

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7916-0661-00

Planning Report Date: June 27, 2022

PROPOSAL:

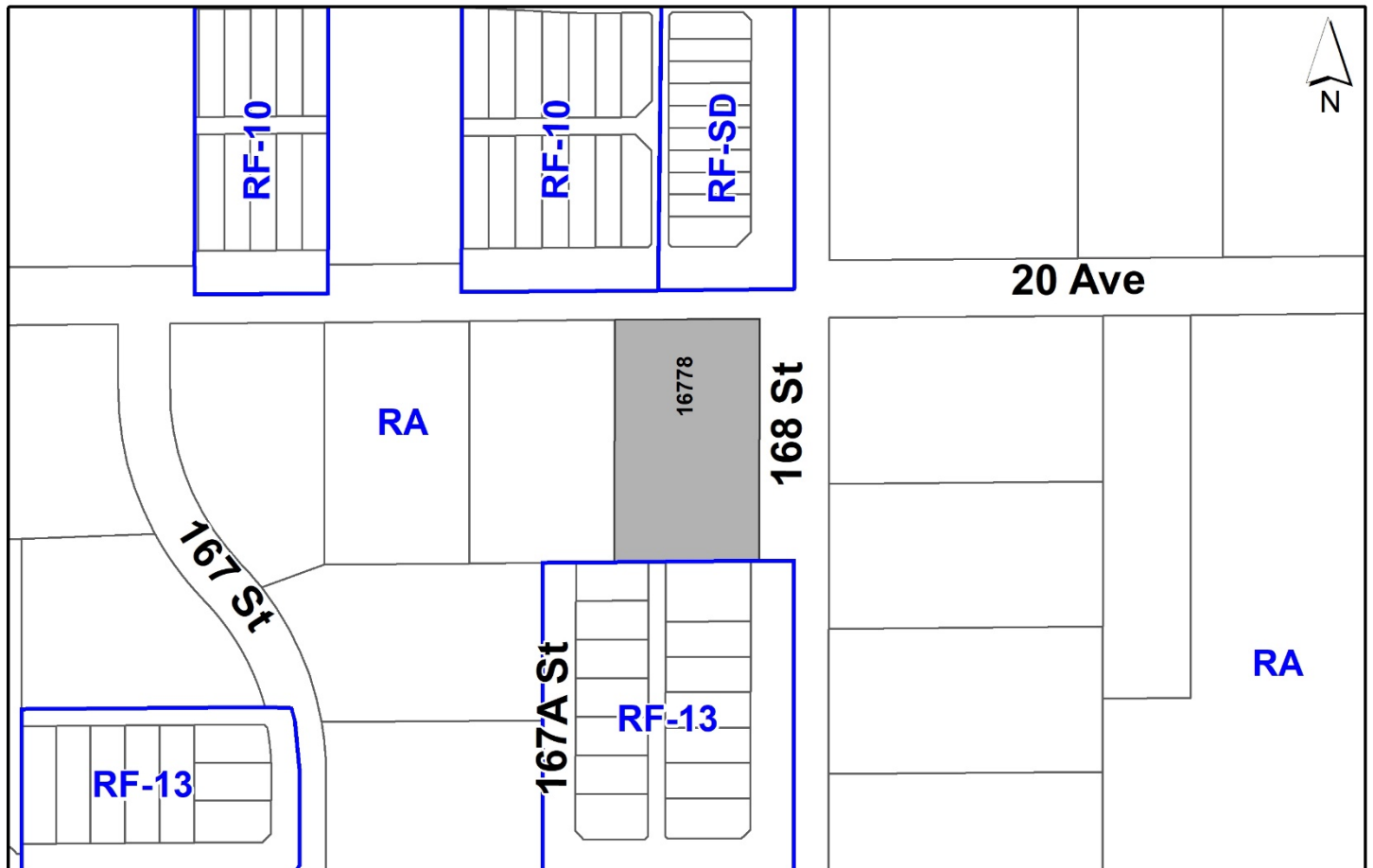
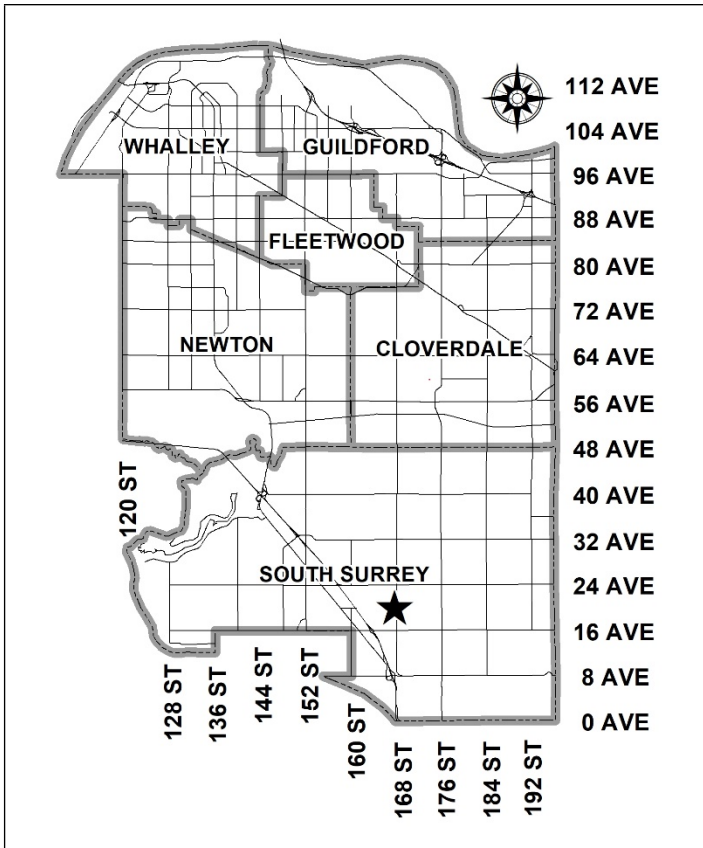
- **Development Variance Permit**
 to allow driveway access along the side lot line

LOCATION: 16778 - 20 Avenue

ZONING: RA (RF-13 Proposed)

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Transitional up to 8 u.p.a.,
 Buffer, and Drainage Corridor
 (10m)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the access requirements of the "Single Family Residential (13) Zone" to allow driveway access along the south lot line.

RATIONALE OF RECOMMENDATION

- Development Application No. 7916-0661-00 was granted Third Reading on July 09, 2018, at the Regular Council – Public Hearing meeting. The application was to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- At the time Council considered the application in 2018, driveway access from the side lot line in the RF-13 Zone was a permitted means of access.
- Corporate Report 2020-Ro66 amended the RF-13 Zone in May 2020, to prohibit driveway access from a side lot line as City was receiving applications proposing to amend the parking and access requirements of the zone, such as reducing the number of parking stalls, increasing the driveway width and altering the City's Engineering Design Criteria.
- The applicant will register a Section 219 Restrictive Covenant against the title of the subject lot, which will prevent buildings and structures from being constructed within 6 metres of the lane. This covenant will address issues that resulted in the prohibition of driveway access along the side lot line in the RF-13 Zone.
- The applicant has demonstrated that the required covenant and resulting garage location will not impact the lot's buildable area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0661-00 (Appendix I) to allow driveway access along the side lot line on lot 2, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Residential 6 – 10 u.p.a. and Buffer	RA
North (Across 20 Ave):	Vacant Single Family Small Lot – Under Development (7919-0139-00)	Medium Density Residential 10 - 15 u.p.a.	RF-10 & RF-SD
East (Across 168 St):	Single Family Residential	Neighbourhood Commercial (Darts Hill NCP)	RA
South:	Vacant Single Family Small Lot – Under Development (7917-0563-00)	Urban Transitional up to 8 u.p.a., Buffer, and Drainage Corridor	R-13
West:	Single Family Residential (under application 7920-0227-00)	Urban Transitional up to 8 u.p.a.	RA

Context & Background

- The subject site is located at 16778 – 20 Avenue at the southwest corner of the intersection of 20 Avenue and 168 Street. The site is designated "Urban" in the Official Community Plan (OCP), "Urban Transitional up to 8 u.p.a." and "Drainage Corridor (10 m)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".
- At the July 9, 2018 Regular Council – Public Hearing Meeting, Council granted Third Reading to Development Application No. 7916-0661-00, which proposed to rezone the site to the "Single Family Residential (13) Zone (RF-13)" and subdivide the site into seven (7) single family small lots. The project has not yet received Final Adoption.

- In the applicant's subdivision layout, proposed lot 2 is located at the intersection of 20 Avenue and 168 Street. The proposed rear lane network runs parallel to 168 Street and terminates perpendicularly at the southwest corner of lot 2. The 168 Street frontage of lot 2 will feature a landscape buffer and the Coast Meridian Greenway. The 20 Avenue flanking side yard features a drainage swale. Given the infrastructure proposed along the front and street flanking yards, driveway access can only be accommodated via the rear lane network.
- The proposed driveway location was compliant with the Zoning Bylaw when the application was considered by Council and granted Third Reading.
- On May 4, 2020, subsequent to Development Application 7916-0661-00 being granted Third Reading, the RF-13 Zone was amended through Corporate Report 2020-Ro66 to prohibit driveway access along the side yard. As a result, the proposed driveway location for lot 2 no longer complies with the access requirements of the proposed zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a development variance permit to allow driveway access along the side lot line of lot 2 to support the subdivision layout proposed by the applicant prior to the May 2020 amendment to the RF-13 Zone.

Referrals

Engineering: The Engineering Department has no objection to the project.

By-law Variance and Justification

- The applicant is requesting the following variance:
 - Variance to the RF-13 Zone to allow driveway access along the side lot line for proposed lot 2.
- Corporate Report 2020-Ro66 was a Zoning Bylaw housekeeping amendment that made several changes to the Zoning Bylaw, including changes to the access requirements of the RF-13 Zone. The Corporate Report details that the minimum side yard setbacks of a garage in the RF-13 Zone can allow very short driveways when accessed from the side yard. These driveways do not have adequate depth to accommodate a parking stall, which is necessary for the lot to accommodate the three parking stalls required for a single family dwelling. The City was getting frequent requests for Development Variance Permits on lots designed to accommodate driveways along the side lot line as a result of the zone's setbacks. Variances that were requested include reductions to the minimum number of parking stalls required for a single family dwelling and increasing the maximum width of a driveway to more than 6 metres. In addition to the Zoning Bylaw, the City's Engineering Design Criteria were also the subject of variance requests.

- To solve the issues that arose from gaining access from the side lot line, the Corporate Report proposed the elimination of driveway access along the side lot line in the RF-13 Zone. The changes were adopted on May 4, 2020.
- To address the issues that arise from accommodating driveway access on the side lot line, the applicant will be required to register a Section 219 Restrictive Covenant against the title of the future property, which will stipulate that buildings and structures cannot be sited within 6 metres of the lane. This covenant will allow the site to provide a minimum of 3 on-site parking stalls as per the requirements of the zone.
- The proposed no-build area adjacent to the lane has been evaluated by Tynan Consulting Ltd., who has prepared the building scheme for the subdivision. It was indicated that the no-build area should not result in any reductions to the buildable area of the lot.
- Staff support the requested variance to proceed for consideration given that Development Application No. 7916-0661-00 was granted 3rd Reading prior to the zoning amendment that prohibited driveway access along the side lot line in the RF-13 Zone. The applicant will be able to successfully address the concerns that ultimately resulted in that zoning amendment and the required garage location will not result in any reduction to the total buildable area of the future lot.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7916-0661-00
Appendix II. Initial Planning Report No. 7916-0661-00, dated June 25, 2018

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

BD/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0661-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-577-713
 Lot 38 Section 13 Township 1 New Westminster District Plan 57371

16778 – 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:

Subsection H.2(b), Off-Street Parking and Loading/Unloading, of Part 16B, "Single Family Residential (13) Zone", is varied to allow driveway access along the side lot line on lot 2.

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.
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 – Doug McCallum

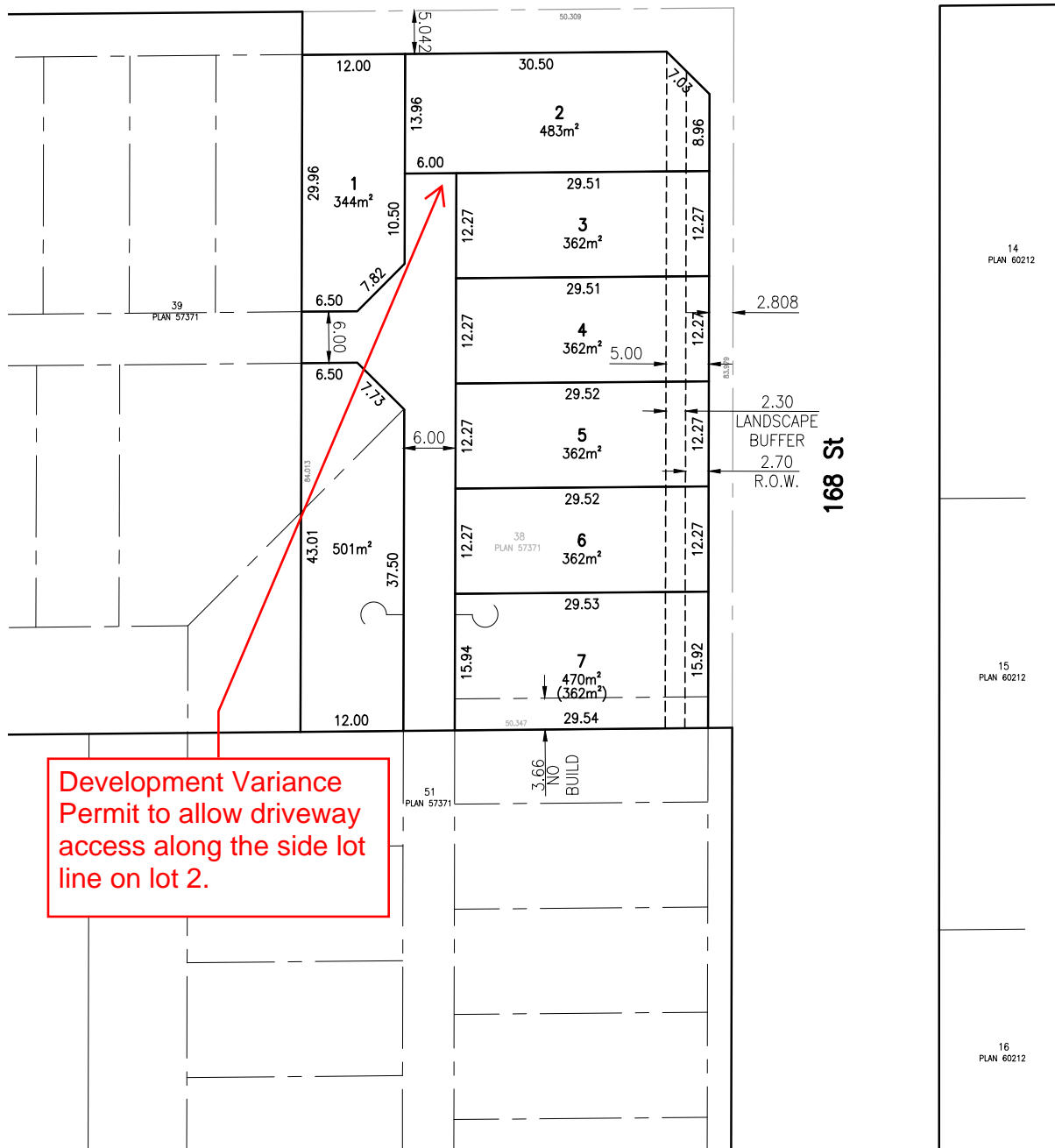
City Clerk – Jennifer Ficocelli



24
PLAN 34842

23
PLAN 34842

20 Ave



Development Variance Permit to allow driveway access along the side lot line on lot 2.

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: 16778 20 AVENUE		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16067	DATE: JUN 2022	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0661-00

Planning Report Date: June 25, 2018

PROPOSAL:

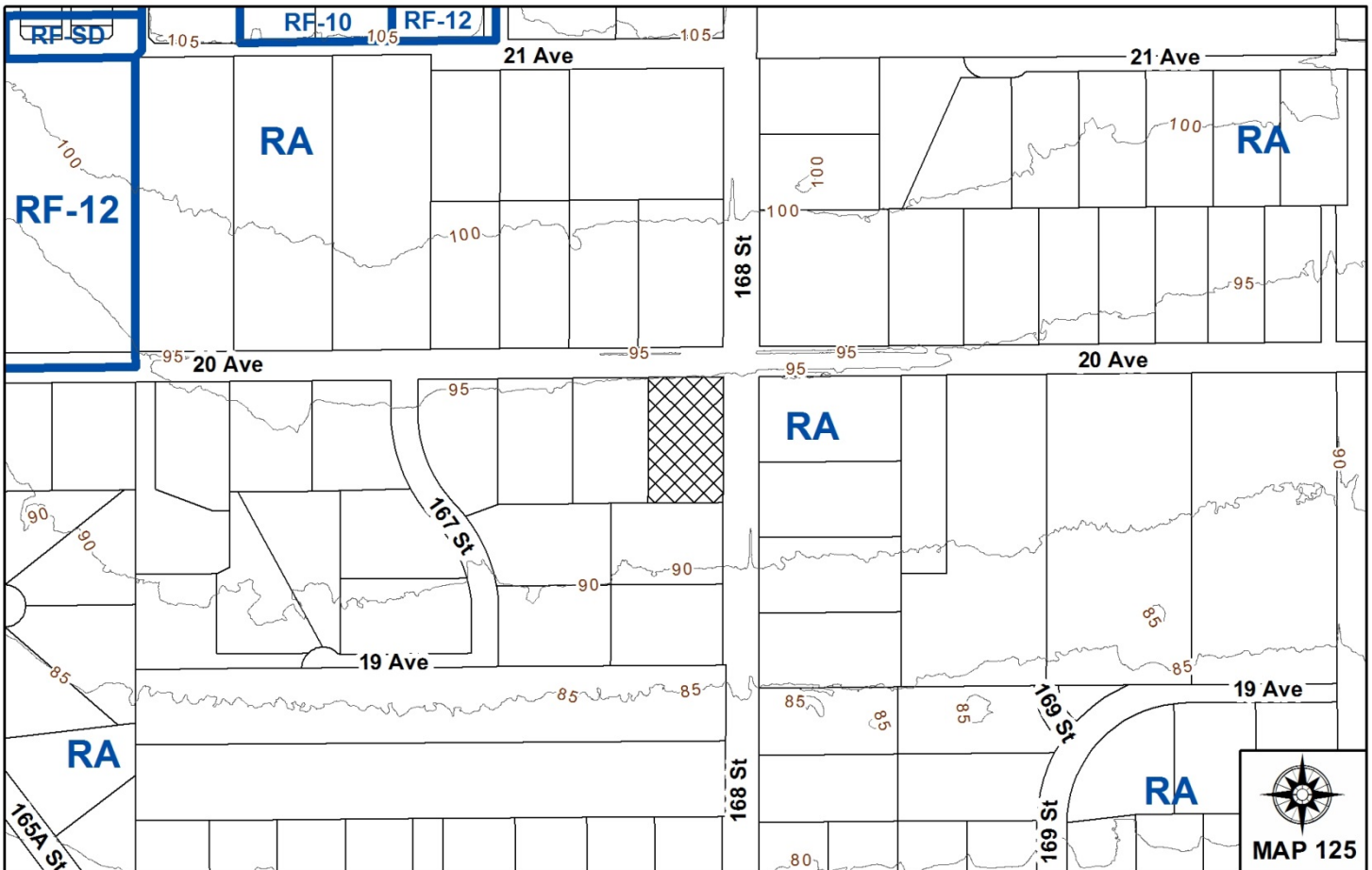
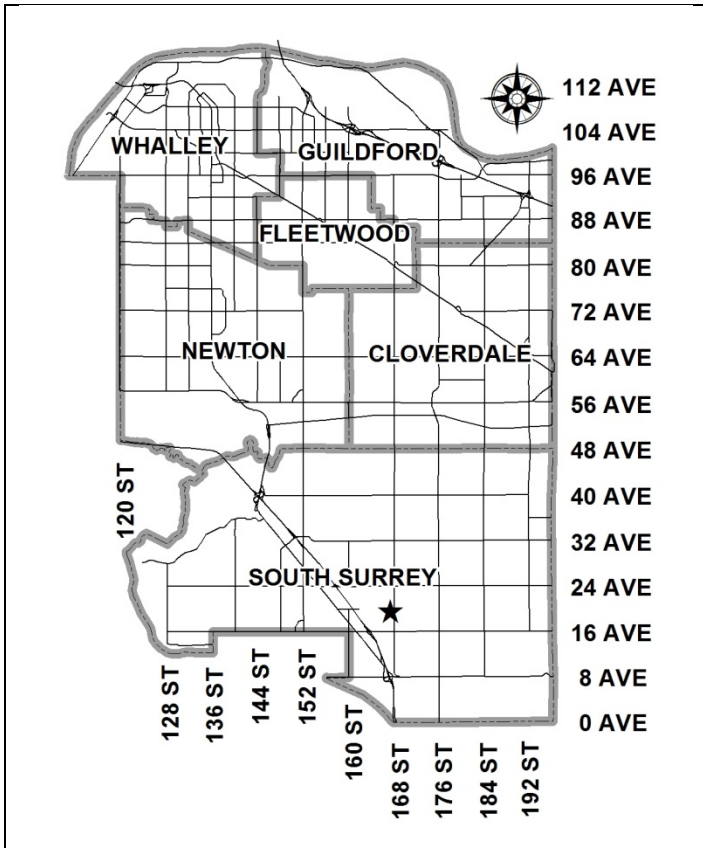
- **Rezoning** from RA to RF-13 to allow subdivision into seven (7) single family lots.

LOCATION: 16778 - 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Transitional up to 8 u.p.a., Buffer, and Drainage Corridor (10m)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation and with the Sunnyside Heights Neighbourhood Concept Plan (NCP) designation for the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department for the landscape buffer requirement along 168 Street;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 2 to 7 for increased setbacks from 168 Street, and installation and maintenance of a landscape buffer;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 1 to facilitate future consolidation and development with the adjacent property to the west (16756 – 20 Avenue);
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 7 to facilitate future consolidation and development with the adjacent property to the south (1945 – 168 Street); and
 - (j) registration of a Statutory Right-of-Way over a portion of Lot 7 to facilitate temporary access to the site and for the provision of services.

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:

4 students at Pacific Heights Elementary School
 2 students at Earl Marriott Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Parks recommends that the applicant ensure CPTED principles such as unit orientation, clear site lines, active rooms and windows facing the greenway are applied.

Parks requests that the applicant ensure that units adjacent to the public space have low, permeable fencing on the private property line, not higher than 1.2 m and that landscape materials at mature growth not exceed this height to protect sight lines over time

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 20 Avenue):	Single Family Residential (Development application No. 7917-0271-00 proposes rezoning to RF-10 and RF-13 to allow subdivision into 10 lots. This Application has Conditional Approval).	Low Density Residential 6 – 10 u.p.a. and Buffer	RA
East (Across 168 Street):	Single Family Residential	Suburban Residential 1 to 2 u.p.a. (Grandview Heights General Land Use Plan)	RA
South:	Single Family Residential (Development application No. 7917-0563-00 proposes rezoning to RF-13 to allow subdivision into 14 lots. This Application has Conditional Approval).	Urban Transitional up to 8 u.p.a., Buffer, and Drainage Corridor	RA
West:	Single Family Residential	Urban Transitional up to 8 u.p.a.	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located at the southwest corner of 20 Avenue and 168 Street, is designated Urban in the Official Community Plan (OCP) and Urban Transitional up to 8 u.p.a., Buffer, and Drainage Corridor (10m) in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject site is approximately 0.42 hectares (1.04 acres) in size and is zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling on the site that will be demolished to accommodate the proposed development.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to facilitate subdivision into seven (7) lots.
- The proposed lots will range in size from 362 square metres (3,897 sq. ft.) to 846 square metres (9,106 sq. ft.), with two oversized lots (Lot 1 and Lot 7). Lot 1 is a hooked lot with portions located north and south of the east-west lane. The hooked area to the south of the lane has the potential to subdivide further with lands to the west (16756 - 20 Avenue), while Lot 7 has the potential to subdivide further with lands to the south (1945 - 168 Street). A "no build" Section 219 Covenant will be registered on each lot to facilitate future consolidation and development with the adjacent lands.
- The proposed subdivision has a net density of 21.8 units per hectare (u.p.h.) or 8.7 units per acre (u.p.a.) and a gross density of 16.6 u.p.h. or 6.7 u.p.a., which is consistent with the Urban Transitional up to 8 u.p.a. designation in the Sunnyside Heights NCP. This designation allows up to 8 dwelling units per acre on a gross density basis.
- The intent of the "Urban Transitional up to 8 u.p.a." designation is to provide a transition to the larger suburban lots on the east side of 168 Street and requires a 10 metre front yard setback that consists of 5 metres (16 ft.) for the Coast Meridian Greenway (multi-use pathway) and a landscape buffer, and a 5 metre (16 ft.) building setback from the edge of the landscape buffer. The multi-use pathway will be secured through a Statutory Right-of-Way and the landscape buffer through a Restrictive Covenant. A maximum 1.2 metre (4 ft.) high fence will be required along the western edge of the landscape buffer.

Lot Grading and Building Scheme

- The applicant has retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings has proposed a set of building design guidelines. A summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.

- The applicant proposes in-ground basements on all lots. 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.

PRE-NOTIFICATION

- A development proposal sign was installed on April 11, 2018 and pre-notification letters were mailed on March 26, 2018 to the surrounding property owners within 100 metres (300 ft.) of the subject property. No comments have been received to date from area residents. One letter was received from the Little Campbell Watershed Society with the following comment:

- All new high-density housing built east of the Highway 99 Corridor in the 15 to 24 Avenue area be provided enough parkland for neighbourhood parks, thus relieving future pressure on the Fergus Biodiversity Preserve.

(The City recently acquired approximately 0.5 hectares (1.2 acres) of NCP designated park located between 17A and 17B Avenues, west of 167 Street through Development Application No. 7915-0443-00. Another approximately 1.2 hectares (3 acres) of NCP designated parkland between 17A Avenue and 18 Avenue is anticipated to be acquired to the west of this park site through Development Application No. 7917-0506-00, which is currently pre-Council.

The subject site is not designated for park; however, approval of the development application is subject to payment of a 5% cash-in-lieu parkland contribution and the NCP amenity contributions on a per unit basis in keeping with the Sunnyside Heights NCP.)

- Although it appears that all trees on or beside this site were planted horticulturally, given their maturity and contribution to habitat, it would be good if there could be some retention.

(A tree survey and arborist report were submitted to the City indicating that there are 26 bylaw protected trees on the site, one (1) of which is proposed for retention. The applicant is proposing to plant 20 replacement trees).

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			

Tree Species	Existing	Remove	Retain
Birch	3	3	0
Beech	2	2	0
Cherry	1	1	0
Honey locust	1	1	0
Horse chestnut	1	1	0
Maple, Norway	2	1	1
Maple, Red	2	2	0
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Western Red	12	12	0
Total (excluding Alder and Cottonwood Trees)	25	24	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$11,600	

- The Arborist Assessment states that there are a total of 25 protected trees on the site, excluding Alder and Cottonwood trees. There is 1 existing Alder tree on the site. It was determined that one (1) tree 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 a 1 to 1 replacement ration for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a total of 49 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of four (4) trees per lot), the deficit of 29 replacement trees will require a cash-in-lieu payment of \$11,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of one (1) tree is proposed to be retained or replaced on the site with a contribution of \$11,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 28, 2016. 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	<ul style="list-style-type: none"> • The subject site is located at the southwest corner of 168 Street and 20 Avenue in the Sunnyside Heights Neighbourhood Concept Plan

Sustainability Criteria	Sustainable Development Features Summary
(A1-A2)	(NCP) area. <ul style="list-style-type: none"> • The site is designated Urban in the Official Community Plan (OCP) and Urban Transitional up to 8 u.p.a. in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 21.8 units per hectare (u.p.h.) or 8.7 units per acre (u.p.a.) and gross density of 16.6 u.p.h. or 6.7 u.p.a.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent soils equal or greater than 300 mm in depth ○ Roof downspout disconnection ○ On-lot infiltration trenches or sub-surface chambers ○ Vegetated swales/rain gardens/bio-swales ○ Dry swales ○ Sediment control devices
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site design incorporates the "eyes on the street" Crime Prevention Through Environmental Design "CPTED" principle.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) 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

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

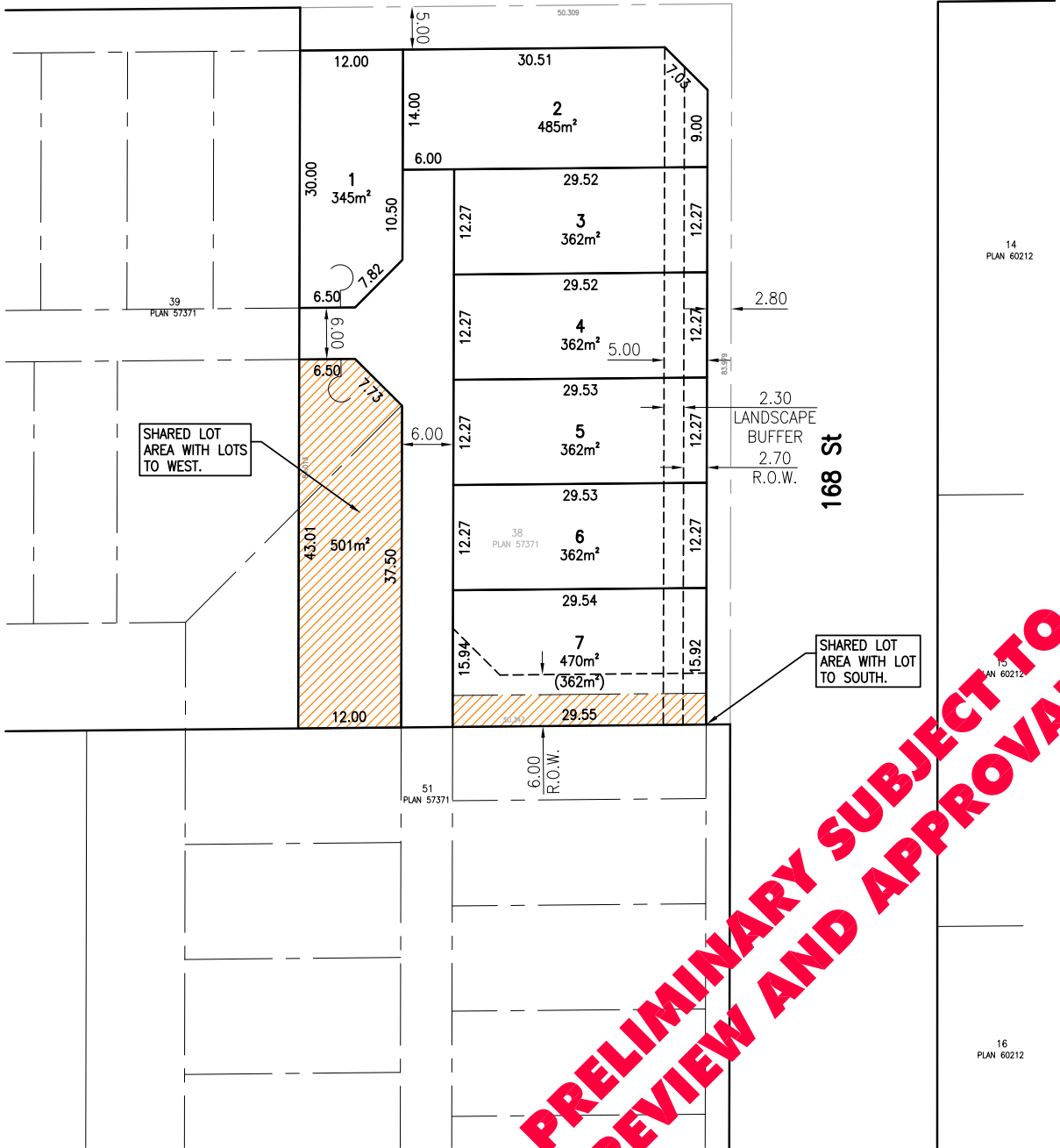
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.04 acres
Hectares	0.42 ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	12m to 15.92m
Range of lot areas (square metres)	362m ² to 846m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.6 Lots/ha or 6.7 Lots/acres
Lots/Hectare & Lots/Acre (Net)	21.8 Lots/ha or 8.7 Lots/acres
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	0m ²
% of Gross Site	0%
	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	NO

24
PLAN 34842

23
PLAN 34842



20 Ave



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: 16778 20 AVENUE		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16067	DATE: MAY 2018	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 19, 2018** PROJECT FILE: **7816-0661-00**

RE: **Engineering Requirements
Location: 16778 - 20 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

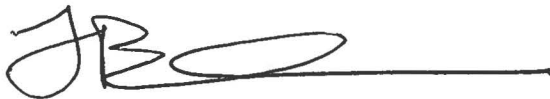
Property and Right-of-Way Requirements

- Dedicate 5.042 m along 20 Avenue towards 30.2 m Collector Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at the intersection of 168 Street and 20 Avenue.
- Register 0.5 m statutory right-of-way along 20 Avenue.
- Dedicate 2.808 m along 168 Street towards Arterial Road allowance, ultimate 15.0 m road allowance from centerline.
- Register 2.7 m SRW along 168 Street for multi-use-path (MUP).
- Dedicate 6.0 m for a North/South Lane allowance and register SRW to provide access to the lane until future connection to the South.
- Register temporary 5.5 m x 5.5 m corner cut SRW on Lot 7.

Works and Services

- Construct the south side of 20 Avenue to modified Collector Road standard.
- Construct 4.0 m wide MUP on west side of 168 Street.
- Ensure 168 Street property line is graded to +/- 300 mm of centerline road elevation.
- Construct Lane to City standard.
- Construct water, sanitary, and drainage mains to service the development.
- Register restrictive covenant documents including on-site mitigation according to Sunnyside Heights Neighborhood Concept Plan.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning May 30, 2018

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.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

And the purchase of a new elementary school site located on 20th Ave.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0661 00

SUMMARY

The proposed 7 Single family with suites are estimated to have th on the following schools:

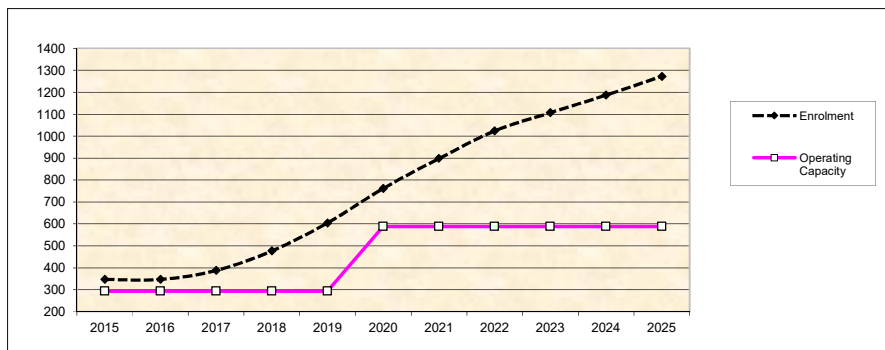
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

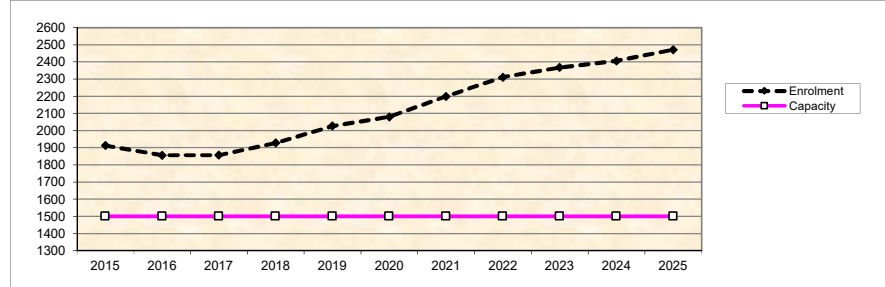
September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

Pacific Heights Elementary



Earl Marriott Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0661-00
Project Location: 16778 - 20 Avenue., Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old rural / suburban RA zone development area which is now the subject of dozens of compact/urban lot applications that will completely transform the character of the area. This area is therefore in rapid transition from old suburban to modern compact/urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced entirely by a new modern urban character.

Homes in the immediate area include two 40-50 year old 3000 sq.ft. Basement Entry homes with high scale box-like massing characteristics (including the subject site home to be demolished), four 45 - 55 year old 2000 - 2400 sq.ft. Bungalows, a 50-60 year old 1800 sq.ft. Bungalow in tear-down condition, a 40 - 50 year old 900 sq.ft. agricultural structure with Gambrel roof, a 35 year old 3500+ sq.ft. Tudor style Two-Storey, a 40-50 year old Colonial style Two-Storey, and a 40 year old 3500+ sq.ft. Rural Heritage Two-Storey with five street facing dormers and a Gambrel roof.

None of the homes above are objectionable, but none can be considered context homes. Many are at or near the end of their service life and are likely to be replaced in the foreseeable future. Context for the subject site therefore, should be derived from the building scheme regulations of dozens of new applications in the area, most of which are designed to accommodate post year 2016 compact/urban lot homes. The style range anticipated in these guidelines includes the now common "Neo-Traditional" and "Neo-Heritage" homes constructed throughout Surrey over the past 20 years, and also compatible forms of "West Coast Contemporary" designs, which will define this area well into the future. This style range will result in more variety than is found in many compact/urban subdivisions constructed in the past 20 years, a result of greater variation in roof slopes and a greater variety roof types, and wall and cladding materials. Given the location within Surrey, standards have been established at a high level (for example, vinyl siding is not permitted). It is likely that more than 95 percent of these homes will be Two-Storey type of a 2300 sq.ft. size if zoned RF-10 or of a 3600 sq.ft. size if zoned RF.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 compact modern urban development. Therefore existing homes will not be emulated. Rather, a new modern urban character is proposed. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2016 compact/urban zone developments in South Surrey, especially those within several blocks surrounding the subject site.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact/urban lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible hybrid styles. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Most surrounding homes are either Two-Storey, Basement Entry, or Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. 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 compact/urban 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 :** Building schemes in most new applications in this area have a maximum front entrance height of 1 ½ storeys for RF homes and have a one storey maximum height for RF-10 zone homes.
- 6) **Exterior Wall Cladding :** Building schemes for all new applications prohibit the use of vinyl siding. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Existing homes have either cedar shingle or shake profile asphalt shingle, or tar and gravel roof surfaces. However, the building schemes for surrounding developments permit only shake profile asphalt shingles, environmentally sustainable roof products in a shake profile, membrane roofs where required by BC building code, and metal for feature areas only.
- 8) **Roof Slope :** Roof slopes range from 4:12 to 12:12 on existing homes.

Streetscape: The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old 1400 - 4000 sq.ft. Bungalows, Basement Entry, or Two-Storey type dwellings situated on large lots. The future streetscape implied by new surrounding developments will result in modern compact/urban "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible style homes with desirable mid-scale massing characteristics and high quality finishing materials situated on lots that are mostly 9m to 15m in width that are landscaped to a high modern urban standard.

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", "West Coast Contemporary", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2015'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 a maximum of 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed compact/urban type homes at the subject site because the existing homes are large, wide Two-Storeys or Bungalows, or box-like Basement Entry homes situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in compact/urban lot developments constructed in South Surrey subsequent to the year 2015.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"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 are permitted only if accompanied by substantial neutral colour elements as approved by the design consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to

allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code. Feature metal roofs permitted if approved by the consultant.

In-ground basements:

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

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 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:

Modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs on *lots 1, 3, 4, 5, 6, 7, and a minimum of 28 shrubs on corner lot 2.* Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete permitted only where the driveway directly access a rear lane. Asphalt, and gravel not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: *May 28, 2018*

Reviewed and Approved by:  Date: *May 28, 2018*

Tree Preservation Summary

Surrey Project No: 16-0661-00


Address: 16778 - 20 Avenue

Registered Arborist: Vanessa Melney

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)	26
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = <u>48</u>	49
Replacement Trees Proposed	20
Replacement Trees in Deficit	29
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	9
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	18
Replacement Trees Proposed	0
Replacement Trees in Deficit	18

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

Signature of Arborist: 	Date: June 20, 2018
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MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

16778 20 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY30/18	MK	KEY PLAN
2	JUN20/18	MK	GRADING PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

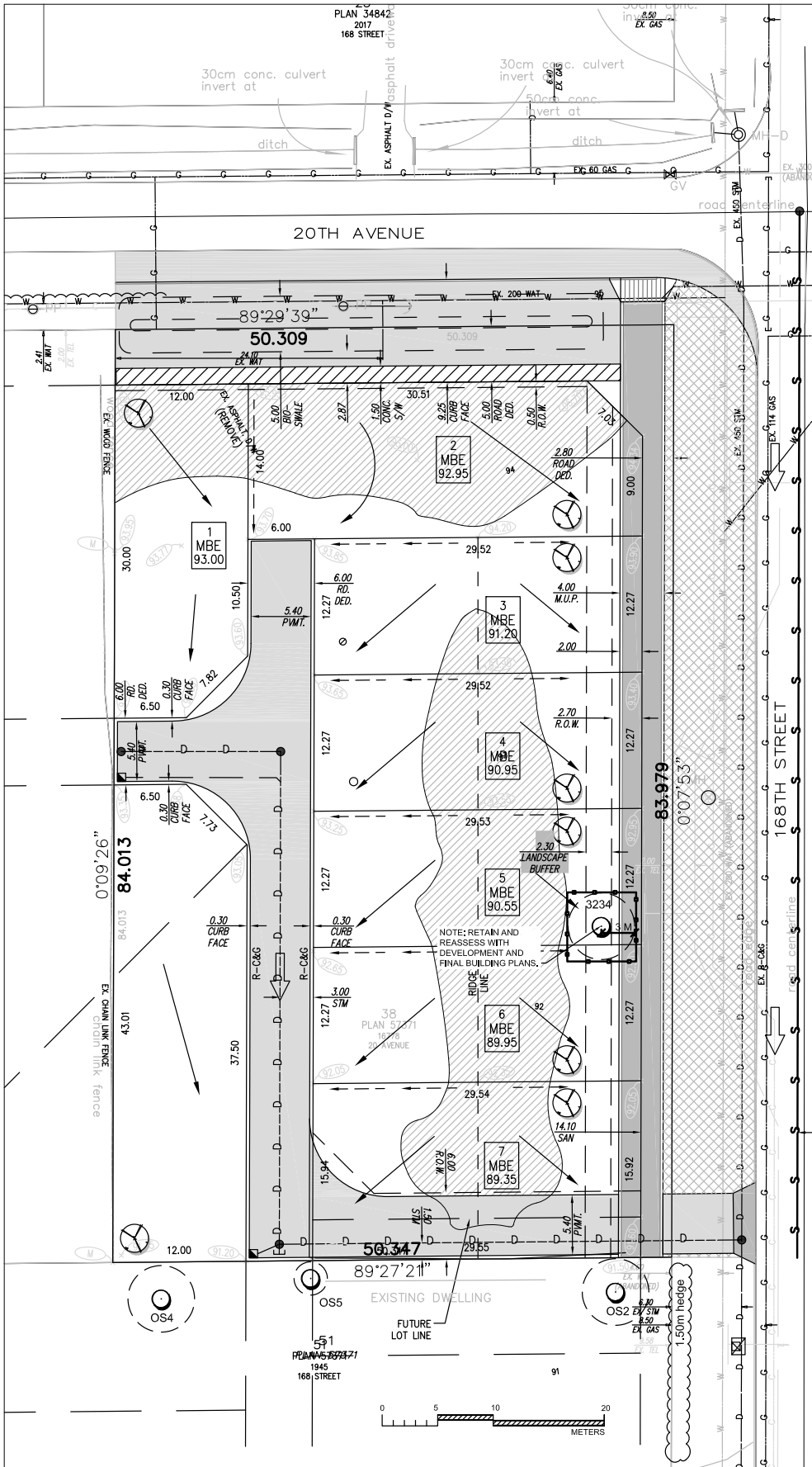
AS SHOWN

DATE

OCTOBER 26, 2016

T-2

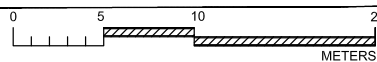
SHEET 2 OF 3



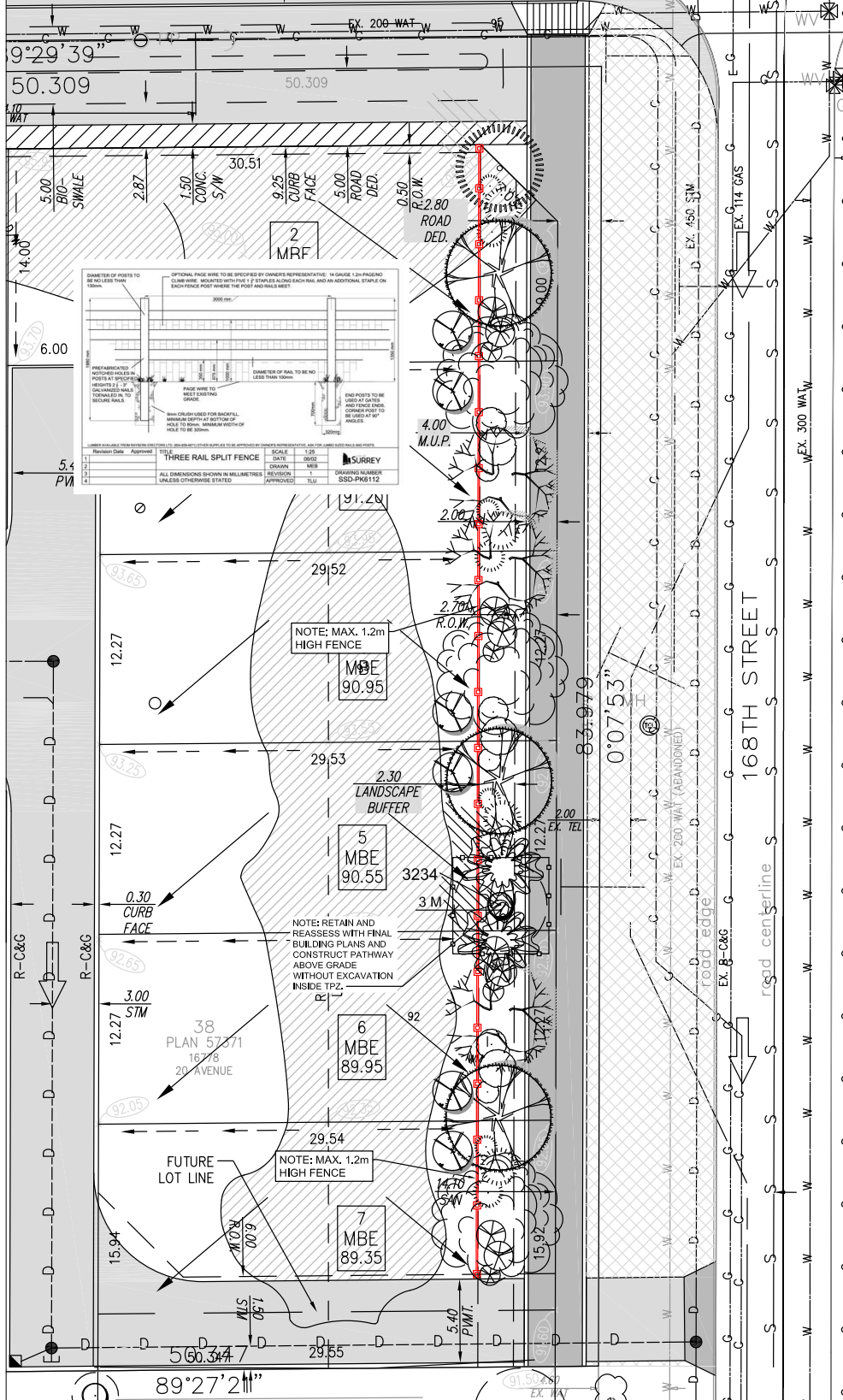
LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)

20TH AVENUE



road centerline



DIAMETER OF POSTS TO BE NOT LESS THAN 3000 mm.

OPTIONAL: FACE WIRE TO BE SPECIFIED BY OWNER'S REPRESENTATIVE. 14 GAUGE 1.2m PAGING CLIMBER, COATED WITH ZINC 55 ENAMEL ALONG EACH RAIL AND AN OPTIONAL STAPLE ON EACH FENCE POST WHERE THE POST AND RAILS MEET.

PRE-FABRICATED NOTCHED HOLES PERMIT EASY INSTALLATION.

REMARKS: 2. IF UNDESIRABLE, SECURE RAILS WITH CRUSHED STONE FOR BACKFILL. MINIMUM DEPTH AT BOTTOM OF HOLES TO BE 300mm. MINIMUM WIDTH OF HOLES TO BE 300mm.

FACE WIRE TO MEET SLOPING GRADE.

DIAMETER OF RAIL TO BE NO LESS THAN 30mm.

RAIL POSTS TO BE USED AT GATES AND FENCE ENDS OR USED TO POST TO BRACKETS.

Revision	Date	Approved	Scale	Title
1			1:15	THREE RAIL SPLIT FENCE
2			1:15	THREE RAIL SPLIT FENCE
3			1:15	THREE RAIL SPLIT FENCE

ALL DIMENSIONS SHOWN IN MILLIMETERS UNLESS OTHERWISE STATED.

DATE: 10/26/2016

SCALE: 1:15

TITLE: THREE RAIL SPLIT FENCE

DRAWN: MK

DESIGNED: MK

REVISION: MK

ISSUING NUMBER: SSD-PK6112

APPROVED: MK

DATE: 10/26/2016

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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 16778 20 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY30/18	MK	KEY PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCSNA LANDSCAPE STANDARDS, SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: MULCH ALL PLANTING BEDS OR TREE RINGS WITH 5cm COMMERCIALY PREPARED COMPOST.



SHEET TITLE
T3 - LANDSCAPE BUFFER PLAN

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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 OCTOBER 26, 2016

T-3
 SHEET 3 OF 3

LEGEND	LEGEND-REPLACEMENT TREES	LEGEND-REPLACEMENT SHRUBS
TREE TO BE RETAINED	PAPERBARK MAPLE (5 CM. DIA. MINIMUM) (3)	PIERIS (#3 POT) (12)
TREE PROTECTION FENCING	STEWARTIA (5 CM. DIA. MINIMUM) (3)	RHODODENDRON (#3 POT) (12)
MINIMUM NO DISTURBANCE ZONE	ACER CIRCINATUM (5 CM. DIA. MINIMUM) (3)	WEIGELA (#3 POT) (12)
DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)	HINOKI FALSE CYPRESS (3.0 M. HT. MINIMUM) (2)	
	SERBIAN SPRUCE (3.0 M. HT. MINIMUM) (1)	