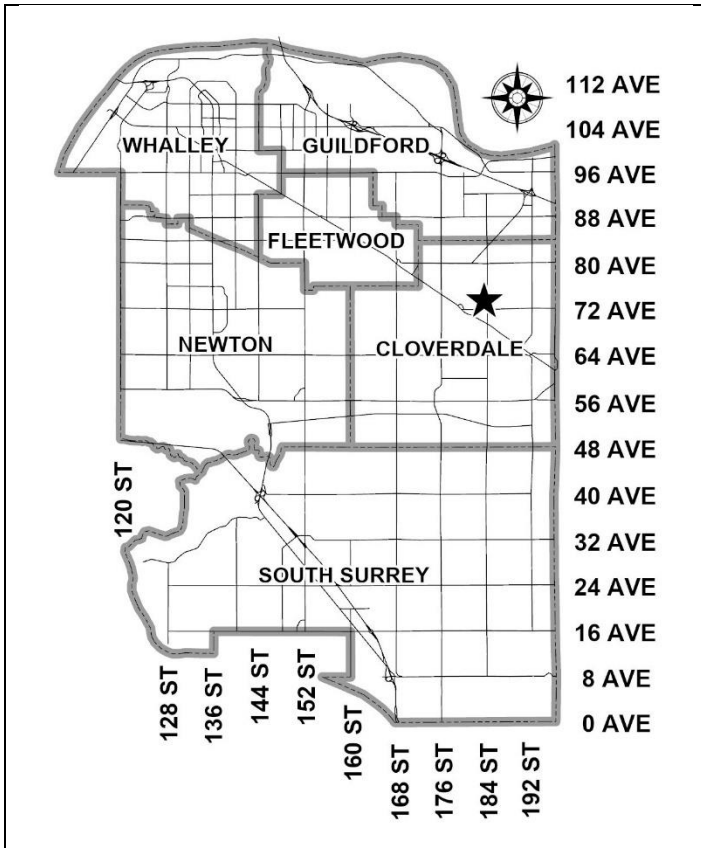


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: **7920-0130-00**

Planning Report Date: February 24, 2025



PROPOSAL:

- **Development Variance Permit**

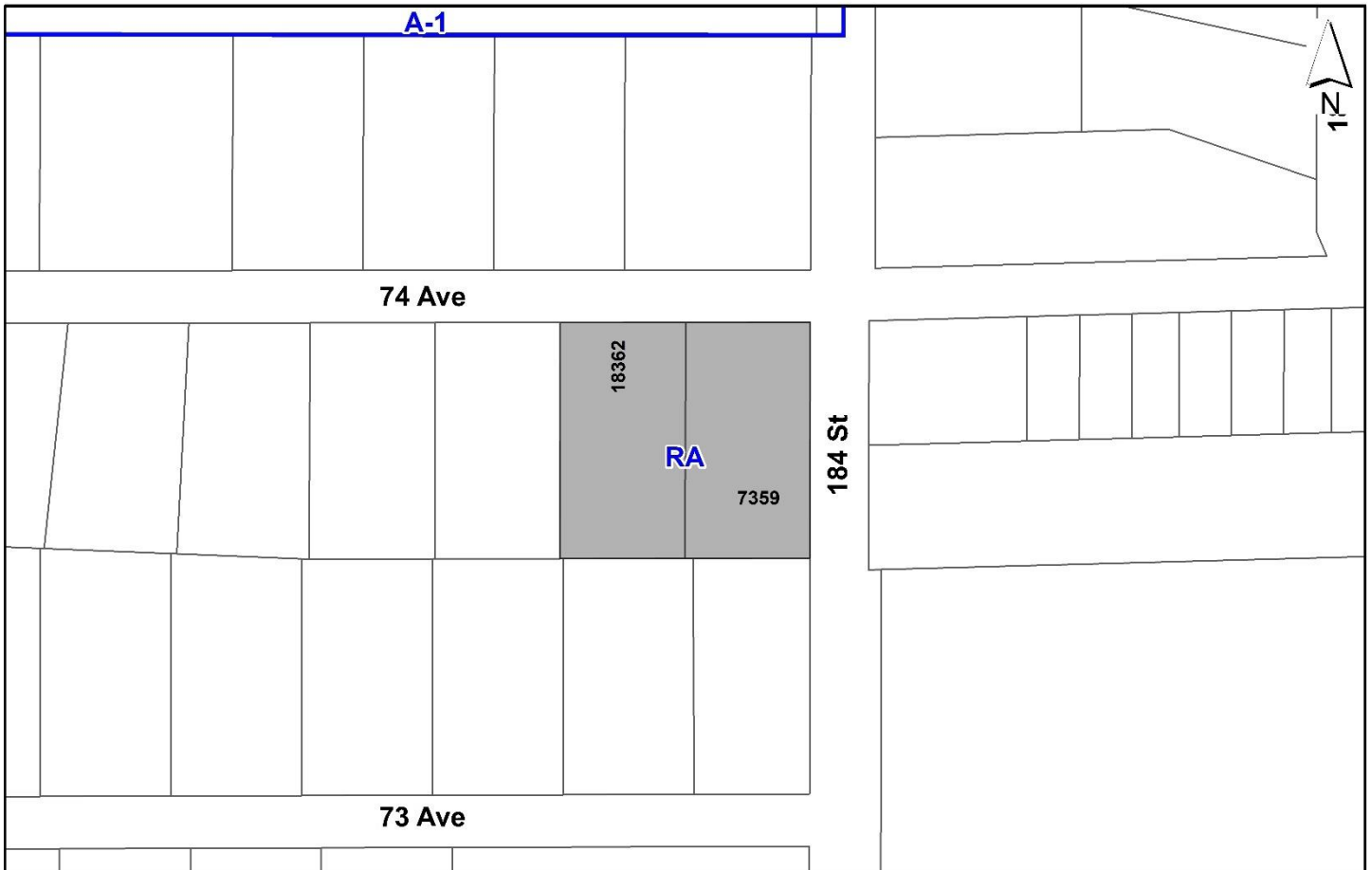
to vary the definition of “bond” in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed semi-duplexes.

LOCATION: 18362 - 74 Avenue
7359 - 184 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential (10+4 UPA Bonus)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the definition of “bond” in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7920-0130-00.

RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7920-0130-00.
- On November 22, 2021, Council granted Third Reading to rezoning Bylaw No. 20473 to permit the development a total of 26 semi-detached residential lots on the subject site. The subject variance will allow for the use of a Surety Bond for the servicing agreement for the entire development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0130-00 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7920-0130-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption: (a) All issues outlined in the original Planning & Development Report for 7920-0130-00 and dated November 8, 2021 (Appendix II) remain applicable.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Acreage single-family residential	Urban/Urban Residential (10 + 4 UPA Bonus)	RA
North (Across 74 Avenue):	Acreage single-family residential and Fortis Gas ROW	Urban/Urban Residential (10 + 4 UPA Bonus)	RA
East (Across 184 Street):	Acreage single-family residential	Commercial/Neighborhood Commercial	RA
	Salish Secondary School	Urban/Proposed Elementary School	RA
South:	Development Application No. 7916-0363-00 to allow for 95 townhouse units (at Third Reading).	Urban Residential (10 + 4 UPA Bonus)	RA
West:	Acreage single-family residential	Urban Residential (10 + 4 UPA Bonus)	RA

Context & Background

- The 8,700-square metre (2.15-acre) site is located at the corner of 74 Avenue and 184 Street in West Clayton. The site is designated "Urban" in the OCP, "Urban Residential (10+4 UPA)" in the West Clayton Neighbourhood Concept Plan (NCP) and is currently zoned 'Acreage Residential Zone (RA)".
- On July 27, 2015, the West Clayton NCP was approved by Council (Corporate Report R168 – 2015). The subject site is designated "Urban Residential (10+4 UPA)" in the West Clayton NCP, which permits single family or semi-detached ground-oriented units on urban sized lots.
- The applicant is proposing a rezoning from "Acreage Residential Zone (RA)" to "Semi-Detached Residential Zone (R6)" to permit subdivision into 26 semi-detached residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is also proposing a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, in order to include the use of Surety Bond for Servicing Agreement No. 7920-0130-00.

Referrals

Engineering: The Engineering Department has no objection to the subject DVP.

Variance to Definition of "Bond"

- The applicant is requesting to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7920-0130-00.
- In 2016, Council approved Corporate Report No. R257:2016, which authorized a pilot program for the use of surety bonds as an alternate form of security for Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019, which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Improvements to the Engineering Development Process outlined in the December 14, 2023 Corporate Report No. R222, Engineering is expanding the use of surety bonds as an alternate form of security for Servicing Agreements to reduce carrying costs to the developer.
- Most recently, in 2025, Council approved Corporate Report No. R015; 2025, which included an endorsement of eligibility criteria for the Surety Bond Pilot Program and increased the maximum number of eligible land development projects from 30 to 50. Eligibility criteria include:
 - Land development projects within City Centre Office or Entertainment District; or
 - Projects that provide front-ending engineering infrastructure (i.e., detention ponds, pump stations, trunk utilities, etc.) that provide a neighbourhood-wide benefit for housing or industrial uses;
 - Acceptable Surety companies with a minimum of A+ level from A.M. Best Rating Services; and
 - Securities amount ranging from \$3,000,000.00 to \$15,000,000.00.
- A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety Bond Company to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7920-0130-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7920-0130-00
- Appendix II. Initial Planning Report No. 7920-0130-00, dated November 8, 2021

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

DQ/cb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0130-00

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: 008-980-861
Lot 15 Section 20 Township 8 New Westminster District Plan 28320

18362 - 74 Avenue

Parcel Identifier: 008-980-870
Lot 16 Section 20 Township 8 New Westminster District Plan 28320

7359 - 184 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
- (a) In Part 1 – Interpretation – Definitions, “Bond” means cash, an irrevocable Letter of Credit, or a Surety Bond in favour of the City.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services –
Jennifer Ficocelli

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0130-00

Planning Report Date: November 8, 2021

PROPOSAL:

- **Rezoning** from RA to RF-SD to allow subdivision into 26 residential lots.

LOCATION:

18362 - 74 Avenue
 7359 - 184 Street

ZONING:

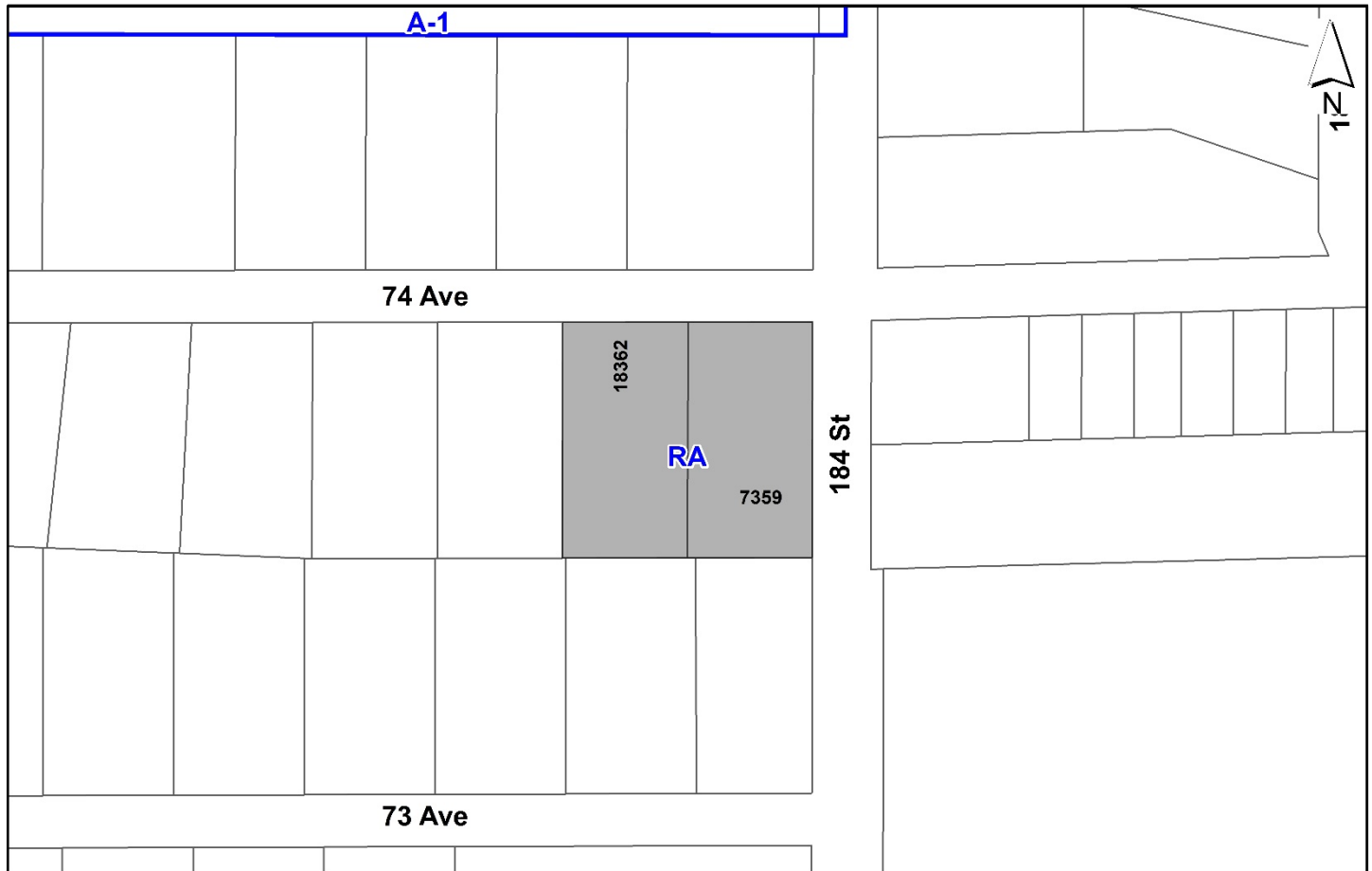
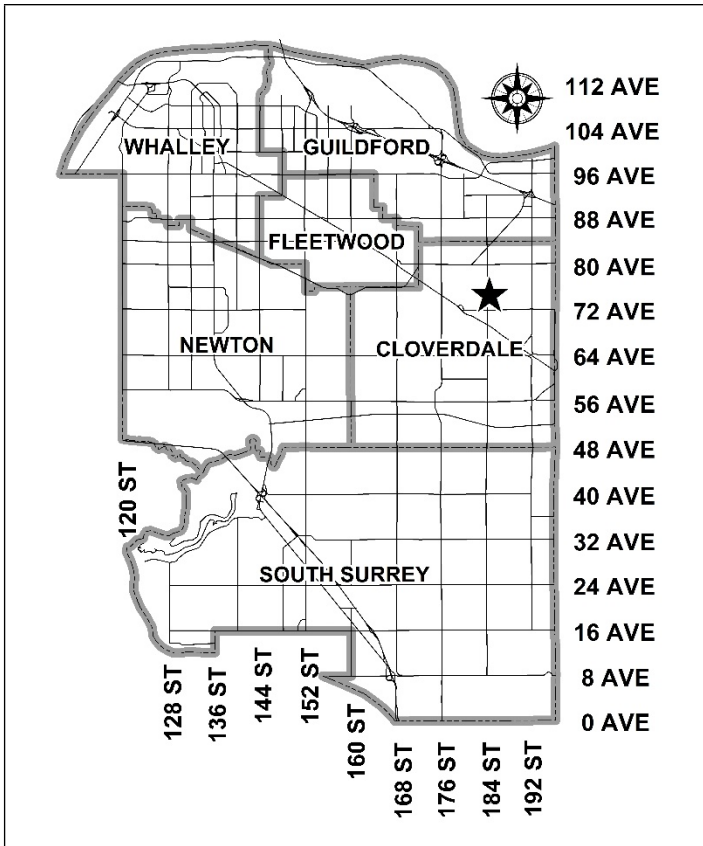
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Urban Residential (10 + 4 UPA Bonus)



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the 'Urban Residential (10 + 4 UPA Bonus)' designation in the West Clayton Neighbourhood Concept Plan (NCP) .
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed development is consistent with the land consolidation strategy in the NCP.
- The proposed development and road dedication support a City Capital Construction project of pedestrian infrastructure along the south side of 74 Avenue, including a multi-use pathway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. 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 finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for lane access to Lots 1 – 26;
 - (h) registration of a Section 219 Restrictive Covenant on Lots 1 - 26 for structural independence;
 - (i) registration of a Section 219 Restrictive Covenant on Lots 1 – 26 for "no build" until approval /certification of plans in accordance with Building Code;
 - (j) registration of an access easement on Lots 1 – 26 for the maintenance and use of a party wall; and
 - (k) registration of an access easement on Lots 1 - 26 for exterior finishes and drainage.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage single-family residential	Urban Residential (10 + 4 UPA Bonus)	RA
North (Across 74 Avenue):	Acreage single-family residential and Fortis Gas ROW	Urban Residential (10 + 4 UPA Bonus)	RA
East (Across 184 Street):	Acreage single-family residential	Neighborhood Commercial	RA
	Salish Secondary School	Proposed Elementary School & Creek Buffer Class B	RA
South:	Development Application No. 7916-0363-00 to allow for 95 townhouse units (at Third Reading).	Urban Residential (10 + 4 UPA Bonus)	RA
West:	Acreage single-family residential	Urban Residential (10 + 4 UPA Bonus)	RA

Context & Background

- The 8,700-square metre (2.15-acre) site is located at the corner of 74 Avenue and 184 Street in West Clayton. The site is designated "Urban" in the OCP, "Urban Residential (10+4 UPA)" in the West Clayton NCP and is currently zoned 'One-Acre Residential Zone (RA)".
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report R168 – 2015). The subject site is designated "Urban Residential (10+4 UPA)" in the West Clayton NCP, which permits single family or semi-detached ground-oriented units on urban sized lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a rezoning from "One Acre Residential Zone (RA)" to "Single Family Semi-Detached Zone (RF-SD)" to permit subdivision into 26 semi-detached residential lots.
- The proposed development complies with the site's OCP designation and the West Clayton NCP designation.
- Under the West Clayton NCP land consolidation strategy, the subject properties are identified as a consolidation area in order to achieve an equitable distribution of road dedication and costs, including for the dedication and construction of the future 73A Avenue and 184 Street. The application complies with the NCP land consolidation strategy.

- A 4-metre-wide multi-use pathway (MUP) will be constructed along the site’s 74 Avenue frontage, which will provide an east-west active transportation connection along 74 Avenue between 182 and 184 Street.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	8,700 square metres
Road Dedication:	2,164.5 square metres
Undevelopable Area:	
Net Site Area:	6,535.5 square metres
Number of Lots:	26
Unit Density:	12 UPA
Range of Lot Sizes	203.8 – 313.1 square metres
Range of Lot Widths	7.2 – 9 metres
Range of Lot Depths	28 - 36.8 metres

Referrals

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

School District: The School District has advised that there will be approximately 16 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 7 Elementary students at Clayton Elementary School
- 5 Secondary students at Salish Secondary School

(Appendix III)

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.

Parks: Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.

Parks accepts the removal of City trees C1-C11 and C13-C22 as shown in the Arborist Report dated June 7, 2021. Compensation of \$72,080 to be collected as a Parks Facility Contribution payable before Final Adoption.

Transportation Considerations

- The subject site is approximately 800 metres (about a 13 minute walk) from rapid bus service along Fraser Highway. The site is approximately 550 metres (about a 7 minute walk) from eastbound bus service on 72 Avenue (bus route 372 Clayton to Langley Centre) and southbound bus service on 184 Street (bus route 372 to Clayton Heights).
- The site is approximately 800 metres (about a 13 minute walk) from the planned SkyTrain station at Fraser Highway and 184 Street.
- As part of the subject development application, the applicant will be required to provide dedication for and construction of three (3) road frontages: 184 Street, 74 Avenue and 73A Avenue, as well as internal north-south and east-west lanes. The required dedications and works and services are included as Appendix II.
- Staff note that the applicant is proposing to dedicate 8.5 metres of the southern portion of the property for the future 73A Avenue, which is subject to confirmation of 11.5 metres of offsite dedication to the south through Development Application No. 7916-0363-00. If, as a result of timing of possible Final Adoption of the respective applications, 11.5 metres of road dedication for 73A Avenue is not provided through Development Application No. 7916-0363-00, the applicant will be required to provide the 11.5 metres of dedication.
- As per Section 4.4.7 the West Clayton NCP, an interim arterial road cross-section is to be constructed as a condition of development, including an interim boulevard with sidewalk, interim curb and minimal pavement widening.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated 'General Urban' under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

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

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
- A1.2 – Ensure that urban development occurs with the Urban Containment Boundary.
- A1.3 - Accommodate urban land development according to the following order of growth management priorities:
 - A1.3d. Comprehensively planned new neighbourhoods within approved Secondary Plan Area

Secondary Plans

Land Use Designation

- The subject site is designated 'Urban Residential (10+4 UPA)' in the West Clayton NCP, which permits single family or semi-detached ground-oriented units on urban sized lots. This designation allows for a maximum density of 14 unit per acre when buildings are constructed to meet the green building standard stated in the West Clayton Energy Efficiency Density Bonus Policy. With the implementation of the provincial BC Energy Step Code 3, the proposed development complies with the current standard established in the policy.
- The NCP calls for a minimum land assembly of four (4) lots fronting 74 Avenue. While the applicant has only consolidated two of the required four lots, it has been demonstrated the two acreage properties west of the subject site can develop in accordance with the NCP and consistent with the subject application. The proposed east-west lane can continue further west to provide rear access to the future neighbouring lots.

Themes/Objectives

The proposed development complies with the following NCP themes/policies:

- A2.2.1 Green Principle 1 – Provide an equitable distribution and access to high quality public parks and greenways through the NCP area, with parkland within walking distance of all new residences.

(The proposed development is walking distance (approximately 100 metres) to a future Park).

- A2.2.1 Green Principle 3 – Connect parks, natural spaces and neighbourhood destinations with greenways and multi-use pathways.

(A 4-metre-wide multi-use pathway (MUP) will be constructed along the site's 74 Avenue frontage, which when complete, will provide an east-west connection along 74 Avenue between 182 and 184 Street).

- C2.2.3 Complete Principle 1 – Provide for a variety of housing types, densities and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential uses.

(The proposed development includes semi-detached dwelling units, which provide variety and affordability compared to traditional single-family homes.)

Zoning By-law

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

RF-SDRF-SD Zone (Part 17H)	Permitted and/or Required		Proposed
Unit Density:	14 upa		13.6 upa
Yards and Setbacks			
Front Yard:	3.5 m		3.5 m
Side Yard:	1.2 m		1.2 m
Rear Yard:	6.5 m		6.5 m
Lot Size	Interior Lot	Corner Lot	
Lot Size:	200 m ²	226 m ²	224.5 m ² – 325.2 m ²
Lot Width:	7.2 m	8.7 m	7.2 m – 9 m
Lot Depth:	28 m	28 m	28 m – 38 m
Parking (Part 5)	Required		Proposed
Number of Spaces	52		52

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 styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant.
- A preliminary lot grading plan, submitted by Able Municipal Engineering, and dated April 30, 2020, has been reviewed by staff and found to be generally acceptable. The applicant does not 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 (\$1,500 per new lot if completed by December 31, 2021; and \$2,000 per new lot 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 June 4, 2021, and the Development Proposal Signs were installed on August 25, 2020. Staff received two (2) responses from neighbouring residents. Both residents were not in opposition to the proposal and had general questions regarding the NCP Area. Staff responses to the general questions are included below:

(Regarding future lot consolidation opportunities, Staff explained which properties are designated for assembly as per the lot consolidation strategy within the NCP.

Regarding servicing, staff explained that West Clayton is not yet serviced by municipal sanitary services. Servicing of the proposed development will not be feasible until sanitary services have been extended to West Clayton to service the immediate area within the NCP.

- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association has no objection to the proposed subdivision.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class C (green-coded) watercourse fronting the site, within the 74 Avenue road allowance.

- A Watercourse Classification Assessment was prepared by Remi Masson, *R.P. Bio.* of Red Cedar Environmental and sent to the *Water Sustainability Act (WSA)* and *Riparian Areas Protection Regulation (RAPR)* for confirmation of the watercourse classification and to determine applicable development setbacks.
- On February 1, 2021, the Province confirmed the unnamed ditch within 74 Avenue, fronting the development site is a purpose – built stormwater drainage feature that does not meet the definition of a WSA.
- On April 26, 2021, the Province confirmed that the portion of the ditch adjacent to the proposed development is not subject to RAPR due to a lack of stream morphological and habitat characteristics.
- In accordance with the conclusions of the QEP, and the Province (under WSA, and RAPR), Staff understand the unnamed ditch within the 74 Avenue road allowance to be Class C and not requiring a development setback.
- As per COSMOS, there appears to be a Class B ditch east of the site, on the west side of 184 Street. The streamside setback area does not encroach onto the subject site and is entirely within the road right-of-way for 184 Street.
- The Development Permit requirements for Sensitive Ecosystems (Streamside Areas) are considered to be satisfied.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder & Cottonwood	51	51	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	3	3	0
Cherry, Bitter	6	6	0
Hawthorn	2	2	0
Big Leaf Maple	2	2	0
Pissard Plum	1	1	0
Lombardy Poplar	11	11	1
Weeping Willow	2	2	0
Evergreen Trees			
English Holly	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	7	7	0
Deodar Cedar	1	1	0
Zebra Cedar	2	2	0
Douglas Fir	5	5	0
Pine	2	2	0
Colorado Blue Spruce	3	3	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	53	53	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		26	
Contribution to the Green City Program		\$52,400	

- The Arborist Assessment states that there are a total of 53 mature trees on the site, excluding Alder and Cottonwood trees. Fifty-one (51) existing trees, approximately 49% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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.
- Staff note that offsite permissions for the removal of trees on the neighbouring westerly property, 18338 – 74 Avenue have not been provided by the applicant. Receiving the offsite permissions will be a condition of Final Adoption.
- 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 157 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 131 replacement trees will require a cash-in-lieu payment of \$52,400, representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 Avenue and 184 Street. This will be determined by the Engineering Department during the servicing design review process. At this time, Staff will also evaluate whether there is opportunity to retain any existing trees along these road frontages.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$52,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

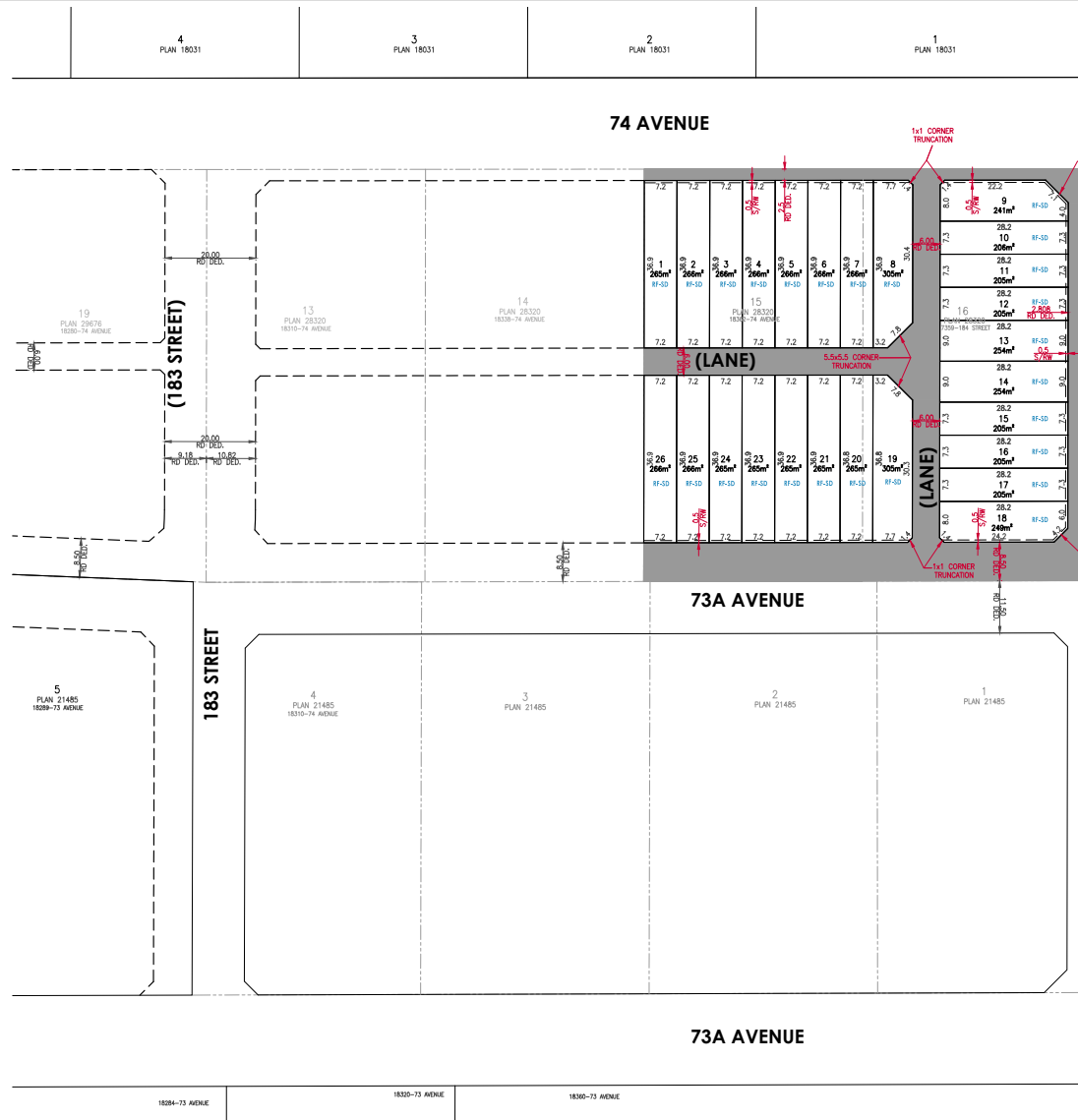
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Design Guidelines Summary

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

SC/cm



REM A
REFERENCE PLAN EPP28872

PRELIMINARY
FOR DISCUSSION PURPOSES

Title RESIDENTIAL SUBDIVISION			
Address 184 STREET & 74 AVENUE, SURREY BC			
Project No.	20-001	Date	2021-09-01
Scale	1:750	Dwg No.	-

GurSimer
Design and
Management Inc.
Tel: 778-895-658 | Email: nirvair@gs-gm.com

INTER-OFFICE MEMO

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

FROM: Development Engineer, Engineering Department

DATE: October 25, 2021 **PROJECT FILE: 7820-0130-00**

**RE: Engineering Requirements
Location: 7359 184 Street & 18362 74 Avenue**

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

- Dedicate 2.808 m along 184 Street.
- Dedicate 2.442 m on 74 Avenue.
- Dedicate 6.0 m north-south & east-west Residential Lanes.
- Dedicate 11.5 m Half Road for 73A Avenue.
- Dedicate corner cuts as required.
- Register 0.5 m SRW along 184 Street, and 73A Avenue, and 74 Avenue frontages.

Works and Services

- Construct west side of 184 Street. Ensure 184 Street property line is graded to +/- 300 mm of centerline road elevation.
- Construct south side of 74 Avenue, including 4.0 m Multi-Use-Pathway.
- Construct north-south and east-west Lanes.
- Construct north side of 73A Avenue.
- Construct storm, water, and sanitary mains to service the development as per the West Clayton NCP Stage 2 Servicing Strategy.
- Provide stormwater mitigation features as per the West Clayton NCP and Clayton Integrated Storm Water Management Plan.
- Construct offsite sanitary and storm trunk mains as per the West Clayton NCP.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Development Engineer

AY



May 13, 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.

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2019, Clayton Elementary has 6 portables on site used for enrolling spaces plus 2 all day kindergarten modular buildings.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new capacity elementary schools: Maddaugh Road targeted to open December 2020 and Regent Road targeted to open in 2022. Until these facilities open, enrolment growth will have to be accommodated in portables in the local family of schools. It is anticipated that when the Maddaugh opens December 2020, that many of the students that attend Clayton but live in the Maddaugh Road catchment will move to the new school.

As part of the District's 2020/21 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will now feed the new Ecole Salish Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0130 00

SUMMARY

The proposed 26 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:	7
Secondary Students:	5

September 2020 Enrolment/School Capacity

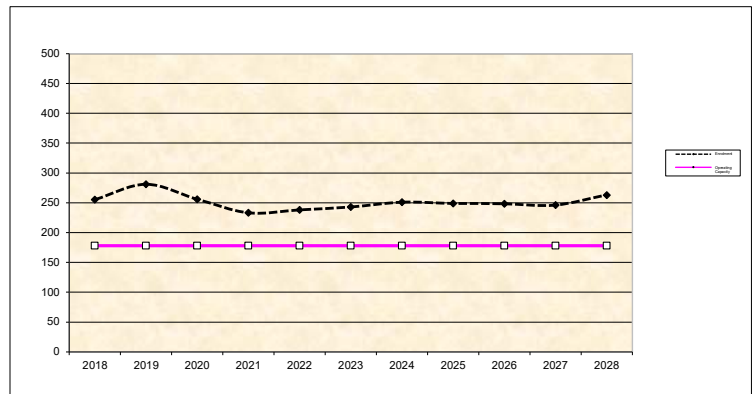
Clayton Elementary	
Enrolment (K/1-7):	22 K + 234
Operating Capacity (K/1-7)	38 K + 140
Salish Secondary	
Enrolment (8-12):	1154
Capacity (8-12):	1500

Projected population of school-age children for this development:	16
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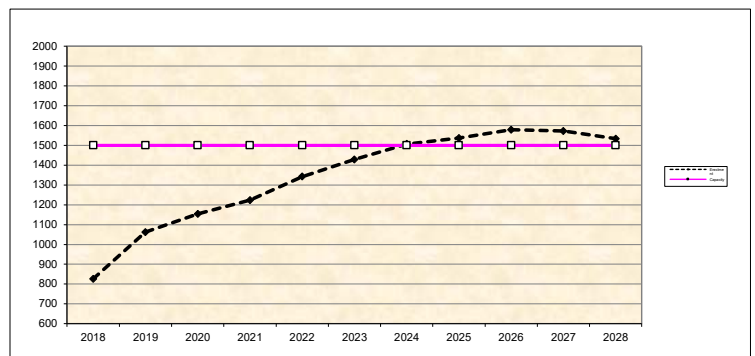
Population: The projected population of children aged 0-19 Impacted by the development.

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

Clayton Elementary



Salish 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 18362-74 Avenue and 7359-184 St

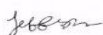
Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	104
Protected Trees to be Removed	104
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 51 X one (1) = <u>51</u> - All other Trees Requiring 2 to 1 Replacement Ratio 53 X two (2) = <u>106</u> 	157
Replacement Trees Proposed	26
Replacement Trees in Deficit	131
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	27
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54 	54
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:



Date: June 7, 2021



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0253-00
 Project Location: 14713 - 68 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

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

The subject site is located within an old rural development area in which nearly all lots are zoned "One Acre Residential" (RA). The forty to sixty year old homes are situated on lots ranging in size from about 900 square metres to about 9000 square metres, with most lots immediately surrounding the site at a size of approximately 4500 square metres.

The style of most homes can be described as "West Coast Traditional" or "Old urban". Home types include Bungalow, Split Level, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry, ranging in size from 1000 sq.ft. to approximately 3500 square feet excluding any in-ground basements.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (Split Level), homes with mid-scale massing (the Two Storey home), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

Roof forms include only common hip, common gable, and Dutch Hip. Roof slopes range from 2:12 to 8:12, with the exception of one 20:12 feature gable on a "West Coast Traditional (Bavarian emulation)" at 7327 - 184 Street. Roof surfaces include asphalt shingles (dominant), cedar shingles, tar and gravel, and standing-seam metal.

Wall cladding materials include wood (dominant) vinyl, and aluminum in a colour range that includes neutral, and natural colours. Trim and detailing standards are typical of those found on most homes from the 1960's to 1980's eras.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2019 RF-SD zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. 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-SD 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. Due to the proposed RF-SD zoning, and the tendency for designers to produce symmetrical mirror image designs that accentuate the multi family nature of these dwellings, the following section 2.8 clause is recommended: "feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, so as to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*."
- 5) **Front Entrance Design** : Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2019 developments. It is recommended that vinyl not consume more than 25% of the area of the street facing façade.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that the 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 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: Homes in the 7300 block of 184 Street and in the 18300 and 18400 blocks of 74 Avenue are 40 to 60 year old "West Coast Traditional" and "Old Urban" homes situated on a small portion of large (4500 square metres) lots. Home

are in a variety of types including Bungalows, Split Level, 1 ½ Storey, Two-Storey, Basement Entry and Cathedral entry, and as a result there is a wide range of massing scales from low mass / low profile, to high mass, box-like. All homes have a one storey entrance. Roof slopes range from 2:12 to 8:12, and roof surfaces include asphalt shingles, cedar shingles and tar and gravel. Homes are clad in cedar, vinyl, aluminum, brick and stone in neutral and natural colours. Hedges are an important part of the streetscape as are the large open fields, fields with dense underbrush, and extensive stands of deciduous and coniferous trees.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2019's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-SD type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-SD developments constructed in Surrey subsequent to the year 2019.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl (max 25% on street facing side), Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered

providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: 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.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 25 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Corner lots 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 only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** September 8, 2020

Reviewed and Approved by:  **Date:** September 8, 2020