
TO: Mayor & Council

**FROM: Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: November 28, 2022 **FILE: 1300-16**

**RE: Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Land Use – November 28, 2022
Agenda Items B.1., B.3., B.8.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Land Use Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

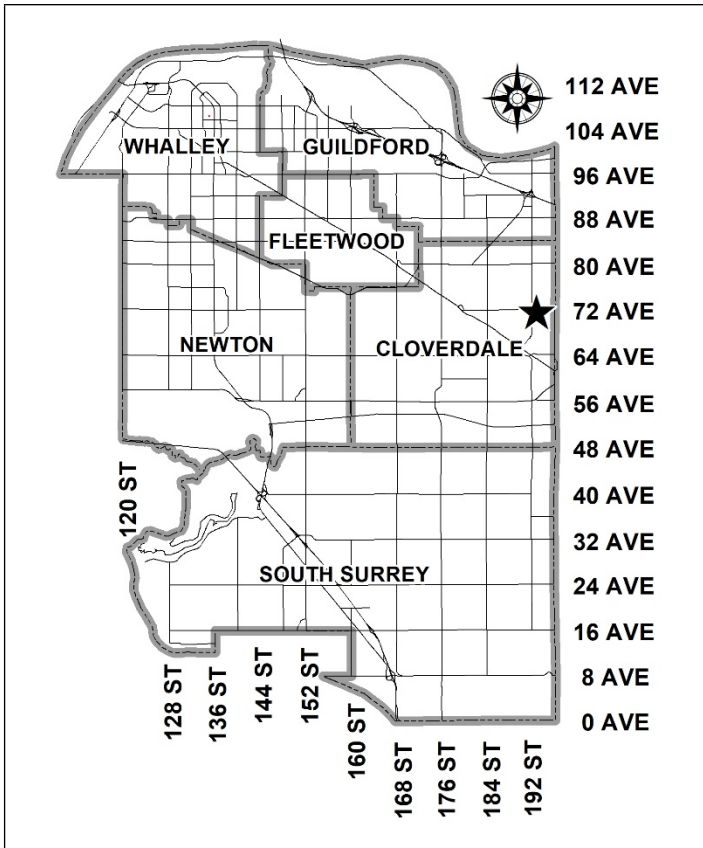
Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

LAND USE: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
LU B.1.	7919-0035-00	<i>Latimer Park is the closest active park, which contains a recreational trail network, and natural areas. The park is 945 metre walking distance from the development.</i>
LU B.3.	7922-0333-00	<i>Hazलगrove Park is the closest active park with amenities that include a soccer field, tennis courts, basketball court, playground, parkour, water park, and open space. The park is 550 metres walking distance from the development. Katzie Park is the closest park with natural areas and is 565 metres walking distance from the development.</i>
LU B.8.	7922-0332-00	<i>Tom Binnie Park is the closest active park with amenities that include, a skate park, a basketball court, a ball hockey court, a soccer field, and open space and is across the street from the development. Kwantlen Park is the closest park with natural area and is 1.2km from the development</i>



PROPOSAL:

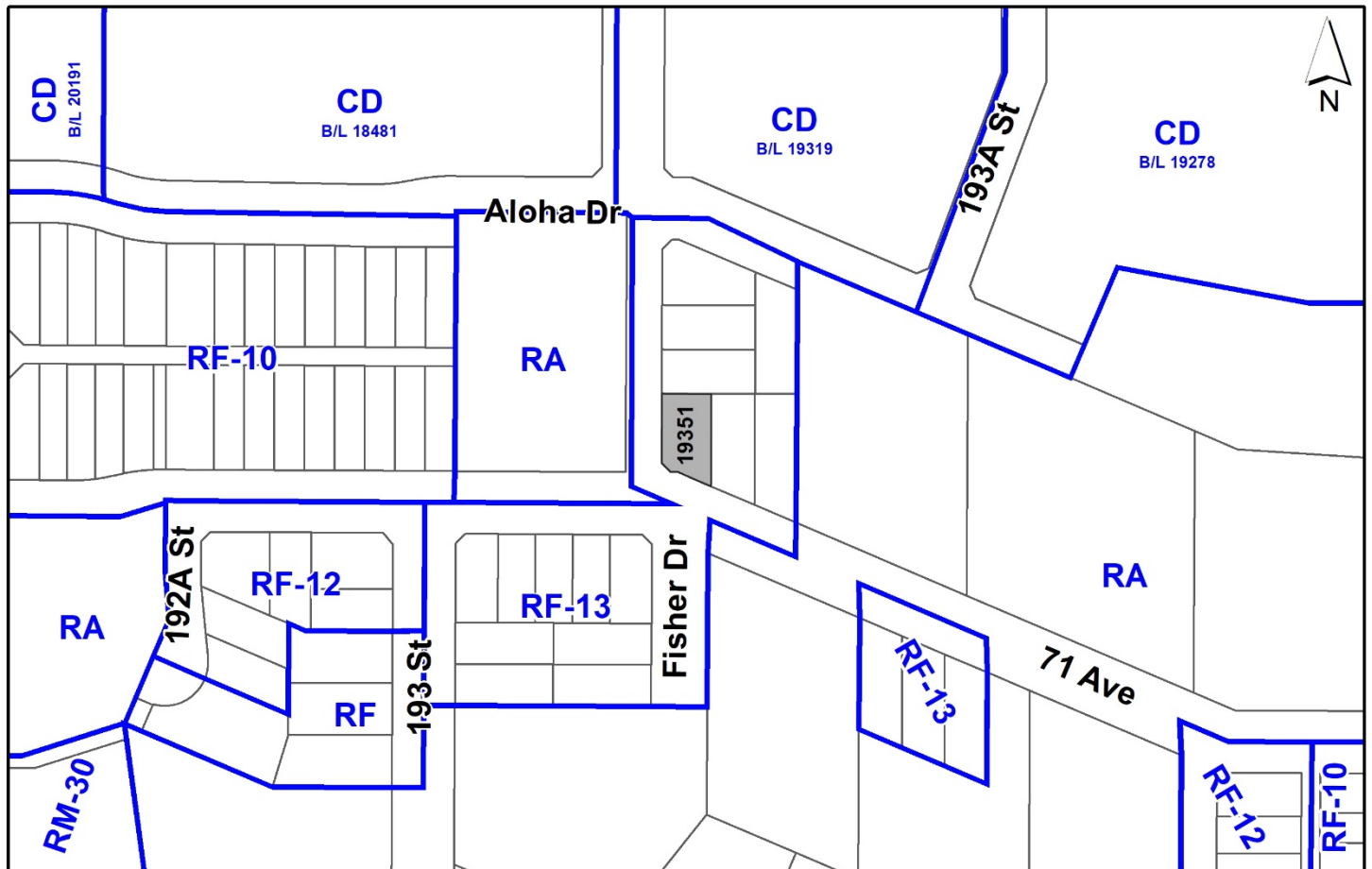
- **Development Variance Permit**
 to allow driveway access along the west side lot line of the subject property.

LOCATION: 19351 - 71 Avenue

ZONING: RF-13

OCP DESIGNATION: Urban

NCP DESIGNATION: Aloha Estates Infill Plan: Single Family Front Accessed (6-10 upa)
 East Clayton NCP: 6-10 upa (Low Density)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the access requirement of the “Single Family Residential (13) Zone (RF-13)” to allow driveway access along the west side lot line of the subject property (Lot 3).

RATIONALE OF RECOMMENDATION

- The subject property (Lot 3) was created through rezoning and subdivision under Development Application No. 7916-0198-00 that was granted Third Reading at the December 17, 2018, Regular Council – Public Hearing meeting and subsequently granted Final Adoption on July 26, 2021.
- At the time Council considered the application for Third Reading in 2018, driveway access along the side lot line was permitted in the RF-13 Zone.
- On May 4, 2020, Corporate Report 2020-Ro66 amended the RF-13 Zone to prohibit driveway access along a side lot line.
- A variance is required to allow the driveway to remain in the location proposed at the time the application was granted Third Reading.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0333-00 (Appendix III), to allow driveway access along the west side lot line of the subject property (Lot 3), to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - a) discharge of Section 219 Restrictive Covenant requiring a minimum double wide (side-by-side) garage dimension of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage and an additional outdoor parking spaces on proposed Lot 3.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant lot approved under Application No. 7916-0198-00; future single-family dwelling	OCP: Urban East Clayton NCP: 6-10 upa (Low Density) Aloha Estates Infill Plan: Single Family Front Accessed (6-10 upa)	RF-13
North:	Vacant lot approved under Application No. 7916-0198-00; future single-family dwelling	OCP: Urban East Clayton NCP: 6-10 upa (Low Density) Aloha Estates Infill Plan: Single Family Front Accessed (6-10 upa)	RF-13

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Vacant lot approved under Application No. 7916-0198-00; future single-family dwelling	OCP: Urban East Clayton NCP: 6-10 upa (Low Density) Aloha Estates Infill Plan: Single Family Front Accessed (6-10 upa)	RF-13
South (Across 71 Avenue):	Fisher Drive	OCP:Urban Aloha Estates Infill Plan: Single Family Front Accessed (6-10 upa)	RF-13
West (Across Fisher Drive):	Single Family dwelling; under Development Application No. 7921-0261-00 for 9 single family small lots (Third Reading)	OCP: Urban East Clayton NCP:Half Acre Residential Aloha Estates Infill Plan: Single Family Lane Accessed (10-12 upa)	RA

Context & Background

- The subject site is located at 19351 - 71 Avenue at the northeast corner of the intersection of 71 Avenue and Fisher Drive in Cloverdale. It is designated "Urban" in the Official Community Plan (OCP), 6-10 upa (Low Density) in the East Clayton Neighbourhood Concept Plan, "Single Family Front Accessed (6-10 upa)" in the Aloha Estates Plan and zoned "Single Family Residential (13) Zone (RF-13)".
- The subject property was created through Development Application No. 7916-0198-00, which was granted Third Reading at the December 17, 2018, Regular Council – Public Hearing Meeting. The proposal was to rezone the site to "Single Family Residential (13) Zone (RF-13)" and subdivide from one RA lot into seven (7) RF-13 single family small lots. The project received Final Adoption on July 26, 2021.
- In the applicant's approved lot grading plan (Appendix II), the proposed driveway access of the subject property (Lot 3) is along the west side lot line (Fisher Drive). This 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 7916-0198-00 being granted Third Reading, the RF-13 Zone was amended through Corporate Report 2020-R066 to prohibit driveway access along the side yard. As a result, the proposed driveway location for the subject property no longer complies with the access requirements of the RF-13 zone.

accommodate driveways along the side lot line as a result of the RF-13 Zone required setbacks.

- Corporate Report 2020-Ro66 addressed these issues by prohibiting driveway access along the side lot line.
- The change to the RF-13 Zone (amended on May 4, 2020) prohibiting driveway access along a side lot line, necessitates a variance to the RF-13 Zone for the subject property, in order for the property owner to proceed with their current house plan, which was prepared based on the information contained in the original lot grading plan.
- The applicant has invested significant time and effort in designing a house and developing a lot grading plan with the expectation that a driveway would be permitted along the west side lot line.
- If the driveway were to be located to the front yard as required in the amended RF-13 zone, the driveway letdown placement location would not comply with the City's Design Criteria Manual requirement. The City's Design Criteria Manual requires driveways to be placed 9 m away from the intersection. Hence, placing the driveway on Fisher Drive would allow the applicant to meet City standards and allow for a safer access.
- Staff support the requested variance to proceed for consideration.

Restrictive Covenant Discharge

- A Section 219 Restrictive Covenant for parking is registered on title for all newly created lots under Development Application No. 7916-0198-00 that requires specific garage dimensions, outdoor parking space dimensions and additional exterior parking spaces.
- Part 5 – Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw requires three parking spaces for single family dwellings. The Section 219 RC for parking registered on the subject property requires two interior parking spaces as well as three exterior parking spaces.
- The applicant has expressed difficulty in accommodating the two additional exterior parking space requirements because it would reduce the proposed single family dwelling's maximum achievable floor area. The subject property is the smallest in the subdivision and a corner lot, which requires greater setbacks from the flanking street.
- Staff support the requested discharge of the Section 219 parking RC.
- The applicant has demonstrated 3 off-street parking space, meeting the By-law requirements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Lot Grading Plan
- Appendix III. Development Variance Permit No. 7922-0333-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

DQ/ar

ZONING CALCULATIONS:
LOT - 3, 19351 71 AVE, SURREY - Zone RF-13

LOT AREA = 4565.07 SQFT
 ALLOWED LOT COVERAGE (50%) = 2282.53 SQFT
 PROPOSED LOT COVERAGE = 2188.70 SQFT
 ALLOWED FAR (265.75M) = 2859.97 SQFT
 PROPOSED FAR = 2854.18 SQFT

MAIN FLOOR AREA: 1371.41 SQFT
 GARAGE AREA: 464.51 SQFT
 TOTAL: 1835.92 SQFT

UPPER FLOOR AREA: 1295.14 SQFT
 OPEN TO BELOW :224.77/200 SQFT
 STAIRS: 76.88 SQFT
 NET UPPER FLOOR: 1018.26 SQFT

PORCH AREA: 127.93 SQFT
 COVERED DECK @ MAIN FLOOR: 150.92 SQFT

MAIN FLOOR: 1835.92 SQFT (INCL GARAGE)
 UPPER FLOOR: 1018.26 SQFT
 TOTAL: 2854.18 SQFT

BASEMENT AREA: 1384.24 SQFT
 2 BEDROOM SUITE AREA: 768.19 SQFT

ENERGY EFFICIENCY REQUIREMENTS (PART 9 BLDG):

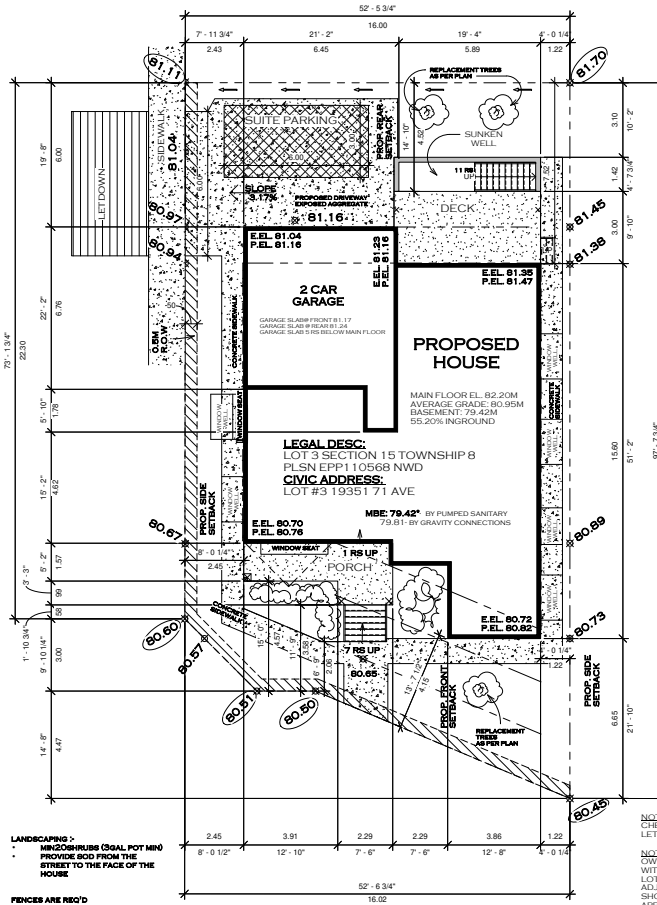
- STEP CODE 3
- WITH HRV
- VENTILATION METHOD: 9.32.3.4.(4) – Independently distributed HRV system

AIR BARRIER SYSTEM:

Will consist of flexible sheet materials
 Shall have all joints lap not less than 50mm
 sealed with a non-hardening type sealant and
 be structurally supported
 As per 9.3.6.2.1.0(5)(d) of BCBC2018

FISHER DR

LOT #4



71 AVE

LOT #2

① Site Plan
 1/8" = 1'-0"

Site Plan

APEX Design Group Inc.
 Address: #102-5454-128th Street, Surrey, BC V3W 4G3
 Office: (604) 544-9291 Fax: (604) 544-9248

THESE PLANS CONFORM WITH THE BUILDING SCHEME REFERRED IN THE LAND TITLE OFFICE

Signature: *[Signature]* Date: *12-9-22*
 Printed: *[Signature]* Date: *OCT 13 2022*

EXTENT OF CONSULTANTS REVIEW: Plans are reviewed for: Setbacks, Height, Proposed Building Scheme, E.C. Building Code or zoning scheme. Consultant liable for the accuracy of Specifications EXCEPT with respect to the Registered Building Scheme.

THESE PLANS CONFORM TO BCBC 2018
 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM PRO VILLA DESIGNS LTD. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF PVDL AND CAN ONLY BE REPRODUCED WITH PVDL'S WRITTEN PERMISSION.

PRO Villa Designs

Pro Villa Designs Ltd.
 #108- 8299 129 Street
 Surrey, B.C. V3W 0A6
 Ph. 604-593-7070
 info@villadesigns.ca
 www.villadesigns.ca

DESIGNER
 CERTIFIED PASSIVE HOUSE DESIGNER

TRADEPERSON
 CERTIFIED PASSIVE HOUSE TRADEPERSON

Karam Bath
 778-889-4251
 karambath@yahoo.co.uk

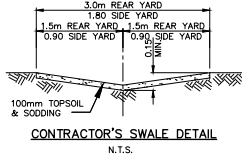
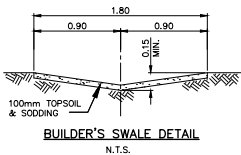
Lot #3 19351 71 Ave
 Surrey, B.C.

SITE PLAN, NOTES & CALCULATIONS

Project number	PVDL-21-1255-KB
Project Date	9 JUNE 2022
EA Plan Review Date	9 JUNE 2022
Drawn by	HB
A1	
Scale	1/8" = 1'-0"

NOTES:

- ROUGH LOT GRADING BY DEVELOPER'S CONTRACTOR.
- FINISHED LOT GRADING BY BUILDER'S.
- FILL PLACED ON LOTS BY CONTRACTOR TO BE FREE OF ROOTS, CONSTRUCTION DEBRIS AND LARGE BOULDERS.
- ALL LOT GRADING WITHIN THE LOTS IS TO BE A CONSTANT SLOPE THAT IS LINEAR (STRAIGHT LINE GRADE) BETWEEN THE DESIGN ELEVATIONS INDICATED ON THE PLAN.
- ALL ROOF LEADERS TO DISCHARGE TO SPLASH PADS.
- ALL DRIVEWAYS TO BE A MINIMUM OF 1.00m FROM STREET LIGHTS AND 1.50m FROM FIRE HYDRANTS.
- ENGINEER-OF-RECORD TO CERTIFY ROUGH GRADING AT TIME OF FINAL INSPECTION. LOT GRADING TO BE IN ACCORDANCE WITH PLAN BEFORE BUILD PERMITS ARE ISSUED.
- CRAWL SPACE DEFINES SPACE BETWEEN FLOOR AND UNDERLYING GROUND. (MAX. HEIGHT 1.50m TO UNDERSIDE JOIST) NOT TO BE USED FOR STORAGE OF GOODS OR EQUIPMENT DAMAGEABLE BY FLOOD WATER.

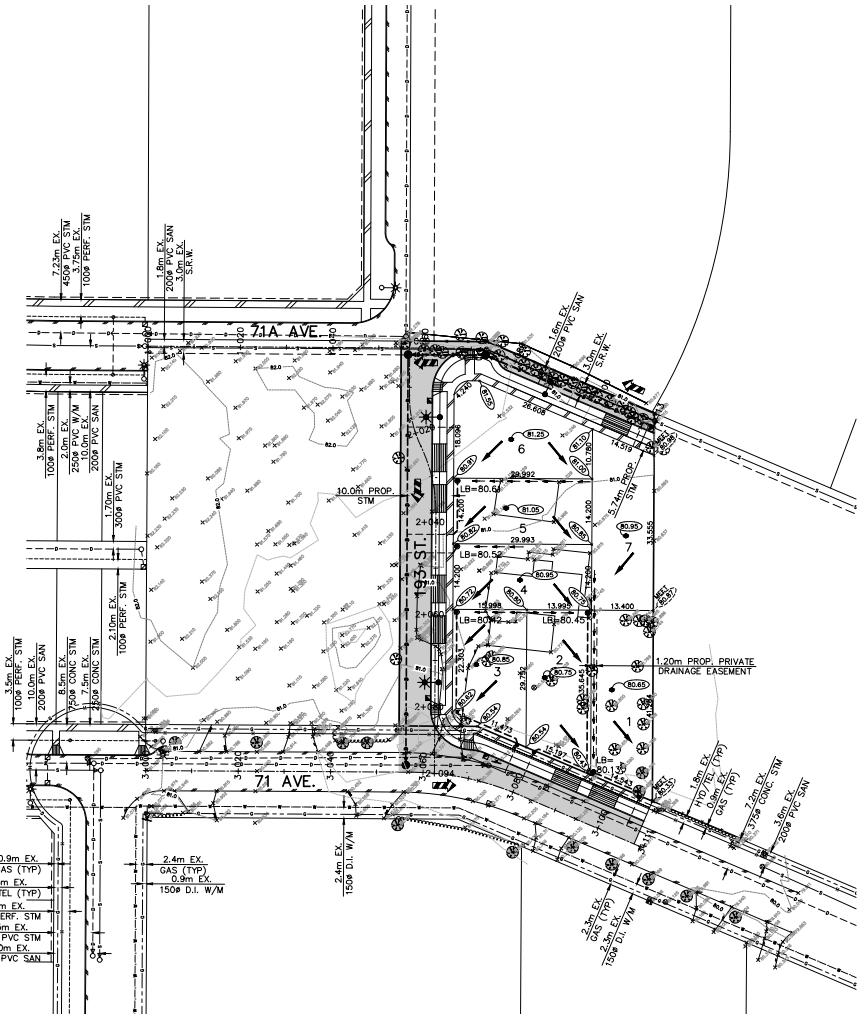
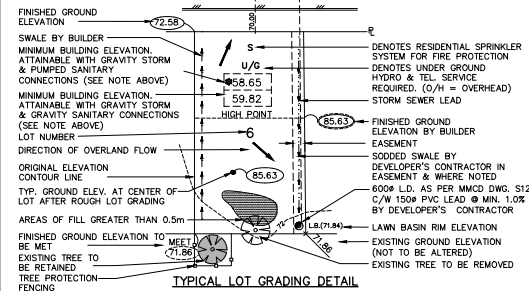
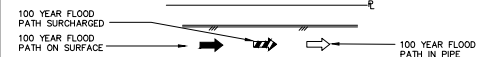


M.B.E. NOTES: (ELEV. IN BOX)

MINIMUM TOP OF CONCRETE SLAB ELEVATION OR UNDERSIDE OF FLOOR JOISTS ELEVATION IN CRAWLSPACE FOR 100 YEAR FLOOD PROTECTION (MIN 300mm ABOVE THE 100yr. HGL) AND GRAVITY STORM SERVICING SHOULD PLUMBING BE REQUIRED ON THE MINIMUM FLOOR LEVEL. INDIVIDUAL PUMPING FOR SANITARY SEWAGE WILL BE REQUIRED AND MUST BE APPROVED BY SURREY'S PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO ANY HOUSE CONSTRUCTION. CRAWLSPACE SHALL NOT BE USED FOR STORAGE OF GOODS OR EQUIPMENT DAMAGEABLE BY FLOOD WATERS.

M.B.E. NOTES: (ELEV. IN BOX)

MINIMUM TOP OF CONCRETE SLAB ELEVATION OR UNDERSIDE OF FLOOR JOISTS ELEVATION IN CRAWLSPACE FOR 100y FLOOD PROTECTION (MIN 300mm ABOVE THE 100yr HGL). CRAWLSPACE SHALL NOT BE USED FOR STORAGE OF GOODS OR EQUIPMENT DAMAGEABLE BY FLOOD WATERS.



M.B.E. SUMMARY TABLE			
LOT NO.	STM INV	SAN INV	M.B.E. (GRAVITY ONLY)
1	TBD	TBD	80.65
2	TBD	TBD	80.75
3	TBD	TBD	80.85
4	TBD	TBD	80.95
5	TBD	TBD	81.05
6	TBD	TBD	81.25
7	TBD	TBD	81.00

REV	DATE	DESCRIPTION	BY

1. ROMAN DUDNEY, Professional Engineer, in good standing in and for the Province of British Columbia, hereby certifies that the works as herein set out on the attached drawings have been designed to good engineering standards and in accordance with the best edition of the Code of Design Practice, Ontario Municipal Act (MCO), and the City of Surrey Standard Construction Documents (General Conditions, Specifications, Specifications and Supplementary Standard Drawings), accepted by the City of Surrey.

HYENGINEERING LTD.

1200-9128-152nd St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

CITY OF SURREY

CLIENT: **GREWAL SUKHDEV**
 19342-72nd Ave., Surrey, B.C. Canada V4N 1N3
 PHONE: 604-723-0077 EMAIL: sukhdevgrewal@hotmail.com

TITLE: **PRELIMINARY GRADING PLAN**
 19309 - 71 Ave.

SCALE: HOR. 1:600 VERT. N/A

DATE: (YYYY-MM-DD) 2017.04.03

CONTRACT PROJECT NO. 164619A

SURREY PROJECT NUMBER: 7816-0198-00

SURREY DRAWING NUMBER:

DRAWN: A-JB

REVIEWED: RED

DWG NO. **SK2**

REV

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0333-00

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: 031-500-170
Lot 3 Section 15 Township 8 New Westminster District Plan Epp110568
19351 - 71 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) 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 west side lot line of Lot 3.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

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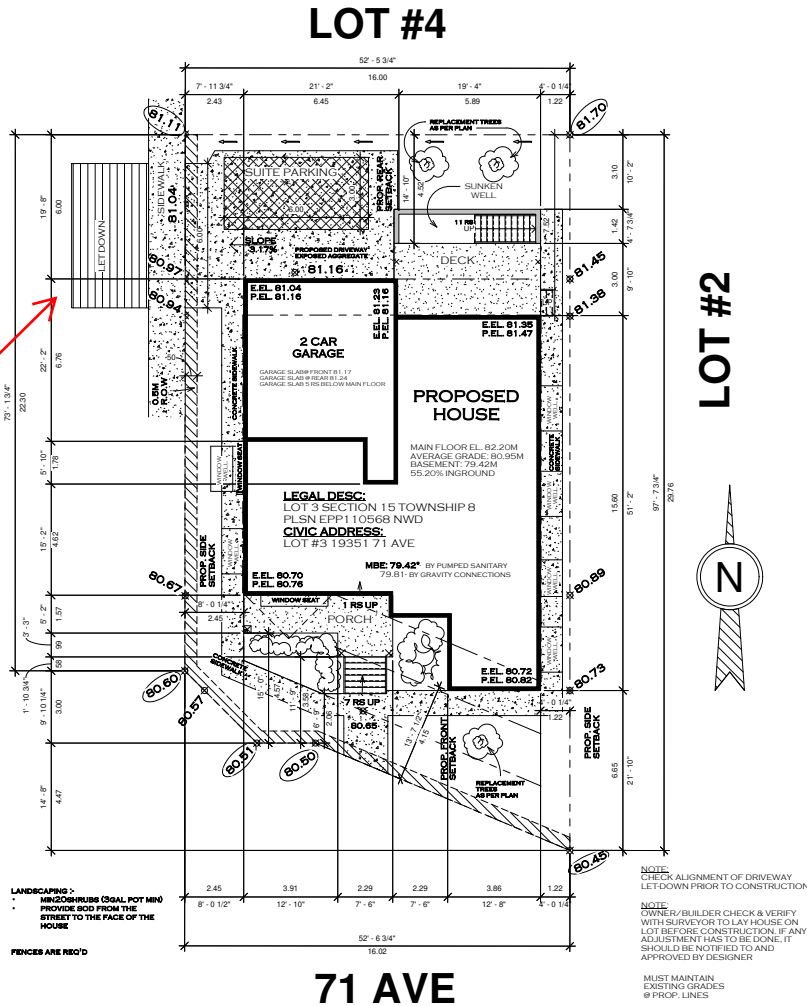
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- WITH HRV
- VENTILATION METHOD: 9.32.3.4.(4) – Independently distributed HRV system

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 As per 9.3.6.2.1(5)(b) of BCBC2018

To vary the access requirement of the “Single Family Residential (13) Zone (RF-13)” to allow driveway access along the west side lot line of the subject property (Lot 3).

FISHER DR



① Site Plan
 1/8" = 1'-0"

SEENAL

APEX DESIGN GROUP INC.
 Address: #102-5454-1288 Street, Surrey, BC V2W 4G3
 Office: (604) 544-9291 Fax: (604) 544-9248

THESE PLANS CONFORM WITH THE BUILDING SCHEME APPROVED BY THE LAND TITLE OFFICE

Signature: *[Signature]* Date: *12-9-2022*
 Witness: *[Signature]* Date: *OCT 13 2022*

EXTENT OF CONSULTANTS REVIEW: Plans are reviewed for: Setback, Height, Proposed Building Scheme, E.C. Building Code or zoning bylaws. Consultant liability is the amount of Specifications EXCEPT with respect to the Registered Building Scheme.

THESE PLANS CONFORM TO BCBC 2018
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PRO Villa Designs

Pro Villa Designs Ltd.
 #108- 8299 129 Street
 Surrey, B.C. V3W 0A6
 Ph. 604-593-7070
 info@villadesigns.ca
 www.villadesigns.ca

DESIGNER
 CERTIFIED PASSIVE HOUSE DESIGNER

TRADEPERSON
 CERTIFIED PASSIVE HOUSE TRADEPERSON

Karam Bath
 778-889-4251
 karambath@yahoo.ca.uk

Lot #3 19351 71 Ave
 Surrey, B.C.

SITE PLAN, NOTES & CALCULATIONS

Project number	PVDL-21-1255-KB
Project Date	9 JUNE 2022
EA Plan Review Date	9 JUNE 2022
Drawn by	HB
A1	
Scale	1/8" = 1'-0"