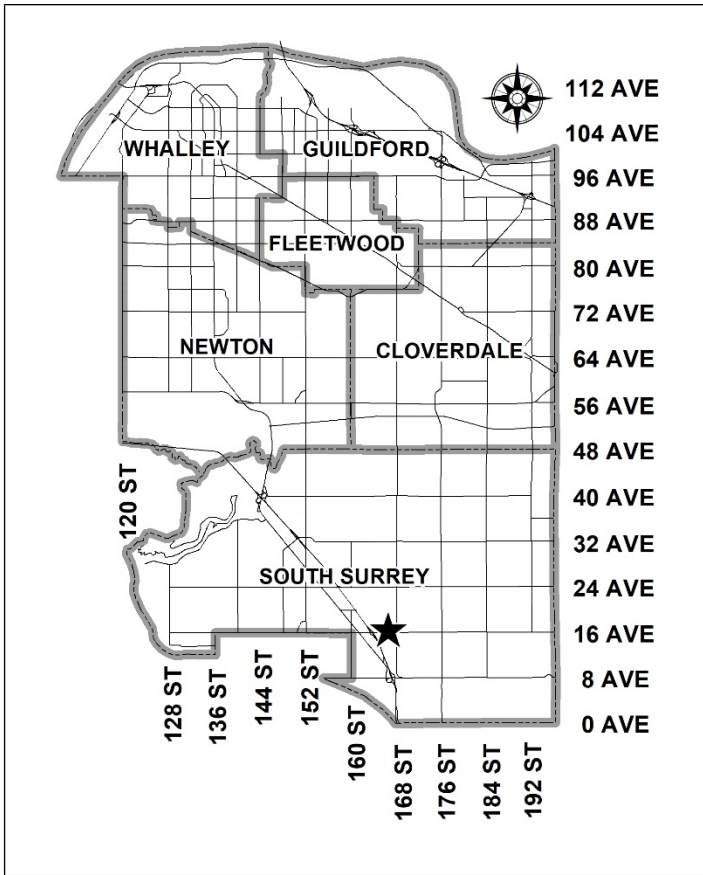


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7917-0070-00

Planning Report Date: June 13, 2022



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban on a portion of the site.
- **Rezoning** a portion of the site from RA to RF-13, RF-10 and RF-SD
- **Development Permit**
- **Development Variance Permit**

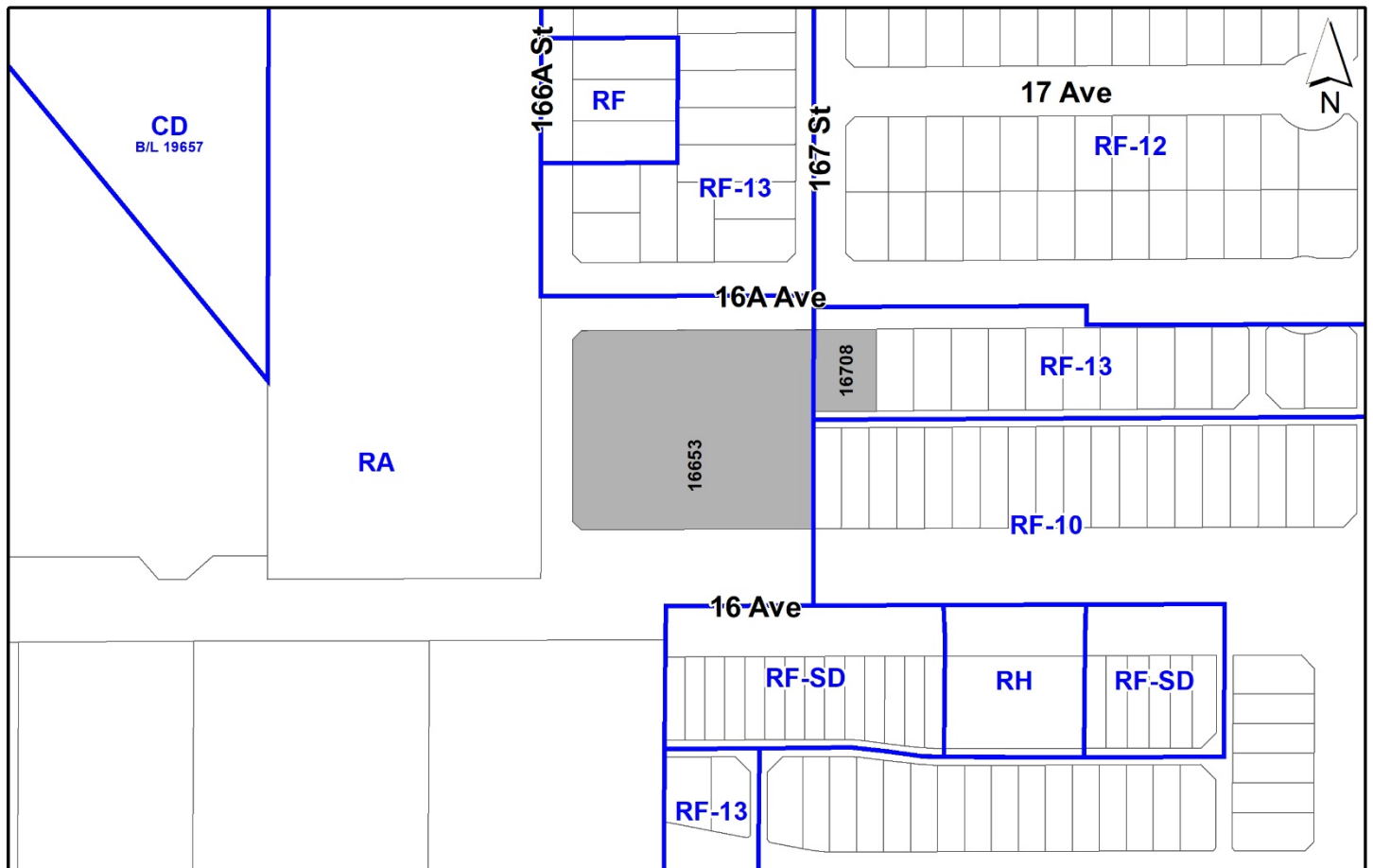
to allow subdivision into 11 single family small lots and eight (8) semi-detached single family lots

**LOCATION:** 16708 – 16A Avenue  
16653 – 16 Avenue

**ZONING:** RA and RF-13

**OCP DESIGNATION:** Suburban and Urban

**NCP DESIGNATION:** Low Density Residential 6 – 10 upa and Medium Density Residential 10 – 15 upa



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Suburban" to "Urban" on a portion of the site.
- Proposing to vary the requirements of the "Single Family Residential (13) Zone RF-13" Zone to allow driveway access from the front lot line instead of a rear lane.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the land use designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP)
- The proposed amendment to the Official Community Plan to redesignate a portion of the site from "Suburban" to "Urban" was intended as part of the normal approval process and implementation of the Sunnyside Heights NCP.
- No further density beyond what was anticipated in the NCP will result from the OCP amendment and 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 Hazard Lands (Steep Slopes).
- Access to the RF-13 lots fronting 16A Avenue is required from the front yard rather than the lane as a result of steep slopes.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Block A on the attached Survey Plan (Appendix I); "Semi-Detached Residential Zone (RF-SD)" for Block B on the attached Survey Plan; and "Single Family Residential (10) Zone (RF-10)" for Block C on the Survey Plan, and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0070-00 for Hazard Lands (Steep Slopes) generally in accordance with the finalized geotechnical report.
5. Council approve Development Variance Permit No. 7917-0070-00 (Appendix VII) varying the requirement of the "Single Family Residential (13) Zone (RF-13)" to allow driveway access from 16A Avenue for Lots 12 – 19 when a rear lane is provided, to proceed to Public Notification.
6. 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) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (g) registration of a Section 219 Restrictive Covenant for geotechnical requirements;
  - (h) discharge of Section 219 Restrictive Covenant Nos. CA6302422 and CA7458875 for No-Build for Future Development; and
  - (i) registration of a Section 182 access easement and Section 219 Restrictive Covenant on proposed Lots 12 – 19 for structural independence, access, and common works.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Low Density Residential 6 – 10 upa and Medium Density Residential 10 – 15 upa	RA
North (Across 16A Ave):	Vacant serviced single family small lots (Development Application No. 7916-0022-00)	Low Density Residential 6 – 10 upa	RF-13
East:	Single family small lots	Low Density Residential 6 – 10 upa and Medium Density Residential 10 – 15 upa	RF-13 and RF-10
South (Across 16 Ave):	Residential and vacant pre-serviced duplex lots (7916-0376-00)	Neighbourhood Commercial, Buffer and Medium Density Residential 10 – 15 upa	RA and RF-SD
West:	Residential and forested (under Development Application No. 7917-0506-00).	Cluster Residential 6 – 10 upa and Grandview Ridge Trail	RA

**Context & Background**

- The subject site consists of the properties located at 16653 – 16 Avenue and 16708 – 16A Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The site is approximately 6,870 square metres in area.
- The property is split designated in the Official Community Plan (OCP). The western half of 16653 – 16 Ave and 16708 – 16A Avenue are designated “Urban” in the OCP and the eastern half of 16653 – 16 Ave is designated “Suburban”.
- The site is split designated in the Sunnyside Heights NCP. The NCP designations locate the higher residential densities along 16 Avenue, which is an arterial road. The southern half of the site (for future lots fronting 16 Avenue) is designated "Medium Density Residential (10 - 15 upa)" and the northern portion of the site (for future lots fronting 16A Avenue) is designated "Low Density Residential (6 – 10 upa)". The two land use designations are separated by a rear lane that is oriented east-west.

- The NCP also designates the 16A Avenue frontage as "Drainage Corridor – 5 metres" and the 16 Avenue frontage as "Grandview Ridge Trail". The areas designated for drainage corridor and trail are off-site. The land for the drainage corridor and Grandview Ridge Trail was previously dedicated through Development Application Nos. 7916-0022-00 and 7916-0191-00.
- The site has two zoning designations. 16653 – 16 Avenue is zoned "One-Acre Residential Zone (RA)" and 16708 – 16A Avenue is zoned "Single Family Residential (13) Zone (RF-13)". The RF-13 zoned portion of the site was previously rezoned as part of Development Application No. 7916-0191-00.
- The two properties that encompass the site are remnant properties created through recent development applications. 16653 – 16 Avenue was created through Development Application No. 7916-0022-00. Road dedication for 16A Avenue, 166A Street and 16 Avenue was taken as part of that previous application, but the site was not rezoned. 16708 – 16A Avenue was created through 7916-0191-00. That application rezoned the property to RF-13 and the applicant provided road dedication for 16A Avenue. Section 219 Restrictive Covenants were registered through both development applications to prevent any building on the property until they were redeveloped. The proposed application is intended to complete the development anticipated through these two previous applications.
- The site has a 12 metre grade differential sloping downward from north to south. The majority of the slope is shallow at approximately 11%, however there are some localized slopes of 18.2%, triggering the requirement for a Development Permit for Hazard Lands (Steep Slopes).
- The applicant retained a Qualified Environmental Professional (QEP) to review on-site and off-site water features that are in proximity to the site. The QEP determined that the on-site features are not protected under the Water Sustainability Act (WSA), the Riparian Protection Area Regulation (RAPR) and Part 7A of the Zoning Bylaw. The off-site features are subject to the RAPR and Part 7A of the Zoning Bylaw but are not features as defined by the WSA. The Province reviewed the QEP's findings for both the RAPR assessment and WSA stream determination and found that the assessment methodology that was used was appropriate. The streamside protection area for the off-site features do not extend onto the property and are therefore exempt from a Development Permit for Sensitive Ecosystems (Streamside Protection).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an amendment to the Official Community Plan from "Suburban" to "Urban" for a portion of the site; rezoning for a portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)", "Semi-Detached Residential zone (RF-SD)", development permit for Hazard Lands (Steep Slope) and a development variance permit to require driveway access from 16A Avenue instead of the rear lane for the RF-13 lots to facilitate subdivision into 19 lots (11 single family small lots and 8 semi-detached residential lots).
- The RF-13 zoned lots are proposed fronting 16A Avenue and the RF-10 and RF-SD zoned lots are proposed on the southern portion of the site fronting 16 Avenue.

- In total 8 RF-13 lots, 3 RF-10 Lots and 8 RF-SD lots are proposed.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	6,870 square metres
Road Dedication:	533 square metres
Undevelopable Area:	N/A
Net Site Area:	6,337 square metres
<b>Number of Lots:</b>	19 lots
<b>Unit Density:</b>	12 units per acre (30 uph)
<b>Range of Lot Sizes</b>	262 square metres – 458 square metres
<b>Range of Lot Widths</b>	7.2 metres – 15.9 metres
<b>Range of Lot Depths</b>	29.2 metres – 36.4 metres

**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 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

6 Elementary students at Edgewood Elementary School  
 2 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: Parks, Recreation and Culture has no concerns with the proposal.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval of the application.

## **Transportation Considerations**

- Dedication of a 6 metre wide lane located in the middle of the site oriented east-west is required. The lane is an extension of an existing lane that will ultimately outlet to 166A Street. The total dedication area is approximately 533 square metres.
- No further dedication is required for 16A Avenue, 16 Avenue and 166A Street as the ultimate half-road width for each of these roads have been established through previous development applications.
- The site is located in close proximity to two (2) planned greenways that will ultimately provide active transportation and recreational links throughout Grandview Heights. The Grandview Ridge Trail is planned along the site's southern frontage along 16 Avenue and to the west of the site across the future 166A Street. The applicant will be required to construct the Grandview Ridge Trail along their 16 Avenue frontage. The Grandview Ridge Trail will provide a connection to the Coast Meridian Greenway, located along 168 Street approximately 200 metres to the east. Both the Grandview Ridge Trail and Coast Meridian Greenway are at various stages of development.
- The site is not located in proximity to any public transportation routes.

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

### **Regional Growth Strategy**

- The proposal complies with the site's "General Urban" designation in the Regional Growth Strategy. This designation is intended for residential neighbourhoods.

### **Official Community Plan**

#### Land Use Designation

- The site is split designated in the Official Community Plan with portions of the site being designated "Suburban" and "Urban".
- The proposal complies with the permitted uses and densities of the "Urban" land use designation but is over the density permitted in the "Suburban" land use designation.
- An amendment to the OCP for the "Suburban" portion of the site to the "Urban" designation is required to facilitate the proposal.

#### Amendment Rationale

- The proposed OCP amendment from "Suburban" to "Urban", for a portion of the site is required in order to implement the land uses that are intended in the Sunnyside Heights NCP.

- The site's current land use designation in the Sunnyside Heights NCP was established through an update to the NCP through Corporate Report 2017-R259. The previous land use designations in the Sunnyside Height NCP were aligned with the "Suburban" designated portion of the site. Corporate Report 2017-R259 updated the NCP designations and not the OCP designations. The proposed OCP amendment was anticipated to implement the approved land use designations in the Sunnyside Heights NCP.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as the expected density for the site was established through the Sunnyside Heights NCP, despite exceeding the density of the OCP "Suburban" land use designation.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- The proposal is supported by the following OCP policies:
  - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
  - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
    - Achieve planned capacities;
    - Balance residential and business development;
    - Support high-quality public transit investments;
    - Use infrastructure efficiently provide housing options;
    - Create local commerce and workplaces; and
    - Provide amenities for residents.
- Sunnyside Heights is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and achieves the City's growth management strategy of locating urban densities in planned areas. The proposal is compatible with the adjacent lot sizes in the area and will help provide a diversity in housing types and support the development of planned infrastructure.

### **Secondary Plans**

#### Land Use Designation

- The southern half of the site (for future lots fronting 16 Avenue) is designated "Medium Density Residential (10 – 15 upa)" in the NCP and the norther portion of the site (for future lots fronting 16A Avenue) is designated "Low Density Residential (6 – 10 upa)".
- The lots on the southern portion of the site in the "Medium Density Residential (10 – 15 upa)" designated portion of the site are proposed under the RF-10 and RF-SD zoning. These lots are proposed at a net site density of 14 units per acre (upa).



- The lots on the northern portion of the site in the "Low Density Residential (6 – 10 upa)" designation are proposed under the RF-13 zoning. These lots have a residential density of 10 upa.
- The proposal complies with the land use and densities of the Sunnyside Heights NCP.

### Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" And "Semi-Detached Residential Zone (RF-SD)".
- The tables below provide an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" and "Semi-Detached Residential Zone (RF-SD)".

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	28 dwelling units per hectare	25 dwelling units per hectare
<b>Lot Size</b>		
Lot Size:		
Interior Lot:	336 square metres	391 square metres
Corner Lot:	380 square metres	458 square metres
Lot Width:		
Interior Lot:	13.4 metres	13.4 metres
Corner Lot:	15.4 metres	15.9 metres
Lot Depth:	28 metres	29.2 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 parking spaces	3 parking spaces

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	31 dwelling units per hectare	30 dwelling units per hectare
<b>Lot Size</b>		
Lot Size:		
Lot Width:	9 metres	9.2 metres
Lot Depth:	36 metres	36.4 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 parking spaces	3 parking spaces

RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
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RF-SD Zone (Part 17H)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	37 dwelling units per hectare	37 dwelling units per hectare
<b>Lot Size</b>		
Lot Size:		
Interior Lot:	200 square metres	262 square metres
Corner Lot:	226 square metres	316 square metres
Lot Width:		
Interior Lot:	7.2 metres	7.2 metres
Corner Lot:	8.7 metres	8.8 metres
Lot Depth:	28 metres	36.4 metres
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	2 parking stalls	2 parking Stalls

### Proposed Variances

- The applicant is requesting the following variance:
  - Vary the "Single Family Residential (13) Zone (RF-13)" to allow driveway access from the front yard when there is a lane along the rear lot line.
- The RF-13 Zone requires that driveways and garages are located at the rear of the property when a rear lane is provided.
- As part of the proposal the applicant will be constructing a rear lane, however, access from the lane to the lots fronting 16A Avenue is not feasible due to the site's sloping topography. 16A Avenue is proposed to be 6.55 metres higher than the rear lane as indicated in the applicant's preliminary lot grading plan.
- As part of Development Application 7916-0191-00, abutting to the east of the subject site, two tier retaining walls were constructed on the north side of the lane to address the grade differential between 16A Avenue and the rear lane. Staff and the developer of Development Application No. 7916-0191-00 chose this design strategy in order to avoid retaining walls along 16A Avenue, which would have been necessary in order to provide garage access from the lane. The decision to allow front-accessed garages on the lands to the east was seen as the most desirable outcome for the 16A Avenue streetscape.
- The applicant proposes to extend the two tier retaining wall, established under Development Application No. 7916-0191-00 westward to 166A street.
- The lots fronting 16 Avenue, south of the lane, can accommodate rear-access garages as the slopes are less severe in the southern portion of the site compared to the northern portion of the site, making it easier to design the lot and future dwellings with the grade and minimize the need for retaining walls. A variance is not required for the RF-10 and RF-SD lots located south of the lane.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage and West Coast Contemporary.
- The building design guidelines include noise mitigation measures for lots fronting 16 Avenue which is a designated arterial road.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated May 24, 2022, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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.
- The applicant proposed two sets of retaining walls fronting the public realm. The first set of retaining walls is located on the north side of the rear lane and the other retaining wall is fronting the north side of 16 Avenue and the Grandview Ridge Trail. A two-tiered retaining wall is proposed along the north side of the lane. Each wall is proposed to be approximately 1.2 metres in height. A single tier retaining wall is proposed along 16 Avenue which will not exceed 0.6 metres in height.
- The retaining walls are required due to the grading patterns established by the development to the east.

### **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.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs. While the proposal requires an amendment to the OCP from "Suburban" to "Urban", the proposal complies with the densities in the Sunnyside Heights NCP designations. The OCP amendment was anticipated as a required application process to implement the NCP land use designations. As such, the densities established in the Sunnyside Heights NCP are deemed the basis of determining whether Tier 2 Capital Plan Project CACs are necessary rather than the OCP densities.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 1, 2021, and the Development Proposal Signs were installed on November 5, 2021. To date, staff have not received responses.
- Two previous rounds of notification (i.e., pre-notification letters and development proposal signs) were issued for the project under previous iterations of the project, proposed by different applicants. No responses were received with respect to the previous rounds of notification.

## 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 the site contains steep slopes and 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.
- As per the geotechnical investigation of the site, there is a 12 metre grade differential from north to south. The majority of the site's slope is shallow at approximately 11%, however there are some localized slopes of 18.2%.
- A geotechnical report, prepared by Alex Godden, *P. Eng.*, of Geopacific and dated December 1, 2021. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands.
- A peer review of the geotechnical report will be required prior to final adoption of the subject development application. The finalized geotechnical report will be incorporated into the Development Permit.
- 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 geotechnical consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including minimum topsoil stripping and engineered foundations.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report will be 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.

**TREES**

- Kimberly Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborist Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Norway Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there are a total of two (2) mature trees on the site. There are no Alder and Cottonwood trees on-site. It was determined that none of the existing trees can be retained as part of this development proposal, due to the location of the existing trees relative to the future building footprints and site grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of four (4) replacement trees on the site. The applicant is proposing eight (8) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 16 Avenue, within the Grandview Ridge Trail. Tree planting will be determined by the Engineering and Parks Departments during the servicing design review process.
- In summary, a total of eight (8) trees are proposed to be retained or replaced on the site and the applicant is not required to contribute to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

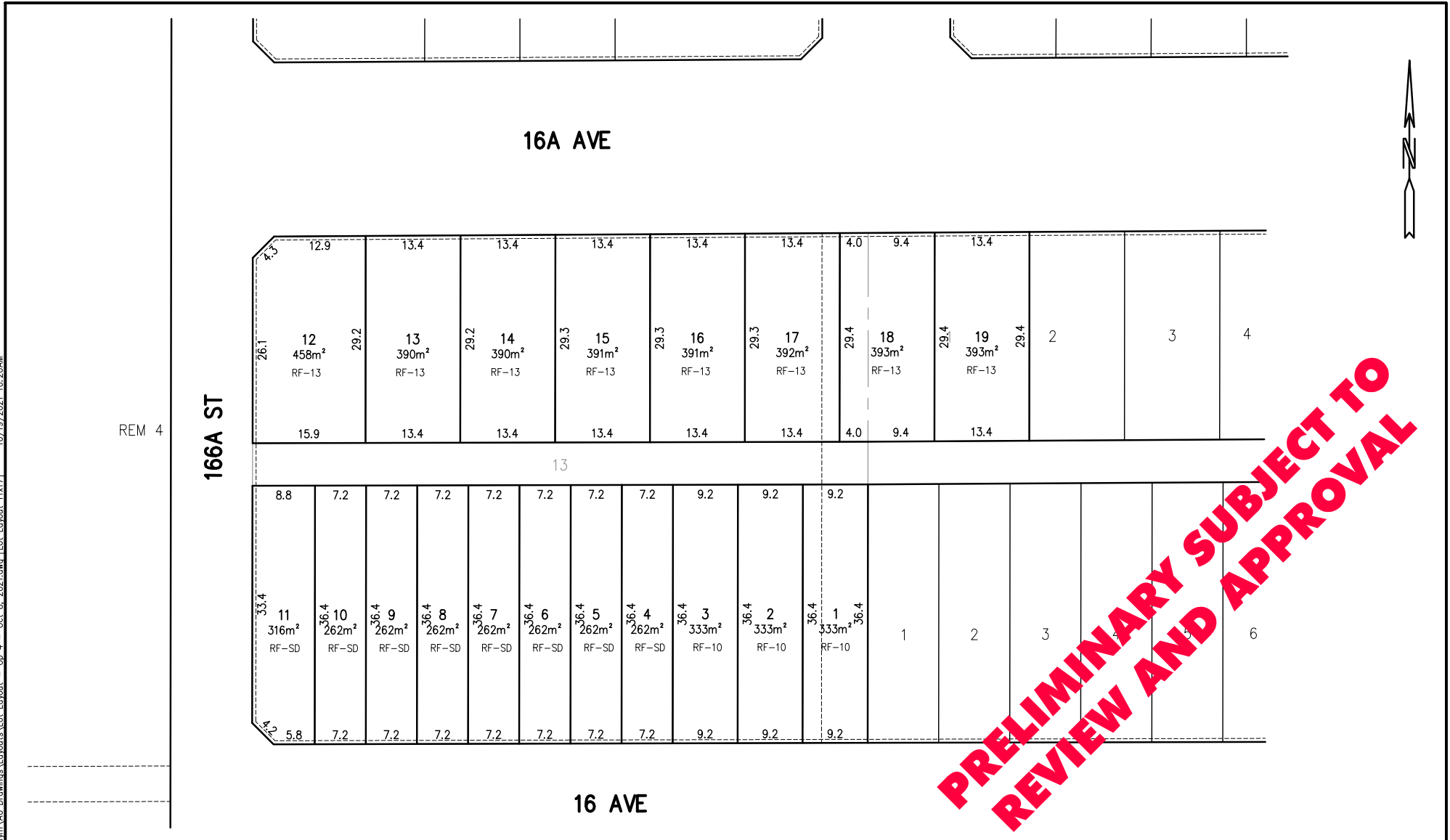
- Appendix I. Subdivision Plan and Survey Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Scheme Summary
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7917-0070-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

BD/cm

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CLIENT:		PROJECT: 16653 16A AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
21046	JUN 2021		1:500		

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

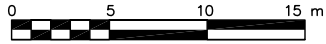
Member  
**PACIFIC LAND GROUP**

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

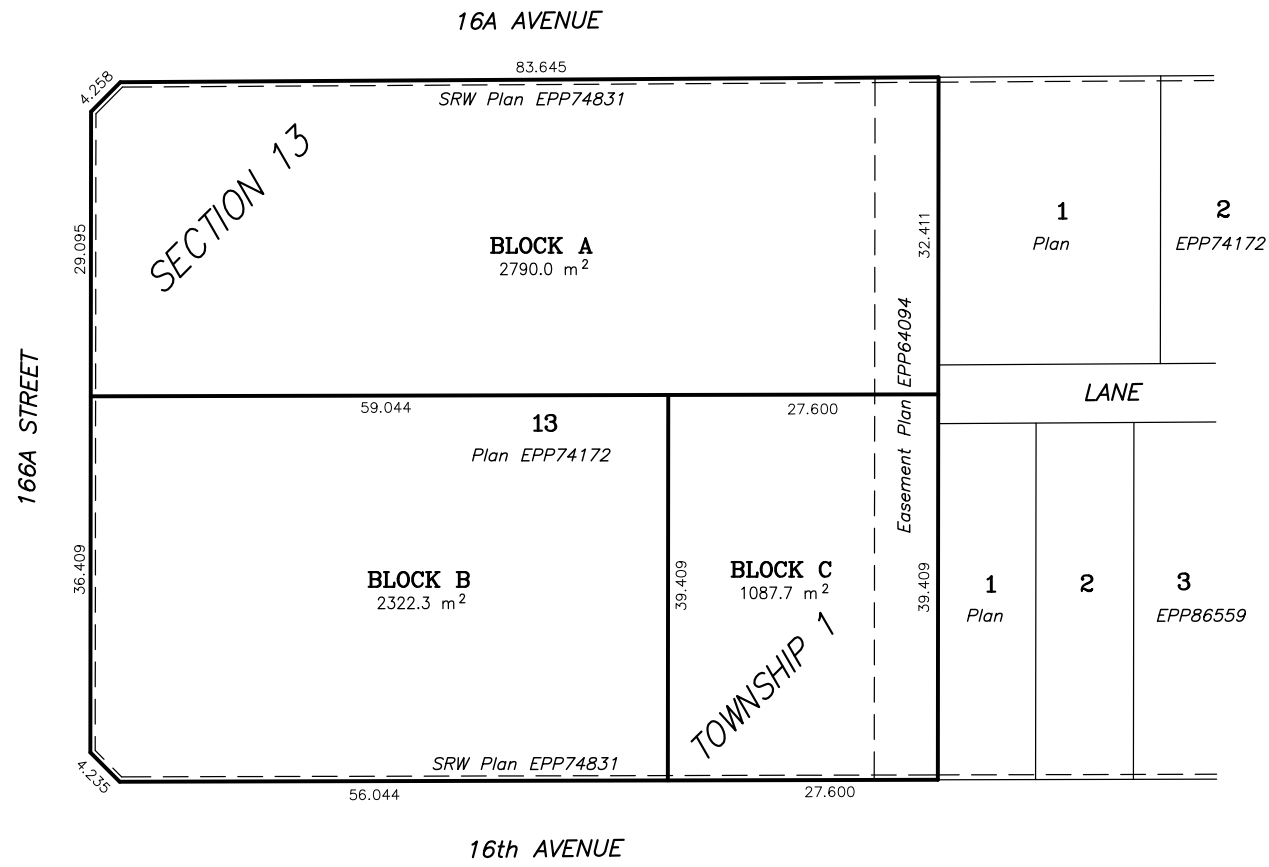
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW NO. \_\_\_\_\_ OF LOT 13 SECTION 13 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT PLAN EPP74832**

City of Surrey B.C.G.S. 926.007



SCALE - 1 : 250  
 All distances are in metres



Cameron Land Surveying Ltd.  
 B.C. Land Surveyors  
 Unit 234-18525-53rd Street  
 Surrey, B.C. V3S 7A4  
 Phone: 604-597-3777  
 File: 8136-ZONING

Certified correct to survey dated  
 this 12th day of January, 2022.

Sean Costello, B.C.L.S.





## INTER-OFFICE MEMO

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

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

DATE: **May 2, 2022** PROJECT FILE: **7817-0070-00 (Rev 2)**

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RE: **Engineering Requirements  
Location: 16653,16708 16 Avenue**

**REZONE/SUBDIVISION*****Property and Statutory Right-of-Way (SRW) Requirements***

- 16 Avenue: register 0.5 metre SRW.
- 166A Street: dedicate 5.0 by 5.0 metre corner cut at 16 Avenue, register 0.5 metre SRW
- 16A Avenue: dedicate 3.0 by 3.0 metre corner cut, register 0.5 metre SRW
- Lane: dedicate 6.0 metre lane with 1.0 by 1.0 metre corner cuts at 166A Street

***Works and Services***

- 16 Avenue: construct Grandview Ridge Trail, extend storm sewer and water main
- 166A Street: build east side of road
- Lane: construct lane with extension of sanitary and storm sewers
- Confirm and provide mitigative measures for watercourse that bisects the site
- Implement onsite storm water management features
- Install water, sanitary and drainage service connections to each lot

A Servicing Agreement is required prior to Rezone/Subdivision.

**HAZARD LANDS DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Permit (Steep Slope Area), beyond those noted above.

**OCP AMENDMENT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to the OCP Amendment, and issuance of the Development Variance Permit.

Jeff Pang, P.Eng.  
Development Services Manager

KMH

NOTE: Detailed Land Development Engineering Review available on file



June 7, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.  
  
 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.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 17 0070 00 (Updated June 2022)

**SUMMARY**

The proposed 11 Single family with suites and 8 single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	6
Secondary Students:	4

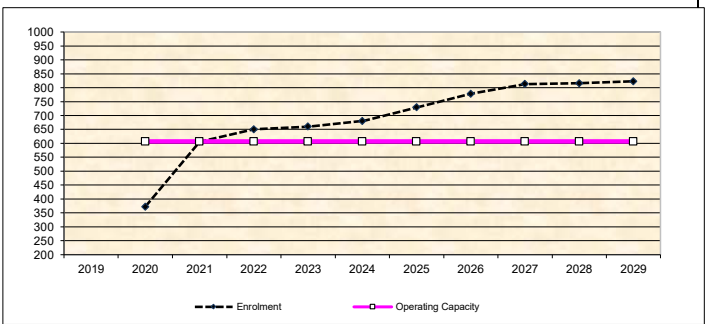
**September 2021 Enrolment/School Capacity**

<b>Edgewood Elementary</b>	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
<b>Grandview Heights Secondary</b>	
Enrolment (8-12):	1143
Capacity (8-12):	1500

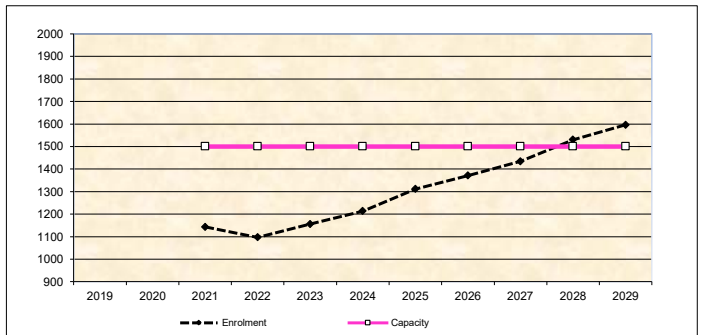
<b>Projected population of school-age children for this development:</b>	<b>13</b>
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**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**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:

Address: 16653 16 Ave, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl - PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	2	<b>Protected Trees Identified</b>	4
<b>Protected Trees to be Removed</b>	2	<b>Protected Trees to be Removed</b>	3
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0	<b>Protected Trees to be Retained</b>	1
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 2 X two (2) = 4</li> </ul>	4	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 3 X two (2) = 6</li> </ul>	6
<b>Replacement Trees Proposed</b>	8	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0	<b>Replacement Trees in Deficit</b>	6
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

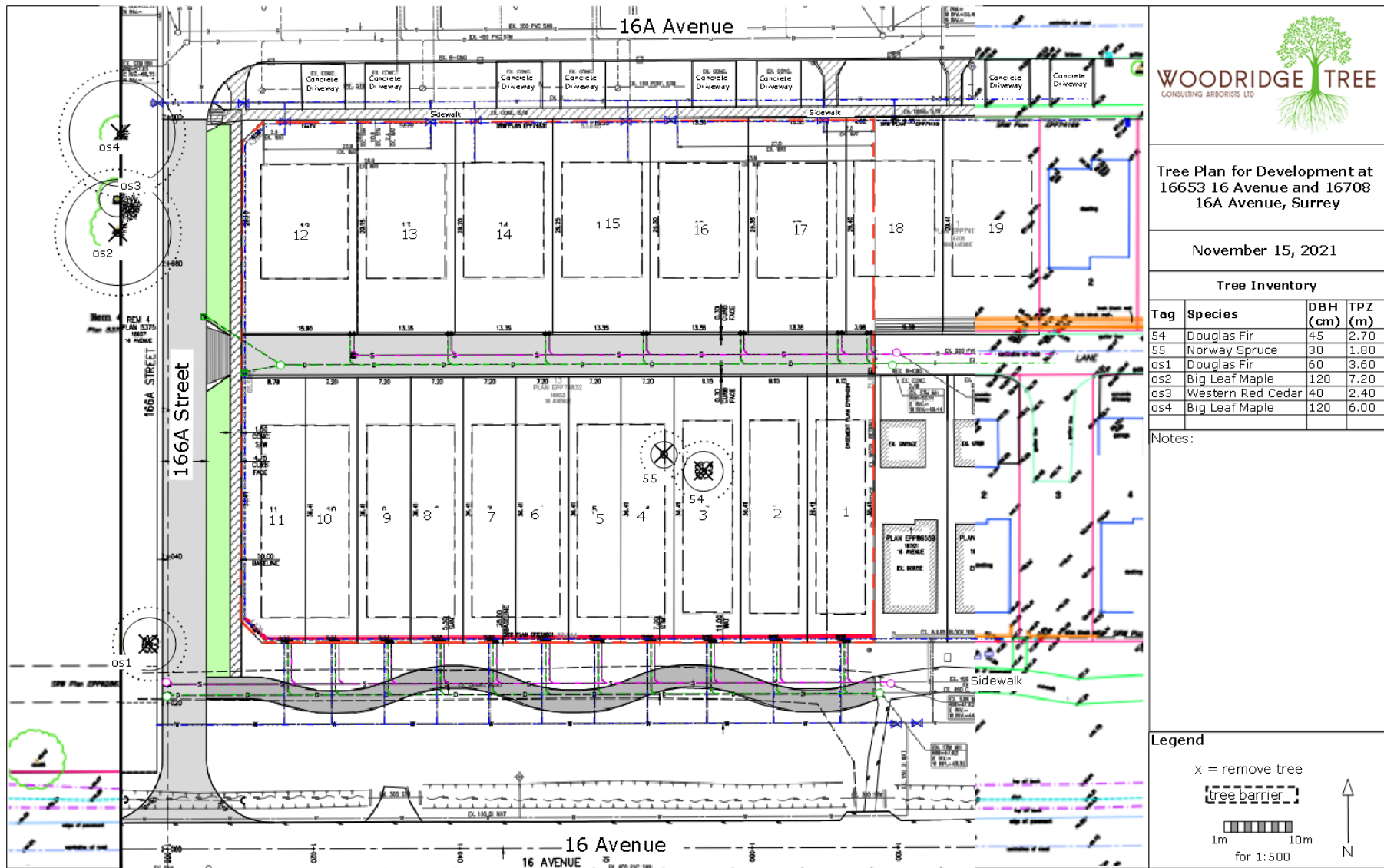
Summary, report and plan prepared and submitted by:

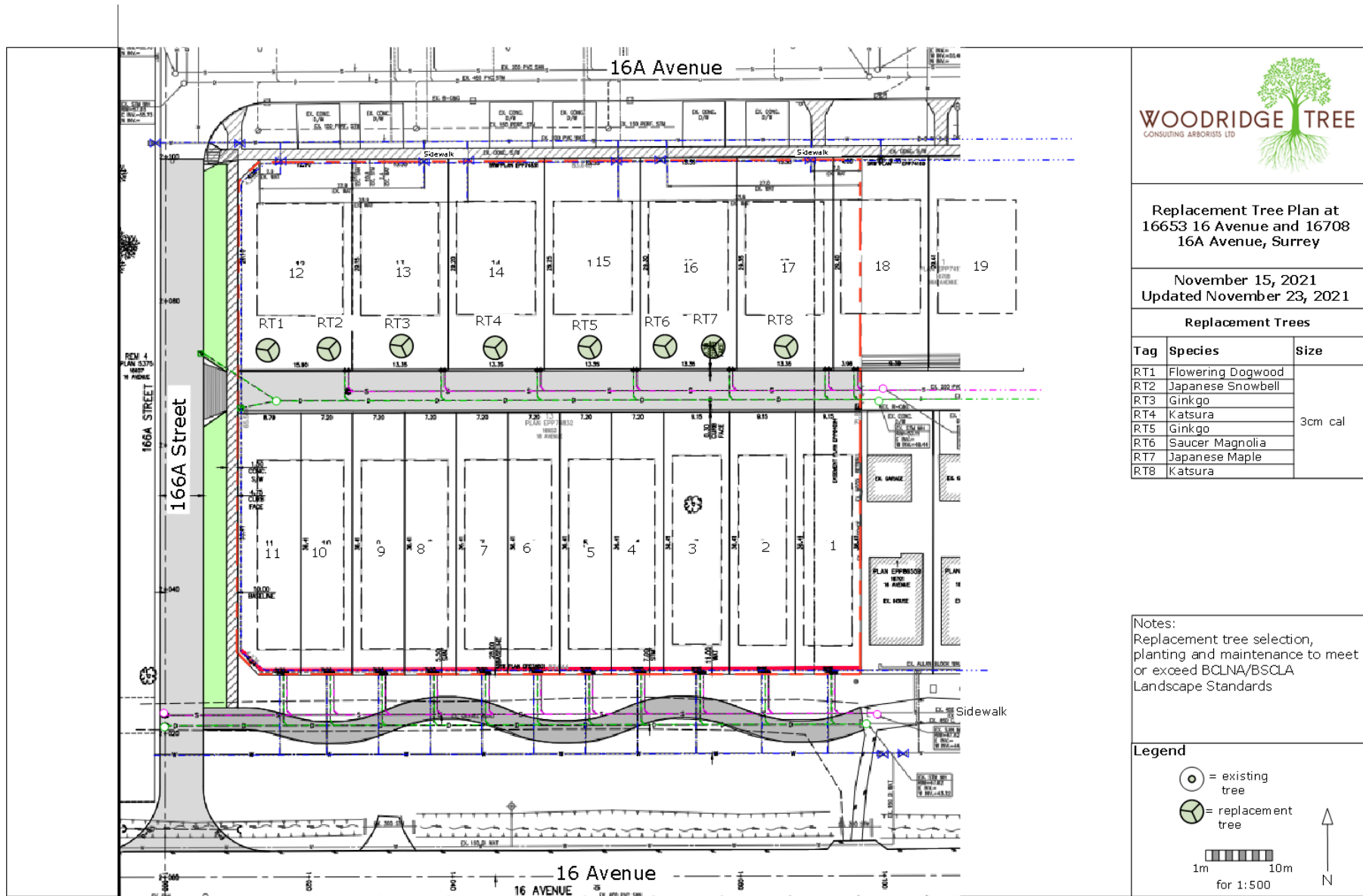


(Signature of Arborist)

June 3, 2022

(Date)







**Replacement Tree Plan at  
16653 16 Avenue and 16708  
16A Avenue, Surrey**


November 15, 2021  
Updated November 23, 2021


Replacement Trees		
Tag	Species	Size
RT1	Flowering Dogwood	3cm cal
RT2	Japanese Snowbell	
RT3	Ginkgo	
RT4	Katsura	
RT5	Ginkgo	
RT6	Saucer Magnolia	
RT7	Japanese Maple	
RT8	Katsura	

Notes:  
Replacement tree selection,  
planting and maintenance to meet  
or exceed BCLNA/BSCLA  
Landscape Standards

**Legend**

-  = existing tree
-  = replacement tree

  
1m 10m  
for 1:500

 N

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 17-0070-00  
Project Location: 16653 - 16 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 at the south side of a large new high growth area comprising hundreds of compact zone lots, spanning from 16 Avenue to the south to 19 Avenue to the north, and 166 Street to the west to 168 Street to the east. The homes in this area are less than six years old and there are a small number of fully serviced but vacant lots.

The subject site is currently double fronting between 16 Avenue to the south and 16A Avenue to the north, and each of these two areas has a different residential character.

Homes at the north (16A Avenue) side are all zoned RF-12 or RF-13. Site slope is a significant attribute of this area, affecting the built form. On the south side of 16A Avenue where land slopes steeply down to the rear, homes are configured with two storeys at the front and three storeys at the rear (with walk out basement). Homes on the north side of 16A Avenue which slope steeply up to the rear are configured with three storeys at the front with a garage at the basement level, and two storeys at the rear where the owner walks out from the main floor to the grade. The result is that the north side homes have significantly more street facing mass, and have 15 - 17 stairs leading to the front door with multiple landings and planters situated to reduce the massing.

These homes are all Two-Storey type with basement and the two upper floors contain 2850 square feet of living area. The style range includes either "Neo-Traditional" style homes with steeply sloped and generously articulated street facing gable projections, or they are "West Coast Contemporary" homes with low slope (3:12 - 4:12) pitch common hip roofs with flat roof feature projections. All homes have an asphalt shingle roof with the exception of roll roofing and torch on membrane products on the flat roofs where the roof surface is not visible from the street. The Contemporary homes have Hardipanel siding with horizontal and vertical battens. The Neo-Traditional homes feature horizontal Hardipanel in a lap application and Hardi shingles. Stone features are common to both styles in this area. Yards are landscaped to an average standard for homes from this era.

At the south side of the subject site (16 Avenue) there are two distinct character areas. The first, on the north side of 16 Avenue is a new development to the east, Surrey project 17-0284-00, comprised of 20 RF-10 lots along 16 Avenue. Due to the significant slope of the land up to the north, these homes are configured with three storeys at the front, and two storeys at the rear. Due to the arterial status of 16 Avenue, driveway access is not permitted from the front, and so these homes have detached rear garages with lane access. Therefore, unlike homes on the steep up-sloping lots on 16A Avenue, these homes do not have a garage at the basement level facing the street. At the front, there is an entrance door with entrance portico at the basement level, with stepped back

massing on the two floors above. At the rear (lane) side, the homes have been required to have a higher than usual massing and articulation standard because normal access to the site is by lane and there was a desire to create an attractive character enclave from the lane. The detached garages have been set 6 metres from the lane to provide additional offstreet parking in the area between the lane and the garage. Due to the steep slopes, there is a retaining wall flush with the rear of the garage with 7 - 10 steps down from the driveway to the rear yard. These homes are all designed to an attractive modern standard. Three of the twenty homes are considered "Contemporary" style and 17 are considered "Neo-Traditional". Massing is considered mid-to-high scale, a result of three storeys of massing with set-back designs to mitigate the mass. Roof slopes range from flat to 12:12. Pitched roofs are covered with an asphalt shingle surface and flat roofs are surfaced with a torch on membrane. Homes are clad either in Hardiplank or Hardipanel. There is a two foot high retaining wall across the front of these properties to provide a small level front yard.

On the south side of 16 Avenue are larger land parcels, either vacant or containing old urban dwellings.

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

- 1) **Context Homes:** There are numerous homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with existing homes in the 16600 and 16700 blocks of both 16 Ave. and 16A Ave.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2000's through to the present. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding new homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13, RF10, and RF-SD 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.

Due to the proposed RF-SD zoning on eight of the subject lots, and the tendency for designers to produce symmetrical mirror image designs that accentuate the multi family nature of these dwellings, the following section 2.8 clause is recommended: " feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, so as to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*."

- 5) **Front Entrance Design** : Front entrance porticos range from one to 1 ½ storeys in height. The recommendation however is to limit the range of entrance portico heights to one storey on the smaller homes on lots 1 - 11 inclusive so that the entrance element is proportional to the smaller home size, and to between one storey and 1 ½ storeys on the larger proposed RF-13 lots to the north to ensure appropriate proportionality between the front entrance and other elements.
- 6) **Exterior Wall Cladding** : This is south Surrey area in which high value homes have been constructed with high quality cladding materials. 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. Vinyl therefore, is not recommended.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Homes at the north and northeast sides of the site, on 16A Avenue, are 2850 sq.ft. Two-Storey type with in-ground basements configured either with three storeys visible from the front (and basement garages) on the up-sloping lots or with two storeys visible from the front and three storeys at the rear (walk out basements) on the steep rear sloping lots. East of the subject site, on the north side of 16 Avenue are 19 RF-10 zone lots with rear lanes, with 1900 sq.ft Two-Storey type homes with 420 sq.ft. detached rear garages. There are three storeys visible from the front on these homes, and floors are offset to reduce apparent massing. The front entrance is located at the basement level. The home are in a variety of styles including "Neo-Traditional", "Neo-Heritage" and "West Coast Contemporary". Massing designs vary substantially depending on whether the lot is steeply up-sloping or steeply down-sloping. All homes above along 16 Avenue have single storey high front entrances. Roof slopes range from 3:12 to 12:12. All homes have an asphalt shingle roof surface. Homes are clad in fibre cement board (such as Hardiplank), wood, stucco, and stone. Yards are landscaped to an average standard for the era of construction.



## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey on lots 1 - 11 and to 1 to 1 ½ storeys on lots 12 - 19 inclusive.

### 2.2 Proposed Design Solutions:

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

Strong relationship with neighbouring "context homes" including RF-10 zone homes in the 16600 and 16700 blocks on the north side of 16 Avenue, and the new RF-12 and RF-13 homes in the 16600 and 16700 blocks on the north and south sides of 16A Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

#### **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 can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the 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:** Range between 3:12 and 12:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs on RF-10 lots, 12 shrubs on RF-SD lots, and 17 shrubs on RF-13 lots, all of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

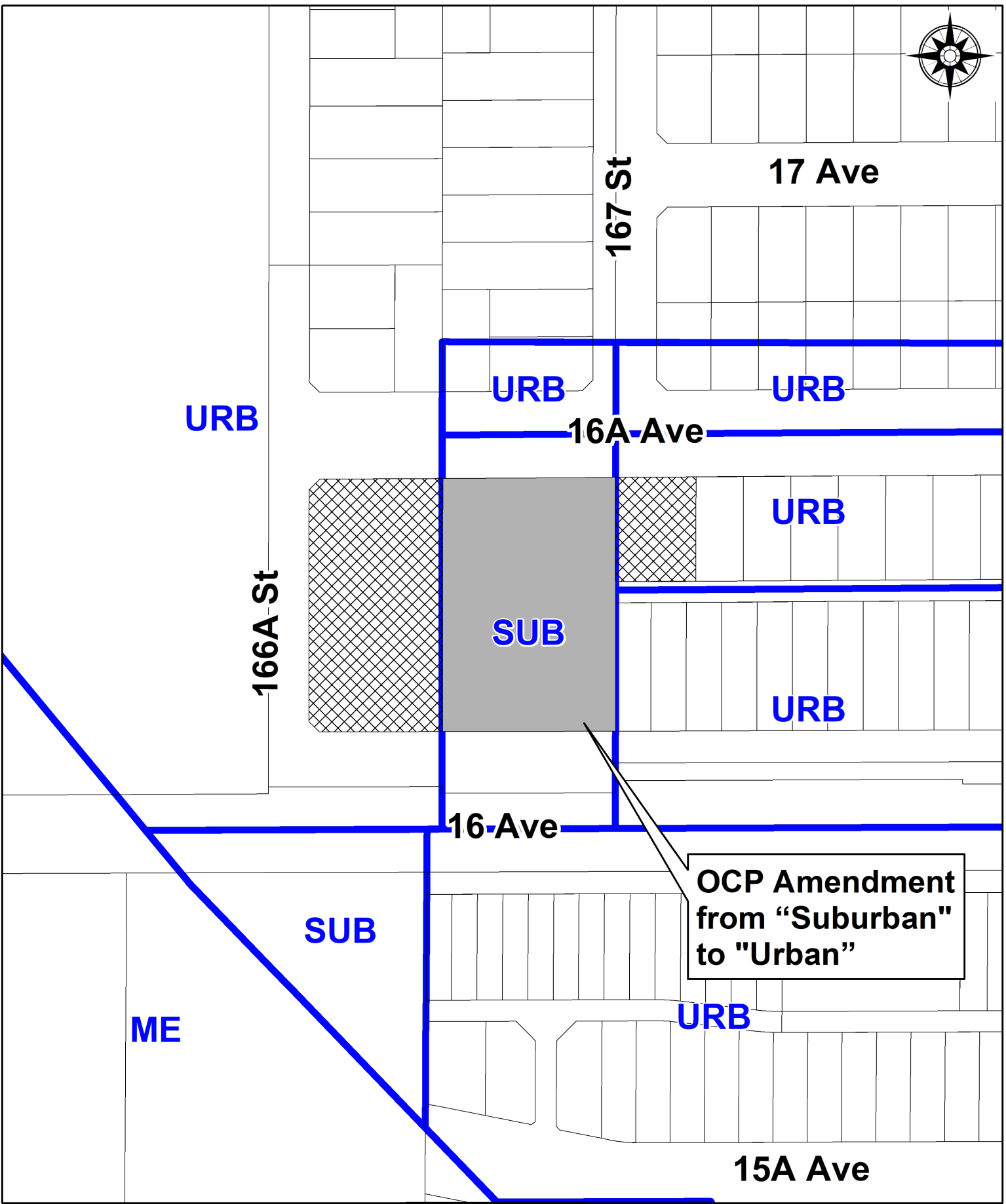
**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 17, 2021

**Reviewed and Approved by:**



**Date:** October 17, 2021



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0070-00

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: 030-251-435  
 Lot 1 Section 13 Township 1 New Westminster District Plan EPP74172  
 16708 – 16A Avenue

Parcel Identifier: 030-851-360  
 Lot 13 Section 13 Township 1 New Westminster District Plan EPP74832  
 16653 – 16 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:

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

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

In Subsection H.2(a), Off-Street Parking, of Part 16B Single Family Residential (13) Zone, the provision requiring each lot obtain driveway access from the rear lane is varied to permit driveway access from 16A Avenue for Lots 12 to 19.
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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



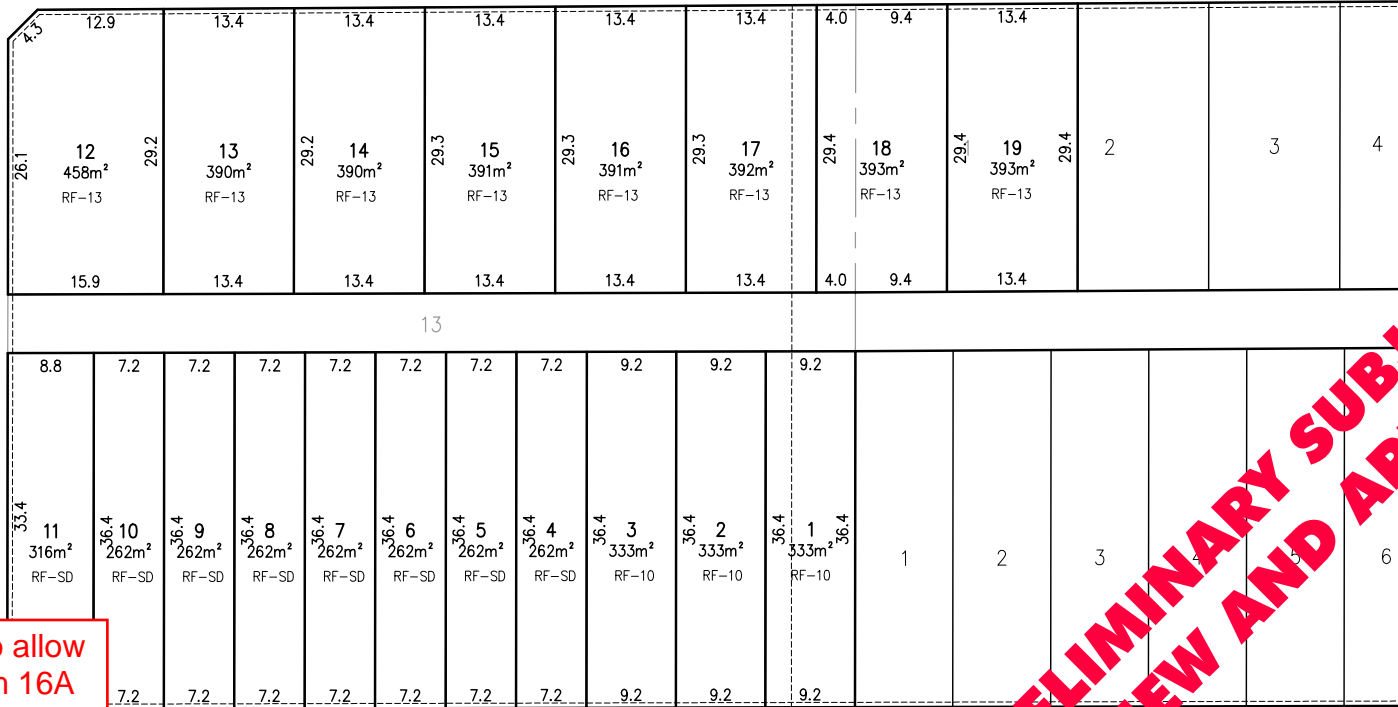
G:\Projects\21046.ssm\A0 Drawings\Layouts\Lot Layout - Op 4 - Oct 8, 2021.dwg [Lot Layout - 11x17] 10/19/2021 10:20AM

REM 4

166A ST

16A AVE

16 AVE



Proposed variance to allow driveway access from 16A Avenue for lots 12 - 19 when a rear lane is provided.

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

CLIENT:		PROJECT: 16653 16A AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21046	DATE: JUN 2021	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	

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

**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