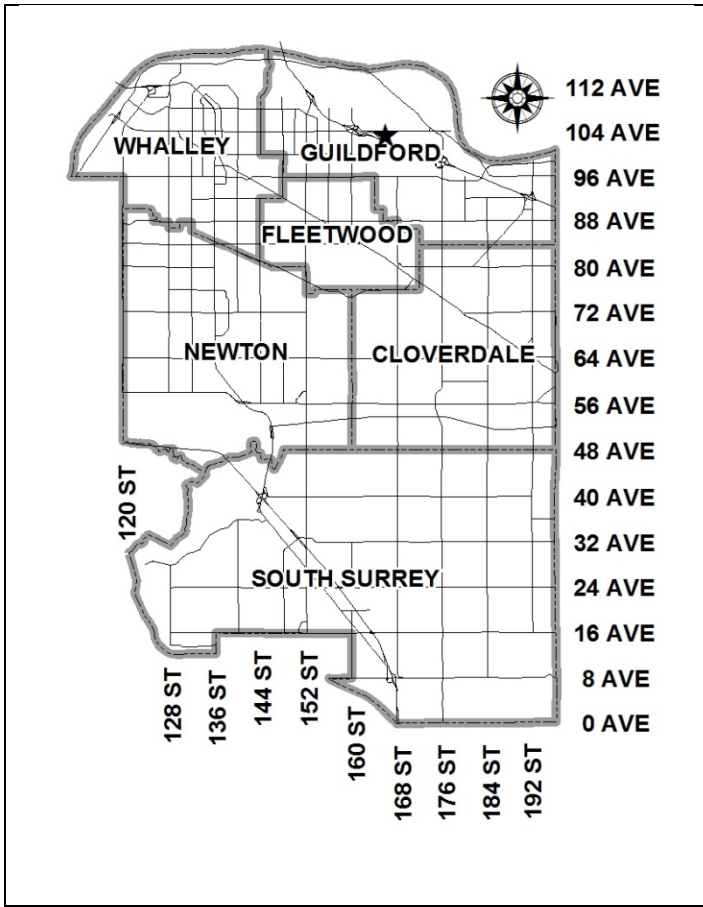


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0301-00

Planning Report Date: March 23, 2015



PROPOSAL:

- **Rezoning** from RA and RF to RF-12
- **Development Variance Permit**

in order to allow subdivision into 7 single family lots.

LOCATION:

16609 - 102 Avenue;
 16616 - Parkview Place;
 16618 - 102 Avenue; and
 Portion of 102 Avenue road allowance.

OWNERS:

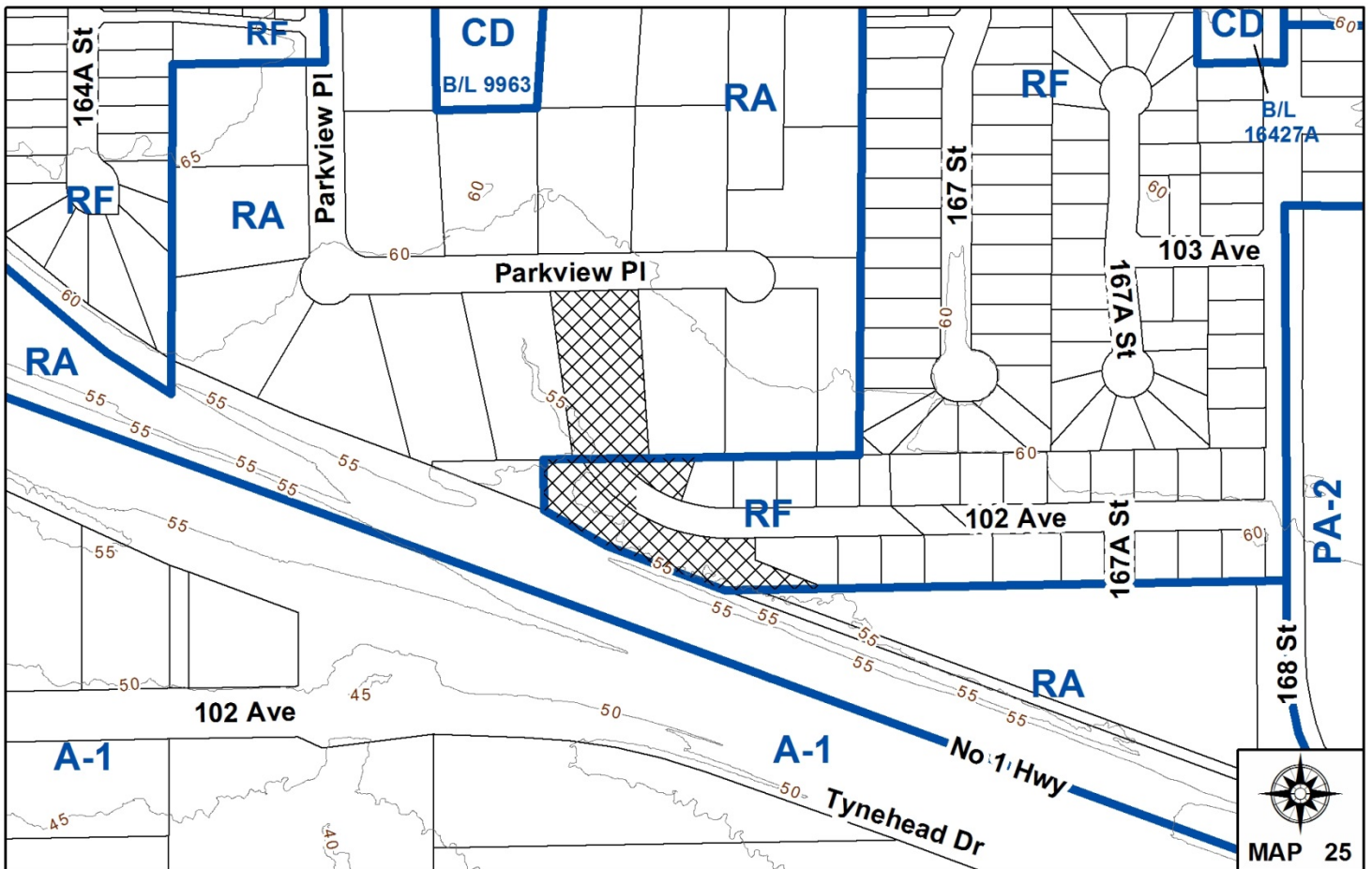
Yuhsin Yang
 Marcus Braun
 City of Surrey

ZONING:

RA and RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requesting to relax the lot depth and building setbacks of the RF-12 Zone for proposed Lots 5, 6, and 7.

RATIONALE OF RECOMMENDATION

- Complies Urban Designation in the OCP.
- There is a new north-south road required to connect 102 Avenue to Parkview Place along the eastern edge of the site and a yellow-coded watercourse along the western edge. These site constraints narrow the developable area of the subject site. This north-south road is an important linkage for servicing the subject site and future development applications in the vicinity. Reduced setbacks allow for reasonable building envelopes on the proposed lots while still retaining functional yard space.
- The proposed development enables extending servicing from 102 Avenue to Parkview Place.
- The proposed small lots are considered to have merit within this infill area of Fraser Heights, providing more variety in single family lot choices.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 16616 - Parkview Place from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", a portion of 16618 - 102 Avenue shown as Block A on the Survey Plan in Appendix II and the property at 16609 - 102 Avenue from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", and a portion of road shown as Block B on the Survey Plan in Appendix II from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0301-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone for a Type II lot from 22 metres (72 ft.) to 16.1 metres (53 ft.) for proposed Lot 5, to 12.4 metres (40 ft.) for proposed Lot 6, and to 17.8 metres (58 ft.) for proposed Lot 7;
 - (b) to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the full length of the principal building face except the garage on proposed Lots 5, 6, and 7;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (6 ft.) for a portion of the principal building for proposed Lot 5;
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the rear building elevation of the principal building excluding garage and to 1.2 metres (6 ft.) for the rear elevation of the garage for proposed Lot 6; and
 - (e) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the principal building on proposed Lot 7.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) completion of the road closure and acquisition of a portion of 102 Avenue;
- (h) completion of the purchase of a portion of City land located at 16616 - 102 Avenue;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) completion of a P-15 Agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian areas;
- (k) registration of a Section 219 Covenant to identify and protect functional yard space for proposed Lots 5 and 6;
- (l) registration of a Section 219 Covenant for no build on a portion of Lot 6 until future consolidation with 16628 Parkview Place; and
- (m) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

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:	<p>Projected number of students from this development:</p> <p>2 Elementary students at Bothwell Elementary School 1 Secondary student at Fraser Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2016.</p>
Parks, Recreation & Culture:	Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has indicated preliminary approval for the project. All structures are to be located at least 3.0 metres from the highway right-of-way.

Kinder Morgan
(TransMountain Oil
Pipeline):

Kinder Morgan advises that no ground disturbance is permitted within 30 metres of any pipeline or right-of-way without placing a BC One Call at 1-800-474-6886 and obtaining prior written consent from Kinder Morgan.

SITE CHARACTERISTICS

Existing Land Use: Single family lots ranging in size from 569 square metres to 4,047 square metres in size, with dwellings to be demolished, and vacant City land

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Parkview Place):	Single family dwellings on 1-acre lots	Urban	RA
East:	Single family dwellings on 1-acre lots and 6,000 sq.ft. lots	Urban	RA and RF
South (Across Highway No. 1):	Tynehead Park	Urban	A-1
West:	Single family dwellings on 1-acre lots	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is comprised of 2 privately-owned lots, a portion of a City-owned greenbelt lot, and surplus road allowance, located within Fraser Heights on the south side of Parkview Place. The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)".
- Many of the lots immediately surrounding the subject site are one-acre lots, currently zoned RA, but designated "Urban" in the OCP. It is anticipated that these lots will ultimately redevelop into a higher density form of single family housing than the current one-acre lots, once servicing is available.
- To the west of the subject site is a lot that is not under development application, located at 16606 - Parkview Place. This lot is encumbered by an unnamed Class B (yellow-coded) watercourse that runs in a southeasterly direction from north to south through the lot. A portion of the riparian protection area of this watercourse encroaches into the subject site.
- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" in order to allow subdivision into 7 single family small lots.

Proposed Realignment of 102 Avenue (new 166A Street)

- The applicant proposes to extend 102 Avenue to Parkview Place via a new north-south road (166A Street) as part of the proposed development. This road extension was always anticipated and will provide improved access and servicing into the area. Extending 102 Avenue in its existing alignment, however, will encroach into the riparian area of the Class B watercourse, and as such the existing 102 Avenue is proposed to be realigned. The proposed realignment creates a surplus portion of the existing 102 Avenue road allowance, which the applicant proposes to acquire from the City and incorporate into the new lots.
- The applicant proposes to dedicate and construct the new 166A Street as an 11.5-metre (38 ft.) wide half-road standard. The full 18-metre (59 ft.) wide road will be dedicated and constructed when the property to the east, at 16628 Parkview Place, redevelops. The applicant has provided a concept plan illustrating how 16628 Parkview Place could redevelop in the future.

Proposed Partial Park Acquisition

- The developable area between the proposed 166A Street and the riparian area for the Class B watercourse is relatively narrow in some areas. As such, the applicant proposes to acquire a portion of the City-owned greenbelt lot at 16618 – 102 Avenue in order to create 7 buildable RF-12 lots. The Parks, Recreation and Culture Department has confirmed that the area proposed to be acquired is surplus, and they are agreeable to the acquisition.
- The acquisition of the portion of the greenbelt lot, as well as the closure and acquisition of the surplus 102 Avenue road allowance, will be completed prior to final adoption of the rezoning by-law. These areas are proposed to be rezoned to RF-12 to facilitate their acquisition and consolidation into the development site.

Proposed Subdivision Layout

- All of the proposed lots meet the minimum lot area requirements of the RF-12 Zone. Proposed Lot 1 and 3 to 7, are Type II RF-12 interior lots and proposed Lot 2 is a Type II corner lot. Proposed Lots 1 and 2 will front Parkview Place. Proposed Lots 3-7 will front the new north-south road (166A Street).
- Due to the awkward lot configuration created by the existing lot configurations, and the riparian area of the Class B watercourse, relaxations are needed to lot depth and setbacks on proposed Lots 5 to 7. These variances are discussed in detail in the By-law Variances section of this report.
- A portion of land that is on the east side of the new 166A Street is not buildable at this time as it requires assembly with the neighbouring property at 16628 - Parkview Place. As such, this remnant portion of land is proposed to be hooked across the road to proposed Lot 6, with a no-build Restrictive Covenant prohibiting any construction until the necessary land assembly is realized.

Proposed Riparian Protection / Open Space Area

- The western portion of the subject site is encumbered by an unnamed Class B watercourse. The applicant is volunteering to dedicate the encumbered area to the City without compensation for riparian area protection purposes. The riparian area to be dedicated to the City, is 731 square metres (7,868 sq.ft.) in area.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable provided that any concrete/asphalt from the existing 102 Avenue that encroaches into the area, as well as any invasive species, are removed and the corresponding areas replanted with native vegetation. A P-15 Agreement is required as a condition of final adoption of the rezoning by-law to facilitate this work.

Building Scheme and Lot Grading

- Tynan Consulting Ltd. has prepared a Neighbourhood Character Study and Building Scheme for the proposed lots. The character study involved reviewing a number of existing homes in the neighbourhood and considering more recent RF-12-Zoned subdivisions in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VI).
- Tynan Consulting Ltd. also prepared sample house footprints to demonstrate functional floor plans on the irregular shaped lots in the proposed subdivision.
- Due to the shallow lot depth of proposed Lot 6, a Restrictive Covenant will be required to identify and protect a useable yard space on the south side of this shallow lot.
- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements for all of the proposed lots, with minimal or no fill required. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on January 8, 2015. On January 16, 2015 the application was revised by adding a City-owned lot at 16618 - 102 Avenue, and as such, revised pre-notification letters for this project were sent on February 5, 2015. Staff received 6 phone calls from neighbouring residents, including from the Fraser Heights Community Association, with the following comments (*staff comments in italics*).

- Concern about the redevelopment potential of the lot at 16606 Parkview Place.

(Staff met with the owner of 16606 Parkview Place to understand their interest in developing. While they do not intend to redevelop in the near future, they do not want to be prevented from redeveloping in the future. The applicant provided a concept to illustrate the future development potential of the lot.)

- Concern about the traffic from Pacific Academy making a short cut from 102 Avenue through the subject site to 104 Avenue.

(Staff sent the caller a preliminary subdivision plan for review.

102 Avenue was always intended to be a Through Local road as part of the 1992 development application with a road pavement width of 8.5 metres (28 ft.) which still satisfies the current standard for a Through Local road. However, if the residents do see a significant increase in volume as a result of the connection, Staff can evaluate the possibility of traffic calming in the future based on volumes and speeds along 102 Ave.

In the future it is anticipated that this neighbourhood will have an additional access to 104 Avenue near the vicinity of the intersection with Oak Gate, aligning with the new 166A Street proposed with this project. This will allow for more route options for the residents living in the neighbourhood.)

- One caller expressed concern about the impacts of the proposed development on the watercourse.

(The applicant has submitted a geotechnical report and a Riparian Area Regulation (RAR) assessment. The RAR assessment has undergone a peer-review process. The applicant has amended their plans as necessary to ensure that the proposed development complies with the recommendations of these reports.)

- The Fraser Heights Community Association expressed concern about tree retention and noise mitigation as a buffer from the dust and noise from Highway No. 1.

(The applicant is proposing to retain 16 trees within the riparian area. The proposed lots are buffered from Highway No. 1 by the City-owned greenbelt lot. Furthermore, the applicant will be submitting an acoustical report making recommendations for noise mitigation adjacent to Highway No. 1. A Covenant outlining the noise mitigation measures will also be registered on all proposed lots.)

- Concern about the reconfiguration of a conceptual north-south road alignment from 104 Avenue to Parkview Place. Originally, the road was to align straight from 102 Avenue north to Oak Gate, but this road is now proposed to be realigned further to the east. The change in road location has implications for the development potential of the caller's site.

(The caller's concern is related to the conceptual layout that the applicant prepared for the remainder of the neighbourhood. Staff have not reviewed this conceptual layout and it has not been endorsed by Council.)

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associate Ltd. prepared an Arborist Assessment for the subject properties. The arborist report will require further revisions, including clarification on the number of replacement trees possible on proposed Lots 5 – 7.

- The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	10	10	0
Willow, Sitka	1	1	0
Coniferous Trees			
Cedar, Western Red	6	5	1
Total (excluding Alder and Cottonwood Trees)	17	16	1
Additional Trees in the proposed Riparian Area	18	2	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18-21	
Total Retained and Replacement Trees		19-22	
Contribution to the Green City Fund		\$8,100-\$9,000	

- The Arborist Assessment states that there are a total of 17 mature trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 48% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- There are also an additional 16 mature trees that are located within the riparian area that the applicant is conveying to the City. The trees within the riparian area 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.
- The applicant is required to replant portions of the riparian area after road an invasive species removal. 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 including trees.
- 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 48 replacement trees on the site. Since only 21 replacement

trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 27 replacement trees will require a cash-in-lieu payment of \$8,100-\$9,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$8,100-\$9,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 15, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Proposal complies with the OCP and is located in an urban infill area
2. Density & Diversity (B1-B7)	• Secondary suites are proposed with rental potential
3. Ecology & Stewardship (C1-C4)	• Riparian area protection, absorbent soils, recycling and compost pickup available
4. Sustainable Transport & Mobility (D1-D2)	• Close proximity to existing greenway network and the pedestrian overpass to Tynehead Park
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the RF-12 Zone for a Type II lot from 22 metres (72 ft.) to 16.1 metres (53 ft.) for proposed Lot 5, to 12.4 metres (40 ft.) for proposed Lot 6 and to 17.8 metres (58 ft.) for proposed Lot 7;
- To reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the full length of the principal building except the garage for proposed Lots 5, 6 and 7;

- To reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.6 metres (18 ft.) for one enclosed parking space within the garage for proposed Lot 6;
- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (6 ft.) for a portion of the principal building for proposed Lot 5;
- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the principal building elevation and to 1.2 metres (6 ft.) for the rear elevation of the garage for proposed Lot 6; and
- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the principal building on proposed Lot 7.

Applicant's Reasons:

- The current 102 Avenue road alignment is leading directly into an existing Class B watercourse. To avoid disturbing the riparian area, the extension of 102 Avenue is realigned further to the east as part of the subject development application.
- The 102 Avenue extension (the new 166A Street) to Parkview Place is a critical link for access and servicing the existing Urban-designated lots along Parkview Place.
- The resulting developable area between the new road and the riparian area is too shallow to fit conventionally-shaped RF-12 lots.
- The requested setback variances are to ensure that functional floor plans and yards can be achieved on each of the lots.

Staff Comments:

- The RF-12 Zone Type II lots must be a minimum of 13.4 metres (44 ft.) wide, 22 metres deep (72 ft.), and 320 square metres (3,445 sq.ft) in area.
- Proposed Lots 5, 6, and 7 are wider yet shallower than the typical dimensions permitted in the RF-12 Zone, although each of these proposed lots exceed the minimum lot area required by the RF-12 Zone.
- The wide-shallow design of these lots enable the protection of the Class B Watercourse located to the west of the subject site and 102 Avenue road extension to Parkview Place.
- The applicant's design consultant has submitted house plans to demonstrate functional house design on these lots and functional yard space. Covenants will be required to delineate and protect the functional yard space on proposed Lots 5 and 6.
- Staff agree with the applicant's rationale and support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Survey Plan and 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.	Development Variance Permit No. 7914-0301-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Western Geotechnical Consultants Ltd. Dated January 13, 2015
- Environmental Report Prepared by Envirowest Consultants Dated September 30, 2014.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.258 ac
Hectares	0.5093 ha.
NUMBER OF LOTS	
Existing	3
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	13.4m to 29.52m
Range of lot areas (square metres)	370 sq.m. to 417 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.74/ha & 5.54/ac.
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	70%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	79%
PARKLAND	
Area (square metres)	731 sq.m.
% of Gross Site	14.4%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF PART OF LOT 24,
PLAN LMP19984 AND A SECTION OF ROAD
BOTH OF SECTION 25, BLOCK 5 NORTH,
RANGE 1 WEST, NWD**

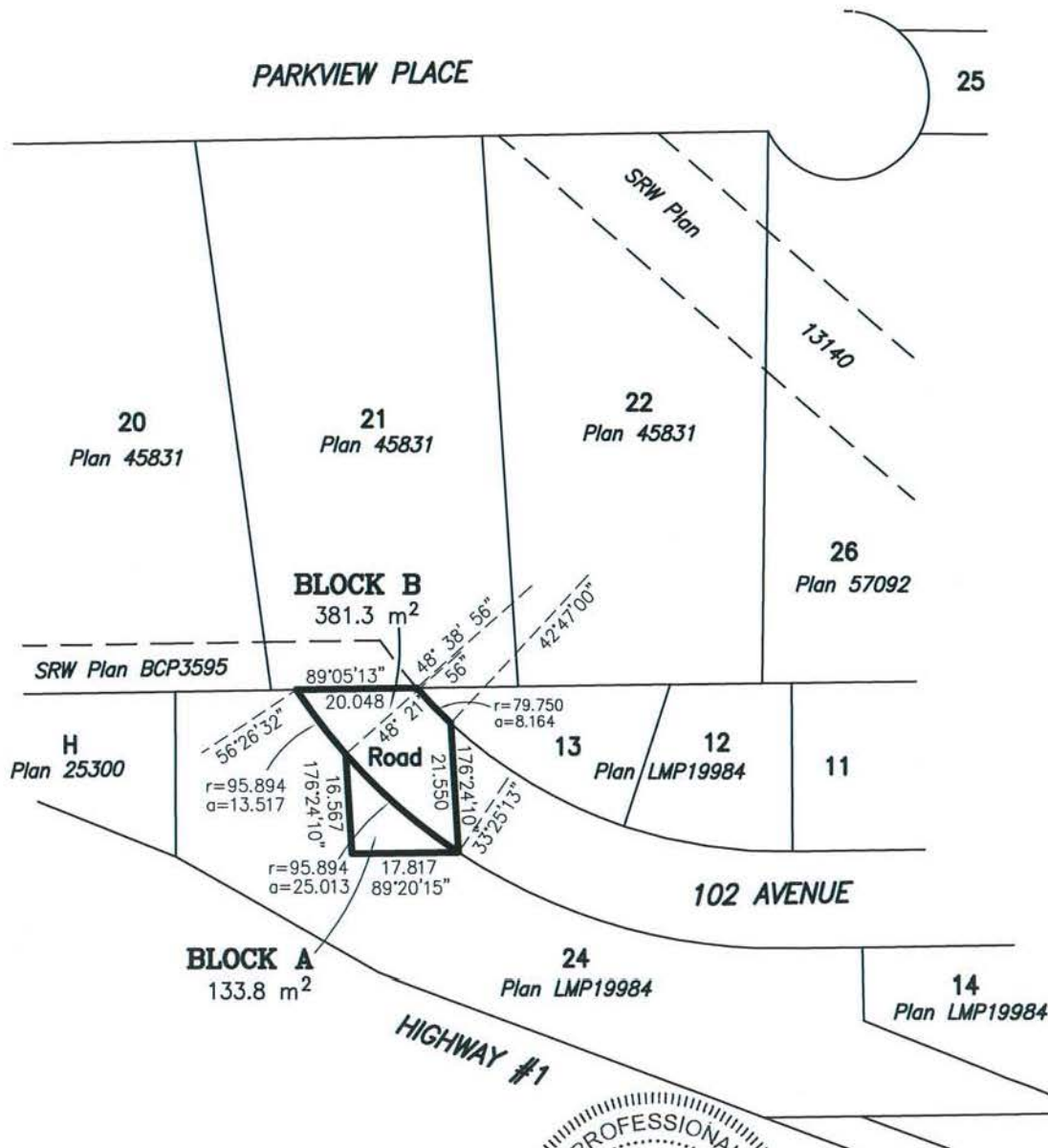
City of Surrey B.C.G.S. 92G.017

0 10 20 40 60 m



SCALE 1 : 1200

All distances are in metres



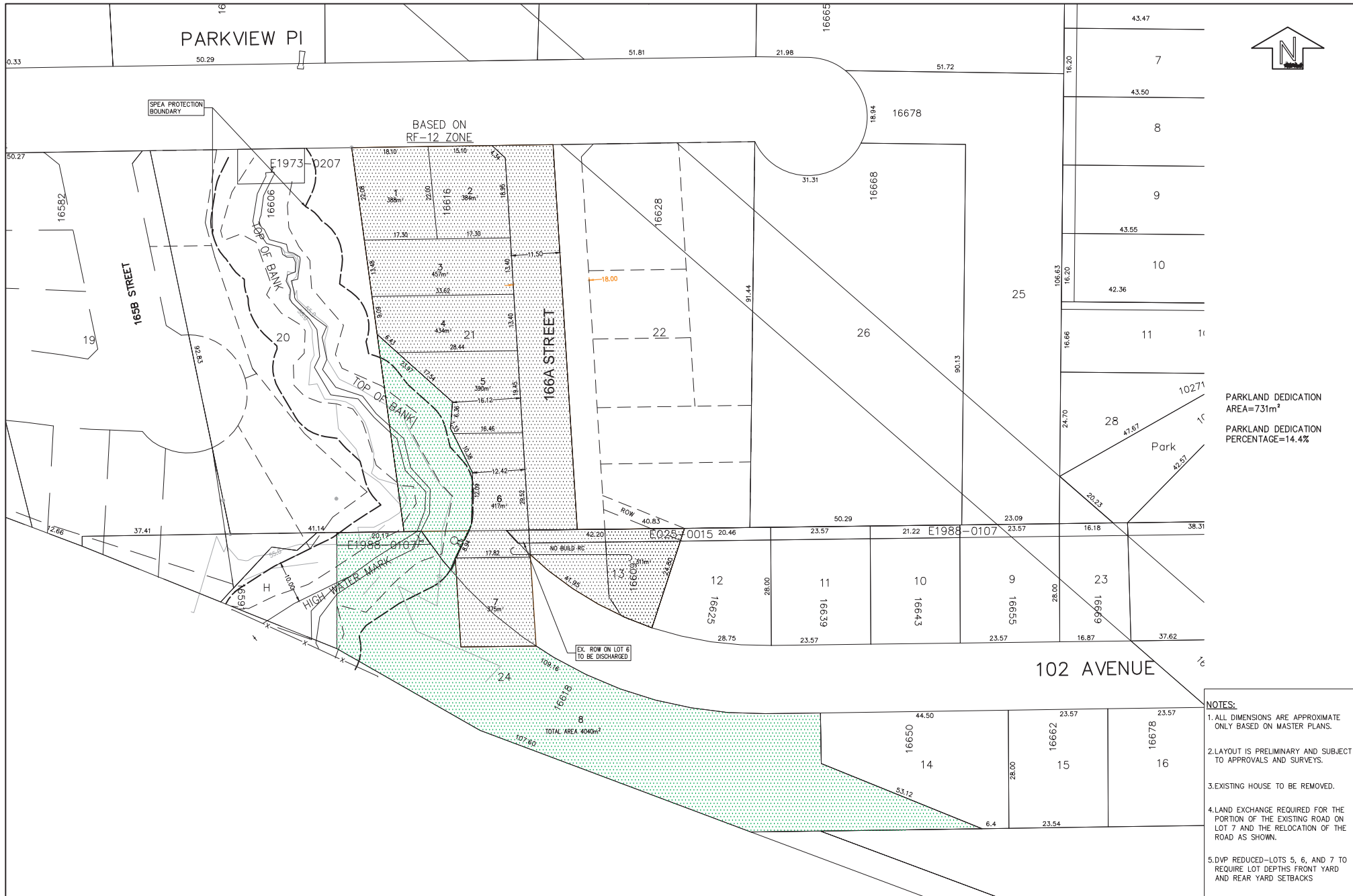
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct to survey dated
this 18th day of March, 2015.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 5492-ZONING2



PARKLAND DEDICATION
AREA=731m²
PARKLAND DEDICATION
PERCENTAGE=14.4%

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. LAND EXCHANGE REQUIRED FOR THE PORTION OF THE EXISTING ROAD ON LOT 7 AND THE RELOCATION OF THE ROAD AS SHOWN.
 5. DVP REDUCED—LOTS 5, 6, AND 7 TO REQUIRE LOT DEPTHS FRONT YARD AND REAR YARD SETBACKS

No	Date	Revision	Dr	Ch
3	15/03/17	REVISED LOT LAYOUT	LC	SS
2	2015/01/27	REVISED RAR SETBACK	JW	SS
1	2015/01/16	REVISED LOT LINES	JW	SS

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com



0953525 BC LTD.
 1 - 306 WATER STREET, VANCOUVER, BC, V6B 1R6 PH: 604-685-0488, FAX: 604-288-5121

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16616 - PARKVIEW PI, SURREY, BC

Scale: 1:400
 Drawn: JW
 Designed: SS
 P.W. P.U.
 Approved:

Mun. Proj. No. 7914-0301-00
 Mun. Dwg. No.
 Job No. 13-3078 Of
 Date DEC/2014 Revision 3

Dwg. No. F

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

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

DATE: **March 13, 2015** PROJECT FILE: **7814-0301-00**

RE: **Engineering Requirements
Location: 16616 Parkview Place and 16609 102 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 metres for 166 Street for the ultimate 18.0 metre Local Road Standard.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 166 Street and Parkview Place.
- Provide a 0.500 metre SRW along the south side of Parkview Place, the west side of 166 Street, and the north and east side of 102 Avenue.

Works and Services

- Construct 166 Street to the Half Road Standard.
- Construct 102 Avenue to the Through Local Road Standard.
- Construct south half of Parkview Place to the Local Road Standard.
- Construct 6.0 metre concrete letdowns for all lots.
- Provide an assessment of the existing condition of storm water outfalls (headwall and pipe) and slope stability at the outfalls at the south west corner of 16616 Parkview Place.
- Provide on-site storm water management features to limit the post development runoff.
- Provide an analysis of the Pacific Sanitary Lift Station and forcemain to identify any improvements required due to the development.
- Replace the existing sanitary main along 168 Street between 102 Avenue and 104 Avenue to resolve the downstream capacity constraints.
- Construct storm, water, and sanitary mains along 102 Avenue, 166 Street, and Parkview Place.
- Provide storm, water, and sanitary service connections to each lot.

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

CE



Planning January-06-15

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.
 There are no capital projects proposed for Bothwell Elementary. The addition to Fraser Heights Secondary, completed in April 2014, increased the school nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce overcrowding at the school. The proposed development will not have a significant impact on projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0301 00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

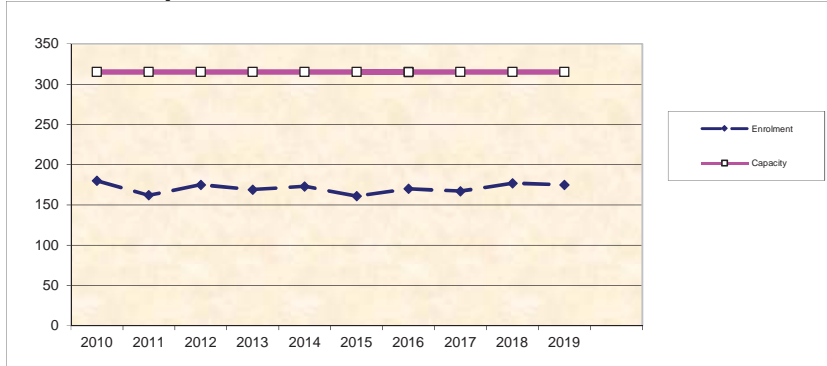
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

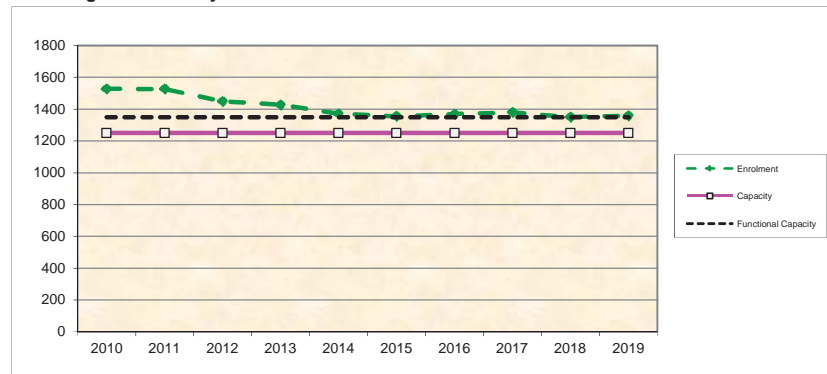
September 2014 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	22 K + 151
Capacity (K/1-7):	40 K + 275
Fraser Heights Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Bothwell Elementary



Fraser Heights 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: 7914-0301-00
 Project Location: 16616 Parkview Place and 16609 - 102 Avenue, Surrey
 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 1960's to the 1990's. The age distribution from oldest to newest is: 1960's (29%), 1970's (36%), 1980's (21%), and 1990's (14%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (14%), 1501 - 2000 sq.ft. (14%), 2001 - 2500 sq.ft. (43%), 2501 - 3000 sq.ft. (21%), and 3001 - 3550 sq.ft. (7%). The wide variety of styles found in this area include: "Old Urban" (36%), "West Coast Traditional (Spanish emulation)" (7%), "West Coast Traditional" (14%), "West Coast Contemporary" (7%), "Modern California Stucco" (14%), "Rural Heritage" (14%), and "Traditional Cape Cod" (7%). The wide range of home types include: Bungalow (29%), Split Level (14%), 1½ Storey (14%), Basement Entry (14%), and Two-Storey (29%).

Massing scale (front wall exposure) characteristics include: Low mass (29%), Low to mid-scale massing (7%), Mid-scale massing (7%), Mid-scale massing with proportionally consistent, well balanced massing design (21%), Mid to high scale massing (21%), High scale massing (7%), High scale, box-like massing (7%). The scale (height) range for front entrance structures include: one storey, understated front entrance (14%), one storey front entrance (43%), one storey front entrance veranda in heritage tradition (21%), 1 ½ storey front entrance (14%), and proportionally exaggerated 1 ¾ storey high front entrance (non context) (7%).

The range of roof slopes found in this area is: 4:12 (20%), 5:12 (60%), 6:12 (13%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: main common hip roof (21%), main common gable roof (64%), and main Dutch hip roof (14%). Feature roof projection types include: none (7%), Common Hip (36%), Common Gable (29%), Dutch Hip (14%), and Shed roof (14%). Roof surfaces include: Interlocking tab type asphalt shingles (14%), rectangular profile type asphalt shingles (36%), shake profile asphalt shingles (14%), concrete tile (rounded Spanish profile) (21%), concrete tile (shake profile) (7%), and cedar shingles (7%).

Main wall cladding materials include: Horizontal cedar siding (7%), Horizontal Waney edge cedar siding (7%), Vertical channel cedar siding (7%), Horizontal vinyl siding (21%), Stucco cladding (43%), and full height brick at front (14%). Feature wall trim materials used on the front facade include: No feature veneer (42%), Brick feature veneer (50%), and Stone feature veneer (8%). Wall cladding and trim colours include: Neutral (18%), Natural (82%). There are no homes with primary or warm colour schemes in this area.

Covered parking configurations include: No covered parking (7%), Double carport (14%), Single vehicle garage (7%), Double garage (64%), and Rear garage (7%).

A variety of landscaping standards are evident, ranging from modest (sod and a few shrubs only) to above average, featuring 20 or more shrubs. Driveway surfaces include: asphalt (64%), broom finish concrete (21%), exposed aggregate (7%), and interlocking masonry pavers driveway (7%).

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

- 1) **Context Homes:** Twenty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 79 percent of homes are therefore considered 'non-context'. Context homes include: 16575 - Parkview Place, 16647 - Parkview Place, and 16639 - Parkview Place. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2000 RF-12 zone subdivisions now exceed the standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage". Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** 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 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 range from one to 1 ¾ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF-12 zone developments in the Fraser Heights area.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles in several profiles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The streetscape is best described as "varied" (i.e. not one obvious theme). There are a wide range of home types including Bungalow, Basement Entry, Two-Storey, and Split Level, in sizes ranging from 900 sq.ft. to 3550 sq.ft. There are a wide range of styles including "Old Urban", "West Coast Traditional", "West Coast Contemporary", "Modern California Stucco", "Rural Heritage", and "Traditional Cape Cod". Massing designs range from "simple low mass" to "high scale, box-like". Roof slopes range from 4:12 to 12:12. Roofing materials include asphalt shingles, cedar shingles, and concrete roof tiles. Wall cladding materials include cedar, vinyl, stucco, brick, and stone. The colour range includes only natural and neutral hues (one obvious consistency). Landscaping ranges from a low old urban standard featuring sod and only a few shrubs, to an above average standard featuring more than 20 shrubs in addition to sod and feature trees.

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 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment

Only twenty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 16575 Parkview Place, 16647 Parkview Place, and 16639 Parkview Place. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post-year-2010) RF-12 zone subdivisions now exceed standards evident on the aforesaid context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid three context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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 7:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 40 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 25 shrubs of a minimum 3 gallon pot size, of which not less than 10 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Nov 16, 2014

Reviewed and Approved by:  **Date:** Nov 16, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0301-00


Address: 16616 Parkview Place

Registered Arborist: Peter Mennel ISA (PN-5611A)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	33
Protected Trees to be Removed	32
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u> - All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = <u>32</u> 	48
Replacement Trees Proposed	21
Replacement Trees in Deficit	27
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	16

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	11
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14 	18
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: March 18, 2015
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0301-00

Issued To: YUHSIN YANG

Address of Owner: 15917 - 113A Avenue
Surrey, BC V4N 1R6

Issued To: MARCUS BRAUN

Address of Owner: 502, 310 - Water Street
Vancouver, BC V6B 1B6

Issued To: CITY OF SURREY

Address of Owner: 13450 - 102 Avenue
Surrey, BC V3T 1V8

(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: 019-076-215

Lot 13 Section 25 Block 5 North Range 1 West New Westminster District Plan LMP19984

16609 - 102 Avenue

Parcel Identifier: 006-003-958

Lot 21 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16616 - Parkview Place

Parcel Identifier: 019-076-339
Lot 24 Section 25 Block 5 North Range 1 West New Westminster District Plan LMP19984

16618 - 102 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:
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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Section K.2 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum lot depth of the RF-12 Zone Type II lot from 22 metres (72 ft.) to 16.4 metres (53 ft.) for proposed Lot 5, to 12.4 metres (40 ft.) for proposed Lot 6, and to 17.8 metres (58 ft.) for proposed Lot 7;
- (b) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the full length of the building face of Lots 5, 6, and 7, except the garage;
- (c) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (6 ft.) for a portion of the building for proposed Lot 5;
- (d) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the rear building face of the principal building and to 1.2 metres (6 ft.) for the rear building face of the garage for proposed Lot 6; and
- (e) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.25 metres (17 ft.) for proposed Lot 7.

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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule A



PARKLAND DEDICATION
AREA=731m²
PARKLAND DEDICATION
PERCENTAGE=14.4%

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. LAND EXCHANGE REQUIRED FOR THE PORTION OF THE EXISTING ROAD ON LOT 7 AND THE RELOCATION OF THE ROAD AS SHOWN.
 5. DVP REDUCED—LOTS 5, 6, AND 7 TO REQUIRE LOT DEPTHS FRONT YARD AND REAR YARD SETBACKS

No	Date	Revision	Dr	Ch
3	15/03/17	REVISED LOT LAYOUT	LC	SS
2	2015/01/27	REVISED RAR SETBACK	JW	SS
1	2015/01/16	REVISED LOT LINES	JW	SS

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



0953525 BC LTD.
 1 - 306 WATER STREET, VANCOUVER, BC, V6B 1R6 PH: 604-685-0488, FAX: 604-288-5121
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16616 - PARKVIEW PI, SURREY, BC

Scale: 1:400	Mun. Proj. No. 7914-0301-00	Dwg. No. F
Drawn: JW	Mun. Dwg. No.	
Designed: SS		
P.W. P.U.	Job No. 13-3078	Of
Approved:	Date DEC/2014	Revision

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