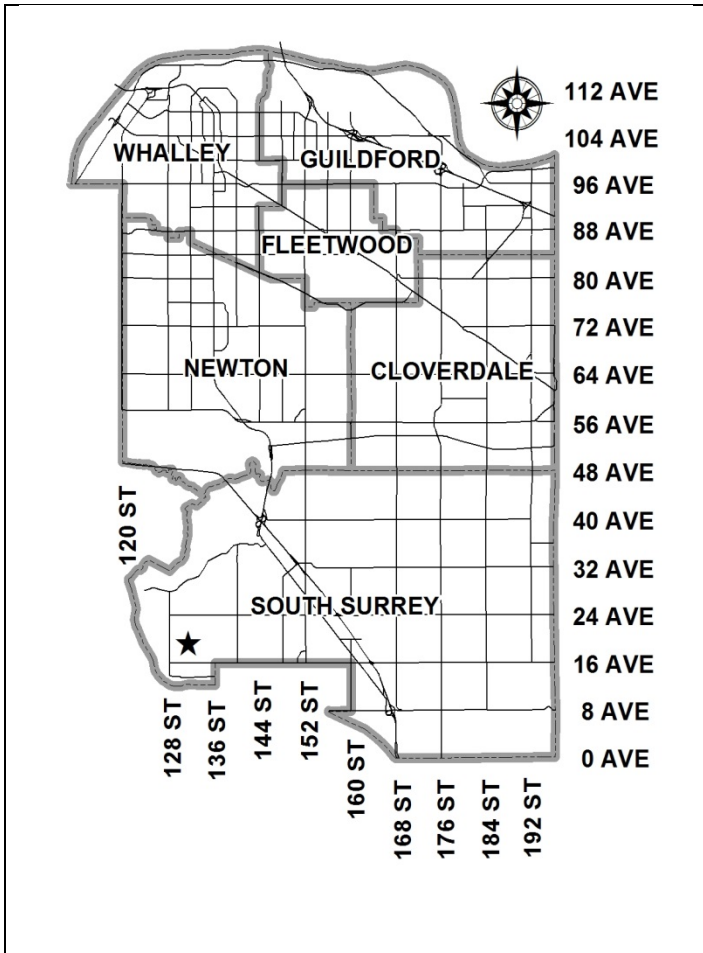


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0229-00

Planning Report Date: April 18, 2016



PROPOSAL:

- **OCP Amendment** from Suburban to Urban and remove site from Suburban Density Exception Area
- **Rezoning** from RA to RF
- **Development Variance Permit**

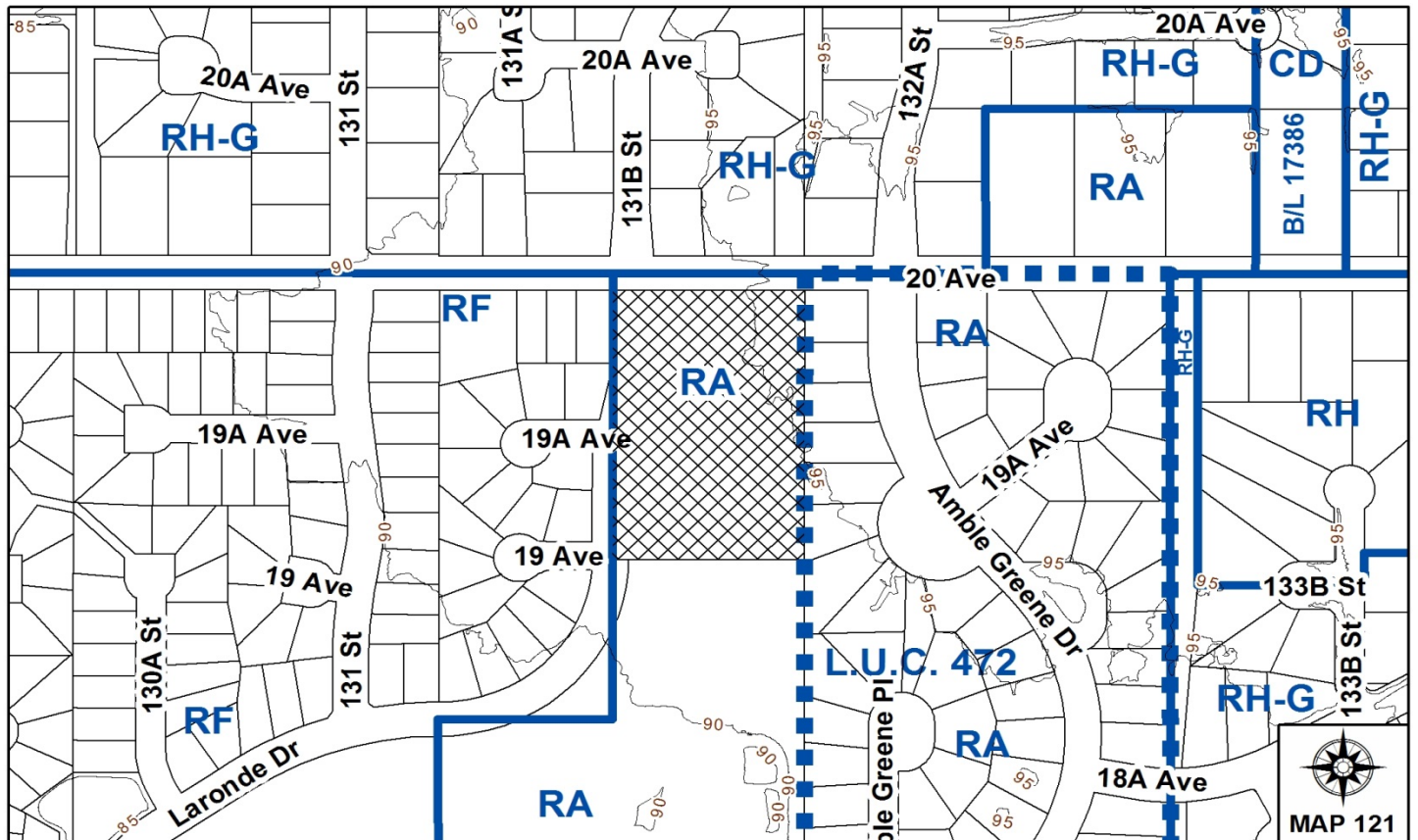
to allow subdivision into 20 single family residential lots.

LOCATION: 13160 - 20 Avenue

OWNER: Laronde Woods Ltd., Inc.
 No. BC0698258

ZONING: RA

OCP DESIGNATION: Suburban and Suburban Density Exception Area



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an Official Community Plan (OCP) Amendment to redesignate the subject site from Suburban to Urban, and to remove the site from the Suburban Density Exception Area.
- The application proposes variances to the front yard and rear yard setbacks, and lot depth of the RF Zone for seven of the proposed lots.

RATIONALE OF RECOMMENDATION

- The proposed lot sizes and pattern of development are complementary to the surrounding area. The proposed RF Zoned lots match the existing zoning on the west side of Laronde Drive, and along the south side of 20 Avenue, west of Laronde Drive. To provide for an appropriate transition along the proposed Urban-Suburban designation boundary, six lots are proposed along the east boundary of the site, which matches the six lots that exist to the east along Amble Greene Drive.
- The proposal includes the completion of Laronde Drive to 20 Avenue, improving vehicular and pedestrian connectivity and access to Laronde Elementary School by contributing to a finer-grained road network, in keeping with the Transportation Strategic Plan.
- The applicant has agreed to provide off-site road improvements and a community benefit contribution of \$70,000 (\$3,500 per lot) for the proposed Type 2 OCP Amendment based on 20 proposed lots. The applicant has also agreed to an additional contribution to Laronde Elementary School for future on-site improvements in response to concerns raised on traffic circulation issues at the school.
- Effort has been made to retain trees on site, particularly along the eastern boundary, and the proposed plantings of upsized replacement trees within a 3.5 metre (11.5 ft.) wide “enhanced interface”, which will improve privacy for the existing neighbouring lots along Amble Greene Drive.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7915-0229-00 from Suburban to Urban, and by removing the site from the Suburban Density Exception Area in Figure 5, and a date for Public Hearing be set (Appendix VII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the *Local Government Act*.
3. a By-law be introduced to rezone the subject site from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Single Family Residential Zone (RF)” (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0229-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - (b) to reduce the minimum front yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (c) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (d) to reduce the minimum front yard setback of the RF Zone on propose Lot 12 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - (e) to reduce the minimum front yard setback of the RF Zone on proposed Lot 13 from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (f) to reduce the minimum front yard setback of the RF Zone on proposed Lot 14 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (g) to reduce the minimum front yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (h) to reduce the minimum west rear yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (i) to reduce the minimum lot depth of the RF Zone on proposed Lot 16 from 28 metres (90 ft.) to 19.4 metres (64 ft.); and
 - (j) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 19 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

5. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (h) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

REFERRALS

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

School District: **Projected number of students from this development:**

10 Elementary students at Ray Shepherd School
5 Secondary students at Elgin Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2017.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: A heavily treed site with two single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 20 Avenue):	Single family residential	Suburban	RH-G
East:	Single family residential	Suburban	L.U.C. 472 (RA)
South:	Laronde (French Immersion) Elementary School	Suburban	RA
West (Across Laronde Drive):	Single family residential	Urban	RF

JUSTIFICATION FOR OFFICIAL COMMUNITY PLAN AMENDMENT

- Under the Official Community Plan (OCP), the subject site is designated “Suburban” and within a Suburban Density Exception Area (i.e. Figure 5). The maximum unit density is limited to 5 units per hectare (2 units per acre). An OCP Amendment to “Urban” and removing the site from the Suburban Density Exception Area is necessary to accommodate the proposed 20 lot subdivision with a density of 11.8 units per hectare (4.9 units per acre) (Appendix VII).
- The proposed development is a large infill at the Urban-Suburban edge in the OCP. The proposed lot sizes and the pattern of development are complementary to the surrounding areas. Specifically, RF lots are proposed, which matches the existing zoning on the west side of Laronde Drive, and along the south side of 20 Avenue, west of Laronde Drive. To provide for an appropriate transition along the proposed Urban-Suburban designation boundary, the applicant proposes six (6) lots along the east boundary of the site, which matches the six (6) lots that exist to the east along Amble Greene Drive. In addition, the applicant is providing an “enhanced interface” along this eastern boundary consisting of a number of retained trees and planting of upsized replacement trees.
- The proposal will also provide for the completion of Laronde Drive to 20 Avenue, which will improve connectivity through the neighbourhood, including access to Laronde Drive Elementary School.
- It is Council’s policy that amendments to the Official Community Plan be considered only if, in its opinion, the proposed amendment will provide significant community benefit. To fulfill this requirement, the applicant has agreed to provide the following:

- Construction of two speed humps along Laronde Elementary School frontage;
 - Construction of a sidewalk connection to extend from the south property line to the school entrance on Laronde Drive to provide a continuous walking route to the school; and
 - Community benefit contribution of \$70,000, representing \$3,500 per lot.
- The applicant is also voluntarily committing a separate contribution of \$150,000 to Laronde Elementary School intended for future improvements to on-site student safety in response to concerns raised by the neighbourhood on traffic circulation at the school.

DEVELOPMENT CONSIDERATIONS

Site Context

- The 1.7 hectare (4.13 acre) subject site consists of one property located at 13160 and 13186 - 20 Avenue in South Surrey on the south side of 20 Avenue, between 131 Street and Amble Greene Drive and immediately east of the terminus of Laronde Drive. The site is one of the few remaining multiple acre properties to be developed in this area.
- The site is heavily treed and has two single family dwellings. South of the site is Laronde (French Immersion) Elementary School and Laronde Park. A large portion of the school site on the north side is also heavily treed adjacent to the subject site. The school has indicated that there are no imminent plans to make any changes to the forested area.
- Along the north half of the western boundary of the site, a pedestrian pathway currently connects the terminus of Laronde Drive to 20 Avenue. The pedestrian pathway was intended to be a temporary connection until Laronde Drive is extended to connect to 20 Avenue.

Proposal

- The applicant proposes the following applications:
 - OCP Amendment from “Suburban” (density exception area 5 uph [2 upa] max) to “Urban”;
 - Rezoning from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)”;
 - Subdivision into 20 single family residential lots; and
 - Development Variance Permit for setback and lot depth relaxations of the RF Zone.
- The proposed development will result in a unit density of 11.8 units per hectare (4.9 units per acre), creating lots ranging in area from 560 square metres (6,000 sq.ft.) to 821 square metres (8,800 sq.ft.). The developer intends to build the homes on all 20 lots concurrently to minimize disruption to the neighbourhood during the construction period.
- The applicant proposes to complete Laronde Drive, connecting the road to 20 Avenue to provide vehicular and pedestrian access to the new cul-de-sac (19A Avenue) within the development. Three of the proposed lots will front 20 Avenue and five lots will front Laronde Drive.

- Six of the proposed lots are proposed along the site's eastern boundary, which is consistent with the number of lots along the shared boundary of the existing development from Amble Greene Drive. The applicant also proposes a 3.5 metre (11.5 ft.) wide "enhanced interface" along the eastern boundary (i.e. side and rear yards of the proposed lots) which includes the retention of several mature trees and planting of upsized replacement trees to provide an appropriate transition and additional privacy along the proposed Urban-Suburban designation boundary. Additional upsized trees will also be planted on site to offset the necessary loss of several existing mature trees.

Road Dedication and Access

- The following road dedications are proposed for this development:
 - 1.9 metres (6.5 ft.) for 20 Avenue;
 - Varying widths to complete the ultimate 20.0 metres (66 ft.) for Laronde Drive; and
 - 17.0 metres (56 ft.) for the new 19A Avenue and modified cul-de-sac bulb.
- The applicant will construct the sidewalk along the south side of 20 Avenue from 131 Street to Amble Greene Drive at the City's expense.

Building Design and Lot Grading

- The applicant retained design consultant, Andy Igel of Aplin & Martin Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.
- The subject site is located within a single family neighbourhood primarily built throughout the 1980's. There is a mix of older urban and modern urban styles of homes, with a majority having a floor area in the 200 to 300 square metre (2,150 – 3,230 sq.ft.) size range. The Character Study found that the majority of surrounding homes do not provide suitable architectural context for design standards to be applied to the subject site. Rather, design standards for new RF Zone subdivisions should reflect the standards commonly found in post 2010 development.
- The Design Guidelines for the proposed development proposes a character of homes which are identifiable as "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", and "Rural Heritage" as these styles are an ideal bridge between older urban and modern urban. The new single family dwellings will meet year 2000's design standards with respect to massing, construction materials, trim and detailing treatments. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by Aplin & Martin Consultants Ltd., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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 and Cottonwood	31	31	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Bigleaf Maple	8	8	0
Cascara	1	1	0
Flowering Cherry	1	1	0
Paper Birch	1	1	0
Coniferous Trees			
Deodar Cedar	1	0	1
Douglas Fir	168	152	16
Grand Fir	6	5	1
Western Red Cedar	95	79	16
Total (excluding Alder and Cottonwood Trees)	314	280	34
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		50	
Total Retained and Replacement Trees		84	
Contribution to the Green City Fund		\$62,270	

- The Arborist Assessment states that there are a total of 314 protected trees on the site, excluding Alder and Cottonwood trees. Thirty-one (31) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 34 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of building footprints, road dedication, and topographic features.
- The lot depth of proposed Lot 16, and the front and rear yard setbacks of proposed Lots 4, 7, 12, 13, 14, 16 and 19 are proposed to be reduced to accommodate tree preservation on the site (see By-law Variances section).

- 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 529 replacement trees on the site. Since only 50 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 479 replacement trees will require a cash-in-lieu payment of \$62,270 representing a maximum of \$15,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The applicant proposes a 3.5 metre (11.5 ft.) wide "enhanced interface" along the eastern property line which incorporates the retention of several trees and proposed planting of six (6) upsized replacement trees.

PUBLIC INFORMATION MEETING

- The applicant has held two (2) Public Information Meetings (PIM). The first PIM was held on Monday, June 15, 2015 prior to formal development application submission. A second PIM was held on Thursday, October 29, 2015 at Laronde Elementary School. The second PIM was held to present the proposed development (and proposed improvements to the student pick-up/drop-off area and parking lot of Laronde Elementary School) to residents in the neighbourhood.
- Approximately 100 individuals attended the October 29, 2015 PIM, including representatives from the Laronde Elementary School and PAC. A staff representative from the Area Planning Division was also in attendance.
- At the second PIM, 20 comment sheets were collected, and two petitions were received respectively containing 34 names supporting the extension of Laronde Drive, and 19 names opposing the extension of Laronde Drive.
- The petition received containing 34 names of residents on Amble Greene Drive supported the proposed development, including the extension of Laronde Drive to 20 Avenue. Residents supported a traffic light and crosswalk at the proposed Laronde Drive and 20 Avenue intersection, sidewalks on both sides of Laronde Drive between 20 Avenue and Laronde Elementary School, and an improved student drop-off/pick-up and parking at the school.
- The petition received containing 19 names of residents immediately west of the subject site do not support the extension of Laronde Drive to 20 Avenue. Residents also do not support the proposed cul-de-sac from Laronde Drive, and prefer access from 20 Avenue.
- An additional 43 written comments were subsequently received by the applicant and staff via email. Comments received pertained to the following:
 - Traffic, Safety and Parking
 - Traffic circulation for student drop-off/pick-up at the Laronde Elementary School;
 - Traffic calming at various locations in the immediate neighbourhood;
 - Majority support for the extension of Laronde Drive connecting to 20 Avenue;

- Support for sidewalks on both sides of Laronde Drive between 20 Avenue and the school;
 - Improved safety measures for pedestrians along 20 Avenue;
 - Improved student drop-off/pick up and parking at the school; and
 - Concerns for increased traffic and speeding on Laronde Drive and 131 Street.
- Tree Preservation
 - Support for the proposed enhanced interface or a greenbelt along the site's eastern boundary; and
 - Retention of more trees.
 - Housing/Lot Sizes
 - Development type and density is complementary to the surrounding single family neighbourhood.

PRE-NOTIFICATION

Pre-notification letters were sent on November 2, 2015 to 96 property owners located within 100 metres (328 ft.) of the site, including the Ocean Park Community Association. A Development Proposal Sign was also installed on site on January 25, 2016.

To date, staff have received four (4) phone calls and seven (7) emails expressing the following concerns over the proposal (staff comments are in italics). Additional comments were submitted to the applicant and/or staff via email following the Public Information Meeting as noted above.

- The existing trees on the subject site should be retained to the greatest extent possible.

(34 mature trees on the subject site are to be retained. A total of 50 replacement trees are proposed. The applicant will provide cash-in-lieu to the Green City Fund as a result of any shortfall in replacement trees. The applicant has also proposed to plant upsized replacement trees along the eastern boundary of the property within a proposed "enhanced interface".)

- The proposed development will increase speeding and vehicular traffic in the neighbourhood by extending Laronde Drive to 20 Avenue.

(The proposed connection of Laronde Drive as a full local road with two-way traffic will help distribute traffic and reduce traffic volumes on other roads in the neighbourhood by contributing to a finer grained road network, in keeping with the Transportation Strategic Plan. This connection will help alleviate some of the concerns associated with school-related traffic by eliminating the need to turn around at the north end of Laronde Drive or within the cul-de-sac roads, and by providing an alternate route into and out of the neighbourhood. Several residents had proposed making Laronde Drive a one-way only road connection to 20 Avenue, however this would not address the current traffic concerns as the necessary connectivity would not be fully provided. In addition, the implementation of one-way roads are not promoted in Surrey as experience has shown these have operational and safety concerns due to drive compliance and confusion.

The applicant initially proposed a raised intersection at 19A Avenue and Laronde Drive to address some of the neighbourhood concerns about speeding. The current practice in the City for traffic calming near schools is the installation of speed humps within the school zone, where there is typically the highest volume of pedestrians. As such, in keeping with a consistent approach, the applicant will instead provide speed humps in front of Laronde Elementary School.)

- In order to improve safety for Laronde Elementary School students and Laronde Park users, a number of residents supported a proposal to close a portion of Laronde Drive between 18 Avenue and 130A Street.

(The connection of Laronde Drive between 18 Avenue and 130A Street is the most direct connection for all vehicles travelling to and from south of the neighbourhood. Elimination of this connection would result in residents and school-related traffic needing to travel a circuitous route in order to travel to and from Laronde Drive northeast of 130A Street. The anticipated site-generated traffic impacts from this proposed development does not warrant a reduction of the road network in the neighbourhood. The closure of this section of Laronde Drive would also be contrary to Council policy through the objectives of the Transportation Strategic Plan. Furthermore, the closure is a concern for emergency and fire services access.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 2, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site requires an OCP Amendment from the Suburban to Urban designation.
2. Density & Diversity (B1-B7)	• The proposed development is comprised of single family lots consistent with the established development in the area.
3. Ecology & Stewardship (C1-C4)	• Recycling, waste, and organic waste pick-up will be made available.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> On-site and off-site sidewalk connections will be provided as a community benefit.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Speed humps will be provided in front of Laronde Elementary School as a traffic calming measure.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A neighbourhood information meeting was held prior to application submission. Meetings with Laronde Elementary School and PAC representatives were held to discuss student safety concerns and traffic circulation around the school. A Public Information Meeting was held. Public notification has taken place. Surrounding residents have the opportunity to voice their concerns through the notification process, including a future Public Hearing.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- The applicant proposes to reduce the following front and rear yard setbacks:
 - To reduce the minimum rear yard setback of the RF Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - To reduce the minimum front yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - To reduce the minimum rear yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - To reduce the minimum front yard setback of the RF Zone on propose Lot 12 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - To reduce the minimum front yard setback of the RF Zone on proposed Lot 13 from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - To reduce the minimum front yard setback of the RF Zone on proposed Lot 14 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - To reduce the minimum front yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);

- To reduce the minimum west rear yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
- To reduce the minimum rear yard setback of the RF Zone on proposed Lot 19 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The requested reduced setbacks are to achieve tree retention while providing building envelopes of a sufficient size for RF lots.

Staff Comments:

- Effort to retain mature trees on site is encouraged by staff, and the variances will enable a building envelope of suitable size while also preserving trees.
- Staff support the variances for the purpose of tree retention.

(b) Requested Variance:

- The applicant proposes to reduce the minimum lot depth of the RF Zone on proposed Lot 16 from 28 metres (90 ft.) to 19.4 metres (64 ft.).

Applicant's Reasons:

- The proposed variance to reduce the lot depth of proposed Lot 16 is requested as a result of the irregular shape of the lot with respect to its orientation within the cul-de-sac.

Staff Comments:

- Due to the irregular shape of the lot and in accordance with the Zoning By-law (No. 12000), the lot line shared with proposed Lots 17 and 18 to the west is considered a rear lot line, along with the lot line to the south which is shared with the school site. The depth of the lot is measured from the lot frontage on 19A Avenue to both rear lot lines.
- Suitable private outdoor space will be provided in the southern portion of proposed Lot 16, where two trees will be retained.
- Staff supports the requested variance in order to enable a suitable building envelope.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Proposed OCP Amendments
- Appendix VIII. Development Variance Permit No. 7915-0229-00

original signed by Ron Hintsche

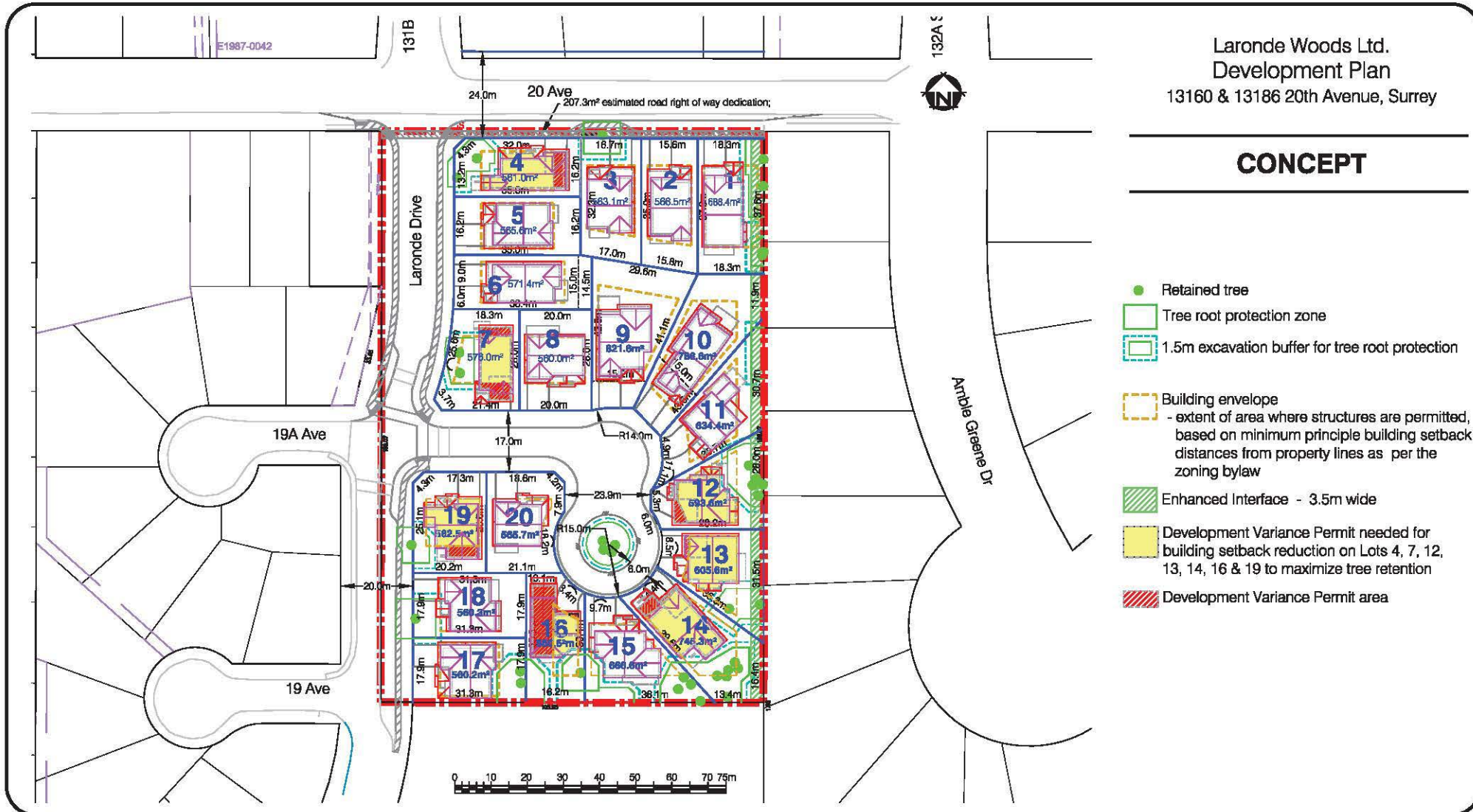
Jean Lamontagne
General Manager
Planning and Development

DH/dk

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.1
Hectares	1.7
NUMBER OF LOTS	
Existing	1
Proposed	20
SIZE OF LOTS	
Range of lot widths (metres)	15m – 20.2m
Range of lot areas (square metres)	560m ² – 821.6m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.8 lots/ha & 4.9 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others – Tree Preservation	YES



LEGAL DESCRIPTION

PID: 002-702-401
Lot 219, Section 17, Township 1,
Plan 61255, Nlaw Westminster Land
District

GROSS SITE AREA

1.7 hectares / 4.1 acres

NET SITE AREA

1.7 hectares / 4.1 acres
(excludes 20th Avenue road
right-of-way dedication -
207.3m²)

EXISTING DESIGNATIONS

Zoning: RA - One Acre Residential Zone
NCP: Not in NCP
OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: RF - Single Family Residential Zone
NCP: Not in NCP
OCP: Urban

LOT YIELD

Existing Number of Lots: 1
Proposed Number of Lots: 20

DENSITY

Gross: 11.8 uph / 4.9 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.



Project 15-518
13 April 2018

Drawing

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

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

DATE: **Revised April 7, 2016** ~~March 31, 2016~~ PROJECT FILE: **7815-0229-00**

RE: **Engineering Requirements
Location: 13160 20 Avenue**

OCP AMENDMENT

OCP Amendment amenity contributions:

- Construct speed humps along and near school frontage; and
- Construct 75 m of concrete sidewalk connecting south property line to school walkway.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 20 Avenue towards the 24.0 m Collector Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at Laronde Drive and 20 Avenue;
- Dedicate to complete the Laronde Drive 20.0m Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at Laronde Drive and 19A Avenue;
- Dedicate 17.0 m for the 19A Avenue Local Road allowance;
- Dedicate 14.0 m radius for the 19A Avenue modified cul-de-sac bulb; and
- Provide 0.5 m Statutory Rights-of-Way along all frontages.

Works and Services

- Construct 1.8 m concrete sidewalk along south side of 20 Avenue from 131 Street to 132A Street at City's expense;
- Construct south side of 20 Avenue to the Collector Road standard;
- Construct Laronde Drive to the Local Road standard;
- Construct 19A Avenue to the Local Road standard complete with modified cul-de-sac;
- Construct storm, sanitary and water mains along Laronde Drive and 19A Avenue;
- Provide on-site stormwater mitigation features as per Ocean Bluff – Chantrell Creek Integrated Stormwater Management Plan; and
- Provide storm, sanitary and metered water services to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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


Robert Cooke, Eng.L.
Development Project Engineer
MB



Friday, November 27, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0229 00

SUMMARY

The proposed 20 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	5

September 2015 Enrolment/School Capacity

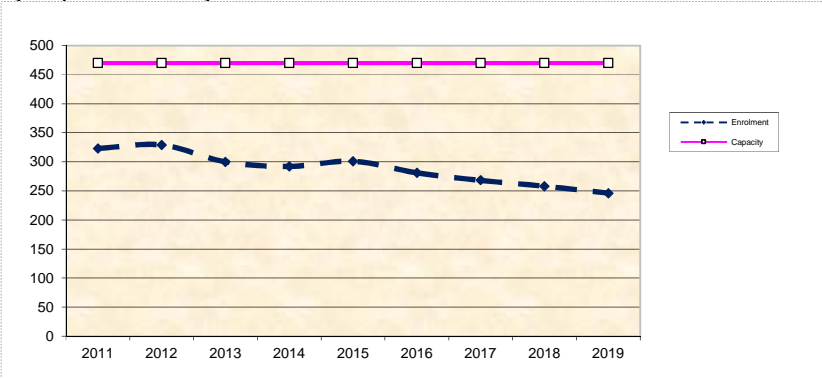
Ray Shepherd Elementary	
Enrolment (K/1-7):	31 K + 270
Capacity (K/1-7):	20 K + 450
Elgin Park Secondary	
Enrolment (8-12):	1276
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

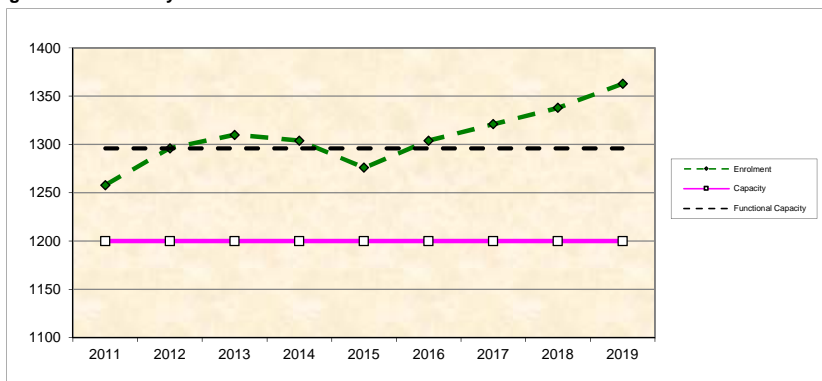
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There is additional capacity available at Ray Shepherd Elementary and there are no new capital projects proposed. A new secondary school in the Grandview Heights area is requested as a high priority in the School District's Five-Year Capital Plan. This new school, once approved by the Province, will relieve overcrowding at Semiahmoo Secondary, Earl Marriot Secondary and Elgin Park. The proposed development will not have a significant impact on these projections.

Ray Shepherd Elementary



Elgin Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0229-00

Project Location: 13160 and 13186 – 20 Avenue, Surrey, B.C.

Design Consultant: Aplin & Martin Consulting Ltd., (Andy Igel)

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:

This area was built throughout the 1980s, with 65% of the homes being constructed from 1980-84 and the remaining 35% being constructed from 1985-89.

A majority of homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: less than 200 sq. m. (13%), 200-249 sq.m. (39%), 250 - 300 sq.m. (39%), greater than 301 sq.m. (9%). Styles found in this area include: "Old Urban", "Modern California Stucco", "Neo-Heritage", and "Neo-Traditional". Home types include: Bungalow, 1½ Storey, and Two-Storey.

Massing scale (front wall exposure) characteristics include: Low mass (43%) and Mid-scale massing (57%) The scale (height) range for front entrance structures include: One storey front entrance (100%).

The range of roof slopes found in this area is: 3:12 (17%), 4:12 (43%), 6:12 (26%), 8:12 (9%), and 10:12 (5%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (87%), and Main common gable roof (13%). Feature roof projection types include: Common Hip (61%), Common Gable (13%), and Boston Hip (26%). Roof surfaces include: asphalt shingles (100%).

Main wall cladding materials include: Stucco cladding (52%), Wood cladding (17%), and full height brick at front (31%). Feature wall trim materials used on the front facade include: No feature veneer (39%), Brick feature veneer (9%), Stone feature veneer (22%), Wood accent (13%), and Stucco accent (17%). Wall cladding and trim colours include: Neutral (43%), and Natural (57%).

Covered parking configurations include: Double garage (95%), and Triple garage (5%).

A variety of landscaping standards are evident ranging from a modest standard including sod a few shrubs, and large asphalt coverage, to a high modern standard

featuring two dozen or more shrubs, sod, trees, and exposed aggregate driveways. Driveway surfaces include: exposed aggregate (100%).

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

- 1) **Context Homes:** Thirty nine percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 61 percent of homes are considered 'non-context'). Context homes include: 2007 132a Street, 1929 Amble Greene Drive, 1931 Laronde Drive and 1899 Laronde Drive. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional” and “Neo-Heritage”, as these styles are an ideal bridge between old urban and modern urban. 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 :** 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 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 are typically one storey in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ 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 cedar, stucco, 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 2010 developments. However, vinyl has not been used in this area, and it is not characteristic of the homes near the site, where stucco is dominant, and several of the homes are stucco-only. Therefore vinyl is not recommended on the front, nor on side walls within 3 feet of the front.

- 7) **Roof surface:** The main roof surfacing material used in this area is asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 6:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. It is also a common standard for new RF zone subdivisions

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”, “Craftsman-Heritage”, or “Rural Heritage”. 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 2000'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

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. "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 on trim only. "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.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. 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 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. 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: Aplin & Martin Consultants Ltd. Date: Dec 04, 2015

Reviewed and Approved by:

Date: Dec 04, 2015

TREE PRESERVATION SUMMARY

Surrey Project No.: 7915-0229-00
 Project Address: 13160 & 13186 20 Avenue, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	314
Bylaw Protected Trees to be Removed	280
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	34
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 31 times 1 = 31	
All Other Bylaw Protected Trees at 2:1 ratio: 249 times 2 = 498	
TOTAL:	529
Replacement Trees Proposed	50
Replacement Trees in Deficit	479
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	4
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 4 times 2 = 8	
TOTAL:	8
Replacement Trees Proposed	0
Replacement Trees in Deficit	8

This summary and the referenced documents are prepared and submitted by:

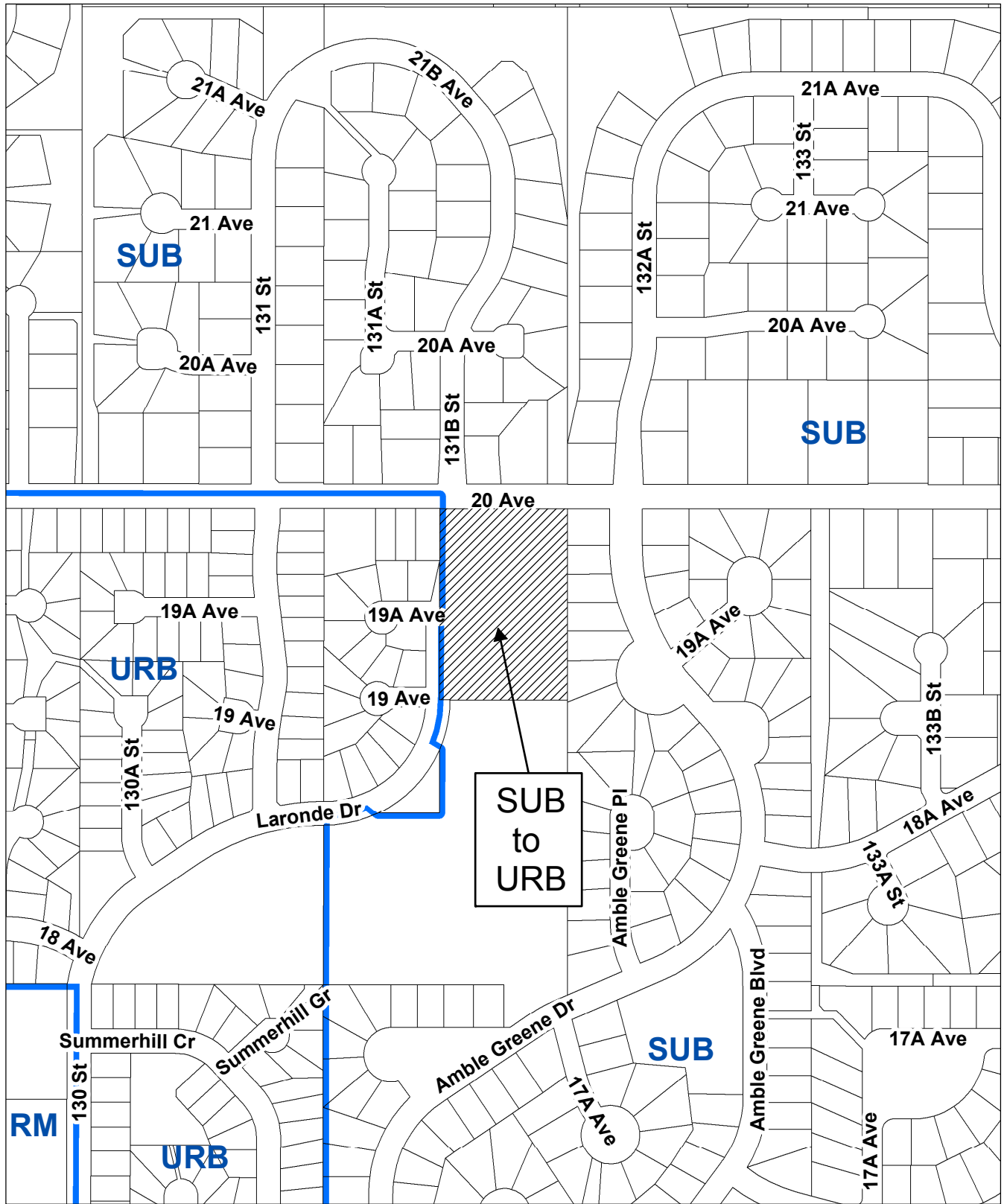


Nick McMahon, Consulting Arborist

Dated:

December 17, 2015
 Rev 1: March 30, 2016

Direct: 604 812 2986
 Email: nick@aclgroup.ca

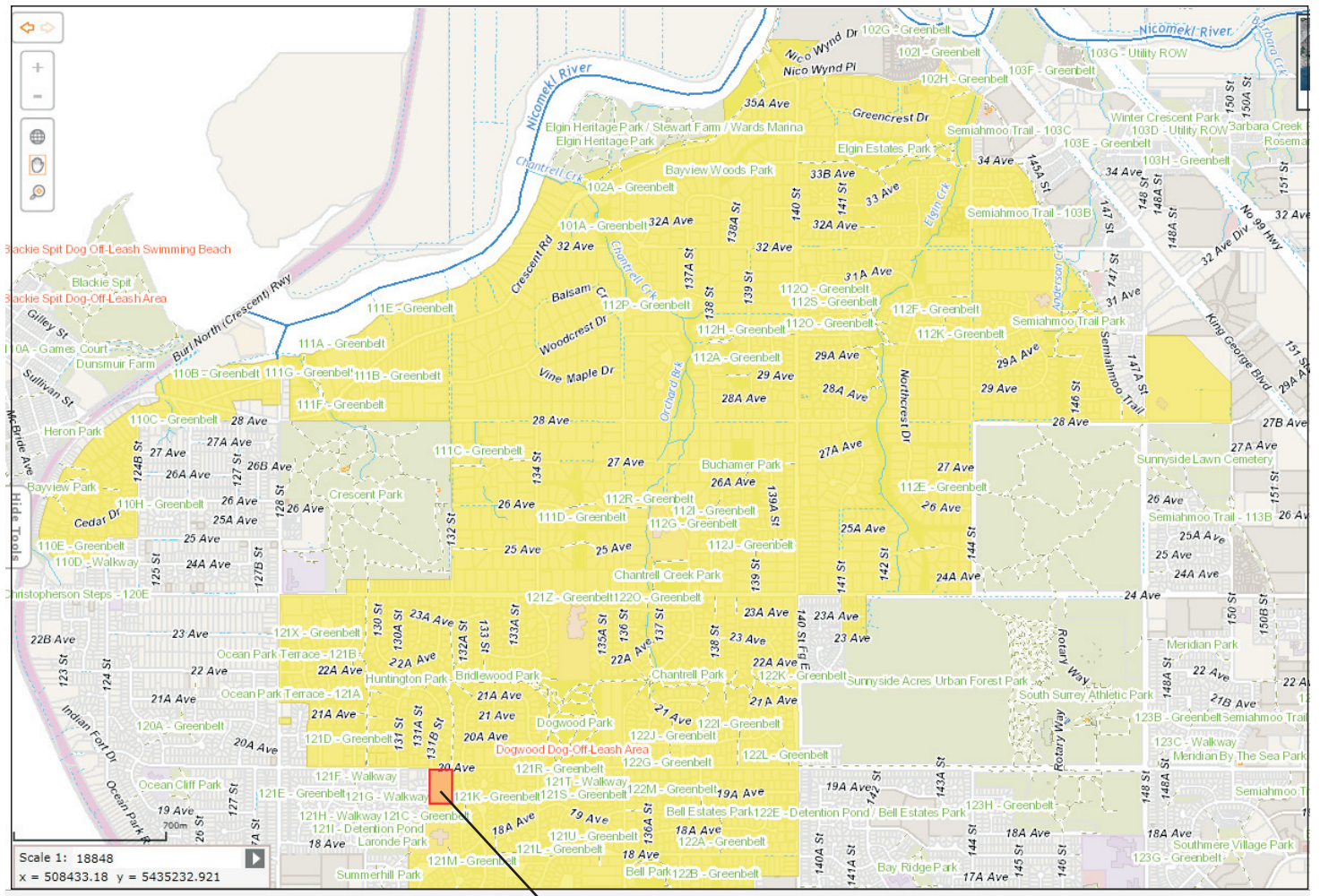


OCP Amendment 7915-0229-00

Proposed amendment from Suburban to Urban



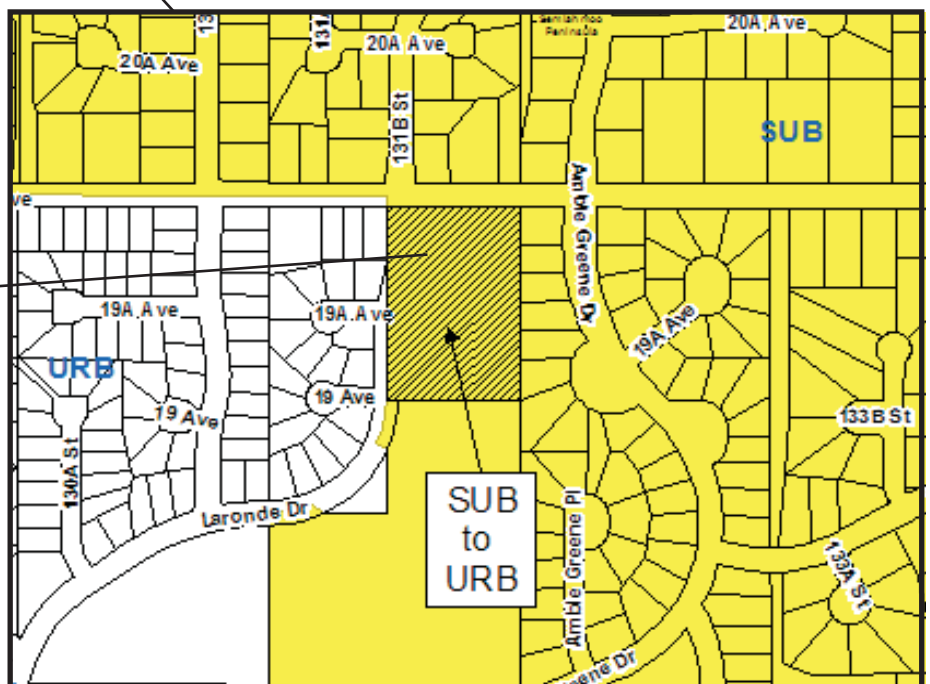
Figure 5 : Suburban Density Exception Areas



LEGEND

 Suburban density exception areas

Subject Site



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0229-00

Issued To: LARONDE WOODS LTD., INC. NO. BC0698258
("the Owner")

Address of Owner: 16033 – 108 Avenue, Unit 403
Surrey, BC V4N 1P2

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: 002-683-075
Lot 13 Section 17 Township 1 New Westminster District Plan 61073
13160 - 20 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback on proposed Lot 4 is reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - (b) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on proposed Lot 7 is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (c) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback on proposed Lot 7 is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (d) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on proposed Lot 12 is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - (e) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on proposed Lot 13 is reduced from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (f) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on proposed Lot 14 is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (g) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on proposed Lot 16 is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (h) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum west rear yard setback on proposed Lot 16 is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (i) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback on proposed Lot 19 is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (j) In Section K Subdivision of Part 16 “Single Family Residential Zone (RF)” to reduce the minimum lot depth of the RF Zone on proposed Lot 16 from 28 metres (90 ft.) to 19.4 (64 ft.).

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

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

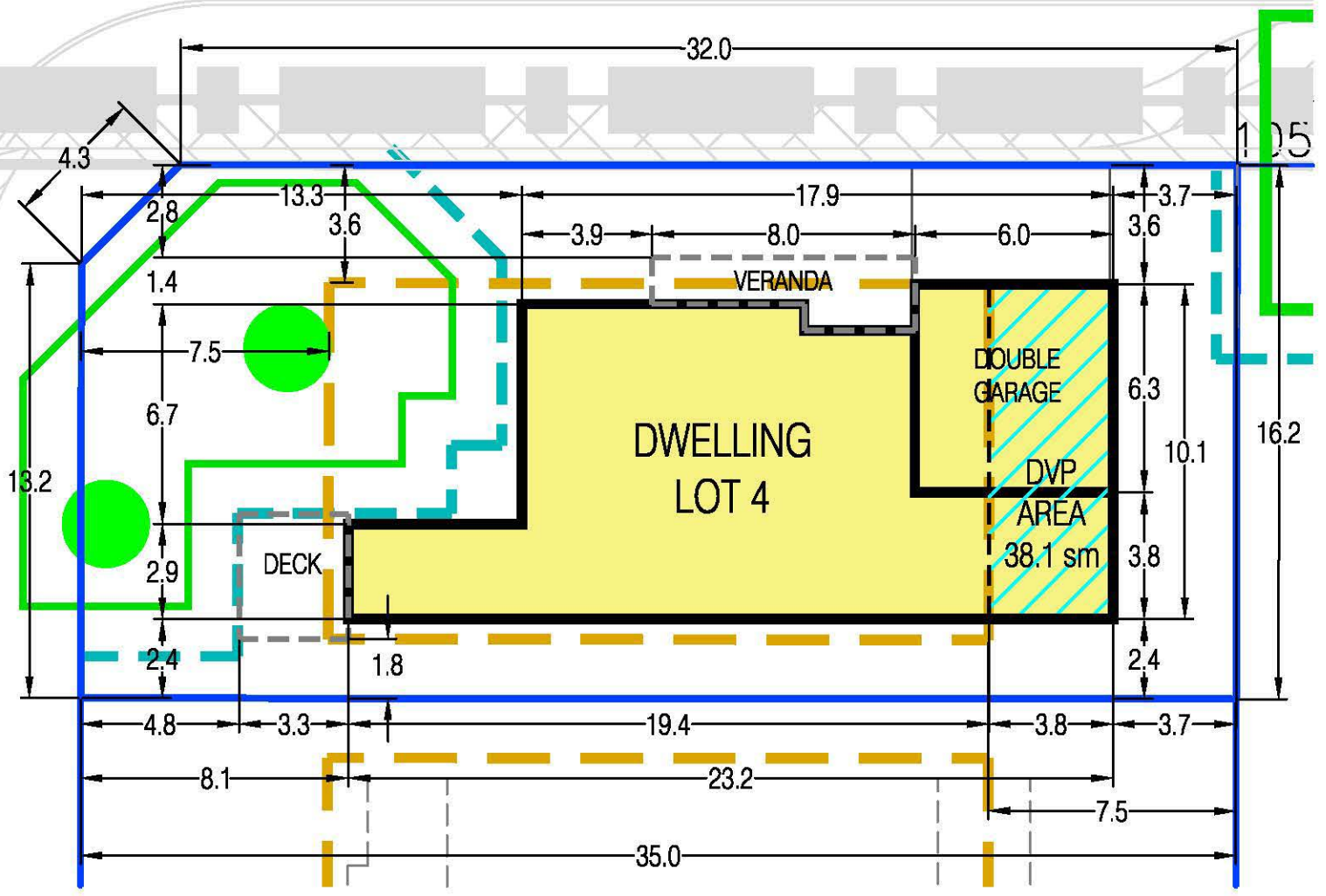
Mayor – Linda Hepner

City Clerk – Jane Sullivan



20th AVENUE

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PROJECT: **LARONDE WOODS LTD.**
 13160 & 13186 20th AVENUE
 SURREY, BC

SHEET TITLE: **LOT 4 - PROVE OUT**

DATE: **APR. 8, 2016**

SCALE: **1:200**

DRAWN: **AC**

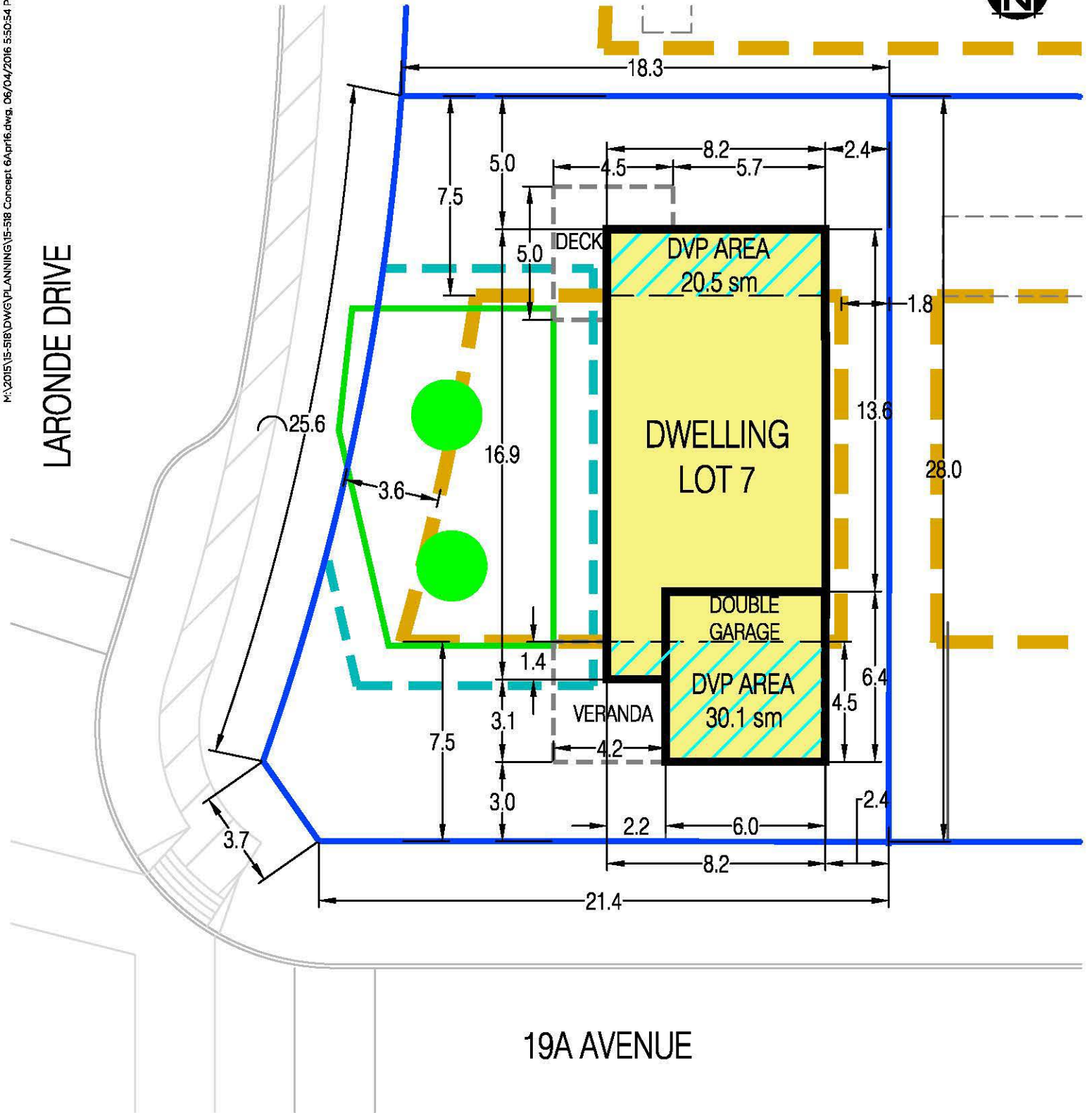
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PROJECT NO.	REVISION
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LARONDE DRIVE

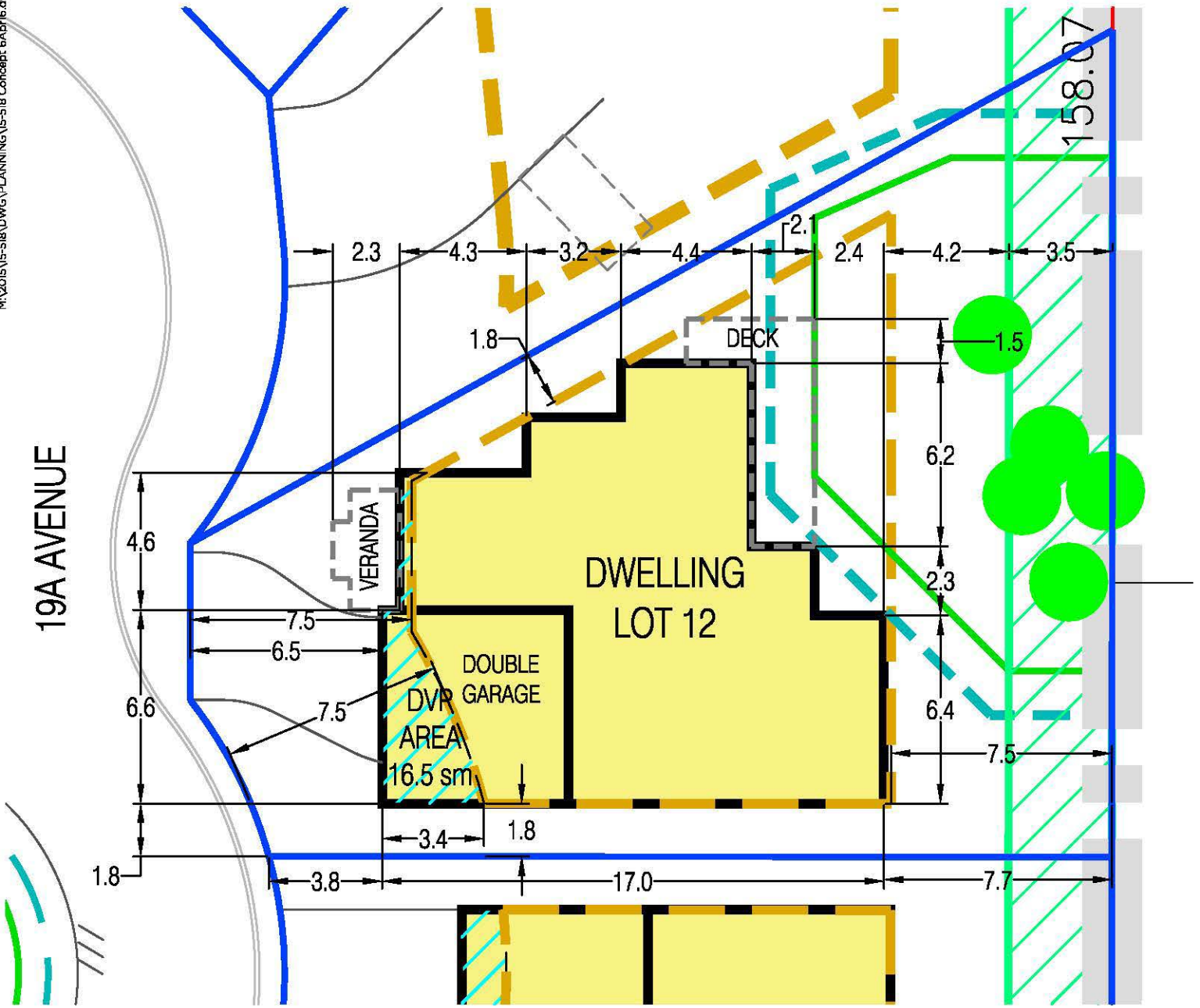


19A AVENUE

	PROJECT: LARONDE WOODS LTD. 13160 & 13186 20th AVENUE SURREY, BC	DATE: APR. 6. 2016	PROJECT NO. 15-518	REVISION <input type="checkbox"/>
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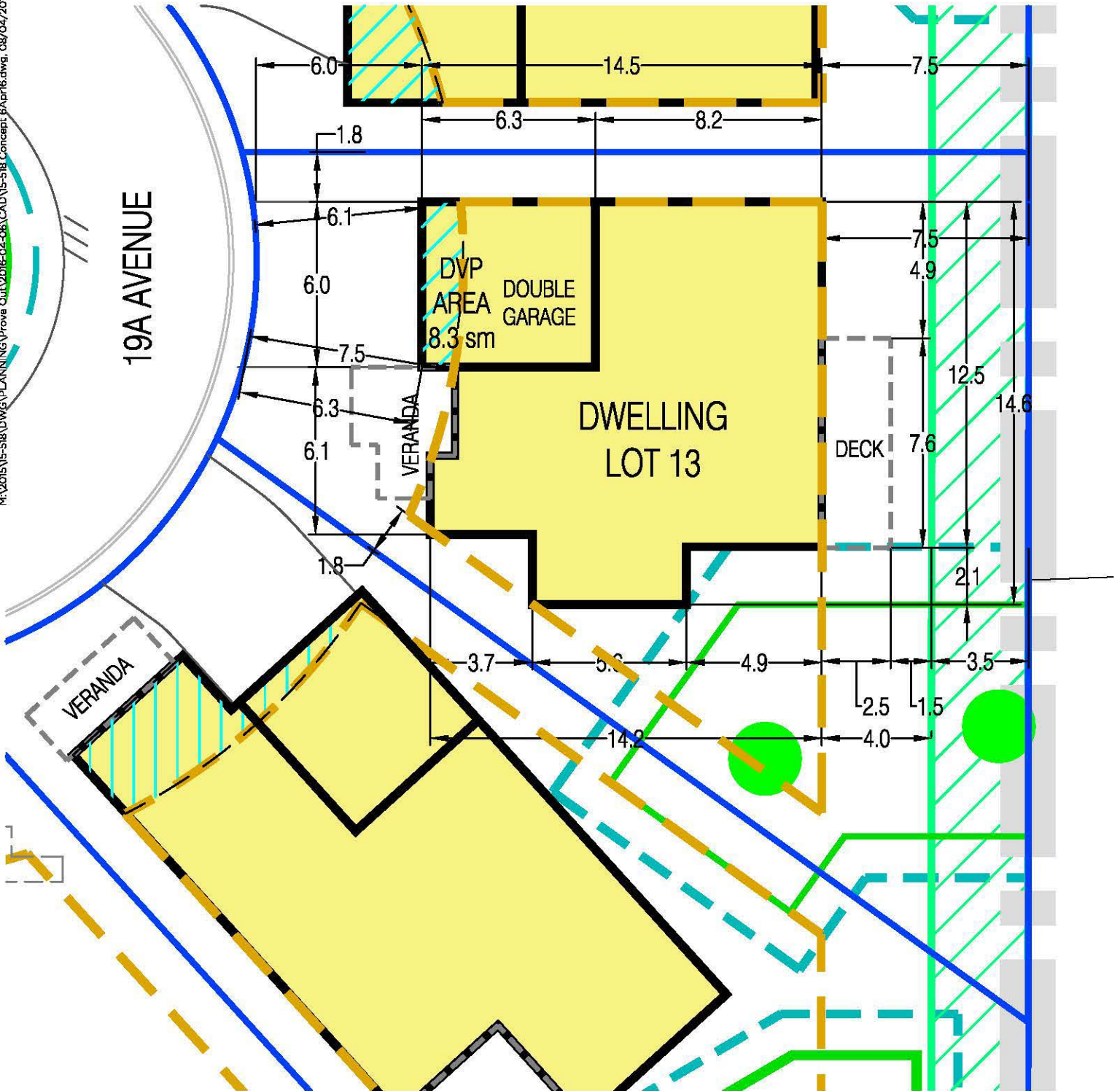
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			DWG. REF:	

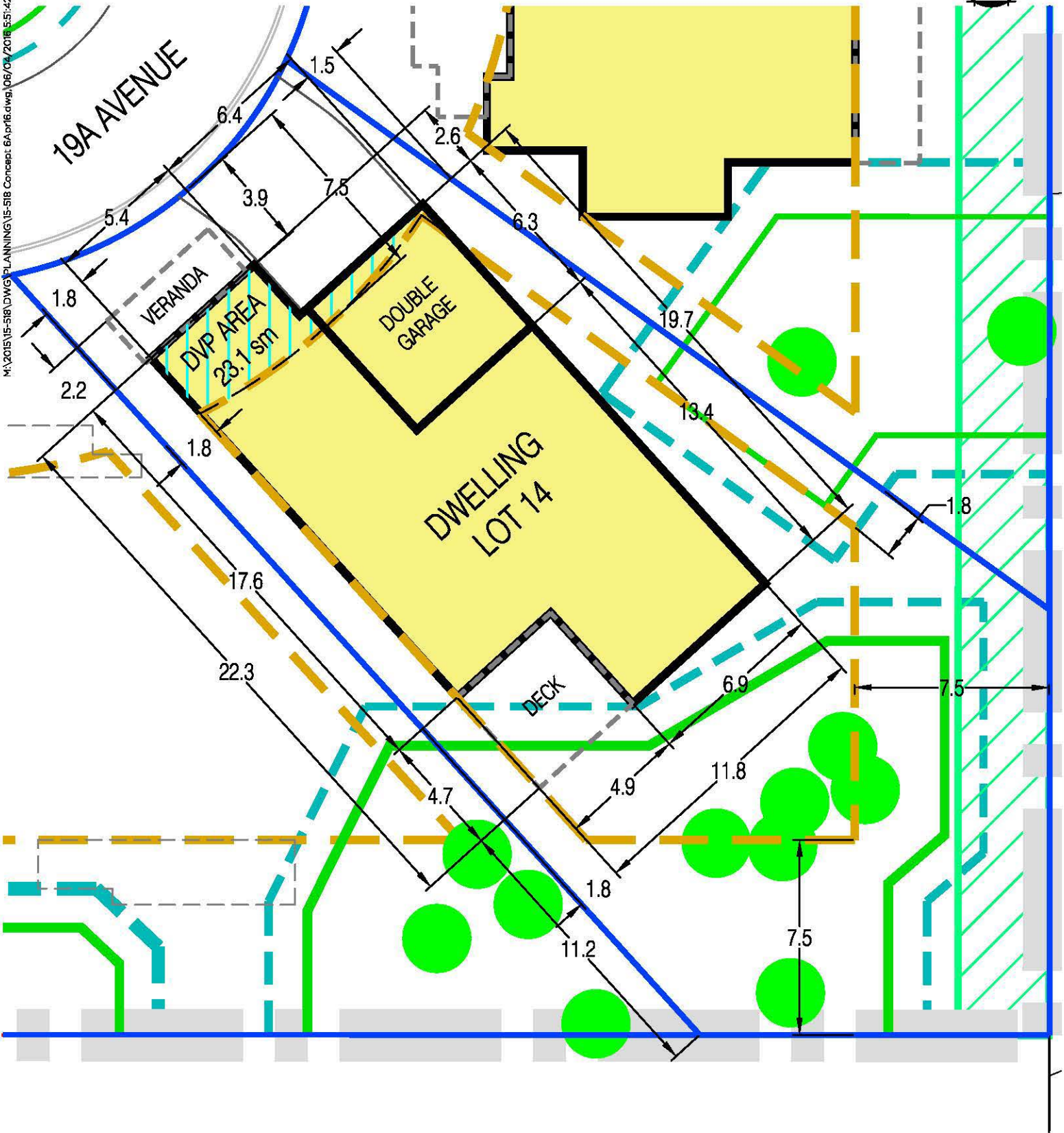


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			DWG. REF:	

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PROJECT: LARONDE WOODS LTD.
13160 & 13186 20th AVENUE
SURREY, BC

SHEET TITLE: LOT 14 - PROVE OUT

DATE: APR. 6. 2016

SCALE: 1:200

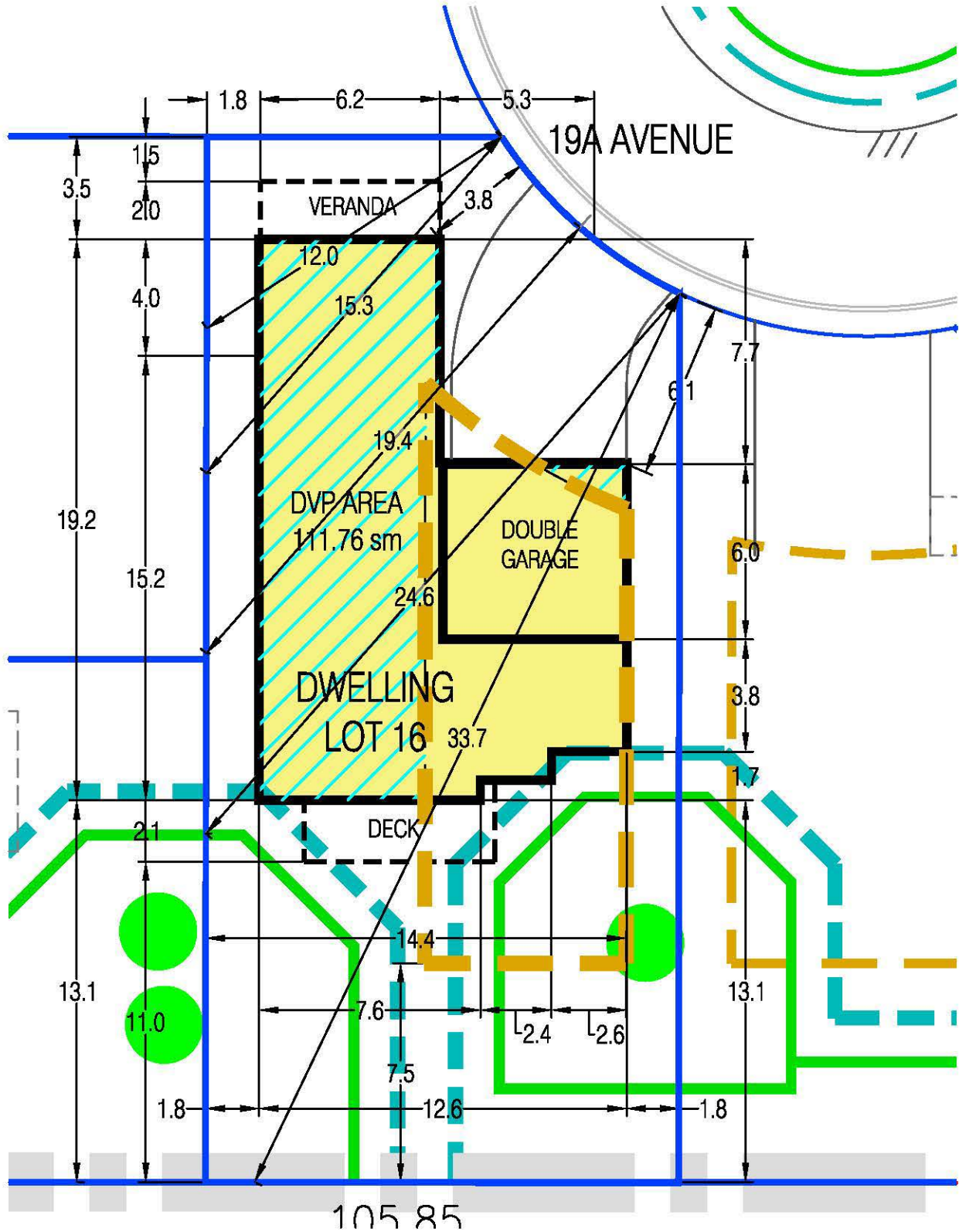
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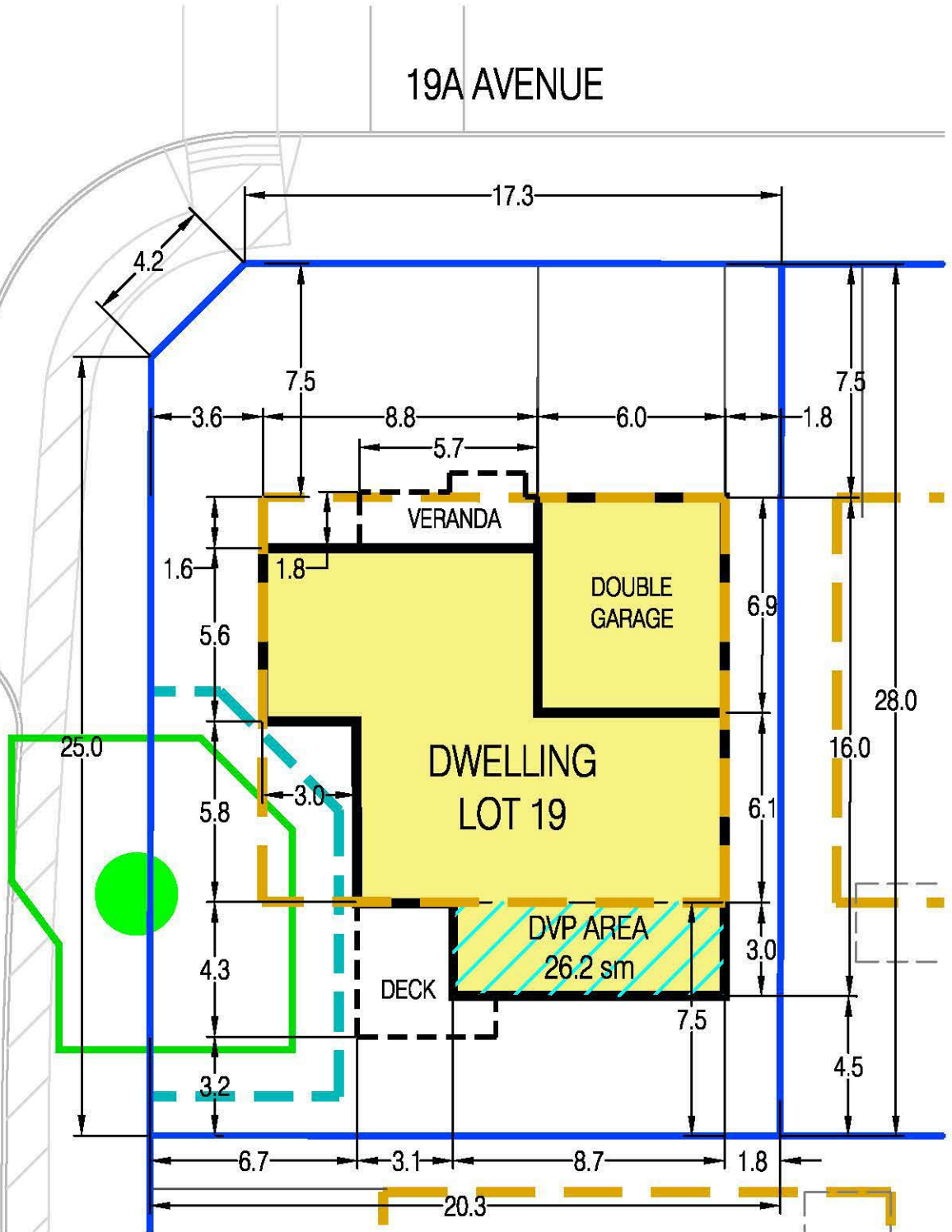


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LARONDE DRIVE

158.

19A AVENUE



PROJECT: LARONDE WOODS LTD.
13160 & 13186 20th AVENUE
SURREY, BC

SHEET TITLE: LOT 19 - PROVE OUT

DATE: APR. 6. 2016

SCALE: 1:200

DRAWN: AC

DWG. REF:

PROJECT NO.

15-518

DRAWING NO.

A.7

REVISION

