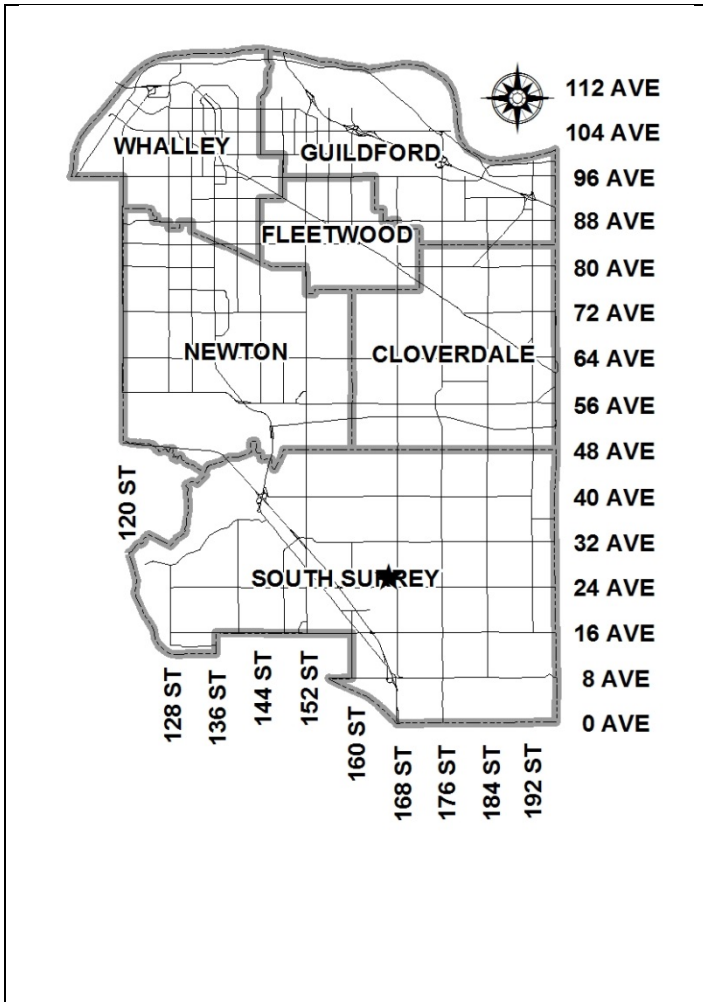


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0241-00

Planning Report Date: May 12, 2014



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** to adjust the 166 Street/Habitat Corridor and to reorient a lane
- **Rezoning** from RH to RF-10 and RF-12
- **Development Variance Permit**

in order to allow subdivision into 20 small single family lots.

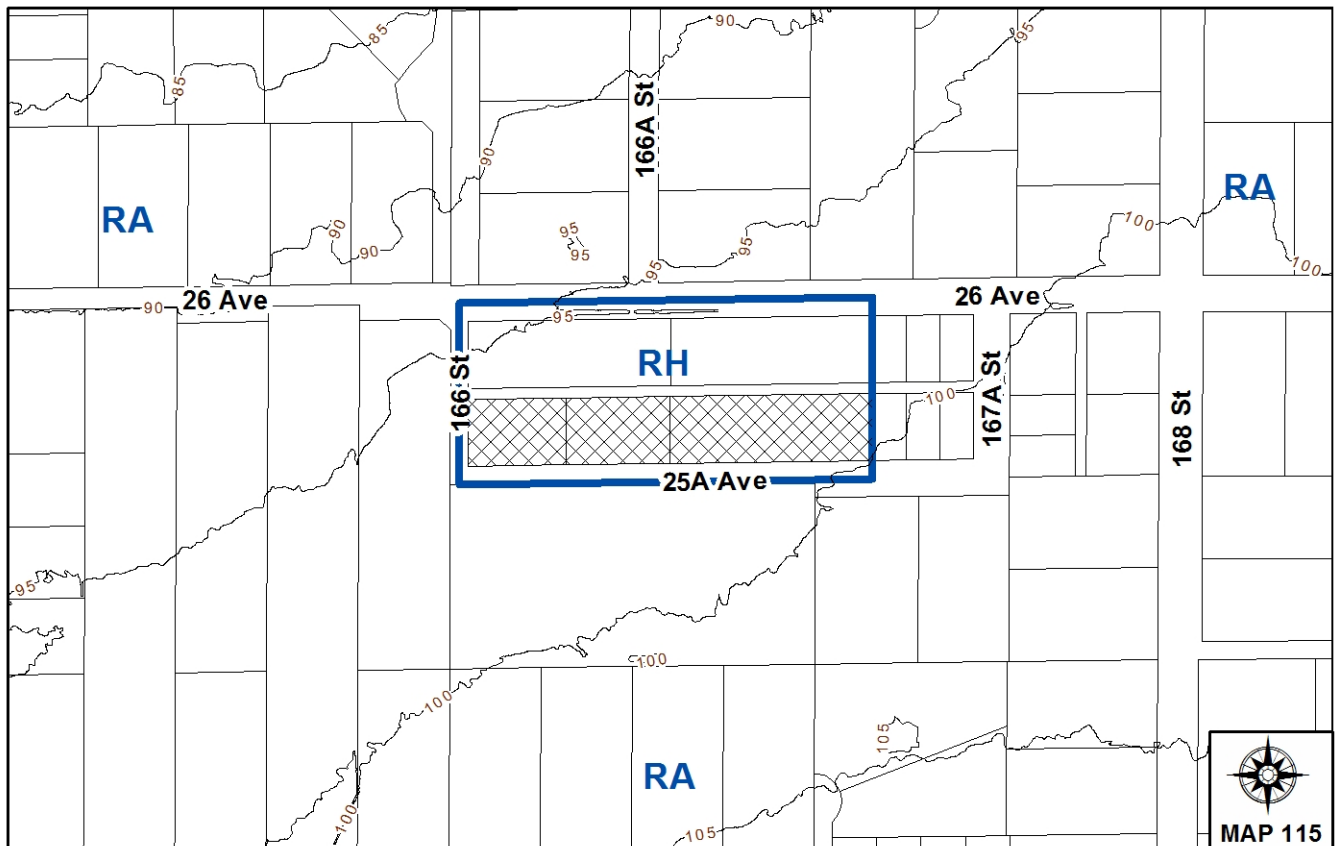
**LOCATION:** 16709, 16605 and 16655 - 25A Avenue

**OWNERS:** Viance Dominelli et. al.

**ZONING:** RH

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Small Lot Single Family w/w Coach House (10-15 upa) and Habitat Corridor



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposed amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) to adjust the 166 Street/ Habitat Corridor and to reorient a lane.
- Proposed Development Variance Permit (DVP) to permit driveway access from 25A Avenue for proposed Lot 20 instead of the rear lane.

### RATIONALE OF RECOMMENDATION

- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the Orchard Grove NCP in order to achieve the approved land use designations and density.
- The proposed development complies with the Small Lot Single Family 10-15 upa land use designation in the Orchard Grove NCP. An NCP amendment is required to adjust the 166 Street/Habitat Corridor and to reorient a lane. The proposed NCP amendment is minor and meets the intent of the NCP by maintaining the integrity of the local road network and the habitat corridor as envisioned in the NCP.
- The proposed density and building form are appropriate for this part of Orchard Grove in the Grandview Heights area.
- The proposed DVP is required in order to retain the existing house and driveway on proposed Lot 20.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0241-00 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 879 of the Local Government Act.
3. a By-law be introduced to rezone portions of the subject site from "Half- Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A), and "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) (Block B), and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0241-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to vary Section H.1 of Part 17C "Single Family Residential (10) Zone (RF-10)" to permit driveway access from 25A Avenue instead of the rear lane for proposed Lot 20.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscape plan and cost estimate for the habitat corridor on 166 Street to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a no-build restrictive covenant on proposed Lot 20 until future subdivision; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Orchard Grove NCP to adjust the 166 Street/Habitat Corridor and to change the orientation of a lane when the project is considered for final adoption (Appendix VIII).

REFERRALS

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

School District: **Projected number of students from this development:**

7 Elementary students at Pacific Heights Elementary School  
3 Secondary students at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2015.

(Appendix IV)

Parks, Recreation & Culture: No concerns. The applicant will be required to plant approximately three (3) rows of street trees and place 450 mm of topsoil and sod in the Habitat Corridor.

SITE CHARACTERISTICS

Existing Land Use: Single family and accessory uses on large lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family and accessory uses on large lots.	Suburban/Large Lot Single Family or Large Lot Duplex 2-10 upa and Small Lot Single Family w/wo Coach House (10-15 upa)	RH
East:	Single family lots	Suburban/Small Lot Single Family w/wo Coach House (10-15 upa)	RA
South (Across 25A Avenue):	5 acre apple-pear orchard farm	Suburban/ Townhouse (15-30) upa and Habitat Corridor	RA
West (Across 166 Street):	Single family and accessory uses on acreage lots.	Suburban/ Small Lot Single Family w/wo Coach House (10-15 upa)	RA

### JUSTIFICATION FOR PLAN AMENDMENTS

- The site is designated "Suburban" in the Official Community Plan (OCP), and "Small Lot Single Family w/wo Coach House (10-15 upa)" and "Habitat Corridor" in the Orchard Grove Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix VII). In accordance with the NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to comply with the NCP.
- The applicant is proposing to amend the Orchard Grove NCP by adjusting the 166 Street/Habitat Corridor and changing the orientation of a lane (Appendix VIII). The following changes to the 166 Street/Habitat Corridor are proposed:
  - 166 Street is proposed to be revised from 20 metres (66 ft.) road allowance plus 20 metres (66 ft.) habitat corridor (various tenures) to a combined dedicated 34 metre (112 ft.) road allowance;
  - The pavement width of 166 Street is proposed to be reduced from 11 metres (36 ft.) to 9 metres (30 ft.) by the elimination of parking on the habitat corridor East side of the street;
  - The habitat corridor is proposed as road dedication between 17.5 metres (57 ft.) and 18.5 metres (61 ft.) in width; and
  - The alignment of 166 Street at 26 Avenue is proposed to be straightened and shared along the property line. This requires a total dedication of 17 metres (56 ft.) from the centerline, providing a total width of 34 metres (112 ft.) as illustrated in Appendix II.

In addition to the changes to the 166 Street/Habitat Corridor, the applicant is also proposing to change the orientation of the North-South lane between 26 Avenue and 25A Avenue to run East-West onto 166 Street.

- The intent of the proposed changes to the NCP is to use the land more efficiently and to distribute road dedication more equitably between property owners. As part of the public consultation for this project, the neighbour directly West of the site indicated concerns about the equity of road dedication requirements for 166 Street. The proposed revised alignment and reduced overall width of the combined 166 Street/Habitat Corridor will ensure that the road dedication is more equitable between property owners. Although the proposed NCP amendment will reduce the habitat corridor width from 20 metres (66 ft.) as envisioned in the NCP to approximately 17.5 metres (57 ft.), it is now proposed to be dedication as road right-of-way, thus ensuring the long term stewardship of this land. The current NCP anticipates various tenures including private ownership, and therefore the proposed change to include all the habitat corridor lands under City ownership is considered beneficial to ensure long term maintenance of the corridor. Overall, the proposed changes are minor and maintain the integrity of the local road network and the habitat corridor as envisioned in the NCP. The Engineering Department and the Parks, Recreation and Culture Department have no concerns with the proposed changes.

- The Engineering Department will bring forward an amendment to Schedule K of the Subdivision and Development By-law No. 8830 to include the revised road cross section for 166 St as a 34 metre (112 ft.) wide road allowance.

**DEVELOPMENT CONSIDERATIONS**

- The site is currently zoned "Half-Acre Residential Zone (RH)". The applicant proposes to rezone the site to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (10) Zone (RF-10)" shown as Blocks A and B, respectively, in order to permit the development of 20 small lot single family lots. Lot 1 (Block A) is proposed to be zoned RF-12, while Lots 2 to 20 (Block B) are proposed to be zoned RF-10.
- The proposed lots range in size from 334 sq.m.(3,595 sq.ft.) to 1,003 sq.m. (10,797 sq.ft.). All the proposed lots conform to the minimum requirements of the respective RF-12 and RF-10 Zones in terms of minimum lot area, width and depth.
- Proposed Lot 20 has future subdivision potential and will require the registration of a no-build restrictive covenant until future subdivision of this lot. The applicant is proposing to retain the existing dwelling on proposed Lot 20 with a driveway access to 25A Avenue. A Development Variance Permit (DVP) is required to retain the existing driveway access until future subdivision of the lot. This variance is discussed further in the By-law Variance Section of this report.
- The form, character and density of the proposed development comply with the Orchard Grove NCP. Table 1 outlines the Orchard Grove NCP requirements pertaining to this site and how the applicant has addressed these requirements:

**Table 1: Summary of Orchard Grove NCP**

		<b>NCP Requirements</b>	<b>Proposed Development</b>
<b>Small Lot Single Family w/wo Coach House</b>	<b>Density</b>	10-15 upa net density	10.4 upa net density (In the future when Lot 20 is subdivided into 3 RF-10 lots, the net density of the subject site will be 12 upa)
	<b>Form &amp; Character</b>	Small Lot Single Family lots with a minimum lot width of 9 metres (30 ft.) and a minimum lot depth of 35 metres (115 ft.)	Small Lot Single Family lots with a minimum lot width of 9 metres (30 ft.) and minimum lot depth of 37 metres (121 ft.)
		Access from rear lanes	Rear lane access is proposed for Lots 1-19. The existing house is proposed to be retained on Lot 20 with driveway access from 25A Avenue. Upon further subdivision of this lot, access from the rear lane will be required.

### Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the 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 subdivision. A summary of the design guidelines is attached (Appendix V).
- A preliminary lot grading plan was prepared and submitted by Hunter Laird Engineering Ltd. and has been reviewed by City staff. The plan shows area with fill greater than 0.5 metres (1.6 ft.) on the proposed site. These areas are minimal and are necessary to accommodate existing roads, in-ground basements and to facilitate proper lot drainage.

### Transportation Network and Habitat Corridor

- The following transportation network and habitat corridor improvements are required for this proposal:
  - 7 metre (23 ft.) road dedication for the combined 34 metre (112 ft.) 166 Street/ Habitat Corridor;
  - Construction of a 3 metre (10 ft.) wide concrete sidewalk on the 166 Street/Habitat Corridor including pedestrian lighting for the sidewalk and planting of the habitat corridor with approximately three (3) rows of street trees and 450 mm of topsoil and sod;
  - 8 metre (26 ft.) road dedication for a walkway between 26 Avenue and 25A Avenue including the construction of a 4 metre (13 ft.) wide concrete walkway with broomed finish and 2 metre (7 feet) wide street tree strips with pedestrian lighting.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 8, 2013, to 53 households within 100 metres (300 feet) of the proposed development. As a result of the pre-notification letter, staff received responses from eight (8) area residents. Two (2) of the residents had no concerns and requested information only. The remaining residents expressed the following concerns:

- Inappropriate Transition to 26 Avenue

Two (2) residents were opposed to the rezoning to permit small lot single family lots. They indicated that the proposed lots were not an appropriate transition to 26 Avenue and requested that only half acre lots or larger be permitted as a transition to 26 Avenue.

*(The Stage 2 Orchard Grove NCP as approved by City Council in January 2012, permits small lot single family lots as proposed on the subject site. As part of the NCP process, there was a comprehensive public consultation process where area residents had the opportunity to provide input on the proposed land uses.)*

- Concerned about Fairness of Road Dedication for 166 Street/Habitat Corridor

One (1) neighbour directly West of the site expressed concerns about the fairness of road dedication for the 166 Street/Habitat Corridor. This owner indicated that the proposed alignment of the 166 Street/Habitat Corridor falls far short of what is reasonable and fair for any single property owner to bear with respect to road placement.

*(As part of the public consultation for this project, the Engineering Department evaluated the existing approved NCP alignment and width for the 166 Street/Habitat Corridor. They determined that reductions could be made to the pavement width and boulevard from the NCP proposed cross section that could still maintain the function and width requirements for the road and not compromise the habitat corridor. Their review of the alignment concluded that it could be relocated and split equitably along property lines. The revisions to the alignment and width address the concerns raised by the neighbour about the equity of road dedication requirements for the 166 Street /Habitat Corridor as properties immediately adjacent to the corridor will now provide an equivalent amount of road dedication. Furthermore, these properties are included in the NCP consolidation area which will help spread the burden amongst a larger property assembly. In addition, the applicant of the subject site will be required to provide cash-in-lieu for the construction of the East half of 166 Street. )*

- Lack of Sidewalks on 164 Street

One (1) neighbour expressed concerns about the lack of sidewalks on 164 Street between 24 Avenue and 28 Avenue.

*(The Engineering Department has confirmed that the construction of the sidewalk on the West side of 164 Street has been placed as a high priority item for the 2014 Capital Construction Program due to the many requests for the completion of this sidewalk.)*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

## TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Limited prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by species for all on-site trees. This includes shared trees, trees within boulevards and proposed streets and lanes, but excludes trees in the proposed habitat corridor and walkway that will be dedicated as road right-of-way.



**Table 2: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	30	30	-
Cottonwood	14	14	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	-
Big Leaf Maple	2	2	-
Cherry	3	2	1
Horse Chestnut	1	1	-
Scoulers Willow	2	2	-
Weeping Willow	1	1	-
<b>Coniferous Trees</b>			
Western Red Cedar	3	-	3
Douglas Fir	3	3	-
Cedar sp.	1	-	1
Cypress	1	-	1
Deodar Cedar	1	1	-
Norway Spruce	2	1	1
Scots Pine	2	1	1
Hedging Cedar	15	-	15
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>40</b>	<b>17</b>	<b>23</b>
<b>Additional Trees in proposed Habitat Corridor/Walkway</b>	<b>9</b>	<b>7</b>	<b>2 (+ 4 under-sized trees)</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>37</b>	
<b>Total Retained and Replacement Trees (excluding Habitat Corridor)</b>		<b>60</b>	
<b>Contribution to the Green City Fund</b>		<b>\$12,300 for on-site trees</b>	

- The Arborist Assessment states that there are a total of 40 protected trees on the site, excluding Alder and Cottonwood trees. 44 existing trees, approximately 52% of the total trees on the site, are Alder and Cottonwood trees. It was determined that twenty-three trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 2 includes an additional nine (9) protected trees that are located within the proposed habitat corridor and walkway that will be dedicated as road allowance. Two (2) of the proposed nine (9) protected trees, plus four (4) under-sized trees within the proposed habitat corridor will be retained. Additional tree preservation opportunities will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 78 replacement trees on the site. Since only 37 replacement trees can be accommodated on the site (based on an approximate average of two (2) trees per lot), the deficit of 41 on-site replacement trees will require a cash-in-lieu payment of \$12,300, 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 166 Street and 25A Avenue, and three (3) rows of street trees will be planted in the habitat corridor. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 60 trees are proposed to be retained or replaced on the site with a contribution of \$12,300 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 21, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

**Table 3: Sustainable Development Checklist**

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within walking distance to community amenities including:               <ul style="list-style-type: none"> <li>○ a planned neighbourhood park;</li> <li>○ a planned commercial area;</li> <li>○ the future Grandview Aquatic Centre; and</li> <li>○ a proposed elementary school.</li> </ul> </li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density complies with the Orchard Grove NCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant is proposing the following Low Impact Development Standards (LIDS) on the site:               <ul style="list-style-type: none"> <li>○ On-lot infiltration trenches or sub-surface chambers;</li> <li>○ Dry swales;</li> <li>○ Natural landscaping;</li> <li>○ Absorbent soils; and</li> <li>○ Sediment control devices.</li> </ul> </li> </ul>

<p>4. Sustainable Transport &amp; Mobility (D1-D2)</p>	<ul style="list-style-type: none"> <li>• The site is located adjacent to the enhanced sidewalk on 166 Street and also located within walking distance of 24 Avenue which has transit service. It is anticipated that the level of transit service will increase as the area develops.</li> </ul>
<p>5. Accessibility &amp; Safety (E1-E3)</p>	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner:                     <ul style="list-style-type: none"> <li>○ Units are oriented to streets with porches and habitable rooms facing streets promoting natural surveillance;</li> <li>○ Well lit pedestrian pathways; and</li> <li>○ Low permeable fencing to enhance visibility.</li> </ul> </li> </ul>
<p>6. Education &amp; Awareness (G1-G4)</p>	<ul style="list-style-type: none"> <li>• The community has had an opportunity to provide input on the proposal during the public notification process.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to vary Section H.1 of Part 17C "Single Family Residential (10) Zone (RF-10)" to permit driveway access from 25A Avenue instead of the rear lane for proposed Lot 20.

Justification for Variance:

- Under the provisions of the RF-10 Zone, driveways are only permitted from a rear lane. In order to be able to retain the existing dwelling and driveway facing 25A Avenue on proposed Lot 20, a variance has been requested to maintain the existing driveway access from 25A Avenue instead of relocating it to the rear lane. When the site is developed in the future, the proposed accesses to any future lots will be required from the rear lane. A no-build restrictive covenant will need to be registered on this lot to prohibit any building until future subdivision and compliance with the regulations of the RF-10 Zone.

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.	Survey Plan, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed Amendment to the Orchard Grove NCP
Appendix IX.	Development Variance Permit No. 7913-0241-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/da

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Information for City Clerk

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

1. (a) Agent:       Name:                Clarence Arychuk  
  Hunter Laird Engineering Ltd.  
  Address:             #300 , 65 - Richmond Street  
  New Westminster, B.C. V3L 5P5  
  
  Tel:                   604-525-4651

2.       Properties involved in the Application

- (a)       Civic Address:           16709 - 25A Avenue  
  16605 - 25A Avenue  
  16655 - 25A Avenue
  
- (b)       Civic Address:           16709 - 25A Avenue  
  Owner:                Viance Dominelli  
  Glenn Schmidt  
  PID:                   002-111-721  
  Lot 22 Section 24 Township 1 New Westminster District Plan 32278
  
- (c)       Civic Address:           16605 - 25A Avenue  
  Owner:                Jayne Morgan  
  Katherine R Leslie  
  PID:                   001-110-110  
  Lot 40 Section 24 Township 1 New Westminster District Plan 60252
  
- (d)       Civic Address:           16655 - 25A Avenue  
  Owner:                Raymond P Williams  
  Linda D Sale  
  PID:                   002-462-061  
  Lot 41 Section 24 Township 1 New Westminster District Plan 60252

3.       Summary of Actions for City Clerk's Office

- (a)       Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
- (b)       Introduce a By-law to rezone the property.
  
- (c)       Proceed with Public Notification for Development Variance Permit No. 7913-0241-00 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 DATA SHEET

Proposed Zoning: RF-10 and RF-12

Requires Project Data	Proposed
<b>SITE AREA</b>	
Gross Site Area	2.06 acres
Road Dedication	0.15 acres
Net Site Area	1.91 acres
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	20
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 metres to 27 metres
Range of lot areas (square metres)	334 sq.m. to 1,003 sq.m.
<b>DENSITY</b>	
Lots/Acre (Net)	10.4 upa (future: when Lot 20 develops 12 upa)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	16%
Total Site Coverage	68%
<b>PARKLAND</b>	
Area (square metres)	Cash in lieu
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW NO. \_\_\_\_\_ OF:  
 LOTS 40 AND 41 PLAN 60252 AND LOT 22 PLAN 32278  
 ALL OF SECTION 24 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT



SCALE 1 : 750 DISTANCES ARE IN METRES

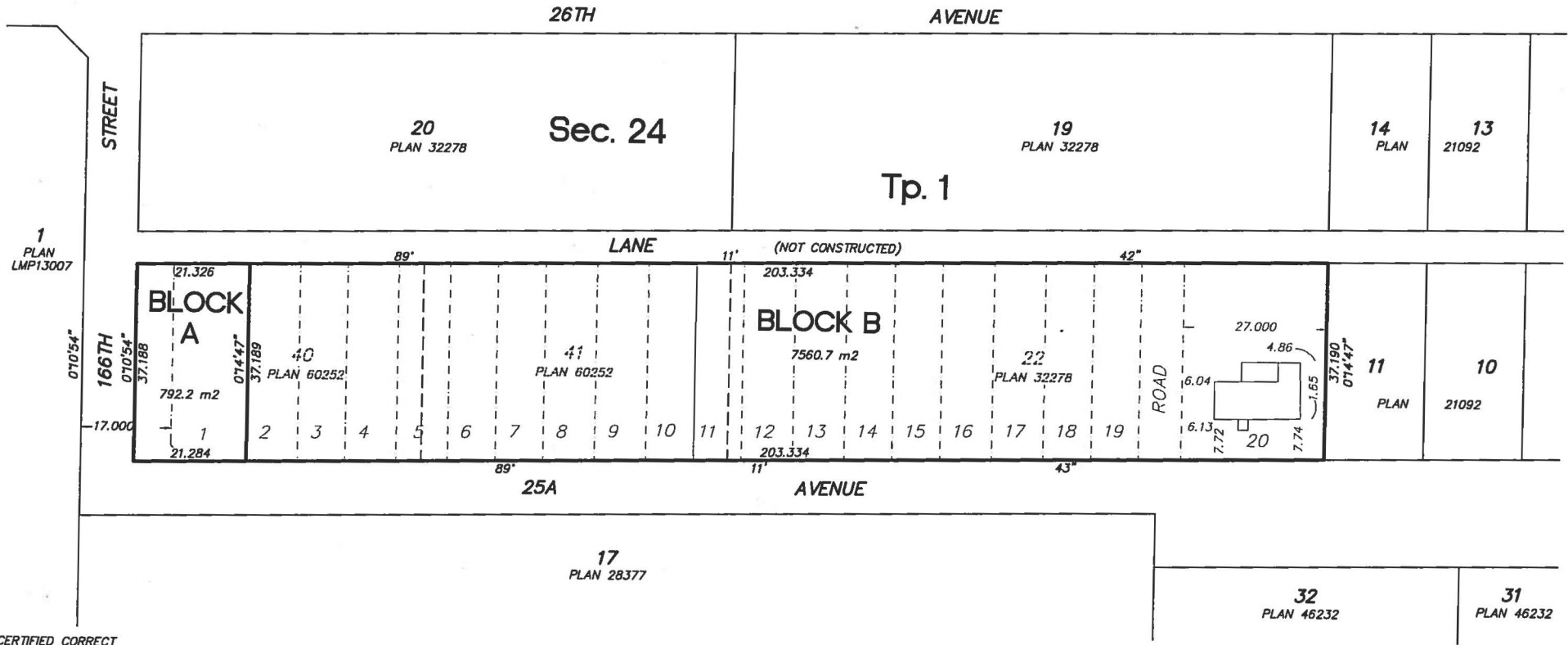


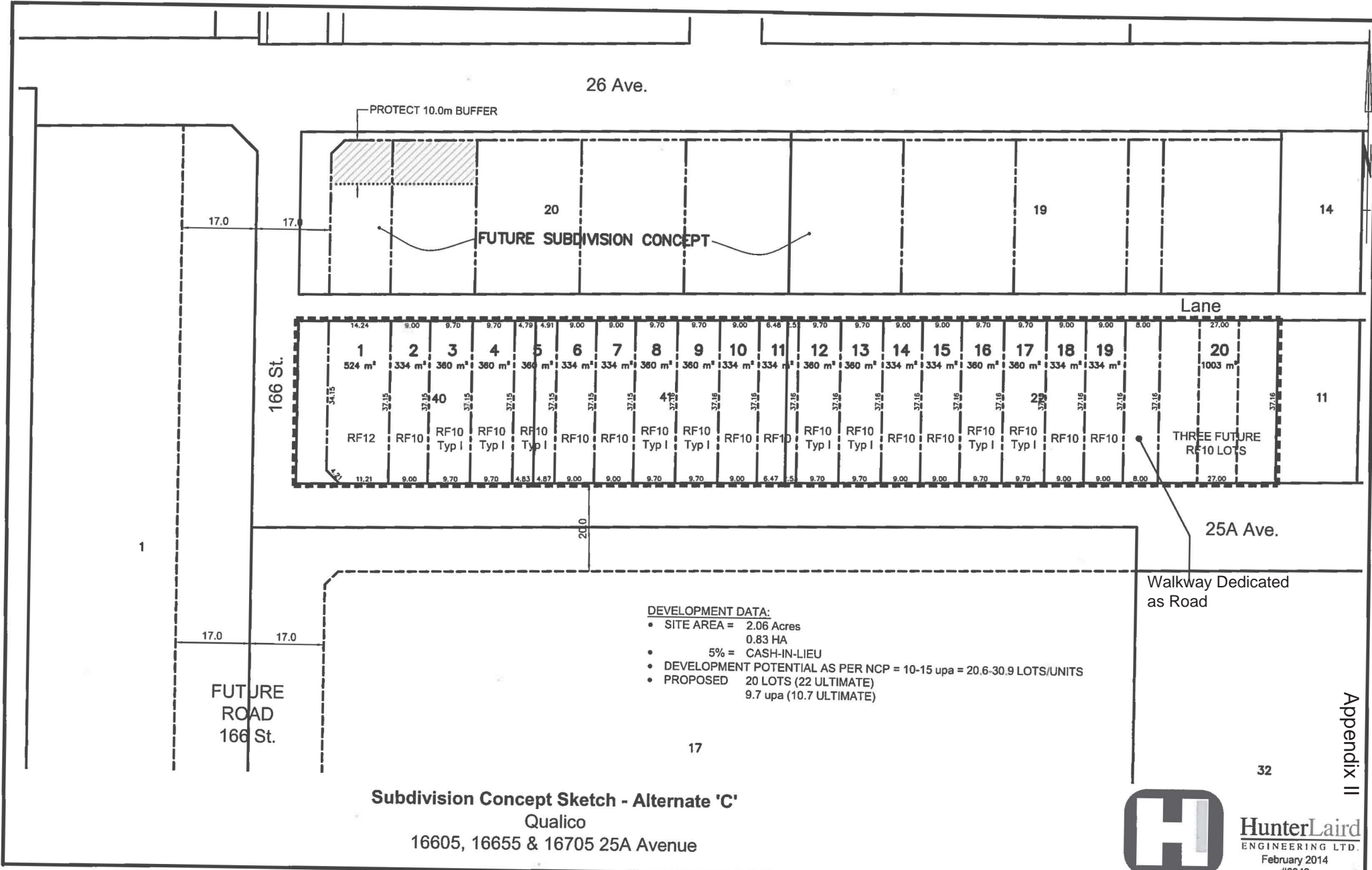
TABLE OF AREAS	
BLOCK A	792.2 m2
BLOCK B	7560.7 m2

CERTIFIED CORRECT  
 THIS 21st DAY OF MARCH, 2014

GARY SUNDVICK B.C.L.S.

**BUTLER SUNDVICK**  
 4 - 19089 94th Ave  
 Surrey, BC V4N 3S4  
 www.butlersundvick.ca  
 Tel. 604-513-9611

File: 4470  
 Dwg: 4470-ZN1



**Subdivision Concept Sketch - Alternate 'C'**  
Qualico  
16605, 16655 & 16705 25A Avenue





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

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

DATE: **May 07, 2014** PROJECT FILE: **7813-0241-00**

RE: **Engineering Requirements  
Location: 16605 / 16655 / 16709 25A Avenue**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 6.942 meters along 166 Street for road widening (ultimate 34 m);
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 166 Street and 25A Avenue;
- provide 0.50-metre statutory right-of-way along the north side of 25A Avenue;
- provide 0.50-metre statutory right-of-way along the east side of 166 Street;
- dedicate 8.00 meters on eastern portion of development site for a proposed walkway; and
- provide an additional 4.00-metre offsite statutory right-of-way on the south side of 25A Avenue (fronting 16650 – 25A Avenue).

The applicant is also advised that no dedication is required for the 6.00-metre wide lane, as it was previously dedicated under legal plan 21092.

***Works and Services***

- construct 6.00-metre pavement width with extruded asphalt curbs, and interim street lighting along 166 Street;
- construct the ultimate 3.00-metre wide enhanced concrete sidewalk along 166 Street;
- construct pedestrian lighting for the enhanced sidewalk along 166 Street;
- provide cash-in-lieu for the construction of the east half of 166 Street;
- construct north half of 25A Avenue to a minimum of 8.50 metres of pavement width, ultimate 1.50-metre sidewalk and 3.25-metre street tree lighting strip;
- construct 4.00-metre wide concrete walkway with 2.00-metre wide street tree strips and pedestrian lighting;
- construct standard residential lane with rollover curb and gutter and speed humps; and
- construct required water, sewer and drainage servicing works and service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Thursday, April 17, 2014  
 Planning

**School Enrolment Projections and Planning Update:**

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

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new replacement school (Sunnyside Elementary) opened in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #3 priority (funding year is 2015 - yr. 3) in the districts 2013-2017 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #15 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913 0241 00

**SUMMARY**

The proposed 20 single family lots are estimated to have the following impact on the following schools:

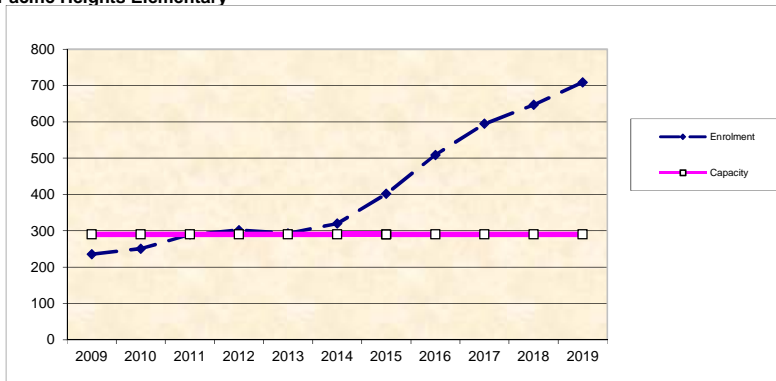
**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	3

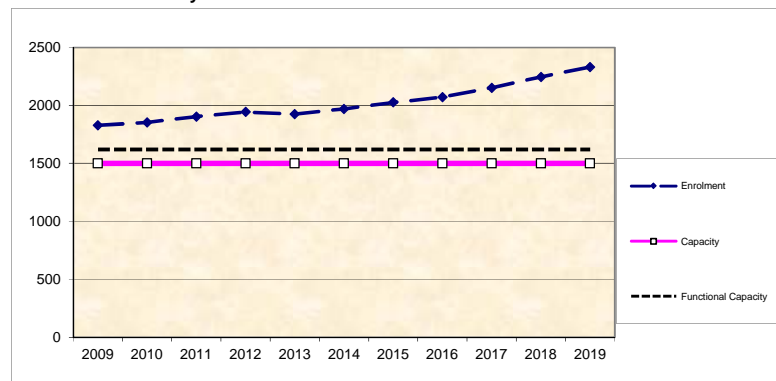
September 2013 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	39 K + 254
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**Pacific Heights Elementary**



**Earl Marriott Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0124-00  
 Project Location: 16605, 16655, and 16709 - 25A 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:

This area was built out over a time period spanning from the 1950's to the 1990's. The age distribution from oldest to newest is: 1950's (8%), 1960's (17%), 1970's (50%), 1980's (17%), and 1990's (8%). Home size distribution is: 1000 - 1500 sq.ft. (25%), 1501 - 2000 sq.ft. (17%), 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (17%), and over 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (75%), "West Coast Traditional" (8%), and "Neo-Traditional" (17%). Home types include: Bungalow (33%), Bungalow with above-ground basement (8%), Basement Entry (8%), Cathedral Entry (25%), and Two-Storey (25%).

Massing scale (front wall exposure) characteristics include: low mass (42%), mid to high scale massing (8%), high scale massing (17%), and high scale, box-like massing (33%). The scale (height) range for front entrance structures include: one storey front entrance (55%), one storey front entrance veranda in heritage tradition (9%), and 1 ½ storey front entrance (36%).

The range of roof slopes found in this area is: 3:12 (8%), 4:12 (42%), 5:12 (17%), 6:12 (8%), 7:12 (8%), 8:12 (8%), and 10:12 (8%). Main roof forms (largest upper floor truss spans) include: main common hip roof (17%), main common gable roof (67%), main Dutch hip roof (17%). Feature roof projection types include: none (31%), common hip (8%), common gable (38%), Dutch hip (15%), and shed roof (8%). Roof surfaces include: metal (8%), interlocking tab type asphalt shingles (25%), rectangular profile type asphalt shingles (42%), concrete tile (shake profile) (8%), and cedar shingles (17%).

Main wall cladding materials include: horizontal cedar siding (25%), vertical channel cedar siding (8%), aluminum siding (8%), horizontal vinyl siding (17%), vertical vinyl siding (8%), stucco cladding (25%), and full height stone at front (8%). Feature wall trim materials used on the front facade include: no feature veneer (36%), brick feature veneer (27%), horizontal cedar accent (27%), and stucco feature accent (9%). Wall cladding and trim colours include: neutral (38%), natural (56%), and primary derivative (6%).

Covered parking configurations include: no covered parking (18%), single carport (9%), single vehicle garage (27%), double garage (18%), and triple garage (27%).

Landscapes do not meet modern standards. Driveway surfaces include: gravel (9%), asphalt (73%), broom finish concrete (9%), and exposed aggregate (9%).

None of the existing neighbouring homes provide suitable architectural context for use at the subject site.

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

- 1) Context Homes: The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2013 RF-10 and RF12 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) Style Character : Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "Craftsman Heritage", or "Rural Heritage". Note however that style range is not restricted in the building scheme.
- 3) Home Types : There are a wide range of home types evident, and so some flexibility is justified. 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-12 and RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) Front Entrance Design : Front entrance porticos should be limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) Exterior Wall Cladding : This is a South Surrey neighbourhood in which all new developments require the use of 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 a new growth area in which all new homes are expected to have a shake profile asphalt shingle roof. The asphalt roof characteristic will soon be readily identifiable, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) Roof Slope : A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 8:12 or higher are recommended.

**Streetscape:** Most homes in this area are either small simple 50 year old "Old urban" Bungalows or are high mass Basement Entry type homes with simple low slope roofs. There are a wide range of roofing materials and wall cladding materials with no obvious character pattern. Landscaping standards are considered "modest old urban". The homes and landscapes do not provide suitable context for a year 2014 compact home site.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. 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 2000'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.

### 2.2 Proposed Design Solutions:

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

Existing neighbouring homes do not provide suitable context for the proposed RF-10 and RF-12 zone homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 and RF-12 developments constructed in Surrey subsequent to the year 2010.

#### **Exterior Materials/Colours:**

Stucco, Cedar, Hardiplank, 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:**

Minimum 8:12, with exceptions normally permitted.

#### **Roof Materials/Colours:**

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours only

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

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Corner lot 1 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, or stamped concrete. 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: February 1, 2014

**Reviewed and Approved by:**



Date: February 1, 2014

### TREE PRESERVATION SUMMARY

Project Location: 16605, 16675, 16709 25A Ave Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>84</b>
<b>Protected Trees to be Removed</b>	<b>61</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>23</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>44</u> X one (1) = 44	<b>78</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34	
<b>Replacement Trees Proposed</b>	<b>37</b>
<b>Replacement Trees in Deficit</b>	<b>41</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>2</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>4</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>4</u> X one (1) = 4	<b>4</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>4</b>

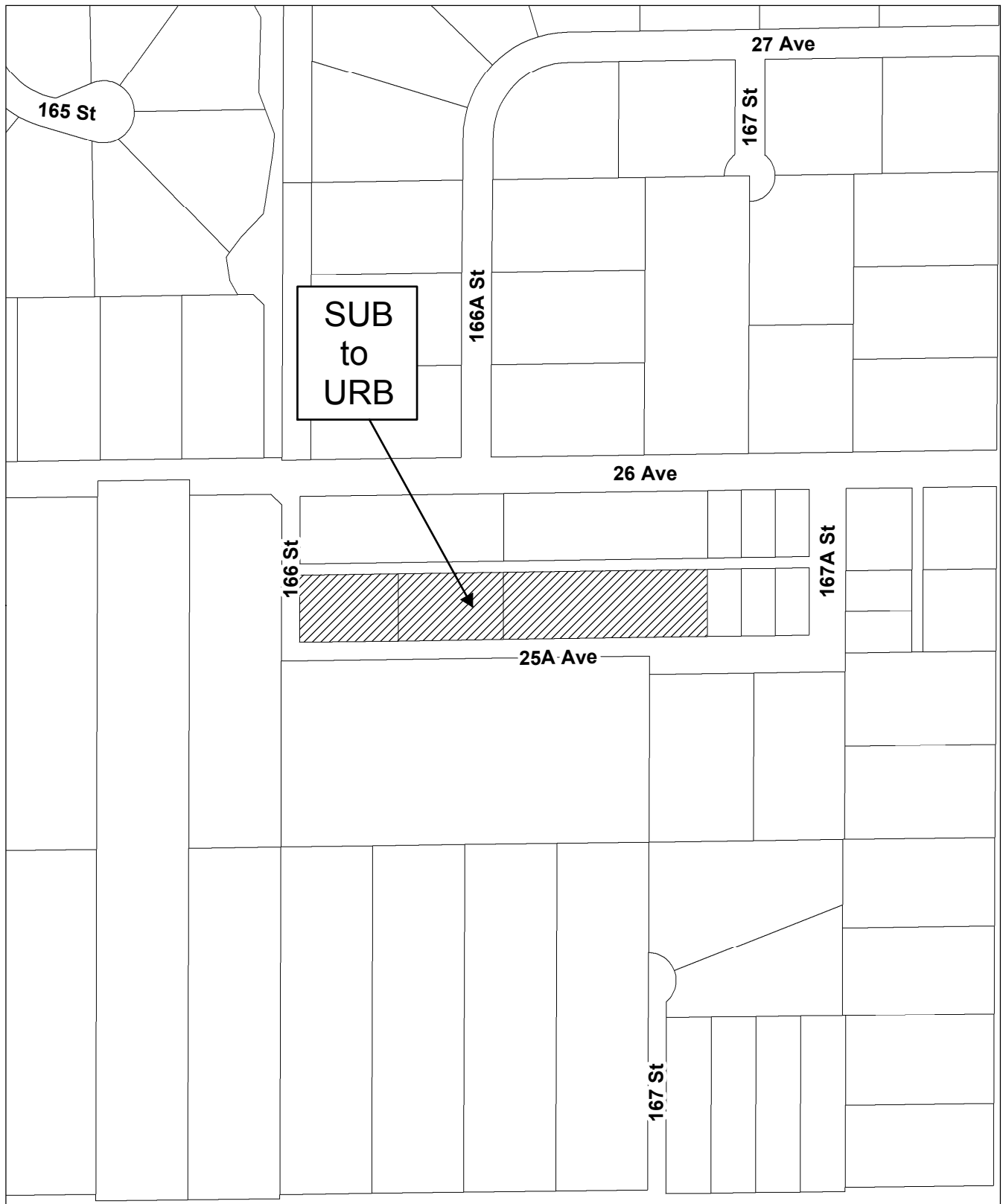
Summary prepared and submitted by:

Arborist



April 30, 2014

Date



OCP Amendment 7913-0241-00  
Proposed amendment from Suburban to Urban





# Land Use Concept Plan

## Orchard Grove - Grandview Heights 5A Neighbourhood Concept Plan

August 30 2011

### Legend

- |   |   |   |
|---|---|---|
|  Large Lot Duplex or Large Lot Single Family (2-10 upa)              |  Park                                    |  Amenity Connector (2.5 m sidewalk requiring SROW) |
|  Small Lot Single Family w/wo Coach House (10-15 upa)                |  Walkway (10 m)                          |  Shared Access (SROW)                              |
|  Single Family (10 upa) or Townhouse with Tree Preservation (15 upa) |  Habitat Corridor (20 m SROW)            |  Multi-Use Pathway (8 m SROW)                      |
|  Townhouse (15-30 upa)   |  Transition Landscape Buffer (10 m SROW) |  Potential Orchard Preservation                    |
|  Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)  |  Special Commercial Street               |  Tree Preservation Areas                           |
|  Multi-Family (30-45 upa)  |  Green Street                            |  Tree Cluster                                      |
|  Mixed-Use Commercial/Residential (30-45 upa)                        |  Residential Flex Street (14.5 m)        |   |
|  Stormwater Detention Pond   |   |   |



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0241-00

Issued To: VIANCE DOMINELLI  
GLEN SCHMIDT  
  
("the Owner")

Address of Owner: 16709 - 25A Avenue  
Surrey, BC V4P 2W4

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: 002-111-721  
Lot 22 Section 24 Township 1 New Westminster District Plan 32278

16709 - 25A Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to vary Section H.1 of Part 17C "Single Family Residential (10) Zone (RF-10)" to permit driveway access from 25A Avenue instead of the rear lane for proposed Lot 20.
  
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New 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.

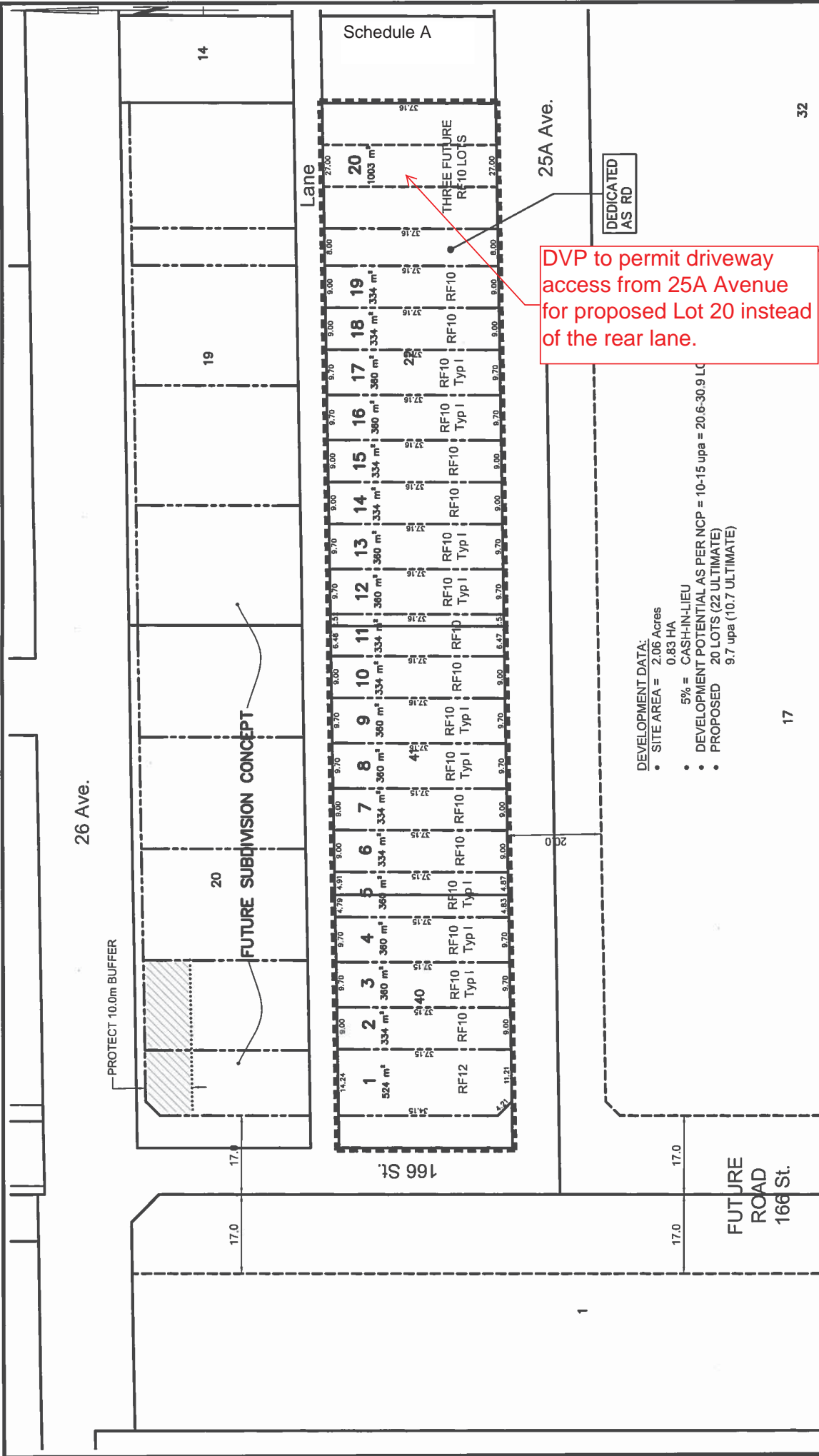
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



Schedule A

14

19

20

Lane

25A Ave.

DEDICATED AS RD

DVP to permit driveway access from 25A Avenue for proposed Lot 20 instead of the rear lane.

DEVELOPMENT DATA:

- SITE AREA = 2.06 Acres
- 0.83 HA
- 5% = CASH-IN-LIEU
- DEVELOPMENT POTENTIAL AS PER NCP = 10-15 upa = 20.6-30.9 LC
- PROPOSED 20 LOTS (22 ULTIMATE)
- 9.7 upa (10.7 ULTIMATE)

17

32



HunterLaird  
ENGINEERING LTD.  
February 2014  
#6948

Subdivision Concept Sketch - Alternate 'C'

Qualico

16605, 16655 & 16705 25A Avenue

FUTURE ROAD 166 St.