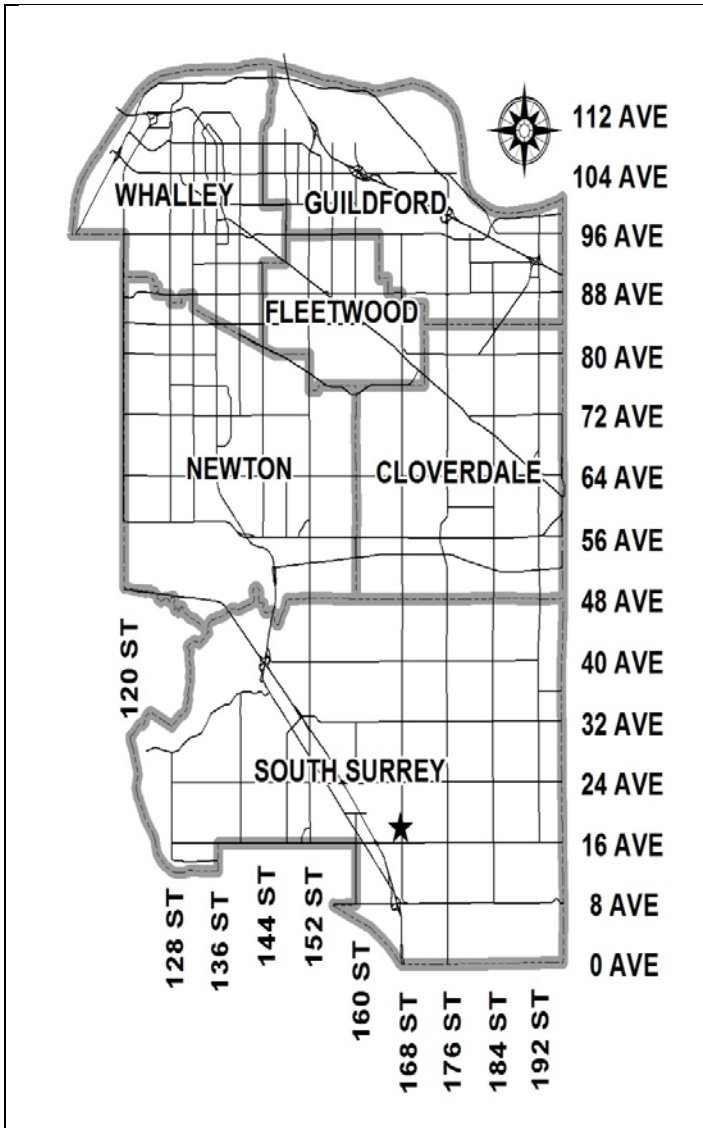


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7915-0084-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **OCP Amendment** from “Suburban” to “Urban”
- **Partial NCP Amendment** from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)” as well as to accommodate a modified road pattern and relocation of drainage swales
- **Rezoning** from RA to RF-12
- **Development Variance Permit**

to allow subdivision into 104 single family lots and one remainder portion.

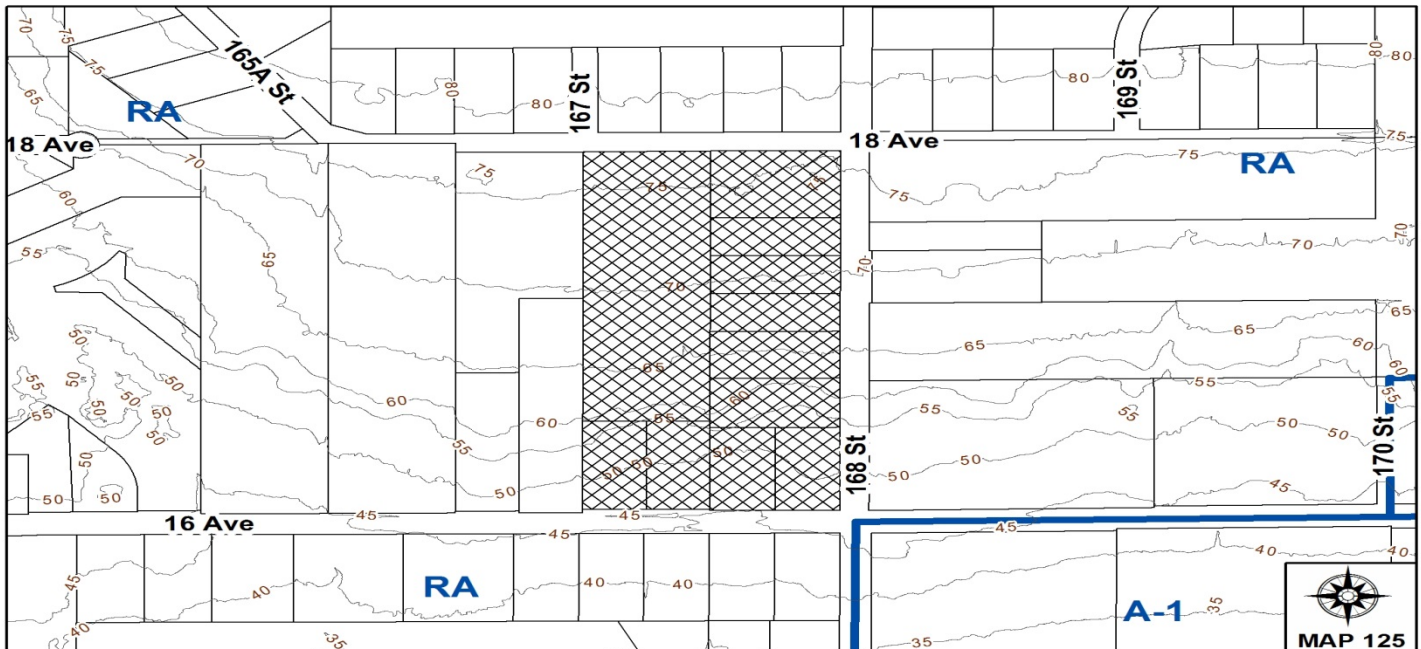
LOCATION: 1643, 1671, 1681, 1707, 1733, 1753, 1785
168 Street and 16691, 16715, 16733,
16755 16 Avenue

OWNER: Multiple owners (See Appendix I)

ZONING: RA

OCP DESIGNATION: Urban and Suburban

NCP DESIGNATION: Urban Transitional (up to 8 upa)
Low Density Residential (6-10 upa)
Suburban Residential (1-2 upa)
Suburban Transitional (2-4 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from “Suburban” to “Urban” for the southern portion of the subject property [Appendix VII].
- Proposed amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) in order to: [1] re-designate a portion of the subject property from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)”; [2] modify the future road network to remove a proposed north-south road (167A Street) and proposed lanes in favour of introducing four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue); and [3] to modify the location of drainage swales along 16A Avenue and 17 Avenue [Appendix VIII].
- The applicant requests a Development Variance Permit (DVP) in order to reduce setbacks on two proposed lots to accommodate tree preservation.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment for a portion of the site from “Suburban” to “Urban” is required to achieve the land-use designation and proposed density for the “Single Family Residential (12)” [RF-12] subdivision and is consistent with the OCP designation on the northern portion of the subject property.
- The proposed RF-12 lots comply with the “Low Density Residential (6-10 upa)” designation on the northwest portion of the subject site. An NCP Amendment is required on the south and east portion of the site to re-designate the property from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)” in order to accommodate the proposed net density of 9.5 upa/23.4 upha. The proposed re-designation meets the general intent and overall density prescribed in the Sunnyside Heights NCP by providing a blending of densities from west to east with appropriate interfaces, tree preservation, and larger RF-12 lots along 168 Street adjacent the existing one-acre residential lots and Darts Hill Garden Park on the east side of 168 Street. The southern portion of the subject property is not being developed at this time and will remain designated “Suburban Residential (1-2 upa)” and “Suburban Transitional (2-4 upa)” in the NCP.
- The applicant’s proposal to amend the NCP to remove a north-south road (167A Street) and lanes in favour of introducing four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue) is beneficial in that it better reflects the existing topography, and provides a more efficient layout.

-
- The revised road layout improves pedestrian mobility by providing four pedestrian connections to the multi-use pathway along 168 Street. The sidewalk proposed on the north side of 17 Avenue will also be enhanced with a wider sidewalk and row of double trees within the boulevard. This sidewalk will ultimately connect to the future park located west of the subject property.
 - The requested variance to reduce the minimum front yard and rear yard setbacks for Lot 11 and Lot 12 will allow for more functional building envelopes while maximizing on-site tree preservation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set [Appendix VII].
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the subject site, as shown in Block A, on the attached Survey Plan from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF-12)” and a date set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0084-00 [Appendix IX] varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (north) yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4.5 metres (15 ft.) for Lot 11; and
 - (b) to reduce the minimum rear (south) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lot 11 and Lot 12.
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) final approval from the Ministry of Transportation & Infrastructure including submission of a traffic impact study pursuant to the requirements of the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to ensure tree protection; and

- (i) registration of a Section 219 Restrictive Covenant (No Build) on proposed Lot 105 until future redevelopment.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to:
- (a) re-designate a portion of the subject property from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)”;
- (b) modify the future road network to remove a north-south road (167A Street) and lanes in favour of four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue); and
- (c) modify the location of drainage swales along 16A Avenue and 17 Avenue;
- as illustrated in Appendix VII 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: 52 Elementary students at Pacific Heights School 26 Secondary students at Earl Marriot School [Appendix IV] The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2017.
Parks, Recreation & Culture:	No concerns. The applicant is required to provide a 5 metre (16 ft.) wide right-of-way along 168 Street and 2.7 metre (9 ft.) wide right-of-way along 16 Avenue for the City greenway.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval granted for one year, subject to the applicant submitting an acceptable Traffic Impact Study from a Professional Traffic Engineer.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings and accessory structures.

Adjacent Areas:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 18 Avenue):	Single Family Residential	Urban/Low Density Residential (6-10 upa) and Urban Transitional (up to 8 upa)	RA
East (Across 168 Street):	Single Family Residential/ Darts Hill Garden Park	Suburban-Urban Reserve	RA
South (Across 16 Avenue):	Single Family Residential	Suburban/Suburban Residential (1-2 upa) and Buffer	RA
West:	Single Family Residential	Urban and Suburban/Suburban Transitional (2-4 upa), Low Density Residential (6-10 upa) and Park/Open Space	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated “Suburban” and “Urban” in the Official Community Plan (OCP). An OCP Amendment from “Suburban” to “Urban” is needed for a small portion of the site [Appendix VII] in order to achieve the land-use designation and proposed density for the “Single Family Residential (12)” [RF-12] subdivision. The proposed amendment to “Urban” is consistent with the OCP designation for the northern portion of the subject property. The remainder parcel (Lot 105) on 16 Avenue is not being developed at this time and will remain split designated “Urban” and “Suburban”.
- The property is designated “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)”, “Urban Transitional (up to 8 upa)” and “Low Density Residential (6-10 upa)” in the Sunnyside Heights NCP. The proposed RF-12 lot subdivision complies with the “Low Density Residential (6-10 upa)” designation on the northwest portion of the subject property. An NCP Amendment is required on the south and east portion of the site to re-designate the property from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)” in order to accommodate the proposed net density of 9.5 upa/23.4 upha.
- The proposed re-designation meets the general intent and overall density prescribed in the Sunnyside Heights NCP by providing a blending of densities from west to east with appropriate interfaces and tree retention within the buffer and larger RF-12 lots along 168 Street adjacent to the existing one-acre residential lots and Darts Hill Garden Park. The southern portion of the subject property is not being developed at this time and will remain designated “Suburban Residential (1-2 upa)” and “Suburban Transitional (2-4 upa)” in the Sunnyside Heights NCP [Appendix VIII].
- The applicant proposes to amend the Sunnyside Heights NCP to remove a north-south road (167A Street) and lanes in favour of introducing four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue). The proposed realigned roads parallel the contours of the site and better respond to existing topographic constraints, allowing for a more efficient subdivision layout.

- The revised road layout improves pedestrian mobility by providing four pedestrian connections to the multi-use pathway along 168 Street. The sidewalk proposed on the north side of 17 Avenue will also be enhanced with a wider sidewalk and row of double trees within the boulevard. This sidewalk will ultimately connect to the future park located west of the subject property.
- The applicant has consulted with representatives for the adjacent property owners located west of the subject property and received general support for the proposed changes to the road network in the Sunnyside Heights NCP. At present, the adjacent properties at 16653/16679 – 16 Avenue (File No. 7916-0022-00) as well as 16688 – 18 Avenue (File No. 7915-0443-00) are currently under application for rezoning and subdivision. The development applications are currently being reviewed by staff.
- The applicant further proposes to amend the Sunnyside Heights NCP to modify the swale location and design along 17 Avenue and 16A Avenue. The NCP requires a 5 metre (16 ft.) wide swale along the north side of each road. However, the applicant proposes to install a 3.5 metre (12 ft.) wide swale on the north and south side of 17 Avenue as well as 5 metre (16 ft.) wide swale on the south side of 16A Avenue. The Engineering Department supports the proposed amendment to the swale design and location which is considered minor in scope and meets the intent of the NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The development application is comprised of eleven (11) separate single family parcels which form a contiguous 7.5 hectare (18.6 acre) site located between 16 Avenue and 18 Avenue, just west of 168 Street. The collection of properties slope to the south, steeply in locations, with views over Fergus Watershed Biodiversity Park, the Campbell River as well as the Agricultural Land Reserve (ALR).
- The subject properties are designated “Suburban” and “Urban” in the Official Community Plan (OCP) as well as “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)”, “Urban Transitional (up to 8 upa)” and “Low Density Residential (6-10 upa)” in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The parcels are zoned “One-Acre Residential (RA) Zone” and currently occupied by single family residential dwellings as well as accessory buildings.

Current Proposal

- The applicant proposes an amendment to the Official Community Plan (OCP) in order to re-designate a portion of the subject property from “Suburban” to “Urban” [Appendix VII], an amendment to the Sunnyside Heights NCP in order to re-designate a portion of the majority of the site from “Suburban Residential (1-2 upa)”, “Suburban Transitional (2-4 upa)” and “Urban Transitional (up to 8 upa)” to “Low Density Residential (6-10 upa)” [Appendix VIII], and to rezone the site from “One-Acre Residential (RA) Zone” to “Single Family Residential (12) Zone” [RF-12] in order to permit subdivision into one-hundred four (104) single family lots. One (1) remainder parcel (Lot 105) at the south portion of the site will not be developed at this time, and remain zoned RA.

- The applicant also proposes to amend the Sunnyside Heights NCP in order to modify the future road network to eliminate a north-south road and all lanes in favour of four east-west roads (16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue) as well as modify the location and design of swales along 17 Avenue and 16A Avenue [Appendix II].
- In addition, the applicant has requested a Development Variance Permit (DVP) in order to reduce the minimum front yard and rear yard setbacks for Lot 11 and Lot 12 for tree preservation purposes.
- The proposed “Single Family Residential (12) Zone” [RF-12] lots range in size from 332 square metres (3,574 sq. ft.) to 526 square metres (5,662 sq. ft.). All the RF-12 lots will conform to the minimum requirements under Zoning By-law No. 12000 in terms of width, depth and area.
- The proposed subdivision into one-hundred four (104) RF-12 lots has an overall net density of 9.5 upa (23.4 upha) which is within the permitted density range of the “Low Density Residential (6-10 upa)” designation in the Sunnyside Heights NCP.

Proposed Road Network and Drainage Swale Location

- The revised road alignment includes four east-west roads which results in a more efficient subdivision layout. Furthermore, the four east-west roads parallel the contours of this sloped site, which is more effective in accommodating the steep grading across the site. The revised layout will enable front-loaded RF-12 lots in a north-south orientation that better capitalize on the views available to the south. Furthermore, proposed lot grading is better addressed with the proposed lot configuration as much of the grade changes take place in the foundations of the dwellings, resulting in a reduction to the height of proposed retaining walls.
- Of the four new east-west roads, three will terminate in cul-de-sacs adjacent to 168 Street while one through road (17 Avenue) is proposed to extend from the future 167 Street along the west to 168 Street providing vehicular access through the site. It is anticipated that 17 Avenue will extend westward and ultimately connect with 16 Avenue, through other properties that are located within the Sunnyside Heights NCP and Highway 99 Corridor Plan.
- The revised road layout will improve pedestrian mobility by providing four separate pedestrian connections via each east-west road to the multi-use pathway along 168 Street. The applicant further proposes to enhance 17 Avenue by widening the sidewalk on the north side and planting a double-row of trees within the future boulevard. The wider sidewalk will eventually connect the proposed RF-12 subdivision with future parkland located just west of the subject property, as identified in the Sunnyside Heights NCP.
- The applicant further proposes to amend the Sunnyside Heights NCP in order to modify the swale location and design along 17 Avenue and 16A Avenue. The NCP requires a 5 metre (16 ft.) wide swale along the north side of each road. However, the applicant proposes to install a 3.5 metre (12 ft.) wide swale on the north and south side of 17 Avenue as well as 5 metre (16 ft.) wide swale on the south side of 16A Avenue. The Engineering Department supports the proposed amendment to the swale design and location which is considered minor in scope and meets the intent of the NCP.

Proposed Multi-Use Pathway and Landscape Buffer

- A landscape buffer and multi-use pathway are identified along the eastern boundary and southern boundary of the subject property in the Sunnyside Heights NCP and City of Surrey Greenways Plan.

- The applicant is required to provide a 5 metre (16 ft.) wide statutory right-of-way along 168 Street for a multi-use pathway and 2.7 metre (9 ft.) wide statutory right-of-way along 16 Avenue for the Grandview Ridge Trail, as per the Sunnyside Heights NCP.
- The multi-use pathway on 168 Street will assist with interim tree retention as several specimen trees are proposed to be retained within the multi-use pathway until such time as 168 Street is widened to the ultimate standard. The multi-use pathway will meander around trees proposed for retention, where necessary.
- The applicant is required to provide a landscape buffer on private property within the required statutory right-of-way located adjacent to the multi-use pathway. The buffer serves to further shield the proposed single family dwellings from the multi-use pathway and existing suburban residential properties on the east side of 168 Street. In situations where the multi-use pathway meanders outside of private property, the landscaping will be widened accordingly.
- The proposed landscape buffer details as well as multi-use pathway design will be resolved through further detailed review by City staff. The installation and maintenance of the landscape buffer will be secured through bonding and collected before final adoption of the associated rezoning by-law.

TREES

- Vanessa Melney and Mike Fadum, ISA Certified Arborists of Mike Fadum Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	12	12	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	24	24	0
Ash	7	6	1
Ash, European	1	1	0
Beech	1	0	1
Birch, European	3	3	0
Birch, Paper	1	1	0
Cherry	8	8	0
Dogwood, Eastern Flowering	4	3	1
Holly	1	1	0
Magnolia	1	1	0
Maple, Bigleaf	3	3	0
Maple, Japanese	2	2	0
Maple, Norway	6	4	2
Maple, Silver	1	1	0
Monkey Puzzle	2	2	0
Mulberry	1	1	0
Oak, English	6	5	1

Tree Species	Existing	Remove	Retain
Paulownia	1	1	0
Plum	5	5	0
Plum, Purple Leaf	3	2	1
Poplar, Lombardy	2	2	0
Walnut, English	4	4	0
Willow, Weeping	2	1	1
Coniferous Trees			
Cedar, Deodar	3	2	1
Cedar, Emerald	18	18	0
Cedar, Western Red	9	8	1
Douglas-fir	12	11	1
Falsecypress	5	5	0
Fir, Chinese	1	1	0
Hemlock, Western	4	4	0
Pine	17	15	2
Pine, Scots	1	1	0
Redwood, Dawn	1	1	0
Redwood, Giant	3	2	1
Spruce, Colorado	1	0	1
Spruce, Norway	6	5	1
Spruce, Siberian	1	1	0
Total (excluding Alder and Cottonwood Trees)	171	155	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	TBD		
Total Retained and Replacement Trees	TBD		
Contribution to the Green City Fund	TBD		

- The Arborist Assessment state that there are a total of one-hundred seventy-one [171] protected trees on the site, excluding Alder and Cottonwood trees. Twelve [12] existing trees, approximately seven percent [7%] of the total trees on the site, are Alder and Cottonwood trees. It was determined that sixteen [16] trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The front yard setback on proposed Lot 11 as well as rear yard setback on proposed Lot 11 and Lot 12 need to be reduced in order to provide a functional building envelope and to assist in tree preservation (see By-law Variance section). A No-Build Restrictive Covenant will be required to identify the tree preservation areas. In addition, a No-Build Restrictive Covenant is required on Lot 105 for tree protection until the property is redeveloped.
- The proposed small-lot subdivision, extensive road dedication and grading issues have made on-site tree retention challenging. As a result, staff have worked with the applicant to maximize the number of trees that can be retained and identified sixteen [16] quality specimen trees on-site.

- A number of additional trees can be retained, on an interim basis, directly adjacent to 168 Street within the multi-use pathway corridor until the road is widened in future to its ultimate standard.
- 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 three-hundred twenty-two [322] replacement trees on the site.
- The applicant is required to provide a tree replacement plan for review and approval by City staff. At that time, the replacement tree deficit and cash-in-lieu payment to the Green City Fund will be determined in accordance with the City's Tree Protection By-law.
- In addition to replacement trees, boulevard street trees will be planted on 16 Avenue, 16A Avenue, 16B Avenue, 17 Avenue, 17A Avenue, 18 Avenue, 167 Street and 168 Street. This will be determined by the Engineering Department during the servicing design review process.

Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Design Guidelines for the subject properties to maintain consistency with existing developments.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older suburban homes within the surrounding area do not provide an appropriate context for future small-lot development. As such, the Building Design Guidelines reflect the theme and character of guidelines created for recent nearby small-lot developments which encourage a combination of modern and contemporary house designs. A summary of the Building Design Guidelines is attached to this report [Appendix V].
- The proposed grading will result in three-storey massing along the front or rear of many future homes within the subject property. As a result, the Design Consultant has included provisions within the Building Design Guidelines to off-set the three-storey façades using a variety of siding materials, roof skirts, building projections, off-set floors and/or gables to address massing issues.
- The proposed guidelines have been reviewed by City staff and found to be generally acceptable.
- The preliminary lot grading and servicing concept plan submitted by Aplin and Martin Consultants Ltd. was reviewed by City staff and found to be generally acceptable. The applicant is proposing to largely re-grade the subject property given the topographic variability and steep grade changes. As a result, the grade changes are considered significant. Minimal grade changes are proposed, where feasible, to preserve existing on-site trees.

Hazard Lands Development Permit Area

- The subject property is located within a Hazard Lands Development Permit Area given there are existing slopes across the site which exceed fifteen percent (15%) grade. In accordance with DP requirements, the applicant has submitted a comprehensive geotechnical report dated December 18, 2015 and prepared by Geopacific, which provides soil stability analysis in relation to the slope and its future ability to accommodate redevelopment. The report has been reviewed by staff and found to be generally acceptable. The recommendations contained in the report will be incorporated into the DP requirements, and the DP must be issued prior to final subdivision approval.

PRE-NOTIFICATION

A pre-notification letter was mailed to fifty-four (54) property owners located within one-hundred metres of the subject property on November 19, 2015. To date, staff have not received any response from adjacent property owners concerning the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in December, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject properties are located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is considered appropriate for this portion of the Sunnyside Heights NCP and reflects similar densities achievable on the adjacent properties (i.e. west of future 167 Street). • The future single family dwellings may include secondary suites which provide for greater housing choice within the Sunnyside Heights NCP. • The backyards are available for private gardens and/or green space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: [1] absorbent soils, [2] sediment control devices; [3] perforated pipe systems; and [4] permeable paving features. • The applicant proposes to retain several on-site by-law sized trees. • The on-site trees on Lot 105 will be retained until future redevelopment. • The multi-use pathway on 168 Street will assist in interim tree retention. • The proposed dwellings have access to recycling/organic waste disposal.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project is connected to off-site pedestrian and multi-use pathways. The applicant proposes to enhance 17 Avenue by widening the sidewalk and installing a double-row of trees within the boulevard which offers a pedestrian linkage to future parkland located just west of the proposal.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Community surveillance is promoted through front-loaded garages that provide more active space in the front yard and “eyes-on-the street”.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant routinely provides information to potential homebuyers. The applicant will provide an easy-to-use guide for homeowners which explains the benefits and maintenance requirements for bio-swales on-site. Any fill removed prior to redevelopment will be reused elsewhere on-site thereby resulting in fewer trucks and less risk of escaped sediment.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front (north) yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4.5 metres (15 ft.) for Lot 11.
- To reduce the minimum rear (south) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lot 11 and Lot 12.

Applicant's Reasons:

- The requested variances will allow for more functional building envelopes on Lot 11 and Lot 12 without compromising on-site tree preservation.

Staff Comments:

- The proposed variances will permit the retention of two additional trees along 18 Avenue.
- The applicant will register a Restrictive Covenant for tree preservation on Lot 11 and Lot 12.
- The requested variances are considered acceptable to maximize on-site tree preservation.

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 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.	OCP Re-designation Map
Appendix VIII.	NCP Re-designation Map
Appendix IX.	Development Variance Permit No. 7915-0084-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geopacific Dated December 18, 2015.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

Samuel H. Hodson

Candy K. Hodson

PID: 006-668-127

Lot 16, Section 13, Township 1, Plan 31718, NWD Part SE 1/4

- (g) Civic Address: 16755 – 16 Avenue
Owner: Dianna L. Patton
PID: 006-668-151
Lot 17, Section 13, Township 1, Plan 31718 NWD Part SE 1/4
- (h) Civic Address: 1671 – 168 Street
Owner: Canadian Horizons (18th Avenue) Land Corp.
PID: 000-680-664
Lot 18, Section 13, Township 1, Plan 31718 NWD
- (i) Civic Address: 1681 – 168 Street
Owner: Canadian Horizons (18th Avenue) Land Corp.
PID: 006-668-208
Lot 19, Section 13, Township 1, Plan 31718 NWD Part SE 1/4
- (j) Civic Address: 1753 – 168 Street
Owner: Canadian Horizons (18th Avenue) Land Corp.
PID: 005-547-326
Lot 21 Section 13 Township 1 New Westminster District Plan 37039
- (k) Civic Address: 1733 – 168 Street
Owner: Dunliang Zhang
PID: 002-765-322
Lot 22, Section 13, Township 1, Plan 37039 NWD
- (l) Civic Address: 1707 – 168 Street
Owner: Canadian Horizons (18th Avenue) Land Corp.
PID: 008-373-540
Lot 23, Section 13, Township 1, Plan 37039, NWD Part SE 1/4

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOTI.

MOTI File No. 2015-06442

- (d) Proceed with Public Notification for Development Variance Permit No. 7915-0084-00 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

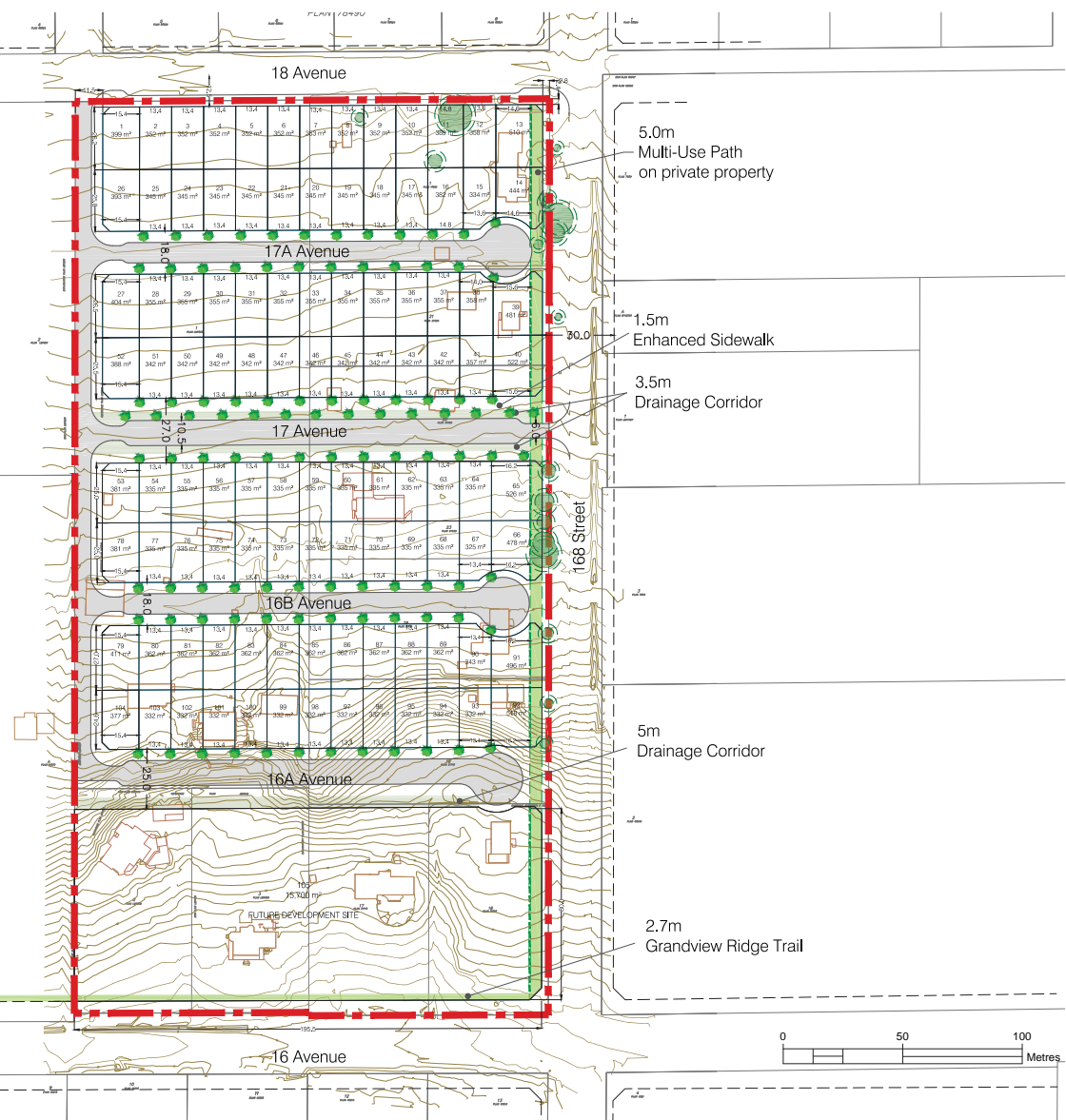
Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	17.6 ac.
Hectares	7.1 ha.
NUMBER OF LOTS	
Existing	11
Proposed	105
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m. – 16.2 m.
Range of lot areas (square metres)	332 sq. m. – 526 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.9 upa/14.6 upha
Lots/Hectare & Lots/Acre (Net)	9.5 upa/23.4 upha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	62%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

Canadian Horizons Land Investment Corp.
 Pacific Heights Development Plan
 168th Street & 16th Avenue, Surrey

PROPOSED SUBDIVISION PLAN

-  Proposed Tree (Location not confirmed)
-  Retained Tree



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

LEGAL DESCRIPTION

PID: 017-415-454
 PID: 010-315-535
 PID: 002-765-322
 PID: 008-373-540
 PID: 006-668-208
 PID: 000-680-664

EXISTING DESIGNATIONS

Zoning: RA
 NCP: Urban Transitional
 Suburban Transitional
 Low Density Residential
 OCP: Urban, Suburban

PROPOSED DESIGNATIONS

Zoning: RF-12
 NCP: Urban Transitional
 Suburban Transitional
 Low Density Residential
 OCP: Urban, Suburban

GROSS SITE AREA

7.1 hectares / 17.6 acres (approx.)

NET RF-12 SITE AREA

4.45 hectares / 10.99 acres (approx.)

RF-12 DENSITY

104 Units
 Gross: 14.6 uph / 5.9 upa
 Net: 23.4 uph / 9.5 upa



Scale: 1:1000



Project No.: 14-134
 Date: 26 / 01 / 2016

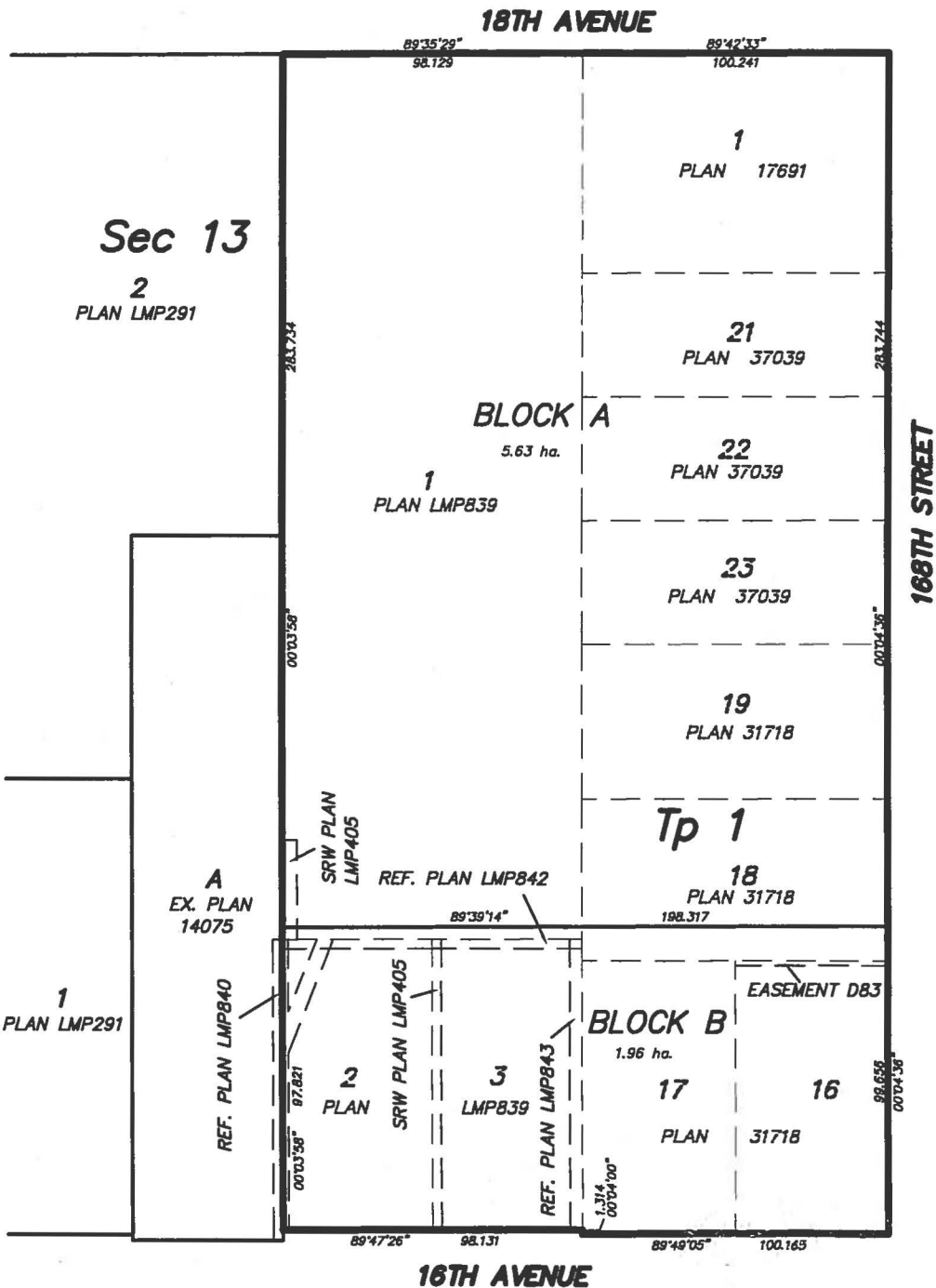
Drawing
1

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW - - - -
LOT 1, PLAN 17691,
LOT 16, LOT 17, LOT 18, AND LOT 19, PLAN 31718,
LOT 21, LOT 22, AND LOT 23, PLAN 37039,
AND
LOT 1, LOT 2, AND LOT 3, PLAN LMP839,
ALL OF SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT**

BCGS 92G.007



SCALE 1 : 1500
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 6TH DAY OF JANUARY, 2016.
GREGORY MARSTON
B. C. L. S.

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

FROM: Development Services Manager, Engineering Department

**DATE: Revised January 28, 2016
January 27, 2016**

PROJECT FILE: 7815-0084-00

RE: Engineering Requirements Location: 1671 168 St

OCP AMENDMENT/NCP AMENDMENT

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

REZONING/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 5.0 m & 6.308m fronting 16 Avenue.
- provide a 2.7 m statutory rights-of-way fronting 16 Avenue.
- dedicate 2.808 m fronting 168 Street.
- provide a 5.0 m statutory rights-of-way fronting 168 Street.
- dedicate 2.442 m fronting 18 Avenue.
- dedicate 25.0 m and 14.0 m cul de sac for 16A Avenue.
- dedicate 18.0 m and 14.0 m cul de sac for 16B Avenue.
- dedicate 27.0 m for 17 Avenue.
- dedicate 18.0 m and 14.0 m cul de sac for 17A Avenue.
- dedicate 11.5 m for 167 Avenue.
- dedicate a 5.0 m x 5.0 m corner cut at the intersection of 168 Street and 16 Avenue.
- dedicate 3.0 m x 3.0 m corner cuts at the remaining intersections.
- provide a 0.5 m statutory rights-of-way fronting 16 Avenue and 18 Avenue.
- provide 0.5 m statutory rights-of-ways fronting all roads within the development.

Works and Services

- construct multi-use pathway on 168 Street and on 16 Avenue.
- construct 16A Avenue, 16B Avenue, 17 Avenue and 17A Avenue to the Local Road standard.
- construct the south half of 18 Avenue to the Local Road standard.
- construct the east half of 167 Street to the Local Half Road standard.
- construct storm sewers, sanitary sewers and watermains to service the development.
- completion of Fergus Creek Pump Station and forcemain is required.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer



Wednesday, December 23, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0084 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 2016 and options for placing portables on neighbouring sites are under investigation. 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 104 Single family with suites are estimated to have the following impact on the following schools:

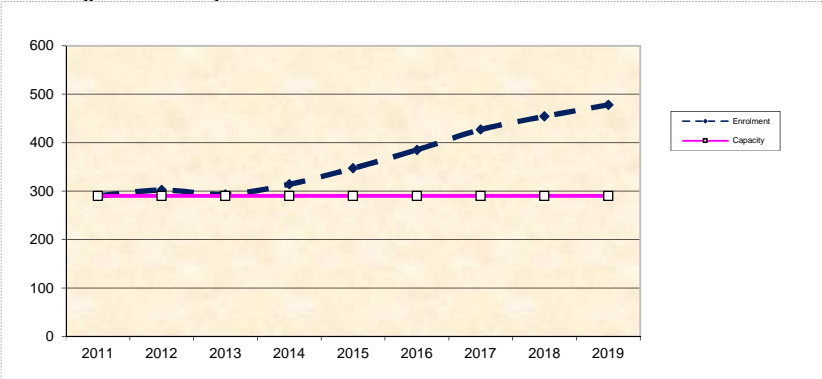
Projected # of students for this development:

Elementary Students:	52
Secondary Students:	26

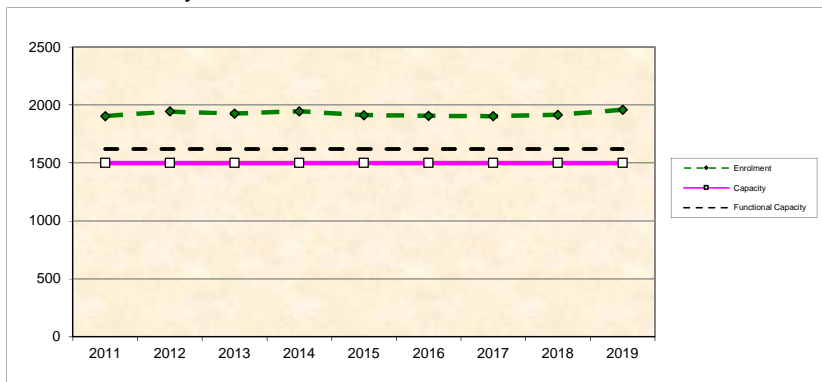
September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
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: 7915-0084-00
Project Location: 16691 - 18 Avenue, and 1671, 1681, 1707, 1733, 1753, and 1785 - 168, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out over a time period spanning from the 1950's to the 1990's, and as a result there is significant variation between the newest and oldest homes. The age distribution from oldest to newest is: 1950's (29%), 1960's (21%), 1970's (14%), 1980's (14%), and 1990's (21%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (21%), 1501 - 2000 sq.ft. (14%), 2501 - 3000 sq.ft. (21%), 3001 - 3550 sq.ft. (29%), over 3500 sq.ft. (14%). Styles found in this area include: "Old Urban" (33%), "West Coast Traditional (Mediterranean emulation)" (7%), "West Coast Traditional" (33%), "West Coast Contemporary (7%), "Rural Heritage" (7%), "Traditional English" (7%), and "Neo-Traditional" (7%). Home types include: Bungalow (29%), 1 ½ Storey (7%), Cathedral Entry (29%), Two-Storey (36%). There is no easily recognizable, consistent theme.

Massing scale (front wall exposure) characteristics include: Low mass structure (28%), Mid-scale massing (7%), Mid to high scale massing (7%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (21%), High scale massing (14%), and High scale, box-like massing (21%). The scale (height) range for front entrance structures include: One storey, understated front entrance (7%), One storey front entrance (64%), One storey front entrance veranda in heritage tradition (7%), 1 ½ storey front entrance (7%), Two storey proportionally exaggerated front entrance (7%), Two storey front entrance that is proportionally consistent with other elements (7%). There is little consistency in massing scale and in front entrance height.

There is wide variation in roof slopes and roofing materials. The range of roof slopes found in this area is: flat (7%), 2:12 (7%), 4:12 (7%), 5:12 (13%), 6:12 (13%), 7:12 (20%), 8:12 (13%), 9:12 (7%), and 12:12 (13%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (21%), Main common gable roof (64%), Main Boston gable roof (7%), and Butterfly roof (7%). Feature roof projection types include: None (24%), Common Hip (29%), Common Gable (35%), Boston Gable (6%), and Shed roof (6%). Roof surfaces include: Tar and gravel (14%), Interlocking tab type asphalt shingles (21%), Rectangular profile type asphalt shingles (14%), Shake profile asphalt shingles (29%), Concrete tile (rounded Spanish profile) (14%), and Cedar shingles (7%).

Main wall cladding materials include: Horizontal cedar siding (14%), Vertical channel cedar siding (7%), Aluminum siding (7%), Horizontal vinyl siding (29%), Stucco cladding (29%), Full height stone at front (7%), and Full height brick at front (7%). Feature wall trim materials used on the front facade include: No feature veneer (70%), Brick feature veneer (10%), Horizontal cedar accent (10%), and Vertical board and batten cedar accent (10%). Wall cladding and trim colours include: Neutral (40%), Natural (55%), and Warm (5%).

Covered parking configurations include: No covered parking (17%), Single carport (8%), Double carport (8%), Double garage (17%), Triple garage (42%), and Four garage bays (8%).

A variety of landscaping standards are evident, ranging from "primarily natural state with substantial underbrush and native trees" to above average. Driveway surfaces include: Gravel (30%), Asphalt (50%), and Exposed aggregate driveway (20%).

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

- 1) **Context Homes:** 7 percent of existing neighbouring homes (one home) provide suitable *style* context for use at the subject site (therefore 93 percent of homes are considered 'non-context'). The context home is a Two-Storey Heritage home at 16763 - 18 Avenue, though it is an estate size home that does not translate well to RF-12 lots. The housing stock overall does not provide suitable architectural context for a post year 2010 RF-12 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements are significantly different than in modern RF-12 developments. It is more sensible to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as "small old urban", or "estate-size suburban"; homes that have massing designs and exterior trim and detailing standards that do not meet modern standards for RF-12 developments. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage", and complimentary styles. It should also be recognized that there is a strong style change in progress now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered. 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 two 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 :** This site is located within a larger general area in which new developments have high value homes that have been 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 :** 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 8:12 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. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: Homes on the north side of 18 Avenue are large 25-35 year old suburban estate structures situated on large RA zoned acreages. The homes have acceptable massing designs and articulation standards, but are not suitable for use as architectural context for a modern RF12 zone subdivision. Other homes along 168 street are 45-70 year small old "Old Urban" Bungalow and Cathedral Entry type structures that are also not suitable for use as context for the subject site. Surrounding landscapes range from "near native" to average, but none are suitable for a post year 2010 RF12 site.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", 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.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

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

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, dark colonial red, or dark forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots, to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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. 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.

Massing Design

Standard clauses for RF-12 developments are suitable here. However, the following additional clauses are offered:

on *lots* 1 - 13 inclusive, *lots* 27 - 39 inclusive, *lots* 53 - 65 inclusive, and *lots* 79 - 91 inclusive, which slope down from the front to the rear:

- (i) at no point on the rear wall face shall the height of any wall that is not broken by a roof or a deck, exceed a vertical height of 1 ½ storeys;
- (ii) along the rear wall face, at the floor joist level between the main floor and the upper floor, a continuous roof skirt, or an offset upper floor with roof above the main floor ceiling level, or a gabled projection, or a deck, or a combination thereof, shall be installed across the entire rear wall face to reduce massing, as determined by the *consultant*;
- (iii) along the rear wall face, at the floor joist level between the main floor and the upper floor, a continuous roof skirt, or an offset upper floor with roof above the main floor ceiling level, or a gabled projection, or a deck, or a combination thereof, shall be installed across the entire rear wall face to reduce massing, as determined by the *consultant*;
- (iv) a minimum of one rear facing projection of a minimum 2.4 metre width and a minimum 0.4 metre depth, covered with a common gable, shed, or Dutch hip form, shall be installed in a location that results in balanced massing, as determined by the *consultant*;
- (v) projections referred to in clause 2.8(c)(iii) herein shall be clad in feature wood or fibre-cement products matching similar elements on the front elevation, as determined by the *consultant*.

(d) on *lots* 14 - 26 inclusive, *lots* 40 - 52 inclusive, *lots* 66 - 78 inclusive, and *lots* 92 - 104 inclusive, which slope up from the front to the rear, dwellings shall be consistent with the following principles and design elements:

- (i) reduced exposure of the basement wall area at the front of the dwelling shall be achieved by adding fill and landscaping materials forward of basement wall areas that would otherwise be seen from the street, and such fill and landscaping shall be seamlessly transitioned between adjacent *lots*;
- (ii) stairs leading from the driveway to the entrance porch shall be embedding in landscaping, by adding one or more landings and turns in the stair run, and by concealing stairs closest to the street with landscaping and / or planters;

- (iii) at the front of the dwelling, the main floor shall be set back from the basement floor or the upper floor shall be set back from the main floor so as to cause a roof structure to extend up from the floor below, thereby concealing exposed wall area on the floor above;
- (iv) at no point on the front wall face shall the height of any wall that is not broken by a roof or front entrance porch / veranda, exceed a vertical height of 1 ½ storeys;
- (e) on the west side of a dwelling *constructed on lots 27 and 52*, and on the east side of a dwelling *constructed on lots 13, 14, 39, 40, 65, 66, 91, and 92*, three or more of the following elements shall be designed into said building face:
 - common gable projection at the main floor level, not less than 2.4 metres [8 feet] wide,
 - common gable projection at the upper floor level, not less than 2.4 metres [8 feet] wide, articulated with the same cladding materials used on any common gables on the front façade,
 - upper floor set back from the main floor, resulting in a roof system extending up from the lower floor, against the upper floor walls, thereby reducing apparent wall mass,
 - Roof skirting over the entire width of the park facing elevation.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 15, 2015

Reviewed and Approved by:  **Date:** Sept. 15, 2015

Tree Preservation Summary

Surrey Project No: 15-0084-00

Address: 16715 - 16755 16 Avenue, 1671 - 1785 168 Street & 16691 18 Avenue , Surrey, BC

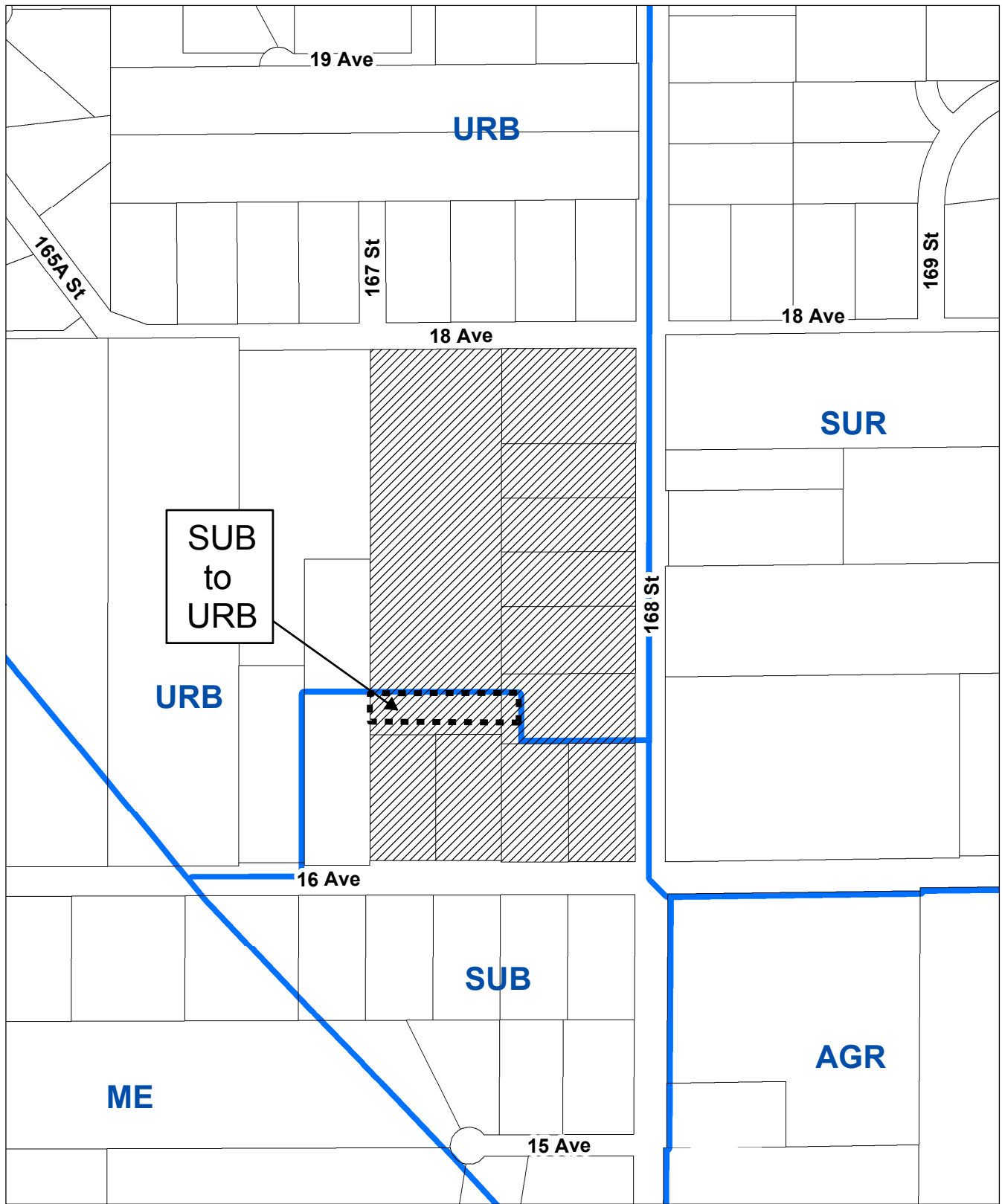
Registered Arborist: Vanessa Melney and Mike Fadum

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)	183
Protected Trees to be Removed	167
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	16
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = <u>12</u> - All other Trees Requiring 2 to 1 Replacement Ratio 155 X two (2) = <u>310</u> 	322
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	NA
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

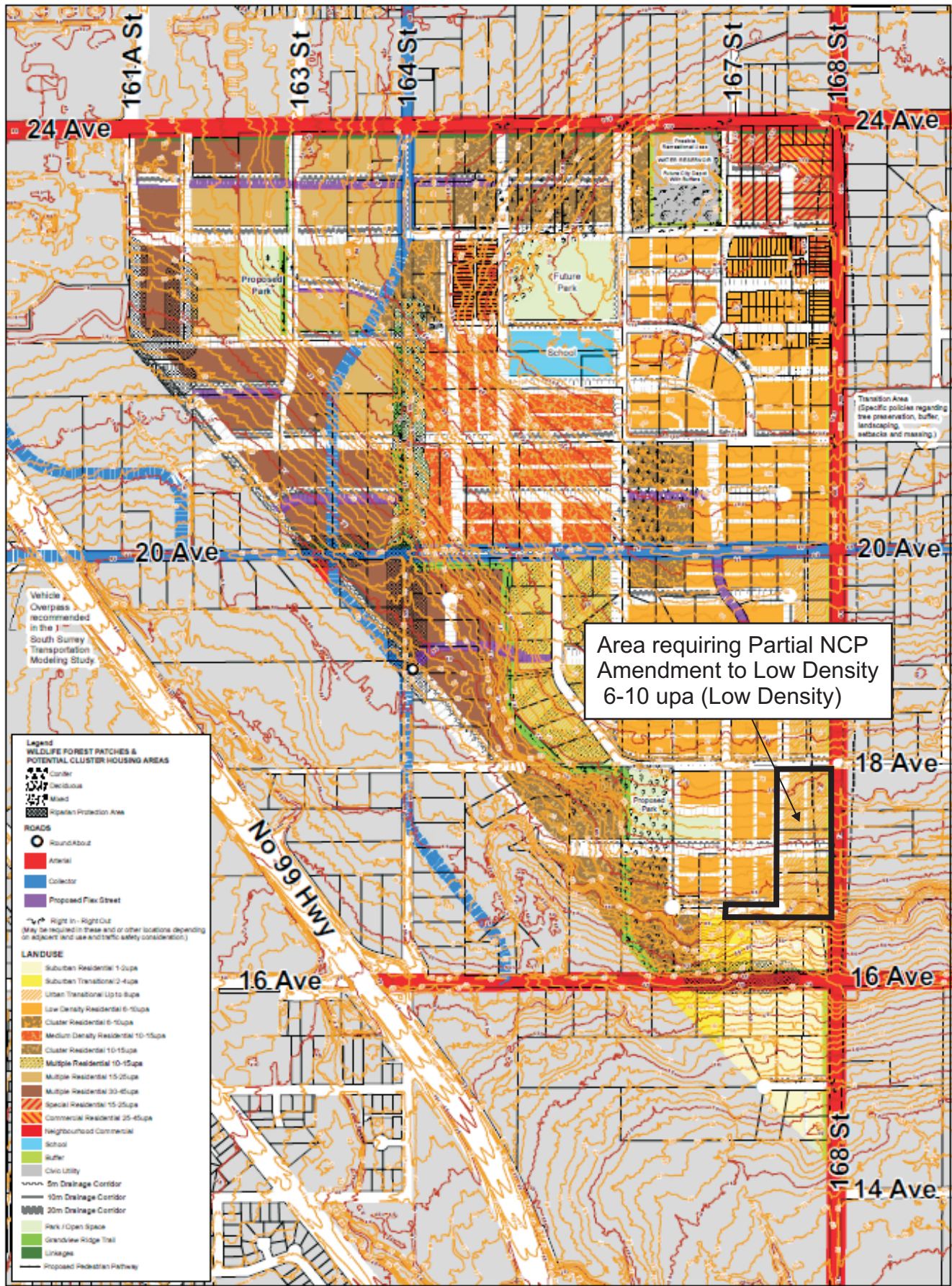
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: January 20, 2016





OCP Amendment 7915-0084-00
Proposed amendment from Suburban to Urban





Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 28, 2007
 Stage 2 Approved By Council: Nov. 15, 2010
 Last Amended 19 Dec. 2013



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0084-00

Issued To: THOMAS P. MCNEILAGE
("the Owner")

Address of Owner: 16733 – 16 Avenue
Surrey, BC V3S 9X7

Issued To: CORA-LYNN MCNEILAGE
("the Owner")

Address of Owner: 16733 – 16 Avenue
Surrey, BC V3S 9X7

Issued To: CANDY K. HODSON
("the Owner")

Address of Owner: 15059 Royal Avenue
White Rock, BC V4B 1M1

Issued To: SAMUEL H. HODSON
("the Owner")

Address of Owner: 15059 Royal Avenue
White Rock, BC V4B 1M1

Issued To: PETER H. HODSON
("the Owner")

Address of Owner: 15059 Royal Avenue
White Rock, BC V4B 1M1

Issued To: CANADIAN HORIZONS (18TH AVENUE) LAND CORP.
("the Owner")

Address of Owner: 710 – 1055 West Georgia Street
Vancouver, BC V6E 3R5

Issued To: LAWRENCE LITTLE
("the Owner")

Address of Owner: 16715 – 16 Avenue
Surrey, BC V3Z 9X7

Issued To: DWAYNE G. LITTLE
("the Owner")

Address of Owner: 16715 – 16 Avenue
Surrey, BC V3Z 9X7

Issued To: DIANNA L. PATTON
("the Owner")

Address of Owner: 16755 – 16 Avenue
Surrey, BC V3Z 9X7

Issued To: DUNLIANG ZHANG
("the Owner")

Address of Owner: 4778 Canada Way
Burnaby, BC V5G 1L5

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: 010-315-535
Lot 1 Section 13 Township 1 Plan 17691 NWD Part SE 1/4

1785 - 168 Street

Parcel Identifier: 017-415-454
Lot 1 Section 12 Township 1 Plan LMP839 NWD Part SE 1/4

16691 - 16 Ave

Parcel Identifier: 017-415-462
Lot 2 Section 13 Township 1 Plan LMP839 NED Part SE 1/4

16715 - 16 Avenue

Parcel Identifier: 017-415-471
Lot 3 Section 13 Township 1 Plan LMP839 NED Part SE 1/4

16733 - 16 Avenue

Parcel Identifier: 006-668-127
Lot 16 Section 13 Township 1 Plan 31718 NWD Part SE 1/4

1643 - 168 Street

Parcel Identifier: 006-668-151
Lot 17 Section 13 Township 1 Plan 31718 NWD Part SE 1/4

16755 - 16 Avenue

Parcel Identifier: 000-680-664
Lot 18 Section 13 Township 1 Plan 31718 NWD Part SE 1/4

1671 - 168 Street

Parcel Identifier: 006-668-208
Lot 19 Section 13 Township 1 Plan 31718 NWD Part SE 1/4

1681 - 168 Street

Parcel Identifier: 005-547-326
Lot 21 Section 13 Township 1 Plan 37039 NWD Part SE 1/4

1753 - 168 Street

Parcel Identifier: 002-765-322
Lot 22 Section 13 Township 1 Plan 37039 NWD Part SE 1/4

1733 - 168 Street

Parcel Identifier: 008-373-540
Lot 23 Section 13 Township 1 Plan 37039 NWD Part SE 1/4

1707 - 168 Street

(the "Lands")

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 addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F., Yards and Setbacks of Part 17A Single Family Residential (12) Zone, the minimum front yard (north) setback is reduced from 6 metres (20 ft.) to 4.5 metres (15 ft.) for proposed Lot 11; and
 - (b) In Subsection F., Yards and Setbacks of Part 17A Single Family Residential (12) Zone, the minimum rear yard (south) setback is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lot 11 and Lot 12.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

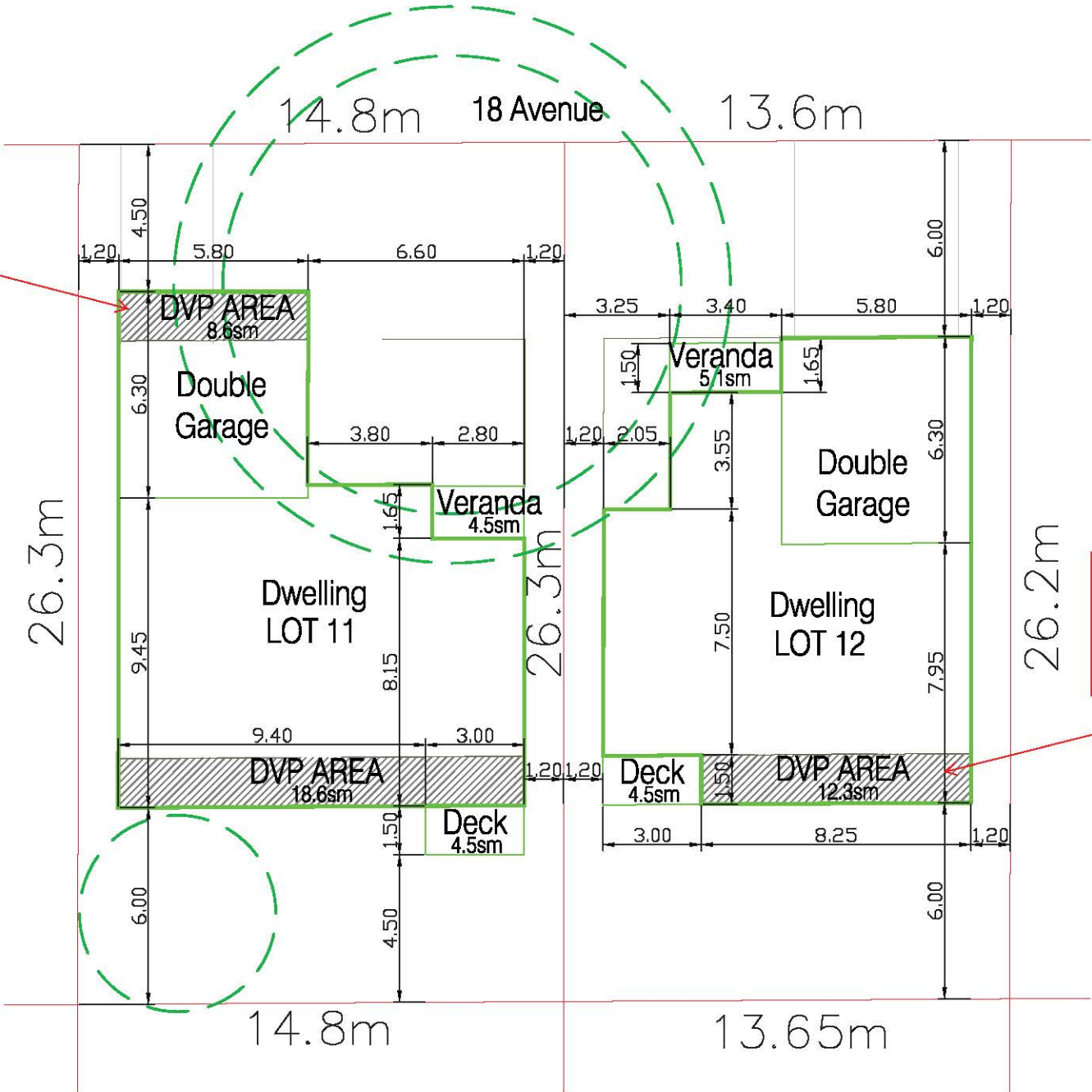
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Proposed variance to reduce the minimum front yard (north) setback from 6 metres (20 ft.) to 4.5 metres (15 ft.) for Lot 11



Proposed variance to reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lot 11 and Lot 12