

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7911-0223-01

Planning Report Date: April 27, 2015

PROPOSAL:

- **Development Variance Permit**

To vary front and side yard setbacks to preserve trees and to allow for larger homes on 3 narrower lots.

LOCATION:

16636, 16664, 16686 and 16722 - 32 Avenue; and 2979, 3005 and 3047 - 168 Street

OWNER:

April Creek Developments Ltd. et al

ZONING:

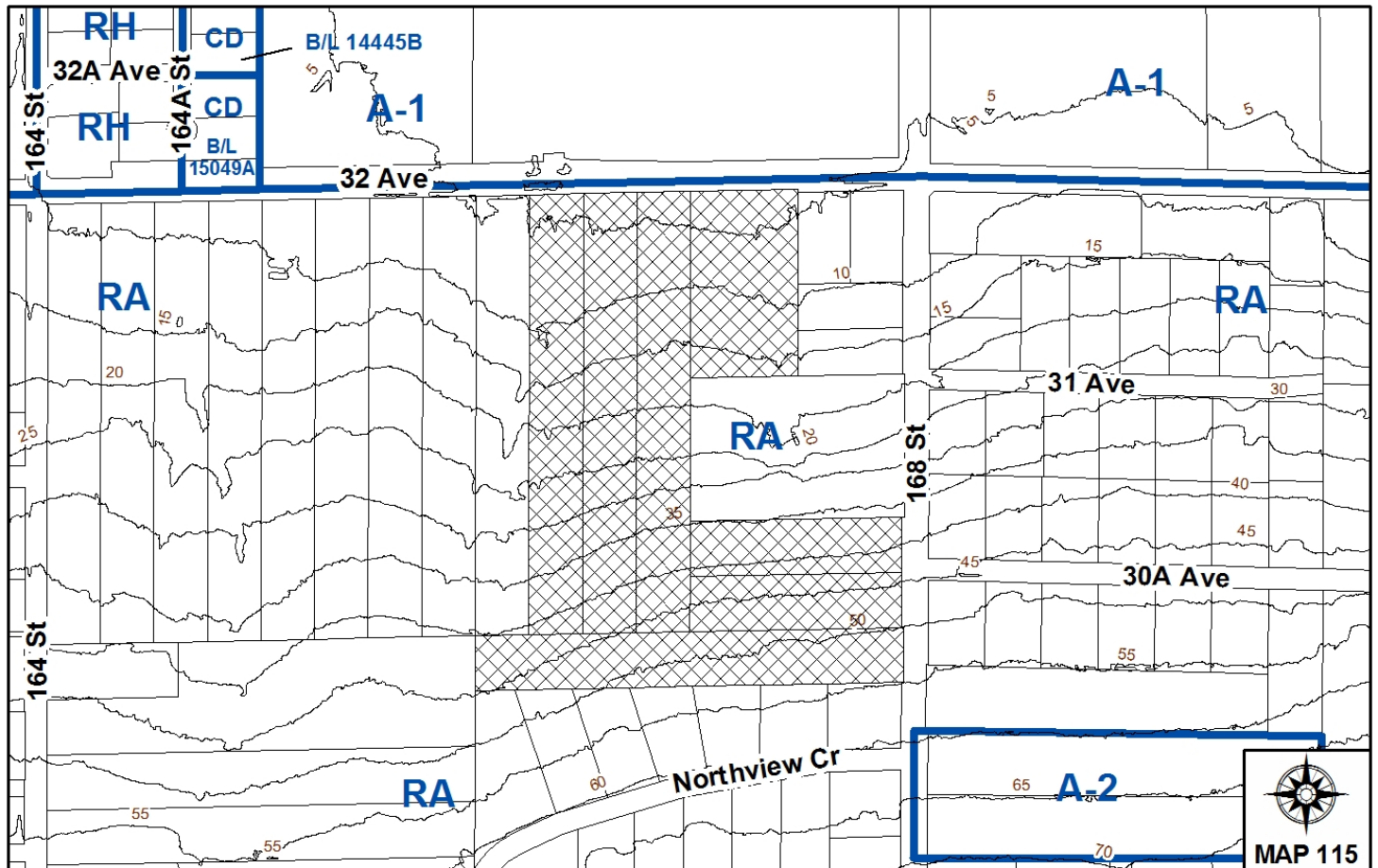
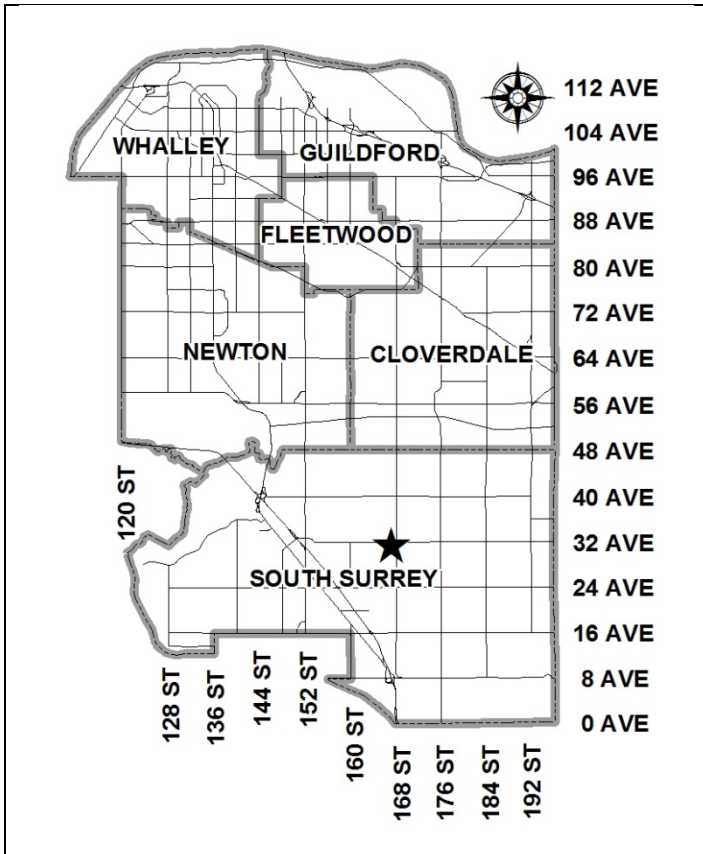
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

Single Detached (2 upa) and Open Space/Linear Open Space



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A DVP is required to vary the front and side yard and side yard flanking street setback of CD By-law 17940.

RATIONALE OF RECOMMENDATION

- The proposed DVP is necessary to allow reductions to the front and side yard setbacks for tree retention on 13 proposed single family lots.
- It will also vary the side yards of three (3) smaller, narrower lots flanking streets to allow the development of homes in keeping with the proposed "estate" character of the area.
- The smaller lots were proposed on the basis of improved tree retention and increased park dedication on the overall development site.
- The DVP will apply to Phase I of the subdivision associated with development application 7911-0223-00 (the southern portion of the development site). Phase I of the subdivision will create 38 of the 67 single family lots proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0223-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Comprehensive Development Zone (CD)" from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 11, 23, 33, 34, 35, 36, 37 and 38;
 - (b) to reduce (1) minimum side yard setback of the "Comprehensive Development Zone (CD)" Zone from 3 metres (10 ft.) to 2 metres (6.5 ft.) for proposed Lots 11, 18, 22, 23, 25, 28 and 38;
 - (c) to reduce (1) minimum side yard setback of the "Comprehensive Development Zone (CD)" Zone from 3 metres (10 ft.) to 1.2 metres (4 ft.) for proposed Lot 19; and
 - (d) to reduce the minimum side yard flanking street setback of the "Comprehensive Development Zone (CD)" from 7.5 metres (25 feet) to 4 metres (13 feet) for proposed Lots 3, 26 and 38.

REFERRALS

Engineering: Engineering has advised any issues related to the DVPs, including the relocation of driveway letdowns corresponding to reduced side yard setbacks, will be addressed through the detailed design phase.

SITE CHARACTERISTICS

Existing Land Use: The development site consists of seven large single family parcels, ranging in size from 1.0 to 2.0 hectares (2.5 - 5 acres), each with a residence and outbuildings. A Class A watercourse runs parallel to 32 Avenue along the north boundary of the site, while two Class B watercourses flow on the site from south to north.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 132 Avenue):	Farmland within the ALR	Agricultural	A-1

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 168 Street):	Single family homes on one acre lots	Suburban/Existing One Acre and Half Acre Lots	RA
South (Across):	Single family homes on one acre lots	Suburban/Existing One Acre and Half Acre Lots	RA
West (Across):	Five-acre suburban lot	Suburban/ Single Detached (2upa)	RA

ADDITIONAL PLANNING COMMENTS

Background

- On July 21, 2014, Council granted Development Application No. 7911-0223-00 Third Reading. The application will amend the North Grandview Heights NCP to provide for a new local road network, a community detention pond and additional "Open Space/ Linear Open Space" and rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the RH-G zone) to create 67 single family lots (See Appendix V).
- On the same night, Council filed Development Variance Permit (DVP) 7911-0223-00. The DVP, which went through the public notification process, was based on a previous lot layout Council referred back to staff in May 2013.
- The present lot layout, now at Third Reading, provides for:
 - Improved on-site tree retention by preserving 403 trees including: 85 trees on private property, 189 trees in proposed parks, and 129 trees in proposed riparian areas;
 - Increased park dedication and riparian area conveyance to the City without compensation. In total 23,918 m² (5.91 acres) measuring 20% of the site, will be dedicated or conveyed to the City;
 - Updated design guidelines to limit the visual effect of the homes on the hillside; and
 - A phased project to reduce the visual impact of the development.
- As a result of these changes, some of the proposed lots within the single family subdivision are now larger to allow for on-site tree retention, while others are smaller and narrower in order to provide the City with more open space. Overall, the balance of smaller and larger lots, all permitted in the CD zone, will assist in maintaining the character and context of the existing neighbourhood while maintaining the economic feasibility of the project.
- A new DVP will also be required to vary building setbacks to assist with proposed tree preservation efforts on private property and the siting of homes on these smaller lots.

- Specifically, DVP 7911-0223-01 will vary the front and side yard setbacks on 13 lots to preserve trees in rear yards and side yards. It will also vary the side yards of three (3) smaller lots along flanking streets to allow for wider, more attractive homes in keeping with the "estate" character of the area. The following list of variances is requested for the Phase I of the subdivision (the southern portion of the development site) that will create the first 38 lots.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) on proposed Lots 11, 23, 33, 34, 35, 36, 37 and 38;
- to reduce (1) minimum side yard setback from 3 metres (10 ft.) to 2 metres (6.5 ft.) on proposed Lots 11, 18, 22, 23, 25, 28 and 38; and
- to reduce (1) minimum side yard setback from 3 metres (10 ft.) to 1.2 metres (4 ft.) on proposed Lot 19.

Applicant's Reasons:

- All of the above variances are requested for tree retention.
- The front yard setbacks on eight (8) lots need to be reduced by 1.5 m (5 ft.) to maintain no build/no excavation tree zones necessary to protect trees in rear yards.
- The side yard setbacks on seven (7) lots also need to be varied by 1 m (3 ft.) in order to preserve trees in side yards. In these instances, the letdowns at the curbs servicing the properties will be located along the reduced setback, away from the trees.
- Finally, the side yard setback on Lot 19 needs to be reduced by 1.8 m (6 ft.) to allow for tree retention and to accommodate Transportation's request to move the driveway as far west as possible for a crosswalk on 30A Avenue.

Staff Comments:

- The requested variances reducing the front and side setbacks of the above lots are necessary to assist with tree preservation efforts on the site. Due to tree retention, many of the proposed lots have compromised building envelopes.
- The proposed variances will provide greater flexibility for building on the lots, while ensuring the residential quality and character of the neighbourhood is maintained.

(b) Requested Variance:

- to reduce the minimum side yard flanking street setback from 7.5 metres (25 feet) to 4 metres (13 feet) on proposed Lots 3, 26 and 38.

Applicant's Reasons:

- A 3.5 m (12 ft.) reduction to the side yard setback (facing the street) is requested for three (3) lots flanking 167 Street. This is due to the fact that these lots have become relatively narrow in order to accommodate overall tree retention and open space on-site. The proposed reduction will also assist in creating a more harmonious streetscape.
- Without the requested variance, the smallest flanking lot would have a buildable house frontage of 8.5 m (30 ft.), while the adjacent lot will have 12.6 m (41 ft.). Allowing for the variance will increase the buildable house frontage on the small lot to 12 m (39 ft.) and give the builder more opportunity to create a uniform streetscape.
- The requested 4 m (13 ft.) side yard setback flanking a street is larger than the typical single family residential (RF) zone which allows for a setback of 3.6 m (12 ft.) along the street front. The requested variance will also be visually undetectable and have no safety implications.

Staff Comments:

- Staff have no concern with the proposed variance as it will not result in an increase in lot coverage or allowable home size, and will enhance the streetscape.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Subdivision Layout/DVP guide
Appendix III	Development Variance Permit No. 7911-0223-01
Appendix IV	July 21, 2014 Staff Planning to Council

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

\\file-server1\net-data\csdc\generate\areaproduct\save\10858247002.doc
DRV 4/22/15 4:18 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Alison Davies
 Grandview Joint Venture
 Address: Unit 205, 6360 - 202 Street
 Langley, BC V2Y 1N2
 Tel: 604-532-6060 - Work
 604-532-6060 - Home

2. Properties involved in the Application
 - (a) Civic Address: 16636 - 32 Avenue
 16686 - 32 Avenue
 16664 - 32 Avenue
 16722 - 32 Avenue
 2979 - 168 Street
 3047 - 168 Street
 3005 - 168 Street

 - (b) Civic Address: 16636 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-742
 Parcel "A" (H41514e) Lot 5 Section 24 Township 1 New Westminster District Plan 5893

 - (c) Civic Address: 16686 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-769
 East Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

 - (d) Civic Address: 16664 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-785
 Westerly Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

 - (e) Civic Address: 16722 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 008-118-752
 West Half Of Lot 7 Section 24 Township 1 New Westminster District Plan 5893

 - (f) Civic Address: 2979 - 168 Street
 Owner: April Creek Developments Ltd
 PID: 008-452-181
 Northerly Half Lot 9 Section 24 Township 1 New Westminster District Plan 5893

- (g) Civic Address: 3047 - 168 Street
Owner: Alison Sanghe
Sukhwinder Sanghe
PID: 007-372-434
Lot 26 Section 24 Township 1 New Westminster District Plan 36812
- (h) Civic Address: 3005 - 168 Street
Owner: Alison Sanghe
Sukhwinder Sanghe
PID: 007-372-442
Lot 27 Section 24 Township 1 New Westminster District Plan 36812

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0223-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION PLAN OF PARCEL "A" (H41514E) LOT 5 PLAN 5893,
 WESTERLY HALF LOT 6 PLAN 5893, EAST HALF LOT 6 PLAN 5893,
 WEST HALF LOT 7 PLAN 5893, LOT 26 PLAN 36812, LOT 27
 PLAN 36812 AND NORTHERLY HALF LOT 9 PLAN 5893 ALL OF
 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

APPENDIX II

BCGS 926.007
 SCALE 1:1000

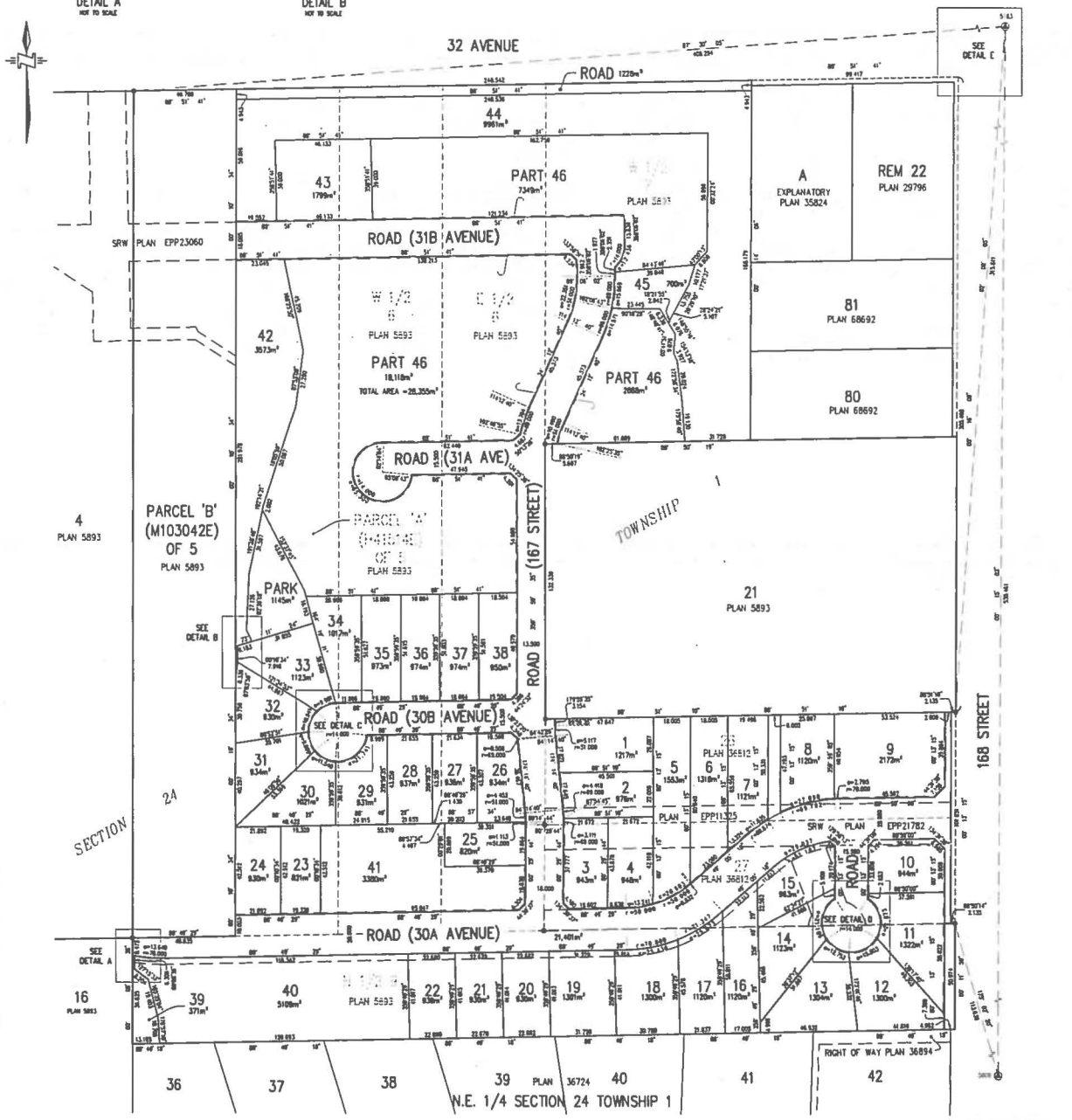
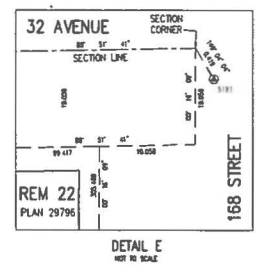
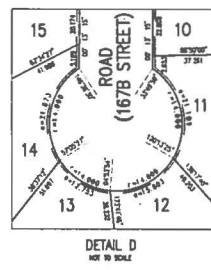
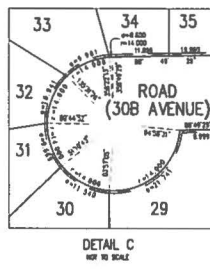
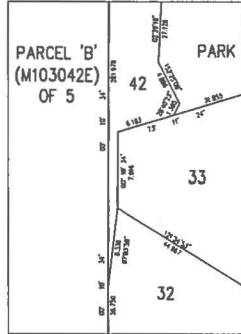
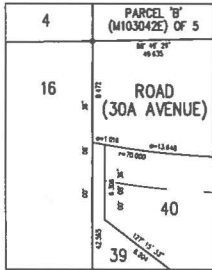


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 THE INTENDED PLOT SIZE OF THIS PLAN IS SHOWN IN METRES
 BY DIMENSION HEIGHT TO 0.01 WHEN PRINTED AT A SCALE OF 1:1000

MEASURED SURVEY DATA No. 1, DEPARTMENT OF SURVEY, MAPS (SRS) 4.0.0.10.0.0

LEGEND

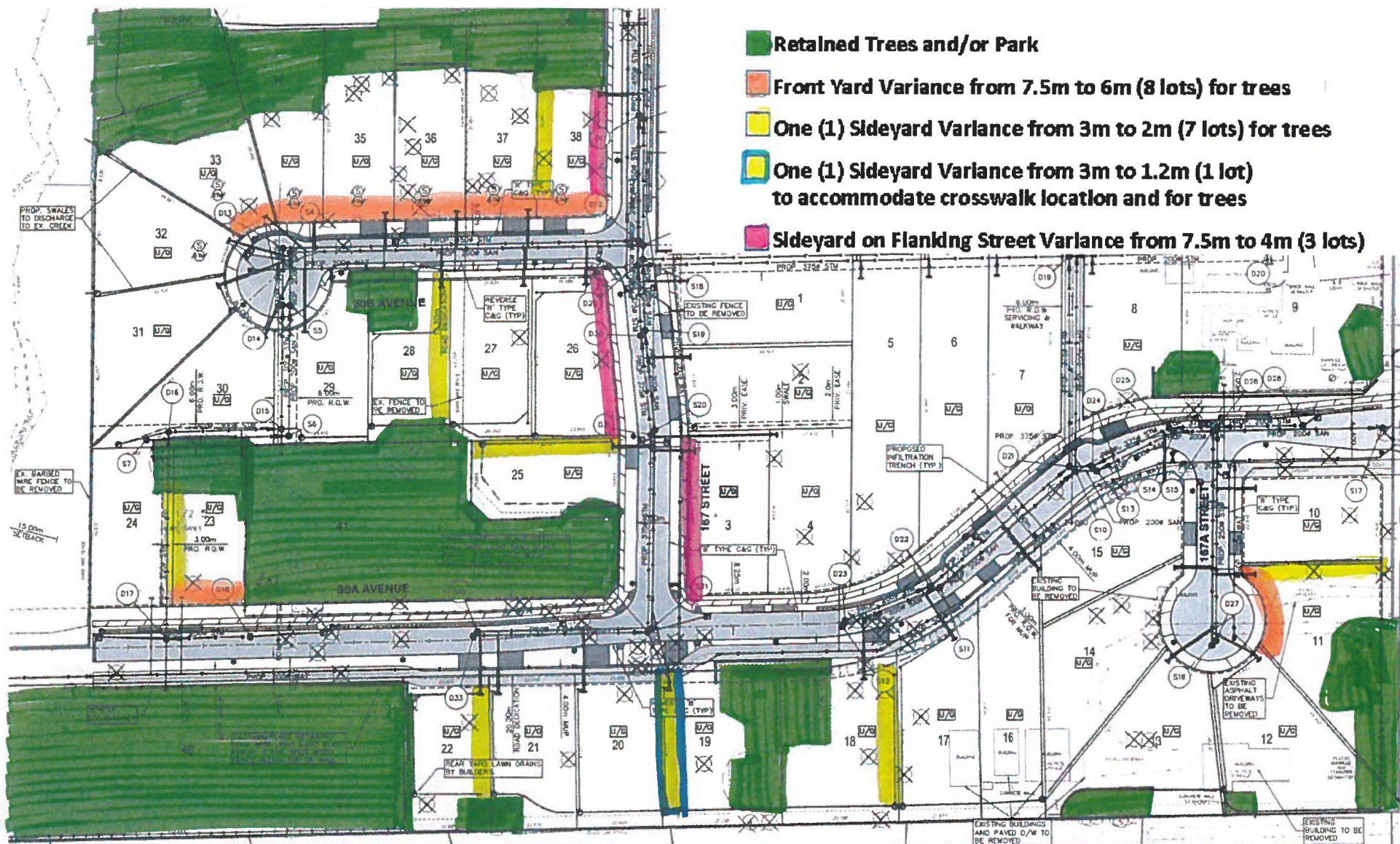
SYMBOLS	DESCRIPTION
ROAD PLACED	
⊙	CONTROL MONUMENT
○	STANDARD IRON POST
•	DELETED I.R.C.
⊕	DELETED BRASS
⊞	DELETED SQUARE METRE



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

McLENNAN ASSOCIATES
 LAND SURVEYING LTD.
 2300, 13450 102 AVENUE
 SURREY, BC V3T 5A3
 TEL: 804-596-2391
 FAX: 311-8273-20
 DATE:

- Retained Trees and/or Park
- Front Yard Variance from 7.5m to 6m (8 lots) for trees
- One (1) Sideyard Variance from 3m to 2m (7 lots) for trees
- One (1) Sideyard Variance from 3m to 1.2m (1 lot) to accommodate crosswalk location and for trees
- Sideyard on Flanking Street Variance from 7.5m to 4m (3 lots)



3 AND 27 PLAN 36012 AND NORTH 1/2 LOT 9 PLAN
 E. 1/4 SECTION 24 TOWNSHIP 1 NORTH DISTRICT
 OCM-8648 ELEVATION: 4.473m
 300' AT HOUSE #17175
 4.360 PITCH

**APLIN
 MARTIN**

CLIENT: **APRIL CREEK DEVELOPMENTS LTD.**
 4206 - 6240, 263 STREET, LAMILET, B.C.
 PHONE: 604-623-8898 FAX: 604-623-1120



The location of existing
 underground utilities are shown
 and are approximate and shall be
 confirmed by the contractor before
 any excavation is undertaken. The
 location of all underground utilities
 shall be confirmed by the contractor
 before any excavation is undertaken.

TITLE: **KEY PLAN - SOUTH**

DESIGN: SRA CHECK: ESS
 DRAWN: MJC APPR: JAB
 A & M FILE
11-086 PHASE 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0223-01

Issued To: ALISON SANGHE
SUKHWINDER SANGHE

Address of Owner: 3047 - 168 Street
Surrey, BC V3S 0A7

Issued To: APRIL CREEK DEVELOPMENTS LTD.

Address of Owner: 6360 - 202 Street, Unit 205
Langley, BC V2Y 1N2

(collectively referred to as "the 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: 011-150-742
Parcel "A" (H41514E) Lot 5 Section 24 Township 1 New Westminster District Plan 5893

16636 - 32 Avenue

Parcel Identifier: 011-150-769
East Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

16686 - 32 Avenue

Parcel Identifier: 011-150-785
Westerly Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

16664 - 32 Avenue

Parcel Identifier: 008-118-752
West Half Of Lot 7 Section 24 Township 1 New Westminster District Plan 5893

16722 - 32 Avenue

Parcel Identifier: 008-452-181
Northerly Half Lot 9 Section 24 Township 1 New Westminster District Plan 5893

2979 - 168 Street

Parcel Identifier: 007-372-434
Lot 26 Section 24 Township 1 New Westminster District Plan 36812

3047 - 168 Street

Parcel Identifier: 007-372-442
Lot 27 Section 24 Township 1 New Westminster District Plan 36812

3005 - 168 Street

(the "Land")

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

Parcel Identifier:

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

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

- (a) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (By-law No. 17940) the minimum front yard setback of principal building may be reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 11, 23, 33, 34, 35, 36, 37 and 38.
- (b) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (By-law No. 17940) one minimum side yard setback of principal building may be reduced from 3.0 metres (10 ft.) to 2.0 metres (6.5 ft.) on proposed Lots 11, 18, 22, 23, 25, 28 and 38.
- (c) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (By-law No. 17940) one minimum side yard setback of principal building may be reduced from 3.0 metres (10 ft.) to 1.2 metres (4 ft.) on proposed Lots 19.
- (d) In Section F. Yards and Setbacks "Comprehensive Development Zone (CD)" (By-law No. 17940) one minimum side yard setback on a flanking street of principal

building may be reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) on proposed Lots 3, 26 and 38.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SUBMISSION PLAN OF PARCEL "A" (H41514E) LOT 5 PLAN 5893, WESTERLY HALF LOT 6 PLAN 5893, EAST HALF LOT 6 PLAN 5893, WEST HALF LOT 7 PLAN 5893, LOT 26 PLAN 36812, LOT 27 PLAN 36812 AND NORTHERLY HALF LOT 9 PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

SCHEDULE A

BCSS 926.007

SCALE 1 : 1000

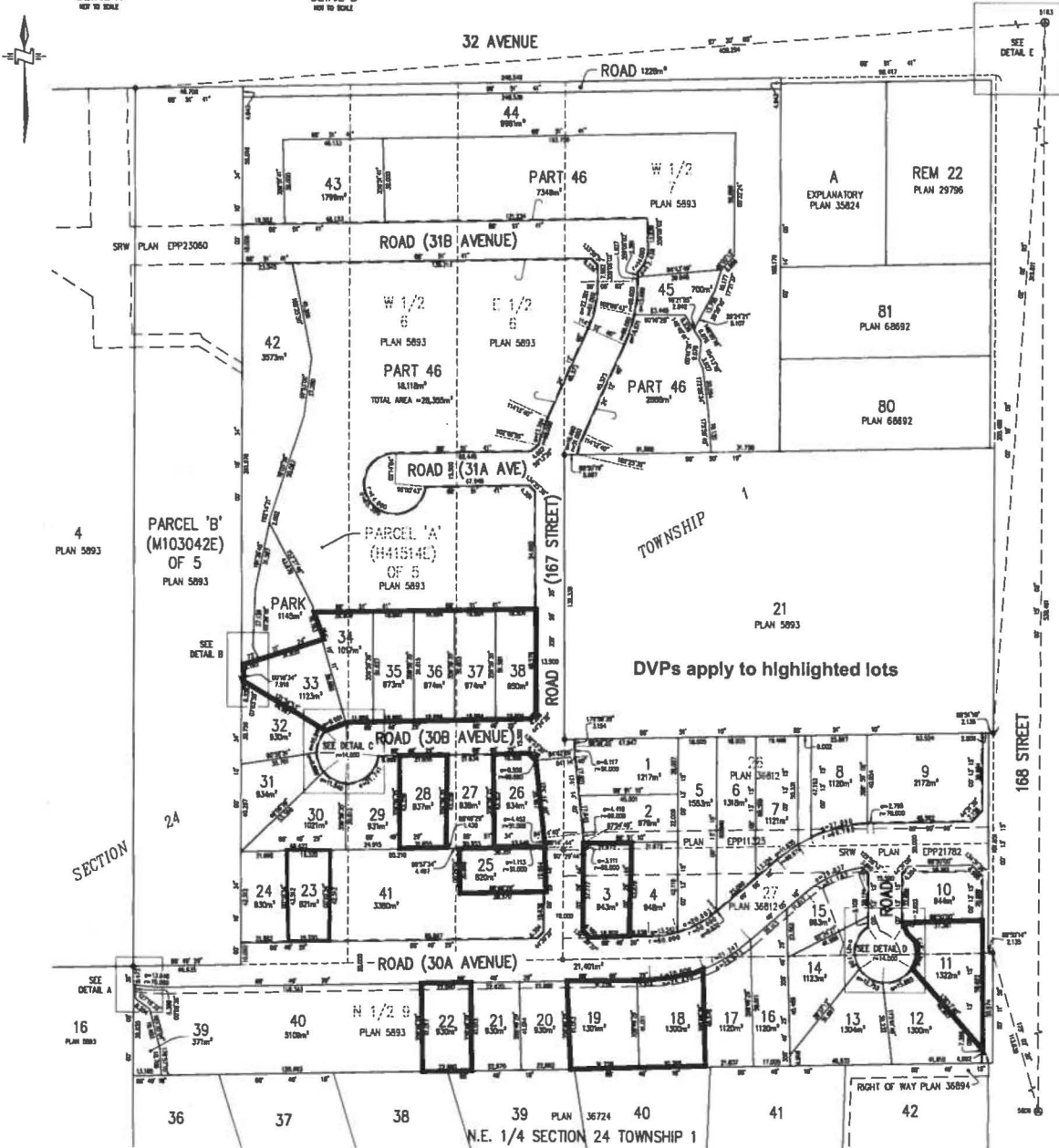
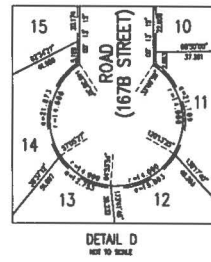
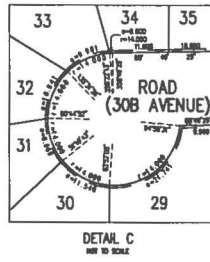
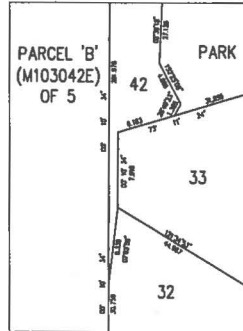
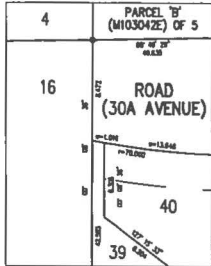


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE HORIZONTAL PLAT DATE OF THIS PLAN IS 08/09/10 IN VIEW OF 88/10/10 IN FORCE (2010) WHEN PLACED AT A SCALE OF 1:1000

REGISTERED SURVEY AREA No. 1 (NAME/QUALITY OF SURVEY) (M013042E) 4/10/10/10/10

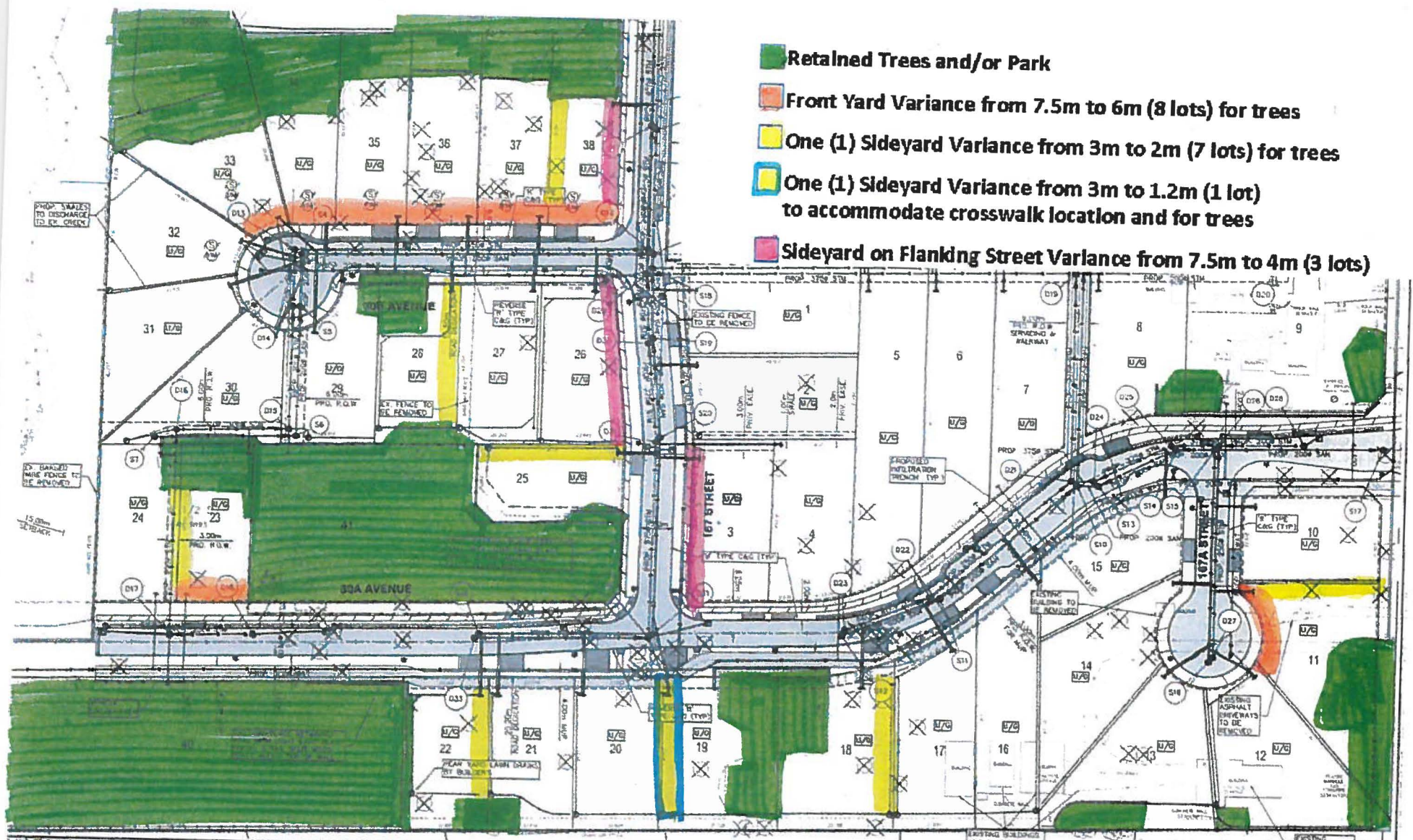
LEGEND

SYMBOLS	DESCRIPTION
ROAD PLACED	
⊙	CONTROL MONUMENT
○	STANDARD BORN POST
⊙	IDENTIFIED ARC
⊙	IDENTIFIED BESSIS
⊙	IDENTIFIED SQUARE METRES



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

McKENNEY ASSOCIATES
LAND SURVEYING LTD.
2300, 13480 102 AVENUE
SURREY, BC V3T 5G3
TEL: 804-596-6281
FAX: 811-82795-30
DATE



- Retained Trees and/or Park
- Front Yard Variance from 7.5m to 6m (8 lots) for trees
- One (1) Sideyard Variance from 3m to 2m (7 lots) for trees
- One (1) Sideyard Variance from 3m to 1.2m (1 lot) to accommodate crosswalk location and for trees
- Sideyard on Flanking Street Variance from 7.5m to 4m (3 lots)

3 AND 27 PLAN 30812 AND NORTH 1/2 LOT 9 PLAN
 E 1/4 SECTION 24 TOWNSHIP 1 RANGE 20
 000-0668 ELEVATION: 4.433m
 THIS AT HOUSE #17175
 3/1/2008



CLIENT: APRIL CREEK DEVELOPMENTS LTD.
 # 308 - 638A, 262 STREET, LANGLIST, B.C.
 PHONE: 604-633-8888 FAX: 604-633-1130



The location of existing underground utilities are shown on an approximate map only. It has not been independently verified by the author or its representatives. The contractor shall determine the exact location of all existing utilities and remove them as required.

TITLE: KEY PLAN - SOUTH

DESIGN: SPA CHECK: ESS
 DRAWN: MJC APPROV: JAP
 A & M FILE: 11-086 PHASE 1

APPENDIX IV

ADDITIONAL PLANNING COMMENTS

File: 7911-0223-00

Planning Report Date: July 21, 2014

PROPOSAL:

- **NCP Amendment** to modify the local road network, to add a community detention facility and to modify the Open Space/ Linear Open Space
- **Rezoning** from RA to CD (Based on RH-G)
- **Development Variance Permit**

in order to allow subdivision into 67 single family lots, a community detention pond, protection of riparian area and the dedication of parkland.

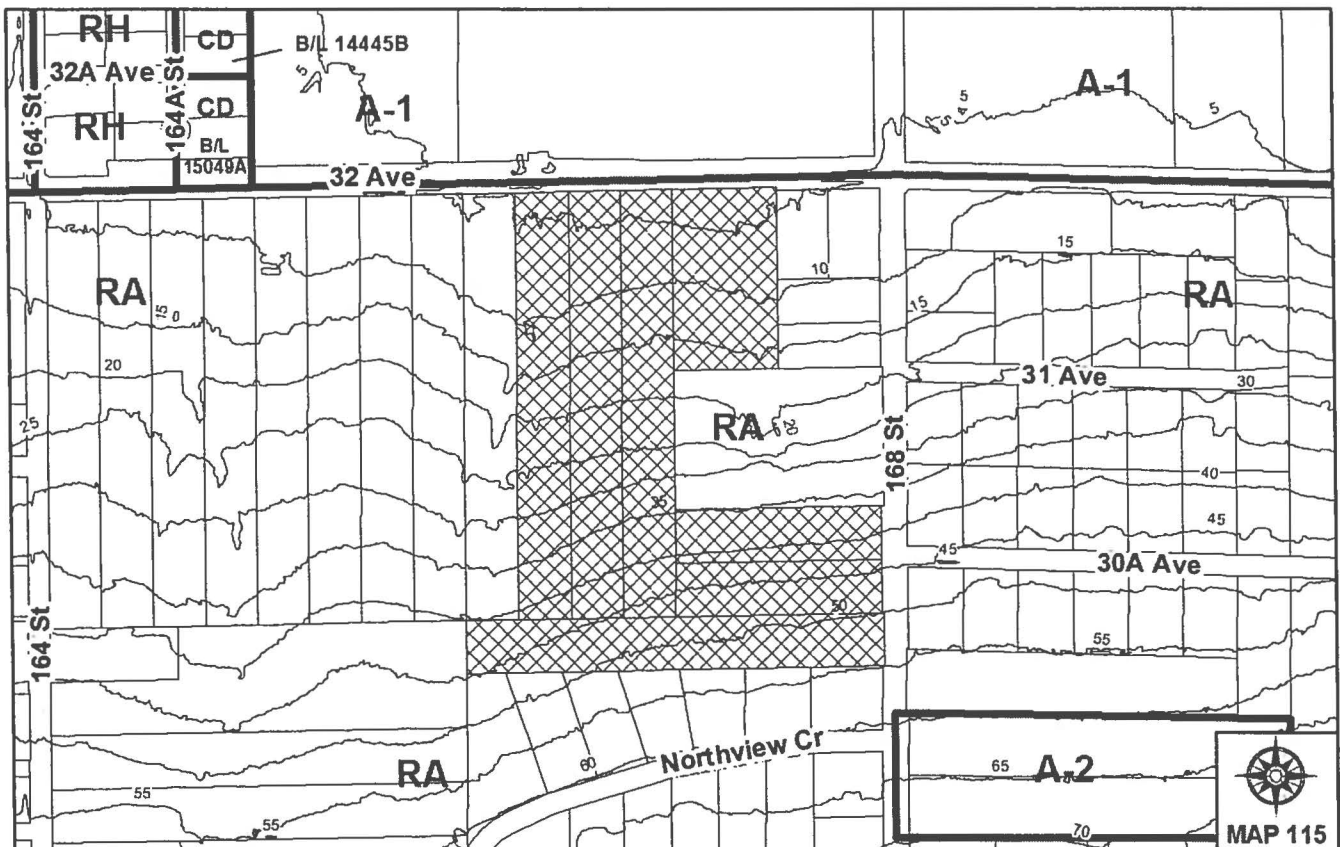
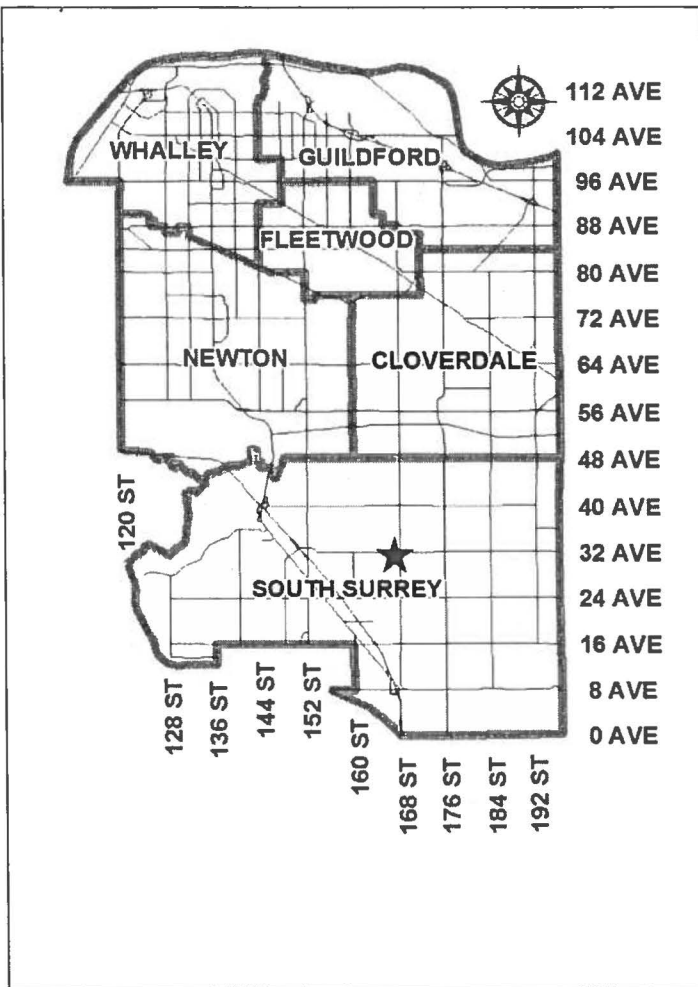
LOCATION: 16636, 16664, 16686 and 16722 - 32 Avenue; and 2979, 3005 and 3047 - 168 Street

OWNER: April Creek Developments Ltd et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Single Detached (2 upa) and Open Space/Linear Open Space



RECOMMENDATION SUMMARY

- Council considers granting Third Reading to By-law No. 17940.
- Council files Development Variance Permit No. 7911-0223-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed modified amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to modify the local road network, add a community detention pond facility and to modify the Open Space/ Linear Open Space.

RATIONALE OF RECOMMENDATION

- Subsequent to the Public Hearing held on May 27, 2013 on the proposed development, Council expressed concerns regarding tree preservation, density and the proposed development being complementary to the existing neighbourhood context, and referred the application back to staff to address these concerns. In response to the concerns raised, the applicant has:
 - Increased the tree preservation on the site by 92 trees from a total of 311 trees to 403 trees including the retention of: 85 trees on private property, 189 trees in proposed parks; and 129 trees in proposed riparian areas;
 - Increased open space parkland dedication and riparian area conveyance, without compensation to the City, from a total of 19,395 sq.m. (4.8 acres) to 23,918 sq.m. (5.91 acres), representing approximately 20% of the site;
 - Updated the design guidelines in order to limit the visual effect of the homes on the hillside; and
 - Proposed phasing of the project in order to help reduce the visual impact of the development.
- Overall, the proposed changes to the revised development proposal provide a better approach to tree preservation on the site, and help achieve a more complementary development within the existing neighbourhood concept by phasing of the project, improving the design guidelines and increasing the open space parkland dedication on the site.
- Generally complies with the Single Detached (2 upa) designation in the North Grandview Heights NCP. The proposed modified amendment to the NCP is intended to:
 - Modify the local road network and to reflect the current servicing of the site consisting of a community detention pond; and
 - Modify the open space network by modifying the location of parks to reflect tree preservation areas and slightly increasing the amount of parkland areas shown in the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council considers granting Third Reading to By-law No. 17940.
2. Council files Development Variance Permit No. 7911-0223-00.
3. Council passes a resolution to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to modify the local road network, to add a community detention facility, and to modify the Open Space/ Linear Open Space when the project is considered for final adoption (Appendix VI).

ADDITIONAL PLANNING COMMENTS

Background:

- At the November 5, 2012 Regular Council – Land Use Meeting, Council considered a proposal to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)" and "Comprehensive Development Zone (CD)" in order to permit the development of 64 single family lots, a community detention pond and a park.
- After considering the Planning Report and proposed layout (Appendix VII), Council expressed concerns regarding tree removal and requested staff to examine the slope preservation. Council noted that this is an opportune time to review the hillside as a whole in order to effectively plan the development and to ensure it is a model for the next developments to follow. As such, Council passed resolution R12-2338 and referred this application back to staff to address the tree and slope preservation concerns.
- Council considered a revised proposal on the subject site (Appendix VIII) at the May 6, 2013- Regular Council- Land Use Meeting, with the following responses from the applicant to the concerns raised at the November 5, 2012 Council meeting:
 - Completed a detailed lot by lot analysis of the proposed tree preservation including adjustments to the road layout and lot configuration as needed. This resulted in a revised proposal to create 67 single family lots;
 - Increased the tree preservation on the site by 39 trees;
 - Agreed to a third party arborist assessment to confirm that the proposed tree preservation is feasible;
 - Provided a visual representation of the hillside, pre and post development including when the site would be cleared, at year one (1), and fifteen (15) years after the completion of the development;
 - Provided more detailed information concerning the design and construction of the community detention pond as a community amenity; and

- Confirmed the general local road network for the larger area.
- Subsequent to the Public Hearing held on May 27, 2013 on the proposed development, Council was still concerned about the proposed development and expressed concerns regarding tree preservation, density and the proposed development being complementary to the existing neighbourhood context. Under Resolution R13-1057, the application was referred back to staff to work with the applicant to address these concerns. In accordance with Council's resolution, this report provides a response to the concerns raised at the Public Hearing for this project.

North Grandview Heights NCP:

- The proposed development generally complies with the Single Detached (2 upa) designation in the North Grandview Heights NCP. The proposed further changes to the NCP are intended to (Appendix VI):
 - Modify the local road network;
 - Modify the plan to reflect the current servicing of the site consisting of a community detention pond; and
 - Update the open space network by modifying the location of parks to reflect tree preservation areas and slightly increasing the amount of parkland areas shown in the NCP.
- Compared to the previous proposal presented to Council on May 6, 2013, the revised proposal is no longer requesting a decrease in lands designated for open space/linear space and in fact, the revised proposal now includes a slight increase in overall parkland areas shown in the NCP from approximately 10,000 sq.m. (2.47 acres) to approximately 10,400 sq.m. (2.57 acres).
- The Engineering Department has no objection to the proposed update to the local road network and location of the proposed community detention pond, and the Parks, Recreation and Culture Department has no objection to the proposed changes to the Open Space/ Linear Open Space designated lands in the plan area.

Revised Proposal:

- As a result of the resolution by Council, the applicant has worked with City staff to address the concerns raised during the public hearing and has undertaken the following actions:
 - Increased the overall tree preservation on the site by 92 trees from a total of 311 trees to 403 trees including the retention of: 85 trees on private property, 189 trees in proposed parks; and 129 trees in proposed riparian areas;
 - Increased open space parkland dedication and riparian area conveyance, without compensation to the City, from a total of 19,395 sq.m. (4.8 acres) to 23,918 sq.m. (5.91 acres), representing approximately 20% of the site;
 - Updated the design guidelines in order to limit the visual effect of the homes on the hillside; and

- Proposed phasing of the project in order to help reduce the visual impact of the development.
- As a result of the revised tree preservation on the site, some of the proposed lots need to be smaller in order to allow for more open space dedication, and some lots need to be larger in order to allow for tree preservation on private property. Overall, the proposed number of lots remains at 67, which is the same as the previous proposal presented to Council on May 6, 2013. The revised proposal still complies with the regulations of the proposed CD Bylaw No. 17940 and therefore, it does not need to go back to public hearing.
- Overall, the proposed changes to the revised development proposal (Appendix II) provide a better approach to tree preservation on the site, and help achieve a more complementary development within the existing neighbourhood concept by phasing of the project, improving the design guidelines and increasing the open space parkland dedication on the site.
- Each of the proposed changes to the proposed development is addressed in turn in the following sections of the planning report.

Additional Tree Preservation:

- Norm Hol, ISA Certified Arborist of Arbortech Consulting Limited, completed an additional detailed analysis in order to identify additional tree preservation opportunities on the site. With careful consideration of the proposed underground services, on-lot drainage, lot grading, building envelopes, lot layout, and hydrology of the site, and an increase to the proposed open space areas proposed to be dedicated to the City, an additional 92 trees were identified for preservation on the site, thus increasing the proposed tree retention from a total of 311 trees to 403 trees.
- The table below provides a summary of the revised 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	215	215	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	65	56	9
Norway Maple	1	1	-
Red Maple	1	1	-
Silver Maple	1	1	-
Horsechestnut	1	1	-
Paper Birch	15	15	-
Pacific Dogwood	1	-	1
Lombardy Poplar	4	4	-
Bitter Cherry	3	3	-
Flowering Cherry	3	3	-
English Oak	1	1	10
Coniferous Trees			
Pacific Silver Fir	4	1	3

Tree Species	Existing	Remove	Retain
Grand Fir	1	1	-
Blue Atlas Cedar	1	1	-
Deodar Cedar	3	1	2
Norway Spruce	5	4	1
Weeping Norway Spruce	2	1	1
Shore Pine	3	3	-
Douglas Fir	45	13	32
Western Red Cedar	128	92	36
Total Trees on Private Property (excluding Alder and Cottonwood Trees)	192	117	85
Additional Trees in the proposed Riparian Areas	129	-	129
Additional Trees in the proposed Parkland areas	189	-	189
Total Trees Proposed to be Retained (including Private Property, Proposed Riparian Areas and Proposed Parkland)		403	
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		209	
Total Retained and Replacement Trees		612	
Contribution to the Green City Fund		\$123,900.00	

- The Arborist Assessment states that there are a total of 192 protected trees on private property, excluding Alder and Cottonwood trees. 215 existing trees, approximately 43% of the total trees on private property, are Alder and Cottonwood trees. It was determined that 85 trees can be retained as part of this development proposal on private property.
- In addition, 189 trees are proposed to be retained with the proposed riparian area and 129 trees are proposed to be retained in the proposed parkland areas. The trees within the proposed riparian area and parkland will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- Overall, 403 trees are proposed to be retained on the site including on private property, proposed riparian areas and proposed parkland.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 621 replacement trees on the site. Since only 209 replacement trees can be accommodated on the site, the deficit of 412 replacement trees will require a cash-in-lieu payment of \$123,900.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on the proposed streets within this project. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 612 trees are proposed to be retained or replaced on the site with a contribution of \$123,900.00 to the Green City Fund.

Increased Open Space Areas:

- As part of the review of the tree preservation and view corridors on the site, the applicant also reviewed the open space areas of the proposed development. As a result, the revised proposed development includes an increase in open space parkland dedication and riparian area conveyance, without compensation to the City, from a total of 19,395 sq.m. (4.8 acres) to 23,918 sq.m. (5.91 acres), representing approximately 20% of the site.
- The proposed open space areas include:
 - 10,400 sq.m. (2.57 acres) of parkland dedicated to the City without compensation in order to maximize tree preservation areas; and
 - 13,522 sq.m. (3.34 acres) of land conveyed to the city for the protection of riparian area.
- In addition to the proposed open space areas, the applicant is also proposing to include approximately 6,775 sq.m. (1.67 acres) of tree protection areas on private property.

Revised Design Guidelines & Proposed Phasing:

- Mike Tynan of Tynan Consulting prepared a Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed lots (Appendix IV). As part of this review, the massing of the proposed dwellings was also reviewed in the context of minimizing the visual impact of the proposed hillside development. The applicant also consulted a developer in West Vancouver that has experience dealing with minimizing the visual impact of development on a hillside. The proposed design requirements to address views on the proposed hillside include:
 - Specifying dark or earth toned roof and exterior cladding colours so that homes blend into the surrounding hillside, rather than stand out in contrast;
 - Reducing and breaking up the massing of the North face of the proposed homes by including mid-story roofs;

- Providing additional building articulation by requiring that there are no North side building faces exceeding a height of 1.5 stores that are unbroken by a roof line in order to limit the effect of the homes to those viewing the site from the North;
 - Floor offsets are required to ensure the massing design steps up the hill and gabled projections are not permitted at the upper floor at any proposed rear side of rear sloping lots; and
 - In addition to tree planting on each lot, requiring a high planting standard consisting of a minimum of 60 shrubs per lot to ensure the hillside is heavily vegetated.
- In addition to the revised guidelines, the applicant is also proposing to phase the project in order to minimize the visual effect of the proposed development. The applicant is proposing to develop the South half of the site first since this portion of this site is less visible from the North and would also be screened by the trees on the North half of the site. The intention is to also plant the 32 Avenue buffer as part of the Phase 1 development, so that these trees have time to grow and able to provide a visual screen before Phase 2 is developed. Phase 1 is proposed to take place between 2014 and 2016 and Phase 2 is proposed to take place in 2016 and 2017.

Summary:

- As a result of the revised tree preservation on the site, some of the proposed lots need to be smaller in order to allow for more open space dedication, and some lots need to be larger in order to allow for tree preservation on private property. Overall, the proposed number of lots remains at 67, which is the same as the previous proposal presented to Council on May 6, 2013. The revised proposal still complies with the regulations of the proposed CD Bylaw No. 17940 and therefore, it does not need to go back to public hearing.
- The following table summarizes the two (2) proposals that were presented to Council on November 5, 2012 and May 6, 2013, as well as the current revised proposal:

Table 2: Summary of Proposed Subdivisions

	November 5, 2012 Proposal	May 6, 2013 Proposal	Current Proposal
Proposed Number of Lots	64	67	67
Number of Trees Proposed to be Retained	212	311	403
Number of Trees Proposed to be Removed	533	499	418
Number of Trees Proposed to be Replanted	-323 on proposed lots -486 shortfall (to be planted elsewhere on site or cash-in-lieu)	-335 on proposed lots -401 shortfall (to be planted elsewhere on site or cash-in-lieu)	-209 on proposed lots -412 shortfall (to be planted elsewhere on site or cash-in-lieu)
Total Proposed Open Space	19,395 sq.m. (4.8 acres) 16.4 % of the site	19,395 sq.m. (4.8 acres) 16.4 % of site	23, 918 sq.m. (5.91 acres) 20% of site

- The proposed Development Variance Permit (DVP) that was presented to Council on May 6, 2014 was only applicable to the previous layout. A DVP will be submitted in the future when more work has been completed on the proposed house designs and the final building footprints have been determined.
- Overall, the proposed changes to the revised development proposal provide a better approach to tree preservation on the site, and help achieve a more complementary development within the existing neighbourhood concept by phasing of the project, improving the design guidelines and increasing the open space parkland dedication on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment
Appendix VII.	Proposed Subdivision at the November 5, 2012 Council Meeting and Planning Report for File 7911-0223-00 http://www.surrey.ca/bylawsandcouncilibrary/PLR_7911-0223-00.pdf
Appendix VIII.	Proposed Subdivision at the May 6, 2013 Council Meeting and Additional Planning Comments for File 7911-0223-00 http://www.surrey.ca/bylawsandcouncilibrary/PLR_7911-0223-00(2).pdf

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

\\file-server\net-data\csdc\generate\areaproduct\sent\19127550031.doc
. 2/23/15 2:59 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Alison Davies
 Address: Infinity Properties Ltd.
 Unit 205, 6360 - 202 Street
 Langley, BC V2Y 1N2

 Tel: 604-532-6060

2. Properties involved in the Application
 - (a) Civic Address: 16636 - 32 Avenue
 16686 - 32 Avenue
 16664 - 32 Avenue
 16722 - 32 Avenue
 2979 - 168 Street
 3047 - 168 Street
 3005 - 168 Street

 - (b) Civic Address: 16636 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-742
 Parcel "A" (H41514E) Lot 5 Section 24 Township 1 New Westminster District Plan 5893

 - (c) Civic Address: 16686 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-769
 East Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

 - (d) Civic Address: 16664 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 011-150-785
 Westerly Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893

 - (e) Civic Address: 16722 - 32 Avenue
 Owner: April Creek Developments Ltd
 PID: 008-118-752
 West Half of Lot 7 Section 24 Township 1 New Westminster District Plan 5893

 - (f) Civic Address: 2979 - 168 Street
 Owner: April Creek Developments Ltd
 PID: 008-452-181
 Northerly Half Lot 9 Section 24 Township 1 New Westminster District Plan 5893

(g) Civic Address: 3047 - 168 Street
Owner: Alison Sanghe
Sukhwinder Sanghe
PID: 007-372-434
Lot 26 Section 24 Township 1 New Westminster District Plan 36812

(h) Civic Address: 3005 - 168 Street
Owner: Alison Sanghe
Sukhwinder Sanghe
Charnjit K Sanghe
Maghar S Sanghe
PID: 007-372-442
Lot 27 Section 24 Township 1 New Westminster District Plan 36812

3. Summary of Actions for City Clerk's Office

(a) Council considers granting Third Reading to By-law No. 17940.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G Zone)

Requires Project Data	Proposed
SITE AREA	
Gross Site Area	29.203 acres
Community Detention Pond	0.45 acres
Gross Site Area (excluding community detention pond)	28.75 acres
NUMBER OF LOTS	
Existing	64
Proposed	67
SIZE OF LOTS	
Range of lot widths (metres)	11.5 metres to 24 metres
Range of lot areas (square metres)	820 square metres to 2,172 square metres
DENSITY	
Lots/Acre (excluding community detention pond)	2.33 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	45%
Proposed Open Space	
Parkland Dedication	2.57 acres
Riparian Area Conveyance	3.34 acres
TOTAL	5.91 acres
% of Site	20%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO