

Project Name:	8964 Harvie Road Analysis
Reference Number:	22-117-01
Project Address:	8964 Harvie Road Surrey, BC



## Executive Summary

The Mariemont Group was retained by Jackie MacDonald PREC to conduct an analysis of the property at 8964 Harvie Road to determine the possible size and form of a single-family home to be built on the property. In addition, Mariemont studied the available planning documents to determine if there was development potential for the site, and what that future development potential might look like.

Based on our analysis, an approximately 27,800ft<sup>2</sup> single-family dwelling which includes a 968ft<sup>2</sup> Basement Suite could likely be constructed on site, with future development potential for 5-8 units per acre for the site depending on the outcome of an official municipal planning process.

## Current Context

The subject property is located within the South Port Kells neighbourhood in Surrey, BC, and is currently zoned RA (One-Acre Residential Zone). The total area of the property is approximately 51,692 ft<sup>2</sup> (1.19 acres), and there is a small ravine leading into a Class A watercourse (Old Sawmill Creek) along the Eastern edge of the property. The RA Zone provides for larger single-family dwellings with a basement suite, and the site is not currently served by any municipal utilities. There is, however, a 200 mm water main made of Ductile Iron located nearby along 90 Avenue.

## Potential Buildable Area

In the sections below, we will describe the various regulations that apply to the subject site that guide the size and form of any allowable buildings. The ‘Total Allowable Building Area’ section at the bottom of the next page illustrates only one example of a possible house size.

### Floor Area Ratio (FAR) & Lot Coverage

Typically, Floor Area Ratio regulations guide the permitted size of a structure on any given site by setting a maximum ratio for building size to property size. However, properties that are within the ‘Suburban-Urban Reserve’ OCP Designation and over 900m<sup>2</sup> in size do not have any applicable FAR regulations. In this case, the FAR regulations do not apply to the site, but Lot Coverage regulations still limit the total footprint of any structures on the property. Therefore, the total area of the eventual single family detached dwelling is limited by the Lot Coverage allowance.

In the case of 8964 Harvie Road, the RA zoning designation permits a Lot Coverage of 20% of the total lot. This results in a permitted building footprint of 10,338ft<sup>2</sup> based on the property’s approximate size. This permitted building

footprint includes ALL structures on the site: the primary detached home as well as the secondary suite in the basement, any detached garages, or any accessory buildings as part of a hobby farm.

### **Building Height**

Per the RA zoning bylaw, the maximum height of the principal structure is 9 metres, with any accessory buildings limited to 4 metres. This means that an owner could theoretically build up to a 3-storey home. However, the 2<sup>nd</sup> and 3<sup>rd</sup> storeys can be a maximum of 80% of the total area of the 1<sup>st</sup> floor, and would be subject to massing and form regulations per the City of Surrey's guidelines.

### **Secondary Suite**

In the RA zoning bylaw, a Secondary Suite in the form of a basement suite is permitted, with a maximum allowable size of 90m<sup>2</sup> (968.7ft<sup>2</sup>). In this zone, no Coach Houses or Garden Suites are permitted.

### **Setbacks & Developable Area**

Due to the presence of Old Sawmill Creek on the Eastern edge of the property, Streamside Protection and Enhancement (SPEA) regulations would apply. The Creek is a red-coded Class A watercourse, meaning the strictest regulations apply. What this means for the property is that no structures are allowed to be within 30 metres from the Top-of-Bank of the creek, reducing the developable area. The area that is not developable is represented by the area with diagonal lines in Appendix I on page 4. For more precise measurements and to properly identify where the Top-of-Bank is, we recommend retaining a Qualified Environmental Professional (QEP) to conduct an on-site analysis of the property.

The RA Zone also specifies the traditional building setbacks that are required within this Zone, which in this case are 7.5 metres from the front lot line and 4.5 metres from the side lot lines. The approximate resulting developable area is approximately 16,880ft<sup>2</sup>, and illustrated by the light green area on Appendix I on.

### **Total Allowable Building Area**

Based on all the factors illustrated above, we can provide a theoretical example of a home that could be built based on the RA Zone. This example assumes that there are no accessory buildings constructed on the site, and that the entire allowable building footprint is used in the construction of the primary structure. There is always the chance that the City of Surrey may look to limit the height and massing of any new home in this area, but this risk is limited, and there could be a negotiation in increasing basement suite size should a third storey be capped:

Basement (Secondary Suite): 968.7ft<sup>2</sup>

1<sup>st</sup> Floor: 10,338ft<sup>2</sup>

2<sup>nd</sup> Floor: 8,270.4ft<sup>2</sup>

3<sup>rd</sup> Floor: 8,270.4ft<sup>2</sup>

**Total: 27,847.5ft<sup>2</sup>**

Again, this example assumes that there are no accessory structures, including a detached garage or workshop, on the site. If these structures were present, the permitted size of the principal structure would decrease.

## **Future Development Potential**

The subject property is located within the South Port Kells General Land Use area (SPK), and more specifically within the Port Kells Neighbourhood Concept Area (NCA). The three other NCAs within the SPK Land Use area are Tynehead, Anniedale A, and Anniedale B, shown in Appendix II on page 4. All three of these areas have recently had their plans finalized, and development is expected to begin within these areas in the next few years. The Port Kells NCA has not had any official planning process begun as of yet, and so any homeowners in the area will be able to participate in a neighbourhood planning process at some point in the future.

Based on the Anniedale B Plan, as well as the likely outcome of a future neighbourhood planning process for nearby North Clayton, we can create a high-level scenario for what a future Port Kells plan might mean for the subject site. The nearest land-use to the Port Kells area in Anniedale B is “Medium Density”, which provides an allowable units per acre of between 10 and 15. It would be logical to assume that the municipality would look to keep land-uses cohesive, and so it is not out of the realm of possibility that the subject site could see its density allowances increased.

That being said, the City of Surrey would likely want to preserve the historically low density of Port Kells, so these 10 to 15 units per acre (UPA) allowance would likely be the highest we could expect to see in any future Port Kells Area Plan. This is of course subject to change and confirmation would only be possible through an official planning process. However, based on the location of the subject site and its proximity to the Anniedale B area, we would estimate that at some point in the future, it could be possible to build between 5-8 units per acre on the property at 8964 Harvie Road, subject to an official planning process.

### **\*DISCLAIMER\***

Everything in the Report is subject to further study, research and verification by professional members of municipal Staff, qualified consultants, and members of municipal Council. This report and its opinions are based on the best due diligence as done by the Mariemont Group team, based on the information provided to us by the client and otherwise available to us, and represent no guarantee of results.

## Appendix I – Approximate Developable Area



## Appendix II – South Port Kells General Land Use Area

