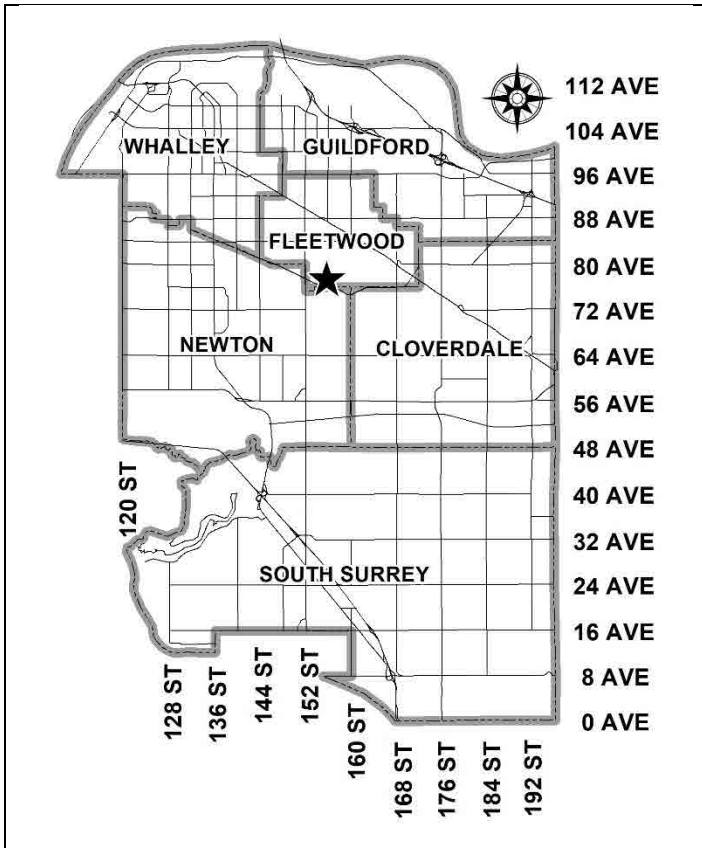


City of Surrey  
**ADDITIONAL PLANNING COMMENTS REPORT**

Application No.: 7918-0266-00/7918-0266-01

Planning Report Date: February 23, 2026



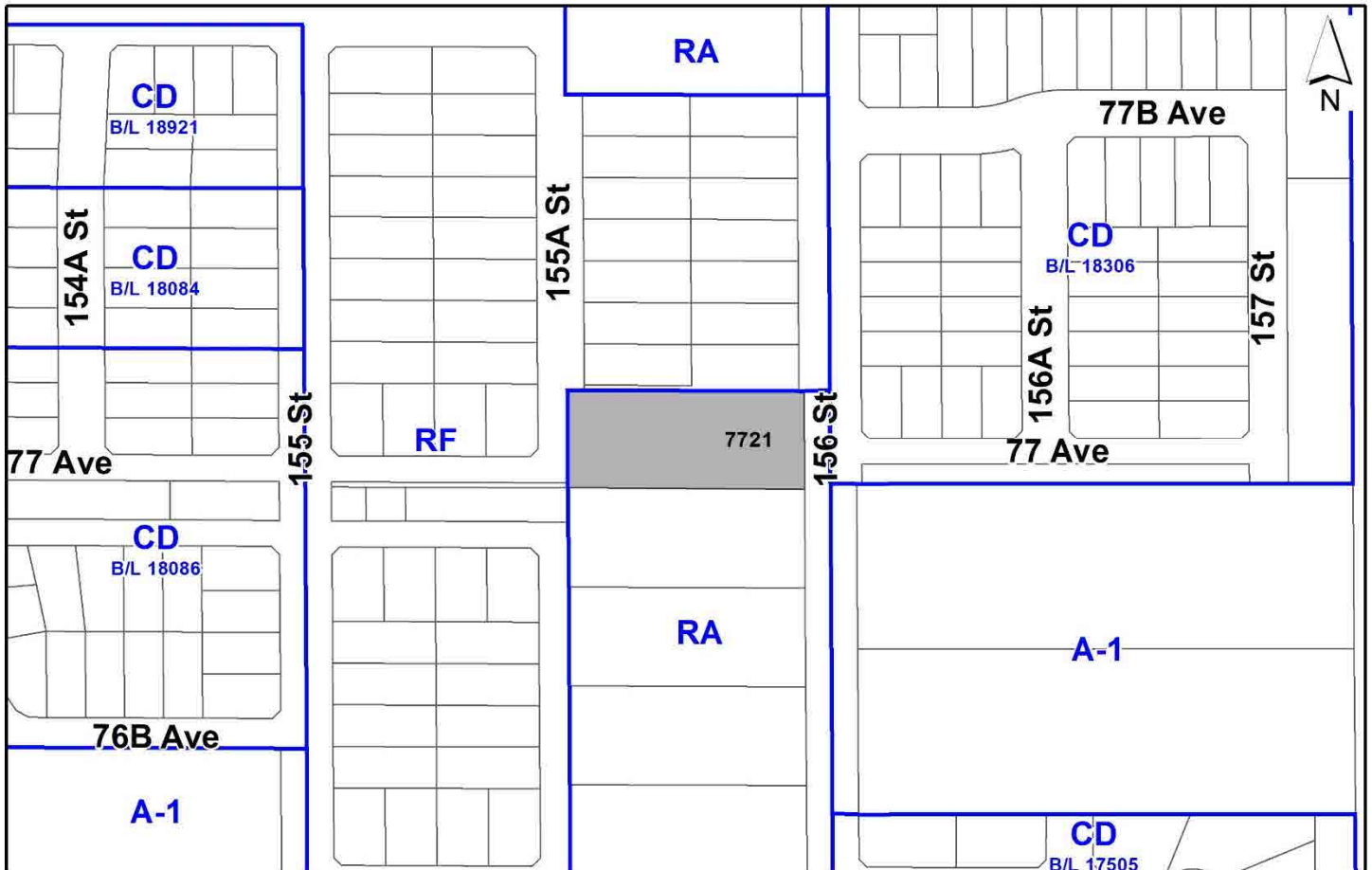
**PROPOSAL:**

Subdivision into three residential lots and one open space lot, and retention of the existing house on proposed Lot 3.

- **NCP Amendment** to realign the Habitat Corridor
- **Rezoning** from RA to R3
- **Development Variance Permit**

**LOCATION:** 7721 156 Street

**SECONDARY LAND USE PLAN:** Fleetwood Enclave Infill Plan



## RATIONALE SUMMARY

- Development Application No. 7918-0266-00 was initially introduced to Council on April 25, 2022 (Appendix C). The application included an amendment to the Fleetwood Enclave Plan (NCP) to realign the Habitat Corridor with the existing corridor to the west and east (54G and 54B Greenbelts), Rezoning from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF), and a Development Variance Permit to reduce the minimum street side yard setback for proposed Lot 3 to retain the existing single family dwelling and to reduce the minimum lot depth for Lots 1 and 2. Council supported the application and a Preliminary Layout Approval (PLA) was issued on June 7, 2022.
- Due to the Small-Scale Multi-Unit Housing (SSMUH) Zoning Bylaw amendments adopted on July 8, 2024, the proposed bylaw and Development Variance Permit must be updated to reference the new zone as a housekeeping measure. There is no change to the previously supported rezoning and subdivision proposal. While most applications that require updates resulting from SSMUH Bylaw amendments have been presented to Council in batches, the subject application is being brought forward as a stand-alone report to avoid delaying final approval.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning Bylaw. The Rezoning Bylaw will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the Bylaw readings.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Bylaw No. 20634.
2. Council close Development Variance Permit No. 7918-0266-00.
3. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from Acreage Residential Zone (RA) to Urban Residential Zone (R3). If supported, the Bylaw will be brought forward for consideration of First, Second, and Third Reading.
4. Council endorse Development Variance Permit No. 7918-0266-01 (Appendix B), varying the following in the Zoning Bylaw, to proceed to Public Notification:
  - (a) in Section C. 2 “Subdivision” of Part 15 Urban Residential Zone (R3), reduce the minimum lot depth from 28 metres to 25 metres for proposed Lots 1 and 2;
  - (b) in Section F.1 “Setbacks” of Part 15 Urban Residential Zone (R3), reduce the minimum street side yard setback from 3.6 metres to 2.6 metres for the existing principal building on proposed Lot 3.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw.

5. Council instruct staff to resolve all conditions of approval outlined in the initial Planning & Development Report for Development Application No. 7918-0266-00, dated April 25, 2022.

### **SSMUH Zoning Bylaw Update**

- In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing ("SSMUH") requirements intended to facilitate additional housing supply and affordability in British Columbia communities.
- On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled "Small-Scale Multi-Unit Housing: Zoning Bylaw Amendments Related to Provincial Housing Legislation". These amendments to *Surrey Zoning By-law, 1993, No. 12000* align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.
- The new SSMUH Zoning Bylaw amendments adopted on July 8, 2024 impacted about 150 single-family and duplex development applications at Third Reading. Applications that received Final Adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align with the new SSMUH zones.
- In order to streamline this administrative requirement, staff have been bringing these bylaws forward for Council's consideration in batches. However, staff are bringing forward the required SSMUH amendment for this application ahead of the next batch to avoid delaying final approval.
- When the SSMUH Zoning Bylaw amendments were adopted on July 8, 2024, the RF Zone was replaced by the Urban Residential Zone (R3) which aligns with the RF Zone.

### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix A: Site Plan

Appendix B: Development Variance Permit No. 7918-0266-01

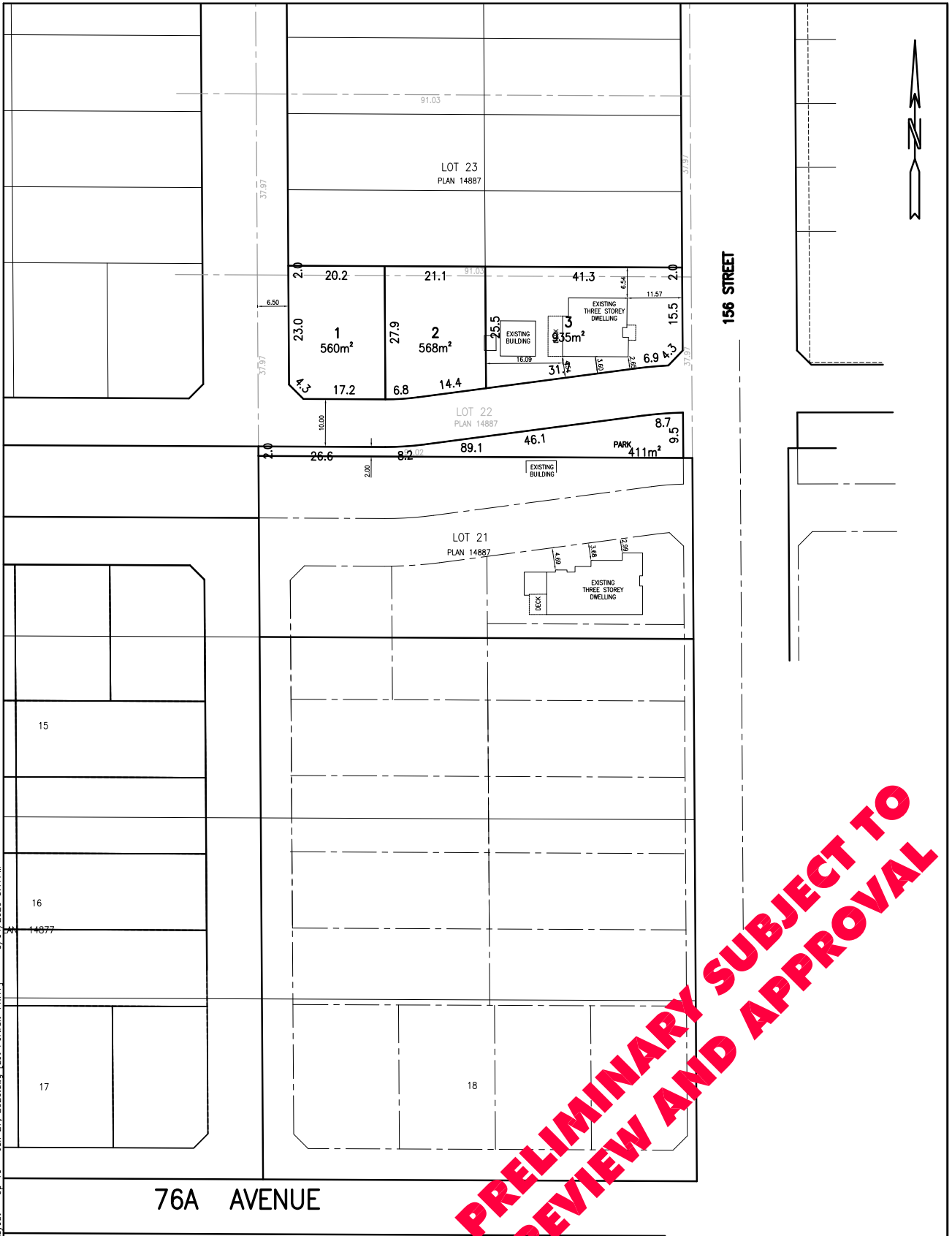
Appendix C: Initial Planning Report No. 7918-0266-00, dated April 25, 2022.

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

WL/ar

# Appendix A



**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: 7721 156 STREET, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 18026	DATE: JAN 2020	LEGAL:	MUNICIPAL PROJECT No:
		SCALE: 1:750	

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0266-01

Issued To:

Address of Owner:

*(collectively referred to as the "Owners")*

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-026-380  
Lot 22 Section 23 Township 2 New Westminster District Plan 14887  
7721 156 St

(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:

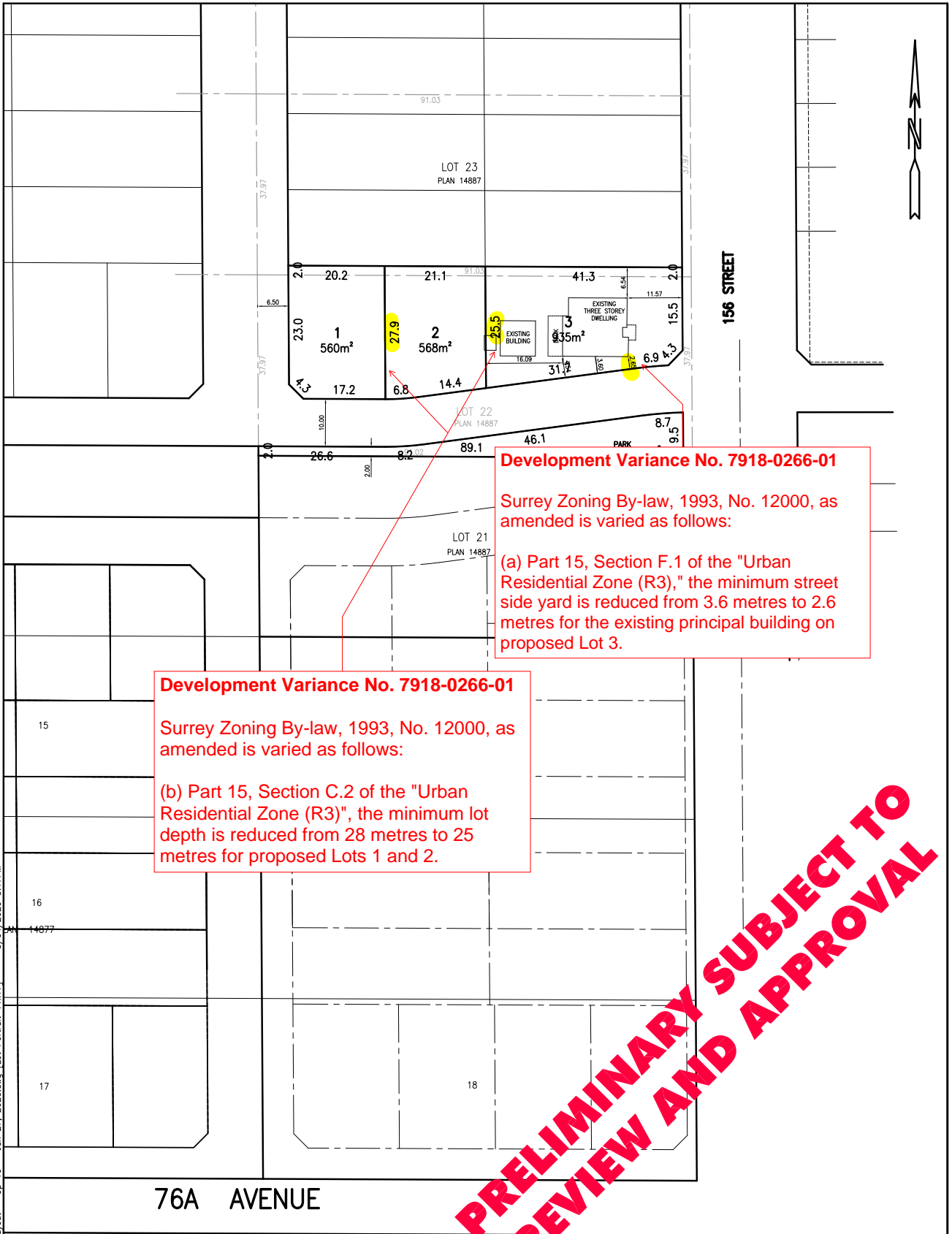
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- - (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - a) Part 15, Section F.1 of the "Urban Residential Zone (R3)," the minimum street side yard setback is reduced from 3.6 metres to 2.6 metres for the existing principal building on proposed Lot 3.



# SCHEDULE A



**Development Variance No. 7918-0266-01**

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

- (a) Part 15, Section F.1 of the "Urban Residential Zone (R3)," the minimum street side yard is reduced from 3.6 metres to 2.6 metres for the existing principal building on proposed Lot 3.

**Development Variance No. 7918-0266-01**

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

- (b) Part 15, Section C.2 of the "Urban Residential Zone (R3)", the minimum lot depth is reduced from 28 metres to 25 metres for proposed Lots 1 and 2.

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.**  
Engineering and Development Consultants



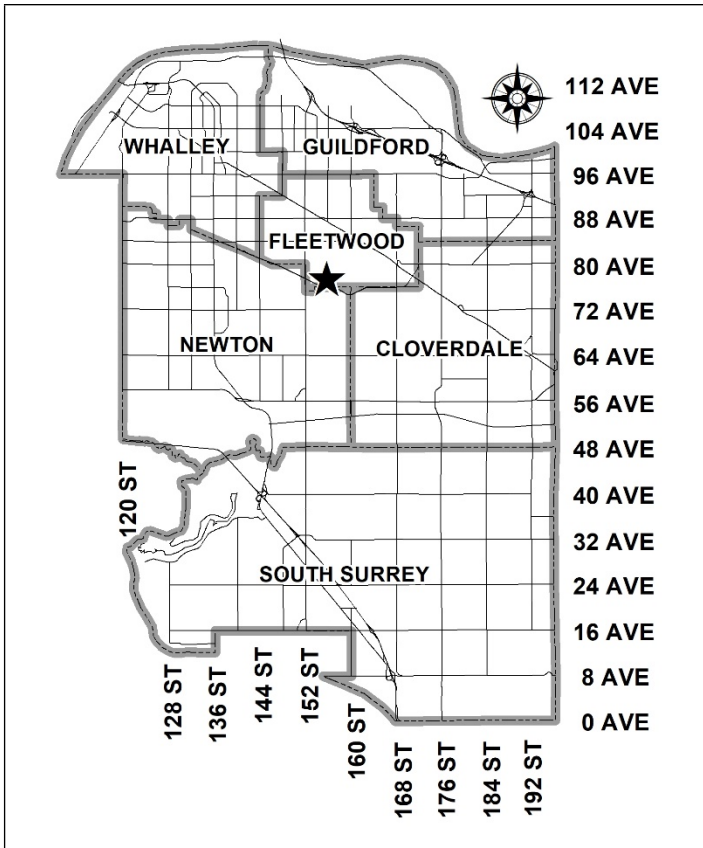
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 7721 156 STREET, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 18026	DATE: JAN 2020	LEGAL:	MUNICIPAL PROJECT No:
		SCALE: 1:750	

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# Appendix C

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7918-0266-00  
 Planning Report Date: April 25, 2022

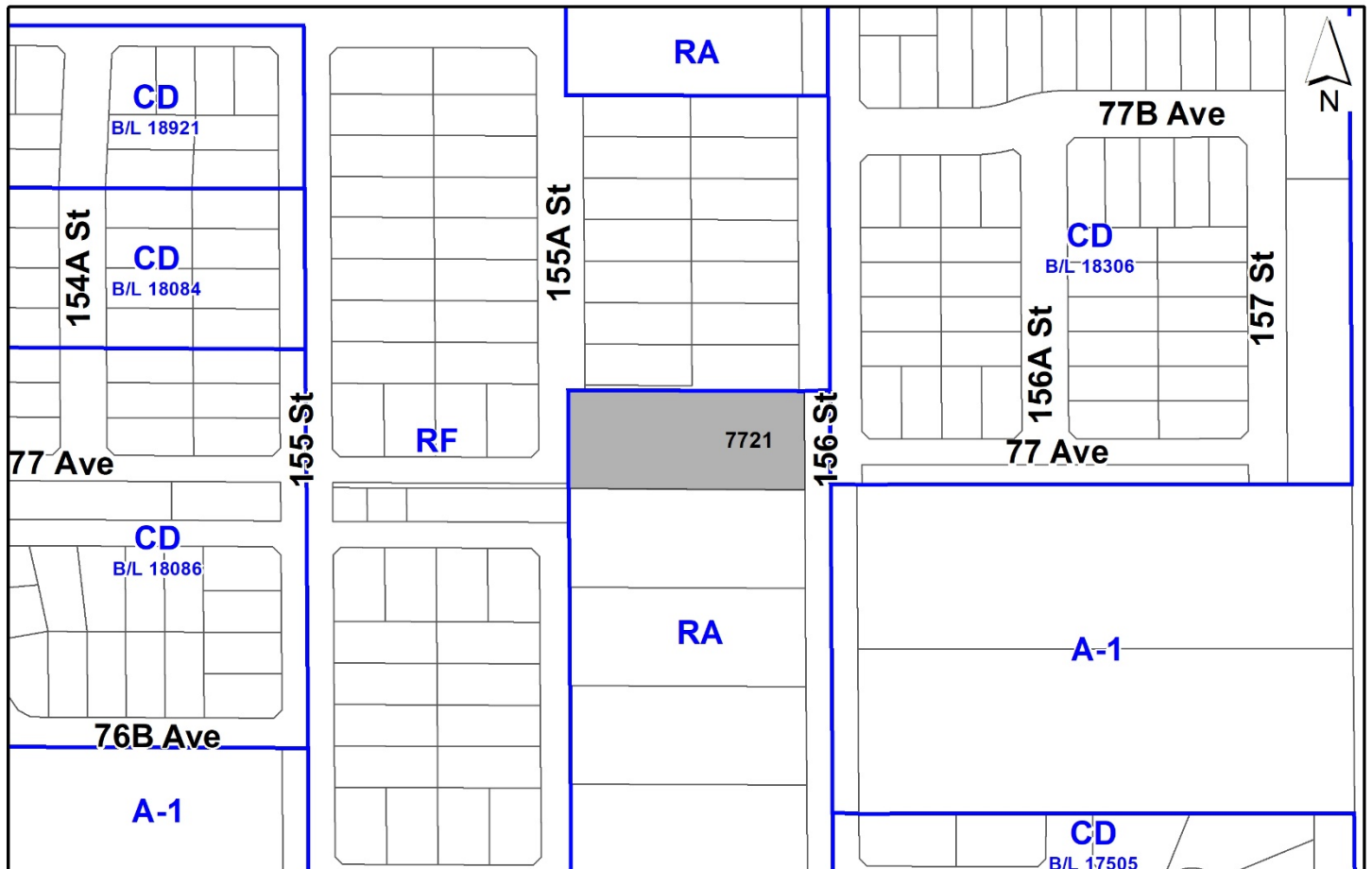


**PROPOSAL:**

- Rezoning from RA to RF
- Development Variance Permit
- NCP Amendment

to allow subdivision into three (3) single family residential lots, and one (1) open space lot, and retention of the existing house on proposed Lot 3.

**LOCATION:** 7721 - 156 Street  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** ¼ Acre Gross Density (4 upa)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances:
  - to reduce the minimum south side yard on flanking street setback for proposed Lot 3 from 3.6 metres to 2.6 metres, under the RF Zone, in order to retain an existing single family dwelling as part of the subdivision proposal.
  - to reduce the minimum lot depth of the RF Zone for proposed Lots 1 and 2 from 28 metres to 25.5 metres.
- The applicant proposes to realign the Habitat Corridor in the Fleetwood Enclave Plan.

## RATIONALE OF RECOMMENDATION

- The proposed rezoning and subdivision under the RF Zone, with a density of 4 units per acre (upa) is consistent with the Fleetwood Enclave Infill Area Concept Plan which was approved by Council on March 11, 2013 (Corporate Report No. R049; 2013).
- The proposed lot areas and widths are consistent with the Fleetwood Enclave Infill Area Concept Plan. The proposed lot depths for Lots 1 and 2, while less than the 28 metres required under the RF Zone, allow for a north-south lot orientation with approximate lot widths ranging from 17 metres to 21 metres. By orienting these three lots towards 77 Avenue, the lots will face the proposed linear park and habitat corridor thereby creating a safer environment for pedestrians.
- Existing RF lots to the west, across 155A Street, have a similar north-south orientation facing towards the linear park and habitat corridor.
- The reduced side yard on flanking street setback for proposed Lot 3 is to retain the existing house which is a new home in good condition.
- The proposed realigned habitat corridor will align with the existing corridor to the west and east (54G and 54B Greenbelts) and still accommodates future redevelopment of existing undeveloped land to the south, for single family residential lots, in accordance with the Fleetwood Enclave Plan.
- The applicant has volunteered to convey a portion of proposed Lot 4 to the City without compensation to fulfill the 8.5% open space requirement of the Fleetwood Enclave Plan.

## 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 Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0266-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard on flanking street setback for proposed Lot 3 from 3.6 metres to 2.6 metres, under the RF Zone, in order to retain an existing single family dwelling as part of the subdivision proposal; and
  - (b) to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 25.5 metres under the RF Zone.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission and approval of a Sensitive Ecosystem Development Permit and Ecosystem Development Plan (EDP) to the satisfaction of the General Manager, Planning & Development;
  - (f) submission of a Department of Fisheries and Oceans Canada (DFO) Request for Review for the proposed infilling of the 156 Street ditch;
  - (g) the applicant convey a portion of proposed Lot 4 to the City, without compensation, to address the 8.5% open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development;
  - (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; and
  - (i) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan by realigning the Habitat Corridor to align with the existing corridors to the west and east, as shown in Appendix VII, when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing single family dwelling	¼ Gross Density 4 (upa) and Habitat Corridor	RA
North:	Existing single family dwellings	Low-Med Density Cluster 5 (upa)	RF
East (Across 156 Street):	Existing single family dwellings and greenbelt/park	Low-Med Density Cluster 5 (upa) and Habitat Corridor	CD (By-law No. 18306)
South:	Existing single family dwelling	Habitat Corridor and ¼ Gross Density 4 (upa)	RA
West (Across 155A Street):	Single family dwellings and greenbelt/park	Habitat Corridor and ¼ Gross Density 4 (upa) and Habitat Corridor	RF

### Context & Background

- The 0.36-hectare subject site is located in Fleetwood within the area that comprises the Fleetwood Enclave Infill Area Concept Plan area, which covers approximately 26 hectares (65 acres) of land, consists of a mix of recently constructed single family residential dwellings and large acreage residential properties anticipated for redevelopment, and is bordered by an established single family residential neighbourhood to the north, the unopened 76 Avenue to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The subject site is designated “Urban” in the OCP, designated “¼ Acre Gross Density (4 upa)” and “Habitat Corridor” in the Fleetwood Enclave Plan, and is zoned “One-Acre Residential Zone (RA)”.
- A Class C watercourse has been identified along 156 Street adjacent to the subject site. The applicant is proposing to infill the ditch in order to facilitate engineering works for 156 Street and 77 Avenue (see Parkland and/or Natural Area Considerations section).
- The site falls within a Green Infrastructure Network (GIN) area and is subject to a Sensitive Ecosystem Development Permit.
- The Fleetwood Enclave Plan was adopted by Council on March 11, 2013 (Corporate Report No. R049). The related Fleetwood Enclave Area Servicing Strategy was approved by Council on September 9, 2013 (Corporate Report No. R161).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject proposal is to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", in order to allow subdivision into three (3) single family residential lots and protection of the Green Infrastructure Network (GIN) Corridor (proposed Lot 4).
- The proposal includes a partial re-alignment of the Habitat Corridor further south of the subject site as part of the Fleetwood Enclave Infill Area Concept Plan, to align with the existing Habitat Corridor to the west (re-aligned as part of Development Application No. 7915-0275-00).
- The designation of the Habitat Corridor as part of the GIN Network will also require submission of a Development Permit application and Ecosystem Development Plan (EDP) to the satisfaction of City staff prior to Final Adoption.
- The following table provided development details for the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.36-hectare
Road Dedication:	6.5 metres for 155A Street 1.942 metres for 156 Street 10.0 metres (varying alignment) for 77 Avenue 3.0 x 3.0 metre corner cut at 155A Street and 77 Avenue 3.0 x 3.0 metre corner cut at 156 Street and 77 Avenue
Undevelopable Area:	411 square metres
Net Site Area:	0.32-hectares
<b>Number of Lots:</b>	3 residential lots and open space.
<b>Unit Density:</b>	8.3 lots per hectare
<b>Range of Lot Sizes</b>	560 – 935 square metres
<b>Range of Lot Widths</b>	18.5 – 25.5 metres
<b>Range of Lot Depths</b>	25.5 – 41.3

### Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District:	<p>The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>2 Elementary students at Coyote Creek Elementary School 1 Secondary students at Fleetwood Park Secondary School</p> <p>(Appendix III)</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 Spring/Summer 2023.</p>
Parks, Recreation & Culture:	<p>Parks supports the proposed realignment of the GIN corridor to align with the existing corridor to the west and east (54G and 54B Greenbelts). Parks will accept conveyance of a portion of proposed Lot 4 to the City without compensation to fulfill the 8.5% open space requirement of the Fleetwood Enclave Plan. The applicant is required to pay an NCP amenity contribution on a per unit basis as per the Fleetwood Enclave Plan (NCP).</p>

### **Transportation Considerations**

- The applicant will be required to construct the east side of 155A Street, west side of 156 Street and the north side of 77 Avenue.

### **Parkland and/or Natural Area Considerations**

- A Class C ditch is located along the 156 Street frontage of the subject site.
- The applicant is proposing to infill the Class C ditch in order to facilitate engineering works for 156 Street and 77 Avenue.
- A Qualified Environmental Professional (QEP) has assessed the ditch confirming its classification as a Class C, under Part 7A Streamside Protection of the Zoning By-law.

- An assessment of the ditch was also provided to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD), who have confirmed that the water feature does not meet the definition of a Water Sustainability Act (WSA) stream.
- The applicant's QEP has been requested to initiate a Department of Fisheries and Oceans Canada (DFO) Request for Review prior to infilling the ditch. This is to be addressed as condition of Final Adoption.
- A Green Infrastructure Network (GIN) is present on the subject site which runs east/west through the mid-point of the subject site. The applicant has proposed to realign the GIN further south, in order to align with the existing GIN/Habitat Corridor to the west of 155A Street and east of 156 Street (proposed Lot 4).
- The GIN/Habitat Corridor extension will complete the connection between the existing greenbelts to the east and west, and into Fleetwood Park, and will be protected through partial voluntary conveyance of proposed Lot 4 to the City and in accordance with Development Permit guidelines in the Official Community Plan (OCP).

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

### **Regional Growth Strategy**

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban Areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP). The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

#### Themes/Policies

- The application supports infill development that is appropriate in scale and density to its surrounding RF-zoned neighbourhood context and compatible design will be reinforced through design guidelines to be registered on title.

## Secondary Plans

### Land Use Designation

- The proposal complies with the “1/4 Acre Gross Density (4 upa) in the Fleetwood Enclave Plan (NCP). This designation comprises all of the properties in the centre of the Fleetwood Enclave Plan area, bounded by the existing single family residential neighbourhood to the north, 76A Avenue to the south, 155 Street to the west, and 156 Street to the east as well as a small area in the northwest corner of the Plan area, west of 155 Street. The applicant is proposing a gross density of 3.3 Units Per Acre (upa), or 8.3 Units Per Hectare (uph).
- The Fleetwood Enclave Plan recommends minimum lot widths of 16 metres and minimum lot depths of 40 metres. The proposed subdivision complies with the width guideline but does not comply with the depth guideline. The reduced lot depths are considered supportable given similar dimensions of other newly created RF-zoned lots in the surrounding neighbourhood, and because they allow the habitat corridor and road network to be realized in accordance with the Fleetwood Enclave Plan.
- The applicant is proposing to realign the Habitat Corridor in the Fleetwood Enclave Plan. The proposed realigned habitat corridor will align with the existing corridor to the west and east (54G and 54B Greenbelts) and still accommodates future redevelopment of existing undeveloped land to the south, for single family residential lots, in accordance with the Fleetwood Enclave Plan.

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", 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>Yards and Setbacks (RF Zone)</b>		
<b>Lot 1</b>		
(South) Front Yard:	7.5 metres	7.5 metres
(East) Side Yard:	1.8 metres	1.8 metres
(West) Street Side Yard:	3.6 metres	3.6 metres
(North) Rear Yard:	7.5 metres	7.5 metres
<b>Lot 2</b>		
(North) Front Yard:	7.5 metres	7.5 metres
(East) Side Yard:	1.8 metres	1.8 metres
(West) Side Yard:	1.8 metres	1.8 metres
(North) Rear:	7.5 metres	7.5 metres
<b>Lot 3</b>		
(East) Front Yard:	7.5 metres	11.5 metres
(North) Side Yard:	1.8 metres	6.5 metres
(West) Rear Yard:	7.5 metres	16 metres
(South) Street Side Yard:	3.6 metres	2.6 metres*
<b>Lot Size (RF Zone)</b>		
<b>Lot 1</b>		
Lot Size:	560 square metres	560 square metres
Lot Width:	15 metres	20.2 metres
Lot Depth:	28 metres	27.9 metres*
<b>Lot 2</b>		
Lot Size:	560 square metres	568 square metres
Lot Width:	15 metres	21.2 metres
Lot Depth:	28 metres	25.5 – 27.9 metres*
<b>Lot 3</b>		
Lot Size:	560 square metres	935 square metres
Lot Width:	15 metres	20.5 metres
Lot Depth:	28 metres	41 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3	3

\*Variance requested (see Setback Variance Section).

#### Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum south side yard on flanking street setback for proposed Lot 3 from 3.6 metres to 2.6 metres, under the RF Zone, in order to retain an existing single family dwelling as part of the subdivision proposal; and
  - to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 25.5 metres under the RF Zone.

- The proposed south side yard setback variance only applies to the southeast corner of the existing single-family dwelling. Given that the siting of the proposed east-west road is fixed, as is the siting of the Habitat Corridor, the proposed reduced south side yard setback is necessary to permit the existing dwelling to be retained. There is no impact to the neighbouring single-family dwelling to the north, as the existing dwelling will conform to the north side yard setback requirement.
- The proposed lot widths and areas of proposed Lots 1 and 2 exceed the minimum 15 metre lot width requirement and 560 square metre lot size requirements of the RF Zone.
- The proposed lot depths for Lots 1 and 2, while less than the 28 metres required under the RF Zone, allow for a north-south lot orientation with approximate lot widths ranging from 17 metres to 21 metres. By orienting these three lots towards 77 Avenue, the lots will face the proposed linear park and habitat corridor thereby creating a safer environment for pedestrians.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Michael E. 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 IV).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing "West Coast Contemporary", "Neo-Traditional", "Neo-Heritage," and "West Coast Contemporary" style homes provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that utilize compatible styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated March 25, 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **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. The current rate is \$3,000 per new lot within a Secondary Plan area.

- 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 and LAP designations.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 December 19, 2019, and again on December 3, 2021. The Development Proposal Signs were installed on January 20, 2020. Staff received two (2) responses from neighbouring (*staff comments in italics*):
- One resident expressed concern about the map provided on the pre-notification letter. They also requested clarification on the proposed habitat corridor.
  - *Staff indicated that the map sent out was incorrect. As such, a new letter was promptly sent out to address this issue.*
  - *Staff advised the resident that the proposed habitat corridor is south of the proposed road network and will be part of the Green Infrastructure Network (GIN). As such, development will be prohibited.*
- One neighbouring resident expressed concern about how the proposed lot layout, road network and GIN were to impact development potential on their lot.
  - *Staff will continue to dialogue with the neighbour to listen to their concerns. However, staff note that the alignment of the GIN/Habitat Corridor is fixed at both 155A Street and 156 Street, and there is a requirement to transition future 77 Avenue between 155A Street and 156 Street. Therefore, there are limited options for amending the layout of the GIN/Habitat Corridor and road.*
- One resident expressed concerns regarding high-speed traffic along proposed 77 Avenue and had concerns about the maintenance of the GIN/Habitat Corridor.
  - *Staff can explore traffic calming provisions along future 77 Avenue if viable, as part of the design and review stage of the Servicing Agreement.*
  - *The GIN/Habitat corridor will be protected in accordance with development permit guidelines for sensitive ecosystems in the Official Community Plan (OCP)."*
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association had no concerns with the proposal.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located within the middle portion of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Fleetwood BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 15 meters which is to be provided as a linear park bisecting the Fleetwood Enclave neighbourhood. The linear park consists of a meandering pathway that is to bisect the neighbourhood from east to west through the middle of 77 Avenue, with vehicle travel lanes located on both the north and south sides of this linear park. This proposed linear park serves several purposes:
  - Designed to incorporate a meandering path, native vegetation and tree coverage, the park will function primarily as an amenity for area residents. With limited vehicle crossings, residents (particularly children) will have the ability to safely cross the neighbourhood, eventually connecting to Fleetwood Park to the east;
  - In addition, consistent with its designation as a local corridor in the GIN, it is designed to provide movement of wildlife species that are tolerant of human disturbance, serving as only one component of a larger regional network; and
  - The design concept, along with the ultimate 15-metre width of this linear park, allows for the retention or re-planting of tree coverage that is more significant than that found in a typical recreational greenway.
- This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- Within the portion of the Fleetwood Enclave Plan area designated "1/4 Acre Gross Density (4 upa)", proposed developments are to provide either 8.5% of the gross site area as open space to allow for the development of the linear park noted above, or to provide compensation in the form of cash-in-lieu for any shortfall in area preserved as open space. This value was determined through the planning process for the Fleetwood Enclave Plan as it allows the Parks, Recreation and Culture Department to acquire and construct the linear park for the portion of the Fleetwood Enclave Plan area situated between 155 Street and 156 Street. For the remaining portions of the linear park within the Fleetwood Enclave Plan area, within the other land use designations, proposed developments are to provide 13% of the gross site area as open space or cash-in-lieu of open space compensation.
- The applicant has volunteered to convey a portion of proposed Lot 4 to the City, without compensation, to meet the 8.5% requirement for open space conveyance in the Fleetwood Enclave Plan. The remaining portion of Lot 4 will be protected in accordance with the safeguarding provisions of the Official Community Plan (OCP) for safeguarding. The total area of Lot 4 (411 square metres) represents approximately 11.9% of the gross site area.
- The applicant has also proposed to realign the western portion of the GIN Network/Habitat Corridor further south in order to align with the existing GIN/Habitat Corridor west of the subject site, across 155A Street.
- A Development Permit application and corresponding Ecosystem Development Plan (EDP) will be provided to Council for review and approval prior to, and as a condition of Final Adoption. Once finalized and deemed acceptable, the finalized EDP report/plan and recommendations will be incorporated into the Development Permit.

## TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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 and Cottonwood Trees</b>			
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	23	22	1
<b>Coniferous Trees</b>			
Douglas Fir	7	1	6
Sitka Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>35</b>	<b>28</b>	<b>7</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>12</b>
<b>Total Retained and Replacement Trees</b>	<b>19</b>
<b>Contribution to the Green City Program</b>	<b>\$24,200</b>

- The Arborist Assessment states that there are a total of 35 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that 7 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.
- The Fleetwood Enclave Plan has placed a priority on preserving and enhancing the existing habitat and open space areas connected to Fleetwood Park, and on supporting the green infrastructure network (i.e., "habitat corridors") that surround and bisect the Fleetwood Enclave. Therefore, the focus will be on the protection and replanting of native trees in the identified open space areas of the Plan, including the proposed linear green belt.
- Seven (7) mature on-site trees are proposed to be retained within the proposed habitat corridor (proposed Lot 4).
- A total of twelve (12) trees within the proposed habitat corridor are proposed for removal. Their removal will be reviewed by Parks, Recreation and Culture staff.
- An additional three (3) offsite trees are proposed for removal from the neighboring site to the south. Tree cutting permits from the neighboring site will be required.
- 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 56 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site, the deficit of 44 replacement trees will require a cash-in-lieu payment of \$24,200, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site with a contribution of \$24,200 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. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7918-0266-00
- Appendix VII. Proposed Fleetwood Enclave Plan Amendment

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

ELM/cm



## 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: **April 14, 2022** PROJECT FILE: **7818-0266-00**

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RE: **Engineering Requirements  
Location: 7721 156 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 6.5 m for 155A Street.
- Dedicate 1.942 m for 156 Street.
- Dedicate 10.0 m (varying alignment) for 77 Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at 155A Street and 77 Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at 156 Street and 77 Avenue.
- Register 0.5 m SRW along all road frontages.

#### *Works and Services*

- Construct the east side of 155A Street.
- Construct the west side of 156 Street.
- Construct the north side of 77 Avenue.
- Construct water, storm and sanitary mains on 77 Avenue.
- Construct downstream storm main upgrades if required, as determined by detailed design.
- Construct water, storm and sanitary service connections to each lot.
- Provide on-site stormwater mitigation features.

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

DJS

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

A 4-classroom addition at Coyote Creek opened in the fall of 2020. The 10-year enrolment projections do not include for the potential increased urban density that is contemplated to serve a future Skytrain line. Without the inclusion of this housing count, Coyote Creek is expected to accommodate the 10-year future needs of the catchment.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. As part of the district's 2022/2023 Five Year Capital Plan, the District is asking for a 500-capacity addition to the school. As capital funding has yet to be approved, this addition is the district's number one priority in this year's capital plan.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0266 00 (Updated April 2022)

**SUMMARY**

The proposed 3 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:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

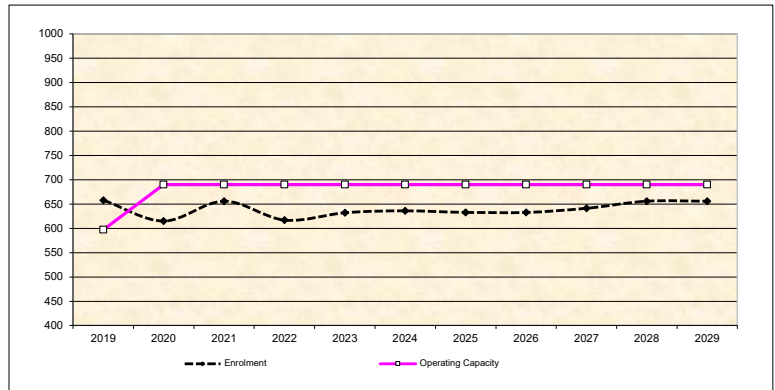
<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	89 K + 567
Operating Capacity (K/1-7)	38 K + 652
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1587
Capacity (8-12):	1200

Projected population of school-age children for this development:	5
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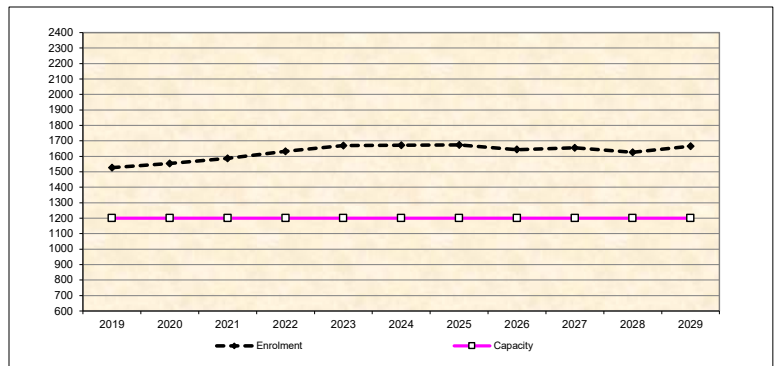
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Coyote Creek Elementary**



**Fleetwood Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 18-0266-00  
Project Location: 7721 – 156 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is located within an old suburban development area that was substantially redeveloped in the post year 2000 era, resulting in a modern urban character.

South of the subject site, between 76 Avenue and the subject site are four "One Acre Residential Zone" (R-1A) lots, each approximately 3450 square metres in size. These properties were subdivided in the 1950's and contain old suburban homes that do not meet appropriate standards for emulation in a year 2020 RF zone subdivision.

East of these lots (east side of 156 Street) are two 12000 square metre "General Agricultural Zone" (A-1) lots containing distantly sited structures not relevant to the subject site.

North of the subject site on the west side of 156 Street are three new RF zone projects; 16-0359-00, 19-0089-00, and 16-0222-00. Opposite these projects, on the east side of 156 Street is a 46 lot CD zone project based on the RF-G zone. Every home within the study area in these projects is a 2800 – 3500 sq.ft. "West Coast Contemporary" style Two-Storey home with in-ground basement. The homes appear as assemblies of geometric shapes rather than as integral components supporting a single unified theme. Front entrance porticos range from one to 1 ½ storeys. Roof forms include shed, and flat which identify the style, and many of the homes have a low slope common hip form as the main roof at the upper floor resulting in a hybrid style. All of the homes have asphalt shingle roof surfaces where the slope is greater than 3:12, and roll on roofing where the slope is less than 3:12. Window designs are contemporary. Wall cladding materials include fibre cement plank applied horizontally, fibre-cement panel, stucco, and stone. "Longboard" emulating clear stained horizontal cedar is a common feature element.

The site home to be retained (7721 – 156 Street) is a newly constructed 3500(+) sq.ft. "Neo-Traditional" style Two-Storey home with 8:12 pitch main common hip roof with four street facing common gable and Dutch hip projections, and an asphalt shingle roof surface. The massing design is mid-scale, proportionally consistent and well balanced, meeting current design standards. The home has a 1 ½ storey front entrance. The home is clad in walnut brown stucco, with full height stone at the main floor.

Homes at the west side of the site, in the 7700 block of 156A Street are all 3000 – 3600 sq.ft. Two-Storey type in a variety of styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary". The "West Coast Contemporary" homes are as described above, except one which has a 3:12 pitch all-common-hip roof form. The "Neo-Traditional" and "Neo-Heritage" homes have

mid-range sloped (5:12 – 8:12 slope), main common hip roofs with steeply pitched (12:12 slope) street facing feature projections. These homes have feature projections which are additive and consistent with other features. Roofs are surfaced with shake profile asphalt shingles. Walls are clad in horizontal Hardiplank, with a feature stone accent. All of these homes can be considered context homes.

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

- 1) **Context Homes**: There are numerous new homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above.
- 2) **Style Character** : Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2000's. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, 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 2017 developments. It is recommended that vinyl not be applied to more than 25 percent of the wall surface area on the front façade.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 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:** South and southeast of the site are acreages in the R-1A and A-1 zones containing old structures not relevant to the subject site. West, north, and northeast of the subject site are new homes (post year 2000), all of which are 2800 – 3600 sq.ft. Two-Storey type, in one of three styles: "West Coast Contemporary" (dominant), "Neo-Traditional", and "Neo-Heritage". These homes have mid-scale massing designs in which projections are proportionally consistent and balanced across the façade. Front entrances range from one to 1 ½ storeys in height. Roof forms vary according to the style, with Contemporary homes having low slope shed and common hip forms, some with flat roof feature projections, and the "Neo-Heritage" and "Neo-Traditional" homes having 5:12-8:12 main common hip forms with 12:12 slope common gable projections. Most homes have an asphalt shingle roof surface. Cladding materials include fibre cement planks, fibre cement boards, cedar, stucco, vinyl, brick, and stone. All homes have neutral or natural colour schemes (no primary colours). Landscapes are average for the era of construction.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### **Interfacing Treatment with existing dwellings)**

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

### **Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Vinyl limited to a maximum of 25 percent of the wall area on the front façade.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development, except on trim. "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 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 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.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: February 1, 2020

**Reviewed and Approved by:**       Date: February 1, 2020

Arborist Report – 7721 156 Street, Surrey BC

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Address Surrey, BC
Address:	1222 Surrey, BC
Registered Arborist:	Maddy MacDonald
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>35</b>
<b>Protected Trees to be Removed</b>	<b>28</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>56</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	
<b>Replacement Trees Proposed</b>	<b>12</b>
<b>Replacement Trees in Deficit</b>	<b>44</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>5</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	<b>9</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>9</b>

Summary prepared and submitted by:



Arborist

January 11, 2022

Date

### Arborist Notes:

- All work done within 1.5m of any retained tree is to occur under arborist direction.
- Existing grade is to remain unchanged within TPZs.

**LEGEND**

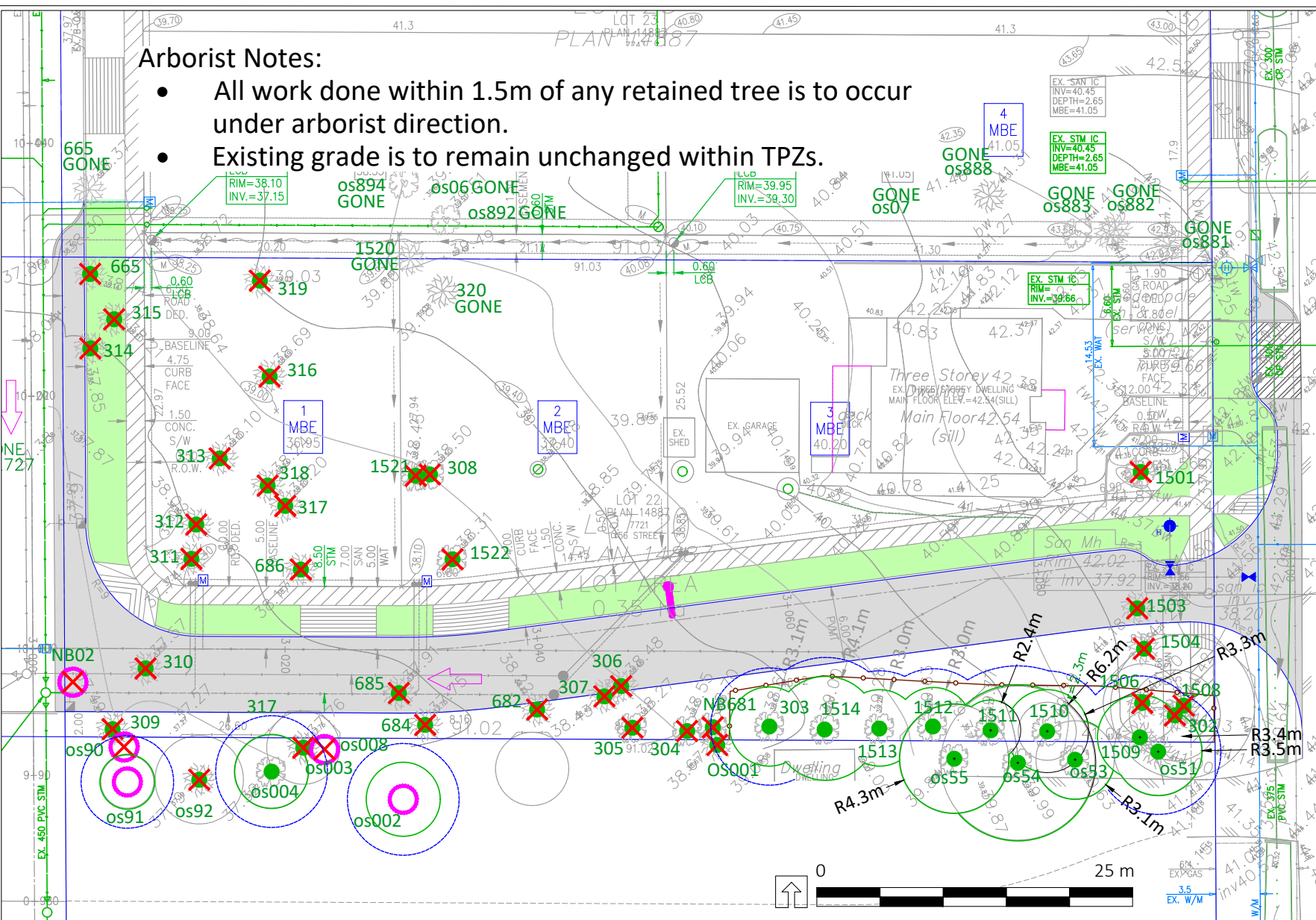
- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

**NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey provided by the client.
2. Site Plans provided by the client.



3559 COMMERCIAL STREET  
VANCOUVER BC V5N 4E8  
T 604.733.4886

Drawing title: Tree Management Plan  
Project address: 7721 156 Street, Surrey  
Client:: Kavolinas

Drawing No: 001  
Date: 2022/01/05  
Drawn by: 01  
Page Size: TABLOID 11"x17"

Page #  
1 of 1

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0266-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-026-380  
Lot 22 Section 23 Township 2 New Westminster District Plan 14887  
7721 - 156 Street

(the "Land")

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

Parcel Identifier:

---

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

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

- (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum south side yard on flanking street setback is reduced from 3.6 metres to 2.6 metres for the principal building on proposed Lot 3.

- (b) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot depth is reduced from 28 metres to 25.5 metres for proposed Lots 1 and 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  8. This development variance permit is not a building permit.

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

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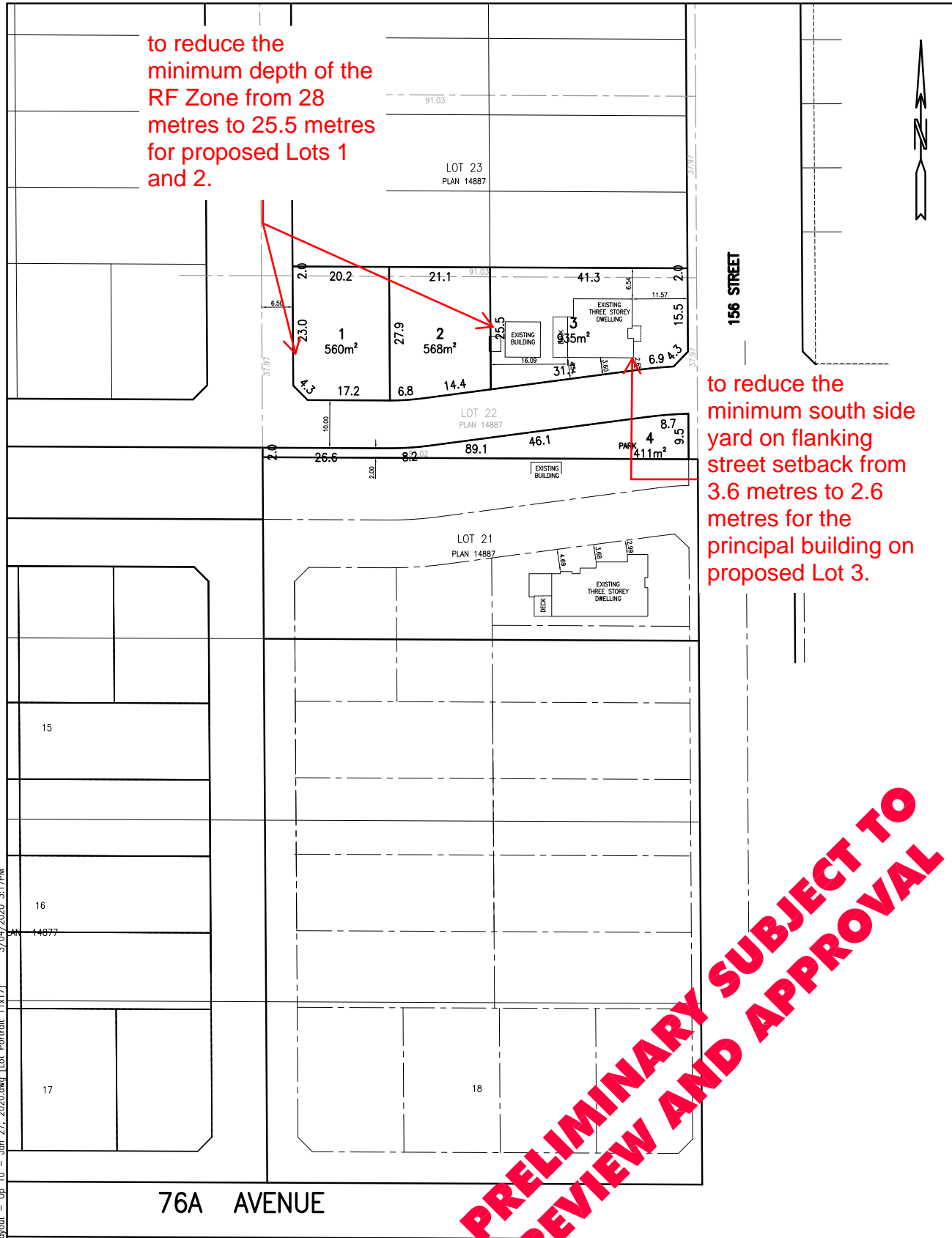
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

to reduce the minimum depth of the RF Zone from 28 metres to 25.5 metres for proposed Lots 1 and 2.

to reduce the minimum south side yard on flanking street setback from 3.6 metres to 2.6 metres for the principal building on proposed Lot 3.



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member **PACIFIC LAND GROUP**  
 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: 7721 156 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 18026	DATE: JAN 2020	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			

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PLANNING AND DEVELOPMENT DEPARTMENT

**FLEETWOOD ENCLAVE  
LAND USE CONCEPT PLAN**

**Legend**

- Development Applications
- SPATIAL.LndSecondaryPlanLandUseLines
- Agricultural Land Reserve
- EXISTING PARK TRAIL
- HYDRO TRANSMISSION LINES
- SPATIAL.LndSecondaryPlanLandUsePoints
- SPATIAL.LndSecondaryPlanBoundaries
- PROPOSED ROAD COLLECTOR
- PROPOSED GREEN ROAD (SPECIAL STANDARD)
- PROPOSED LOCAL ROAD
- EXISTING ROAD
- EXISTING SUBURBAN CLUSTER 2 U.P.A.
- 1/4 ACRE GROSS DENSITY 4 U.P.A.
- LOW DENSITY CLUSTER 4 U.P.A.
- LOW-MED DENSITY CLUSTER 5 U.P.A.
- EXISTING PARKLAND BUFFER
- PRIVATE LANDSCAPE BUFFER
- HABITAT CORRIDOR
- OPEN SPACE / PARK
- FLEETWOOD CITY PARK
- FUTURE CONNECTION (To 152 St and 76 Ave to be required in the future if and when adjacent "Golf Course" area is redeveloped)

