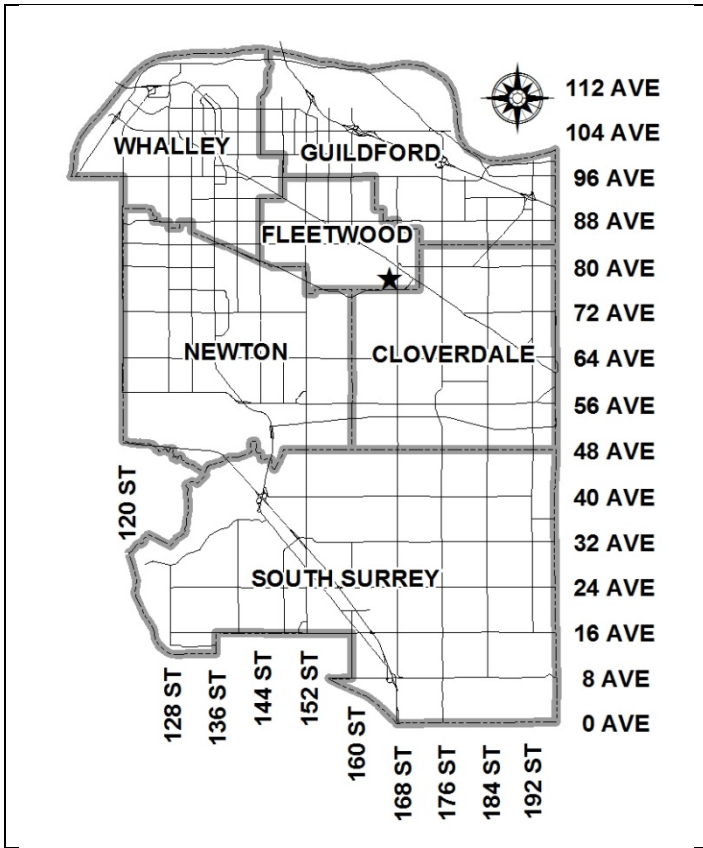


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0307-00

Planning Report Date: June 15, 2015

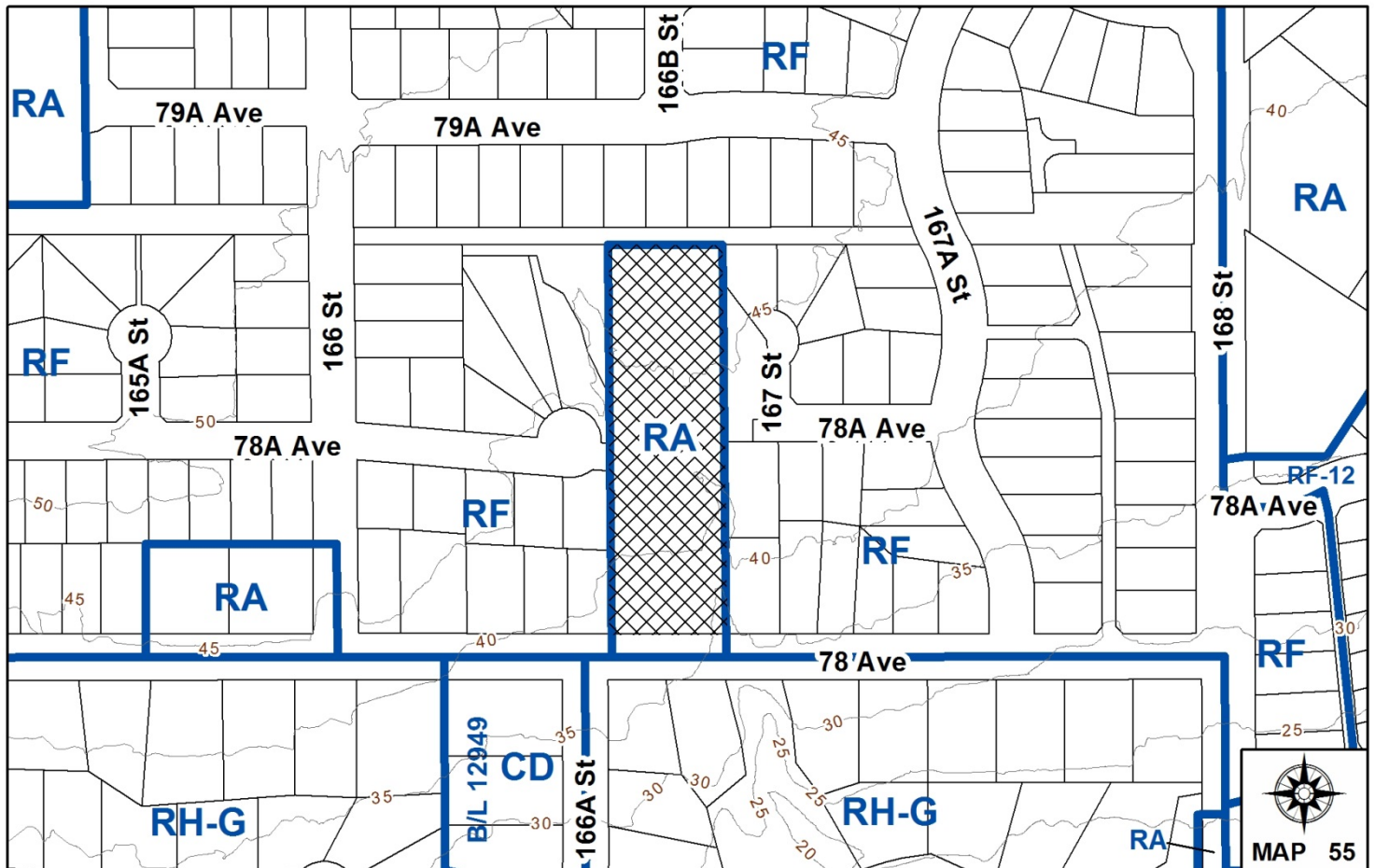


PROPOSAL:

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

in order to allow subdivision with an adjoining RF lot, into 5 single family lots, 1 remnant lot, 1 lot for riparian protection purposes, and parkland.

LOCATION: 16671 - 78 Avenue
OWNER: Ronald Anthony
ZONING: RA
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

- Seeking to reduce the minimum east side yard setback of the RH Zone for the existing principal building from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- Proposed Lots 1 to 5 are consistent in size with the existing RF lots in the neighbourhood.
- The requested east side yard setback relaxation of the RH Zone on proposed Lot 6, from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.), will accommodate the retention of the existing dwelling, which is in good condition.
- The proposed east side yard setback relaxation on proposed Lot 6 will not negatively impact any adjacent property owners as the lot abuts proposed Lot 7, which the applicant has agreed to convey to the City as open space to protect the riparian area.
- The applicant has also agreed to dedicate 40 square metres (435 sq.ft.) of land at the northwest corner of the subject site, without compensation, as parkland.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0307-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RH Zone for the principal building from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.
3. 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) 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;
 - (e) registration of a no build Restrictive Covenant to prohibit the construction of any new buildings or structures or building additions on proposed Lot 6 and to notify owners of future riparian area requirements; and
 - (f) removal of all accessory buildings located within the 5.0-metre (16.5-ft.) wide Streamside Protection & Enhancement Area (SPEA).

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:

3 Elementary students at William Watson Elementary School
 2 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring / Summer of 2017.

Parks, Recreation & Culture:

A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas. Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: An existing single family dwelling, situated at the southwest corner of the subject site, which will be retained on proposed Lot 6. A yellow-coded creek traverses the site from northwest to southeast.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across City-owned park / greenway and gas ROW):	Single family dwellings.	Urban	RF
East (Abutting and across 167 Street:)	Single family dwellings.	Urban	RF
South (Across 78 Avenue):	Single family dwellings.	Suburban	RH-G
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 16671 – 78 Avenue in Fleetwood on the north side of 78 Avenue between 166 Street and 167 Street, and is designated "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The subject property is approximately 0.85 hectare (2.1 acres) in size and is currently occupied by a single family dwelling situated at the southwest corner of the lot with driveway access to 78 Avenue.

- The subject property is encumbered by a Class 'B' (yellow-coded) watercourse that traverses the middle of the property from northwest to southeast, where it flows into a culvert under 78 Avenue.
- The watercourse bisects the property into two potential development sites – one at the southwest corner fronting 78 Avenue, and one at the northeast corner with the adjoining lot (7863 – 167 Street) fronting 167 Street.

Current Proposal

- The applicant proposes to rezone the northeast portion of the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide with the adjoining RF-zoned lot to the east (7863 – 167 Street) into five (5) single family lots (proposed Lots 1 to 5) and to rezone the southwest portion of the subject site from "One-Acre Residential (RA)" to "Half-Acre Residential (RH)" to accommodate a remainder lot with future rezoning and subdivision potential (proposed Lot 6). A lot will also be conveyed to the City for riparian protection purposes (proposed Lot 7) and a small portion will be conveyed to the City as park (north-west corner).
- The adjoining lot at 7863 – 167 Street is designated "Urban" in the OCP and zoned "Single Family Residential Zone (RF)". The lot is approximately 1,030 square metres (0.25 acre) in size and is currently vacant.
- A statutory right-of-way (SROW) was registered on the eastern portion of the property at 7863 – 167 Street in 1990, to allow the construction of the existing road (78A Avenue) and cul-de-sac (167 Street). The cul-de-sac (curb and boulevard) has yet to be fully constructed along the frontage of the subject property, but will be completed as part of the subject development application.
- Proposed Lots 1 to 5 will front 167 Street and range in size from 612 square metres (6,585 sq.ft.) to 975 square metres (10,490 sq.ft.), which comply with the minimum lot size (560 sq.m. / 6,000 sq.ft.) of the RF Zone.
- Proposed Lot 6 is approximately 2,428 square metres (0.6 acre) in size and meets the minimum lot size requirement (1,858 square metres / 0.5 acre) of the RH Zone. This lot will have potential to be rezoned and subdivided to create additional single family lots in the future, fronting 78 Avenue and possibly the 78A Avenue cul-de-sac.
- The existing house on the subject site will be retained on proposed Lot 6, but requires a variance to the east side yard setback of the RH Zone for the existing house from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) (see By-law Variance Section).
- Proposed Lot 7 is approximately 2,848 square metres (0.7 acre) in size, which represents over 30% of the subject property. The applicant has volunteered to convey proposed Lot 7 to the City, without compensation, to protect the riparian area.
- Public consultation will begin later this year regarding a pathway (Fleetwood Greenway) to be constructed within the City-owned parkland, which aligns with a gas right-of-way directly north of the subject site. Multi-use paths, like Fleetwood Greenway, promote the strategic objectives and principles of the City's Walking Plan and Cycling Plan, which were adopted by Council on March 14, 2011 and July 23, 2012, respectively.
-

- The Parks, Recreation & Culture Department requested that the applicant consider dedicating the northwest corner of the subject site, in order to provide a better transition between the City-owned park lot to the north and the City-owned park lot to the west of the subject site, and thereby improve sightlines.
- The applicant has agreed to dedicate 40 square metres (435 sq.ft.) of land at the northwest corner of the subject site, without compensation.

Riparian Area

- A yellow-coded creek traverses the subject site from northwest to southeast, where it flows into a culvert under 78 Avenue.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant, and recommends a 5.0-metre (16.5-ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA) from the top-of-bank of the creek.
- A portion of the existing house, located in the southern portion of the subject lot, is situated within the minimum 5.0-metre (16.5 ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA) from the west top-of-bank of the watercourse (see Appendix VIII). The RAR assessment and geotechnical report confirm that the encroachment of a portion of the existing house and the proposed 1.8-metre (6-ft.) side yard within the SPEA is unlikely to negatively impact the creek or the slope stability.
- Any future rezoning and subdivision of proposed Lot 6 will require that the existing house be demolished and additional setback area be provided to comply with the riparian area regulations at that time. A no-build Restrictive Covenant (RC) will be registered on proposed Lot 6 as a condition of the subject rezoning application to prohibit any new construction or building additions on proposed Lot 6 and to advise owners of the need to address riparian area regulations as a condition of redevelopment of the lot.
- As proposed, the development conforms to the Ministry of Environment's Riparian Areas Regulation (RAR) setback requirements. The encroachment of the existing house and proposed 1.8-metre (6-ft.) side yard within the SPEA is permissible as an existing condition and will be rectified upon future redevelopment of proposed Lot 6. The report confirms that the proposed development is not expected to have any significant impact on the creek, provided the standard measures that are identified in the assessment are followed.
- The findings of the RAR Assessment have been peer reviewed by Ken Lambertsen of Phoenix Environmental Services Ltd., and found to be acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on April 21, 2015 advising property owners in the area of the proposed rezoning and subdivision. Staff received six (6) telephone calls in response (*staff comments in italics*):

- Area residents expressed concerns regarding tree removal, creek preservation and wildlife (bird) displacement.

(A total of 12 trees will be removed as part of the proposed development, which includes 8 alders and cottonwoods. All of the trees proposed for removal are located on proposed Lots 1 to 5. No trees will be removed on proposed Lot 6 or within the riparian area (proposed Lot 7). The applicant proposes to plant 16 trees, which complies with the tree replacement requirement based on a 1 to 1 replacement ratio for alders and cottonwoods and a 2 to 1 replacement ratio for all other tree species.

The creek protection area will be conveyed to the City as proposed Lot 7 in order to protect the riparian area.

The applicant's arborist and environmental consultant did not identify any bird nests on the site. Tree cutting will be avoided during the breeding and nesting seasons in order to avoid any disruption to wildlife.)

- Area residents expressed some concerns regarding the proposed development, and requested additional information including the date of the Public Hearing.

(Additional information was provided to the inquirers by telephone and/or e-mail. Once the date of the Public Hearing has been set, a notice will be sent from the City's Legislative Services Division to property owners within 100 metres (330 ft.) of the subject site confirming the date and time of the Public Hearing.)

- One (1) area resident requested additional information on the proposal, including information regarding the building design guidelines.

(A preliminary copy of the site plan and a copy of the draft Neighbourhood Character Study were forwarded to the caller. The caller was advised that Building Design Guidelines will be required.)

- One (1) area resident expressed concerns about the possible expansion of 167 Street in order to provide vehicle access to the new lots.

(All vehicle access to proposed Lots 1 to 5 will be via the 167 Street cul-de-sac. The curb and boulevard along the 167 Street frontage of the subject property will be fully completed as part of the subject development application, but no expansion of 167 Street is proposed or required.)

- One (1) area resident expressed concerns about the possibility of detached coach houses on the proposed lots.

(The applicant proposes to create 5 new single family lots under the RF Zone, which is consistent with the existing zoning in the surrounding neighbourhood. The RF Zone allows a secondary suite to be located within an owner-occupied single family dwelling, but a detached coach house is not permitted, as it is separate and accessory to a single family dwelling. Proposed Lot 6 will be rezoned to RH, which also allows a secondary suite, but not a detached coach house.)

Building Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated December 14, 2014. The character study analyzed 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).

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	5	0	5
Bigleaf Maple	6	1	5
Cherry/Plum	6	0	6
English Walnut	1	0	1
Spanish Chestnut	1	0	1
Coniferous Trees			
Douglas Fir	1	1	0
Easter White Cedar	1	0	1
Spruce	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	4	19
Additional trees in the proposed Open Space / Riparian Area	10	0	10

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	16
Total Retained and Replacement Trees	35
Contribution to the Green City Fund	No contribution required

- The Arborist Assessment states that there are a total of twenty-three (23) mature trees on the site, excluding Alder and Cottonwood trees. Eight (8) additional on-site trees, approximately 25% of the total trees on the site, are Alder and Cottonwood trees and are proposed for removal. It was determined that nineteen (19) out of the twenty-three (23) mature trees (not including Alder and Cottonwood 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, proposed lot grading, and the health / condition of the trees.
- Table 1 includes an additional ten (10) mature trees that are located within the open space/riparian area (proposed Lot 7). The trees within the proposed open space/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.
- 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.
- 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. The applicant is proposing sixteen (16) replacement trees, which meets the City tree replacement requirement. Therefore, no contribution is required to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum east side yard setback of the RH Zone for the principal building from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.

Applicant's Reason:

- The proposed east side yard setback relaxation will allow for the retention of the existing house on proposed Lot 6.

Staff Comments:

- The requested variance proposes a 1.8-metre (6.0-ft.) east side yard setback on proposed Lot 6 in order to retain the existing house, which is in good condition.
- The reduced side yard setback will provide functional access around the existing dwelling to be retained while maximizing the amount of riparian area to be conveyed to the City.

- The applicant's registered professional biologist and geotechnical engineer confirm that the encroachment of the existing dwelling and the proposed 1.8-metre (6-ft.) side yard setback into the recommended 5.0-metre (16.5 ft.) setback for Stream Protection and Enhancement Area (SPEA) will not negatively impact the creek and slope stability.
- Proposed Lot 6 has potential to be rezoned and subdivided to create additional single family lots in the future, fronting 78 Avenue and possibly the 78A Avenue cul-de-sac. At that time, the existing house would be demolished and new lots would be required to meet the requirements of the new zone.
- The applicant has also agreed to register a no-build Restrictive Covenant (RC) on proposed Lot 6 to ensure that no new buildings or structures (including additions) are constructed until the lot is rezoned and subdivided in the future. The covenant will also advise owners that any future redevelopment of proposed Lot 6 will be required to meet the riparian area regulations at that time.
- The proposed 1.8-metre (6.0-ft.) east side yard setback will not impact any adjacent homeowners, as the subject lot (proposed Lot 6) abuts the open space lot (proposed Lot 7) to the east, which will be conveyed to the City to protect the riparian area.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Block Plan
Appendix II.	Proposed Subdivision Layout and Location Certificate
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. 7914-0307-00
Appendix VIII.	Riparian Area House Encroachment Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

\\file-server1\net-data\csdc\generate\areaproduct\save\13361186080.doc
DRV 6/11/15 11:42 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC V3S 3M2

 Tel: (604) 532-9700

2. Properties involved in the Application

- (a) Civic Address: 16671 - 78 Avenue

- (b) Civic Address: 16671 - 78 Avenue
 Owner: Ronald Anthony
 PID: 006-099-289
 Lot 18 Section 24 Township 2 New Westminster District Plan 46779

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the property.

- (b) Proceed with Public Notification for Development Variance Permit No. 7914-0307-00 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.

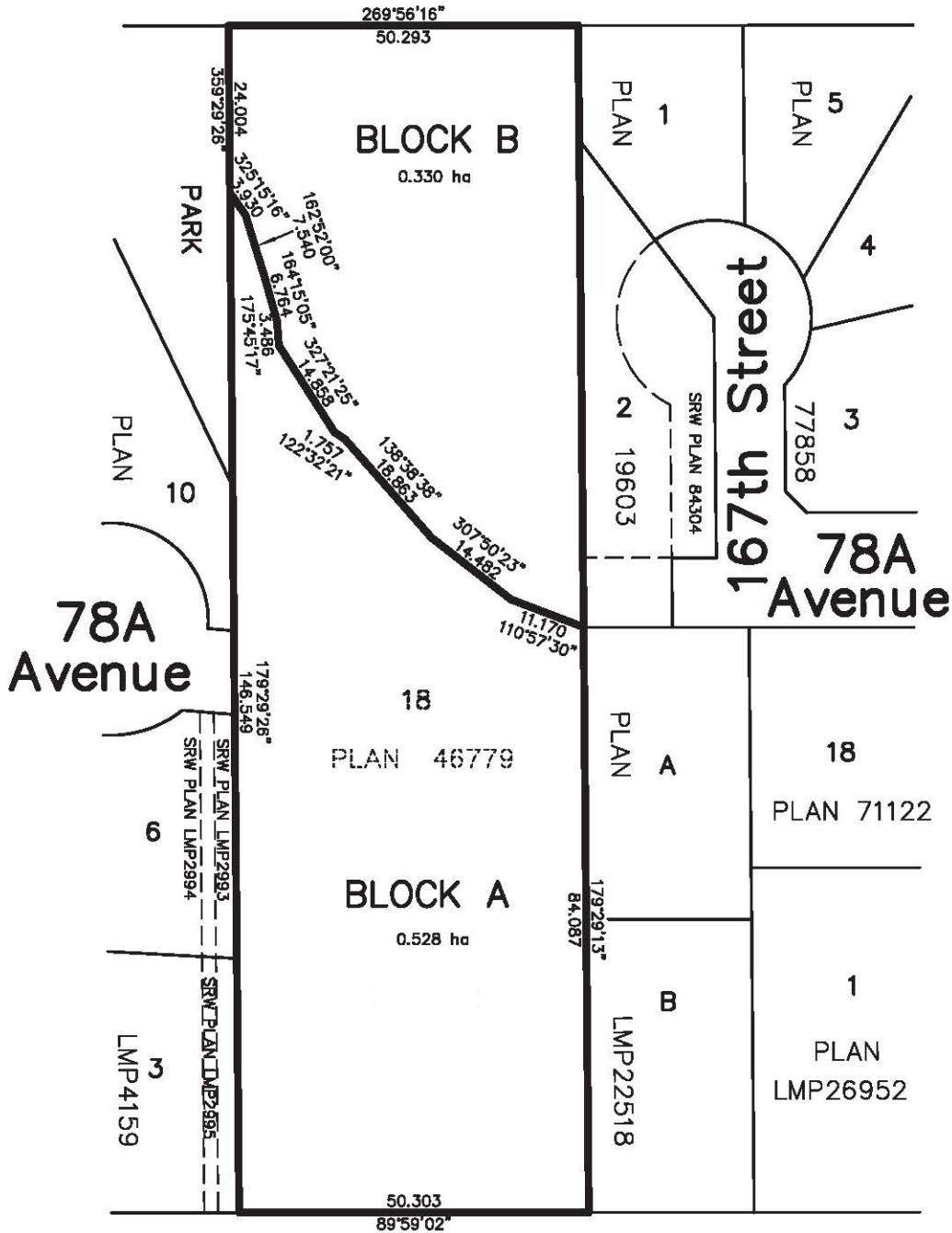
SUBDIVISION DATA SHEET

Proposed Zoning: RF and RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.4 acres
Hectares	0.96 hectare
NUMBER OF LOTS	
Existing (incl. adjacent RF-zoned lot)	2
Proposed	5 RF lots, 1 RH lot, 1 open space lot
SIZE OF LOTS (Proposed Lots 1 to 5)	
Range of lot widths	15 to 22 metres
Range of lot areas	612 to 975 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.3 UPH (2.9 UPA)
SITE COVERAGE (in % of gross site area of RF lots)	
Maximum Coverage of Principal & Accessory Building	17%
Estimated Road, Lane & Driveway Coverage	9.0%
Total Site Coverage	26%
RIPARIAN CONVEYANCE	
Area	2,848 square metres
% of Gross Site (including adjoining lot)	29%
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
East Side Yard Setback (proposed Lot 6)	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OVER LOT 18 SECTION 24 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 46779**

BCGS 92G.017
SCALE 1:1000



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 501-6188
(fx) 501-6189
FILE: 1410001-Z01

78th Avenue

Certified correct to survey dated
the 12th day of May, 2015

*This plan lies within the
Greater Vancouver Regional District*

Gene Nikula, BCLS 803

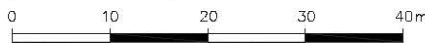
**PROPOSED SUBDIVISION PLAN OF
LOT 18 SECTION 24 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 46779**

Current Civic Address:
16671 78th Avenue
Surrey, B.C.

SCALE : 1:500

BCGS 92G017
CITY OF SURREY
LEGEND

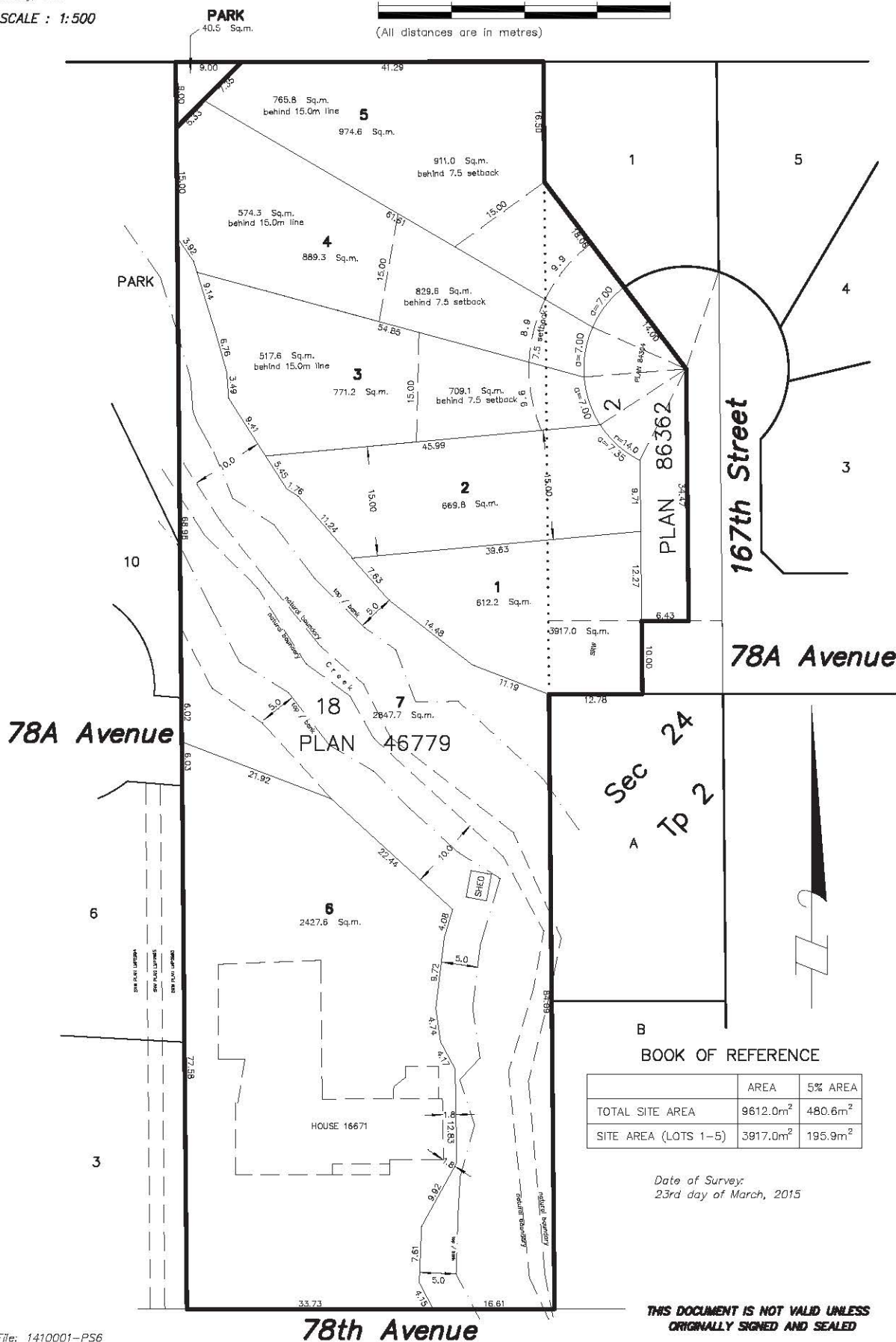
SCALE 1:500



(All distances are in metres)

Note

All dimensions are in metres.
-property dimensions are derived from Land Title Office records and are subject to change upon field survey



BOOK OF REFERENCE

	AREA	5% AREA
TOTAL SITE AREA	9612.0m ²	480.6m ²
SITE AREA (LOTS 1-5)	3917.0m ²	195.9m ²

Date of Survey:
23rd day of March, 2015

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
AND F.A.R. ON PROPOSED LOT 6 SECTION 24

Tp 2 NEW WESTMINSTER DISTRICT PLAN EPP - - - -

CIVIC ADDRESS

16671 78th Ave.
Surrey, B.C.

SCALE : 1:250

LOT COVERAGE

Lot coverage = 548.5 m²
Proposed Lot 2 = 2366.0 m²

Lot coverage = 0.23

FAR CALCULATION

House Floor Area (level 1) = 508.9 m²
House Floor Area (level 2) = 69.2 m²

Total floor area = 578.1 m²
Proposed Lot 2 = 2366.0 m²
FAR = 0.24

78A Avenue

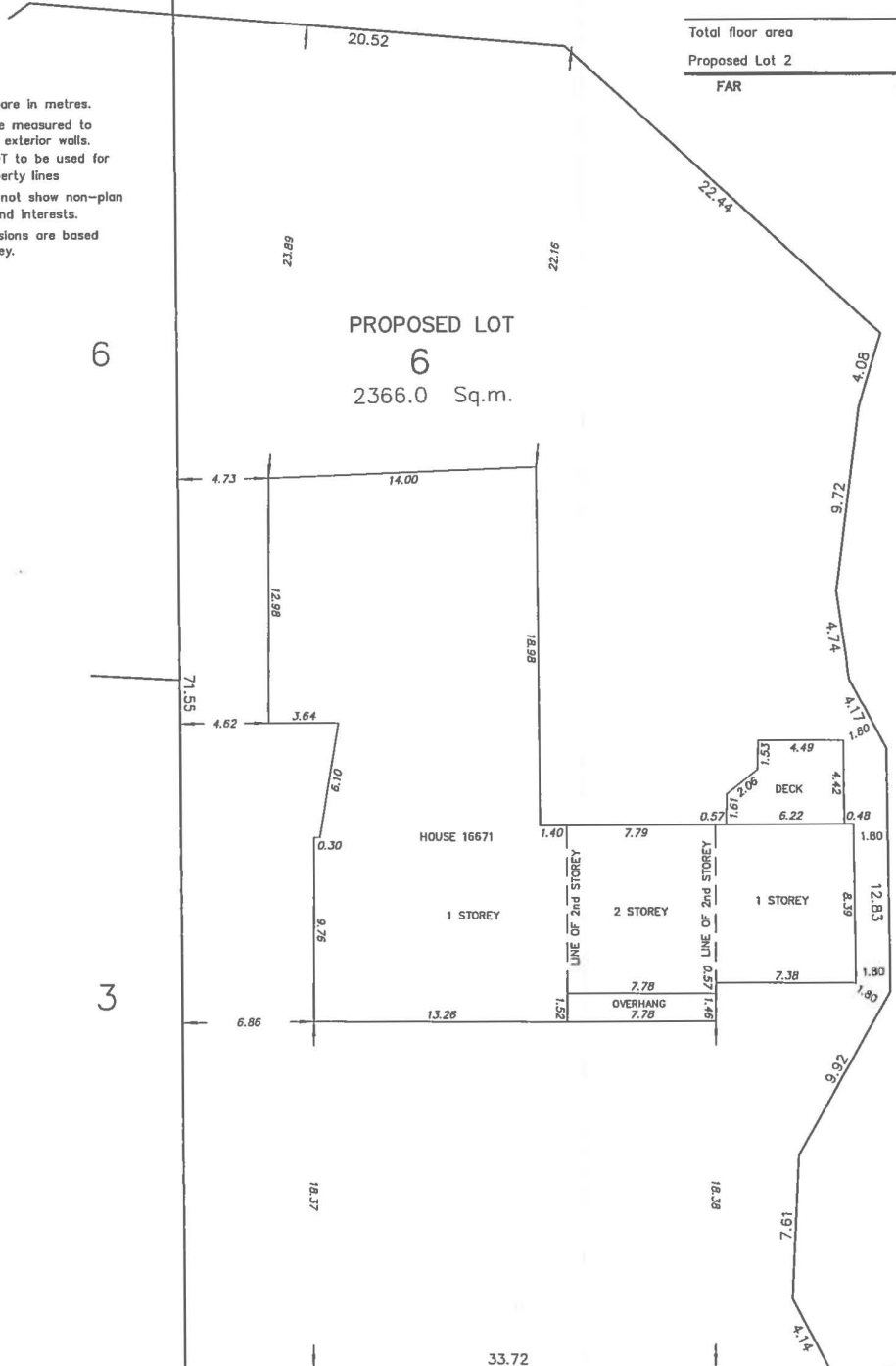
Notes:

- All dimensions are in metres.
- All buildings are measured to outside face of exterior walls.
- This plan is NOT to be used for location of property lines
- This plan does not show non-plan charges, liens and interests.
- Property dimensions are based upon field survey.

6

PROPOSED LOT
6
2366.0 Sq.m.

3



78th Avenue

©COPYRIGHT

DHALIWA & ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 501-6188
(fx) 501-6189
FILE: 1410001-FAR

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

This certificate of location has been prepared in accordance with the Manual of Standard Practice and is certified correct: This 14th day of May, 2015.

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S. 803

INTER-OFFICE MEMO

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

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

DATE: **June 10, 2015** PROJECT FILE: **7814-0307-00**

RE: **Engineering Requirements
Location: 16671 78 Avenue and 7863 167 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 6.500 m along 167 for the Limited Local Road Standard.
- Dedicate necessary lands to complete the cul-de-sac.
-

Works and Services

- Construct 6.0 m driveways to each lot. The driveway for lot 1 to be located along the north property line of the proposed lot to avoid conflicts with the existing driveway servicing 16708 78A Avenue.
- Extend the sanitary main along 78 Avenue.
- Provide a 5.0 m SRW outside the environmental setback line for access to the watercourse. The SRW can be located within the proposed backyards of the proposed lots.
- Provide water, storm, and sanitary service connections to service each lot.
- Abandon all service connections greater than 30 years old or no longer required.

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

May-14-15

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 new capital projects proposed at William Watson Elementary or Fleetwood Park Secondary. Fleetwood Park Secondary is slightly over capacity and uses 3 portables to help accommodate the additional enrolment. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7914 0307 00

SUMMARY

The proposed **6 Single family with suites** are estimated to have the following impact on the following schools:

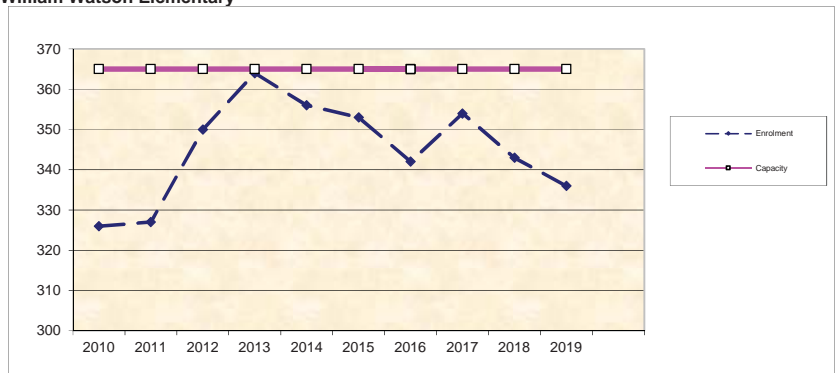
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

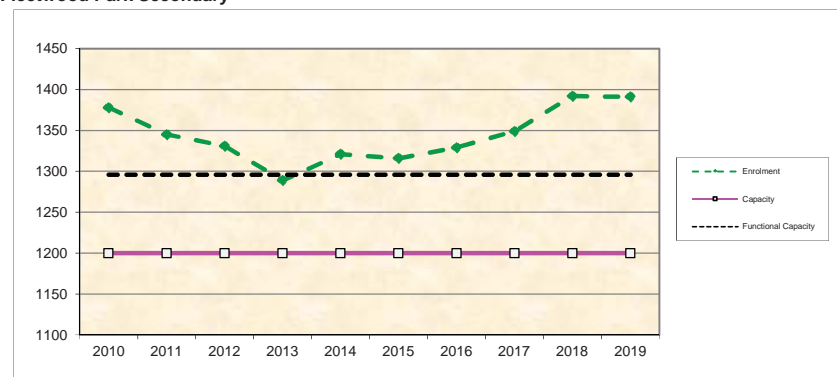
September 2014 Enrolment/School Capacity

William Watson Elementary	
Enrolment (K/1-7):	33 K + 323
Capacity (K/1-7):	40 K + 325
Fleetwood Park Secondary	
Enrolment (8-12):	1321
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

William Watson Elementary



Fleetwood Park 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.

Summary of Proposed Design Solutions

(Relevant to Bldg Scheme *Summary* section 2.2)

Proposed Design Solutions:

Interfacing Treatment with existing dwellings

Thirty percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 70 percent of homes are considered 'non-context'). Context homes include: 16708 - 78A Avenue, 7886 - 167 Street, and 16717 - 78A Avenue. These homes could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to emulate specific attributes of the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, 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 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 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:

Not applicable - there are no corner lots

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

The findings reported in this study will form the basis for the content and regulations contained within the building design guidelines.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Address:	16671 78 th Avenue, 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
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)	23
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8	16
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
Replacement Trees Proposed	16
Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	10
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

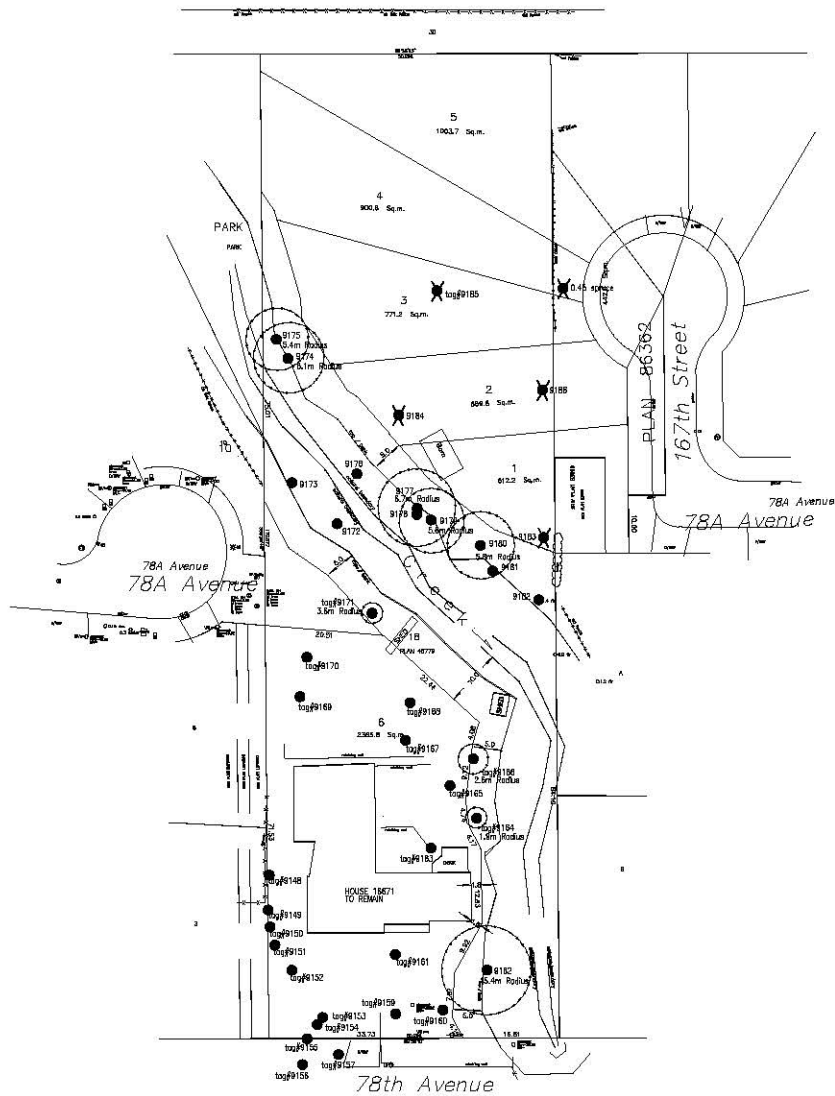
Summary prepared and
submitted by:

Arborist



March 24, 2015

Date



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED LOT LAYOUT	1
DATE	REVISION	HE
DATE	REVISION	

KAVOLINAS & ASSOCIATES INC
 2482 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3X 3J3
 PHONE (604) 857-2178

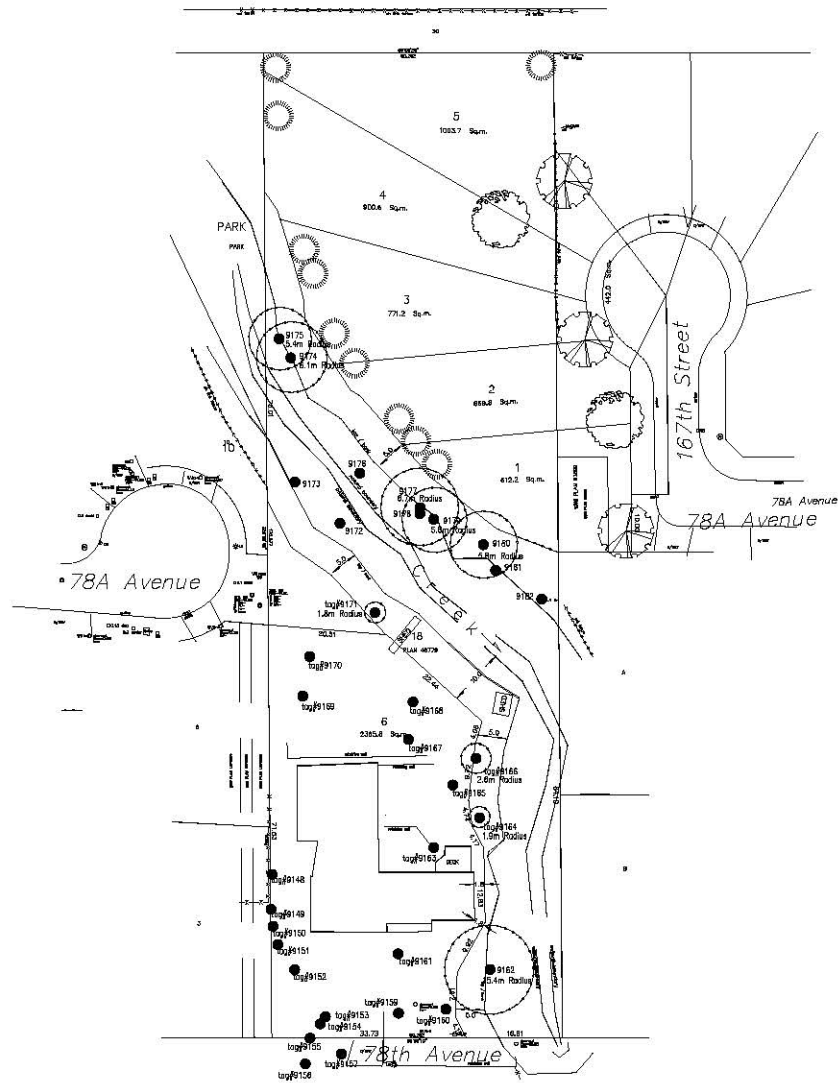
CLIENT
 MR. HARRY DOSPALM
 c/o COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19292 - 80 AVENUE
 SURREY, B.C.
 V3S 1E9
 604-854-8700

TITLE
 PLAN MEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 6 LOT SUBDIVISION
 18671 - 78 AVENUE
 SURREY, B.C.

Coastland File # 2438

SCALE	1:400	DATE	OCT/14
DRAWN	DW3		
CHKD	DW3		
APPRD	PA WAT		

PRINTED	JOB NO.	
	DRAWING NO.	TR-1



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKERONI'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'FLORIDA'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORICA	SIBIRIAN SPRUCE	10	1.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

PROJ/15	revised lot layout	1
DATE	REVISIONS	REV.
	REVISION	

C.KAVOLINAS & ASSOCIATES INC
 BSLA CSLA
 2442 JONQUIL COURT
 ABERTSFORD, B.C.
 V3G 3E8
 PHONE (604) 487-2376

CLIENT
 MR. HARRY GOSWAMI
 2/6 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 16292 - 80 AVENUE
 SURREY, B.C.
 V3S 7E3
 604-564 8700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 16671 - 78 AVENUE
 SURREY, B.C.
 Constland File # 2438

SCALE	1:400	DATE	OCT/14
DRAWN	DRG		
CHKD	DRD		
APPRO	DR		

PROJECT
 16671 - 78 AVENUE
 DRAWING No.
 TR-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0307-00

Issued To: Ronald G. Anthony

("the Owner")

Address of Owner: 16671 - 78 Avenue
Surrey, BC V4N 0L8

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: 006-099-289
Lot 18 Section 24 Township 2 New Westminster District Plan 46779
16671 - 78 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 has been issued, as follows:

Parcel Identifier:

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

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

- (a) In Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum east side yard setback for the principal building is reduced from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.

5. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
AND F.A.R. ON PROPOSED LOT 6 SECTION 24
Tp 2 NEW WESTMINSTER DISTRICT PLAN EPP - - - -

CIVIC ADDRESS

16671 78th Ave.
Surrey, B.C.

SCALE : 1:250

LOT COVERAGE

Lot coverage = 548.5 m²
Proposed Lot 2 = 2366.0 m²

Lot coverage = 0.23

FAR CALCULATION

House Floor Area (level 1) = 508.9 m²
House Floor Area (level 2) = 69.2 m²

Total floor area = 578.1 m²
Proposed Lot 2 = 2366.0 m²

FAR = 0.24

Notes:

- All dimensions are in metres.
- All buildings are measured to outside face of exterior walls.
- This plan is NOT to be used for location of property lines
- This plan does not show non-plan charges, liens and interests.
- Property dimensions are based upon field survey.

78A Avenue

6

PROPOSED LOT
6
2366.0 Sq.m.

DVP to reduce minimum lot area from 4,047 sq.m. to approximately 2,365 sq.m.

DVP for east side yard setback from 4.5 metres to 1.8 metres.



3

78th Avenue

©COPYRIGHT
DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 501-6188
(fx) 501-6189
FILE: 1410001-FAR

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

This certificate of location has been prepared in accordance with the Manual of Standard Practice and is certified correct: This 14th day of May, 2015.

Gene Paul Nikula
GENE PAUL NIKULA
B.C.L.S. 803

