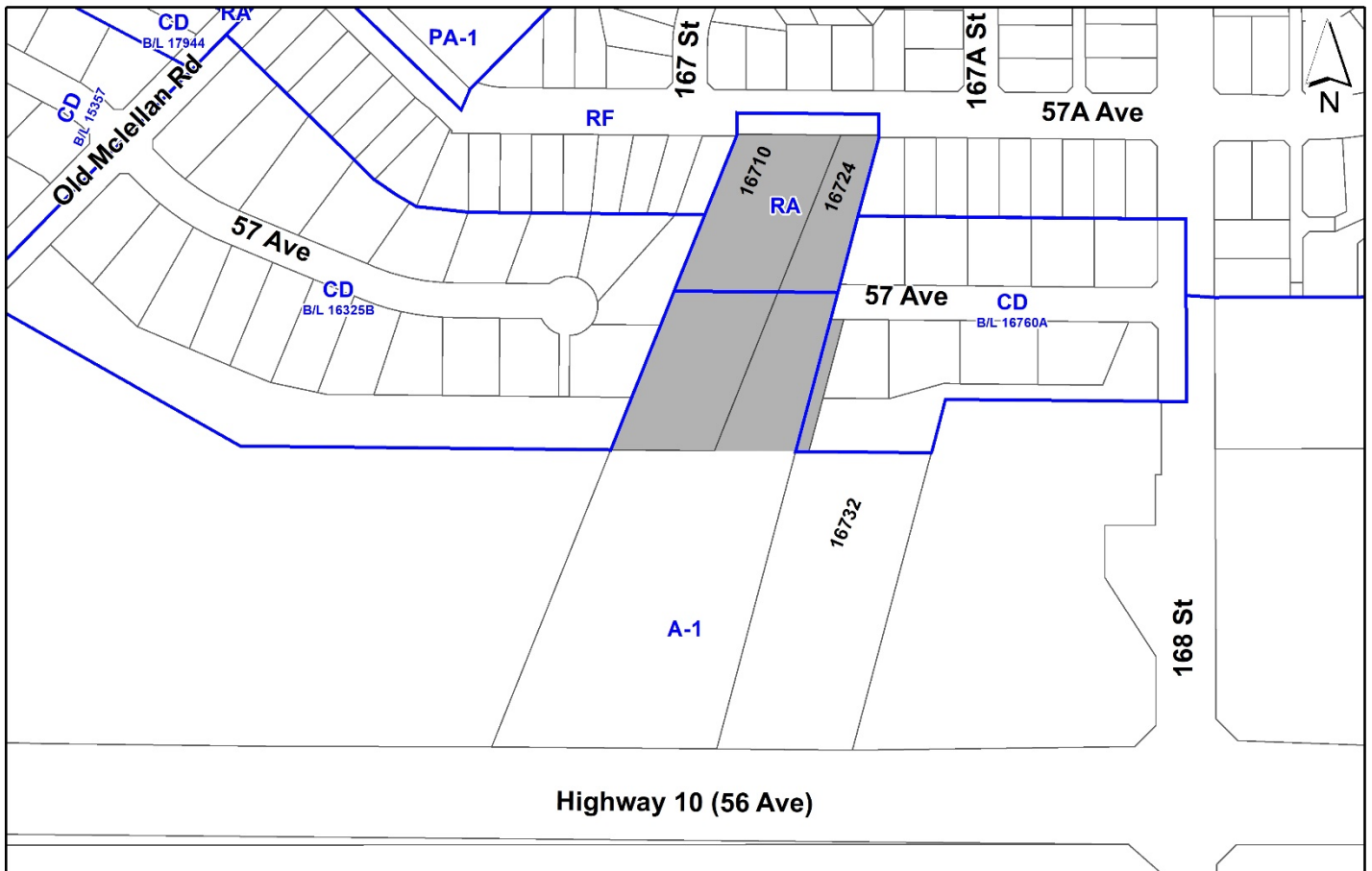
to allow subdivision into four (4) single family lots, seven (7) suburban single family lots, one (1) park lot and one (1) remainder agricultural lot.

**LOCATION:** 16724 - 57A Avenue  
16710 - 57A Avenue  
16732 - 57 Avenue

**ZONING:** A-1, CD (By-law No. 16760A) & RA

**OCP DESIGNATION:** Agricultural & Suburban

**NCP DESIGNATION:** Half Acre Cluster & Park/Open Space



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning;
- Approval to draft Development Permit for Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban for a portion of the subject site.
- Proposing an amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) from Half Acre Cluster to Urban Single Family and from Park/Open Space to Half Acre Cluster for portions of the site.
- Proposing to reduce the minimum side yard (north) principal building setback requirement of the RQ Zone from 2.4 metres to 1.8 metres for proposed Lot 8.
- Proposing to reduce the minimum required lot width of the RQ Zone from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for proposed Lots 9 and 10.

## RATIONALE OF RECOMMENDATION

- The proposal partially complies with the with the Agricultural and Suburban designation in the Official Community Plan (OCP). The application is proposing an OCP amendment for a portion of the site from Suburban to Urban. The proposed amendment is supportable as it will accommodate urban (RF-zoned) lots fronting 57A Avenue consistent with the established lot sizes and subdivision pattern along this street.
- The proposal partially complies with the Half Acre Cluster designation in the West Cloverdale South Neighbourhood Concept Plan (NCP). The application is proposing an amendment to the West Cloverdale South NCP for portions of the site from Half Acre Cluster to Urban Single Family and from Park/Open Space to Half Acre Cluster in order to subdivide into four (4) single family lots, seven (7) suburban single family lots, one (1) park lot and one (1) remainder agricultural lot. The proposal is consistent with the established lot sizes, lot pattern, and park greenbelt network to the east and west.
- The proposal complies with the Agricultural and General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of West Cloverdale South.

- The applicant will dedicate 1,990 square metres of parkland for completion of the greenbelt network between 168 Street and Old McLellan Road.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone Areas).
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested partial OCP Amendment/increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site (proposed Lots 1 to 4) from Suburban to Urban and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portions of 16710 and 16724 – 57A Avenue shown as Block A on the Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and to rezone the portions of 16710 and 16724 – 57A Avenue, and 16732 - 57 Avenue, shown as Block B on the attached Survey Plan (Appendix II) from "General Agriculture Zone (A-1)", "One-Acre Residential Zone (RA)", and "Comprehensive Development Zone (CD) (By-law No. 16760A)" to "Quarter Acre Residential Zone (RQ)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0086-00 for Hazard Lands (Flood Prone Areas) generally in accordance with the geotechnical report/feasibility study.
5. Council approve Development Variance Permit No. 7921-0086-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (north) principal building setback requirements of the RQ Zone from 2.4 metres to 1.8 metres for proposed Lot 8.
  - (b) to reduce the minimum required lot width of the RQ Zone from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for proposed Lots 9 and 10.
6. 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) Approval from the Ministry of Transportation & Infrastructure;
  - (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) submission of a finalized Geotechnical Feasibility Report/Study to the satisfaction of City staff;

- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (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; (use for Single Family Residential projects)
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of an access easement over proposed Lot 11 to provide vehicular access to 57 Avenue for proposed Lot 12;
  - (k) finalization of a Lease Agreement over the proposed Park lot to provide interim vehicular access to 57 Avenue for proposed Lot 12;
  - (l) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion (for proposed Lots 8 to 11);
  - (m) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical feasibility study is required as a condition of final adoption (for proposed Lots 8 to 11); and
  - (n) registration of a Section 219 Restrictive Covenant for proposed Lots 1 to 11 advising future homeowners of the potential farm operations on the adjacent agricultural zoned lands and associated nuisance impacts (dust, smells, noise).
7. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan (NCP) to redesignate portions of the land from "Half Acre Cluster" to "Urban Single Family" and from "Park/Open Space" to "Half Acre Cluster" when the project is considered for final adoption (Appendix VII).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Existing single family dwellings & vacant agricultural-designated lands	Agricultural (OCP); Half Acre Cluster & Park/Open Space (NCP)	A-1 & RA
North (Across 57A Avenue):	Existing single family dwellings	Urban Single Family (NCP)	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Existing single family dwellings & vacant agricultural-designated lands	Agricultural (OCP); Urban Single Family, Half Acre Cluster & Park/Open Space (NCP)	A-1, RF & CD (Bylaw No. 16760A)
South (Across Hwy 10):	Agriculture (ALR)	Agricultural (OCP)	A-1
West:	Existing single family dwellings & vacant agricultural-designated lands	Agricultural (OCP); Urban Single Family, Half Acre Cluster & Park/Open Space (NCP)	A-1, RF & CD (Bylaw No. 16325B)

### Context & Background

- The subject site is located at 16710 – 57A Avenue, 16724 – 57A Avenue and 16732 – 57 Ave in Cloverdale. The subject site is a combined 3.5 hectares in area.
- The subject site is designated "Agricultural" and "Suburban" in the Official Community Plan (OCP) and is currently zoned "General Agricultural Zone (A-1)", "One-Acre Residential Zone (RA)", and "Comprehensive Development Zone (CD) (By-law No. 16760A)". A portion of subject site falls within the West Cloverdale South Neighbourhood Concept Plan and is designated as "Half Acre Cluster" and "Park/Open Space".
- There are two existing single family dwellings on the site that will be demolished as part of the development.
- The site falls within the Hazard Lands development permit area for flood prone areas with a portion of the site within the 200 year flood plain of the Nicomekl and Serpentine rivers.
- The Agricultural-designated, southern portion of the subject site was removed from the Agricultural Land Reserve (ALR) under previous Development Application No. 7909-0161-00 and ALC exclusion file 53215. In the future, it is anticipated that this portion of the site may be subject to a separate development application in conjunction with adjacent, Agricultural-designated, and zoned properties to the east and west.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The proposal is to rezone the northern portion of the subject site from "General Agriculture Zone (A-1)", "One-Acre Residential Zone (RA)", and "Comprehensive Development Zone (CD) (By-law No. 16760A)" to "Quarter-Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)" to allow subdivision into four (4) single family lots, seven (7) suburban single family lots, one (1) park lot and one (1) remainder agricultural lot.

- The proposal includes a partial amendment to the Official Community Plan from "Suburban" to "Urban" for the proposed four (4) single family residential lots along 57A Avenue (Lots 1 to 4).
- The proposal also includes a partial amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) from "Half Acre Cluster" to "Urban Single Family" for the proposed four (4) single family residential lots along 57A Avenue and from "Park/Open Space" to "Half Acre Cluster" for the proposed seven (7) suburban single family residential lots around the 57 Avenue cul-de-sac.
- Proposed Lot 8 will require a Development Variance Permit to reduce the minimum side yard (north) setback for principal building in the RQ zone from 2.4 metres to 1.8 metres to accommodate a 3-metre engineering right-of-way along the south lot line.
- Proposed Lots 8, 9 and 10 will also require a Development Variance Permit to reduce the minimum required lot width in the RQ zone from 24 metres to 22.0 metres for Lot 8 and to 20.0 metres for Lots 9 and 10.
- The following table provided development details for the proposal:

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	34,998 square metres
Road Dedication:	1,000 square metres
Undevelopable Area:	N/A
Net Site Area:	33,998 square metres
<b>Number of Lots:</b>	12
<b>Unit Density:</b>	0.44 UPH (A-1) 8.3 UPH (RQ) 15.2 UPH (RF)
<b>Range of Lot Sizes</b>	22,915 square metres (A-1) 777 – 1179 square metres (RQ) 616 – 783 square metres (RF)
<b>Range of Lot Widths</b>	106.9 metres (A-1) 20 – 26.1 metres (RQ) 16.4 – 18.4 metres (RF)
<b>Range of Lot Depths</b>	146.2 metres (A-1) 30.1 – 50.6 metres (RQ) 38.6 – 40.3 metres (RF)

### Referrals

#### Engineering:

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

School District:	<p>The School District has advised that there will be approximately 9 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>4 Elementary students at Surrey Centre Elementary School 3 Secondary students at Lord Tweedsmuir Secondary School</p> <p>(Appendix IV)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2023.</p>
Parks, Recreation & Culture:	<p>Parks will accept the proposed park lot towards the 5% parkland dedication, required under the <i>Local Government Act</i> and the 15% open space requirement for applicable RQ lots.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary approval of the rezoning is granted by MOTI for one (1) year.</p>

### Transportation Considerations

- The application will provide approximately 1,000 square metres of road dedication.
  - 1.9 metres of dedication is required for 57A Avenue.
  - 57 Avenue will be expanded westward, and a new cul-de-sac bulb will be constructed. The existing cul-de-sac bulb will be removed.
- Proposed Lots 1 to 4 will be oriented towards 57A Avenue. Driveway access for these lots will be off 57A Avenue.
- Proposed Lots 5 to 11 will be oriented towards 57 Ave, with construction of a new cul-de-sac bulb, expanding 57 Ave westward. Driveway access for these lots will be off 57 Ave.
- Proposed Lot 12 will be oriented towards Hwy 10 with access through proposed Lot 11 and the proposed park dedication from 57 Avenue. A temporary access easement will be registered over proposed Lot 11 and a Lease Agreement with the City will be undertaken to allow access over the park dedication for proposed Lot 12 until Lot 12 consolidates and develops with adjacent lots.

### Parkland and/or Natural Area Considerations

- The application requires 5% parkland dedication under the *Local Government Act* (LGA) and 15% open space under the RQ zone for lots less than 930 square metres in size.



- Proposed Lots 5, 6 and 7 require 15% open space under the RQ zone. The rest of the subject site requires 5% parkland dedication under the LGA.
- This results in a 1,990-square metre park lot that is proposed to be dedicated under the subject application. The proposed park lot meets the requirements of the NCP and form a connection between two existing City greenbelts to the east and west.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated as "Agricultural" and "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS).
- The "Agricultural" designation is intended for agricultural uses. The proposed agricultural remainder lot complies with this designation.
- The "General Urban" designation is intended for residential neighbourhoods and centres. The proposed residential lots and parkland dedication comply with this designation.

### **Official Community Plan**

#### Land Use Designation

- The proposal partially complies with the "Agricultural" and "Suburban" designation of the Official Community Plan (OCP).
- The proposed agricultural remainder lot complies with the "Agricultural" designation in the OCP. The "Agricultural" designation is intended to support agricultural uses and includes lands within and outside of the ALR.
- The proposed RQ lots (Lots 5 to 11) comply with the "Suburban" designation of the OCP with a proposed unit density of 8.3 dwelling units per hectare. The "Suburban" designation is intended to support low-density residential uses, in keeping with a suburban neighbourhood character.
- An OCP Amendment is requested for the proposed RF lots (Lots 1 to 4) from Suburban to Urban.

#### Amendment Rationale

- The application requires an OCP amendment from "Suburban" to "Urban" for a portion of the subject site for the proposed four (4) single family lots under RF zoning (Lots 1 to 4). These lots are adjacent to existing RF-zoned lots under the Urban designation in the OCP. The proposed lots follow a similar lot pattern to those in the surrounding neighbourhood and the Urban designation is fitting for this part of West Cloverdale South.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- The proposal is consistent with the following OCP policies:
  - A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
    - The proposed RF & RQ lots will provide a similar streetscape to that found within the adjacent single family neighbourhood. The design guidelines on title will ensure the proposed residential lots will feature homes that are compatible with the character of the existing neighbourhood.

### **Secondary Plans**

#### Land Use Designation

- The site is designated as "Half Acre Cluster" and "Park/Open Space" in the West Cloverdale South Neighbourhood Concept Plan.
- The applicant is proposing a partial amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) from "Half Acre Cluster" to "Urban Single Family" for the proposed four (4) single family residential lots (Lots 1 to 4) on the subject site and from "Park/Open Space" to "Half Acre Cluster" for the proposed seven (7) suburban single family residential lots around the 57 Avenue cul-de-sac.

#### Amendment Rationale

- The proposed partial amendment to the West Cloverdale South NCP from "Half Acre Cluster" to "Urban Single Family" will accommodate the development of four (4) single family lots under the RF Zone. This is compatible with the existing single family residential (RF zoned) neighbourhood adjacent to the site along 57A Avenue.
- The proposed partial amendment to the West Cloverdale South NCP from "Park/Open Space" to "Half Acre Cluster" for the proposed seven (7) suburban single family residential lots around the 57 Avenue cul-de-sac is consistent with the established lot sizes, lot pattern, and park greenbelt network to the east and west.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)", "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD) (By-law No. 16760A)" to "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)".
- The tables below provide an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "General Agriculture Zone (A-1)", "Quarter Acre Residential Zone (RQ)" and "Single Family Residential Zone (RF)".

<b>RQ Zone (Part 15c)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	1.8 metres* – 2.4 metres
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	775 – 930 square metres	777 – 1179 square metres
Lot Width:	20 – 24 metres	20* – 26.1 metres
Lot Depth:	30 metres	30.1 – 50.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

\*Variance required

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.8 metres
Rear:	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	616 – 783 square metres
Lot Width:	15 metres	16.4 – 18.4 metres
Lot Depth:	30 metres	38.6 – 40.3 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

<b>A-1 Zone (Part 10)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	10% of lot width (10.7 metres)	10.7 metres
Rear:	12 metres	12 metres
<b>Lot Size</b>		
Lot Size:	2 hectares	2.2 hectares
Lot Width:	10% of lot perimeter (55.7 metres)	106.9 metres

### Lot Width & Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum side yard (north) setback requirements for principal building of the RQ Zone from 2.4 metres to 1.8 metres for proposed Lot 8.
  - to reduce the minimum required lot width of the RQ Zone from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for proposed Lots 9 and 10.
- The proposed variance to reduce the minimum side yard setback of proposed Lot 8 is to accommodate an Engineering right-of-way on the south side of the lot, as requested by the Engineering Department.
- This variance will allow the house footprint to remain unaltered while accommodating required City infrastructure.
- Proposed Lots 8, 9 and 10 exceed both the minimum lot depth and lot area requirements of the RQ Zone. The requested lot width variances will have minimal impact on the streetscape.
- The proposed subdivision is consistent with the established single family residential lot sizes and subdivision pattern to the east along 57 Avenue.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 and West Coast Contemporary homes given the neighbourhood context. Roof slope is to be a minimum of 4:12 roof slope using a wide range of roofing materials including concrete roof tiles or asphalt shingles in grey, brown or black. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated August 25, 2021, has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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.

### **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 new lot if completed by December 31, 2021; and \$2,000 per new lot if completed after January 1, 2022).
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP & Secondary Plan designation.
- The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.
- The applicant will be required to provide the per unit flat rate for the proposed lots that represent additional density beyond the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed between January 1, 2021, and December 31, 2021; and \$15,000 per unit if completed after January 1, 2022).

### 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 July 5, 2021, and the Development Proposal Signs were installed on July 5, 2021. Staff received 2 responses from neighbouring (*staff comments in italics*):
  - Neighbouring residents were concerned about the removal of the existing cul-de-sac bulb along 57 Avenue as well as the streetscape that will result due to this development.
    - *Staff advised the residents that the existing cul-de-sac was built temporarily and will be removed by the developer. The area will be landscaped and restored with traditional road frontage improvements.*
    - *The reconstructed streetscape will resemble the existing streetscapes along 57 and 57A Avenue.*

## DEVELOPMENT PERMITS

### Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that a portion of the site is within the 200-year floodplain of the Nicomekl and Serpentine Rivers. The Hazard Land (Flood Prone Areas) Development Permit is required to protect developments from hazardous conditions.
- The southern portion of the subject site falls within the flood prone area, with majority of the site above the required floor construction level. Proposed Lots 8, 9, 10 and 11 fall within the flood prone area.
- A feasibility study, prepared by Tegbir S. Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated July 23, 2021, was reviewed by staff and found to address the Development Permit guidelines of the Official Community Plan (OCP), with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 2.4 metres geodetic is required for proposed Lots 8, 9, 10 and 11. The applicant is proposing a main floor elevation of 2.8 metres geodetic elevation, which is approximately 0.4 metres above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption (for proposed Lots 8 to 11).
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical feasibility study is required as a condition of final adoption (for proposed Lots 8 to 11).

**TREES**

- Kim Dahl, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	0	-	-
Cottonwood	33	11	22
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Birch	2	2	0
Black locust	23	21	2
Cherry	2	2	0
Holly	1	1	0
Norway Maple	1	0	1
Pussy Willow	2	2	0
Red Maple	1	1	0
Sweet gum	1	1	0
Walnut	5	5	0
Weeping willow	5	4	1
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>46</b>	<b>42</b>	<b>26</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>22</b>	
<b>Total Retained and Replacement Trees</b>		<b>48</b>	
<b>Contribution to the Green City Program</b>		<b>\$43,450.00</b>	

- The Arborist Assessment states that there are a total of 46 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-three existing trees, approximately 41.8 % of the total trees on the site, are Cottonwood trees. There are no Alder trees on the site. It was determined that 26 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication 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 101 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 79 replacement trees will require a cash-in-lieu payment of \$43,450, representing \$550 per tree for applications received 2021 and after, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 48 trees are proposed to be retained or replaced on the site with a contribution of \$43,450 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.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan Amendment
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit No. 7921-0086-00

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

SJ/cm

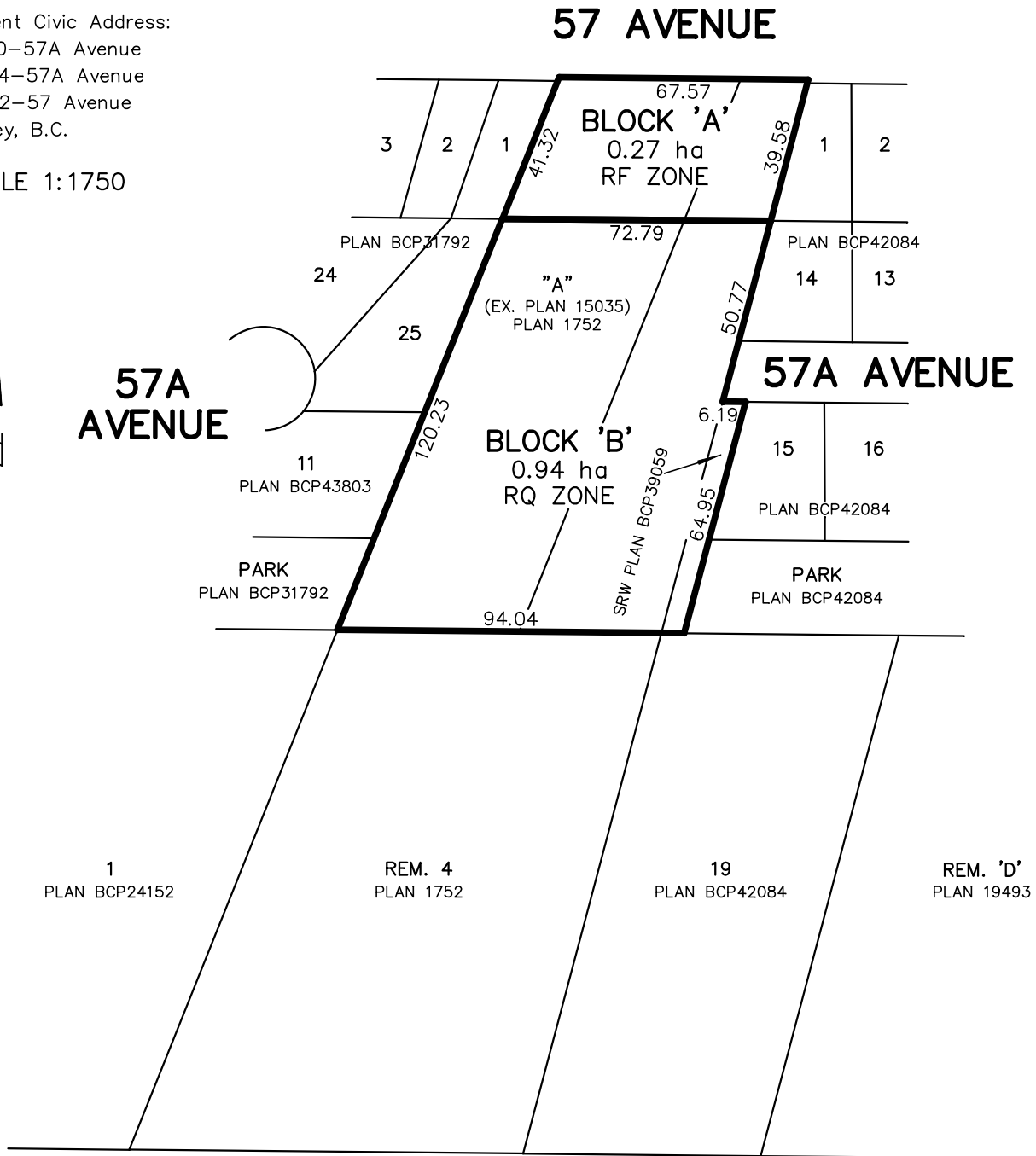




SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. \_\_\_\_\_ OF PCL. "A" (EX. PLAN 15035) LOT 4 PLAN 1752, AND LOT 4 EXCEPT: FIRSTLY; PCL. "A" (EX. PLAN 15035), SECONDLY; PART ON PLAN BCP13224 PLAN 1752, ALL OF SEC. 12, TP. 2, NWD.

Current Civic Address:  
 16710-57A Avenue  
 16724-57A Avenue  
 16732-57 Avenue  
 Surrey, B.C.

SCALE 1:1750



**HWY. 10 (56 AVENUE)**

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
 LAND SURVEYING INC.  
 #216 12899-76th Avenue  
 Surrey, B.C. V3W 1E6  
 phone: (604) 601-6188  
 email: info@dhaliwalsurvey.com  
 File: 2101004-Z02  
 Drawn by: MD

LEGEND:

ha - denotes hectares

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

DATE OF SURVEY:  
 22nd DAY OF SEPTEMBER, 2021.

**Mark  
 Dailey  
 GAQECU**

Digitally signed by Mark  
 Dailey GAQECU  
 DN: c=CA, cn=Mark Dailey  
 GAQECU, o=BC Land  
 Surveyor, ou=Verify ID at  
 www.juricert.com/LKUP.cfm?  
 id=GAQECU  
 Date: 2021.09.22 14:22:42  
 -07'00'

MARK J.R. DAILEY BCLS 867



## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **August 25, 2021** PROJECT FILE: **7821-0086-00**

---

RE: **Engineering Requirements  
Location: 16710, 16724- 57A Avenue & 6121 – 57 Avenue**

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

- Register 0.5 m statutory right-of-way along 57A Avenue;
- Dedicate 0.942 m along 57A Avenue;
- Dedicate 16.5 m along 57 Avenue; and
- Dedicate necessary lands to achieve for an R=14.0 m cul-de-sac bulb.

***Works and Services***

- Construct 57A Avenue and 57 Avenue;
- Construct a storm, sanitary and water main along 57 Avenue;
- Provide an-adequately sized sanitary, storm and water service connection to service the development. Abandon all existing service connections no longer required; and
- Register restrictive covenants for the installation and maintenance of on-site mitigation features as required through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$18,942.00 is required.

**NCP AMENDMENT AND OCP AMENDMENT**

There are no engineering requirements relative to the proposed NCP and OCP amendment beyond those noted above.

Jeff Pang, P.Eng.  
Development Engineer

SC



July 5, 2021

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.

As of September 2020, there is one portable on site used for enrolling spaces. The 10-year enrolment projections are indicating that enrolment will decline. There are no plans to expand the school.

Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. There are no current plans to expand the school, however, this facility will be reviewed, over the next year, and will be considered for as a potential five-year capital plan request as part of the District's future Five Year Capital Plan 2023/2024.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0086 00

**SUMMARY**

The proposed 11 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:	4
Secondary Students:	3

**September 2020 Enrolment/School Capacity**

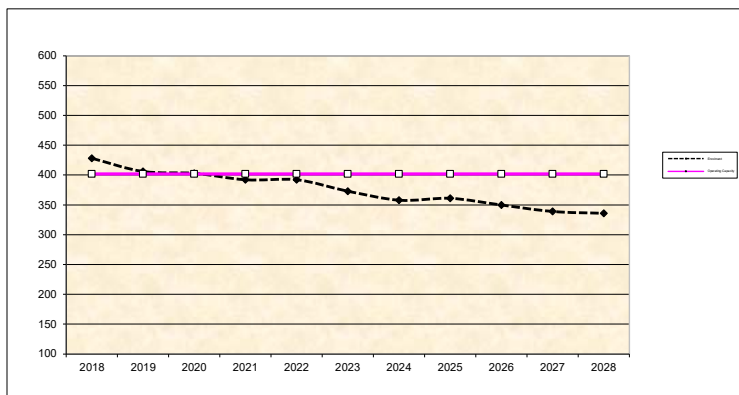
<b>Surrey Centre Elementary</b>	
Enrolment (K/1-7):	43 K + 360
Operating Capacity (K/1-7)	76 K + 326
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1714
Capacity (8-12):	1400

<b>Projected population of school-age children for this development:</b>	9
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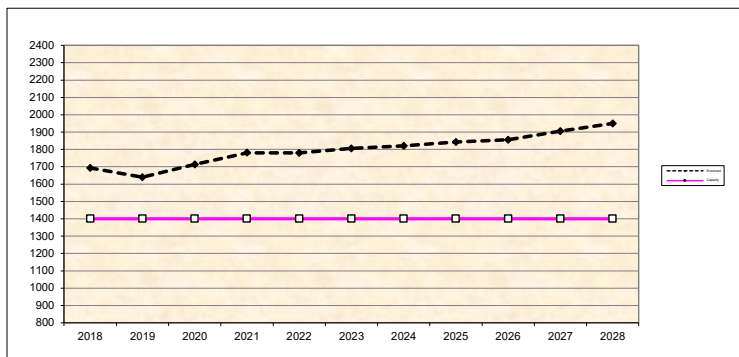
*Population:* The projected population of children aged 0-19 impacted by the development.

*Enrolment:* The number of students projected to attend the Surrey School District ONLY.

**Surrey Centre Elementary**



**Lord Tweedsmuir 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 #: 7921-0086-00  
 Project Location: 12750 & 12768 60 Avenue, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

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

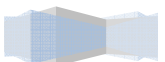
The area surrounding the subject property consists of a majority of homes built recently. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 3000sf up to 4000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



**Dwelling Types/Locations:** 2 and 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

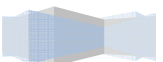
**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 4:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

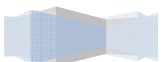
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: June 22, 2021

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: June 22, 2021



## Tree Preservation Summary

Surrey Project No:

Address: 16710 &amp; 16724 57A Avenue and 16732 57 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kim Dahl- PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	79	<b>Protected Trees Identified</b>	12
<b>Protected Trees to be Removed</b>	53	<b>Protected Trees to be Removed</b>	9
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	26	<b>Protected Trees to be Retained</b>	3
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 17 X one (1) = 17	101	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	18
- All other species to be removed (2:1) 42 X two (2) = 84		- All other species to be removed (2:1) 9 X two (2) = 18	
<b>Replacement Trees Proposed</b>	22	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	79	<b>Replacement Trees in Deficit</b>	18
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		

\*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 31, 2021

Date





**Tree Plan for Development at  
16710 & 16724 57A Avenue  
and 16732 57 Avenue, Surrey**

Date: June 3, 2021  
Updated: September 22, 2021

**Tree Inventory: See arborist report**

**Notes:**  
The August update includes the addition of the property at 16732 57 Avenue

**Legend**

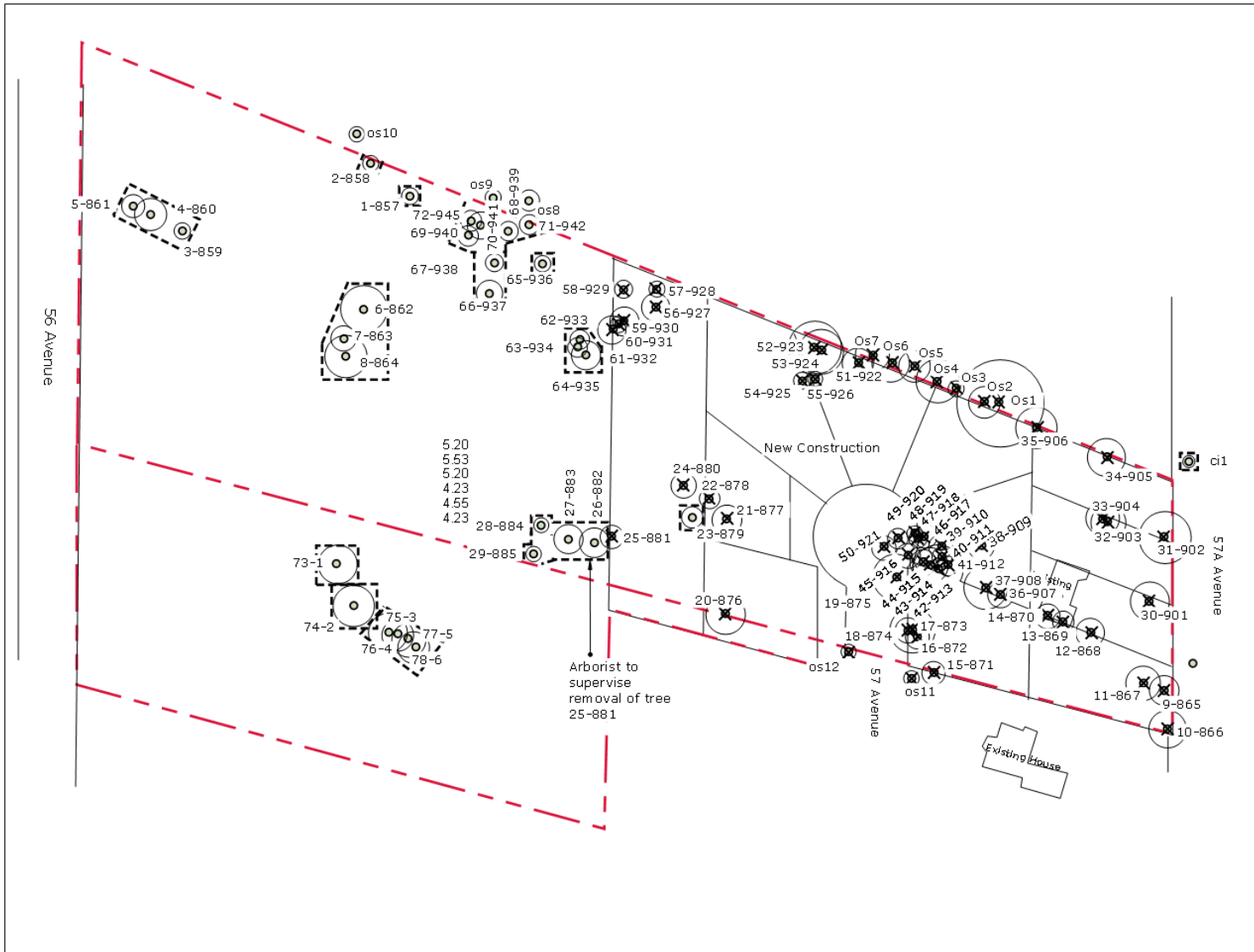
x = remove tree

[---] tree barrier

N →

1m 20m

1:1000





**Replacement Tree Plan at  
16710 & 16724 57A Avenue  
and 16732 57 Avenue, Surrey**

**Date: June 3, 2021  
Updated: September 22, 2021**

**Notes:**  
Proposed building footprints are unknown, replacement tree locations are approximated.

**Legend**

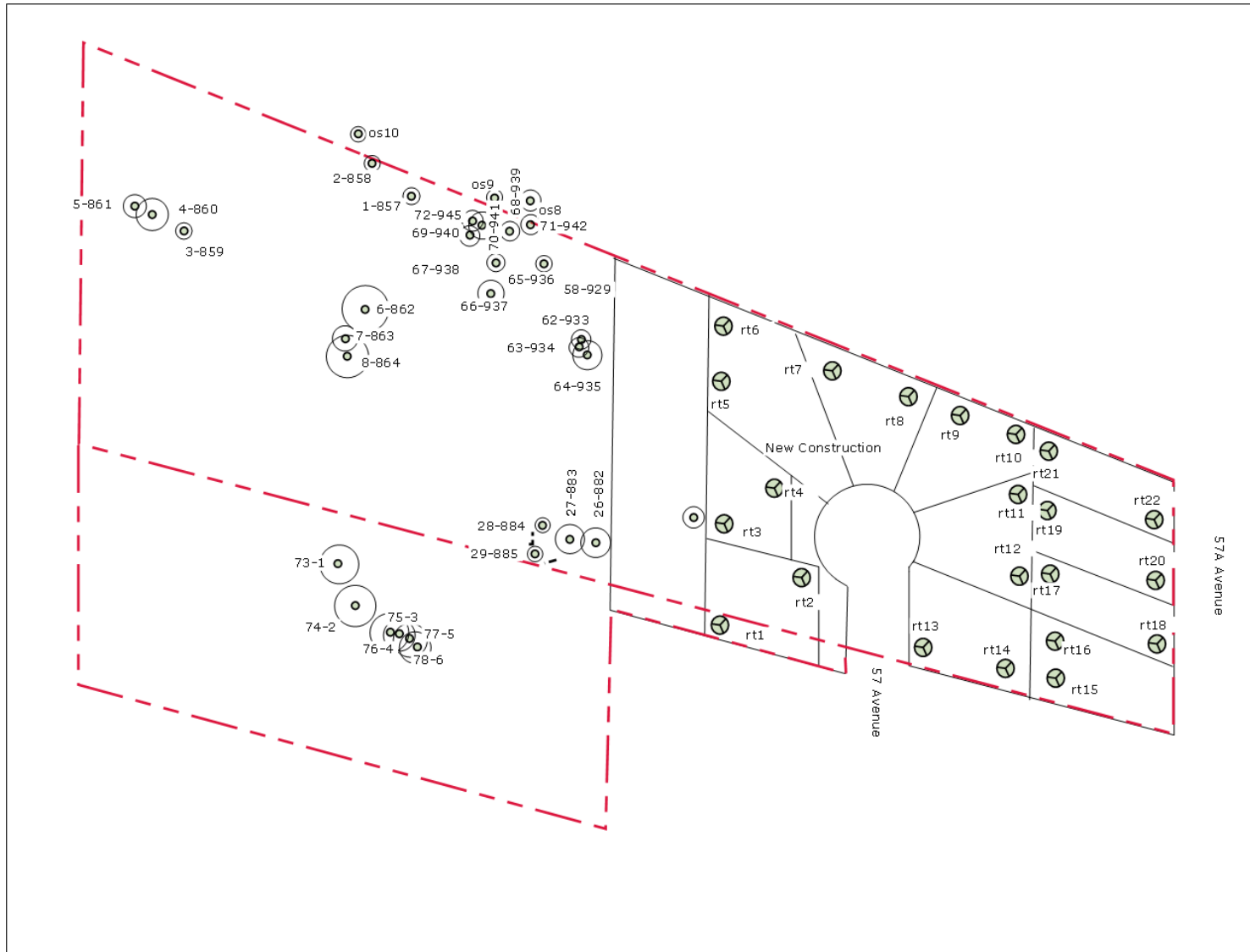
x = remove tree

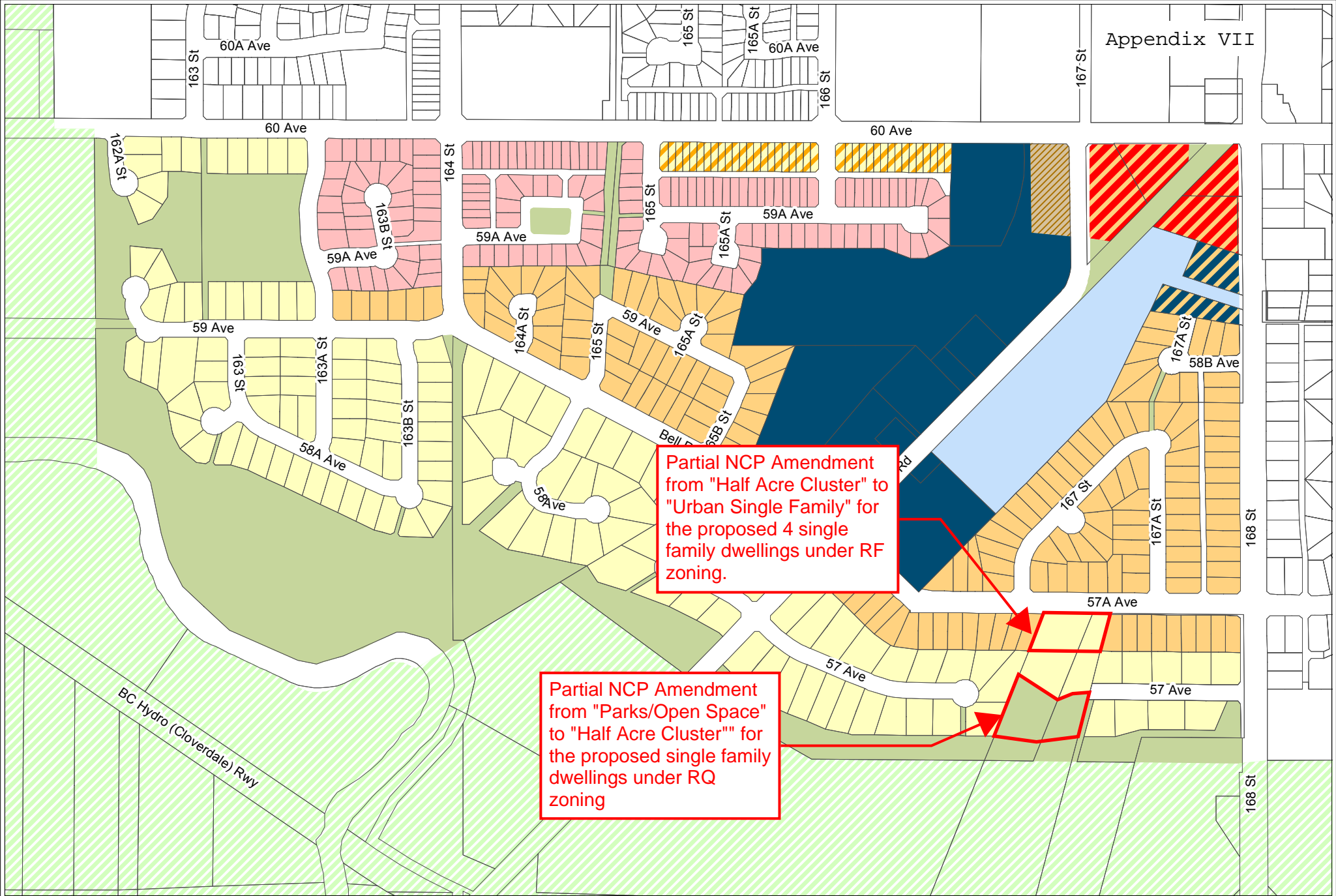
tree barrier

N →

1m 20m

1:1000





Partial NCP Amendment from "Half Acre Cluster" to "Urban Single Family" for the proposed 4 single family dwellings under RF zoning.

Partial NCP Amendment from "Parks/Open Space" to "Half Acre Cluster" for the proposed single family dwellings under RQ zoning

- Acre Cluster
- Urban Single Family
- Urban Single Family
- Small Lots
- Semi-Detached Residential
- Rowhouse (10)
- Rowhouse (15)
- Institutional
- Parks / Open Space

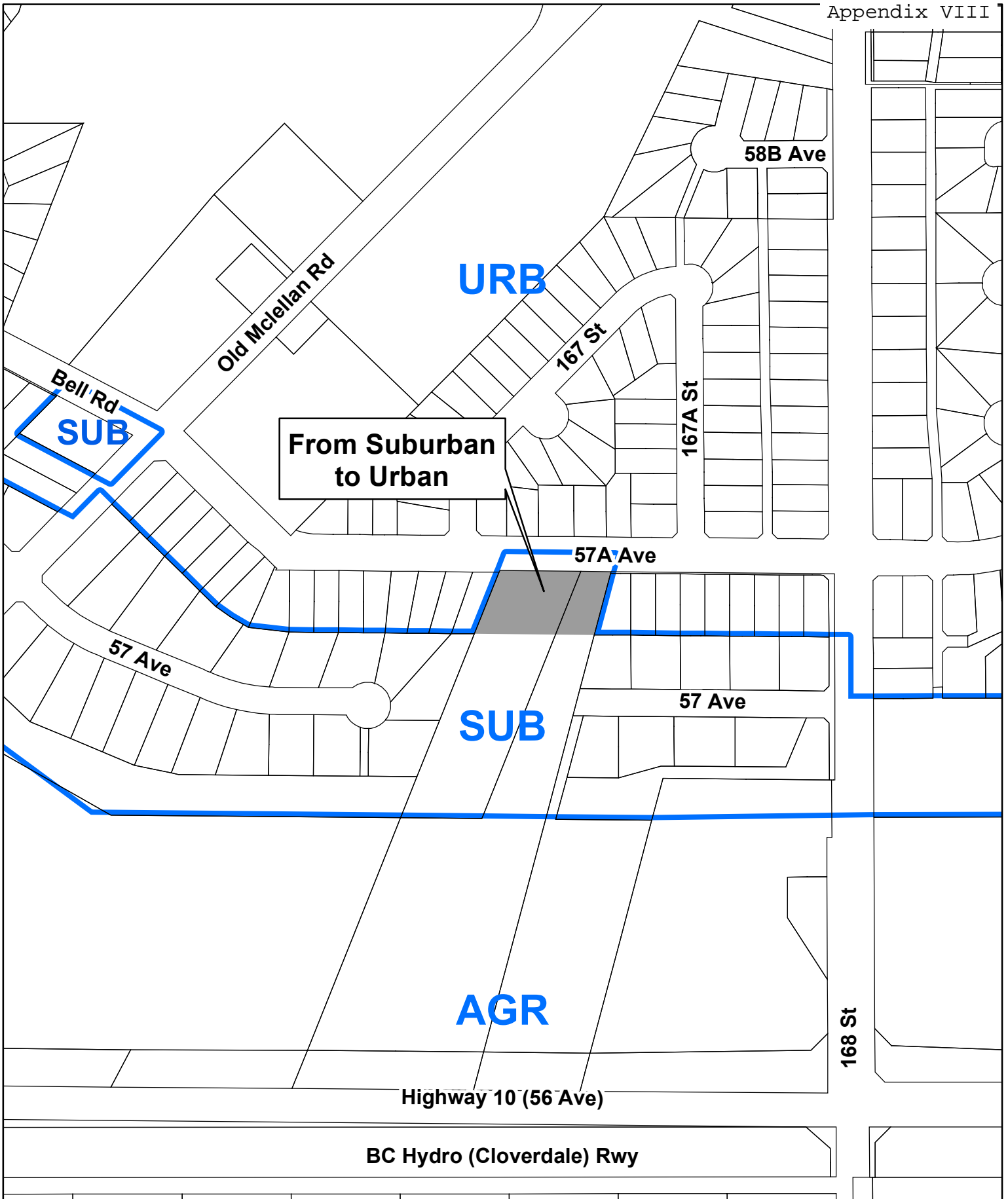
- Institutional / Residential
- Commercial / Residential
- A.L.R.
- School

**WEST CLOVERDALE SOUTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



From Suburban  
to Urban

URB

SUB

SUB

AGR



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0086-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 007-435-967

Lot 4 Except: Firstly; Parcel "A" (Explanatory Plan 15035), Secondly; Part on Plan BCP13342 South East Quarter Section 12 Township 2 New Westminster District Plan 1752

16724 - 57A Avenue

Parcel Identifier: 007-435-932

Parcel "A" (Explanatory Plan 15035) Lot 4 South East Quarter Section 12 Township 2 New Westminster District Plan 1752

16710 - 57A Avenue

Parcel Identifier: 028-010-574

Lot 19 Section 12 Township 2 New Westminster District Plan BCP42084

16732 - 57 Avenue

(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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)” the minimum north side yard setback for principal building is reduced from 2.4 metres to 1.8 metres for Lot 8;
- (b) In Section K of Part 15C “Quarter Acre Residential Zone (RQ)” the minimum lot width is reduced from 24.0 metres to 22.0 metres for Lot 8; and
- (c) In Section K of Part 15C “Quarter Acre Residential Zone (RQ)” the minimum lot width is reduced from 24.0 metres to 20.0 metres for Lots 9 and 10.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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

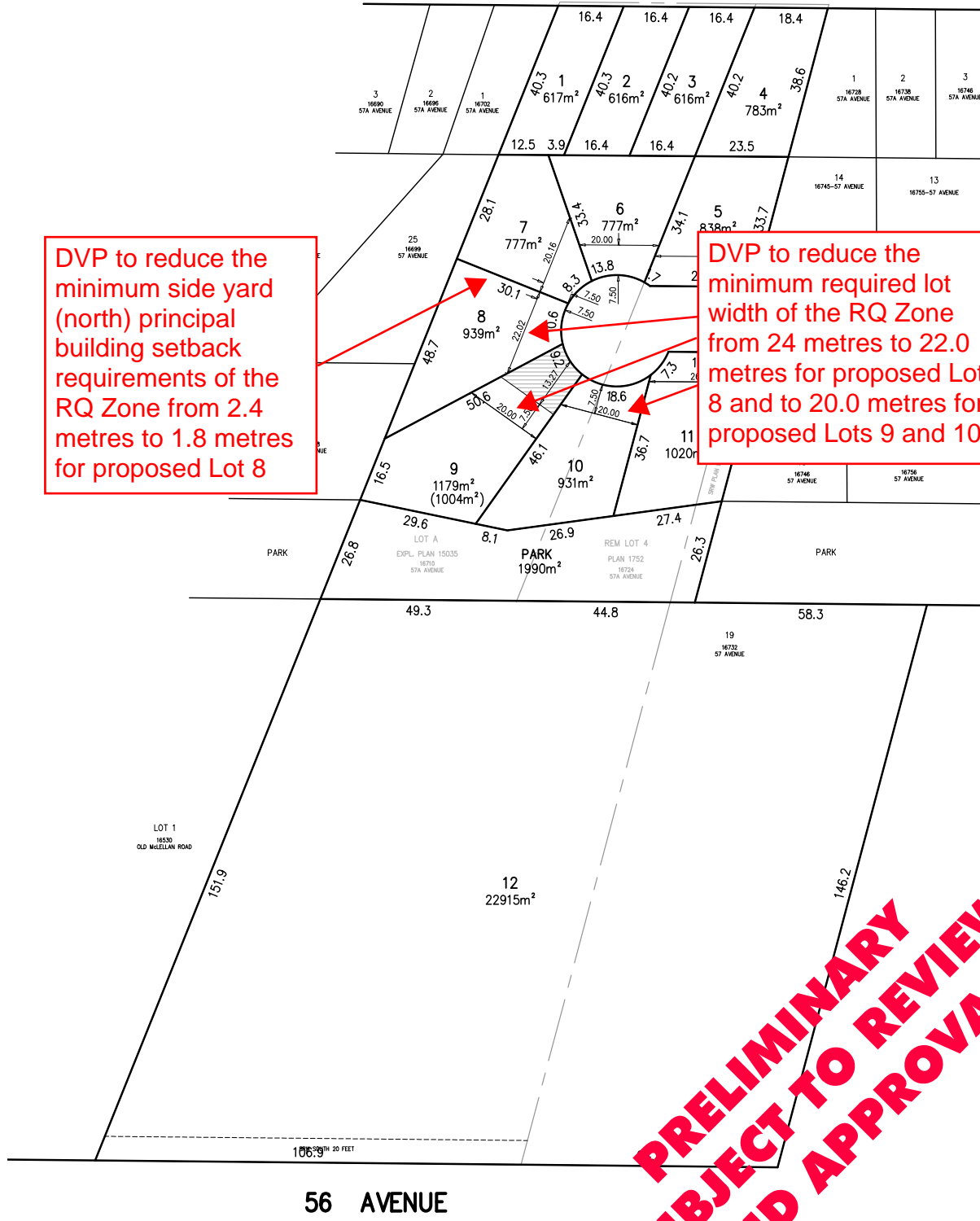
167

57A AVENUE



DVP to reduce the minimum side yard (north) principal building setback requirements of the RQ Zone from 2.4 metres to 1.8 metres for proposed Lot 8

DVP to reduce the minimum required lot width of the RQ Zone from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for proposed Lots 9 and 10.



**PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL**

**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

CLIENT:		PROJECT: 16710 & 16724 57 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 21009	DATE: SEP 2021	LEGAL:	SCALE: 1:1000	MUNICIPAL PROJECT No:

G:\Projects\21009.myr\A0 Drawings\Layouts\Lot Layout - Op 12 - Sep 20, 2021.dwg [Lot Portrait 11x17] 9/20/2021 4:31PM