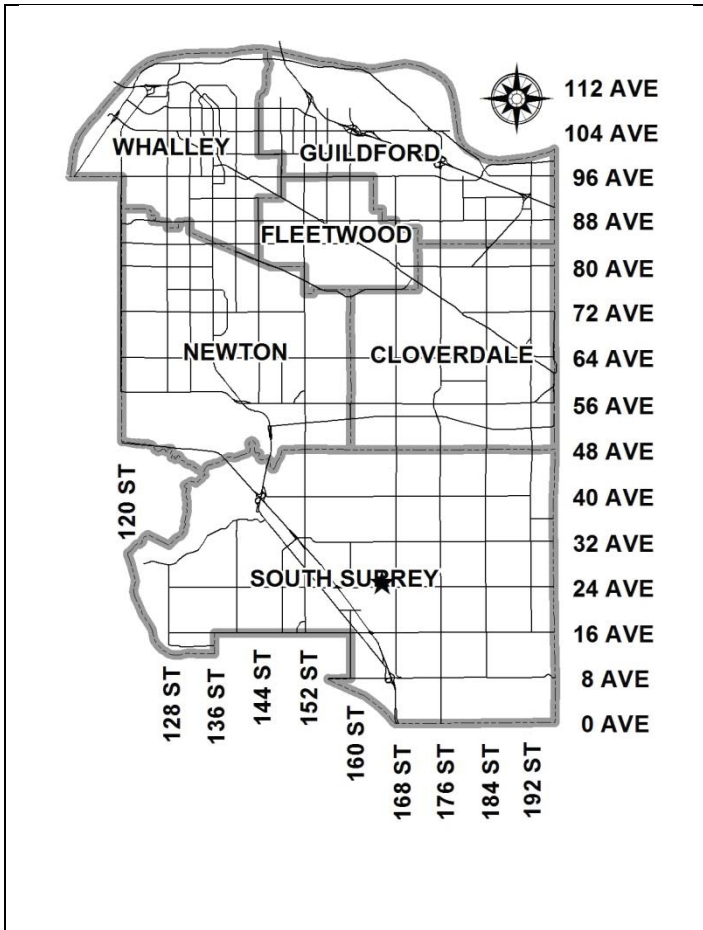


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0217-00

Planning Report Date: January 22, 2018



PROPOSAL:

- **Rezoning** from RA to RQ, RF, RF-10 and RM-30
- **Development Permit**
- **Development Variance Permit**
- **NCP Amendment** for changes to the road network

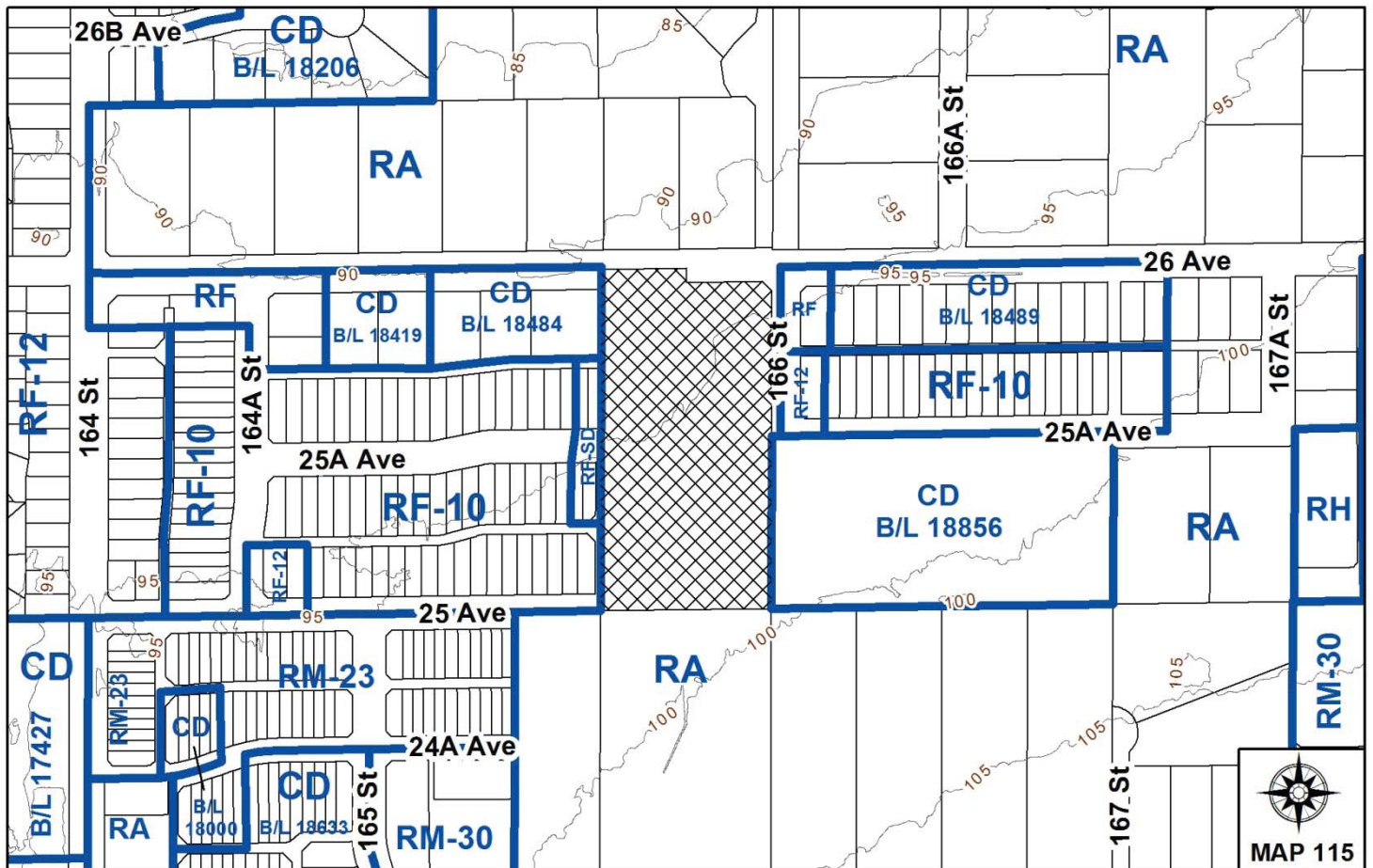
to allow subdivision into 4 single family lots, 9 single family small lots and one lot to permit the development of 39 townhouse units.

LOCATION: 16588 - 26 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Transition Landscape Buffer (10m SROW), Large Lot Duplex or Large Lot Single Family (2-10 upa), Small Lot Single Family w/wo Coach House (10-15 upa), and Townhouse (15-30 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the Multiple Residential 30 Zone (RM-30).
- Proposing amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) for changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed land use complies with the site's Orchard Grove NCP Designation. An NCP Amendment is proposed to allow for some minor changes to the road network. The amendment includes elimination of a north-south lane, and the extension of an east-west lane, and is generally consistent with the land use pattern established with the approval of other developments in the area.
- The proposed density and building form are appropriate for this part of Orchard Grove.
- Proposed setbacks for the townhouses achieve a more urban, pedestrian streetscape in compliance with the Orchard Grove Neighbourhood Concept Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to:
 - (a) "Quarter Acre Residential Zone (RQ)" for the portion of the site shown as Block A on the survey plan attached in Appendix II;
 - (b) "Single Family Residential Zone (RF)" for the portion of the site shown as Block B on the survey plan attached in Appendix II;
 - (c) "Single Family Residential (10) Zone (RF-10)" for the portion of the site shown as Block C on the survey plan attached in Appendix II; and
 - (d) "Multiple Residential 30 Zone (RM-30)" for the portion of the site shown as Block D on the survey plan attached in Appendix II;and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0217-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0217-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, east and south setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) for the front porch columns for Buildings 1, 2, 4 and 7;
 - (b) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face for Building 7, and to 6.8 metres (22 ft.) to building face and 5.4 metres (18 ft.) to the front porch columns for Building 6; and
 - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast corner of the site for the corner of Building 1.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to install and maintain a transition landscape buffer on 26 Avenue and to reinforce that driveway access on 26 Avenue is prohibited;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) discharge Covenant No. BG377315, which prohibits construction on the site until services are available.
5. Council pass a resolution to amend the Orchard Grove NCP for changes to the road network 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:**

12 Elementary students at Pacific Heights Elementary School
6 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 Summer 2019.

Parks, Recreation & Culture: The applicant is to provide 50% cash-in-lieu for planting of the habitat corridor along 166 Street. Parks notes the requirement for 3.0 metres (10 ft.) enhanced sidewalks along 26 Avenue and 166 Street. Width should be reduced to 2.5 metres (8.2 ft.) in locations where there is impact to the tree root protection zones, particularly within the 166 Street boulevard. All fencing adjacent to the enhanced sidewalks to be permeable, located on private property and not higher than 1.2 metres (4 ft.). Landscape material at mature growth should also not exceed 1.2 metres (4 ft.) to protect sightlines over time.

Surrey Fire Department: Outdoor storage receptacles, such as dumpsters, used for combustible materials shall be located so that they do not create an undue fire hazard to surrounding buildings. Measures such as those described in NFPA 80A, Protection of Buildings from Exterior Fire Exposures, must be taken to ensure that buildings are protected from fires in outdoor receptacles containing combustible materials. Installation of on-site fire hydrants is to conform with BC Building Code requirements.

SITE CHARACTERISTICS

Existing Land Use: Single family acreage properties.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 26 Avenue):	Single family acreage properties.	Rural (OCP)	RA
East (Across 166 Street):	North portion: Single family lots and single family small lots South portion: Row homes proposed under Development Application No. 7916-0301-00.	Habitat Corridor (20m SROW), Large Lot Duplex or Large Lot Single Family (2-10 upa), Small Lot Single Family w/wo Coach House (10-15 upa), and Townhouse (15-30 upa)	RF / RF-12 / CD (By-law No. 18856)
South:	Single family acreage lot. (Townhouses and apartments proposed under Development Application No. 7917-0304-00).	Townhouse (15-30 upa) and Multi-Family (30-45 upa)	RA
West:	Single family lots, single family small lots and single family semi-detached lots.	Transition Landscape Buffer (10m SROW), Large Lot Duplex or Large Lot Single Family (2-10 upa), Small Lot Single Family w/wo Coach House (10-15 upa)	RF-SD / RF-10 / CD (By-law No. 18484)

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal includes a proposal to amend the Orchard Grove NCP to allow for some minor amendments to the road network. The changes are consistent with the approval for other developments in the area (Development Applications No. 7912-0323-00, 7914-0125-00, 7914-0118-00 and 7913-0241-00). The amendment includes the elimination of a north-south lane north of 25A Avenue, and the extension of an east-west lane to 166 Street, north of 25A Avenue.

DEVELOPMENT CONSIDERATIONS

- The subject 2-hectare (5-acre) site is located on the south side of 26 Avenue, west of 166 Street in Grandview Heights.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated Transition Landscape Buffer (10m SROW), Large Lot Duplex or Large Lot Single Family (2-10 upa), Small Lot Single Family with/without Coach House (10-15 upa), and Townhouse (15-30 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone the site from "One Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)", "Single Family Residential Zone (RF)", "Single Family Residential (10) Zone (RF-10)" and "Multiple Residential 30 Zone (RM-30)".
- The applicant is also proposing an amendment to the Orchard Grove NCP to allow for minor changes to the road network, including eliminating a north-south lane between 26 Avenue and 25A Avenue, and extending an east-west lane to 166 Street.
- A Development Variance Permit is also proposed for the townhouse portion of the site for reduced setbacks.
- There are watercourses extending through the middle of the site draining north toward 26 Avenue with tributary channels crossing diagonally through the west half of the site. The watercourses at the site comprise three diagonal linear ditches that drain north-eastward across the site to another linear ditch that drains north toward 26 Avenue and intersects the diagonal ditches. The watercourses are currently identified as Class C and an assessment provided by Phoenix Environmental Services Ltd. in August 2017 has confirmed the Class C classification of the watercourses. There are no streamside setbacks that apply to Class C (ditches) as per the Zoning By-law.

Proposed Single Family

- The single-family portion of the site (north portion), between 26 Avenue and the proposed 25A Avenue, will include 13 lots in three different zones (RQ, RF, and RF-10): 9 RF-10 lots facing the proposed 25A Avenue with access to a rear east-west lane, 1 RF lot facing 166 Street, 1 RF lot facing 26 Avenue and 2 RQ lots facing 26 Avenue.

- The RQ lots are proposed as a transition between the larger lots to the west and the RF lots that are proposed to the east. A landscape buffer will be provided on all lots facing 26 Avenue, as identified in the Orchard Grove NCP. The RQ lots are proposed with areas of 970 square metres (10,441 sq. ft.) and 1,024 square metres (11,022 sq. ft.). Both lots are proposed to be a minimum 25.8 metres (84.5 ft.) wide and over 36 metres (118 ft.) deep. These lots meet the Orchard Grove designation of "Large Lot Duplex or Large Lot Single Family 2-10 upa".
- To the east and to the south, the Orchard Grove designation is for Small Lot Single Family w/wo Coach House (10-15 upa). This designation is met with the proposed RF and RF-10 lots.
- The lot at the corner of 26 Avenue and 166 Street is considered a transition lot between the lower density RQ to the west and the rural lots north of 26 Avenue. This lot is oriented to 166 Street, so that the interface with 26 Avenue is the longer face of the lot. A transition landscape buffer is also provided to support the proposed interface. The corner lot is proposed as an RF lot, 660 square metres (7,104 sq. ft.) in area, and will be 32 metres (105 ft.) deep and 20 metres (65 ft.) wide.
- Directly south of the corner lot on 26 Avenue and 166 Street, another RF lot is proposed. The applicant is proposing that this lot will have a 10% area reduction, to help achieve the transition buffer and maximize the area of proposed Lot 3. A 10% reduction is allowed under the General Provisions of the Zoning By-law, for one lot under the RF Zone. No variance is required for this relaxation. Proposed Lots 3 and 4 could each have the minimum lot area of 560 square metres (6,000 sq. ft.) if no landscape buffer was proposed. Proposed Lot 4 is 504 square metres (5,425 sq. ft.) in area, 15.2 metres (50 ft.) wide and 32.9 metres (108 ft.) deep.
- A 6-metre (20 ft.) lane is proposed south of the proposed RQ and RF lots, and Lots 1, 2 and 4 will have access from the lane. Also accessing the lane will be the RF-10 lots proposed to the south. All proposed RF-10 lots meet the minimum requirements prescribed under the RF-10 Zone (Type III), with areas varying from 333 square metres (3,585 sq. ft.) to 370 square metres (3,983 sq. ft.).
- The applicant has retained Mike Tynan as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).

Proposed Townhouses

- The townhouse portion of the site proposes 39 units, with a net floor area ratio (FAR) of 0.9 (6,115 square metres [65,825 sq. ft.]), and unit density of 60 units per hectare (24 units per acre), both of which comply with the maximum density prescribed in the RM-30 Zone.
- The site will be bounded by 25A Avenue to the north, 166 Street to the east, 25 Avenue to the south and a lane to the west. A roundabout is proposed at 25 Avenue and 166 Street, as per the Orchard Grove NCP.

Habitat Corridors and Sensitive Ecosystems

- The Orchard Grove NCP identifies a combined 166 Street road alignment and Habitat Corridor from 26 Avenue to 24 Avenue. The intent is to allow the Habitat Corridor to connect North to an existing greenway in NCP Area 5 and South to drainage corridors in the NCP Area

2-Sunnyside Heights. The combined 166 Street and Habitat Corridor is 40 metres (131 ft.) wide, with the Habitat Corridor being achieved within various tenure, including being located within road right-of-way, park land and on private property.

- In 2014, as part of the development applications to the northeast (Nos. 7914-0118-00 and 7913-0241-00), Council approved amendments to the 166 Street/ Habitat Corridor to be reduced in overall width from 40 metres (131 ft.) to 34 metres (112 ft.). As consideration for reducing the overall corridor width Council approved Staff recommendations of:
 - Reducing the pavement width from 11.0 metres to 9.0 metres that would still support the function of the roadway;
 - Combining the Easterly boulevard with the Habitat Corridor to maintain the effective width of habitat; and
 - Dedicating the entire corridor as road allowance to address the multiple tenure issues and ensure that the Habitat Corridor is protected and maintained in the long term.
- The NCP amendments approved to the east provide a combined 166 Street Habitat Corridor consistent with the intent of the Orchard Grove NCP and with the Sensitive Ecosystem Development Permit Area. All the necessary planting was provided on the east side of 166 Street, and the additional road 17-metre (56 ft.) road dedication from the subject site will complete the 34-metre corridor. The applicant has agreed to contribute 50% cash-in-lieu of the value for the planting of the habitat corridor.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 3, 2017 to 54 properties within 100 metres (328 ft.) of the subject site and to the Grandview Heights Stewardship Association. A development proposal sign was also installed on the site on November 09, 2017.
- In response, staff have received one phone call from a resident seeking additional information for the proposal. The resident was supportive of the proposal.

DESIGN PROPOSAL AND REVIEW

Transition Landscape Buffer along 26 Avenue

- The Orchard Grove NCP designates a 10 metre (33 ft.) wide transition landscape buffer along 26 Avenue at this location. The width of the transition landscape buffer was reduced to 8 metres (26 ft.) under Development Application No. 7912-0323-00 to the west. The NCP amendment was considered in order to accommodate a wider sidewalk (3 metres / 10 ft. as opposed to the originally proposed 2.5 metres / 8 ft.) and to ensure that the entire enhanced sidewalk is located within City road allowance.
- The required landscape buffer on the subject site is proposed to be consistent with the landscape buffer established under Development Application No. 7912-0323-00. The applicant

is aware of this requirement and the submission and acceptance of a landscaping plan and landscaping cost estimate will be required prior to Final Adoption.

- The transition landscape buffer was originally envisioned as being secured via a combination Statutory Right-of-Way and Restrictive Covenant. However, since the enhanced sidewalk on 26 Avenue is now fully within the road allowance, there is no longer a need for a Statutory Right-of-Way. Consistent with Development Application No. 7912-0323-00, the applicant will be required to register a Section 219 Restrictive Covenant in order to ensure that the landscape buffer is installed and maintained in accordance with the approved plans.
- The applicant has also provided a site plan for proposed Lot 3, to show that a reasonable siting for a dwelling is achievable, while still providing the appropriate landscape buffer.

Townhouses

- The townhouse portion of the site is proposed to be 6,590-square-metre (70,940 sq. ft.) and located south of 25A Avenue.
- The proposal consists of thirty-nine (39) three-storey townhouses that are contained within 8 buildings. All of the units are provided as two-bedroom units and include two resident's parking spaces. The proposal also includes an indoor amenity building and an outdoor amenity area located on the northwest portion of the site.
- Individual unit entries are provided to 25 Avenue, 25A Avenue and 166 Street. The number of dwelling units within each individual building varies from 5 to 7 units.
- All units are proposed with double garage parking arrangement.
- Building materials include hardie panel, hardie plank siding, cedar siding, stone veneer and asphalt shingles for the roof. Colour scheme is proposed in sand and grey, with "pecan" cedar siding, "ocean side" shake siding and doors painted in dark blue, burgundy and sage green.
- The roof slope is proposed with a 4:12 pitch, and is marked by a smaller individual roof for each unit. Each individual unit is also marked by a sloped roof entrance, as well as different colour doors. The garage door for each unit matches the colour for each individual front door. Vertical elements and windows also enhance the individuality of each unit.

Landscaping

- Landscaping is provided along all property lines, with a group of trees retained on the northwest portion of the site.
- The proposed landscaping includes a variety of plants, including Paperbark Maple, Slender Hinoki Cypress, Chinese Dogwood, Purple Fastigiata Beech, Royal Star Magnolia, Elizabeth Magnolia and Japanese Stewartia, as well as a variety of shrubs and grass.

Vehicular Access & Parking

- Access to the subject site will be provided on 25 Avenue, at the south-centre of the site.

- The applicant is proposing to provide 78 resident parking spaces and 8 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires 117 square metres (1,260 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling units.
- The applicant is providing 120 square metres (1,297 sq. ft.) of indoor amenity space, which is located next to the outdoor amenity space on the northwest portion of the site. The amenity building is proposed as a two-storey building with a meeting / party space with kitchen and bathroom on the ground floor, and additional space with a balcony on the second floor. Mailboxes are proposed to be located adjacent the entrance.
- The outdoor amenity space totaling 217 square metres (2,343 sq. ft.) is provided in the northwest portion of the site, where 5 Douglas Fir trees are proposed to be retained.
- The outdoor amenity area is located adjacent a group of retained trees and includes a sod lawn play area, a climbing rock, a dry stream bed, some stepping logs, and a curved pergola with a bench marking the corner of the proposed development. A wood arbor and bike racks are proposed close to the entrance to the indoor amenity building.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	18	18	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	1	1	0
Maple, Bigleaf	12	12	0
Coniferous Trees			
Douglas Fir	21	15	6
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	35	29	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		37	
Total Retained and Replacement Trees		43	

Contribution to the Green City Fund	\$15,600
--	-----------------

- The Arborist Assessment states that there are a total of 35 protected trees on the site, excluding Alder and Cottonwood trees. 18 existing trees, approximately 34 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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.
- 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 76 replacement trees on the site. Since only 37 replacement trees can be accommodated on the site, the deficit of 39 replacement trees will require a cash-in-lieu payment of \$15,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Slender Hinoki Cypress, Chinese Dogwood, Purple Fastigiata Beech, Royal Star Magnolia, Elizabeth Magnolia and Japanese Stewartia, as well as a variety of shrubs and grass.
- In summary, a total of 43 trees are proposed to be retained or replaced on the site with a contribution of \$15,600 to the Green City Fund.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters and target area of 55,508 square meters (13.7 acres) which is planned on the east side of 166 Street.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located in an area roughly bounded by 16 Avenue, 168 Street, 8 Avenue and Highway No. 99, centered on the Fergus Watershed Biodiversity Preserve.
- The proponent, as part of their development proposal will be responsible for contributing 50% cash-in-lieu of the value for the planting/enhancement of a 20-metre (66 ft.) wide corridor north-south on the east side of 166 Street. 166 Street has been shifted west, to allow for the BCS corridor on the east side of the street. The overall dedication has been centered, with 17

metres of dedication on the subject site, and 17 metres of dedication on the sites to the east, allowing for an overall 14-metre road and a 20-metre BCS corridor.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 27, 2017. 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 proposal conforms with the site's OCP land use designation. • The proposed conforms with the densities and land uses designated in the Orchard Grove NCP, with a minor road network amendment.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is for a multi-family development and 13 single family lots.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Townhouse site: <ul style="list-style-type: none"> ○ Landscape soil depths > 300 mm ○ Large amount of canopy trees will provide shade, lower albedo and reduce glare
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposal includes the extension of 166 Street, 25 Avenue, 25A Avenue and a north/south lane.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Living spaces within the units provide for a visual connection and security throughout the development, as well as low planting material, fencing and lighting following CPTED principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north, east and south setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) for the front porch columns for Buildings 1, 2, 4 and 7;
- to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face for Building 7, and to 6.8 metres (22 ft.) to building face and 5.4 metres (18 ft.) to the front porch columns for Building 6; and
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast corner of the site for the corner of Building 1.

Applicant's Reasons:

- Setback reductions along a public street frontage provide more interaction between the public realm and the private realm. This improves livability of the units and the street.

Staff Comments:

- Reduced setbacks along the street allows for more "eyes on the street". For CPTED reasons, this is good urban form.
- The proposed setbacks are consistent with other recently approved developments in the area. The reduced setbacks along the streets provide a more urban streetscape.
- The proposed setbacks will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm. The setback is larger along the west property line, as it abuts a lane, not a street.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
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. 7915-0217-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and M2 Landscape Architecture, respectively, dated January 11, 2018 and December 08, 2017.

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RQ, RF, RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.97 acres
Hectares	2.01 hecatres
NUMBER OF LOTS	
Existing	1
Proposed	14 (2 RQ, 2 RF, 9 RF-10, 1 RM-30)
SIZE OF LOTS	
Range of lot widths (metres)	9.2 m (RF-10) to 26.1 m (RQ)
Range of lot areas (square metres)	333 m ² (RF-10) to 1033 m ² (RQ)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13 uph / 5.4 upa
Lots/Hectare & Lots/Acre (Net)	21.7 uph / 8.7 upa
SITE COVERAGE (in % of gross site area)	
Total Site Coverage	40-52%
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	NO

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	n/a	n/a
Net Total	n/a	6,590 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		75%
SETBACKS (in metres)		To building face/ to porch
North (at 25A Avenue)	7.5 m	4.5 m / 3.0 (DVP)
South (at 25 Avenue)	7.5 m	4.5 m / 3.0 (DVP)
West (at lane)	7.5 m	6.0 m / 5.0 (DVP)
East (at 166 Street)	7.5 m	4.5 m / 3.0 (DVP)
Roundabout (southeast corner)	7.5 m	3.0 m (DVP)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.9 m
Accessory	11 m	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	39
Three Bedroom +	-	-
Total	-	39
TOTAL BUILDING FLOOR AREA		6,251.35 m ² (67,291 sq. ft.)

Development Data Sheet cont'd

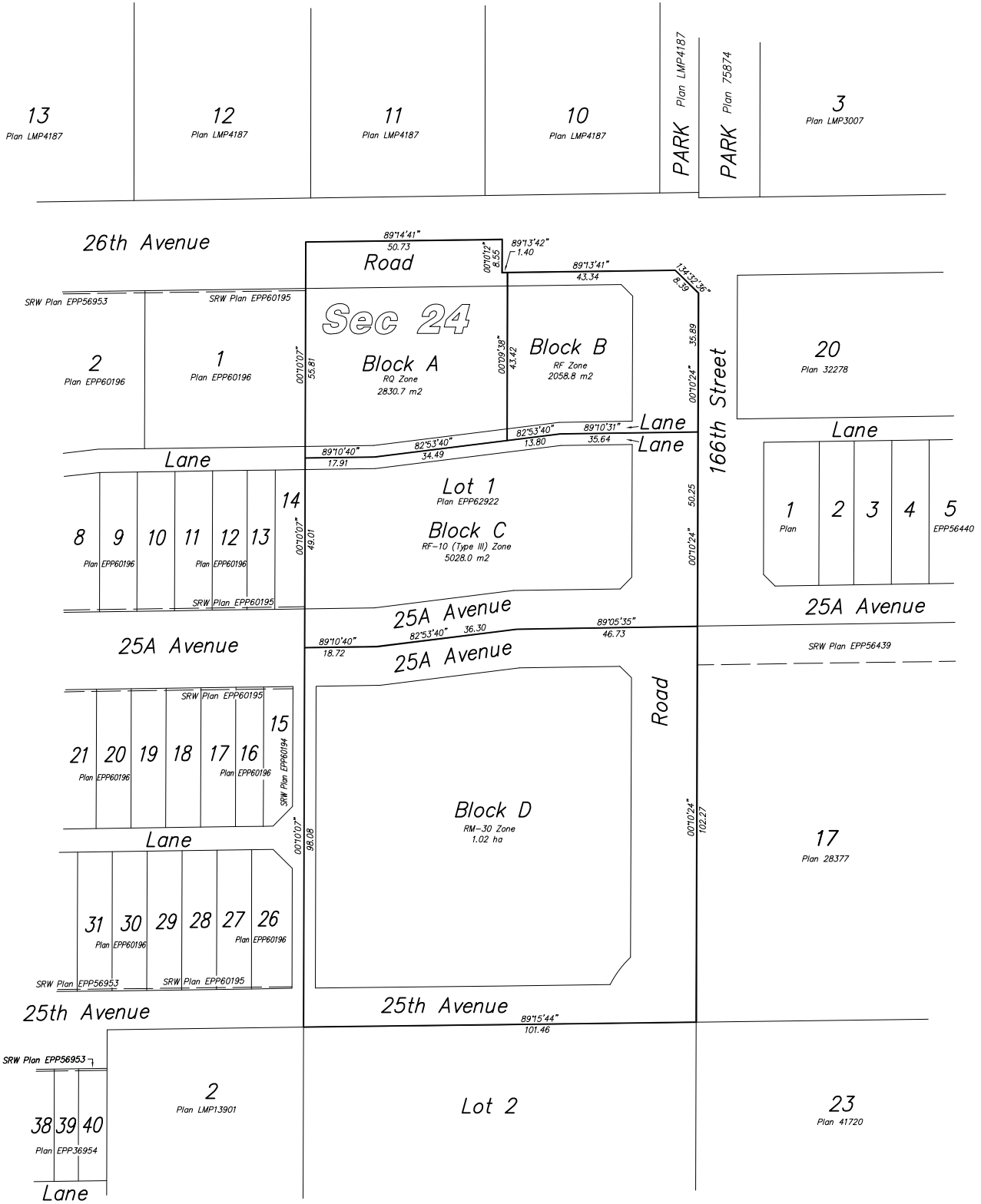
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		34.3 uph/13.9 upa
# of units/ha /# units/acre (net)		59.2 uph/23.9 upa
FAR (gross)		0.54
FAR (net)	0.9 (max)	0.9
AMENITY SPACE (area in square metres)		
Indoor	117 m ²	120 m ²
Outdoor	117 m ²	217 m ²
PARKING (number of stalls)		
Residential 2 Bedrooms	2 per unit (total 78)	78
Residential Visitors	0.2 per unit (total 8)	8
Total Number of Parking Spaces	86	
Number of small cars	-	0
Tandem Parking Spaces: Number / % of Total Number of Units	50% / 39	0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 ZONING BYLAW _____ OVER LOT 1
 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT,
 PLAN EPP62922



The intended plot size of this plan is 432 mm in width by 560 mm in height (C SIZE) when plotted at a scale of 1:750



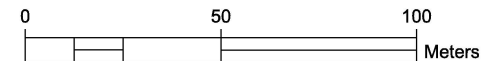
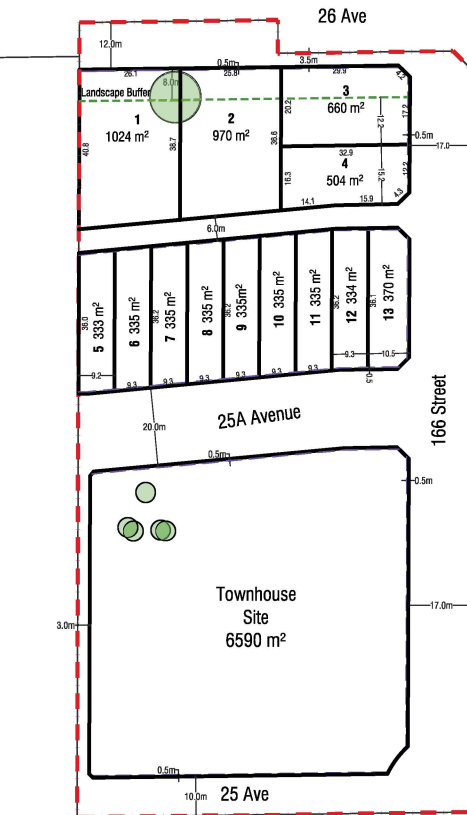
Certified Correct Dated This
 8th Day Of May, 2017

Mike Bernemann, BCLS 793



0725694 BC Ltd.
Residential Subdivision
16588 26 Ave & Portion of 16555 24 Ave

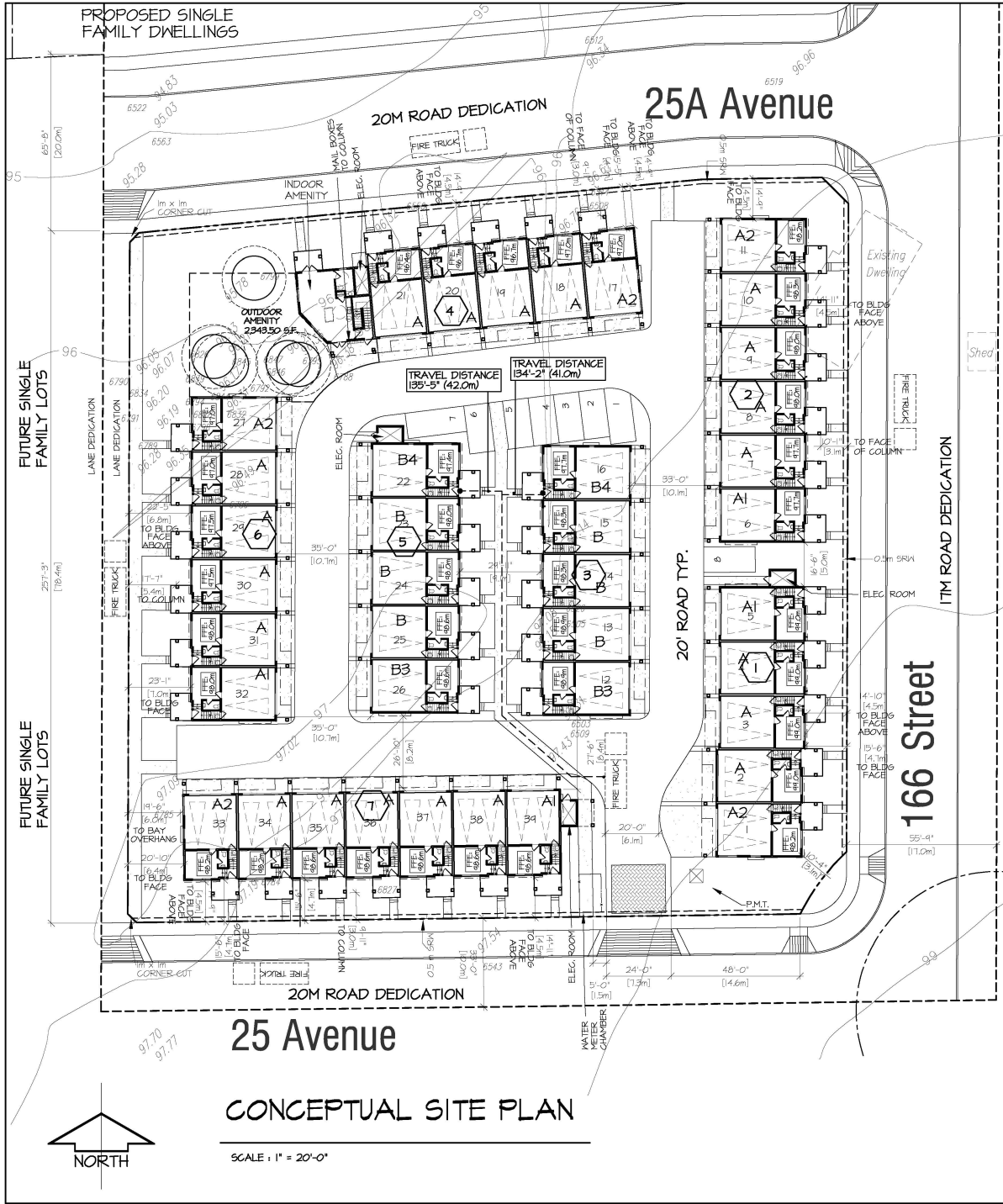
PROPOSED SUBDIVISION PLAN



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.
M:\2014\14-310\DWG\PLANNING\14-310 - Base Plan - 2018-01-10.dwg

**APLIN
MARTIN**
Project No.: 14-310
Date: 10 / 01 / 2018

Drawing
1



TOWNHOUSE SITE DEVELOPMENT DATA

SITE AREA : NET : 10,940 S.F. 1.624 AC 6,590 M2 0.659 HA

SITE COVERAGE: 45% 31,890 S.F.

F.A.R. 0.9 (65,197 S.F.)

DENSITY: 24.1 U.P.A. 59.5 U.P.H.A. (34 UNITS TOTAL)

AVG. BUILDING HEIGHT: 10.9M 3 STOREY

PARKING RESIDENTIAL:
 REQUIRED : 2.0 SPACES / UNIT x 34 UNITS = 78 SPACES
 PROVIDED : 78 SPACES

VISITOR:
 REQUIRED : 0.2 SPACES / UNIT x 34 UNITS = 7.8 SPACES
 PROVIDED : 8 SPACES

TOTAL: 86 SPACES

AMENITY
 REQUIRED :
 INDOOR : 32.3 S.F. / UNIT x 34 UNITS = 1,260 S.F.
 OUTDOOR : 32.3 S.F. / UNIT x 34 UNITS = 1,260 S.F.
 PROVIDED :
 INDOOR : 1,291 S.F.
 OUTDOOR : 2,343.50 S.F.

SETBACK:
 NORTH: 3.0M (TO COLOUMN) 4.5M (TO BLDG FACE ABOVE)
 SOUTH: 3.0M (TO COLOUMN) 4.5M (TO BLDG FACE ABOVE)
 WEST: 6.0M (TO BLDG FACE ABOVE)
 EAST: 3.0M (TO COLOUMN) 4.5M (TO BLDG FACE ABOVE)

UNIT BREAKDOWN			
UNIT TYPE A	2 BEDROOMS	1,663 S.F.	x 20 = 33,260 S.F.
UNIT TYPE A1	2 BEDROOMS	1,694 S.F.	x 4 = 6,756 S.F.
UNIT TYPE A2	2 BEDROOMS	1,684 S.F.	x 5 = 8,445 S.F.
UNIT TYPE B	2 BEDROOMS	1,723 S.F.	x 6 = 10,338 S.F.
UNIT TYPE B3	2 BEDROOMS	1,744 S.F.	x 2 = 3,448 S.F.
UNIT TYPE B4	2 BEDROOMS	1,750 S.F.	x 2 = 3,500 S.F.
			34 = 65,747 S.F.

REV#	DATE	ISSUE	DATE	BY	REASON FOR

DESIGN :	H.O.D. :	DATE :	SCALE :

CLIENT : 1002851 BC LTD.
 PROJECT : 16555-24th Ave & 16598-26th Ave.
 SURREY
 SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

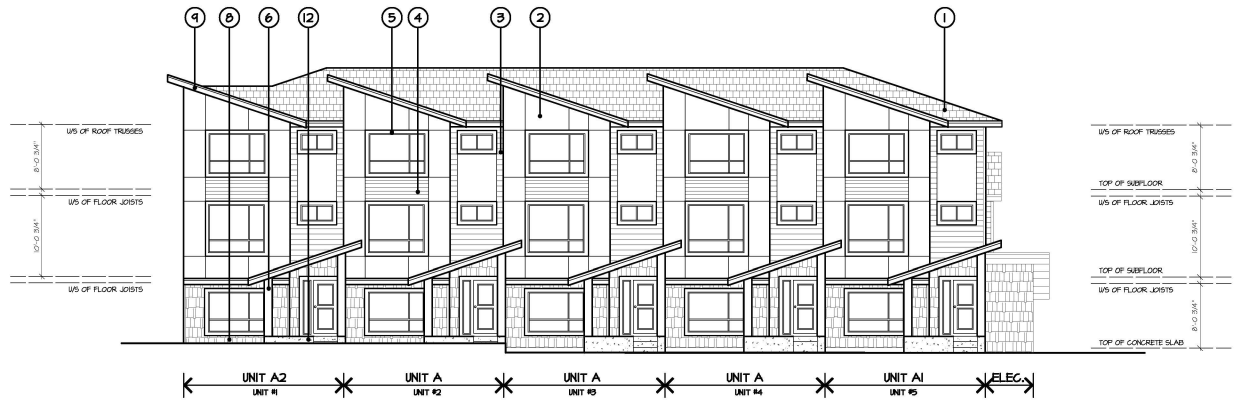
barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8

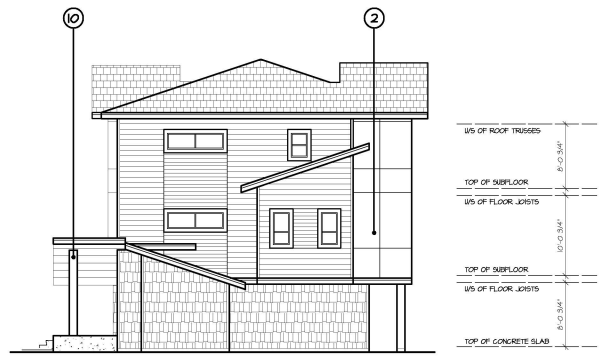
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14044	AC-1.0

GOVERNMENT ALL RIGHTS AND THE
 NOT BE USED IN ANY MANNER
 WITHOUT WRITTEN PERMISSION
 THEREOF INTO ANY MATERIAL FROM
 CANADA COPYRIGHT AS E.C. 1970.

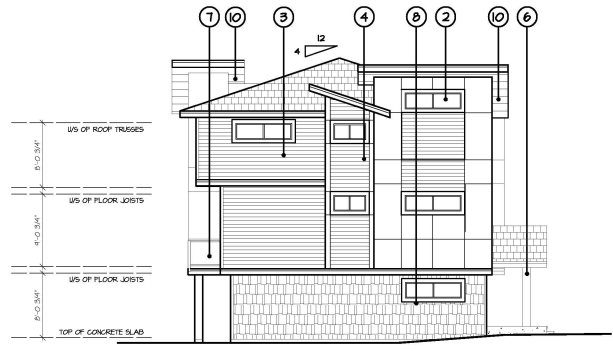


EAST ELEVATION (166 STREET)
 SCALE: 1/8" = 1'-0"

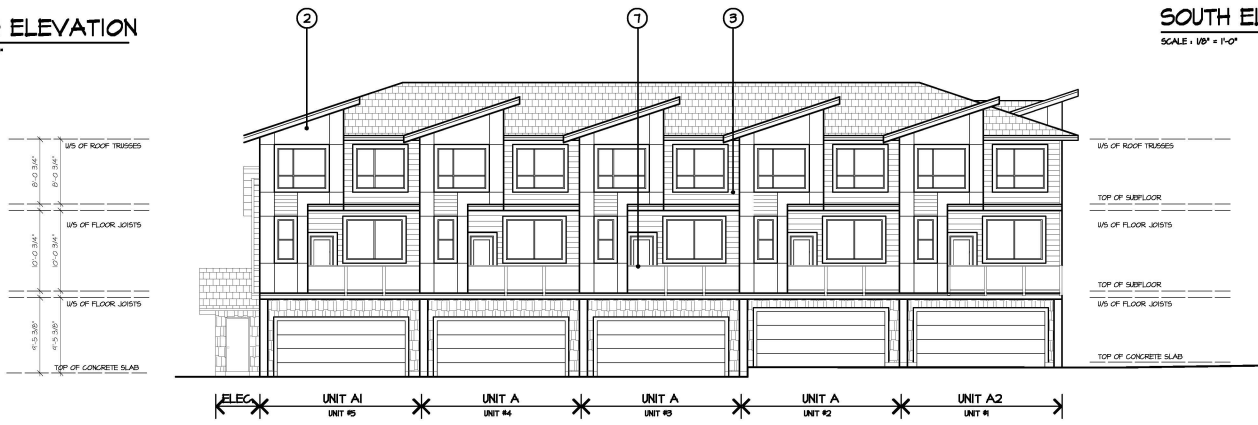


NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES	
①	VARI-GATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE
②	HARDIE PANEL
③	HARDIE PLANK SIDING
④	CEDAR SIDING
⑤	VINYL WINDOW W/ 2 x 6 WOOD TRIMS
⑥	12" x 12" BUILT UP WOOD-CLAD COLUMN
⑦	PRE-FINISHED POWDER-COATED ALUMINUM RAILING C/W GLASS PANELS
⑧	HARDIE SHAKE SIDING
⑨	2 x 10 WOOD FASCIA
⑩	WOOD SOFFIT
⑪	12" x 24" STONE VENEER
⑫	EXPOSED ARCHITECTURAL CONCRETE W/ SLURRY COAT FINISH



SOUTH ELEVATION (25 Avenue)
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING #1

ISSUE NO.	DATE	BY	REASON FOR

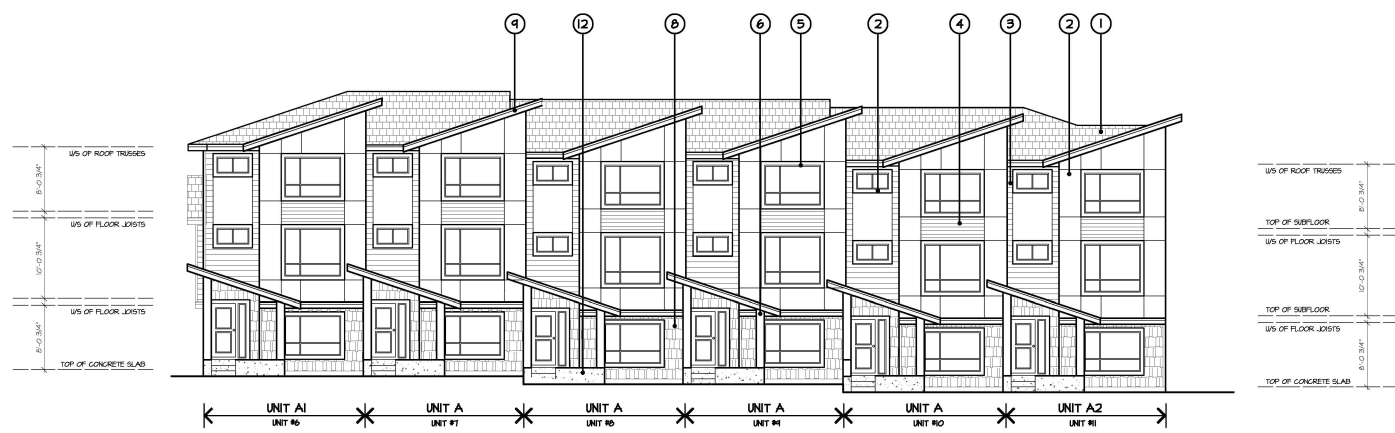
DESIGN: HCL	DRAWN: HCL	DATE: JAN 10	SCALE: 1/8" = 1'-0"
CLIENT: 1002851 BC LTD.			
PROJECT: 16555-24th Ave. & 16500-26th Ave. SURREY			
SHEET CONTENTS: BUILDING ELEVATION BUILDING #1			

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7530 130 STREET,
 SURREY, B.C.
 V3W 1H8

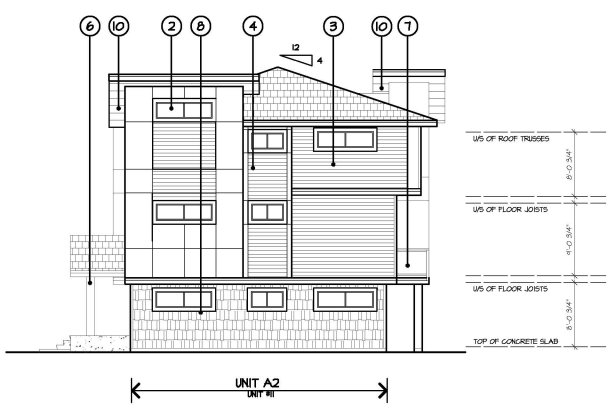
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4J
14049	

COPYRIGHT ALL RIGHTS AND THE
 MOST LICENSES THEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBEK ARCHITECTS INC. AND MAY
 NOT BE USED WITHOUT THE WRITTEN
 PERMISSION OF BARNETT DEMBEK
 ARCHITECTS INC. WITHOUT SUCH
 PERMISSION, ANY REPRODUCTION,
 DISTRIBUTION OR USE OF THIS
 DOCUMENT IS STRICTLY PROHIBITED.
 THIS DOCUMENT IS THE PROPERTY OF
 BARNETT DEMBEK ARCHITECTS INC.
 AND IS NOT TO BE REPRODUCED,
 COPIED, OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF BARNETT
 DEMBEK ARCHITECTS INC.

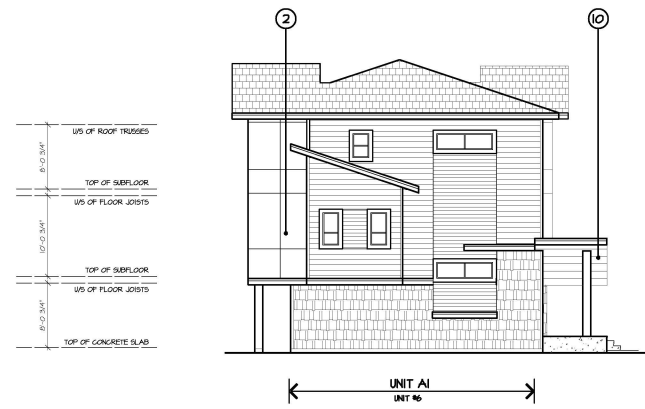


EAST ELEVATION (166 STREET)
SCALE: 1/8" = 1'-0"

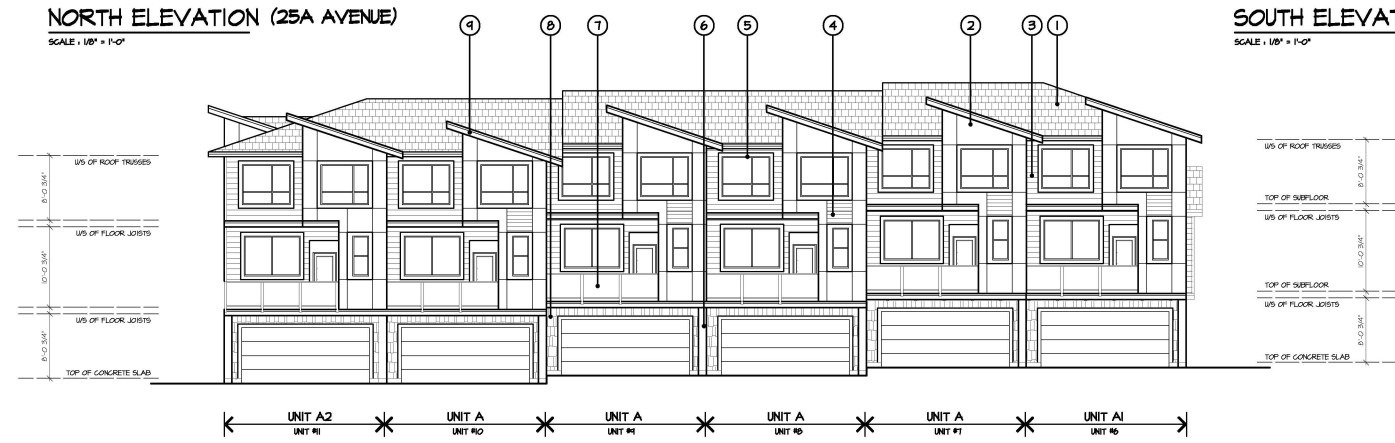


NORTH ELEVATION (25A AVENUE)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES	
①	VARI-GATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE
②	HARDIE PANEL
③	HARDIE PLANK SIDING
④	CEDAR SIDING
⑤	VINYL WINDOW W/ 2 x 6 WOOD TRIMS
⑥	12" x 12" BUILT UP WOOD-CLAD COLUMN
⑦	PRE-FINISHED POWDER-COATED ALUMINUM RAILING C/W GLASS PANELS
⑧	HARDIE SHAKE SIDING
⑨	2 x 10 WOOD FASCIA
⑩	WOOD SOFFIT
⑪	12" x 24" STONE VENEER
⑫	EXPOSED ARCHITECTURAL CONCRETE W/ SLURRY COAT FINISH



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #2

REV#	DATE	BY	ISSUE FOR

DESIGN NO.	DRAWN BY	DATE	SCALE
PROJECT	SURVEY	SHEET	BUILDING #2

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdkitex.com

COPYRIGHT, ALL RIGHTS AND THE
 UNREGISTERED TRADEMARKS OF
 THE SOLE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY
 NOT BE USED WHOLLY OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INCLUDES
 IDEAS, DESIGN AND CONVERSION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.

1
WEST ELEVATION
 SCALE: 1"=20'



2
NORTH ELEVATION
 SCALE: 1"=20'
 FACING 25A AVENUE



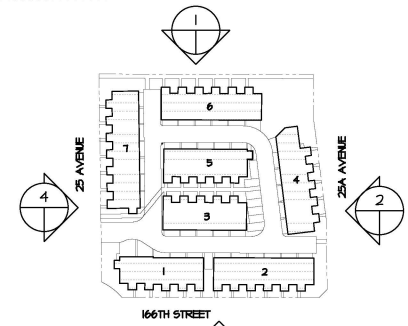
3
EAST ELEVATION
 SCALE: 1"=20'
 FACING 166TH STREET



4
SOUTH ELEVATION
 SCALE: 1"=20'
 FACING 25 AVENUE



CONCEPTUAL STREETSCAPE ELEVATION
 SCALE: 1"=20'



KEY PLAN
 SCALE: NTS

ISSUE NO.	DATE	BY	ISSUED FOR

C:\4454\elec\con_streetscape\elelevation.dwg

DESIGN	DRAWN	DATE	SCALE

CLIENT :	1002851 BC LTD.
PROJECT :	16555-24th Ave. & 16560-26th Ave. SURREY
SHEET CONTENTS :	CONCEPTUAL STREETSCAPE ELEVATION

barnett dembok
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

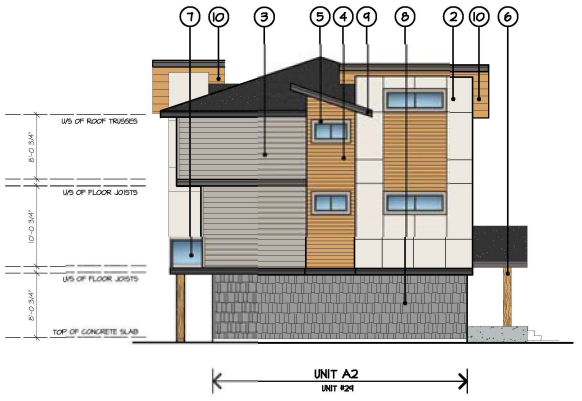
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
	AC-13
14044	

COLOUR MATERIAL PALETTE

	BENJAMIN MOORE CLASSICS - 811 SAND DOLLAR		CLOVERDALE PAINT 7341 PRAIRIE NIGHT
	CLOVERDALE PAINT CA206 WESTERN SADDLE		CLOVERDALE PAINT CA228 AUTUMN MAPLE
	CLOVERDALE PAINT CA073 PUTTY		CLOVERDALE PAINT CA186 WESTERN JUNIPER
	CEDAR SIDING PECAN		SHAKE SIDING
	HARDIE PLANK SIDING		EXPOSED ARCHITECTURAL CONCRETE W/ SLURRY COAT FINISH



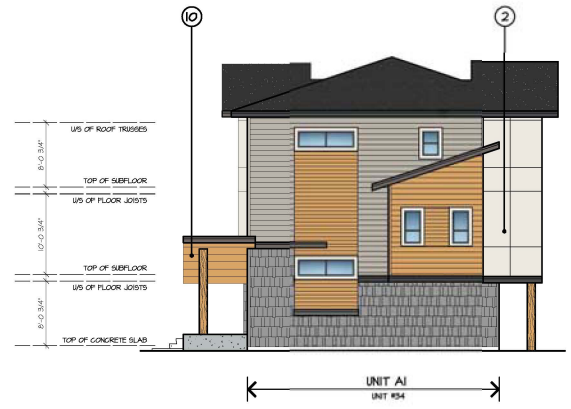
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE
- HARDIE PANEL
- HARDIE PLANK SIDING
- CEDAR SIDING
- VINYL WINDOW W/ 2 x 6 WOOD TRIMS
- 12" x 12" BUILT UP WOOD-CLAD COLUMN
- PREFINISHED POWDER-COATED ALUMINUM RAILING W/ GLASS PANELS
- HARDIE
- 2 x 10 WOOD FASCIA
- WOOD SOFFIT
- 12" x 24" STONE VENEER
- EXPOSED ARCHITECTURAL CONCRETE W/ SLURRY COAT FINISH



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COPYRIGHT: ALL RIGHTS AND THE UNREGISTERED TRADEMARKS AND SERVICE MARKS OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT AN IN-PENET WITHOUT LICENSE BEING PURCHASED. COPYRIGHT PENETRAID, ILLUSTRATED IDEAS, GRAYED AND CONVERSION THEREOF IS NOT A TRADEMARK FROM CANADA COPYRIGHT AC 1/3/00 10/01

ISSUE NO.	DATE	BY	REASON

DESIGN NO.	DRAWN BY	DATE	SCALE
1002851 BC LTD.		Nov. 21 17	1/8" = 1'-0"
PROJECT	SHEET CONTENTS	REV. NO.	BUILDING #7
16555-24th Ave. & 6550-26th Ave.	BUILDING ELEVATION		
SURREY	BUILDING #7		

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnitex.com

CLIENT NO.	SHEET NO.
	AC-5.7
PROJECT NO.	REV. NO.
14049	

BUILDING #7

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

FROM: Development Project Engineer, Engineering Department

DATE: Jan 10, 2018 PROJECT FILE: **7815-0217-00**

**RE: Engineering Requirements
Location: 16588 26 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 3.50 m to 12.0 m along 26 Avenue frontage to achieve 12.0 m road allowance;
- Dedicate 17.0 m along 166 Street for ultimate 34.0 m road allowance;
- Dedicate 6.0 m along east/west lane for ultimate 6.0 m road allowance;
- Dedicate 20.0 m along 25A Avenue for ultimate 20.0 m road allowance;
- Dedicate 10.0 m along 25 Avenue for ultimate 20.0 m road allowance;
- Dedicate 3.0 m along north/south lane for ultimate 6.0 m road allowance;
- Register required Statutory right-of-ways (SRW) along road frontages for inspection chambers and sidewalk maintenance; and
- Register required corner cuts at all road intersections.

Works and Services

- Construct the south side of 26 Avenue to Collector standard with ultimate 7.0 m pavement;
- Construct west side of 166 Street to Local standard with ultimate 9.0 m pavement – the ultimate cross section will include 17.5 m habitat corridor along east side of 166 Street;
- Construct east/west lane to residential lane standard with 5.4 m ultimate pavement;
- Construct 25A Avenue to Local road standard with 10.5 m pavement;
- Construct north side of 25 Avenue to local road standard with interim 6.0 m pavement (ultimate 10.50 m pavement);
- Construct north/south lane to residential lane standard with 5.4 m ultimate pavement;
- Construct all utilities (water, sanitary, and storm) along frontage roads required to service the site;
- Construct on-lot stormwater mitigation and road right-of-way infiltration requirements, as required by the NCP and ISMP in this area.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Project Engineer

M51

NOTE: Detailed Land Development Engineering Review available on file



January-16-18
Planning

School Enrolment Projections and Planning Update:
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary and
- A new 25 classroom school on Edgewood drive

Though the District has NOT gone thru any official process to determine catchment boundaries for the new elementary school on Edgewood Drive, this development is close enough to be likely considered in the new school's catchment. The school is targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0217 00

SUMMARY

The proposed 13 single family lots and 39 townhouse units are estimated to have the following impact on the following schools:

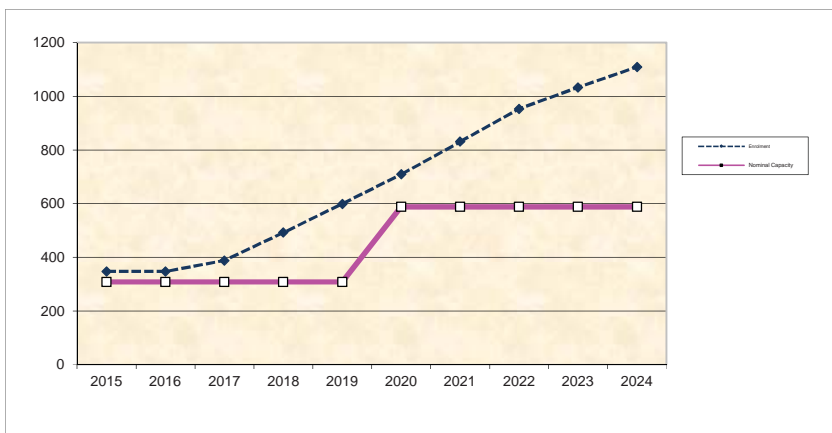
Projected # of students for this development:

Elementary Students:	12
Secondary Students:	6

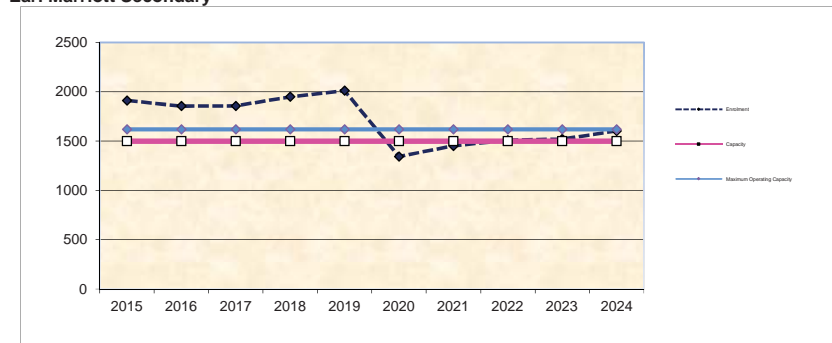
September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriot Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating Capacity*(8-12);	1620

Pacific Heights Elementary



Earl Marriot Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0217-00
 Project Location: 16588 - 26 Ave., and 16555 - 24 Ave., 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:

North of the subject site, in the 16500 and 16600 blocks on the north side of 26 Avenue, are old growth suburban lands with estate sized homes situated on 4500 square metre RA lots. These estate homes include 2500 sq.ft. Bungalows and 4000(+) sq.ft. Two-Storey type homes, most with triple garages. Massing designs are considered low to mid-scale, and aesthetically pleasing. Roof slopes range from 9:12 to more than 12:12, with common hip forms dominant. Roof surfaces include cedar shingles or shake profile asphalt shingles. The homes are clad in stucco-only, or in stucco with a feature stone accent. Landscapes are considered "average suburban".

East of the subject site, on the south side of 26 Avenue is a 14 lot CD zoned project (based on the RF-SD zone) and one RF lot. The site has been prepared for construction but no dwellings have yet been constructed. Directly south of this (and also east of the subject site) are 20 lots along 25A Avenue, one zoned RF-12 and the rest zoned RF-10. These homes are all 2300 - 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes constructed to a high modern standard. The homes all have well balanced, proportionally consistent massing designs with 10 foot high front entrance porches. Main roofs are common hip or common gable at a 10:12 to 12:12 slope, and roofs are surfaced with shake profile asphalt shingles. The homes are clad in horizontally applied fibre cement board with extensive wall shingle and stone features and other bold trim elements. The colour range is restricted to neutral and natural hues only. Landscapes meet modern standards and overall these homes are considered high quality context homes.

West of the site is a recently approved residential development, Surrey project 12-0323-00 comprised of 35 RF-10 and RF-SD homes. The site is cleared and roads and services are in, but construction of the homes has not yet started.

At the south side of the subject site, on the south side of 25A Avenue is a proposed Townhouse site to be located on a 6528 square metre lot.

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

- 1) **Context Homes:** The aforesaid context homes east of the subject site in the 16600 block of 25A Avenue provide excellent architectural context for the proposed RF-10 lots. 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. Therefore, new homes should be consistent in theme, representation and character with the aforesaid context homes.

- 2) **Style Character** : Existing context homes described above are of styles typical of those found in modern compact lot developments built out over the past ten years. Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage” and compatible styles as determined by the design consultant. 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** : Most surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 and RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos on the proposed RF-10 lots 5 - 13 inclusive should be of a human scale, limited to a maximum height of one storey (10 feet) to ensure there is not proportional overstatement of this one element. Given the larger scale of the proposed CD and RF lot homes (lots 1 - 4 inclusive), the recommendation 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 is an estate home area in which high value homes 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 8:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 8:12 slope may be required to meet maximum height as specified in the underlying bylaws. A provision is also recommended to allow slopes less than 8:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: North of the site are large estate quality homes set on RA zoned 4500 sq. metre lots. East of the site is a proposed 14 lot RF-SD development at which the site is cleared and serviced, but no structures have been built. South of

the 14 lot site is a 20 lot project (1 RF-12 lot and 19 RF-10 lots). These homes have been recently constructed and all of the new homes are considered context quality. The homes range from 2300 sq.ft. (on RF-10) lots to 2850 sq.ft on the RF-12 lot. These homes are well balanced, proportionally consistent, aesthetically pleasing Two-Storey homes in the Neo-Heritage / Neo-Traditional style range. West of the site is a 35 lot RF-10 / RF-SD site, which is cleared and services, with no homes constructed.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary" (not flat roof type), or other compatible styles 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 2015'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 lots 1 - 4 inclusive and to one storey on lots 5 - 13 inclusive.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes". Suitable context for proposed lots 1 and 2 is provided by nearby homes at 16559 - 26 Avenue and 16530 - 26 Avenue. Suitable context for homes on proposed lots 3 and 4 is provided by the new nearby home at 11607 - 25A Avenue. Suitable context for homes on proposed lots 5 - 13 inclusive is provide by new nearby homes at 11619 - 25A Avenue, and 16613 - 25A Avenue. 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 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, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such

as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, with exceptions 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. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs on each of lots 1 and 2, a minimum of 30 shrubs on corner lot 3, a minimum of 20 shrubs on lot 4, and a minimum of 14 shrubs on each of lots 5 - 13 inclusive, all of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. 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:** August 12, 2017

Reviewed and Approved by:  **Date:** August 12, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0360-00

Address: 16588 - 26 Avenue, Surrey, BC

Registered Arborist: Peter Mennel 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)	53
Protected Trees to be Removed	47
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = <u>18</u> - All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = <u>58</u> 	76
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	0
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: September 23, 2016



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

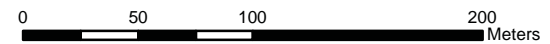
City of Surrey Planning & Development Department

Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0217-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-142-661
 Lot 1 Section 24 Township 1 New Westminster District Plan EPP62922
 16588 - 26 Avenue

(the "Land")

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

Parcel Identifier:

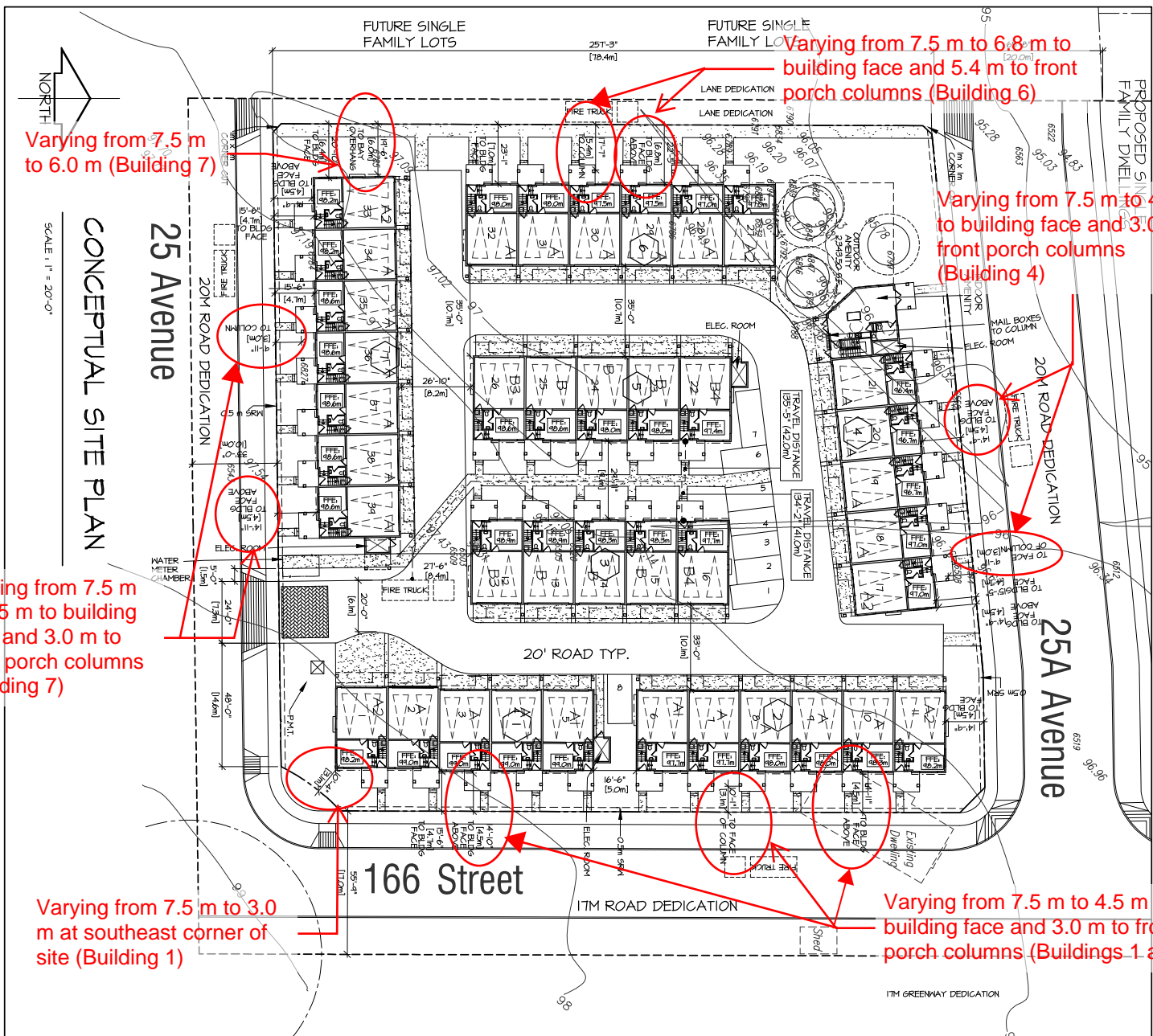
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum north, south and east setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) to the front porch columns for Buildings 1, 2, 4 and 7;
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum west setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face for Building 7, and to 6.8 metres (22 ft.) to building face and 5.4 metres (18 ft.) to the front porch columns for Building 6; and
 - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum setback at the southeast corner is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) along the southeast corner of the site for the corner of Building 1.
5. This development variance permit applies to only the portion of the Land OR 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



Varying from 7.5 m to 6.0 m (Building 7)

Varying from 7.5 m to 6.8 m to building face and 5.4 m to front porch columns (Building 6)

Varying from 7.5 m to 4.5 m to building face and 3.0 m to front porch columns (Building 4)

Varying from 7.5 m to 4.5 m to building face and 3.0 m to front porch columns (Building 7)

Varying from 7.5 m to 3.0 m at southeast corner of site (Building 1)

Varying from 7.5 m to 4.5 m to building face and 3.0 m to front porch columns (Buildings 1 and 2)

TOWNHOUSE SITE DEVELOPMENT DATA

SITE AREA:	NET:	10,440 SF. 1,621 AC. 6,510 M ² 0.051 HA
SITE COVERAGE:		48% 3,190 SF.
F.A.R.		0.4 (65,147 SF)
DENSITY:		241 U.P.A. 54.2 U.P./HA. (34 UNITS TOTAL)
Avg. BUILDING HEIGHT:		10.9M 3 STOREY
PARKING	RESIDENTIAL:	2.0 SPACES / UNIT x 34 UNITS = 18 SPACES
	REQUIRED:	PROVIDED:
	VISITOR:	0.2 SPACES / UNIT x 34 UNITS = 18 SPACES
	REQUIRED:	PROVIDED:
	TOTAL:	86 SPACES
AMENITY:	REQUIRED:	INDOOR: 32.3 SF. / UNIT x 34 UNITS = 1,260 SF.
	OUTDOOR:	32.3 SF. / UNIT x 34 UNITS = 1,260 SF.
	PROVIDED:	INDOOR: 1,241 SF.
	OUTDOOR:	2,343.50 SF.
SETBACK:	NORTH:	3.0M (TO COLONN)
	SOUTH:	4.5M (TO BLDG FACE ABOVE)
	EAST:	6.0M (TO BLDG FACE ABOVE)
	WEST:	3.0M (TO COLONN) 4.5M (TO BLDG FACE ABOVE)
UNIT BREAKDOWN:	UNIT TYPE A:	3 BEDROOMS 1,648 SF. x 20 = 38,340 SF.
	UNIT TYPE A1:	2 BEDROOMS 1,691 SF. x 4 = 6,764 SF.
	UNIT TYPE A2:	2 BEDROOMS 1,691 SF. x 5 = 8,455 SF.
	UNIT TYPE B:	2 BEDROOMS 1,123 SF. x 6 = 6,738 SF.
	UNIT TYPE B3:	2 BEDROOMS 1,144 SF. x 2 = 2,288 SF.
	UNIT TYPE B4:	2 BEDROOMS 1,170 SF. x 2 = 2,340 SF.
		34 = 65,147 SF.

Barnett dembek
 7186 155 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: info@barnettdembek.com

CLIENT: 1002851 BC LTD.
 PROJECT: 16555-24th Ave. & 16588-26th Ave. SURREY
 SHEET CONTENTS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

DESIGN: H.D.
 DRAWN: [Name]
 DATE: Jan 15 16
 SCALE: 1" = 30'-0"

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR

FOR THE RECORD, THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF SURREY ZONING BY-LAW AND THE DEVELOPMENT PERMIT REGULATIONS. THE DESIGNER HAS REVIEWED THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF SURREY ZONING BY-LAW AND THE DEVELOPMENT PERMIT REGULATIONS.