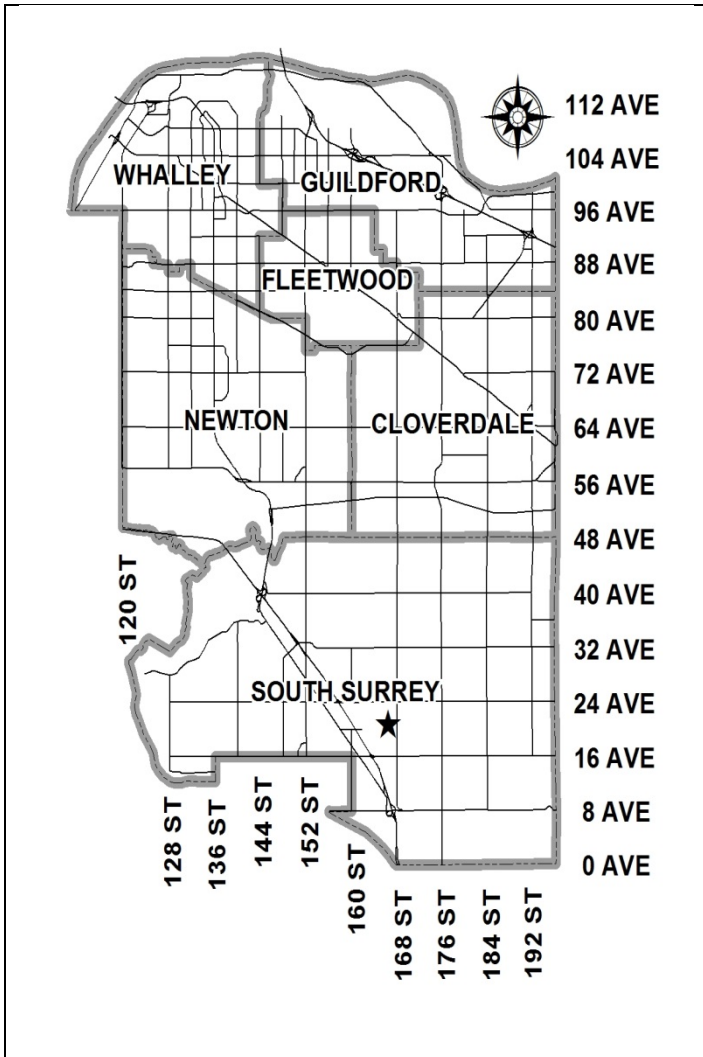


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0046-00

Planning Report Date: October 20, 2015



**PROPOSAL:**

- **NCP Amendment** from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”
- **Rezoning** from RA to RF-10 and RF-12
- **Development Variance Permit**

to allow subdivision into 45 single family lots.

**LOCATION:**

16774, 16746 and 16668 - Edgewood Drive  
 16677 and 16645 - 21 Avenue

**OWNERS:**

Timothy H. Saxton et al

**ZONING:**

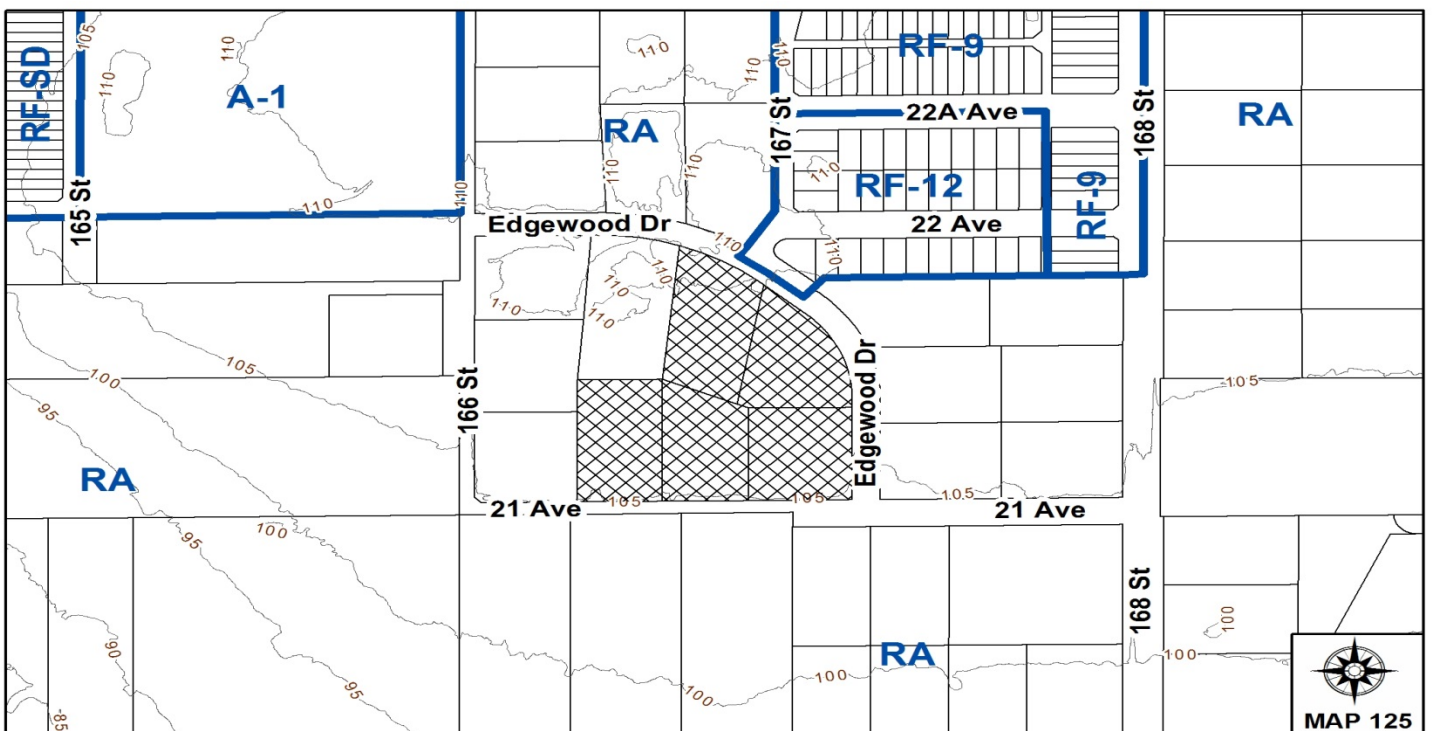
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Low Density Residential 6-10 upa



### 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

- The applicant is proposing an NCP Amendment from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”.
- The applicant proposes to vary the lot width for Lots 1 and 25 from 15.4 metres (51 ft.) to 14.4 metres (47.2 ft.).

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed amendment to the Sunnyside Heights NCP has merit as it is in keeping with the intent of providing a single family form of development with urban lot sizes. The proposed modified road network is more efficient and provides better sight lines but requires more dedication than the configuration illustrated in the NCP, which increases the unit density.
- The proposed lot sizes and unit density is consistent with approved developments northeast of the site across Edgewood Drive.
- The site is in close proximity of Sunnyside Saddle Club and a future school site.
- The proposed density and building form are appropriate for this part of Sunnyside Heights in the Grandview Heights Area.
- The proposed variance to reduce the lot width on proposed Lots 1 and 25 is not discernable, given the presence of the 5.0 metre (16 ft.) wide drainage corridor along the south boundaries of the two lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) as follows:
  - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
  - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000);and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0046-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit a reduction in lot width from 15.4 metres (51 ft.) to 14.4 metres (47.2 ft.) on proposed Lots 1 and 25.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.

## 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:**

23 Elementary students at Pacific Heights Elementary School  
 11 Secondary students at Earl Marriott 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 Fall 2016.

Parks, Recreation & Culture: Parks Planning has no objections to the proposal.

**SITE CHARACTERISTICS**

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Edgewood Drive):	Acreage residential and single family small lots	Urban/ Low Density Residential (6-10 upa)	RA and RF-12
East (Across Edgewood Drive):	Acreage residential	Urban/ Low Density Residential (6-10 upa)	RA
South (Across 21 Avenue):	Acreage residential and Application No. 7915-0218-00 to develop single family small lots	Urban/ Low Density Residential (6-10 upa) and Cluster Residential (6-10 upa)	RA
West:	Acreage residential and Application No. 7915-0292-00 to develop single family small lots	Urban/ Low Density Residential (6-10 upa)	RA

**JUSTIFICATION FOR PLAN AMENDMENT**

- The subject properties are designated Urban in the Official Community Plan (OCP) and “Low Residential Density 6-10 upa” in the Sunnyside Heights NCP, approved by Council November 15, 2010. The NCP land use designation allows for “standard single family residential forms of development with urban lot sizes (approximately 4,000 to 5,000 sq.ft.)”. (Appendix VII).

- The applicant is proposing to develop the site with 45 urban single family small lots ranging in size from 302 square metres (3,200 sq.ft.) to 529 square metres (5,700 sq.ft.). The proposed subdivision plan features a slightly modified road and lane configuration from that illustrated in the NCP. The proposed road and lane network provides the same anticipated connectivity as the NCP, but is more efficient and provides better sight lines.
- The proposed modified road and lane network requires more dedication than that illustrated in the NCP. The proposed subdivision plan dedicates approximately 1.52 acres (0.62 hectares) of land for roads and lane, equivalent to 28% of the site area.
- While the proposed development is generally consistent with the intent of the NCP by providing a single family form of development with urban lot sizes, the net unit density (after road dedication) is 11.7 unit per acre (29.0 uph), which is higher than the 6-10 upa permitted under the “Low Residential Density 6-10 upa” designation in the Sunnyside Heights NCP. The applicant is therefore proposing to amend the NCP to redesignate the site to “Medium Density Residential 10-15 upa”.
- The proposed NCP amendment has merit for the following reasons:
  - The proposed development provides a more efficient road and lane network with better sight lines than that illustrated in the NCP. The revised road and lane network requires increased dedication resulting in a higher net density on the site;
  - The proposed lot sizes and unit density is consistent with the development pattern established to the northeast of the subject site across Edgewood Drive (Application Nos. 7912-0153-00 and 7912-0329-00) and also consistent with the land use designations to the west of the site (across 166 Street);
  - The site is in close proximity of the Sunnyside Saddle Club and a future relocated school site north of the subject properties; and
  - The gross density of the proposed development is 8.7 units per acre (20.7 uph).

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject properties are located north of 21 Avenue, east of 166 Street and southwest of Edgewood Drive in Sunnyside Heights. The properties are designated “Urban” in the Official Community Plan (OCP) and “Low Density Residential 6-10 upa” in the Sunnyside Heights NCP.
- The total development site area is approximately 5.36 acres (2.17 hectares). All properties are currently zoned “One-acre Residential Zone (RA)”.

### Current Proposal

- The applicant is proposing to rezone and subdivide the subject properties to create 26 “Single Family Residential (12) Zone (RF-12)” Type I lots and 19 “Single Family Residential (10) Zone (RF-10)” Type I and Type IV lots.
- The proposed RF-12 lots will range in size from 322 square metres (3,465 sq. ft.) to 529 square metres (5,694 sq. ft.). The proposed RF-10 lots will range in size from 295 square metres (3,175 sq. ft.) to 388 square metres (4,176 sq. ft.).
- The development of the subject property will follow a similar development pattern established by the single family small lots northeast of the site, which were recently completed under Application Nos. 7912-0153-00 and 7912-0329-00. Similarly, three residential proposals in the vicinity under Development Applications No. 7915-0292-00 (166 St and Edgewood Drive), 7915-0218-00 and 7915-0143-00 (both south of the subject site across 21 Avenue) for single family small lots are currently under initial review.
- RF-12 lots are proposed to front Edgewood Drive while RF-10 lots will front 21 Avenue. New north-south Local Roads, 166A Street and 167 Street, will be introduced to connect 21 Avenue to Edgewood Drive; as well as a new 21A Avenue to eventually connect to 166 Street to the west. The lane as shown in the Sunnyside NCP connecting to 21 Avenue is proposed to be realigned to connect to the new 167 Street.
- Under the NCP, a drainage corridor is located on the north side of 21 Avenue (i.e. south side of the development site). The applicant proposes to implement the 5.0 metre (16 ft.) wide drainage corridor as per the NCP.
- Lots 1 and 25, which will be located adjacent to the drainage corridor, are proposed to be 14.4 metres (47.3 ft.) wide, which is narrower than the minimum 15.4 metre (50.7 ft.) requirement for RF-12 Type II corner lots. RF-12 Type II interior lots are permitted to be a minimum 13.4 metres (44 ft.) wide. The Zoning By-law requires corner lots to be wider in order to provide an appropriate building setback from both streets. In this case, the presence of the drainage swale will offset the reduced lot width.

### Road Dedication and Access

- The applicant is proposing to dedicate:
  - 3.5 metres (11 ft.) for 21 Avenue;
  - 1.75 metres (6 ft.) for Edgewood Drive south of the property line between 16729 Edgewood Drive and 16753 Edgewood Drive;
  - 4.25 metres (14 ft.) for Edgewood Drive, north of the property line between 16729 Edgewood Drive and 16753 Edgewood Drive;
  - 12.5 metres (41 ft.) for 21A Street west of 166A Street;
  - 18.0 metres (59 ft.) for 21A Street east of 166A Street;
  - Varying widths from 11.5 metres (38 ft.) minimum to 18.0 metres (59 ft.) for 166A Street between 21A Avenue and Edgewood Drive;
  - 18.0 metres (59 ft.) for 167 Street; and
  - 6.0 metres (20 ft.) for the residential lane.

- Vehicle access for the proposed RF-12 lots will be via Edgewood Drive and the new construction of 166A Street and 167 Street. The RF-10 lots will obtain rear lane access via 167 Street.

### Building Design and Lot Grading

- The applicant retained design consultant, Mike Tynan of Tynan Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.
- The subject properties are located within a neighbourhood of acreage residential lots with bungalow or two-storey estate homes 40-50 years old. Northeast of the subject properties are recently completed single family small lot developments consisting of over 70 lots of new compact two-storey homes ranging in size from approximately 160 square metres (1,500 sq. ft.) (i.e. RF-9 lots) to 260 square metres (2,800 sq. ft.) (i.e. RF-12 lots). The Character Study found that only the new compact homes in the surrounding area will provide suitable architectural context to emulate the design standards emerging in the neighbourhood. The Design Guidelines for the proposed development will propose a character of homes identifiable as “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. The new single family dwellings will meet year 2000’s design standards with respect to massing, construction materials, high trim and detailing treatments. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by WSP Canada Inc., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

### TREES

- Max Rathburn, 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
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Ash (Green)	1	0	1
Mountain Ash	1	1	0
Cherry (Bitter)	1	1	0
Cherry (Japanese)	13	12	1
Birch (Paper)	5	5	0
Plum (Purpleleaf)	8	8	0
Tulip Tree	1	1	0

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Western Redcedar	19	18	1
Douglas-fir	12	12	0
Grand fir	1	0	1
Sawara Cypress	2	2	0
Scots Pine	3	3	0
Monkey Puzzle	1	0	1
Deodar Cedar	5	3	2
Eastern White Cedar	6	6	0
Cedar Hedge Trees (Western Redcedar)	30	30	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>109</b>	<b>102</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>74</b>	
<b>Total Retained and Replacement Trees</b>		<b>81</b>	
<b>Contribution to the Green City Fund</b>		<b>\$39,000</b>	

- The Arborist Assessment states that there are a total of 109 protected trees on the site, excluding Alder and Cottonwood trees. No existing trees on site are Alder or Cottonwood trees. It was determined that 7 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, and road construction.
- 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 204 replacement trees on the site. Since only 74 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 130 replacement trees will require a cash-in-lieu payment of \$39,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on September 29, 2015 to 50 property owners within 100 metres (328 ft.) of the subject properties, as well as the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on site on October 1, 2015. To date, staff has received two phone calls and two emails (from two individual residents) expressing concerns about the increase in density and traffic, and the removal of trees.



*(The applicant is meeting the intent of the NCP by providing a single family form of development with urban lot sizes. The proposed modified road and lane network is more efficient and provides better sight lines but requires more dedication than that illustrated in the NCP, which increases the net density. The construction of new Local Roads – 21A Avenue, 166A Street, and 167 Street, will accommodate the increase in traffic anticipated as a result of the proposed development.*

*The applicant is proposing to retain 7 trees and plant 74 replacement trees. The applicant has agreed to work with the City to retain additional trees, particularly along Edgewood Drive in which the sidewalk can be designed to meander to accommodate tree retention.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 21, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey 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 the Sunnyside Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Dry swales, natural landscaping, and sediment control devices are proposed for rain management.</li> <li>• Composting, recycling, and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Houses will be oriented to the street to provide surveillance.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place.</li> <li>• Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.</li> </ul>

### BYLAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit a reduction in lot width from 15.4 metres (51 ft.) to 14.4 metres (47.2 ft.) for Lots 1 and 25.

**Staff Comments:**

- The proposed variance to reduce lot width on proposed Lots 1 and 25 is not discernable, given the presence of the proposed 5-metre (16 ft.) wide drainage corridor, which provides a buffer to the flanking street (21 Avenue).
- The proposed 14.4 metre (47.2 ft.) lot width still allows for a double garage on these two lots.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and Zoning Block Plan
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.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7915-0046-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/dk

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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:                    WSP Group  
                          Address:                65 - Richmond Stree, Unit 300  
                             New Westminster, BC V3L 5P5  
  
                          Tel:                        604-525-4651
  
2.        Properties involved in the Application
  - (a)       Civic Address:            16774 - Edgewood Drive  
 Owner:                      Gurdeep Otal  
 PID:                          001-950-002  
 Lot 50 Section 13 Township 1 New Westminster District Plan 59000
  
  - (b)       Civic Address:            16746 - Edgewood Drive  
 Owner:                      Timothy H. Saxton  
                                  Nancy Saxton  
 PID:                          005-725-780  
 Lot 51 Section 13 Township 1 New Westminster District Plan 59000
  
  - (c)       Civic Address:            16668 - Edgewood Drive  
 Owner:                      Tejinder K. Otal  
                                  Gurdeep S. Otal  
 PID:                          005-725-798  
 Lot 52 Section 13 Township 1 New Westminster District Plan 59000
  
  - (d)       Civic Address:            16677 - 21 Avenue  
 Owner:                      Edgewood Properties Inc.  
 PID:                          001-768-999  
 Lot 53 Section 13 Township 1 New Westminster District Plan 59000
  
  - (e)       Civic Address:            16645 - 21 Avenue  
 Owner:                      Sarabjit K. Sandhu  
                                  Chamkaur S.s Sandhu  
 PID:                          000-636-851  
 Lot 54 Section 13 Township 1 New Westminster District Plan 59000

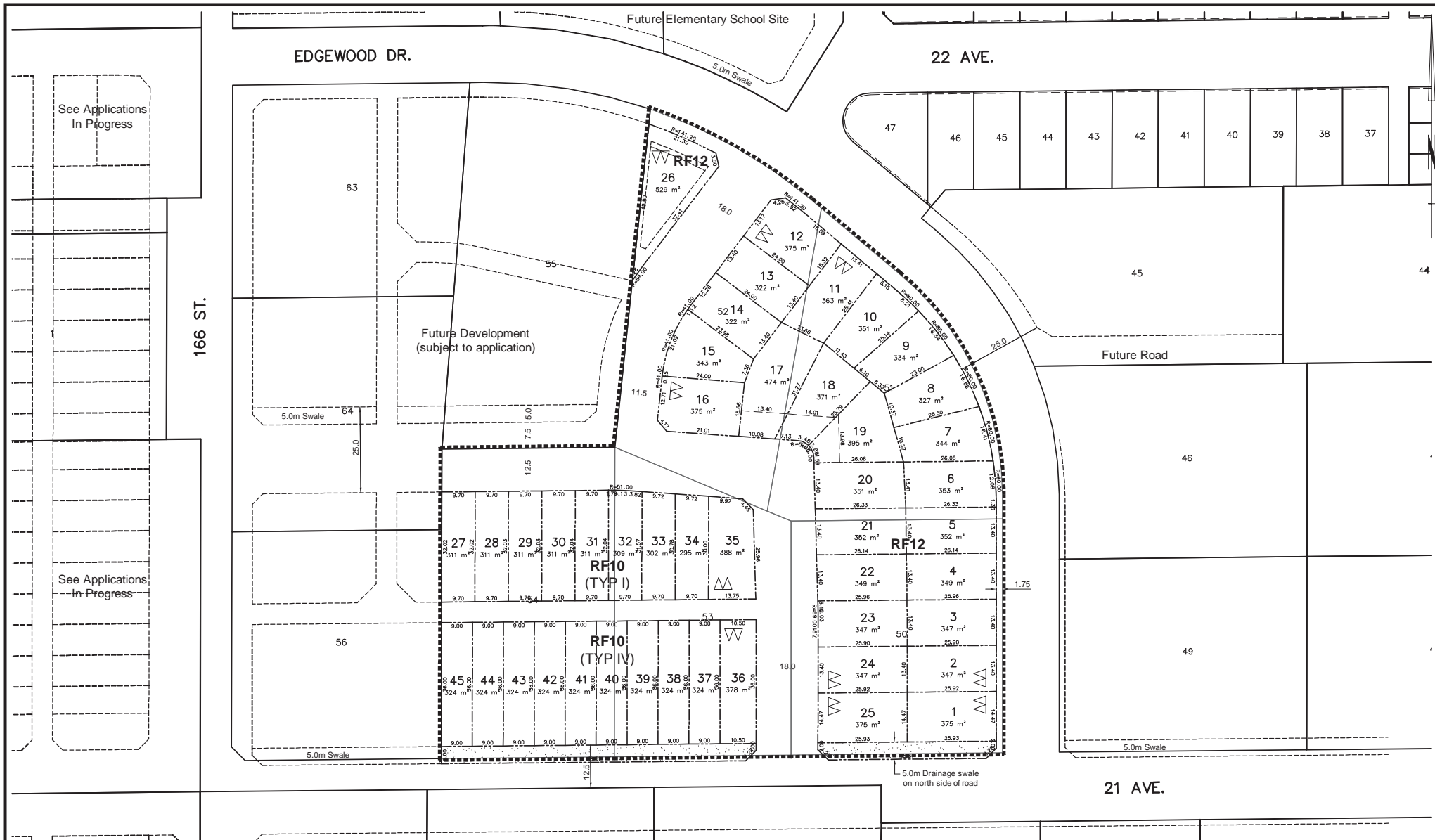
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7915-0046-00 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 approval of the associated Development Permit.

# SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 & RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.36
Hectares	2.17
<b>NUMBER OF LOTS</b>	
Existing	5
Proposed	45
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9m – 24m
Range of lot areas (square metres)	295m <sup>2</sup> – 529m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20.7 lots/hectare & 8.4 lots/acre
Lots/Hectare & Lots/Acre (Net)	29.0 lots/hectare & 11.7 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	36%
Total Site Coverage	86%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<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	NO



**Subdivision Concept Plan : Option 'A'**

7915-0046-00

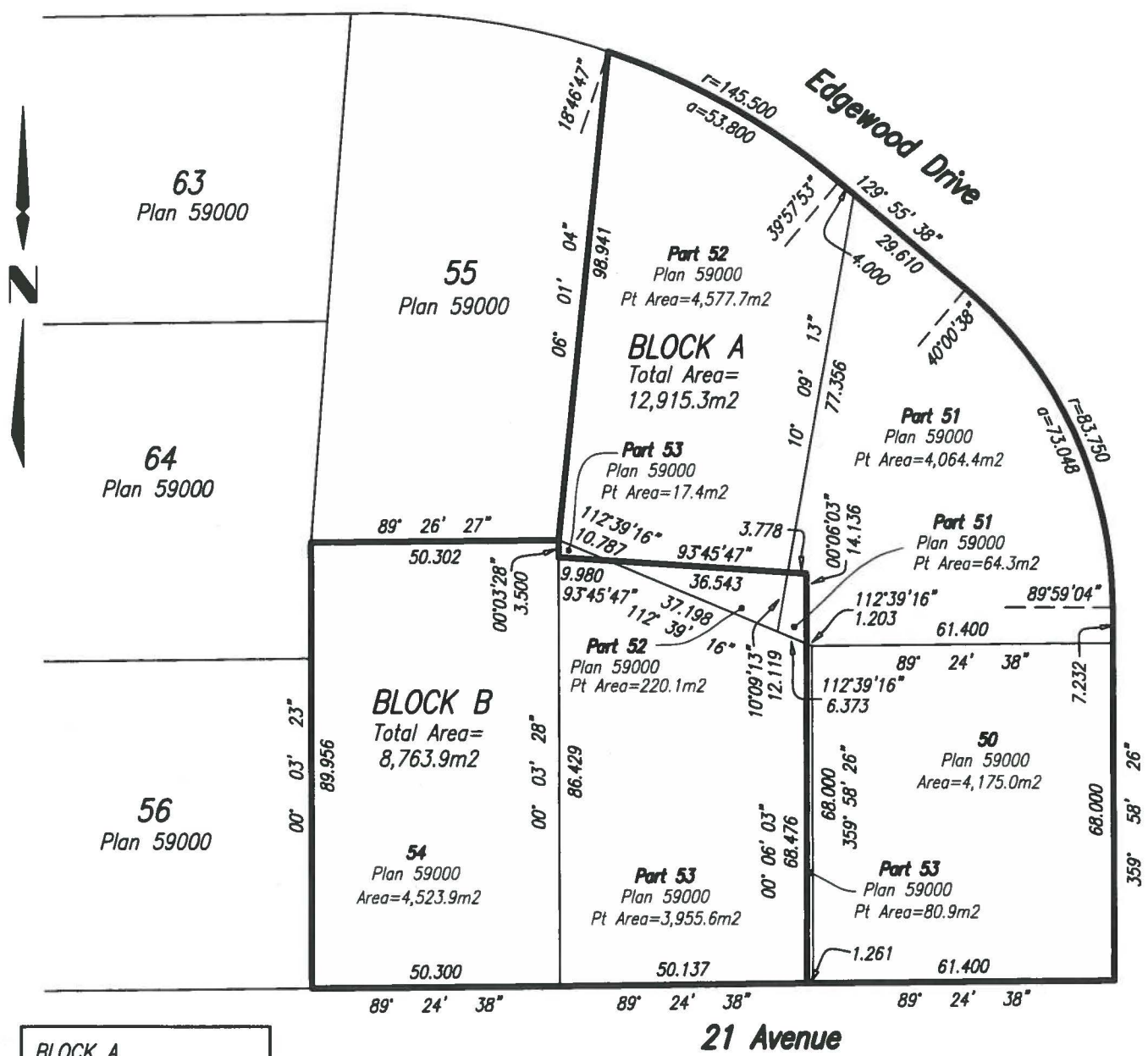
Nico River Developments Ltd.

**WSP CANADA INC.**  
 #300 - 65 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 CANADA V3L 6P5  
 TEL. 604-625-4651 | FAX. 604-625-5715  
 WWW.WSPGROUP.COM



February 2015  
 #061400473

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_ OF LOTS 50 TO 54 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59000**



**BLOCK A**  
 AREA=12,915.3m<sup>2</sup>  
 RA TO RF-12

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**BLOCK B**  
 AREA=8,763.9m<sup>2</sup>  
 RA TO RF-10



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:1250.

September 15, 2015

**WSP**

WSP Surveys (BC) Limited Partnership  
 300-65 Richmond St, New Westminister, BC

PROJECT REF./DRAWING No.  
 052734 ZONE01 R00

Certified correct according to Land Title Office  
 Records this 15th day of September, 2015

*[Signature]*

A. Hol BCLS

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

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

DATE: **October 14, 2015**

PROJECT FILE: **7815-0046-00**

RE: **Engineering Requirements Location: 16645 21 Avenue**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE/SUBDIVISION**

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

- Provide 3.5 m frontage dedication on 21 Avenue.
- Provide 1.75 m and 4.25 m frontage dedication on Edgewood Drive.
- Provide dedication for internal roads and lanes.
- Dedicate 3.0 m x 3.0 m corner truncations at the intersections.
- Secure off-site SRW to construct south side of 21 Avenue.
- Register 0.5 m wide SRW along all road frontages.
- Secure, if required, offsite SRW for sanitary and/or storm drainage servicing corridors.

##### ***Works and Services***

- Construct north and south side of 21 Avenue
- Construct the south & west side of Edgewood Dr.
- Construct internal roads to Local standard.
- Provide CIL as required for removal of temporary works.
- Provide CIL as required for completion of ultimate construction on 21 Avenue.
- Construct lane to residential Lane standard.
- Provide on-lot sustainable drainage features according to the NCP.
- Construct storm sewers to service the site.
- Construct water mains to service the site.
- Construct sanitary sewers as identified in the NCP to service the site.
- Pay sanitary and storm latecomer charges relative to project 7812-0153-00.
- Pay Development Works Agreement Levies, Latecomer Agreement Charges, DCC Front ender Agreements, and Sanitary DCCs.

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.

*R. Dubé*  
*per*

Rémi Dubé, P.Eng.

Development Services Manager

IK<sub>1</sub>

NOTE: Detailed Land Development Engineering Review available on file





Wednesday, October 07, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15-0046-00

**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 is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

**SUMMARY**

The proposed 45 Single family with suites are estimated to have the following impact on the following schools:

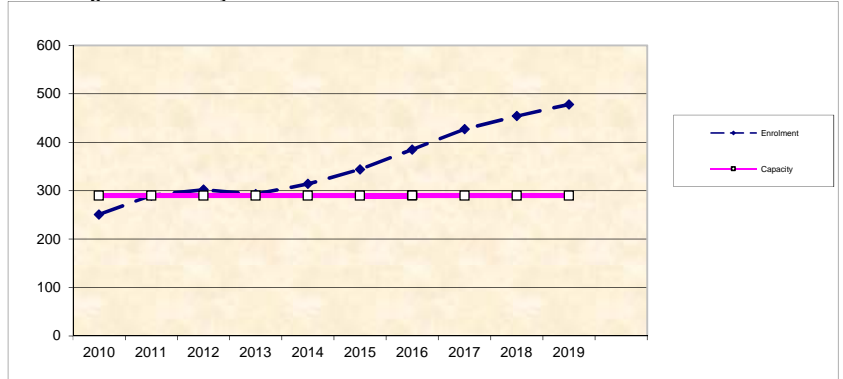
**Projected # of students for this development:**

Elementary Students:	23
Secondary Students:	11

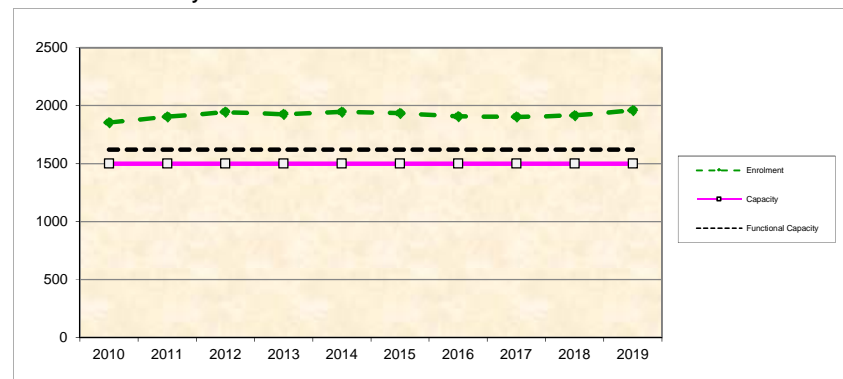
September 2014 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1946
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: 7915-0046-00  
 Project Location: 16645 and 16677 - 21 Avenue, and 16774, 16746, and 16668 Edgewood Drive, 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:

The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots with substantial native growth. Northeast of the site (directly opposite the subject site on the east side of Edgewood Drive) is a large (70 lot plus) recently approved RF-12 and RF9 development identified as Surrey project 7912-0153-00 that extends between 22 Avenue to the south and 23 Avenue to the north. That site is currently under construction, and will establish a new compact home character area with 2800 sq.ft. Two-Storey homes on RF-12 lots and 1700 sq.ft. homes on RF-9 lots.

This area was built out over a time period spanning from the 1970's to the present (numerous compact lot homes are under construction). The age distribution from oldest to newest is: 1970's (67%), 1980's (13%), 1990's (7%), and under construction (13%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 2501 - 3000 sq.ft. (47%), 3001 - 3550 sq.ft. (33%), over 3550 sq.ft. (20%). Styles found in this area include: "Old Urban" (7%), "West Coast Traditional" (47%), "Rural Heritage" (7%), "Traditional English" (13%), "Traditional Cape Cod" (7%), and "Neo-Traditional" (20%). Home types include: Bungalow (40%), Split Level (13%), and Two-Storey (47%). All future new compact lot homes constructed in this area are anticipated to be Two-Storey type.

Massing scale (front wall exposure) characteristics include: low mass structure (40%), mid-scale massing (13%), mid-scale massing with proportionally consistent, well balanced massing design (27%), mid to high scale massing (13%), and high scale massing (7%). The scale (height) range for front entrance structures include: one storey front entrance (94%), and 1 ½ storey front entrance (7%).

The range of roof slopes found in this area is: 5:12 (23%), 6:12 (14%), 7:12 (23%), 9:12 (9%), 10:12 (5%), 12:12 (14%), and greater than 12:12 (14%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (60%), Main common gable roof (20%), Main Dutch hip roof (13%), Main Boston hip roof (7%). Feature roof projection types include: None (5%), Common Hip (38%), Common Gable (33%), Dutch Hip (19%), and Carousel Hip (5%). Roof surfaces include: Rectangular profile type asphalt shingles (13%), Shake profile asphalt shingles (33%), Concrete tile (rounded Spanish profile) (7%), Concrete tile (shake profile) (7%), and Cedar shingles (40%).

Main wall cladding materials include: Horizontal cedar siding (28%), Vertical channel cedar siding (7%), Horizontal vinyl siding (14%), Hardiplank siding (7%), Stucco cladding (36%), and full height brick at front (7%). Feature wall trim materials used on the front facade include: No feature veneer (13%), Brick feature veneer (44%), Stone feature veneer (13%), Wood wall shingles accent (6%), Horizontal cedar accent (6%), Vertical board and batten cedar accent (6%), and Tudor style battens over stucco accent (13%). Wall cladding and trim colours include: Neutral (43%), and Natural (57%).

Covered parking configurations include: Single vehicle garage (7%), Double garage (54%), and Triple garage (40%). Homes at the aforesaid context site are two vehicle size only.

A variety of landscaping standards are evident, including: under construction - not complete (13%), average old suburban standard (60%), and high quality old suburban standard (27%). Driveway surfaces include: Gravel (8%), Asphalt (46%), Broom finish concrete (38%), and Interlocking masonry pavers (8%).

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

- 1) **Context Homes:** There are only two new homes in this area (16725 - 22 Avenue and 16731 - 22 Avenue, in nearby project (912-0153-00) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend.
- 2) **Style Character :** There are a mix of old suburban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Other compatible styles should also be acceptable. Note that style range is not 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 range of home types evident, and so some flexibility is justified, though it is expected that all subject site homes will be Two-Storey type. 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 (post year 2014) 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 :** On the proposed RF10 lots, front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On the proposed RF-12 lots, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys in recognition of the larger scale of the RF-12 homes, to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which new high value homes are being constructed with 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 area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots with substantial native growth. Northeast of the site (directly opposite the subject site on the east side of Edgewood Drive) is a large (70 lot plus) recently approved RF-12 and RF9 development identified as Surrey project 7912-0153-00 that extends between 22 Avenue to the south and 23 Avenue to the north. That site is currently under construction, and will establish a new compact home character area with 2800 sq.ft. Two-Storey homes on RF-12 lots and 1700 sq.ft. homes on RF-9 lots.

## 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”, “Rural Heritage”, or compatible style as determined by the design consultant. 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 on the RF-12 zoned homes, and is limited to one storey on the RF-10 zoned homes.

## 2.2 Proposed Design Solutions:

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

Strong relationship with neighbouring “context homes” at the context site to the northeast (16700 block of 22 Avenue). Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

### **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 are not recommended for this development, except on trim. “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 standard exceptions.

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

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black 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. RF-12 lots: 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. RF-10 lots: one-storey elements on the new home shall comprise a minimum of 20 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 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus: RF-12 lots - minimum 18 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. RF-10 lots - minimum 14 shrubs of a minimum 3 gallon pot size. Corner lots 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: May 14, 2015

**Reviewed and Approved by:**       Date: May 14, 2015

## Arborist Report – Edgewood Drive Surrey

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address: 16645-16677 21 Avenue and 16668, 16746, 16774 Edgewood Drive Surrey	
Registered Arborist: Max Rathburn	
ISA Certified Arborist (PN0599A)	
ISA Certified Tree Risk Assessor (159)	
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>109</b>
<b>Protected Trees to be Removed</b>	<b>102</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio 102 X two (2) = 204	<b>204</b>
<b>Replacement Trees Proposed</b>	<b>74</b>
<b>Replacement Trees in Deficit</b>	<b>130</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>-</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>-</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

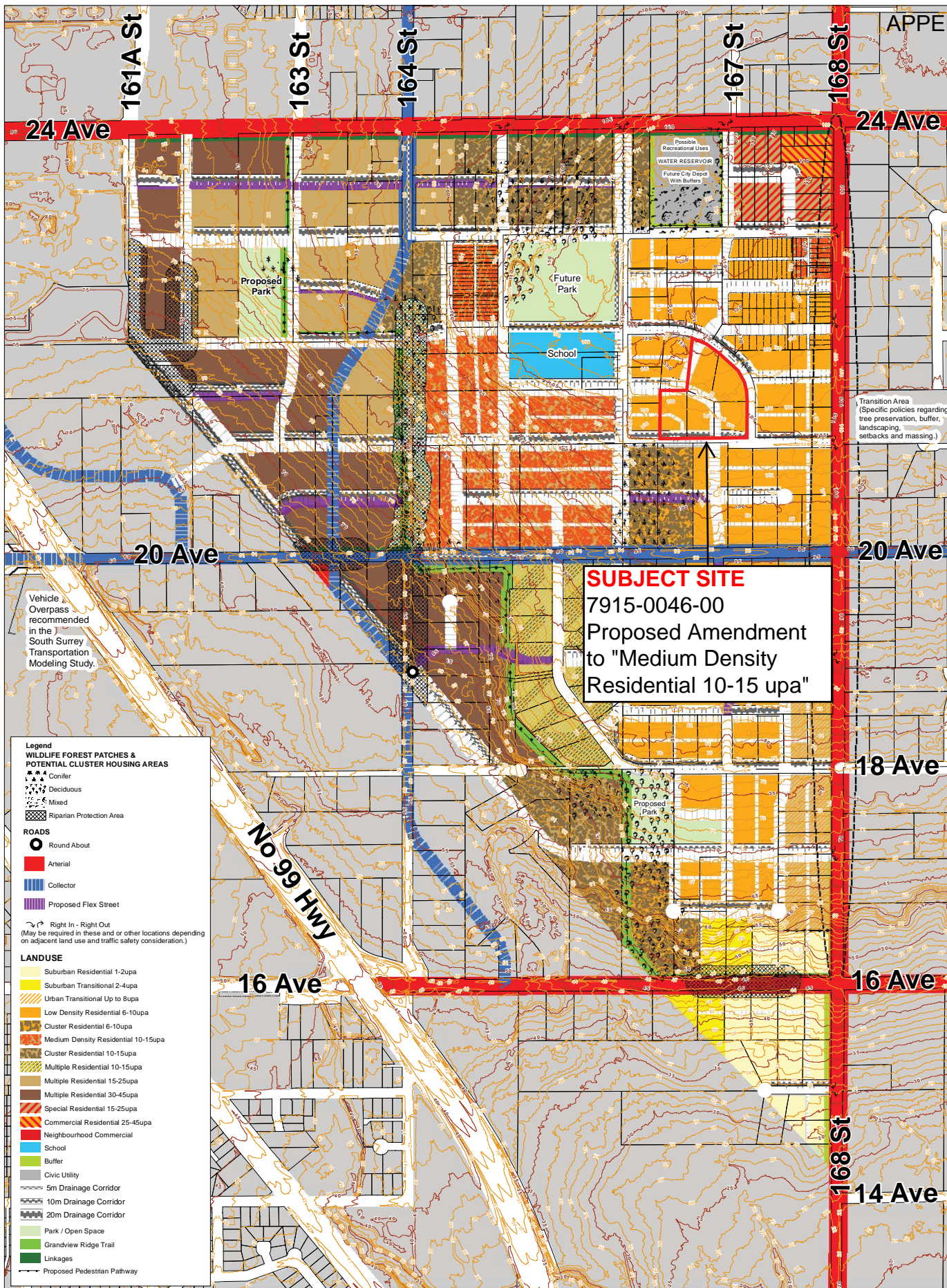
Summary prepared and  
submitted by:



September  
3, 2015

Arborist

Date



**Grandview Heights NCP Area #2 (Sunnyside Heights)**

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended 19 Dec., 2013

0 75 150 300 450 600 Meters

V:\Policy\Long Range\GIS\_ANALYSIS\SECONDARY PLANNING\NCP





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0046-00

Issued To: Timothy H Saxton  
("the Owner")

Address of Owner: 16746 - Edgewood Drive  
Surrey, BC V3S 9X9

Issued To: Tejinder K Otal  
Gurdeep Otal  
("the Owner")

Address of Owner: 16774 - Edgewood Drive  
Surrey, BC V3S 9X9

Issued To: Nancy Saxton  
("the Owner")

Address of Owner: 16746 - Edgewood Drive  
Surrey, BC V3Z 9X9

Issued To: Chamkaur S Sandhu  
Sarabjit K Sandhu  
("the Owner")

Address of Owner: 16645 - 21 Avenue  
Surrey, BC V3Z 9X8

Issued To: Edgewood Properties Inc  
("the Owner")

Address of Owner: 12219 - Beecher Street, Unit 200  
Surrey, BC V4A 3A2

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: 001-950-002  
Lot 50 Section 13 Township 1 New Westminster District Plan 59000  
16774 Edgewood Dr

Parcel Identifier: 005-725-780  
Lot 51 Section 13 Township 1 New Westminster District Plan 59000  
16746 Edgewood Dr

Parcel Identifier: 005-725-798  
Lot 52 Section 13 Township 1 New Westminster District Plan 59000  
16668 Edgewood Dr

Parcel Identifier: 001-768-999  
Lot 53 Section 13 Township 1 New Westminster District Plan 59000  
16677 21 Ave

Parcel Identifier: 000-636-851  
Lot 54 Section 13 Township 1 New Westminster District Plan 59000  
16645 21 Ave

(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:

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(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) to vary the RF-12 Zone to permit a reduction in lot width for the Type II corner lot from 15.4 metres (51 ft.) to 14.4 metres (47.2 ft) for Lots 1 and 25.

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.
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 – Linda Hepner

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City Clerk – Jane Sullivan

# Schedule A



**DVP to reduce lot width for Lots 1 and 25**