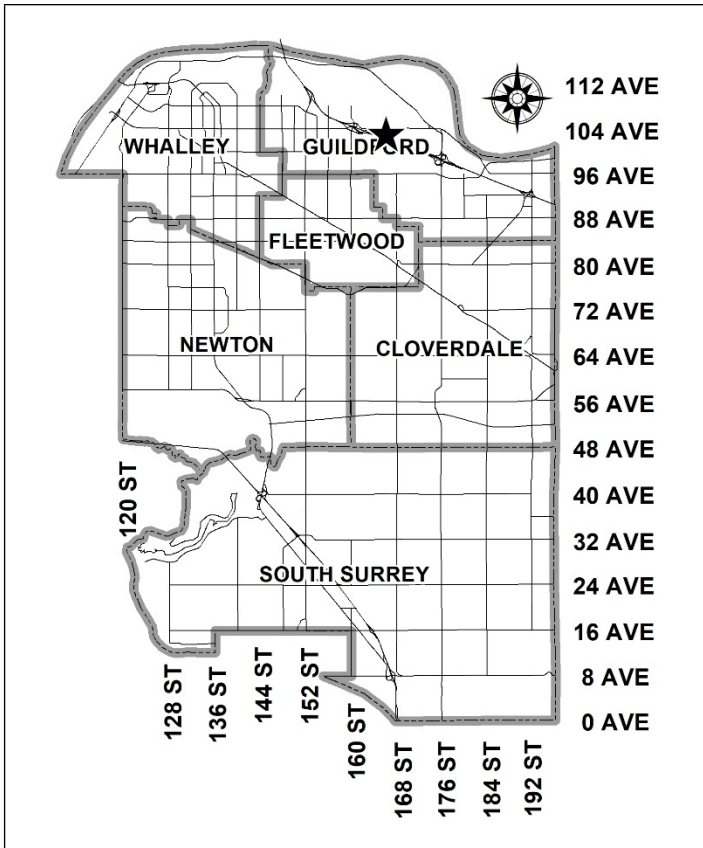


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0212-00

Planning Report Date: February 14, 2022



**PROPOSAL:**

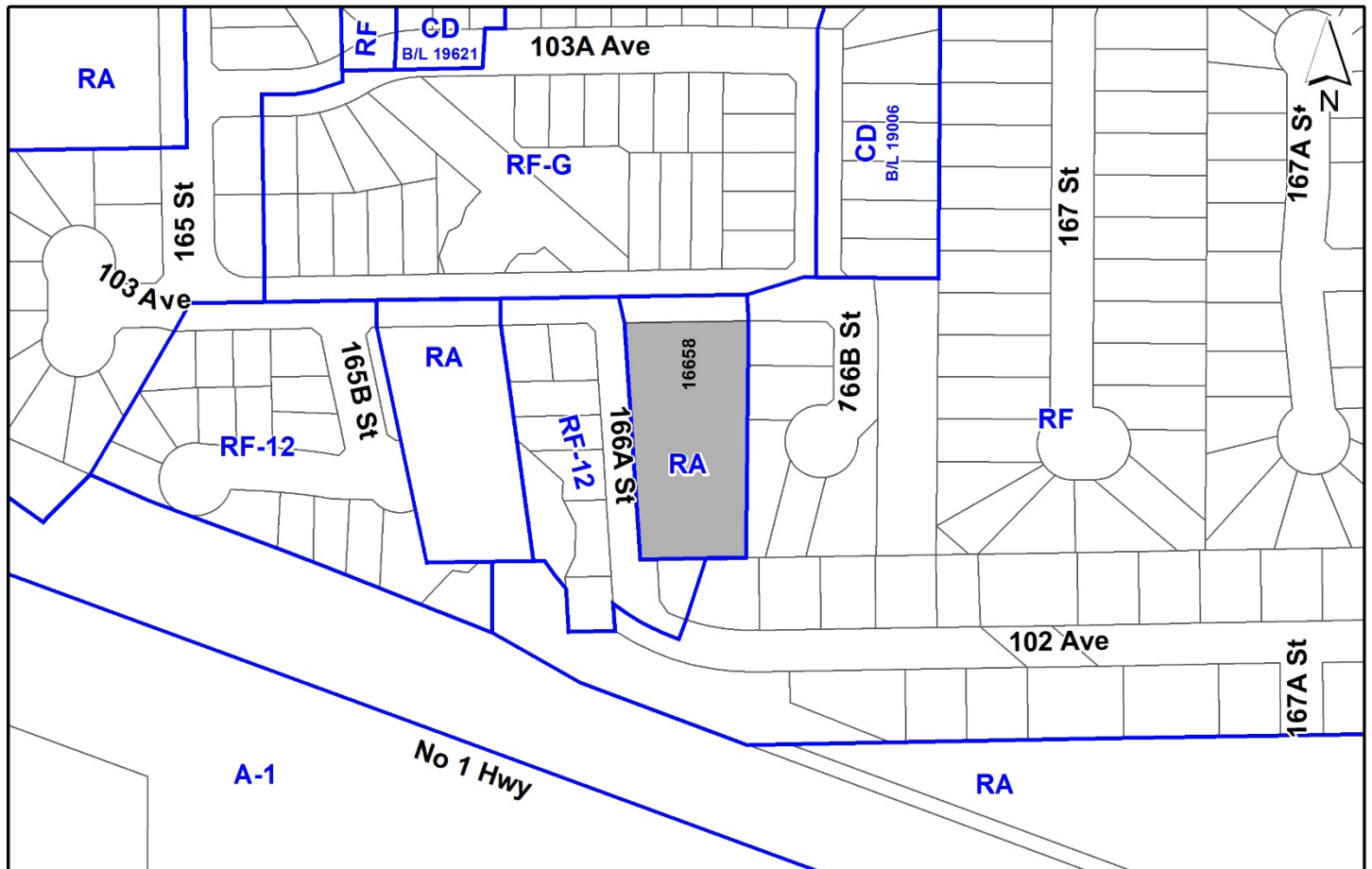
- **Rezoning** from RA to RF and RF-13
- **Development Variance Permit**

to allow subdivision into six (6) single family residential lots with one lot having future subdivision potential.

**LOCATION:** 16658 - 103 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing variances to lot depth, lot width, and setbacks to accommodate a 6-lot subdivision, with one lot (proposed Lot 1) having future subdivision potential to create an additional lot fronting 166A Street.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Fraser Heights. The proposed RF and RF-13 lots will interface appropriately with surrounding RF and RF-12 lots surrounding the site.
- The site is encumbered by a TransMountain pipeline right-of-way. The proposed variances are supportable to allow for adequately sized building footprints and to allow the applicant to construct a house with a more proportional and efficient floor plan on proposed Lots 5 and 6.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Block A on the attached Survey Plan (Appendix I); and "Single Family Residential Zone (RF)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0212-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-13 Zone (Type II) from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (b) to reduce the minimum lot depth of the RF-13 Zone (Type II) from 24.0 metres to 23.8 metres for proposed Lot 2 and 3;
  - (c) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (d) to reduce the minimum front yard setback of the RF-13 Zone (Type II) from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5;
  - (e) to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 0.0 metres for proposed Lot 5;
  - (f) to reduce the minimum lot width of the RF Zone (Type II) from 15 metres to 13.4 metres for proposed Lot 6;
  - (g) to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face for proposed Lot 6; and
  - (h) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the principal building face for proposed Lot 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) 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) 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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 until future development with the neighbouring lot to the south (10261 – 166A Street).

### SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling with 18-metre wide TransMountain right-of-way	Urban	RA
North (Across 103 Ave):	Single family dwellings created under Development Application No. 7914-0322-00	Urban	RF-G
East:	Single family dwellings created under Development Application No. 7914-0322-00	Urban	RF
South:	Single family dwellings and in-stream Development Application No. 7921-0091-00 to rezone to a CD Zone based on RF-13 (Pre-Council)	Urban	RF-12 & RF
West (Across 166A Street):	Single family dwellings created under Development Application No. 7914-0301-00	Urban	RF-12

### Context & Background

- The subject site is 4,046 square metres in area and is located at 16658 – 103 Avenue in Fraser Heights.
- The subject site is designated "Urban" in the Official Community Plan and is currently zoned "One-Acre Residential Zone (RA)".
- There is an existing single family dwelling on the subject site that will be demolished as part of the development.
- An 18-metre-wide Trans Mountain pipeline right of way runs through the north-west portion of the subject site.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The proposal is to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (13) Zone (RF-13)" to allow subdivision into one (1) RF lot and five (5) RF-13 lots.
- The proposal complies with the Urban designation in the Official Community Plan (OCP) and the proposed lot sizes are consistent with existing RF and RF-12 lots in the surrounding neighbourhood.
- A no-build restrictive covenant will be registered over a 416 square metre portion of proposed Lot 1 until future redevelopment with the property to the south (10261 – 166A Street) to complete the block, which is currently under Development Application No. 7921-0091-00. This future development may require additional variances for lot width and to allow for a double garage or carport under the RF-13 Zone.
- Proposed Lot 2 requires a variance to reduce the minimum lot width of the RF-13 Zone (Type II) from 13.4 metres to 13.0 metres. Additionally, a variance to reduce the lot width requirement for a double garage or carport in the RF-13 Zone from 13.4 metres to 13.0 metres is requested for Proposed Lot 2.
- Proposed Lot 2 and 3 require a variance to reduce the minimum lot depth of the RF-13 Zone (Type II) from 24.0 metres to 23.8 metres.
- Proposed Lot 5 requires a variance to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres to 2.4 metres to the principal building face due to the encumbrance of a TransMountain right-of-way (ROW).
- The applicant is proposing a 0 metre setback from the TransMountain ROW on proposed Lot 5 in order to construct a new single family dwelling. Part 4 Section E.18.(a) of Zoning By-law 12000 states that the rear yard setback of principal buildings on lots containing a natural gas transmission right-of-way shall not be less than 7.5 metres and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line. The applicant is aware that no accessory buildings or structures will be permitted on this lot.
- Proposed Lot 6 requires a variance to reduce the minimum lot width of the RF Zone from 15 metres to 13.4 metres. Additionally, variances to the RF Zone are requested to reduce the minimum east and west side yard setback from 1.8 metres to 1.2 metres and the rear yard setback from 7.5 metres to 3.0 metres to the principal building face.
- The following table provided development details for the proposal:

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	4,046 square metres
Road Dedication:	598 square metres
Undevelopable Area:	N/A
Net Site Area:	3,448 square metres

	Proposed
<b>Number of Lots:</b>	1 (RF) 5 (RF-13)
<b>Unit Density:</b>	12.2 UPH (RF) 19.8 UPH (RF-13)
<b>Range of Lot Sizes</b>	823 square metres (RF) 337 – 915 square metres (RF-13)
<b>Range of Lot Widths</b>	13.4 metres (RF) 13.0 – 26.0 metres (RF-13)
<b>Range of Lot Depths</b>	54.7 – 65.6 metres (RF) 23.9 – 36.2 metres (RF-13)

### 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:** The School District has advised that there will be approximately 6 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at Bothwell Elementary School  
2 Secondary students at Fraser Heights 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 March 2023.

**Parks, Recreation & Culture:** Parks will accept the 5% cash-in-lieu for parkland acquisition, required under the *Local Government Act*.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval of the rezoning is granted by MOTI for one (1) year.

**TransMountain:** TransMountain has no objections to the proposed development.

### Transportation Considerations

- The application will provide approximately 598 square metres of road dedication, 6.5 metres wide for 166A Street.

- Proposed Lots 1 to 5 will be oriented towards 166A Street. Driveway access for these lots will be off of 166A Street.
- Proposed Lot 6 will be oriented towards and have driveway access off 103 Avenue.
- The proposed development is about 190 metres away from a transit bus stop along 104 Avenue that provides bus service to Guildford Town Centre and Surrey City Centre via bus route 337.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods. The proposal is also consistent with the following OCP Themes/Policies:

#### Themes/Policies

- A.1.3 – Accommodate urban land development according to the following order of growth management:
  - A.1.3c: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
    - The proposed rezoning and subdivision supports growth by increasing density in an existing neighbourhood. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (13) Zone (RF-13)".
- The tables 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)", "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
-------------------	---------------------------	----------

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	14.8 UPH	12.2 UPH
<b>Yards and Setbacks</b>		
Front Yard (north):	7.5 metres	7.5 metres
Side Yard (east):	1.8 metres	1.2 metres*
Side Yard (west):	1.8 metres	1.2 metres*
Rear (south):	7.5 metres	3.0 metres*
<b>Lot Size</b>		
Lot Size:	560 square metres	823 square metres
Lot Width:	15 metres	13.4 metres*
Lot Depth:	30 metres	54.7 – 65.6 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-13 Zone (Part 16B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	28 UPH	19.8 UPH
<b>Yards and Setbacks</b>		
Front Yard (direction):	6.0 metres	2.4* – 6.0 metres
Side Yard (direction):	1.2 metres	1.2 metres
Side Yard Flanking (direction):	2.4 metres	2.4 metres
Rear (direction):	7.5 metres	7.5 metres
Rear (gas transmission ROW):	7.5 metres	0.0 metres*
<b>Lot Size (Type 1)</b>		
Lot Size:	336 square metres	915 square metres
Lot Width:	12.0 metres	26.0 metres
Lot Depth:	28.0 metres	34.3 metres
<b>Lot Size (Type II)</b>		
Lot Size:	336 square metres	337 – 359 square metres
Lot Width:	13.4 metres	13.0* – 13.8 metres
Lot Depth:	24.0 metres	23.8* – 24.9 metres
<b>Lot Size (Type II Corner)</b>		
Lot Size:	380 square metres	674 square metres
Lot Width:	15.4 metres	22.2 metres
Lot Depth:	24.0 metres	26.0 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

\*Variance required

#### Lot Width/Lot Depth/Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum lot width of the RF-13 Zone (Type II) from 13.4 metres to 13.0 metres for proposed Lot 2;



- (b) to reduce the minimum lot depth of the RF-13 Zone (Type II) from 24.0 metres to 23.8 metres for proposed Lot 2 and 3;
  - (c) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (d) to reduce the minimum front yard setback of the RF-13 Zone (Type II) from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5;
  - (e) to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 0.0 metres for proposed Lot 5;
  - (f) to reduce the minimum lot width of the RF Zone from 15 metres to 13.4 metres for proposed Lot 6;
  - (g) to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face for proposed Lot 6; and
  - (h) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the principal building face for proposed Lot 6.
- Proposed Lot 2 meets the area requirements of the RF-13 (Type II) Zone. The proposed lot width of 13.0 metres and lot depth of 23.8 metres will have minimal impact on the streetscape and were necessary to create larger Lots 5 and 6, which are encumbered by the Transmountain pipeline right-of-way (ROW).
  - Allowing a double garage or carport on Proposed Lot 2 will also have minimal impact to the neighbourhood and will be similar to other single family dwellings in the proposed development and in the area.
  - Proposed Lot 5 exceeds the minimum width, depth and area requirements of the RF-13 (Corner Type II) Zone but is encumbered by a TransMountain pipeline right-of-way. The proposed front yard setback of 2.4 metres will allow for an adequately sized building footprint on the lot.
  - The proposed variance to the rear yard setback from the pipeline for proposed Lot 5 still maintains access for pipeline maintenance and allow the applicant to construct a house with a more proportional and efficient floor plan.
  - The pipeline right-of-way still provides functional rear yard space for proposed Lot 5 albeit without accessory structures being permitted. TransMountain has no objections as the variance still maintains access for pipeline maintenance. The applicant is aware that no accessory buildings or structures will be permitted on this lot.
  - Proposed Lot 6 exceeds the minimum depth and area requirements of the RF Zone. The proposed Lot width variance will result in a similar frontage to other single family dwellings in the area and will have minimal impact of the streetscape.

- Proposed Lot 6 is also encumbered by the TransMountain pipeline right-of-way. The proposed east and west side yard setbacks of 1.2 metres and rear yard setback of 3.0 metres will allow for an adequately sized building footprint on the lot.
- 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 Modern homes given the neighbourhood context. Roof slope is to be a minimum of 4:12 roof slope using a wide range of roofing materials. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Ltd., and dated December 27, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **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 (\$4,000 per new unit).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP 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 January 21, 2022, and the Development Proposal Signs were installed on December 13, 2021. Staff received no responses from neighbouring residents.
- The subject development application was reviewed by the Fraser Heights Community Association. The Fraser Heights Community Association have no objection to the proposed development.

## TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder Trees</b>			
Alder	16	14	2
<b>Deciduous Trees (excluding Alder Trees)</b>			
Cherry	2	2	0
Norway maple	2	1	1
Bigleaf maple	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	8	7	1
Douglas Fir	15	15	0
Western hemlock	3	3	0
Scots Pine	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>33</b>	<b>29</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>23</b>	
<b>Total Retained and Replacement Trees</b>		<b>27</b>	
<b>Contribution to the Green City Program</b>		<b>\$29,150.00</b>	

- The Arborist Assessment states that there are a total of 33 mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 32.7% of the total trees on the site, are Alder trees. It was determined that 4 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 62 replacement trees on the site. Since only 23 replacement trees can be accommodated on the site, the deficit of 39 replacement trees will require a cash-in-lieu payment of \$29,150.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 27 trees are proposed to be retained or replaced on the site with a contribution of \$29,150.00 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan
Appendix II.	Proposed Subdivision Layout
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.	Development Variance Permit No. 7921-0212-00

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

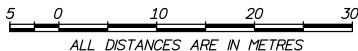
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# SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: \_\_\_\_\_ OF LOT 22 SECTION 25 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 45831

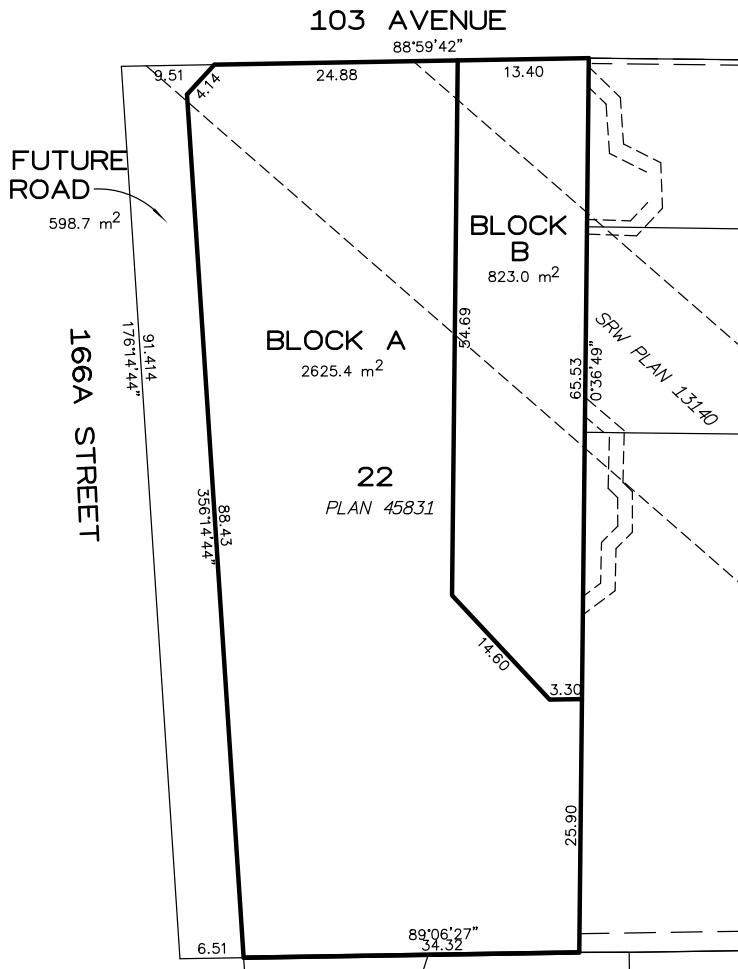
CIVIC ADDRESS:

16658 103 Avenue, Surrey  
P.I.D. 001-768-697

SCALE 1 : 500




ALL DISTANCES ARE IN METRES

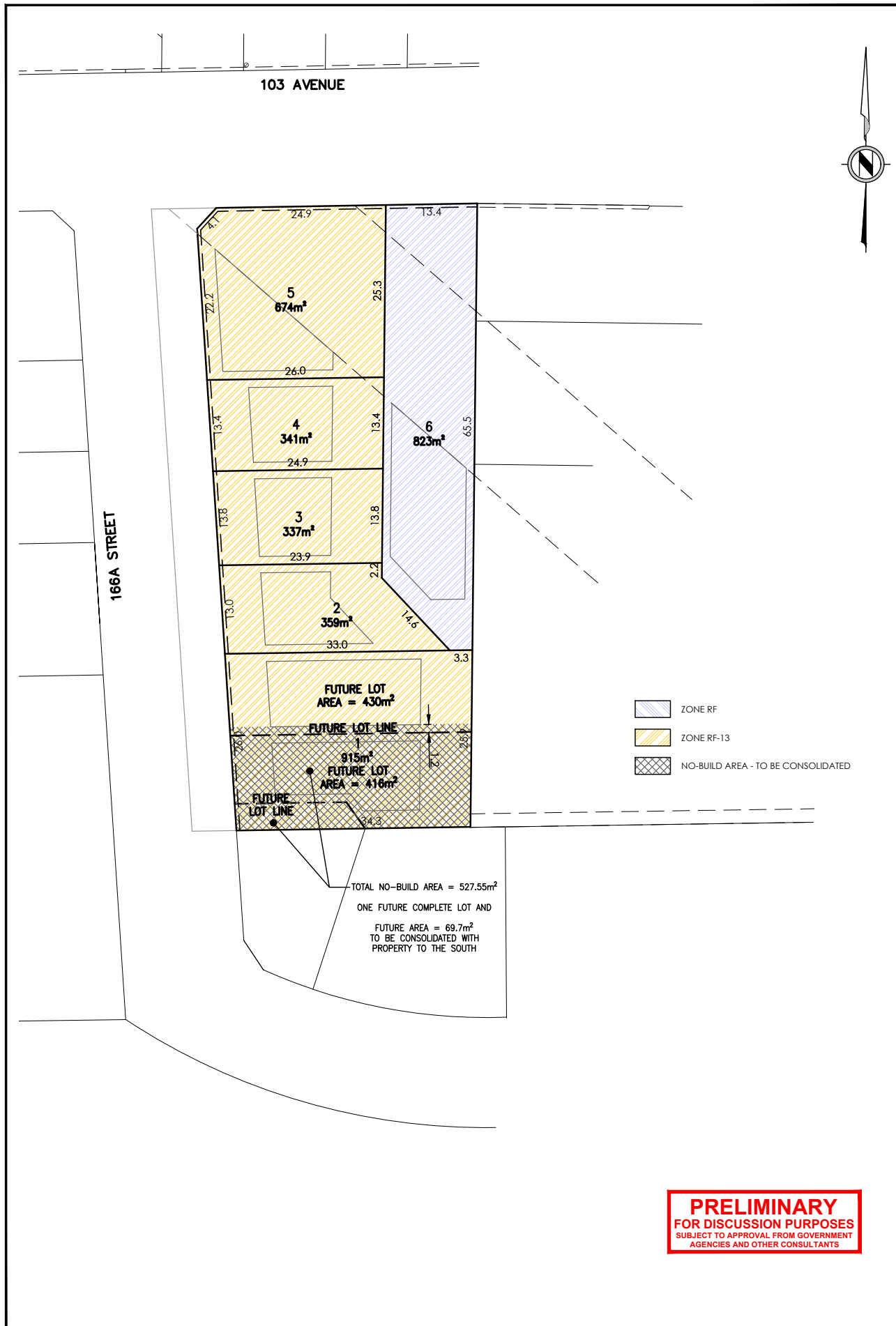


Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT  
DATED THIS 8TH DAY OF DECEMBER, 2021

  
\_\_\_\_\_ BCLS  
Finny Philip





**PRELIMINARY**  
FOR DISCUSSION PURPOSES  
SUBJECT TO APPROVAL FROM GOVERNMENT  
AGENCIES AND OTHER CONSULTANTS

Title				RESIDENTIAL SUBDIVISION	
Address				16658-103 AVENUE	
Project No.	21-041	Date	DECEMBER 2021	Scale	1:500
Dwg No.	L1				

**GurSimer**  
Design and  
Management Inc.

Tel: 778-895-6358 | Email: nirvair@gs-gm.com



## INTER-OFFICE MEMO

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

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

DATE: **February 07, 2022** PROJECT FILE: **7821-0212-00**

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RE: **Engineering Requirements  
Location: 16658 103 Ave**

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

- Dedicate 6.50 meters along 166A Street.
- Dedicate 3m x 3m corner cut at 103 Avenue and 166A Street.
- Register 0.50-meter Statutory right-of-way (SRW) along the 166A Street and 103 Avenue frontage.

***Works and Services***

- Construct east side of 166A Street.
- Construct south side of 103 Avenue.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

BD



January 20, 2022

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.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2022/2023 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 111% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2022/2023 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2025. There has been no Ministry funding approval for this project.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0212 00

**SUMMARY**

The proposed 6 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:	3
Secondary Students:	2

**September 2021 Enrolment/School Capacity**

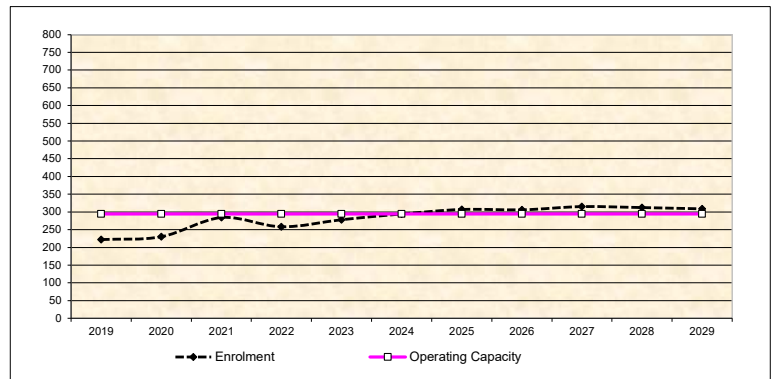
<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	48 K + 236
Operating Capacity (K/1-7)	38 K + 256
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1472
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	6
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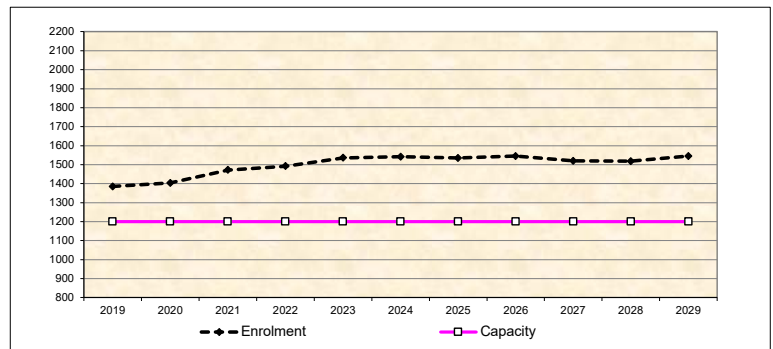
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Bothwell Elementary**



**Fraser Heights 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 #: 7921-0212-00  
 Project Location: 16658 103 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 majority of homes that are relatively newer and a few that are currently under construction. There are a handful of older homes that are approximately 20-25 years old. The homes that would be used as context homes are "west coast modern" and "neo-traditional" which range from 4000sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "west coast modern" style single-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 12:12. Roof surfaces are asphalt shingles and concrete tiles along with stucco or hardy as the cladding with stone or brick accents.

#### 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" and "west coast modern".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 4:12 for the newer context homes.



**Dwelling Types/Locations:** 2 storey or 3 storey split level homes.

**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** Basement entry homes not permitted.

**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. Flat roofs permitted as accent roofs.



- 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 27, 2021

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc  
\_\_\_\_\_  
Date: June 27, 2021



**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 16658 103 Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	49
Protected Trees to be Removed	45
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	4
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  14 X one (1) = 14	14 Trees
All other Trees Requiring 2 to 1 Replacement Ratio  31 X two (2) = 62	62 Trees
<b>Replacement Trees Proposed</b>	<b>23</b>
<b>Replacement Trees in Deficit</b>	<b>53</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



February 8, 2022

(Signature of Arborist)

Date







CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0212-00

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: 001-768-697

Lot 22 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16658 - 103 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:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II) is reduced from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (b) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot depth of the RF-13 Zone (Type II) is reduced from 24.0 metres to 23.8 metres for proposed Lot 2 and 3;
  - (c) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type II) is reduced from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (d) In Section F of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum front yard setback of the RF-13 Zone (Type II) is reduced from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5;
  - (e) In Section 27(a) of Part 4 of General Provisions the minimum rear setback of a principal building on a lot containing or abutting a natural gas transmission right-of-way is reduced from 7.5 metres to 0.0 metres for proposed Lot 5;
  - (f) In Section K of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15.0 metres to 13.4 metres for Lot 6;
  - (g) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum east and west side yard setback is reduced from 1.8 metres to 1.2 metres for Lot 6; and
  - (h) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum rear yard setback is reduced from 7.5 metres to 3.0 metres for Lot 6.
5. This development variance permit applies to only the portion of the buildings and structures on 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.

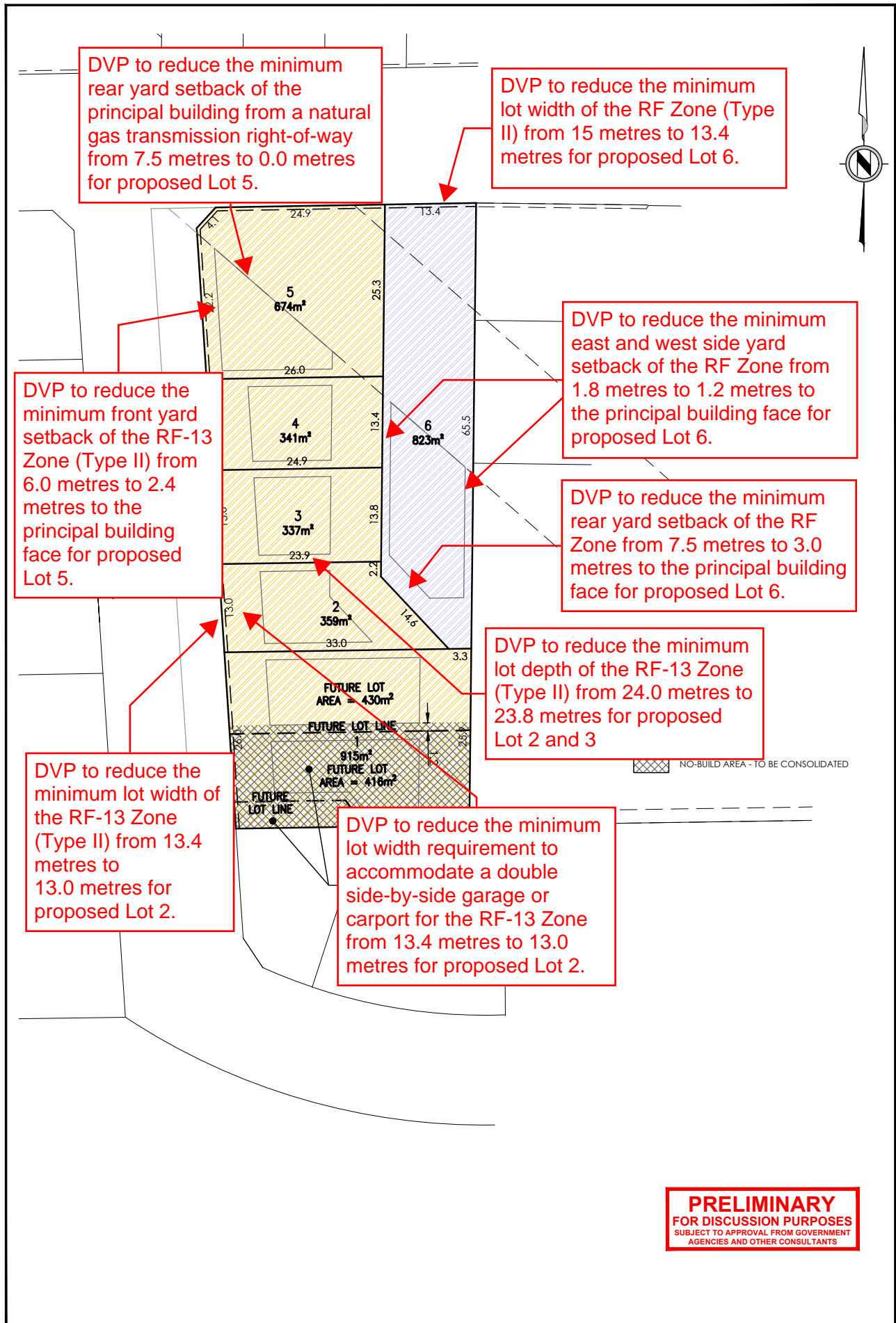
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



DVP to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 0.0 metres for proposed Lot 5.

DVP to reduce the minimum lot width of the RF Zone (Type II) from 15 metres to 13.4 metres for proposed Lot 6.

DVP to reduce the minimum front yard setback of the RF-13 Zone (Type II) from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5.

DVP to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face for proposed Lot 6.

DVP to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the principal building face for proposed Lot 6.

DVP to reduce the minimum lot depth of the RF-13 Zone (Type II) from 24.0 metres to 23.8 metres for proposed Lot 2 and 3

DVP to reduce the minimum lot width of the RF-13 Zone (Type II) from 13.4 metres to 13.0 metres for proposed Lot 2.

DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 13.0 metres for proposed Lot 2.

NO-BUILD AREA - TO BE CONSOLIDATED

**PRELIMINARY**  
FOR DISCUSSION PURPOSES  
SUBJECT TO APPROVAL FROM GOVERNMENT  
AGENCIES AND OTHER CONSULTANTS

Title RESIDENTIAL SUBDIVISION			
Address 16658-103 AVENUE			
Project No. 21-041	Date DECEMBER 2021	Scale 1:500	Dwg No. L1

GurSimer  
Design and  
Management Inc.  
Tel: 778-895-6358 | Email: nirvair@gs-gm.com