

City of Surrey
ADDITIONAL PLANNING COMMENTS

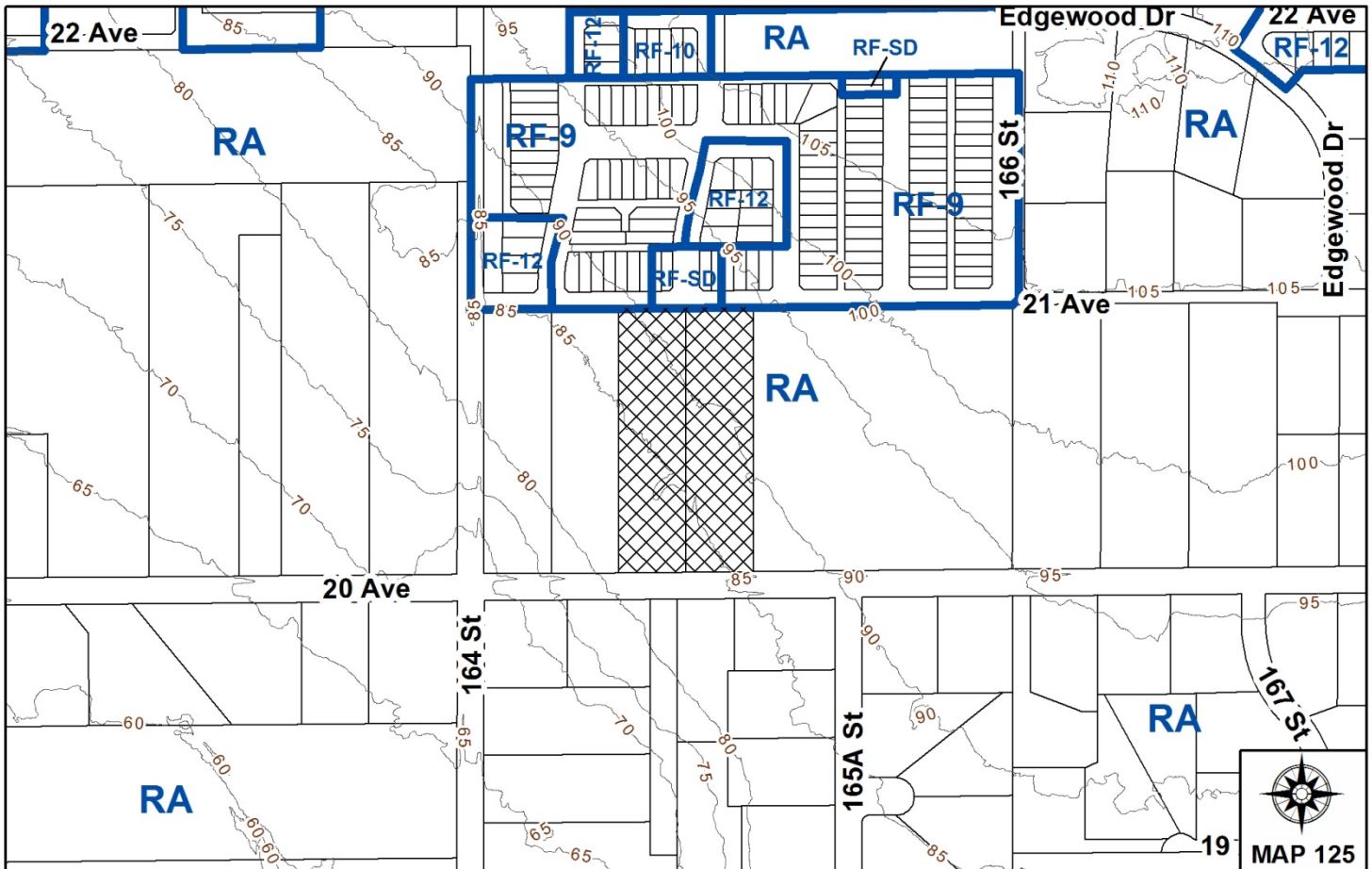
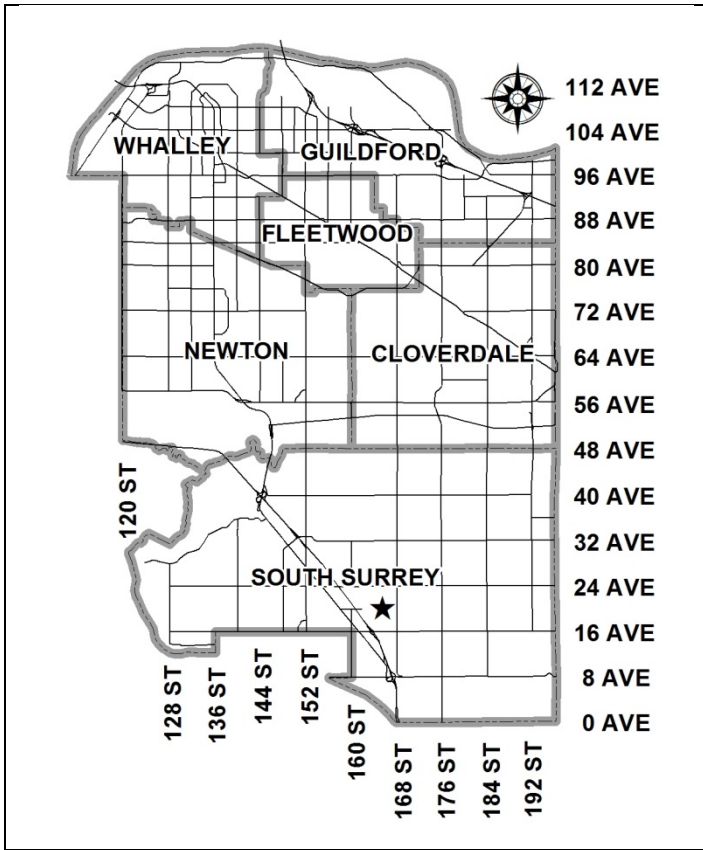
File: 7915-0280-02

Planning Report Date: January 16, 2017

PROPOSAL:

- **Development Variance Permit**
 to partially defer the works and services associated with the proposed development.

LOCATION: 16465 and 16505 - 20 Avenue
OWNER: 20th Avenue Development Group Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: "Medium Density Residential 10-15 upa" and "Drainage Corridor"



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit No. 7915-0280-02 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to defer the works and services requirements of Subdivision and Development By-law No. 8830 for the southwesterly portion of the subject site (proposed Lot 18).

RATIONALE OF RECOMMENDATION

- The subject site is within two sanitary catchment areas. The northeastern portion of the site can connect to sanitary services on 21 Avenue, but the southwestern portion of the site cannot be serviced by sanitary sewer until the sanitary sewer is brought closer to the southwestern portion of the site, which is anticipated to happen in the next few years.
- The applicant is proposing to leave a large unserviced remnant lot (proposed Lot 18) in the southwestern portion of the site, and when sanitary sewer is available the applicant will make a subdivision application for the remnant lot at that time. The applicant will however be providing the full required road dedication on 20 Avenue and a statutory right-of-way along 20 Avenue for a multi-use pathway as part of the first phase of subdivision.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0280-02 (Appendix IV), to defer the works and services requirements of Subdivision and Development By-law No. 8830 for the southwesterly portion of the subject site (proposed Lot 18), until this portion of the site is further subdivided in the future, to proceed to Public Notification

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

DEVELOPMENT CONSIDERATIONS

Background

- At the Regular Council – Land Use meeting of May 16, 2016, Council considered a Development Application proposing:
 - rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential 12 Zone (RF-12)", "Single Family Residential 10 Zone (RF-10)" and "Semi-Detached Residential Zone (RF-SD)" to facilitate subdivision into 40 single family residential lots;
 - a Development Variance Permit to permit a reduction in lot width on proposed Lot 12 and to increase the front yard setback for the proposed lots fronting 20 Avenue; and
 - a subdivision to create a total of 40 lots (14 RF-12 lots, 14 RF-10 lots and 12 RF-SD lots).
- Council granted First and Second Reading to Rezoning By-law No. 18736 at the May 16, 2016 Regular Council – Land Use meeting, and subsequently granted Third Reading on June 13, 2016.
- The May 16, 2016 Planning Report is attached as Appendix V for background.

Current Proposal

- During the detailed Servicing Agreement phase of the application, it was determined that the southwestern portion of the site was unable to be serviced with sanitary services. The subject site is within two sanitary catchment areas. The northeastern portion of the site can connect to sanitary services on 21 Avenue, but the southwestern portion of the site cannot be serviced by sanitary sewer until the sanitary sewer is brought closer to the southwestern portion of the site, which is anticipated to happen in the next few years.

- The applicant is proposing to leave a large unserviced remnant lot (proposed Lot 18) in the southwestern portion of the site, and when sanitary sewer is available the applicant will make a subdivision application for the remnant lot at that time. The applicant is requesting a variance to defer works and services on the proposed southwestern remnant lot. The applicant will however be providing the full required road dedication on 20 Avenue and a statutory right-of-way along 20 Avenue for a multi-use pathway as part of the current subdivision application.
- The applicant is proposing to revise the subdivision application from a 40-lot subdivision to an 18-lot subdivision (Appendix II). Proposed Lots 1-17 will be fully serviced lots. Proposed Lot 18 will be a large remainder lot with subdivision potential once sanitary services are available. Rezoning of Lot 18 is proposed to be completed under the current application, under Rezoning By-law No. 18736.
- There are no other issues resulting from the proposed variance. All of the conditions of approval identified in the Planning Report dated May 16, 2016 remain applicable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To defer the works and services requirements of Subdivision and Development By-law No. 8830 for the southwesterly portion of the subject site (proposed Lot 18).

Staff Comments:

- The lack of sanitary services for the southwesterly portion of the subject site has resulted in a situation where a significant portion of the site cannot be serviced at this time, leading to the proposed creation of a large unserviced remnant lot (Lot 18). Lot 18 will be subdivided and serviced in the future when sanitary sewer is available for this portion of the site.
- The applicant will be providing the full required road dedication on 20 Avenue and a statutory right-of-way along 20 Avenue for a multi-use pathway as part of the current subdivision application.
- A no-build restrictive covenant will be required for Lot 18 as a condition of final rezoning approval. This restrictive covenant will prohibit issuance of any building permits for any structures on the lot until Lot 18 has been serviced.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

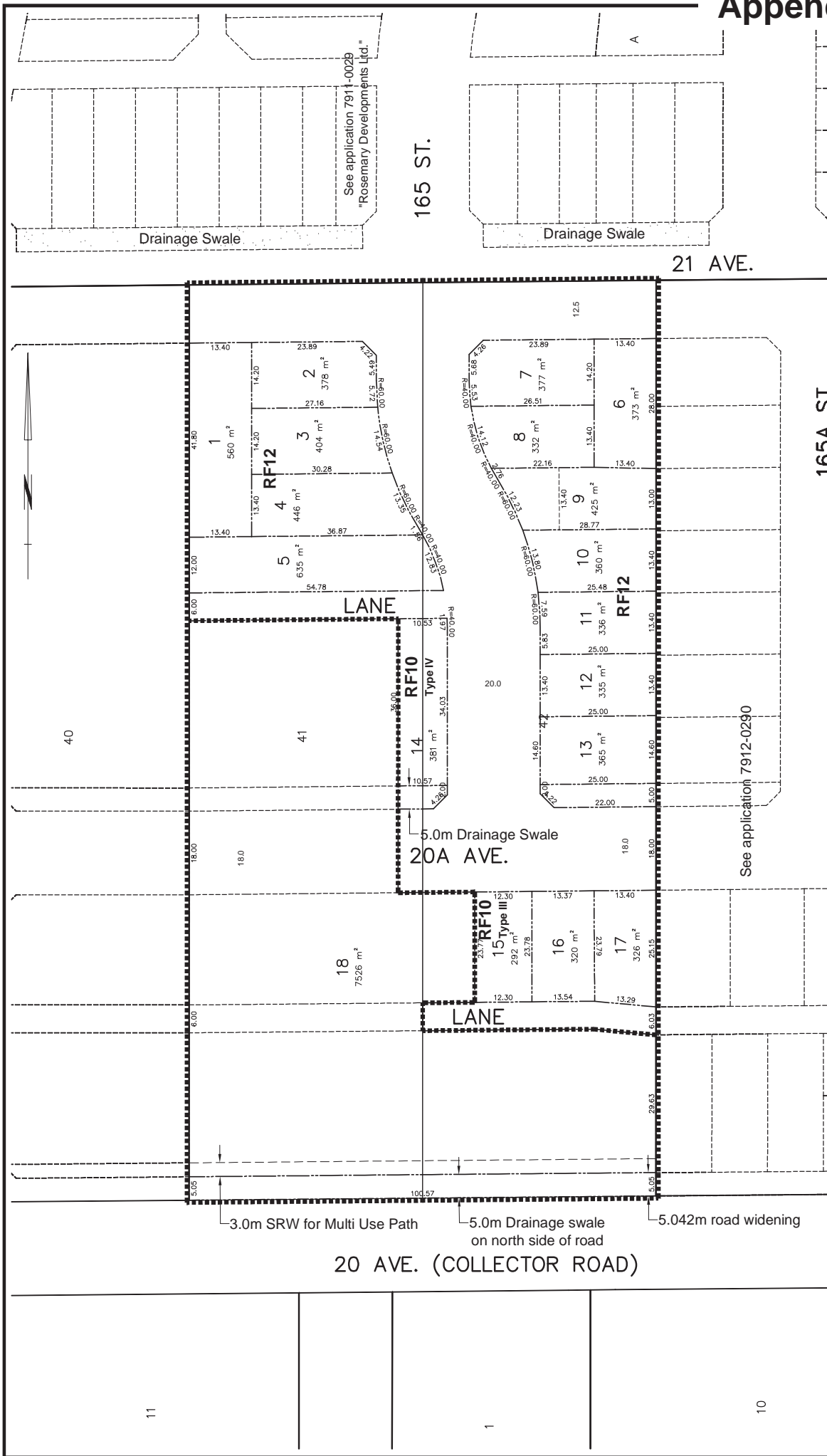
The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Revised Subdivision Plan
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7915-0280-02
- Appendix V. Planning Report No. 7915-0280-00, dated May 16, 2016

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da



Proposed Subdivision Plan (Phase I)

7915-0280-00

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

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

DATE: **May 11, 2016** PROJECT FILE: **7815-0280-00**

REVISED: **January 10, 2017**

RE: **Engineering Requirements
Location: 16465 & 16505 - 20 Avenue**

NCP AMENDMENT

Engineering requirements relative to the NCP Amendment are listed below as part of the rezone/subdivision comments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.042 m along 20 Avenue towards the 30.2 m Collector Road allowance;
- Dedicate 23.0 m along 20A Avenue towards Local Road allowance;
- Dedicate 12.5 m along 21 Avenue towards the 25.0 m Local Road allowance;
- Dedicate 20.0 m along 165 Street towards Local Road allowance;
- Dedicate 6.0 m toward allowance for north and south lanes;

Works and Services


Future servicing of Rem lot 18 is subject to the commissioning of the South Grandview Heights Fergus Pump Station and forcemain.

- Construct 20A Avenue to Local Road standard;
- Construct south side of 21 Avenue to Local Road standard;
- Construct 165 Street to Local Road standard;
- Construct lanes to Residential standard;
- Construct storm drainage system and mitigate on-site impacts according to NCP;
- Construct sanitary, drainage and water mains to service the site;
- Register 0.5 m statutory rights-of-way (SRW) along 20A Avenue, 21 Avenue, and 165 Street;
- Register 3.0 m SRW along 20 Avenue for Sunnyside Greenway and greenway maintenance;
- Register restrictive covenant for no-build on lot 18 until completion of works and services;
- Register restrictive covenant for on-site sustainable drainage;
- Register 4.0 m SRW for temporary storm main on Lot 18; and
- Register 7.0 m SRW for temporary lane outlet to 20 Avenue; and
- Pay applicable Development Works Agreement Levies, Latecomer Agreement Charges, DCC front ender agreements and the Sanitary DCC relative to construction of the Sunnyside Heights sanitary trunk sewer.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT VARIANCE PERMIT

Engineering requirements relative to issuance of the Development Variance Permit are summarized in the 'Works and Services' section above.


Rémi Dubé, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0280-02

Issued To: 20TH AVENUE DEVELOPMENT GROUP LTD
("the Owner")

Address of Owner: 5828 – 139 Street
Surrey, BC V3X 3S2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-719-287
Lot 41 Section 13 Township 1 New Westminster District Plan 43236

16465 - 20 Avenue

Parcel Identifier: 002-017-211
Lot 42 Section 13 Township 1 New Westminster District Plan 43236

16505 - 20 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 Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) To defer the works and services requirements for the southwesterly portion of the subject site (proposed Lot 18), until the Land is further subdivided in the future.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

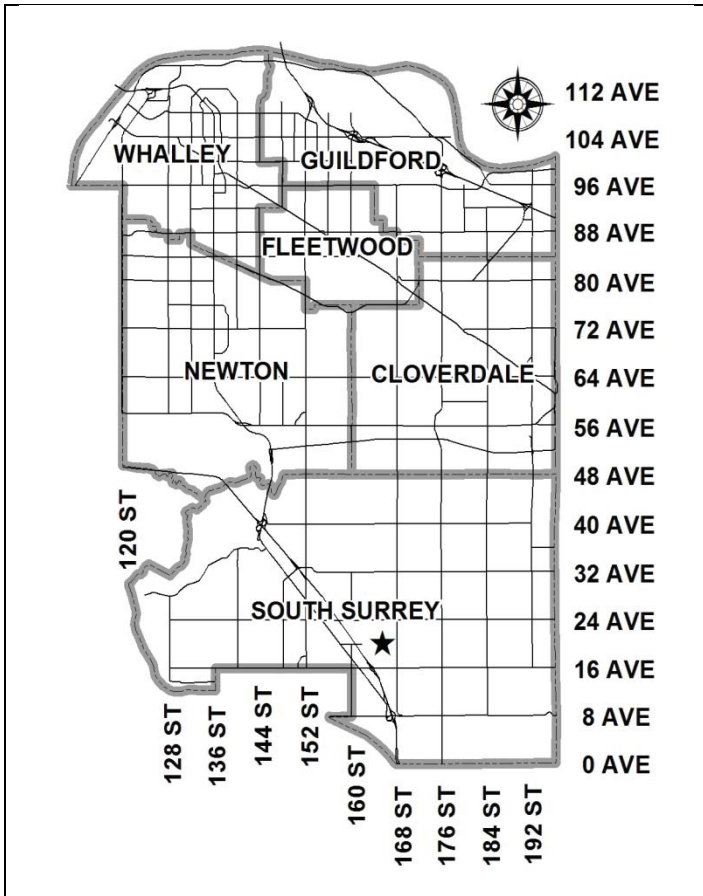
City Clerk – Jane Sullivan

Appendix V

City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7915-0280-00

Planning Report Date: May 16, 2016



PROPOSAL:

- **Rezoning** from RA to RF-12, RF-10 and RF-SD
- **Development Variance Permit**

to allow subdivision into 40 single family lots.

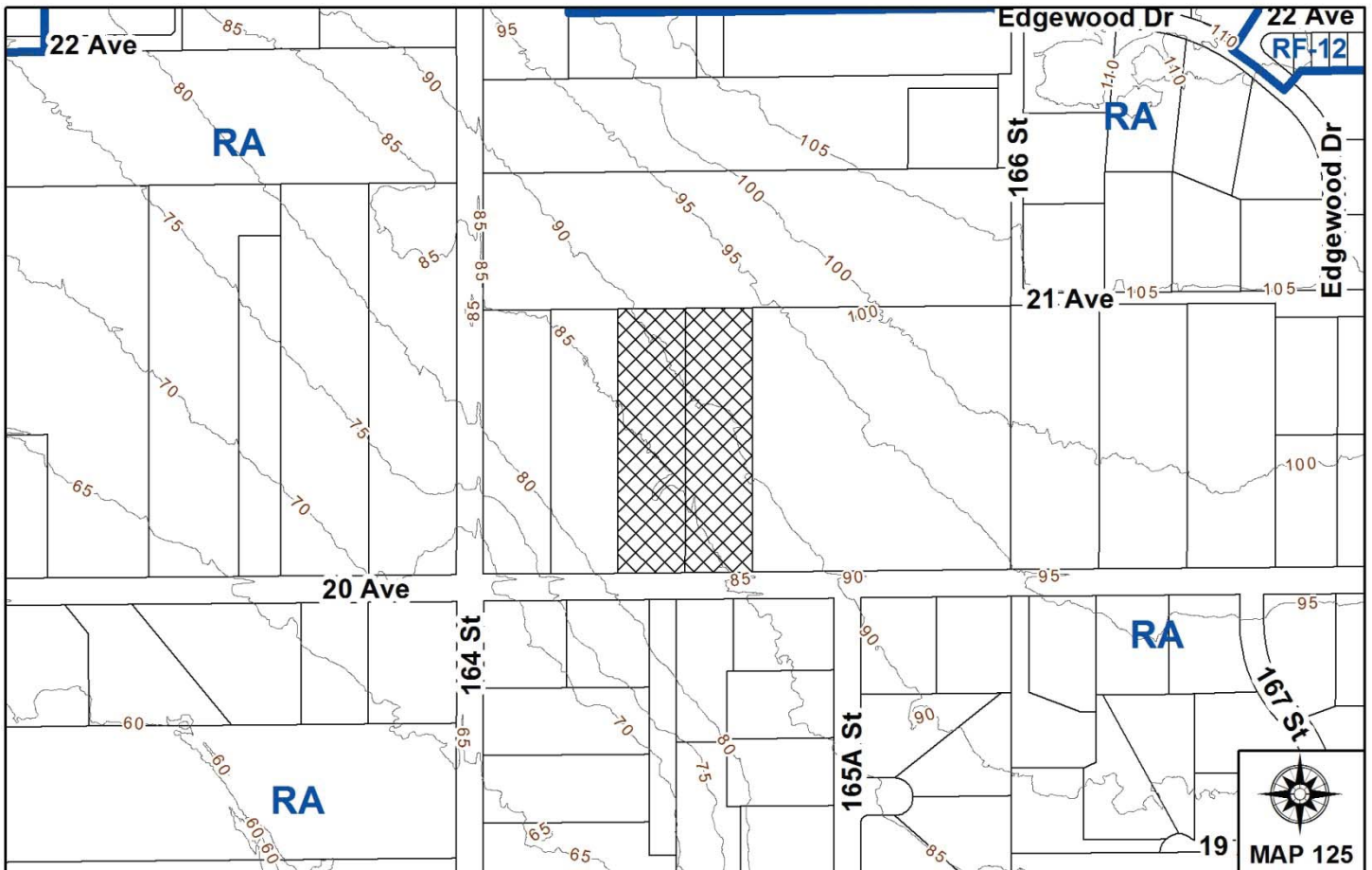
LOCATION: 16465 and 16505 - 20 Avenue

OWNER: 20th Avenue Development Group Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: "Medium Density Residential 10-15 upa" and "Drainage Corridor"



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a width variance for one proposed RF-12 lot, and variances to increase building setbacks for the proposed lots along 20 Avenue.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The proposal complies with the NCP Designation for the site.
- The proposed variance to reduce lot width on proposed Lot 12 will not be discernable, given the presence of the 5-metre (16 feet) wide drainage corridor along the south boundary of this lot. The increased setbacks for the proposed lots along 20 Avenue reflects the impact of the proposed 3-metre wide (10 feet) statutory right-of-way (SRW) for a multi-use pathway that was not previously identified in the NCP, and provides for sufficient separation between the private and public realms.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A and Block D shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0280-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit a reduction in lot width from 15.4 metres (51 feet) to 14.6 metres (48 feet) on proposed Lot 12;
 - (b) to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lot 28; and
 - (c) to vary the RF-SD Zone to permit an increase in the front yard setback from 3.5 metres (11 feet) to 6.5 metres (21 feet) for proposed Lots 29-40.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**
 20 Elementary students at Pacific Heights Elementary School
 10 Secondary students at Earl Marriott School
 (Appendix V)

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

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant. Recently approved single family subdivision (File No. 7911 0029-00).	Urban/ Medium Density Residential 10-15 upa	RF-9 and RF-SD
East:	Single family residential, under application (at 3 rd Reading) for single family lots (File No. 7912 0290-00).	Urban/ Medium Density Residential 10-15 upa	RA
West:	Single family residential.	Urban/ Medium Density Residential 10-15 upa	RA
South (Across 20 Avenue):	Single family residential.	Urban/ "Multiple Residential 30-45 upa" "Multiple Residential 10-15 upa" and "Grandview Ridge Trail"	RA

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The 1.98 hectare (4.89 acre) subject site consists of two properties located at 16465 and 16505 - 20 Avenue on the north side of 20 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The two properties are zoned "One-Acre Residential Zone (RA)" and are designated "Urban" in the Official Community Plan (OCP) and "Medium Density Residential 10-15 upa" in the Sunnyside Heights NCP.
- The parcels contain single family dwellings and accessory buildings which are required to be demolished prior to final adoption.
- The applicant is proposing to rezone portions of the site from RA to "Single Family Residential 12 Zone (RF-12)", "Single Family Residential 10 Zone (RF-10)" and "Semi-Detached Residential Zone (RF-SD)" to facilitate subdivision into 40 single family residential lots.
- The applicant also proposes a Development Variance Permit to permit a reduction in lot width on proposed Lot 12 and to increase the front yard setback for the proposed lots fronting 20 Avenue.
- The proposed development will result in a unit density of 31 units per hectare (13 units per acre [upa]), which is within the 10-15 upa range permitted in the NCP. The lots range in area from 223 square metres (2,400 sq.ft.) to 635 square metres (6,800 sq.ft.). With the exception of the proposed variance for width on Lot 12, the proposed lots meet the minimum lot width, depth and area requirements of the Zoning By-law.
- The developer intends to build the homes in two phases, as the northeasterly portion of the site can be serviced by gravity sanitary to the north, whereas the southwesterly portion of the site is dependent on the completion of the Fergus Creek pump station and force main, and the required gravity sewer connections to the pump station.
- In addition to the required road dedications, the applicant will also provide a 3.0-metre (10 feet) Statutory Right-of-Way (SRW) along 20 Avenue to allow for a multi-use pathway. To provide adequate separation of the public and private realms along this interface, the applicant is proposing to increase the front yard setback along 20 Avenue, as discussed below.

Building Design and Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of building design guidelines.
- New homes will be constructed either with the typical designs common throughout Surrey or with a more contemporary style utilizing flatter roofs, and concrete and metal finishes. Vinyl siding cladding materials are not permitted. Asphalt shingles in a "shake profile" only, roll roofing or metal roofing are permitted as roofing materials.

- A preliminary lot grading plan has been prepared by WSP Canada Inc. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal and are necessary to accommodate in-ground basements and to facilitate proper lot drainage. The lot grading plan will be finalized prior to final approval of the project.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	18	18	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	4	4	0
Cherry Plum	5	5	0
Corkscrew Willow	1	1	0
Holly	2	2	0
Mountain Ash	1	1	0
Norway Maple	1	1	0
Plum	4	4	0
Coniferous Trees			
Blue Spruce	1	1	0
Douglas-fir	9	7	2
Eastern White Cedar	1	1	0
Lawson Cypress	1	1	0
Sawara Cypress	1	1	0
Western Redcedar	10	10	0
White Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	42	40	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		35	
Contribution to the Green City Fund		\$19,800	

- The Arborist Assessment states that there are a total of 42 protected trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 2 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 99 replacement trees on the site. Since only 33 replacement trees can be accommodated on the site, the deficit of 66 replacement trees will require a cash-in-lieu payment of \$19,800 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site with a contribution of \$19,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 24, 2016. 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 site is located in the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The applicant is proposing a range of lot sizes, from 223 square metres (2,400 sq.ft.) to 635 square metres (6,800 sq.ft.). • Each proposed lot has a backyard, which can be used for a garden.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to utilize dry swales, natural landscaping and sediment control devices. The applicant is proposing to retain 2 trees. Recycling and composting pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The applicant is providing a 3-metre (10 feet) wide statutory right-of-way along 20 Avenue to allow for the construction of a greenway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses will be designed to allow for surveillance of 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 typical notifications to area residents occurred (ie. development signage and pre-notification letters).

PRE-NOTIFICATION

Pre-notification letters were sent on March 10, 2016. Staff received one letter from the Little Campbell Watershed Society (LCWS) regarding the proposed development. The LCWS letter expresses concerns about increased pollutants and run-off entering the Little Campbell River tributary system from the proposed development.

(During the Servicing Agreement process, the applicant will be required to provide a Stormwater Management Concept Plan, in accordance with the Sunnyside Heights NCP, which outlines a number of sustainable drainage methods to be employed in conjunction with the development of lands within this NCP.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of the RF-12 Zone, from 15.4 metres (51 feet) to 14.6 metres (48 feet) on proposed Lot 12.

Staff Comments:

- The proposed variance to reduce the lot width of proposed Lot 12 will not be discernable, given the presence of a 5-metre (16 feet) wide drainage corridor located directly south of Lot 12, which will provide a buffer to the flanking street (20A Avenue). The presence of the adjacent drainage corridor means the lot, while technically a corner lot, it is not functionally a corner lot in terms of the interface with the proposed road to the south.
- The proposed lot width of 14.6 metres (44 feet) would still allow for a double-car garage to be constructed on the lot.

(b) Requested Variance:

- Increase the minimum front (south) yard setback of the RF-12 Zone, from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lot 28.

Staff Comments:

- The increased setback for the lots along 20 Avenue responds to the provision of a 3-metre wide (10 feet) SRW to facilitate a multi-use pathway which was not previously identified in the NCP.
- The proposed setbacks will allow for a landscaped separation between the greenway and the front of the proposed dwellings. Specifically, the principal building will be set back 3.5 metres (11 feet) from the statutory right-of-way (SRW) boundary and a porch or veranda will be set back 2.0 metres (7 feet) from the SRW boundary, as shown in Appendix VII.

(c) Requested Variance:

- Increase the minimum front (south) yard setback of RF-SD Zone, from 3.5 metres (11 feet) to 6.5 metres (21 feet) for proposed Lots 29-40.

Staff Comments:

- The increased setback for the lots along 20 Avenue responds to the provision of a 3-metre wide (10 feet) SRW to facilitate a multi-use pathway which was not previously identified in the NCP.
- The proposed setbacks allow for a landscaped separation between the greenway and the front of the proposed dwellings. Specifically, the principal building will be set back 3.5 metres (11 feet) from the statutory right-of-way (SRW) boundary and a porch or veranda will be set back 2.0 metres (7 feet) from the SRW boundary, as shown in Appendix VII.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Zoning Block Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7915-0280-00
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Sketch Showing Proposed Setbacks Along 20 Avenue

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/dk

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Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
 WSP Canada Inc.
 Address: #300, 65 Richmond Street
 New Westminster, BC V3L 5P5
- Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Address: 16465 - 20 Avenue
 16505 - 20 Avenue
- (b) Civic Address: 16465 - 20 Avenue
 Owner: 20th Avenue Development Group Ltd
 PID: 006-719-287
 Lot 41 Section 13 Township 1 New Westminster District Plan 43236
- (c) Civic Address: 16505 - 20 Avenue
 Owner: 20th Avenue Development Group Ltd
 PID: 002-017-211
 Lot 42 Section 13 Township 1 New Westminster District Plan 43236

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7915-0280-00 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.

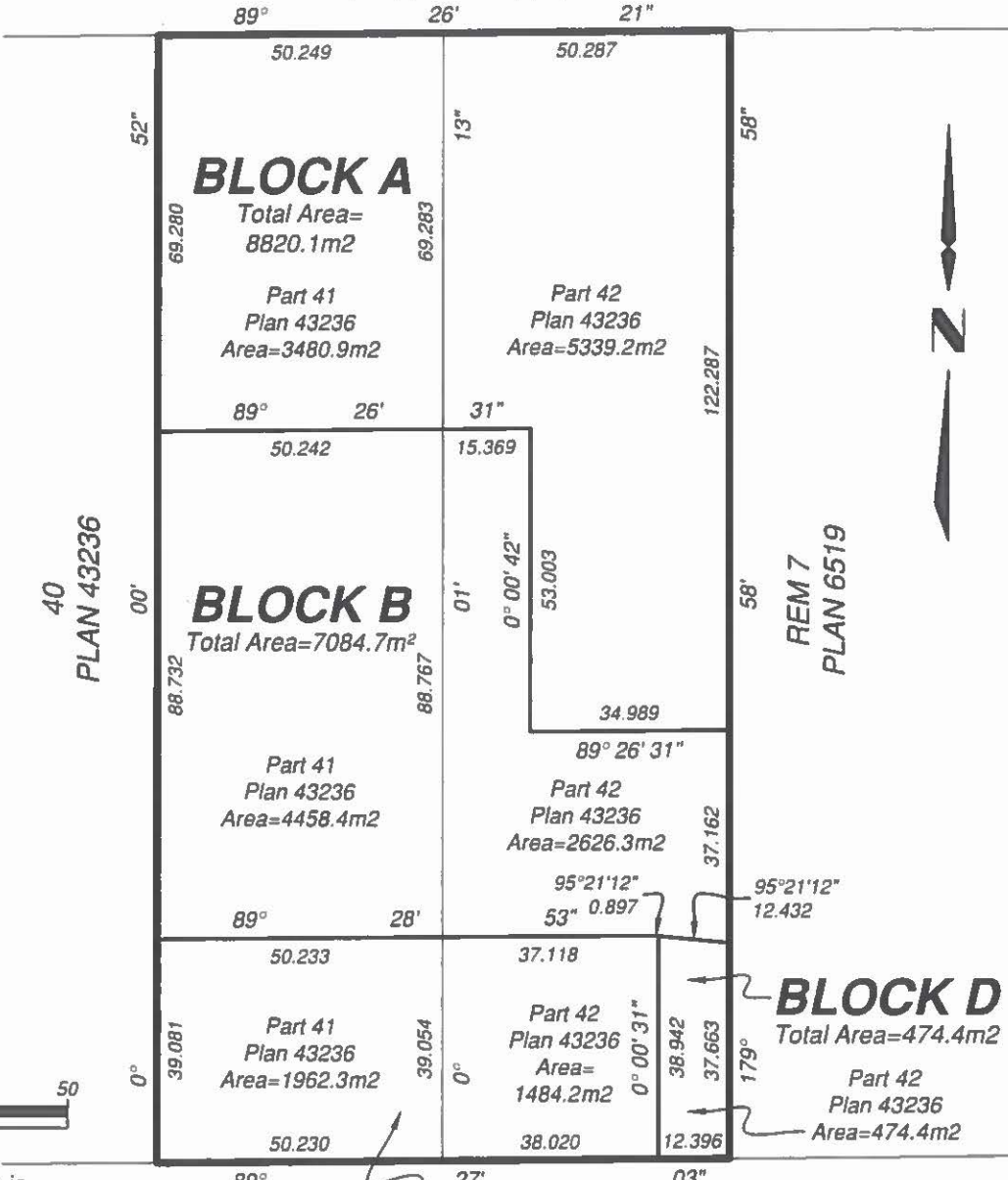
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-10, RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.89 ac
Hectares	1.98 ha
NUMBER OF LOTS	
Existing	2
Proposed	40
SIZE OF LOTS	
Range of lot widths (metres)	7.2m to 14.6m
Range of lot areas (square metres)	223 sq.m. to 635 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	31 uph/13 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	YES
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOTS 41 AND 42, SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 43236**

PARCEL 'A' (EXPL. PLAN 11997)
LOT 5, PLAN 6519



BLOCK A AREA=8820.1m ² RA to RF12
BLOCK B AREA=7084.7m ² RA to RF10
BLOCK C AREA=3446.5m ² RA to RFSD
BLOCK D AREA=474.4m ² RA to RF12



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

All distances are in metres and decimals thereof.

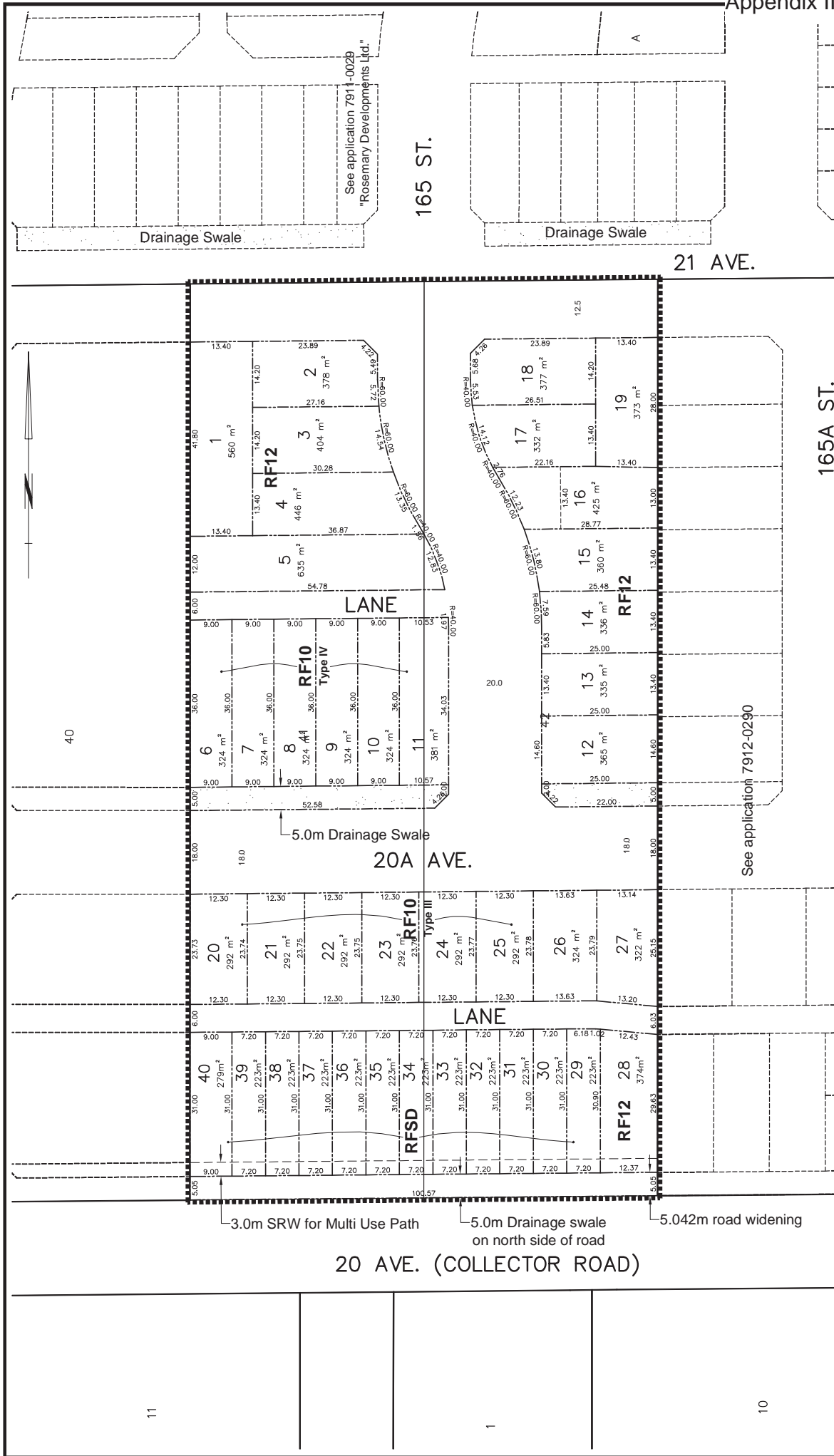
20TH AVENUE

WSP
WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminister, BC
PROJECT REF./DRAWING No.
054985 ZONE01 R00

Certified correct according to Field Survey
this 10th day of April 2016

GORDON ALBERT HOLTS
NO. 668
G.A. HOLTS
PROFESSIONAL SURVEYOR

2016/04/08 09:04 S:\surrey\new.bc.mst\010054985\CAD\Working\054985_ZONE01_R00.dwg



WSP CANADA INC.
 430 LES BRASSERS STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL: 604-525-4651 | FAX: 604-525-5715
 WWW.WSPGROUP.COM

Proposed Subdivision Plan
 7915-0280-00

WSP
 December 2015
 151-11280-00

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: May 11, 2016

PROJECT FILE: 7815-0280-00

**RE: Engineering Requirements
Location: 16465 & 16505 - 20 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements


- Dedicate 5.042 m towards the 30.2 m Collector Road allowance;
- Dedicate 23.0 m along 20A Avenue towards Local Road allowance;
- Dedicate 12.5 m along 21 Avenue towards the 25.0 m Local Road allowance;
- Dedicate 20.0 m along 165 Street towards Local Road allowance;
- Dedicate 6.0 m toward allowance for north and south lanes;
- Register 3.0 m statutory rights-of-way along 20 Avenue for Sunnyside Greenway and greenway maintenance;
- Register 0.5 m statutory rights-of-way along 20A Avenue, 21 Avenue, and 165 Street;
- Register 6.0 m restrictive covenant for no-build on lot 6 for turnaround;
- Register restrictive covenant for no-build on lot 20; and
- Register 7.0 m statutory rights-of-way for lane outlet to 20A Avenue.

Works and Services

Servicing is subject to acceptance by the City of project 7811-0029-00 and commissioning of the South Grandview Heights Fergus Pump Station and forcemain.

- Construct north side of 20 Avenue to unique Collector Road standard;
- Construct 20A Avenue to Local Road standard;
- Construct south side of 21 Avenue to Local Road standard;
- Construct 165 Street to Local Road standard;
- Construct lanes to Residential standard;
- Construct storm drainage system and mitigate on-site impacts according to NCP;
- Construct sanitary, drainage and water mains to service the site; and
- Pay applicable Development Works Agreement Levies, Latecomer Agreement Charges, DCC front ender agreements and the Sanitary DCC relative to construction of the Sunnyside Heights sanitary trunk sewer.

A Servicing Agreement is required prior to rezoning and subdivision.


Robert Cooke, Eng.L.
Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0280-00

Issued To: 20TH AVENUE DEVELOPMENT GROUP LTD
("the Owner")

Address of Owner: 5828 – 139 Street
Surrey, BC V3X 3S2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-719-287
Lot 41 Section 13 Township 1 New Westminster District Plan 43236
16465 - 20 Avenue

Parcel Identifier: 002-017-211
Lot 42 Section 13 Township 1 New Westminster District Plan 43236
16505 - 20 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 K. Subdivision of Part 17A Single Family Residential (12) Zone the lot width for Type II corner lots is reduced from 15.4 metres (51 feet) to 14.6 metres (48 feet) for proposed Lot 12;
- (b) in Subsection F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone the front (south) yard setback is increased from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lot 28; and
- (c) in Subsection F. Yards and Setbacks of Part 17H Semi-Detached Residential Zone the front (south) yard setback is increased from 3.5 metres (11 feet) to 6.5 metres (21 feet) for proposed Lots 29-40.

5. This development variance permit applies to only the 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.

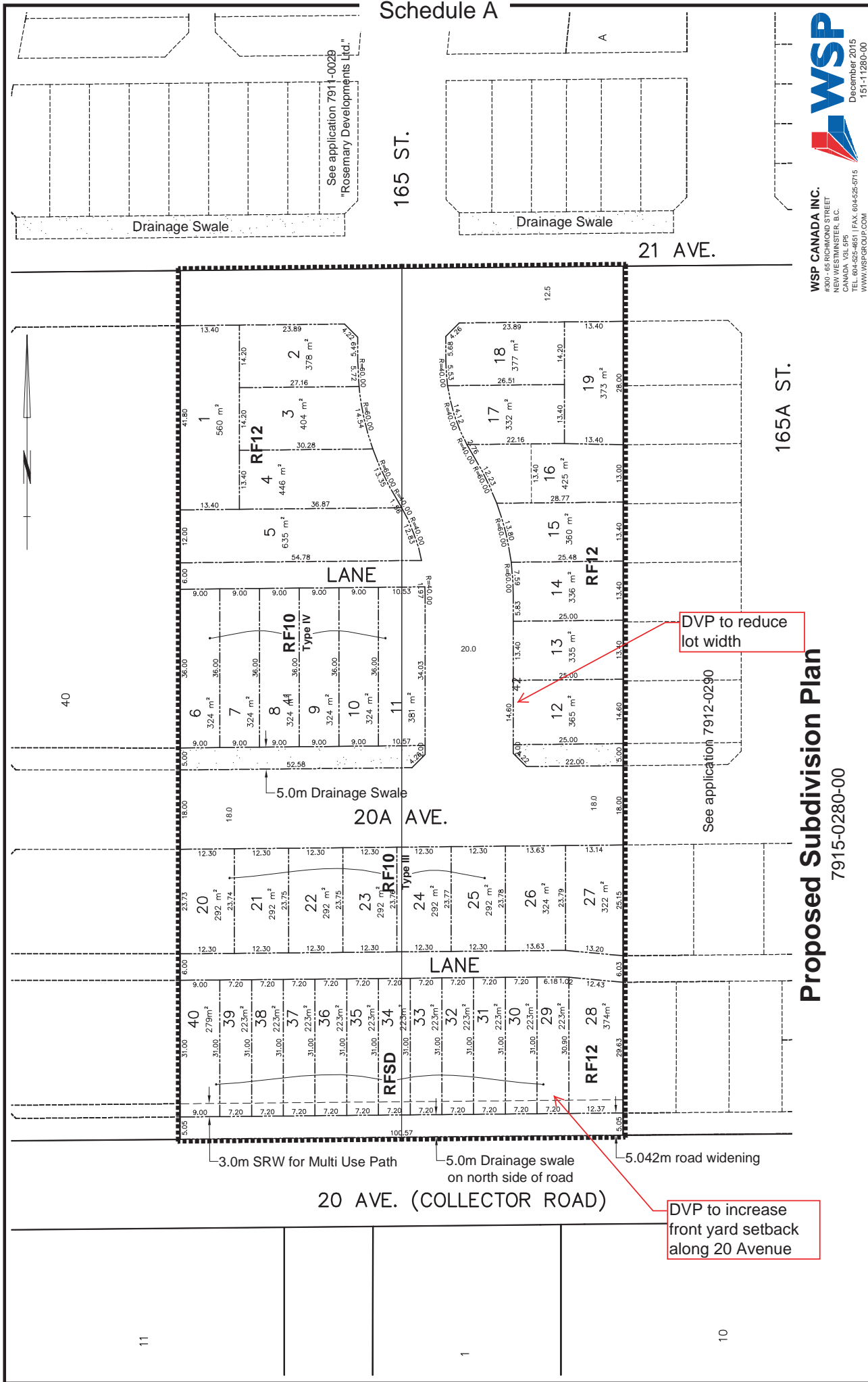
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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





Tuesday, March 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0280 00

SUMMARY

The proposed 40 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	20
Secondary Students:	10

September 2015 Enrolment/School Capacity

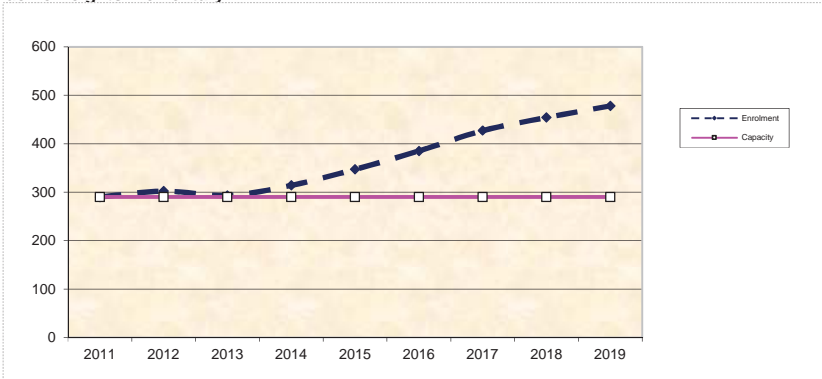
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

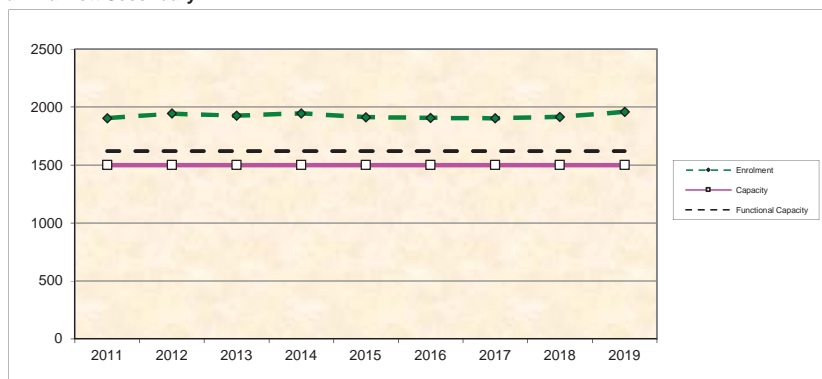
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

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.

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	16465 & 16505 20 Avenue ,Surrey BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	61
Protected Trees to be Removed	59
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = 19	99
- All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = 80	
Replacement Trees Proposed	33
Replacement Trees in Deficit	66
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	7
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	
Replacement Trees Proposed	
Replacement Trees in Deficit	7

Summary prepared and
submitted by:



April 20, 2016

Arborist

Date

Setbacks along 20 Avenue

The subject site will have the same 6.5m setback from property line, a 3.5m setback from the SRW line, and will have the porch set back 2m from the SRW line.

Subject site

