

INTER-OFFICE MEMO

Regular Council - Land Use
B.4 7916-0415-00
Monday January 30, 2023
Supplemental Information

TO: **City Clerk, Legislative Services Division**

FROM: **Acting Manager, Area Planning & Development – South Division**

DATE: **January 30, 2023** FILE: **7916-0415-00**

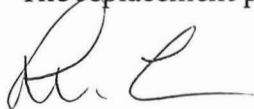
RE: **Agenda Item B.4, January 30, 2023 Regular Council – Land Use
Development Application No. 7916-0415-00
Replacement Page for the Planning Report**

Development Application No. 7916-0415-00 is on the agenda for consideration by Council at the January 30, 2023 Regular Council – Land Use Meeting under Item B.4.

After finalizing the Planning Report, staff noticed a mistake on Page 5 regarding the type of Development Permit the site is subject to. The report noted that the proposal was subject to a Sensitive Ecosystem Development Permit, whereas this should have noted that the proposal is subject to a Hazard Lands Development Permit.

Page 5 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report detailing this change is attached to this memorandum.



Shawn Low
Acting Manager, Area Planning & Development – South Division
Planning & Development Department

Attachment - 7916-0415-00- Page 5 Replacement Page

c.c. - City Manager
- General Manager, Planning & Development

- The eastern site (16483 20 Avenue) has been included to finalize the pattern, but only the southern corner of that site is proposed for rezoning and subdivision with the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

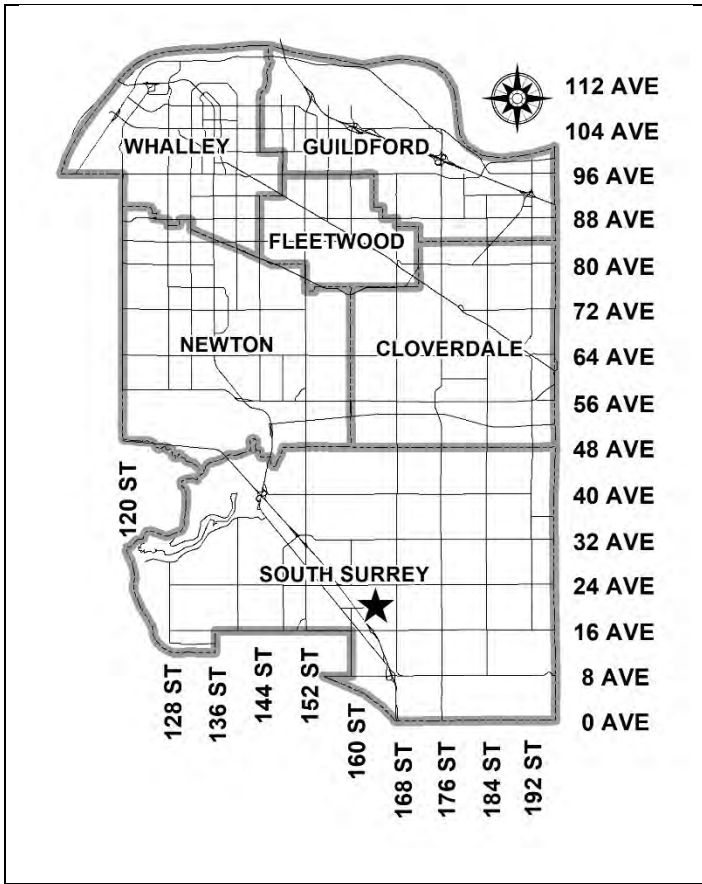
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" and "Semi-Detached Residential Zone (RF-SD)" to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" for Blocks A and E, for Block B, "Semi-Detached Residential Zone (RF-SD)" and "Multiple Residential 23 Zone (RM-23)", to permit subdivision into 21 single family lots and 6 row homes.
- A portion of the property to the east (16483 20 Avenue) is included in the application to allow for the completion of the row homes proposed along 20 Avenue (proposed Lots 20 and 21)
- The application includes a house keeping amendment to the Sunnyside Heights NCP, for changes to the local road network. The proposal is consistent with approved applications to the east, and an application with conditional approval to the west.
- The proposed development consists of a mix of single family and row homes, with a total of 1 RF lot, 7 RF-13 lots, 4 RF-10 lots, 3 RF-SD lots, and 6 RM-23 lots (row houses).
- The RM-23 lots (row houses) are subject to a Development Permit for Form & Character. The entire site is also subject to a **Sensitive Ecosystem Hazard Lands** Development Permit, given the proximity to ~~watercourses~~. **steep slopes**.
- The proposal complies with the permitted density in the Urban OCP designation and the Medium Density 10-15 upa designation in the Sunnyside Heights NCP.

	Proposed
Lot Area	
Gross Site Area:	9,903 square metres + portion of eastern site for Lots 20 and 21
Road Dedication:	3,368 square metres
Undevelopable Area:	n/a
Net Site Area:	6,535 square metres
Number of Lots:	21 lots
Unit Density:	32 units per hectare / 13 units per acre
Range of Lot Sizes	198 square metres to 644 square metres
Range of Lot Widths	6.4 metres to 15.4 metres
Range of Lot Depths	23.7 metres to 41.8 metres
Lot Coverage for RM-23:	50-54%

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0415-00

Planning Report Date: January 30, 2023



PROPOSAL:

- **Rezoning** of portions of the site from RA and RF-SD to RF, RF-13, RF-10, RF-SD and RM-23
- **NCP amendment** for changes to the local road network
- **Development Permit**
- **Development Variance Permit**

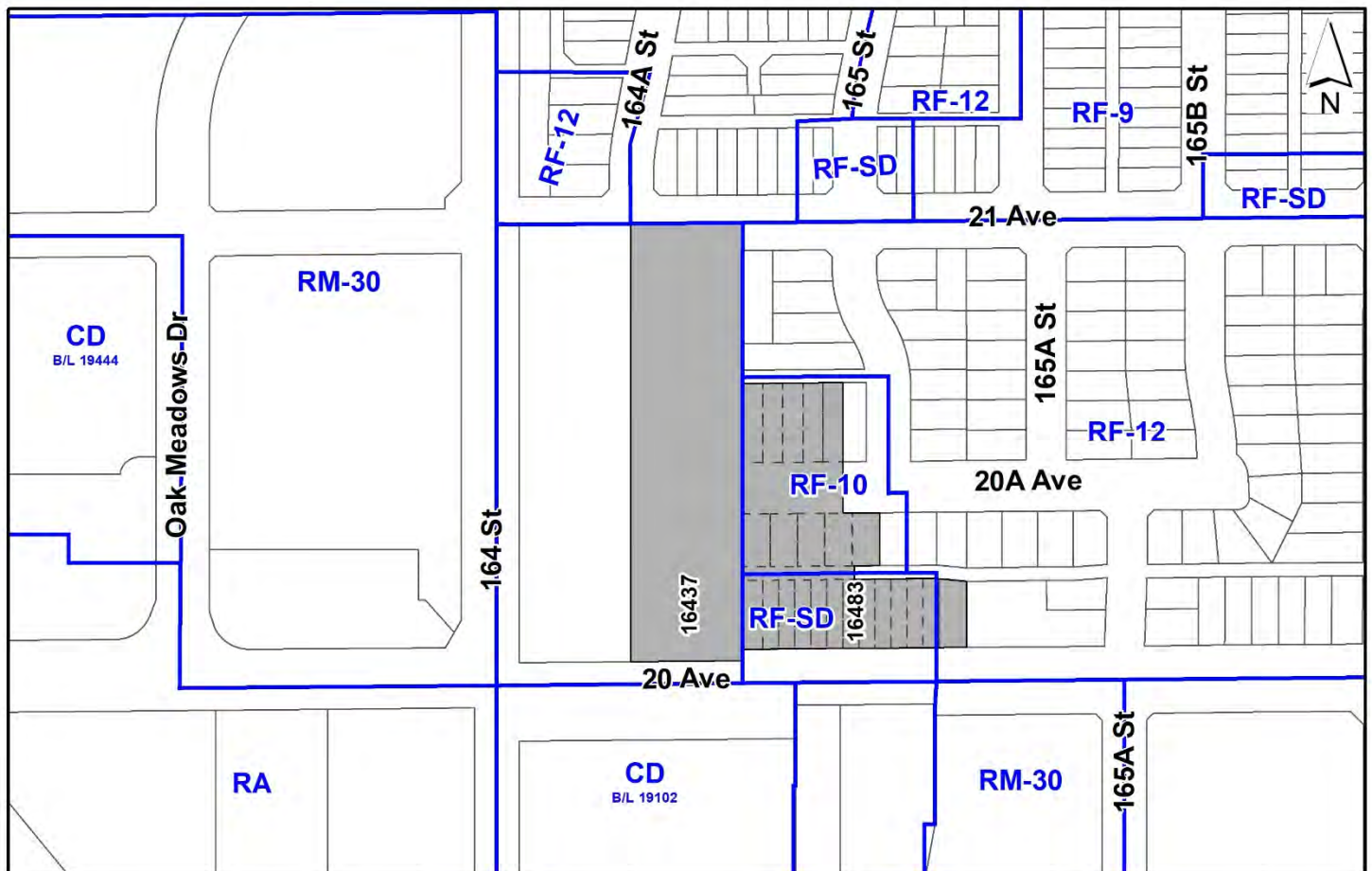
to permit the development of 6 row house units and a total of 21 single family lots.

LOCATION: 16437 20 Avenue
 16483 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15
 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character and Hazard Lands.
- Approval for Development Variance Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP), for changes the road network, as already established by previously approved adjacent applications.
- Proposing to reduce the lot depth requirements of the "Single Family Residential (13) Zone (RF-13)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Residential 10-15 upa designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP). An amendment to the NCP is proposed to for changes to the road network, as established by adjacent applications.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal complies with the Development Permit requirements in the OCP for Hazards Lands (Steep Slope).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proposed setbacks are consistent with other developments in the area.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm. The mix of zones and the addition of row houses will assist in providing housing choices in the community.

- The proposed lot depth reduction is required due to the established road alignment from the adjacent development. The small reduction is from 24 metres to 23.7 metres.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Blocks A and E, to "Single Family Residential Zone (RF)" for Block B, to "Semi-Detached Residential Zone (RF-SD)" for Block C, to "Single Family Residential (10) Zone (RF-10)" for Blocks D and F, and from "One-Acre Residential Zone (RA)" and "Semi-Detached Residential Zone (RF-SD)" to the "Multiple Residential 23 Zone (RM-23)" for Block G, and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0415-00 generally in accordance with the attached drawings (Appendix I) and the finalized Geotechnical Report.
3. Council approve Development Variance Permit No. 7916-0415-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres to 23.7 metres for proposed Lots 11, 12, and 13.
4. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant / Easement to allow cross-access and maintenance for the RM-23 lots;

- (i) registration of a Section 219 Restrictive Covenant to prohibit secondary suites on the RM-23 lots; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the owner to develop the site in accordance with the conditions in the Geotechnical Report.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to adjust the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Medium Density Residential 10-15 upa	RA
North (Across 21 Avenue):	Single family small lots	Medium Density Residential 10-15 upa	RF-9
East:	Single family small lots, and Development Application No. 7917-0412-00 for single family small lots	Medium Density Residential 10-15 upa	RF-10, RF-12, RF-SD
South (Across 20 Avenue):	Townhouses	Multiple Residential 30-45 upa and Grandview Ridge Trail	CD By-law No. 19102
West:	Vacant site, under Development Application No. 7916-0154-00 for single family small lots	Medium Density Residential 10-15 upa and Riparian Protection Area	RA

Context & Background

- The subject 0.99 hectare site consists of one property located at 16734 20 Avenue on the north side of 20 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone (RA)" and "Semi-Detached Residential Zone (RF-SD)" and is designated Urban in the Official Community Plan (OCP) and Medium Density 10-15 upa and road, in the Sunnyside Heights NCP.
- The applicant is proposing small single-family lots, with a mix of zones, compatible with the adjacent proposals. Adjustments to the road network are required to continue the road pattern established by adjacent applications.
- There is a Class B watercourse further west, whose setbacks do not impact the proposal. There is also a roadside ditch on the north side of 20 Avenue, which the applicant has confirmed is not considered a stream under the Water Sustainability Act (WSA).
- The site is moderately sloped, with the higher elevation on the northeast portion, and the lower elevation on the southwest portion of the site. The slope at the southwest portion of the site is steeper and the site is subject to a Development Permit for Hazard Lands (Steep Slope).

- The eastern site (16483 20 Avenue) has been included to finalize the pattern, but only the southern corner of that site is proposed for rezoning and subdivision with the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" and "Semi-Detached Residential Zone (RF-SD)" to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" for Blocks A and E, for Block B, "Semi-Detached Residential Zone (RF-SD)" and "Multiple Residential 23 Zone (RM-23)", to permit subdivision into 21 single family lots and 6 row homes.
- A portion of the property to the east (16483 20 Avenue) is included in the application to allow for the completion of the row homes proposed along 20 Avenue (proposed Lots 20 and 21)
- The application includes a house keeping amendment to the Sunnyside Heights NCP, for changes to the local road network. The proposal is consistent with approved applications to the east, and an application with conditional approval to the west.
- The proposed development consists of a mix of single family and row homes, with a total of 1 RF lot, 7 RF-13 lots, 4 RF-10 lots, 3 RF-SD lots, and 6 RM-23 lots (row houses).
- The RM-23 lots (row houses) are subject to a Development Permit for Form & Character. The entire site is also subject to a Sensitive Ecosystem Development Permit, given the proximity to watercourses.
- The proposal complies with the permitted density in the Urban OCP designation and the Medium Density 10-15 upa designation in the Sunnyside Heights NCP.

	Proposed
Lot Area	
Gross Site Area:	9,903 square metres + portion of eastern site for Lots 20 and 21
Road Dedication:	3,368 square metres
Undevelopable Area:	n/a
Net Site Area:	6,535 square metres
Number of Lots:	21 lots
Unit Density:	32 units per hectare / 13 units per acre
Range of Lot Sizes	198 square metres to 644 square metres
Range of Lot Widths	6.4 metres to 15.4 metres
Range of Lot Depths	23.7 metres to 41.8 metres
Lot Coverage for RM-23:	50-54%

Referrals

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

School District: **The School District has advised that there will be approximately 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

8 Elementary students at Edgewood Elementary School
5 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2024.

Parks, Recreation & Culture: Edgewood Park is the closest active park and contains amenities including, a soccer field, multi-sport court, a playground, and natural area. The park is 300 metres walking distance from the development.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate land for roads for 20 Avenue, 20A Avenue, 21 Avenue, 164A Street and lanes.
- Access to the new lots are proposed from the lanes for the RF-10, RM-23 and RF-SD lots, and from the local roads for the RF and RF-13 lots.
- The closest bus route is on 24 Avenue, approximately 800 metres to the north of the site.
- For bicycle infrastructure, there is a multi-use pathway on the north side of 20 Avenue, which is partially built. There is a north-south multi-use pathway on 168 Street, also partially built. The closest bike lanes are on 24 Avenue to the north, and 16 Avenue to the south.

Natural Area Considerations

- There are two watercourses in proximity to the subject property- one to the west and one to the south. The watercourse to the west does not impact the proposed development with the minimum 20 metre setback from top of bank being provided (Class B). The watercourse to the south has been confirmed to not be considered a stream under the Water Sustainability Act (WSA). Given these watercourses do not affect the subject property, a Sensitive Ecosystem Development Permit (Streamside Areas) is not being required.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan.

Themes/Policies

A.1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).

A.1.2 Ensure that urban development occurs within the Urban Containment Boundary.

The proposal is consistent with the General Urban designation in the RGS and is within the Urban Containment Boundary.

B4.7 Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

B4.8 Maintain an attractive, pedestrian-friendly streetscape by requiring detached housing, with less than 12 m frontage along a public street, to be accessed from back lanes.

Units will face the street, with access from a the lane, where available. Only the larger RF and RF-13 lots on the north portion of the site will have front-loading driveways.

B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including: Ensuring compatibility of scale, massing and architecture with adjacent sites, Providing diversity, choice and variety within a coherent, consistent physical environment.

The proposal provides a variety of housing types for the neighbourhood and complies with the permitted density.

B6.4 Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

The proposal is consistent with adjacent developments.

B6.10 Achieve a finer-grained network of streets, lanes and walkways when developing neighbourhood plans and when redeveloping larger properties to create interesting urban spaces and high quality pedestrian experiences (as shown on Figure 23).

The proposal complements the established road network in the neighbourhood and provides local roads and lanes.

Secondary Plans

Land Use Designation

- The proposal complies with the density and intent of the Medium Density Residential 10-15 upa designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- An amendment to the NCP is proposed to adjust the road network.

Amendment Rationale

- The proposed amendment is a housekeeping item, to adjust the road network for consistency, as established by adjacent applications.
- The proposed development is not subject the Tier 2 Capital Plan Project CACs, as the amendment does not represent an increase in density.

Themes/Objectives

- Promote a healthy community by development of a highly walkable community with pedestrian networks interconnecting with trails, parks and corridors.
- Provide an interconnected street network in a grid or modified grid pattern, combined with greenways, to ensure a variety of itineraries and to disperse traffic congestion, enabling residents to walk or cycle to schools, parks, services and facilities.
- Provide a range of housing types, densities and forms to allow a range of housing choices for people across the spectrum of income, ability, family type and age.
- Enhance public safety and promote social interaction in neighbourhoods, by designing dwellings to provide “eyes on the public realm”.

The proposal is consistent with the design principles noted above for the Sunnyside Heights NCP, and provides a variety of housing types, along with the completion of a finer grid road network and activation of the streets.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" and "Semi-Detached Residential Zone (RF-SD)" to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)", "Semi-Detached Residential Zone (RF-SD)" and "Multiple Residential 23 Zone (RM-23)".
- The following are proposed:
 - 1 RF lot
 - 7 RF-13 lots
 - 4 RF-10 lots
 - 3 RF-SD lots (semi-detached houses)
 - 6 RM-23 lots (row houses)
- 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)", "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)", "Semi-Detached Residential Zone (RF-SD)" and "Multiple Residential 23 Zone (RM-23)", streamside setbacks and parking requirements.
- The overall density is 32 units per hectare for the entire proposal.

Proposed Lot 1

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 dwellings per hectare	14.8 dwellings per hectare
Yards and Setbacks		
Front Yard (North):	7.5 metres	7.5 metres
Side Yard (East/West):	1.8 metres	1.8 metres
Rear (South):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 sq. m.	644 sq. m.
Lot Width:	15 metres	15.4 metres
Lot Depth:	28 metres	41.8 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Proposed Lots 2, 3, 4, 5, 11, 12 and 13

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 dwellings per hectare	
Yards and Setbacks		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	Interior: 336 sq. m. Corner: 380 sq. m.	Interior: 345 sq. m. – 523 sq. m. Corner: 390 sq. m.
Lot Width:	Interior Type I: 12 metres Interior Type II: 13.4 metres Corner Type II: 15.4 metres	Interior Type I (Lot 5), 12 m Interior Type II: 13.4-15.2 m Corner Type II, Lot 2: 15.4 m
Lot Depth:	Type I: 28 metres Type II: 24 metres	Type I, Lot 5: 28 m Lots 2, 3, and 4: 24 m Lots 11, 12 and 13: 23.7 m (DVP)
Parking (Part 5)	Required	Proposed
Number of Spaces	3 spaces per lot X 7 lots	21 spaces

Proposed Lots 8, 9, 10 and 14

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	
Yards and Setbacks		
Front Yard:	4.0 metres	4.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.7 metres	2.7 metres
Rear	7.5 metres	7.5 metres
Lot Size		
Lot Size:	Interior Type I: 291 sq. m. Interior Type III: 324 sq. m.	Interior Type I: 302 sq. m. Interior Type III: 324 sq. m.
Lot Width:	Interior Type I: 9.7 metres Interior Type III: 9.0 metres	Interior Type I: 9.7 metres Interior Type III: 9.7 metres
Lot Depth:	Interior Type I: 30 metres Interior Type III: 36 metres	Interior Type I: 31.1 metres Interior Type III: 36 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	30 metres	30 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 spaces per lot X 4 lots	12 spaces

Proposed Lots 6 and 7

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
Unit Density:	37 units per hectare	
Yards and Setbacks		
Front Yard (S):	3.5 m / 6 m for garage	3.5 m / 6 m for garage
Side Yard (E):	1.2 m / 3.5 m for garage	1.2 m / 3.5 m for garage
Side Yard Flanking (W):	2.7 m / 5.9 m for garage	2.7 m / 5.9 m for garage
Rear (N):	6.5 m / 6.5 m for garage	6.5 m / 6.5 m for garage
Lot Size		
Lot Size:	Interior: 200 sq. m. Corner: 226 sq. m.	Interior: 287 sq. m. Corner: 316 sq. m.
Lot Width:	Interior: 7.2 metres Corner: 8.7 metres	Interior: 8.0 metres Corner: 9.0 metres
Lot Depth:	28 metres	35.7 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	2 spaces per lot X 2 lots	4 spaces

RM-23 Zone (Part 21A)	Permitted and/or Required	Proposed
Unit Density:	57 units per hectare	
Yards and Setbacks		
Front Yard (S):	3.5 metres	3.8 metres
Side Yard (E/W):	0.0 metres / 1.2 metres	0.0 metres / 1.2 metres
Rear (N):	12.5 metres / 0.5 m for garage	14.5 metres / 0.9 m for garage
Lot Size		
Lot Size:	Internal: 165 sq. m. End: 200 sq. m.	Internal: 198-201 sq. m. End: 229-232 sq. m.
Lot Width:	Internal: 6.3 metres End: 7.2 metres	Internal: 6.4-6.5 metres End: 7.4-7.5 metres
Lot Depth:	28 metres	31.1 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	2 spaces per lot X 6 lots	12 spaces

- The row houses (RM-23 lots) are proposed with a restrictive covenant to prohibit secondary suites. The design of the units provides for a flex room in the potential basements, but there is not enough space on the lot to provide additional parking, so the RC will help inform owners that the space is for flexibility and work from home options, but not to be used as a separate suite.

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres to 23.7 metres for proposed Lots 11, 12, and 13.
- The proposed variance is required to accommodate the previously established road pattern. The units to the east of the proposed RF-13 lots are RF-10 lots, which required a reduced depth. In order to complete the road network, this variance is required.

- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include neo-traditional, with 1 storey front entrances, roof pitch of minimum 4:12, cladding materials include stucco, hardiplank, brick and stone, and natural and neutral colours.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated June 14, 2022, 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 \$2,000 per new unit. For the RM-23 lots (row homes), the Tier 1 CACs will be collected at Building Permit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing. This is applicable to all new single family lots.
- The applicant will be required to register a Section 219 Restrictive Covenant for the proposed row homes (RM-23 zoned lots) to address the City's needs with respect to the City's

Affordable Housing Strategy as these fees are collected at the Building Permit stage for these lots.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 18, 2022, and the Development Proposal Signs were installed on December 02, 2022. The application was also referred to the Grandview Heights Stewardship Association and the Little Campbell Watershed Society. Staff received no responses.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that a portion of the site is within 10 metres from the base of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site slopes down from north to south, and from east to west. The site gets steeper at the southwest portion.
- A geotechnical report, prepared by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd was submitted and dated January 15, 2023. A peer review of the findings will be required prior to Final Approval. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report indicated that no sign of slope instability or ground movement were noticed. The site topography was consistent with the terrain. No unusual topography was observed. Unusual topography can be indication of past soil movements. Areas of pooling or unusual channels can be indications of past or ongoing soil movement. No such irregularities were noted.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. There are no restrictions on tree removal or in-ground pools or connecting the roof water leaders to municipal storm. The Grading Plan indicates that the design grades will be somewhat lower than the existing grades. The proposed development would not have any slope stability impacts on adjacent properties, road ROW or nearby utilities.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Form and Character Development Permit Requirement

- The proposed RM-23 row homes are subject to a Development Permit for Form and Character and also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to make each unit individual and with a clear entrance, and to provide a design consistent with the proposed Building Scheme.
- The applicant proposes a flex room in the potential basements, focused on increasing work from home options, with a separate entrance. As secondary suites are not permitted in the RM-23 Zone, the applicant has agreed to register a covenant prohibiting conversion of the flex space into a secondary suite.
- The proposed colours are shades of grey, with an accent light orange colour for the doors.

Landscaping

- The landscaping consists of individual front and back yards for each unit. Trees include Red Flowering Dogwood and Bloodgood Maple, and a variety of shrubs and grass.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
European Birch	1	1	0
Weeping Willow	1	1	0
Norway Maple	2	2	0
Cherry Plum	3	3	0
Japanese Maple	1	1	0
Fig	1	1	0
English Oak	1	1	0
Coniferous Trees			
Grand Fir	1	1	0
Coast Redwood	2	2	0
Giant Sequoia	1	1	0
Western Red Cedar	4	4	0
Deodar Cedar	4	4	0
Sawara Cypress	5	5	0
Ponderosa Pine	2	2	0
Norway Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	30	30	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		16	
Contribution to the Green City Program		\$17,600	

- The Arborist Assessment states that there are a total of 30 mature trees on the site, with no Alder and Cottonwood trees. It was determined that no (zero) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on 2 to 1 replacement ratio. This will require a total of 60 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site, the deficit of 44 replacement trees will require a cash-in-lieu payment of \$17,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$17,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Scheme Design Guidelines Summary
- Appendix VI. NCP Plan
- Appendix VII. Development Variance Permit No. 7916-0415-00

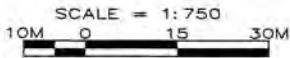
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM./ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 40 PLAN 43236 AND PART OF LOT 11 PLAN EPP114979
BOTH IN SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

CITY OF SURREY
BCGS MAP SHEET 92G.007



"ALL DISTANCES ARE IN METRES"

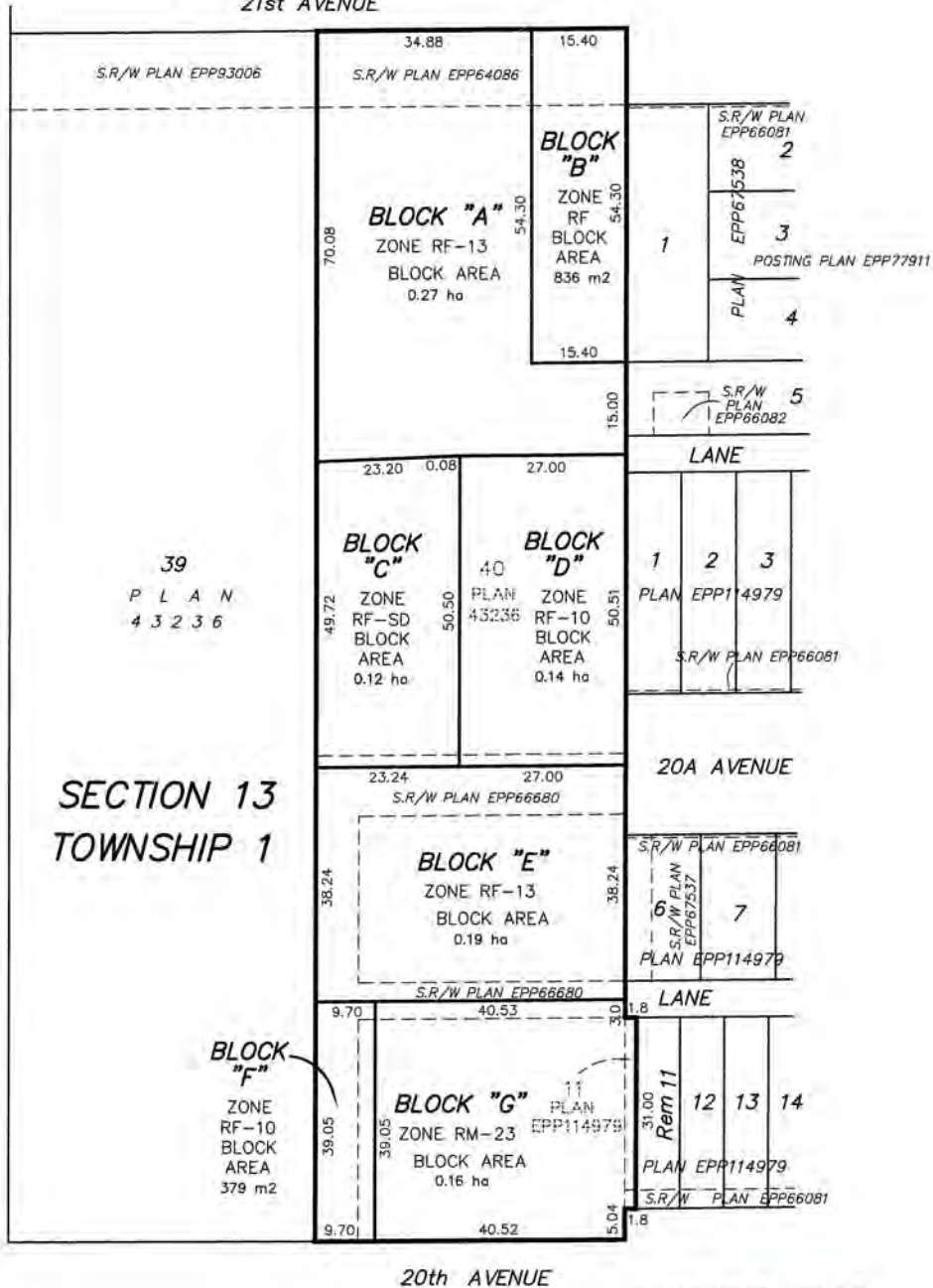
BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	0.27 ha	BLOCK "A"	RF-13
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	836 m2	BLOCK "B"	RF
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	0.12 ha	BLOCK "C"	RF-SD
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	0.14 ha	BLOCK "D"	RF-10
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	0.19 ha	BLOCK "E"	RF-13
PART OF LOT 40	SECTION 13 TOWNSHIP 1	43236	379 m2	BLOCK "F"	RF-10
PART OF LOT 40 and PART OF LOT 11	SECTION 13 TOWNSHIP 1	43236 EPP114979	0.16 ha	BLOCK "G"	RM-23

P.I.D. 006-719-261 (LOT 40)
SUBJECT PROPERTY MAY BE AFFECTED BY
STATUTORY RIGHT OF WAY CA5695113 (PLAN EPP66880)
COVENANT CA5695115
CIVIC ADDRESS: #16437 20th AVENUE

P.I.D. N/A (LOT 11)
CIVIC ADDRESS: 20th AVENUE

21st AVENUE



SECTION 13
TOWNSHIP 1

39
P L A N
4 3 2 3 6

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LOT 32
PLAN 33307
16370
20 AVENUE

LOT
PLAN 164
164
20 AV

**PRELIMINARY
SUBJECT TO
REVIEW AND
APPROVAL**

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

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:	16437 20 AVENUE, SURREY	
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	DATE:	LEGAL:	MUNICIPAL PROJECT No:
21026	JUL 2022		
		SCALE:	1:750
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			



UNIT-4

UNIT-5

UNIT-6



EL. 78.91



EL. 78.91



16437 20 AVENUE SURREY, BC.



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 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca
 Ph: 604-503-4484

PROJECT INFO:
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 16437 20 AVE SURREY BC.

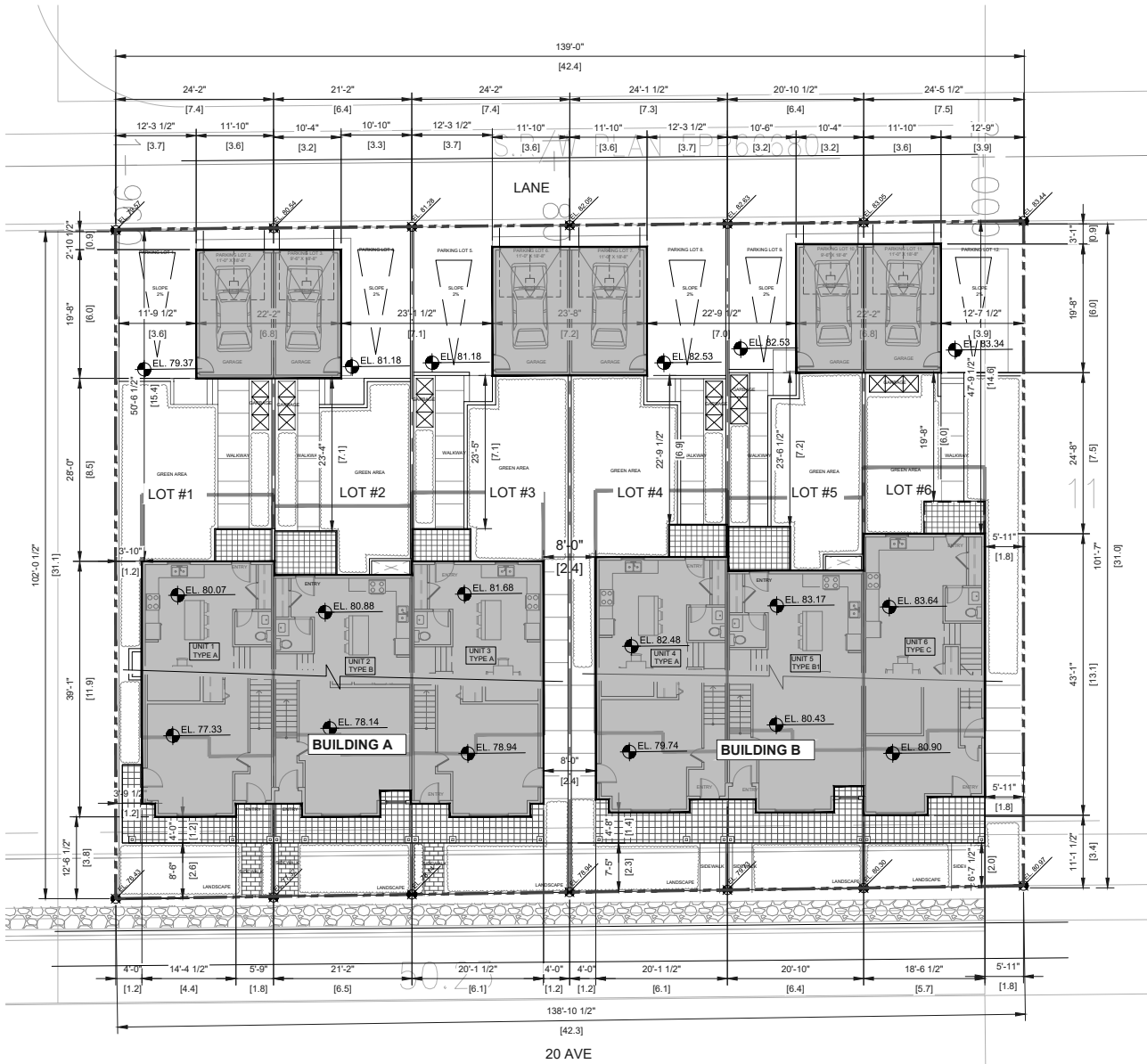
CLIENT :

DATE: 23/01/2023
 DRAWN BY: JLC
 PROJECT NO: 22-001
 AS NOTED

REV	DESCRIPTION	BY	DATE

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SITE CONTEXT



ZONING SYNOPSIS:

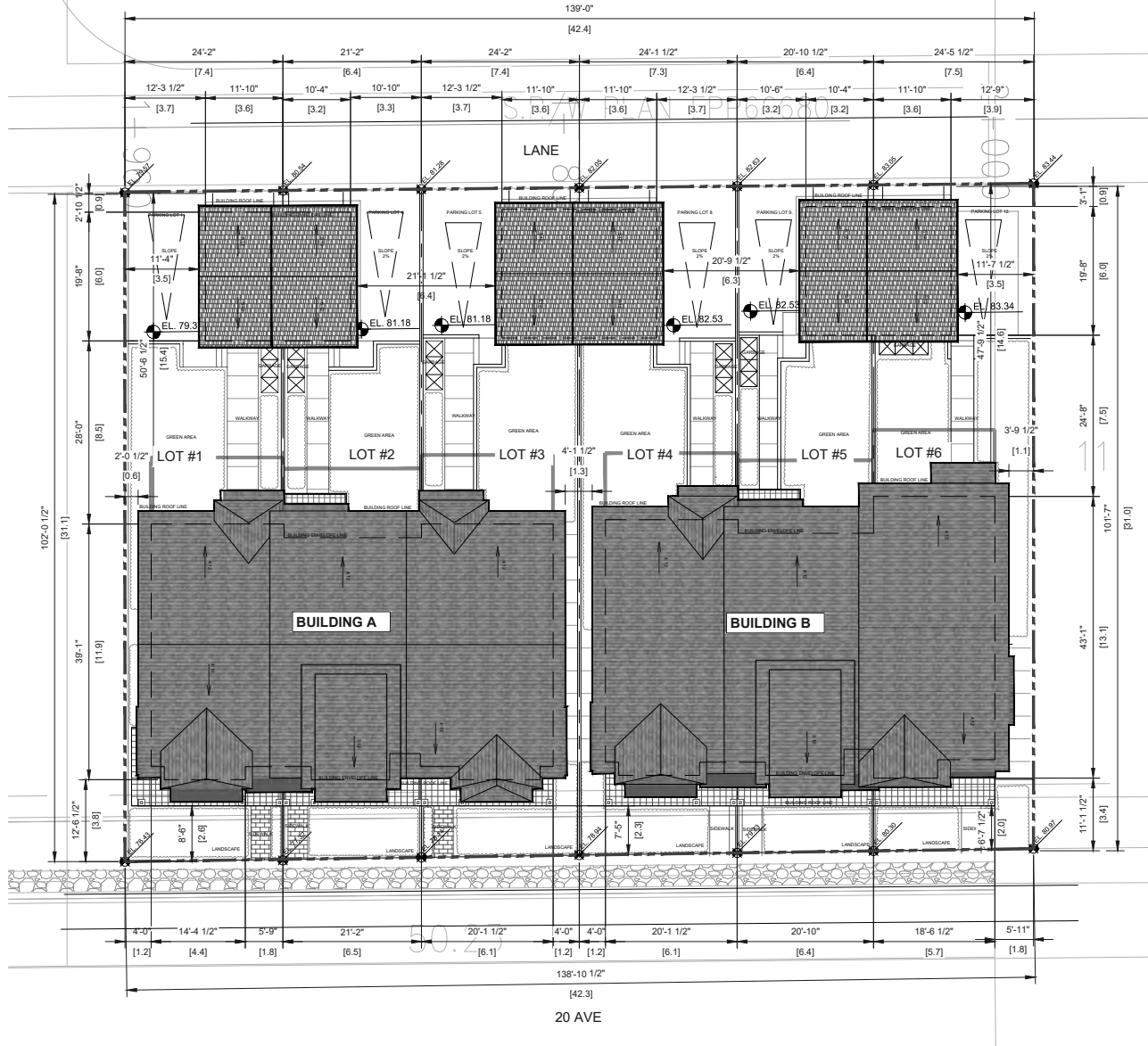
1. ZONE CURRENT ZONING PROPOSED ZONING	RF RM-23	8. BUILDING HEIGHT PRINCIPAL BUILDING ALLOWED:	9.5M (31.16')
2. SITE EXISTING DEDICATION NET	14120.48 SF. 14120.48 SF 0.13 HA. 0.32 AC.	PROVIDED: BUILDING A UNIT 1 UNIT 2 UNIT 3	24.12 FT 23.58 FT 23.32 FT
3. DENSITY PERMITTED:	23 UPA	BUILDING B UNIT 1 UNIT 2 UNIT 3	24.12 FT 23.58 FT 23.32 FT
PROVIDED:	6 / 0.32 ^m = 18.75 UPA	DETACHED GARAGE ALLOWED:	3M (9.84 FT).
5. SITE COVERAGE: PERMITTED:	END LOT INTERNAL LOT	PROVIDED: BUILDING A BUILDING B	9.84 FT 9.84 FT
PROVIDED:	LOT 1 50% LOT 2 55% LOT 3 53% LOT 4 55% LOT 5 54% LOT 6 50%	9. OFF STREET PARKING REQUIRED: PROVIDED:	2 EA. UNIT X 4 = 8 CARS 2 EA. UNIT X 4 = 8 CARS
6. FLOOR AREA PERMITTED: FLOOR AREA PROPOSED: BASEMENT	1550 SF EA. UNIT 1ST FL 2ND FL TOTAL	TOTAL EX. BASEMENT	
BLDG A	UNIT #1 772 UNIT #2 766 UNIT #3 772 UNIT #4 772 UNIT #5 756 UNIT #6 775 TOTAL	772 766 772 772 756 775 13839	772 766 772 772 756 775 9226
7. SET BACKS			
LOT 1 (END DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 1.2 M 0 M	PROPOSED 3.7M (12.13') 15.4 M (50.50') 1.2 M (3.93') 0 M
LOT 2 (INTERNAL DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 0 M 0 M	PROPOSED 3.7M (12.13') 16.10 M (52.82') 0 M 0 M
LOT 3 (INTERNAL DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 0 M 1.2 M	PROPOSED 3.6M (11.81') 15.80 M (50.85') 0 M 1.2 M (3.93')
LOT 4 (INTERNAL DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 1.2 M 0 M	PROPOSED 3.7M (12.13') 15.4 M (50.52') 1.2 M (3.93') 0 M
LOT 5 (INTERNAL DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 0 M 0 M	PROPOSED 3.7M (12.13') 16.1 M (52.82') 0 M 0 M
LOT 6 (END DWELLING UNIT)	PERMITTED FRONT (20 AVE) REAR (LANE) WEST EAST	PROPOSED 3.5 M 12.5 M 0 M 1.2 M	PROPOSED 3.6M (11.81') 14.4 M (47.24') 0 M 1.8 M (5.90')

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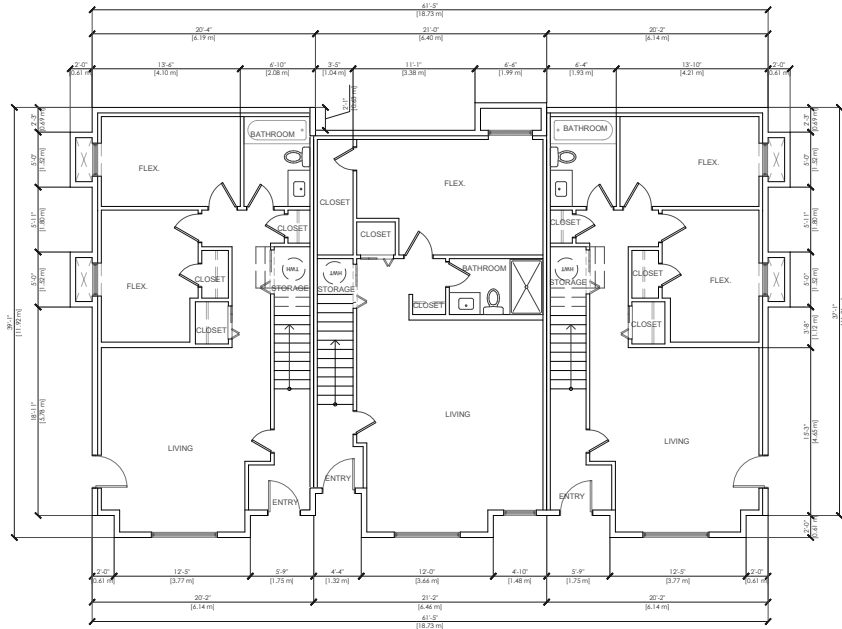
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CLIENT:

DATE	BY	DESCRIPTION
23-01-2023	J.G.	DRAWN BY
AS NOTED		PROJECT NO. 22-001

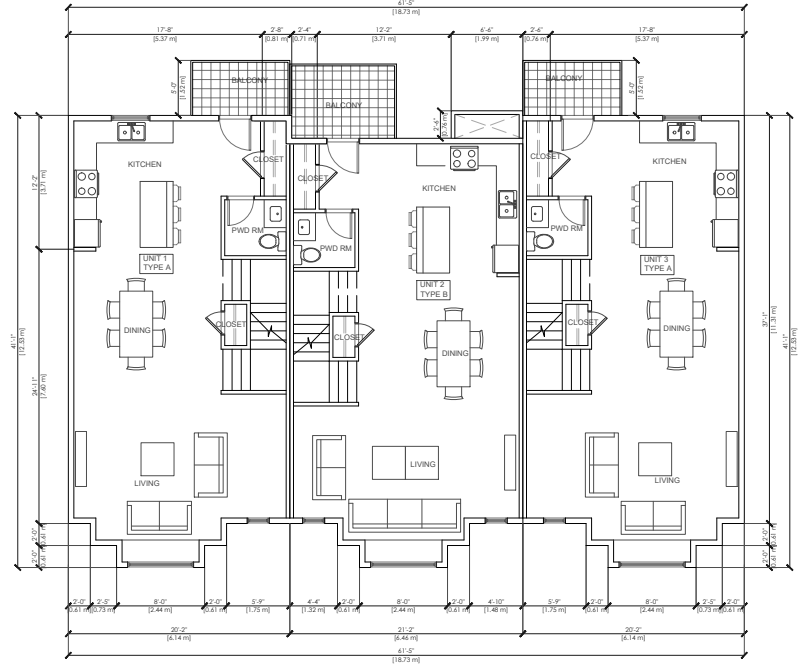
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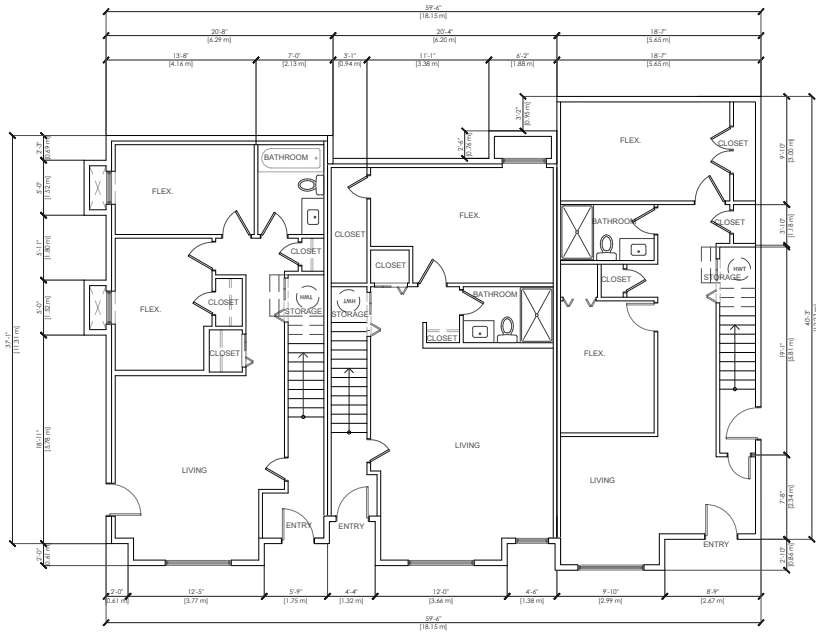


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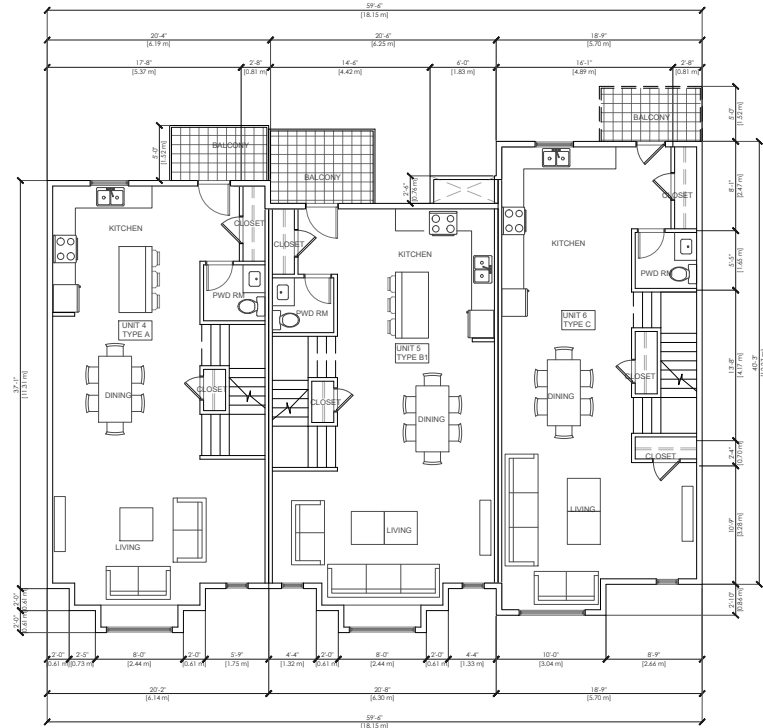


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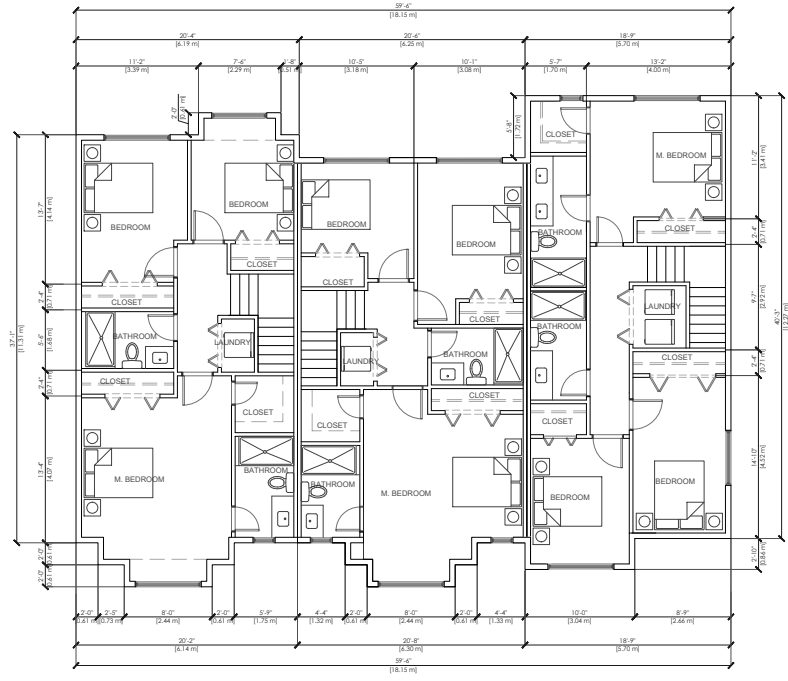


1 BASEMENT PLAN
Scale: 3/16"=1'-0"



2 MAIN FLOOR PLAN
Scale: 3/16"=1'-0"

REV	DESCRIPTION	DATE	BY



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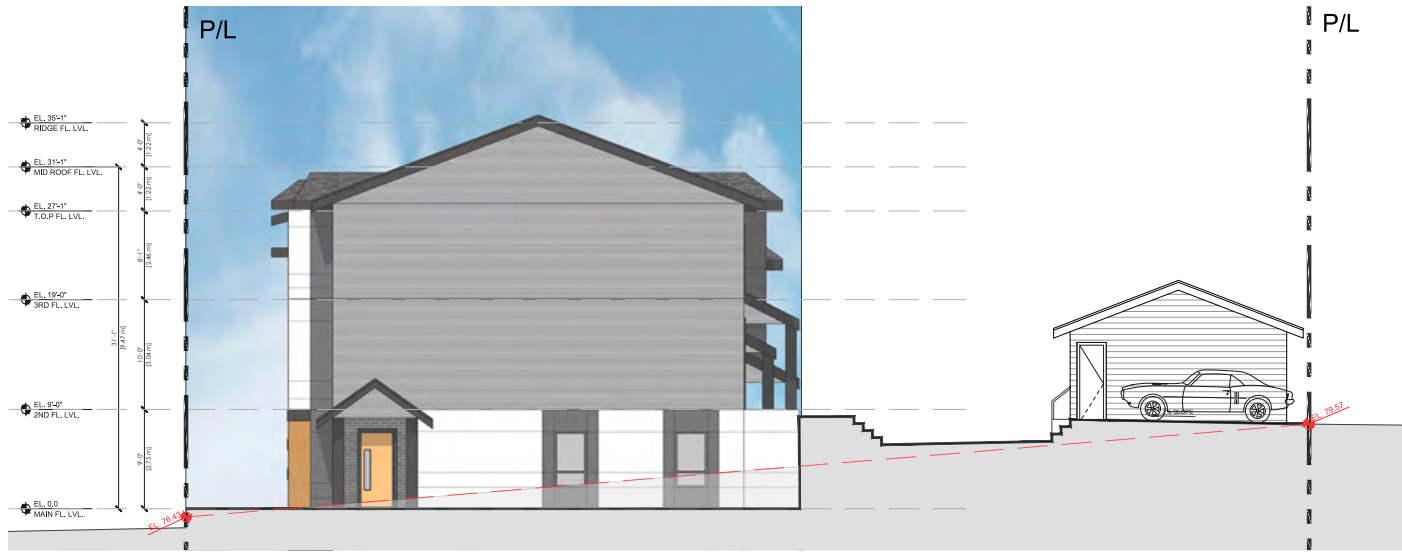
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SCALE	PROJECT NO.
AS NOTED	22-001
CLIENT:	

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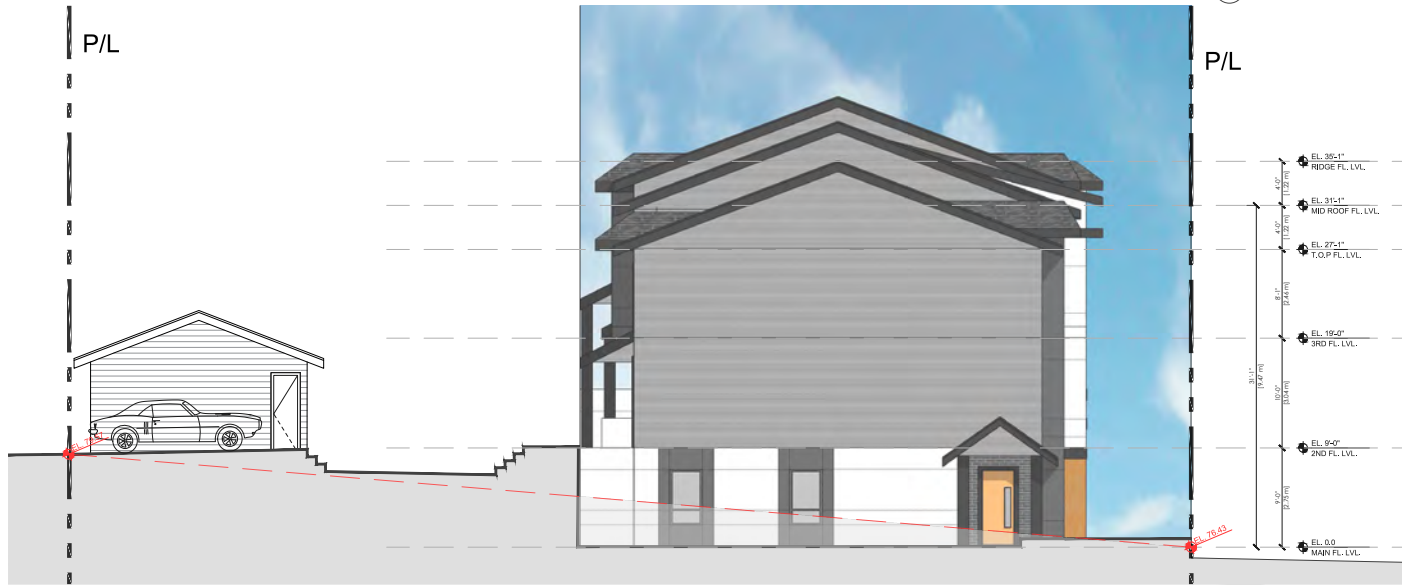
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**BUILDING PLANS
BUILDING B**

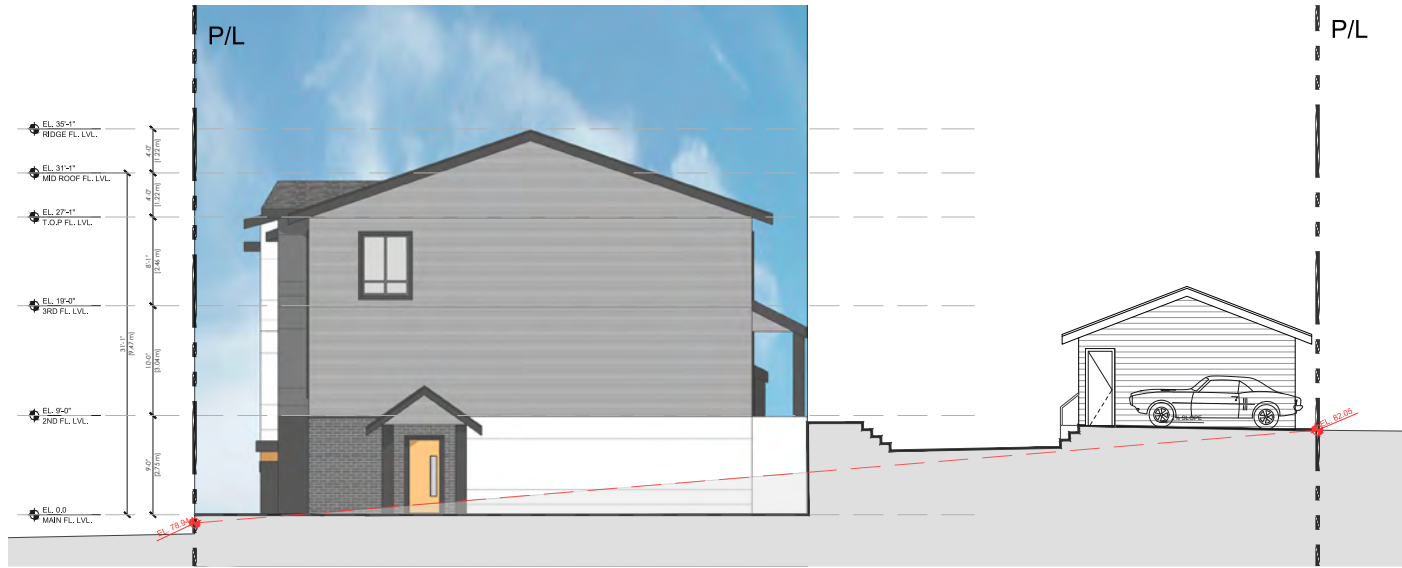


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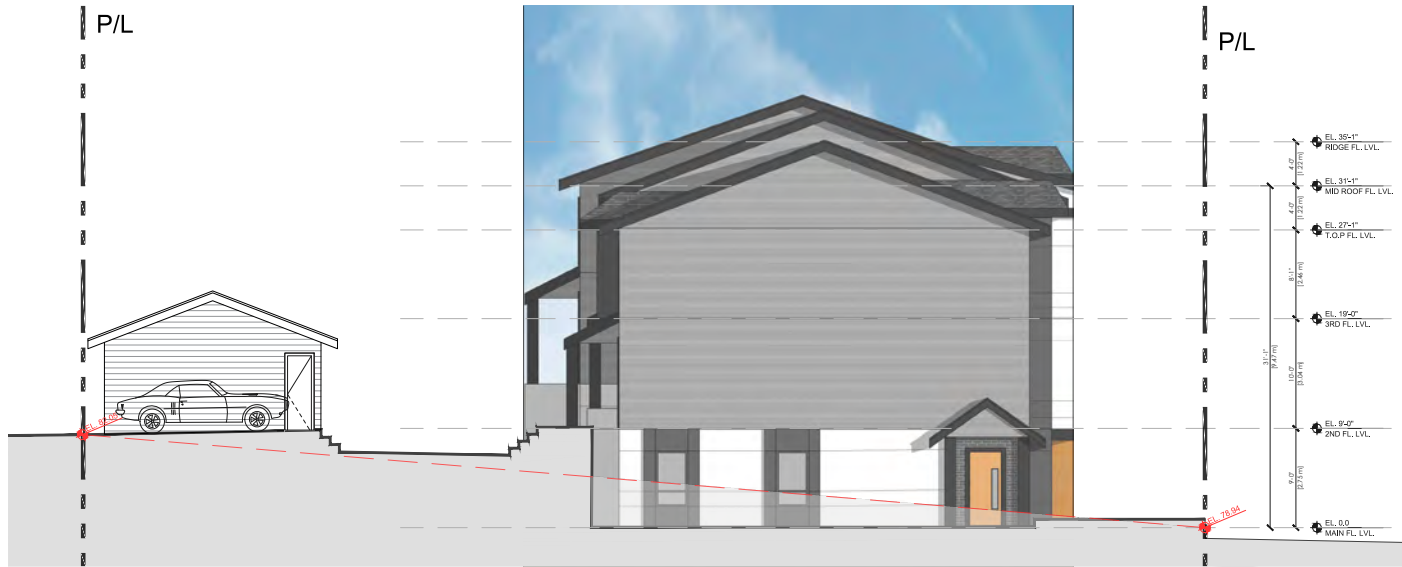


2 WEST SIDE ELEVATION BUILDING-1
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REV	DESCRIPTION	DATE



1 EAST SIDE ELEVATION BUILDING-2
Scale: 3/16"=1'-0"



2 WEST SIDE ELEVATION BUILDING-2
Scale: 3/16"=1'-0"

REV	DESCRIPTION	DATE



1 FIBER CEMENT BOARD PANELS (1638 MIDNIGHT OIL)



2 FIBER CEMENT BOARD PANELS (PEARL WHITE)



3 6" FIBER CEMENT BOARD HORIZONTAL SIDING (PEARL GRAY)



4 FASCIAS/BARGE BOARDS (DARK GREY)



5 SOLID FACE BRICKS - MANGANESE IRONSPOT



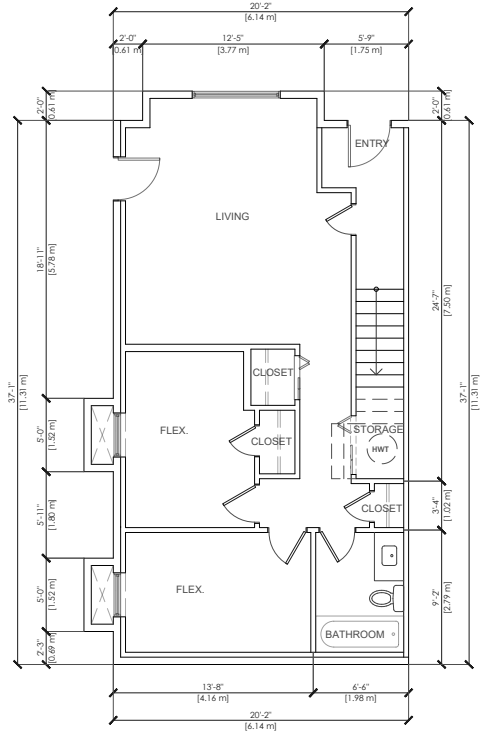
6 ASPHALT ROOF SHINGLES



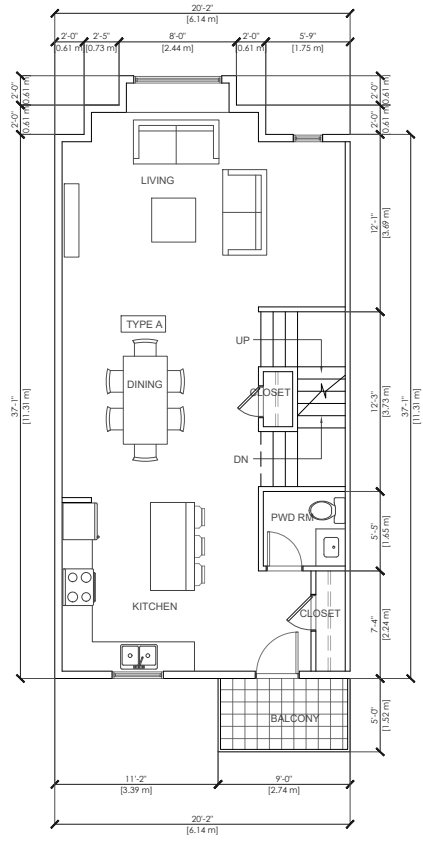
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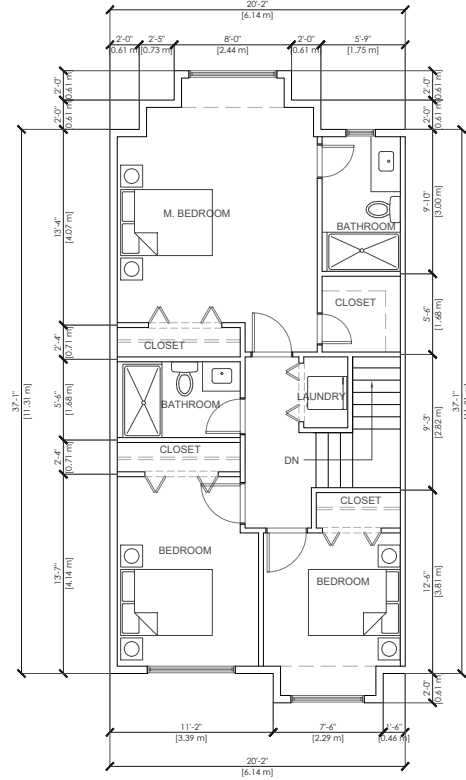
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2 MAIN FLOOR PLAN
Scale: 3/16"=1'-0"



3 SECOND FLOOR PLAN
Scale: 3/16"=1'-0"

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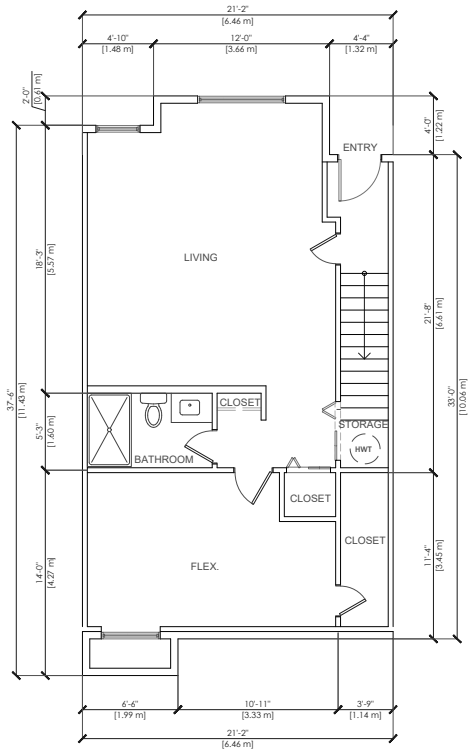
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CLIENT:

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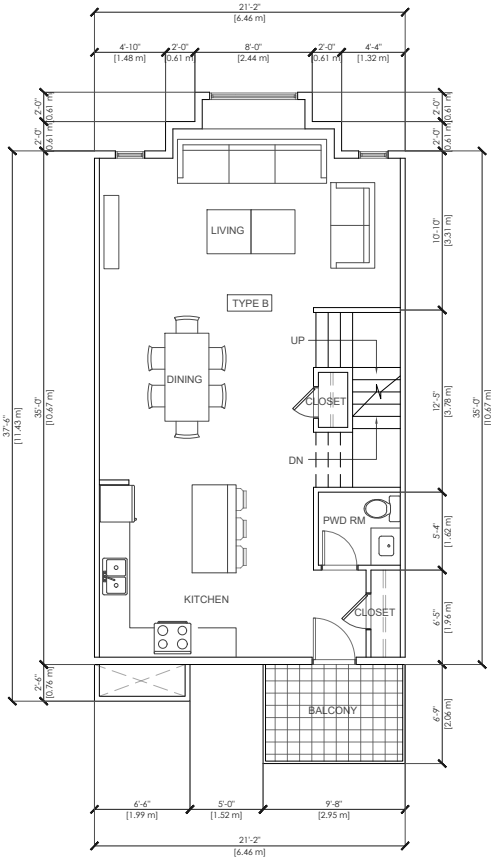
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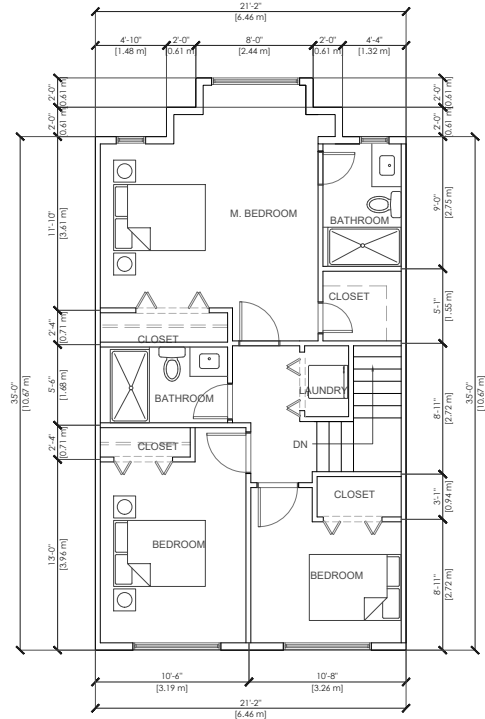
UNIT PLANS
TYPE A
U.P.1



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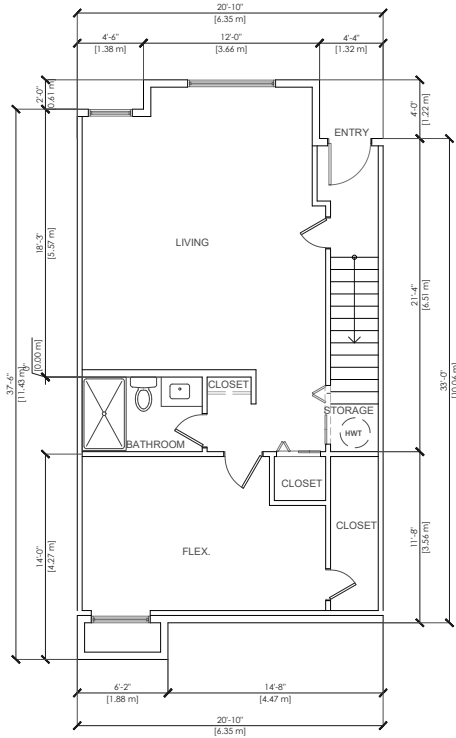


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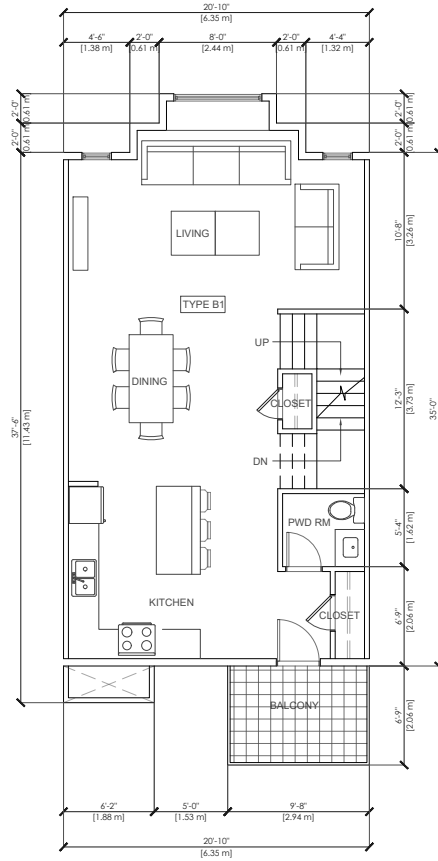


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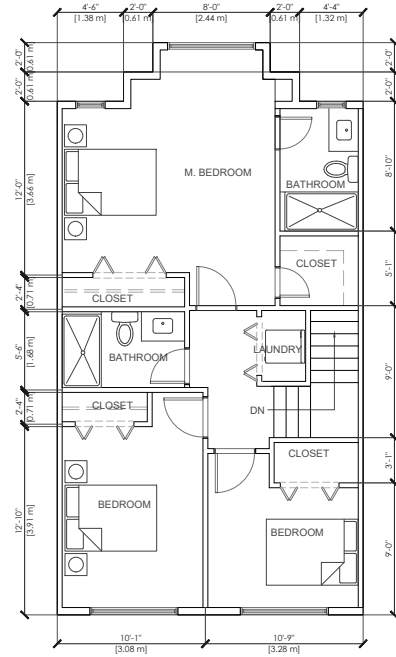
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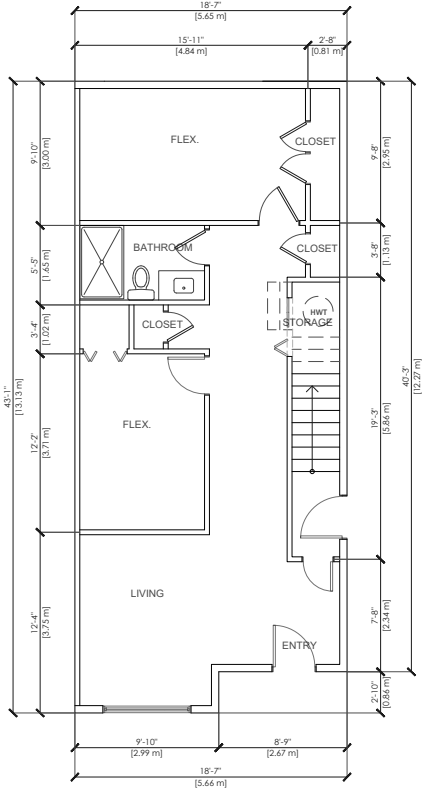


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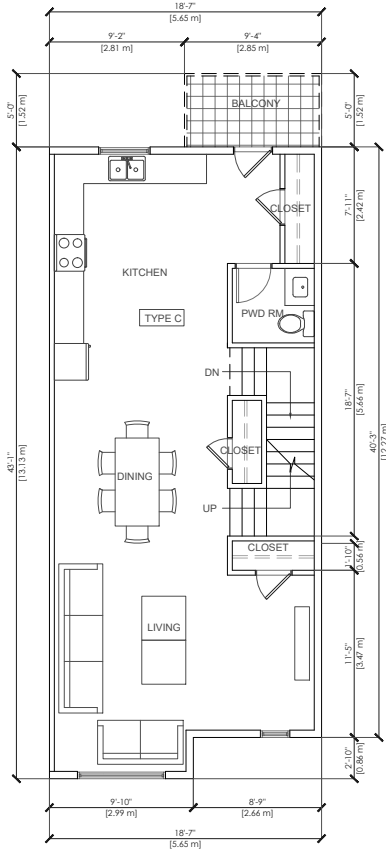


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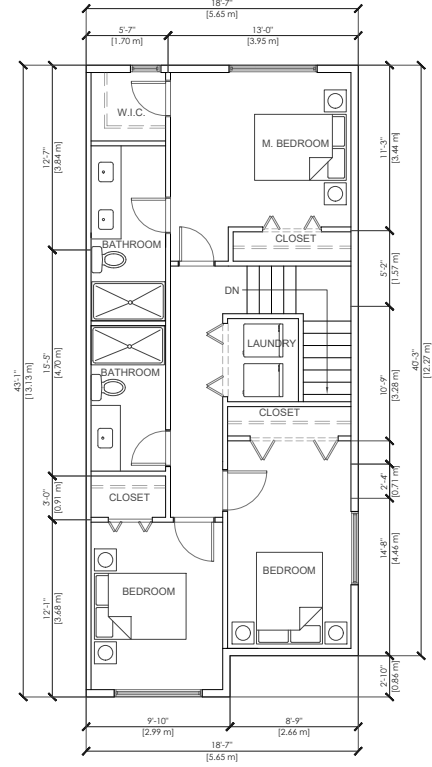
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1 BASEMENT PLAN
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2 MAIN FLOOR PLAN
Scale: 3/16"=1'-0"



3 SECOND FLOOR PLAN
Scale: 3/16"=1'-0"

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UNIT PLANS
TYPE C

U.P.4

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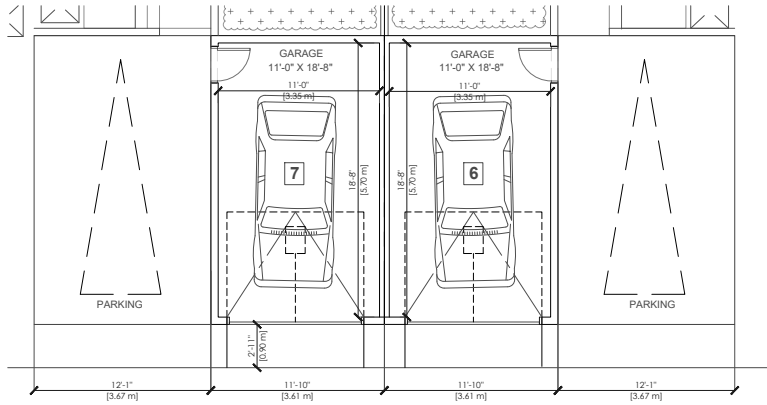
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SCALE: AS NOTED
PROJECT NO: 22-001

NO.	REV.	DESCRIPTION	DATE

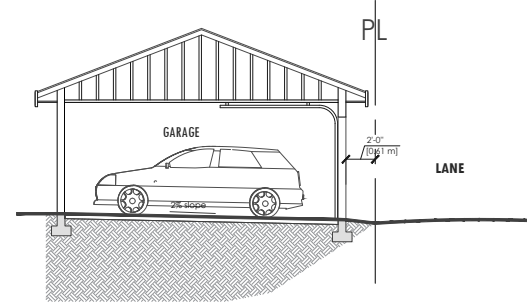
CLIENT:

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Surrey BC, V3X 1G1
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Ph: 604-503-4484

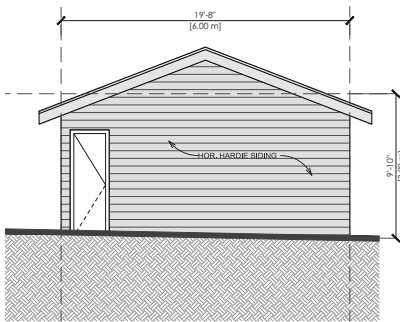




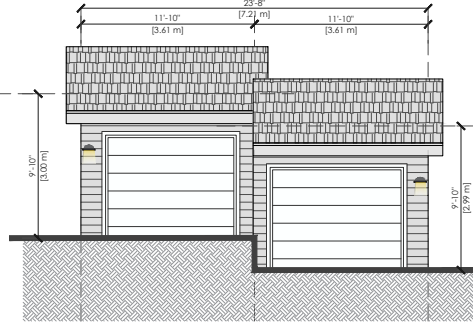
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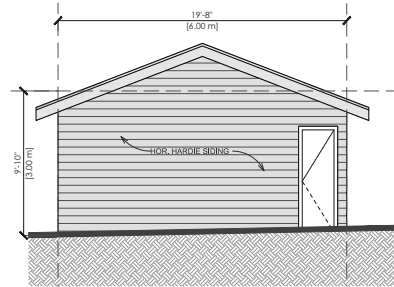
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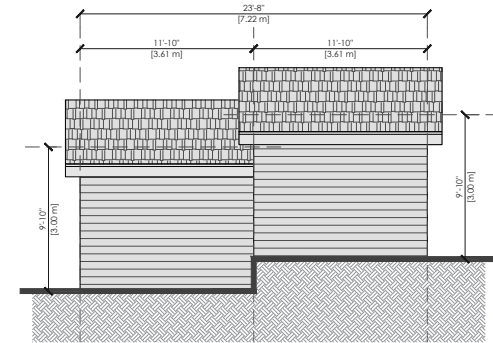
3 WEST ELEVATION
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4 SOUTH ELEVATION
Scale: 1/4"=1'-0"

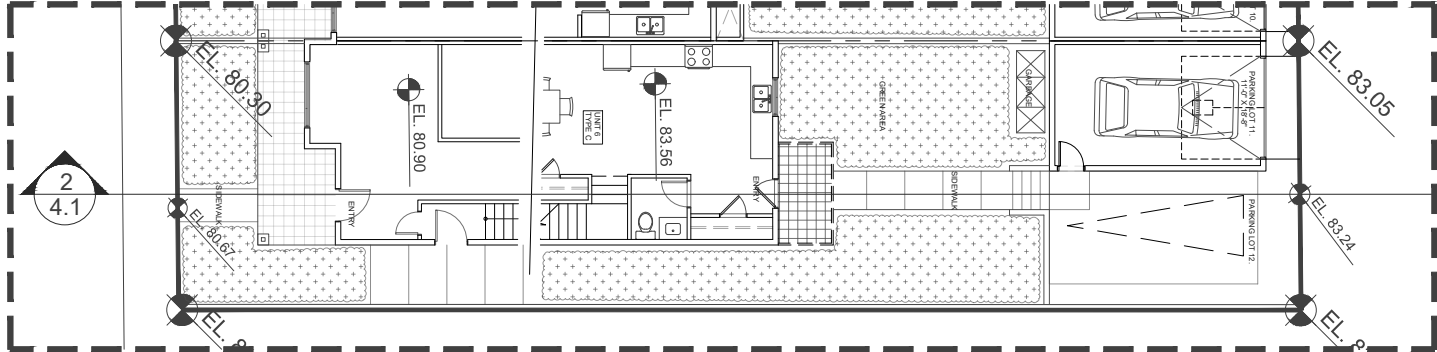


5 EAST ELEVATION
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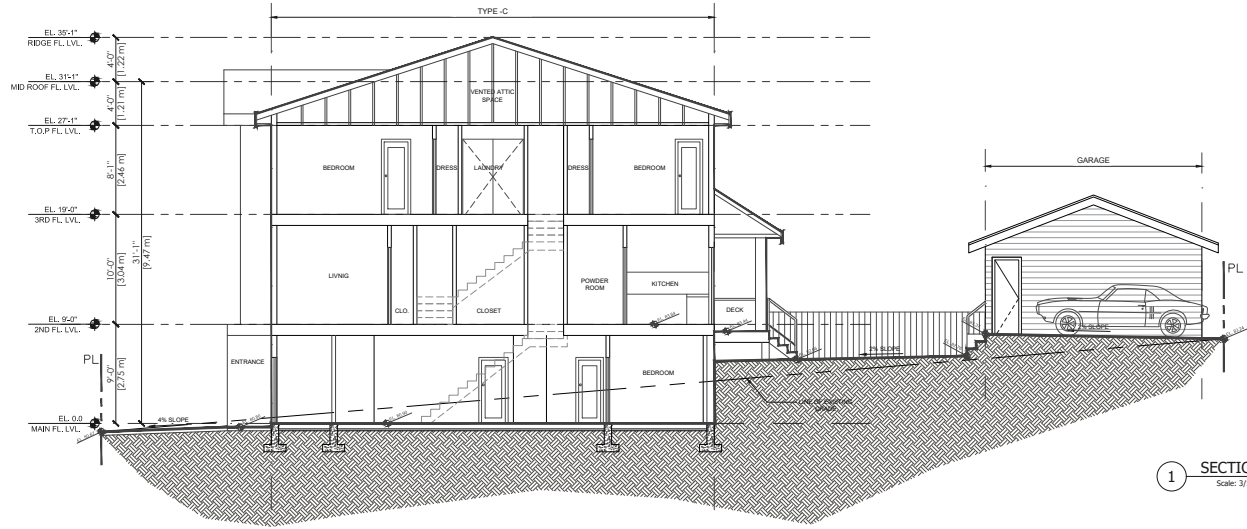


6 NORTH ELEVATION
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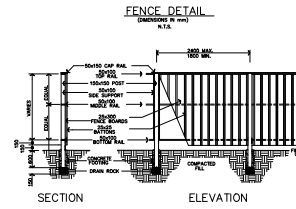
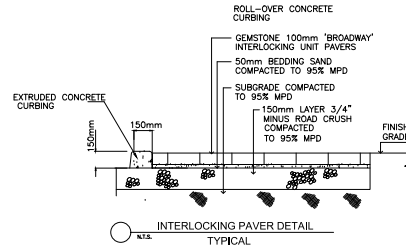
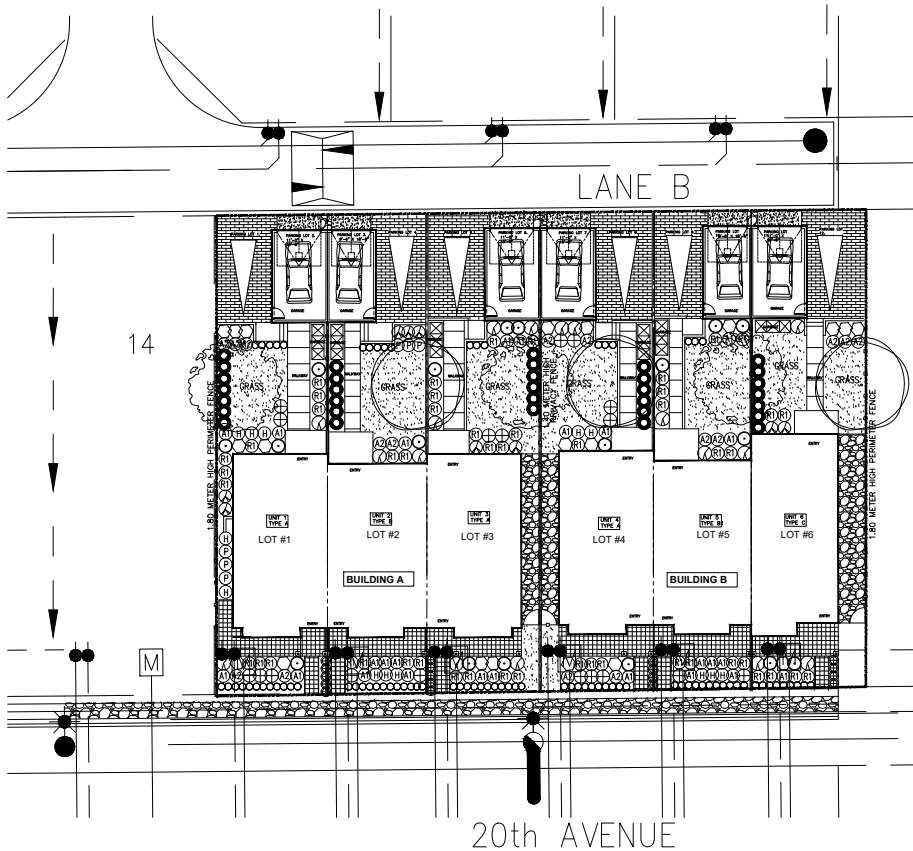


1 PLAN (TYPE - C)
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1 SECTION A
Scale: 3/16"=1'-0"

REV	DESCRIPTION	DATE



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "THE LANDSCAPE STANDARD" PLANT SIZE AND CONTAINER SIZE. THE NUMBER OF PLANTS PER CONTAINER SHALL BE AS SPECIFIED. ALL PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. FACE OF GRASS TO BE USED FOR MARKING AND FOR TRACKING "EXISTING" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO PROPOSED MATERIAL. HANDING SUBSTITUTIONS TO BE RECEIVED ALLOW A MINIMUM OF FIVE WORKING DAYS FROM THE DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE "LANDSCAPE ARCHITECT".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LOW BUSH: 400 mm
 - SHRUB COVER AREAS: 400 mm
 - SHRUB AREAS: 400 mm
 - TREE PITS: 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE "LANDSCAPE STANDARD". ALL MEDIA MUST EXCEED FOR MEDIA OVER 100mm. THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATION. PROTECTING AND BOUNDING OF GROWING MEDIUM COMPANIES SHALL BE DONE OFF-SITE. A RECORDED GROWING MEDIUM PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECORDED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE USE, SUBMITTALS FOR TESTING & REPRESENTATIVE SAMPLE TAKEN FROM THE SITE, THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOIL SHALL MEET THE REQUIREMENTS OF THE "LANDSCAPE STANDARD" FOR GROWING MEDIUM. SOILS SHALL BE IDEALLY FREE FROM SUBSOIL, ROOT ROT, BODILY PLANT PARTS, WEED OR INVASIVE PLANTS, OR OTHER PLANT PATHOGENS, ORGANIC TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARRI WELDS.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE "LANDSCAPE ARCHITECT".
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE, TRUCKS & A CLEAN AND PREDISPOSED CONDITION, FREE FROM ALL OBSTRUCTIONS.

- SMOOTH-FINISHED CONCRETE
- EXPOSED AGGREGATE CONCRETE
- CONCRETE PAVERS
- RIVER-WASHED ROCK

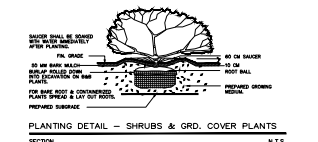
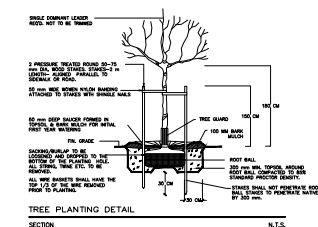
DATE	REVISIONS	NO.
	REVISIONS	

KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONGUILL COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT
MR. TARLOK SABLAK
c/o HUB ENGINEERING INC.
SUITE #212
12992 - 76 AVENUE
SURREY, B.C.
V3W 2V6
604-572-4328

TITLE
PLAN VIEW
LANDSCAPE PLAN PROPOSED
3 - PLEX DEVELOPMENT
16437 - 20 AVENUE
SURREY, B.C.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	18	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	18	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	13	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	20	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	84	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	18	#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	9	#2 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	40	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNIUM	SWARD FERN	3	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	13	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	17	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	32	1.50 METERS	70 CM. O.C.	



SCALE	1:150	DATE	SEP/22
DRAWN	DWD	DATE	
ENGR.	DWD	DATE	
APPROV.	AS BUILT	DATE	
PRINTED		JOB NO.	
		DRAWING NO.	L-1

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

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

DATE: **January 24, 2023** PROJECT FILE: **7816-0415-00**

RE: **Engineering Requirements
Location: 16437 20 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 12.5 m along 21 Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at intersection of 21 Avenue and 164A Street;
- Dedicate 5.1 m along 20 Avenue;
- Dedicate varying distances along 164A Street;
- Dedicate 3.0 m x 3.0 m corner cut at 164A Street and 20A Avenue;
- Dedicate 23.0 m along 20A Avenue;
- Dedicate 6.0 m along northern and southern lanes;
- Dedicate 1.0 m x 1.0 m corner cut at lane entrances; and
- Provide 0.5 m SRW along 21 Avenue, 20 Avenue, 164A Street, 20A Avenue, northern lane, and southern lane.

Works and Services

- Construct full width of 21 Avenue;
- Construct north side of 20 Avenue to unique Collector standard;
- Construct full width of 164A Street and 20A Avenue;
- Construct full width of northern and southern lane; and
- Construct storm, sanitary, and water mains along all road frontages and internal roads as required to service the proposed development, including service connections to all lots and road drainage.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

SY

NOTE: Detailed Land Development Engineering Review available on file



November 8, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0415 00

SUMMARY

The proposed 21 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:	8
Secondary Students:	5

September 2022 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	109 K + 675
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1541
Capacity (8-12):	1500

Projected population of school-age children for this development:	18
--	----

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.

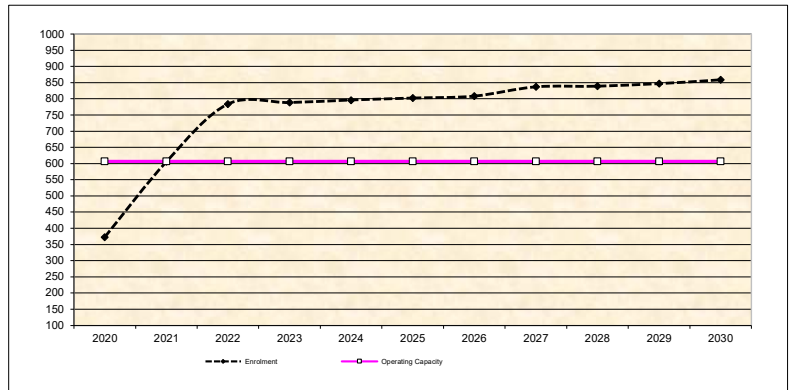
School Enrolment Projections and Planning Update:

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

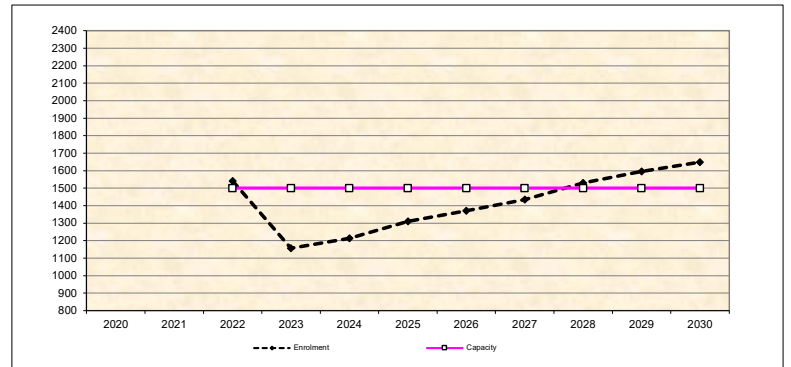
The new Edgewood Elementary opened January 2021. As of September 2022, the school has 7 portables on site. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

Edgewood Elementary



Grandview Heights Secondary



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

Tree Preservation Summary

Surrey Project No: 16-0415

Address: 16437 20 AVE, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	30
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 30 X two (2) = 60 	60
Replacement Trees Proposed	16
Replacement Trees in Deficit	44
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-

Off-Site Trees	Number of Trees
Protected Trees Identified	19
Protected Trees to be Removed	19
Protected Trees to be Retained	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 19 X one (1) = 19 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	19

Summary, report and plan prepared and submitted by:



January 24 2023

(Signature of Arborist)

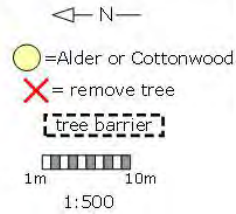
Date



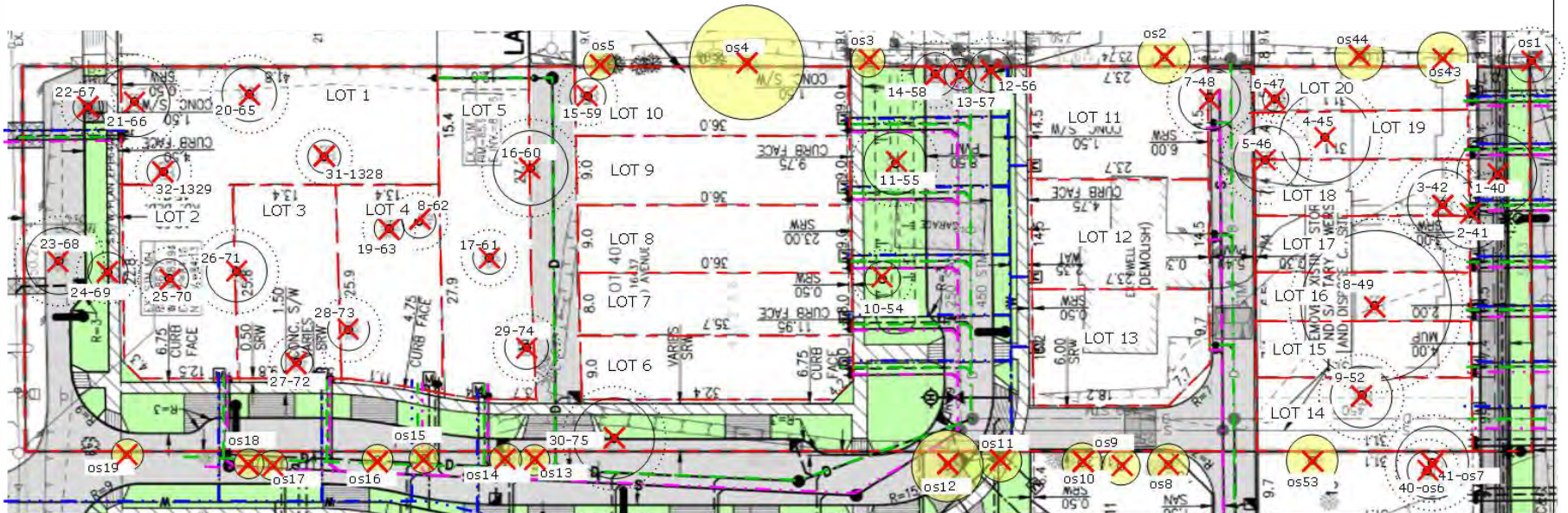
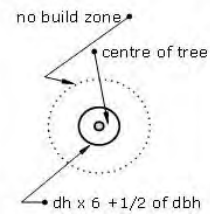
Tree Plan for Development at
16347 20 Avenue,
Surrey

Date: October 24, 2022

Legend



Legend





Tree Replacement Plan for
Development at 16347 20
Avenue,
Surrey

Date: October 24, 2022

Legend

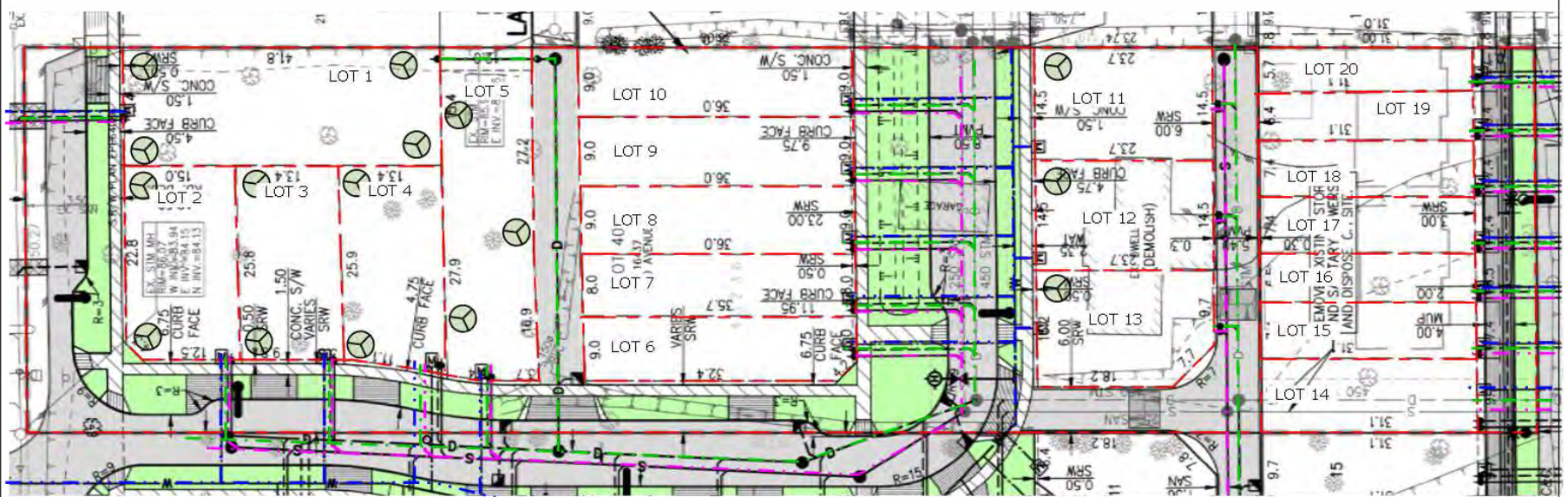
◀ N —

○ = existing tree

⊗ = replacement tree

1m [Scale Bar] 10m

1:500



BUILDING GUIDELINES SUMMARY

Surrey Project #: 7916-0154-00 & 7916-0415-00
 Project Location: 16421 & 16437 20 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

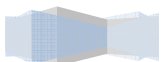
The area surrounding the subject property primarily has homes that are under construction. Seemingly the style of the homes being built currently in the area "traditional west coast" and "west coast modern" which range from 3000sf up to 4000 sf. There are a few existing homes that are one level bungalows.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built and under construction are of "traditional west coast" and "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

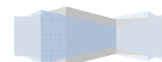
Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey,



Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

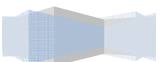
Compliance Deposit: **\$5,000** (to developer)

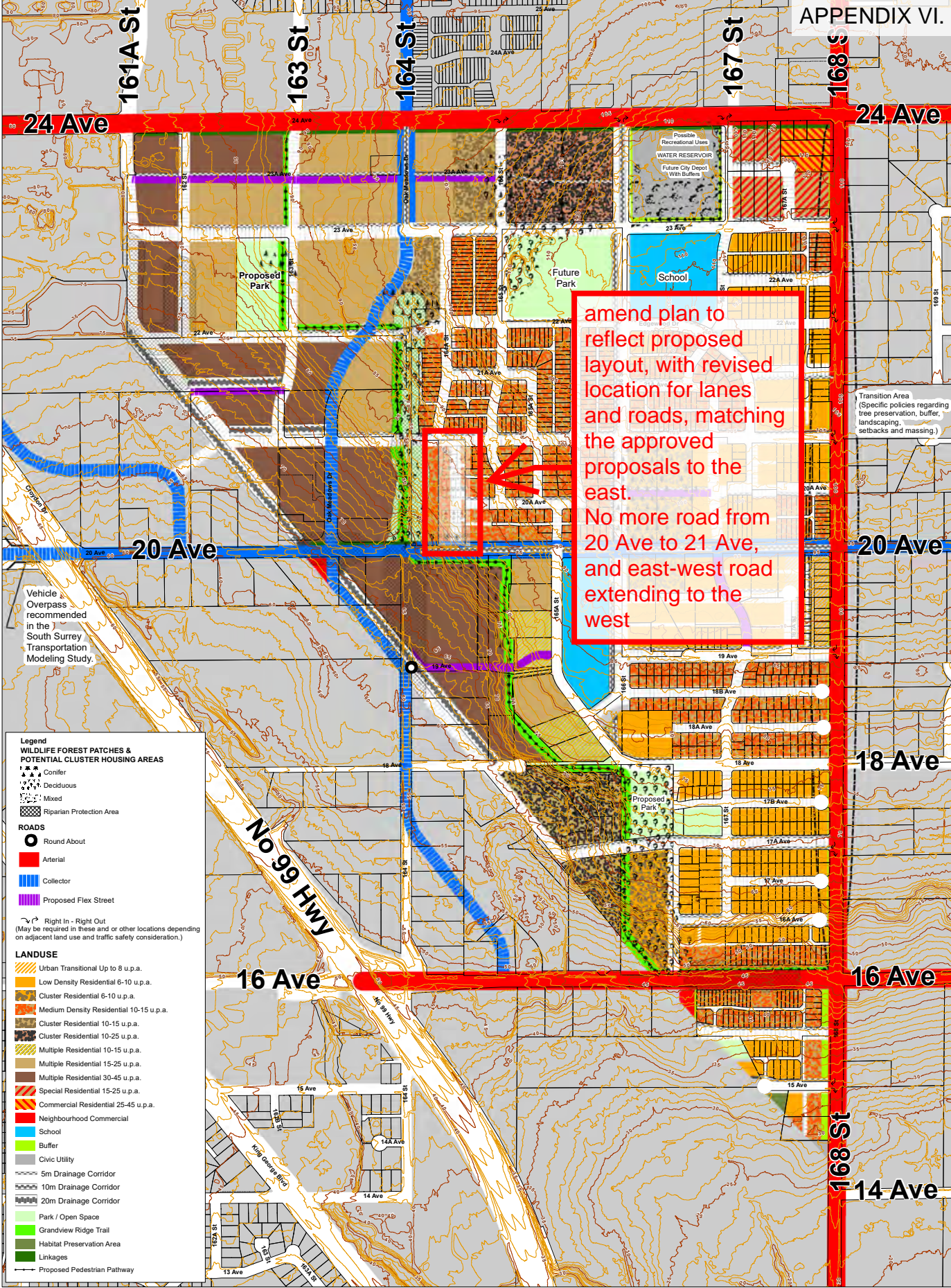
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 30, 2021

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: October 30, 2021





amend plan to reflect proposed layout, with revised location for lanes and roads, matching the approved proposals to the east.
 No more road from 20 Ave to 21 Ave, and east-west road extending to the west

- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
 - Deciduous
 - Mixed
 - Riparian Protection Area
- ROADS**
- Round About
 - Arterial
 - Collector
 - Proposed Flex Street
 - Right In - Right Out
(May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Cluster Residential 10-25 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Transition Area
 (Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 2 August 2022

0 75 150 300 450 600 Meters



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0415-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 006-719-261

Lot 40 Section 13 Township 1 New Westminster District Plan 43236

16437 20 Avenue

Parcel Identifier: 030-133-726

Lot 18 Section 13 Township 1 New Westminster District Plan EPP67538

16483 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 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:
-

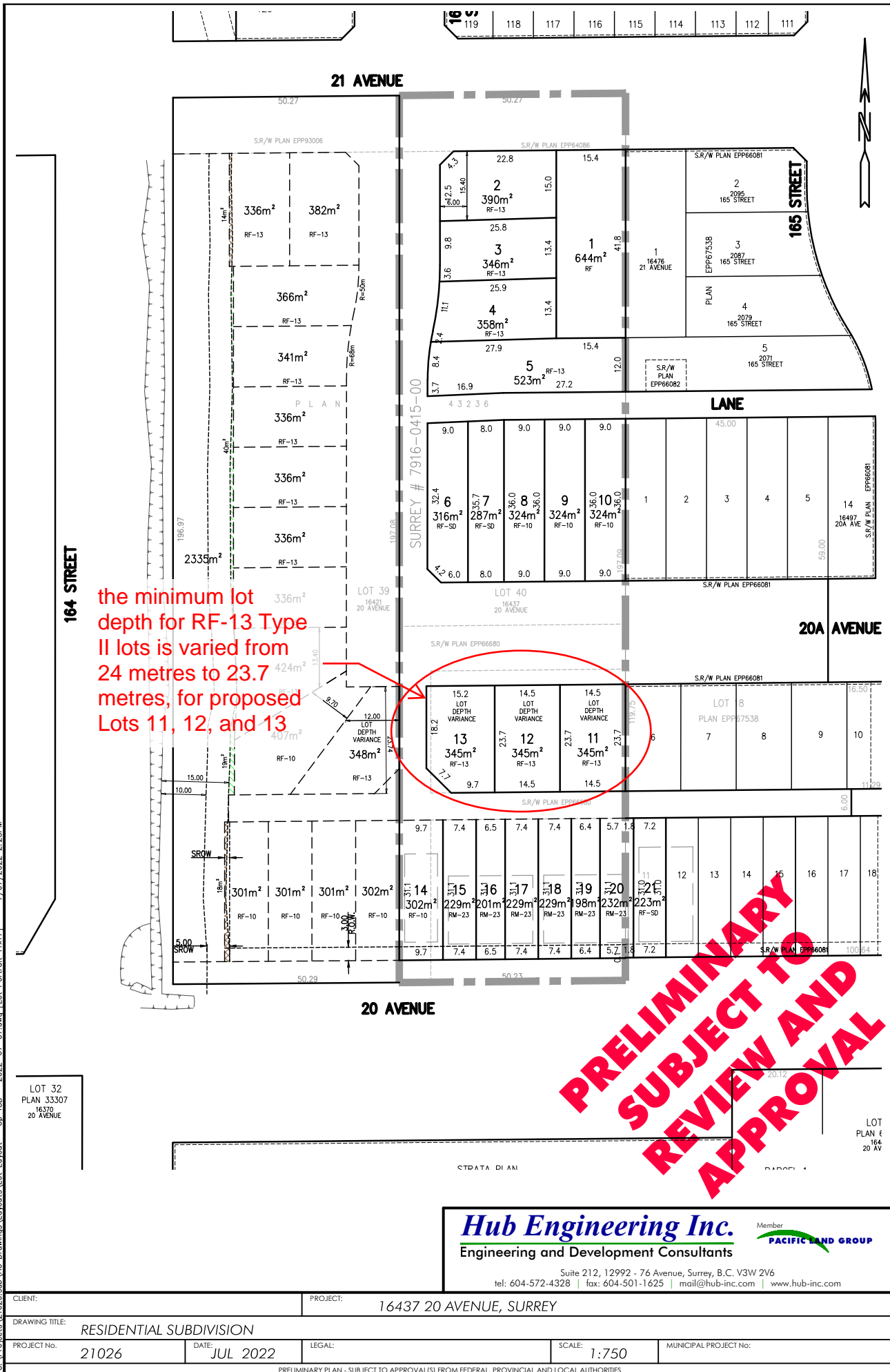
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection K. Subdivision, of Part 16B Single Family Residential (13) Zone, the minimum lot depth for Type II lots is varied from 24 metres to 23.7 metres, for proposed Lots 11, 12, and 13.
5. This development variance 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 Westminister 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

G:\Projects\21026.sab\AO Drawings\LAYOUTS\Lot Layout - Op 188 - 2022-07-07.dwg [Lot Portrait: 11x17] 7/07/2022 2:25PM



the minimum lot depth for RF-13 Type II lots is varied from 24 metres to 23.7 metres, for proposed Lots 11, 12, and 13

**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: 16437 20 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 21026	DATE: JUL 2022	LEGAL:	SCALE: 1:750
		MUNICIPAL PROJECT No:	