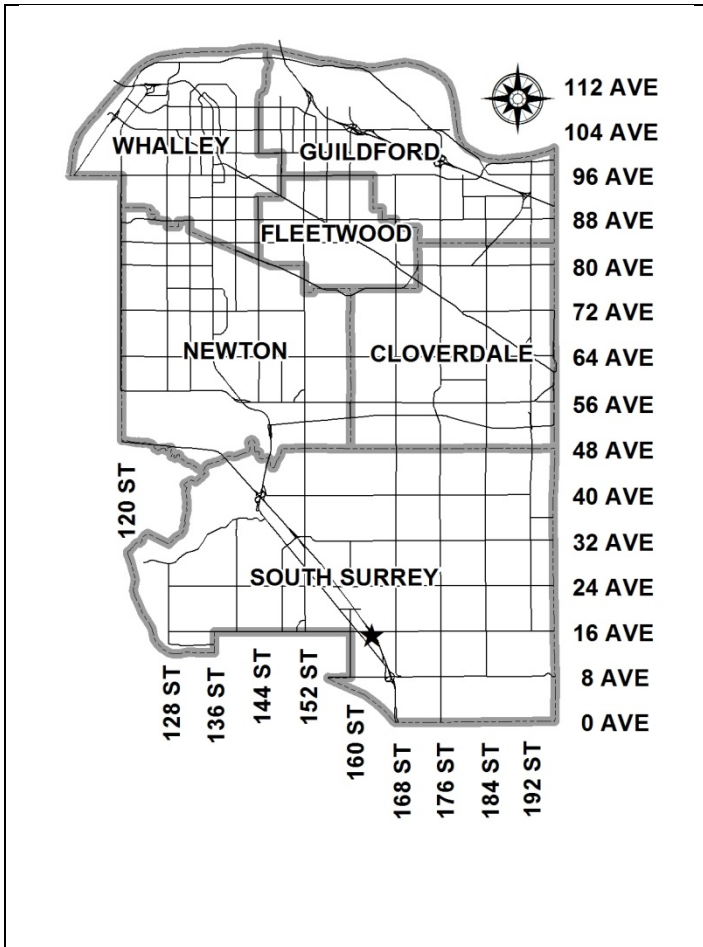


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0392-00

Planning Report Date: May 30, 2016



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF and RM-D to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 80 townhouse units.

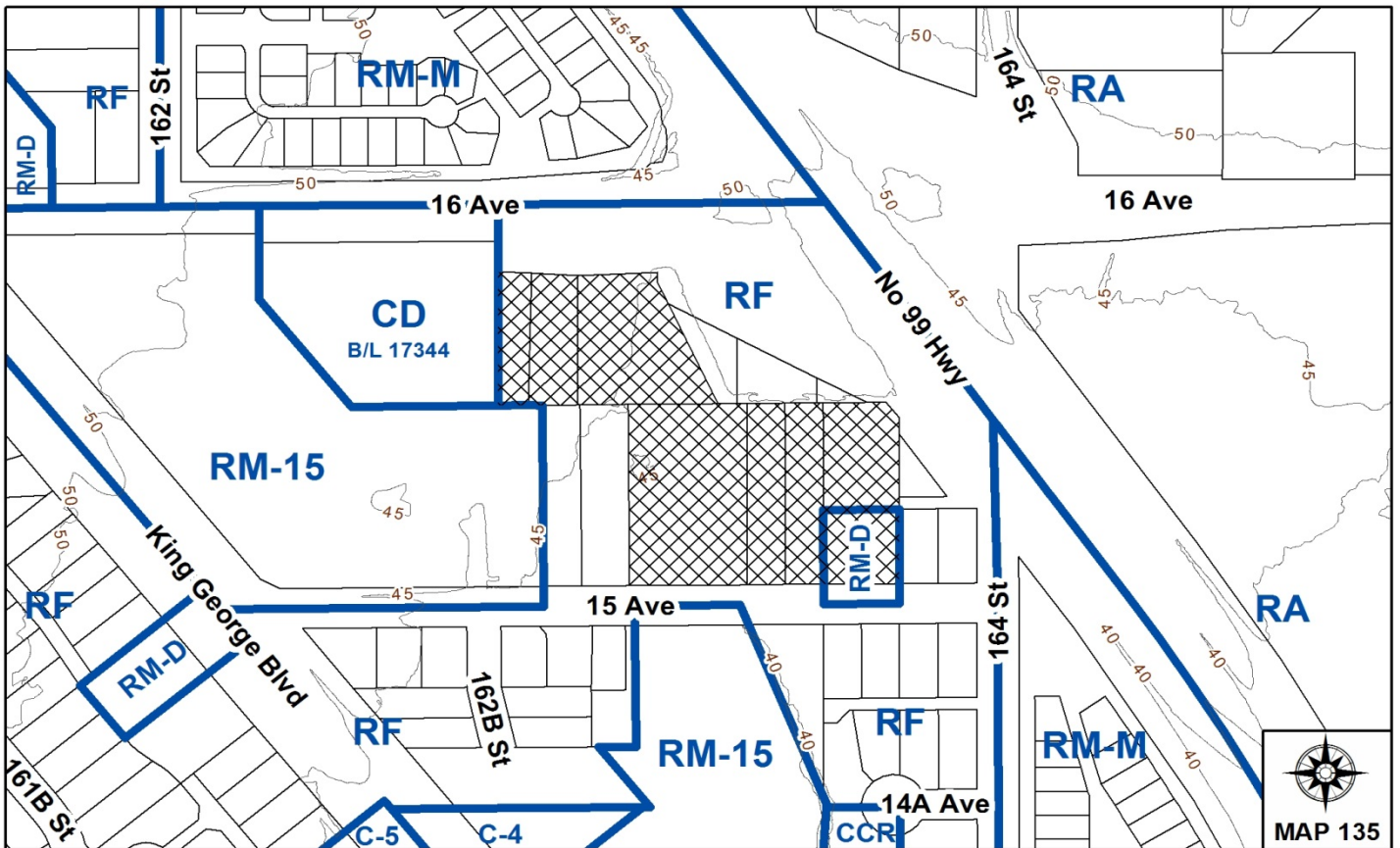
LOCATION: 16280, 16288, 16310 - 16 Avenue,
 16321, 16343, 16351, 16363 -15 Avenue

OWNER: Bradley C Marsh et al

ZONING: RF and RM-D

OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouse (15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space for the western site.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the Official Community Plan (OCP) designation from “Urban” to “Multiple Residential” to allow rezoning to “Multiple Residential 30 Zone” (RM-30).
- An amendment to the King George Highway Corridor Land Use Plan is required, to re-designate the site from “Townhouses (15 upa)” to “Townhouses (25 upa).”
- Setback relaxations are proposed to the front, rear, and side yard setbacks, and the lot width, of the RM-30 zone.

RATIONALE OF RECOMMENDATION

- The applicant has agreed to convey to the City, at no cost to the City, approximately 0.37 hectares (0.7 acres) of land for the on-going protection and stewardship of Carlson Creek. In addition, the applicant has agreed to dedicate an additional strip of land, approximately 3.4 metres (11 ft.) wide, along the west side of the creek as park for a public pathway. This additional dedication amounts to 650 square metres (0.16 acres) and is considered appropriate to satisfy the required community benefit for the proposed Type 2 OCP amendment.
- The proposed net density, while higher than what is currently permitted in the Official Community Plan, is slightly higher but comparable to the density of the existing townhouse development to the west, at 16228 – 16 Avenue. The gross density of the subject site, however, is 18 units per acre (upa), which is lower than the 19 upa gross density of the same project next door. The difference between the net and gross densities on the subject site is the result of the conveyance of the riparian area and park land to the City for the protection of Carlson Creek and creation of a park trail.
- Setback and lot width variances are proposed in order to accommodate the lot geometry and the riparian and park dedication.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site in Development Application No. 7915-0392-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) and "Duplex Zone" (RM-D) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 240 square metres (2,584 square feet) to 140 square metres (1,500 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0392-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0392-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for buildings 1, 2, and 3 on the eastern lot;
 - (b) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for buildings 10 and 11 on the western lot;
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for buildings 1 and 6 on the eastern lot;
 - (d) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for building 7 on the western lot;
 - (e) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for building 12 on the western lot;
 - (f) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6 ft.) for building 5 on the eastern lot;
 - (g) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for portions of buildings 7, 8, and 9 on the western lot; and
 - (h) to vary the maximum lot width of the RM-30 Zone from 30 metres (100 ft.) to 25.7 metres (84 ft.).

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7. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (k) 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;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (m) the applicant adequately address the impact of reduced indoor amenity space;
 - (n) registration of a shared access and maintenance easement between the western and eastern development sites (Lots 1 and 3) for shared use of the proposed indoor amenity building located on the eastern site;
 - (o) registration of a reciprocal access easement to ensure joint access with the adjacent townhouse project at 16628 - 16 Avenue to the west, to the satisfaction of the Engineering Department;

- (p) The applicant enter into a P-15 agreement to permit habitat compensation works on lands to be conveyed to the City, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and
- (q) The applicant address traffic safety issues at 16228 – 16 Avenue through the provision of traffic calming measures, to the satisfaction of the General Manager, Engineering and the General Manager, Planning & Development.
8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from “Townhouse (15 upa)” to “Townhouse (25 upa)” when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>18 Elementary students at South Meridian Elementary School 9 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the spring of 2018.</p>
Parks, Recreation & Culture:	Parks supports the application but has concerns about the pressure this proposal will place on existing parks facilities in the area. They will accept dedication of the riparian area and adjacent pathway. A P-15 agreement will be required.
Ministry of Transportation & Infrastructure (MOTI):	The Ministry has given preliminary approval to the proposal.
Surrey Fire Department:	The fire department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family homes on large RF lots and one duplex, on a lot zoned RM-D. Carlson Creek, a Class A watercourse, traverses the site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 16 Avenue):	Manufactured home site.	Urban.	RM-M
East:	Single family residential lots and lots owned by MOTI adjacent to Highway 99.	Urban. Townhouse (15 upa).	RF
South (Across 15 Avenue):	Single family residential lots and townhouses.	Urban. Townhouse (15 upa) and Single Family Residential (6 upa).	RF and RM-15
West:	Large single family lots and townhouses.	Urban. Townhouse (15 upa).	RF and CD (By-law No. 17344)

JUSTIFICATION FOR PLAN AMENDMENTOfficial Community Plan (OCP)

- The subject site is designated Urban in the OCP. The applicant proposes to re-designate the lands to Multiple Residential in order to accommodate the proposed development at a density of 23.0 units per acre (upa).
- The proposed density is comparable to the density on the adjacent site at 16228 – 16 Avenue (application no. 7910-0218-00). The net density on that site was 21 upa, which is slightly lower than the proposed 23.0 upa on the subject property. The gross density on the subject site, however, is 18 upa, which is lower than the 19 upa gross density next door. The net density is notably higher than the gross density on the subject site because lands will be conveyed to the City without compensation for riparian protection and parks purposes. The applicant will convey the riparian protection area and has agreed to dedicate additional lands outside of the protection area to allow for a park trail.
- The applicant will convey approximately 3,014 square metres (0.7 acres) of riparian protection area as well as dedicate an additional 650 square metres (0.16 acres) of land to the City to facilitate the construction of a public park trail adjacent to the riparian area. The park trail will be a benefit to the community as a whole.

King George Corridor Land Use Plan

- An amendment to the King George Highway Corridor Land Use Plan is required, to re-designate the site from Townhouses (15 upa) to Townhouses (25 upa).
- The King George Highway Corridor Land Use Plan is an older plan and reflects housing densities that were more typical when the plan was adopted in 1995. Average townhouse

densities have increased since that time, largely due to changing market conditions associated with increasing land costs and housing affordability.

- The density proposed is comparable to the adjacent development at 16228 – 16 Avenue, which was approved in 2011 (application no. 7910-0218-00).

DEVELOPMENT CONSIDERATIONS

Site context

- The subject site consists of seven properties located between 16 Avenue and 15 Avenue, west of Highway 99. The site is approximately 1.8 hectares (4.4 acres) and is designated “Urban” in the Official Community Plan and “Townhouse (15 upa)” in the King George Highway Corridor Land Use Plan.
- Carlson Creek, which is a Class-A watercourse, bisects the site, creating a separate development site on each side of the creek.
- Of the seven existing properties, six are currently zoned “Single Family Residential Zone” (RF) and one is zoned “Duplex Residential Zone” (RM-D).
- The site abuts the Highway 99 on-ramp to the northeast.
- The surrounding neighbourhood consists of older single family lots and some townhouse sites. Two older townhouse developments, to the west and south of the subject site, are zoned Multiple Residential 15 Zone (RM-15). On 16 Avenue immediately adjacent to the subject site is the Pier 16 townhouse development, which was approved in 2011, and which has a density similar to that proposed on the subject site.

Proposal

- The applicant proposes an Official Community Plan Amendment to re-designate the site from Urban to Multiple Residential, rezoning from Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D) to the Multiple Residential 30 Zone (RM-30) and a Development Permit to permit development of 80 three-storey townhouse units.
- A development permit is required to regulate the form and character of the townhouse development and for hazard lands to address the steep slopes adjacent to the watercourse.
- The applicant is also proposing a Development Variance Permit for reduced setbacks and to vary lot width on the western site (Lot 3).
- The site would be consolidated and subdivided into three lots in order to allow for conveyance of the riparian area to the City, because Carlson Creek runs north-south through the middle of the site. Subdivision will allow for a linear riparian lot to be created in the centre of the site, and one development property on each side of the watercourse. The two development sites will be separate lots and ultimately separate stratas.

- The riparian lot will be approximately 3,664 square metres (0.9 acres) in size. The western and eastern development lots will be 7,100 square metres (1.75 acres) in size and 6,999 square metres (1.73 acres), respectively.
- The development as a whole has a proposed net density of 57 units per hectare (upha)(23.0 upa) and a floor area ratio (FAR) of 0.84.
- The density for each development site is as follows:
 - West site (Lot 3): net unit density of 58 uph (23.4 upa) and FAR of 0.85
 - East site (Lot 1): net unit density of 56 uph (22.6 upa) and FAR of 0.83

PRE-NOTIFICATION

Pre-notification letters were sent on February 9, 2016. Staff received four written responses and three telephone calls from nearby residents in response to the letters. The following concerns were cited:

- Some respondents felt that the proposed density of the development is higher than what is seen on other sites in the neighbourhood.

(The net density of the project is proposed to be 23 upa, which is comparable to the 21 upa of a relatively recent townhouse development located adjacent to the subject site at 16228 16 Avenue, approved in 2011 (application no. 7910-0218-00). The proposed gross density of the project is only 18.2 upa, given that the applicant has agreed to convey to the City, without compensation, 0.37 hectares (0.9 acres) for the on-going protection and stewardship of Carlson Creek, as well as a north-south strip of land approximately 3.0 metres (11 ft) wide for an adjacent public pathway.)

- Some neighbours are concerned about an increase in traffic on 15 Avenue and the effects on pedestrian safety. Requests were received for sidewalks on 15 Avenue to improve safety.

(As part of the proposed development, a sidewalk on the north side of 15 Avenue will be constructed along the frontage of the site, which is approximately 130 metres [425 ft] long. In addition, future development is anticipated on the two properties west of the proposed development, through which the sidewalk will be further extended along the frontage on 15 Avenue.

Because no further development-related improvements are anticipated on 15 Avenue west of the property at 16297 15 Avenue, extension of the sidewalk to King George Boulevard is envisioned as a potential future capital project.)

- One resident felt that safety could be a concern at the intersection of 15 Avenue and King George Boulevard if traffic volumes increase as a result of development.

(Currently, the intersection at King George Boulevard and 16 Avenue is not warranted for improvements as part of the proposed development, as the anticipated traffic generated by the proposed development is considered relatively low compared to existing volumes.

Following the completion of development in the area, staff will review the intersection to determine if improvements such as a traffic signal, are warranted.)

- One respondent was concerned about the impact that development will have on school and hospital overcrowding.
- One caller felt that the area should be preserved for low-cost housing for seniors and others requiring residential care. This caller did not consider three-storey townhomes to be appropriate for seniors and would like to see more one-storey units developed. He was also concerned that rising land values and house prices in the neighbourhood would lead to declining transit ridership and a corresponding decrease in bus service.

(The proposed development provides housing choices for families, but is not targeted for seniors. Typically seniors housing is considered to be more appropriate near town centres where services and transit access are concentrated. The increase in housing density that will result from the proposed development will not lead to a decrease in transit service to this neighbourhood. Increased housing density is generally associated with increased transit availability.)

- Staff received an additional letter from the Little Campbell Watershed Society (LCWS). The group expressed general concerns about increased housing density in the Little Campbell watershed, with its associated increase in impermeable surfaces and potential for contaminated runoff to enter the watercourses. Carlson Creek, which traverses the site, is a tributary of Fergus Creek. Fergus Creek contains a significant salmon population.

(During the Servicing Agreement process, the applicant will be required to provide a storm-water management concept plan, in accordance with Fergus Creek Integrated Storm-water Management Plan (ISMP) study area. The Fergus Creek ISMP outlines a number of sustainable drainage methods to be employed in conjunction with the development of lands within this drainage catchment area.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

Site Design

- The applicant proposes to develop 80 townhouse units, which will be constructed on two separate lots, with a riparian area lot separating the lots.
- Lot 1, which will be the eastern property, will contain 39 townhouses. Lot 3, which will be the western property, will contain 41 townhouses. Lot 2, which will be located in between the two development properties, will be conveyed to the City for riparian protection purposes and a parks trail.

- Adjacent to the riparian area, units will be designed so that front doors and living areas are oriented towards Carlson Creek. The site is designed with walkways on both sides of the watercourse, serving as an amenity for all residents. The walkway on the west side of the watercourse will be on dedicated park land and will be accessible to the public.
- The applicant has provided a minimum 5 metres (16 ft.) of land on either side of the riparian protection area for City drainage access. On the west side, a portion of this 5 metre area will include the dedicated trail area. A right-of-way adjacent to the trail will ensure that a full 5 metres of land is available for drainage access. On the east side, the 5 metre access will be provided entirely within a right-of-way.
- A portion of the drainage access right-of-way will be located in the front yards of units in Buildings 5-9. Fencing, trees, and substantial landscaping will not be permitted within this area.
- The eastern site abuts Highway 99 in the northeast corner. Setbacks have been increased in that corner so that units are a minimum of 8.7 metres (28 ft.) from the property line. Existing trees, including those that are smaller than by-law size, will be retained along the property boundary to provide visual screening between the townhouse units and Highway 99.
- An acoustic report will be required and a restrictive covenant will be registered in order to ensure that appropriate sound-buffering measures are implemented.

Building Design

- The townhouse units will range in size from 131 – 150 square metres (1,410 – 1,620 ft²) and are all three storeys in height. Buildings will contain between six and eight units each.
- The townhouse units will be constructed in a modern shingle style. The materials will include cedar shingles, wood trim, hardie board siding and vinyl siding. Colours will be primarily white, light grey and dark grey, with accents in yellow, deep blue and navy.
- The building design incorporates significant detailing such as box windows, wooden shutters, lattice details and flower boxes that add depth and interest to the building facades.

Access

- As part of the development application on the adjacent property at 16228 - 16 Avenue (Application No. 7910-0218-00), a reciprocal access easement was registered on that property in 2011. The intent of the access easement was, in the absence of a larger assembly of properties to allow access to 15 Avenue, to ensure that residents at 16228 - 16 Avenue would have adequate, full-movement access to 15 Avenue and King George Boulevard via the subject site; and that future residents of the proposed development would have direct, convenient access to 16 Avenue and Highway 99.
- Residents at 16228 16 Avenue have expressed concerns with utilizing the existing access easement through their site as this would result in additional traffic travelling through their site from the proposed development and for safety concerns resulting from this traffic.

- Because the proposed development will be divided into two sites, separated by Carlson Creek, only the 41 units on the western site will have access through the existing development at 16228 – 16 Avenue. This is roughly half of the proposed 80 units.
- Based on industry standard rates and observed travel patterns, the additional site-generated traffic from the proposed 41 units in the subject development that would be distributed through the access easement on 16228 - 16 Avenue is anticipated to be approximately 10 vehicles within the PM peak hour (or one vehicle every six [6] minutes), which is considered relatively low.
- Staff met with strata council representatives on March 18, 2016, as well as with approximately 15 residents on May 25, 2016, in order to explain the intent for utilizing the access easement and implications for not utilizing this for residents of 16228 – 16 Avenue. The discussion can be summarized as follows:
 - Currently, access to 16228 - 16 Avenue is limited to left-in/right-in/right-out movements only. As such, any residents wishing to travel westbound or northbound from the site must use a circuitous route via 16 Avenue, 168 Street, and/or 18 Avenue (in excess of 2 kilometers added each way). Appendix VIII is attached, showing the current and proposed traffic circulation pattern.
 - Illegal u-turns have been observed at the Highway 99 northbound interchange ramp, as well as within the left-turn bay at the access to 16228 – 16 Avenue, which indicates that there is currently a desire for full-movement ability from 16228 – 16 Avenue.
 - Utilizing the reciprocal access easement allows for full-movement access for the residents at 16228 16 Avenue via the subject site, with the ability to travel westbound on 16 Avenue and northbound on King George Boulevard. This added connectivity eliminates the need to travel a circuitous route.
 - Due to the projected significant growth volumes at the 16 Avenue interchange at Highway 99, it is anticipated that there will be a need to extend the left-turn bay to the northbound on-ramp, which will necessitate closure of the left-turn access into 16228 - 16 Avenue.
 - This change would limit access to right-in/right-out only for residents of 16228 – 16 Avenue, at which point the ability for full-movement access via the subject site to 15 Avenue would be critical.
- In light of these concerns, staff have determined that the subject application be required to provide a connection to 15 Avenue and to register a reciprocal access easement allowing residents of 16228 – 16 Avenue use of the internal driveway on the western lot. This arrangement is consistent with the original intent of Development Application No. 7910-0218-00, and will ensure adequate, full-movement access in perpetuity for the residents at 16228- 16 Avenue.
- This access arrangement is for the primary benefit of the residents of 16228 – 16 Avenue and not for residents of the subject proposal. Full movement access (east and westbound) for the subject site will be available from 15 Avenue by way of King George Boulevard.

- The applicant has expressed a willingness to work with staff and the adjacent townhouse development to find an acceptable solution. In response to concerns raised about safety resulting from additional traffic, the applicant has committed to providing traffic calming measures, such as speed bumps on 16228 – 16 Avenue to mitigate concern.

Parking

- The applicant proposes 160 resident parking spaces, which complies with the minimum parking requirement outlined in the Zoning By-law. The required 16 visitor parking spaces will be provided, with eight located on each future property.
- Of the 80 units, 77 (96%) will contain a side-by-side double garage. The remaining three units will have tandem parking with one interior parking space and one on an exterior parking pad. A restrictive covenant will be required to prohibit the conversion of tandem parking into livable space.

Indoor Amenity Space

- Based on the number of units that are proposed (80) and the physical separation that the watercourse creates between the two development sites, staff requested that the applicant provide an indoor amenity building on each site, and provide the minimum area for indoor amenity required in the Zoning By-law for each site.
- The RM-30 Zone requires that a minimum of 240 square metres (2,584 ft²) of both indoor and outdoor amenity space be provided for the proposed development for all units based on the Zoning By-law requirement of 3 square metres (32 ft²) of amenity space per dwelling unit.
- The applicant is proposing to provide 139 square metres (1,501 ft²) of indoor amenity space in an amenity building that will be located adjacent to Building 6 on the eastern site, and to pay a cash-in-lieu contribution for the deficient indoor amenity space in accordance with City Policy (for 34 units).
- In support of this approach, the applicant has indicated that they the amenity building, will be shared by the two future strata corporations.
- As a rationale for providing only one amenity building, the applicant has cited examples of other developments where amenity buildings have been shared, and others where the distance between the farthest unit and the amenity building are greater than on the subject site, even given the physical barrier introduced by the watercourse.
- The amenity building will be two storeys plus a basement and will include space for a lounge with kitchen and washroom, an exercise studio, and a small gym.

Landscaping and Outdoor Amenity Space

- The applicant is proposing to provide 448 square metres (4,821 ft²) of outdoor amenity space, which exceeds the Zoning By-law requirement of 240 square metres (2,584 ft²).

- The amenity space will be divided between two separate areas, one on each development site.
- The outdoor amenity area on the west side will be 329 square metres (3,546 ft²) and will be located in the northeast corner of that lot. The amenity has been situated so as to protect a large sequoia tree and other trees in the vicinity.
- On the east side, the outdoor amenity is proposed to be 118 square metres (1,275 ft²) and will be located adjacent to the riparian area, between Buildings 5 and 6. This area is proposed to have community garden beds, which will be available for the use of the future residents.
- A 1.5 metre (5 ft.) wide landscape strip is proposed between the western drive aisle and the remaining single family properties to the west. While these adjacent lands are also designated for future townhouse use, the applicant proposes to provide extensive screening within this strip to maximize privacy for the owner of the single family dwelling.

Hazard Lands Development Permit

- The subject site falls within a Hazard Lands Development Permit area. Consequently the applicant has submitted a geotechnical report to ensure that the development does not compromise the stability of the sloped banks of Carlson Creek. City staff have reviewed the geotechnical report and have found it acceptable.

TREES

- Mike Fadum, 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	31	31	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Ash, mountain	1	1	0
Birch, paper	8	8	0
Cherry	1	1	0
Linden	1	1	0
Maple, bigleaf	1	1	0
Maple, Manitoba	1	0	1
Maple, sycamore	1	1	0
Plum	1	1	0
Sweetgum, American	1	1	0
Oak, English	1	1	0
Willow, weeping	2	2	0

Coniferous Trees			
Cedar, deodar	5	4	1
Cedar, western red	36	30	6
Fir, Douglas	37	35	2
Fir, grand	1	1	0
Hemlock, western	1	1	0
Pine, Scots	1	1	0
Pine, Austrian	1	1	0
Sequoia, giant	1	0	1
Spruce	4	2	2
Spruce, Norway	2	1	1
Total (excluding Alder and Cottonwood Trees)	109	95	14
Additional Estimated Trees in the proposed Riparian Area	32	0	32
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	164		
Total Retained and Replacement Trees	178		
Contribution to the Green City Fund (estimate)	\$17,100		

- The Arborist Assessment states that there are a total of 109 protected trees on the site, excluding Alder and Cottonwood trees. 31 existing trees, approximately 22 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 14 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.
- Table 1 includes an additional 32 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 221 replacement trees on the site. Since an estimated 164 replacement trees can be accommodated on the site, the deficit of 57 replacement trees will require an estimated cash-in-lieu payment of \$17,100, representing \$300 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 western red cedar, Douglas fir, white flowering crabapple, Chinese kousa dogwood, and Pacific sunset maple.
- In summary, an estimated total of 178 trees are proposed to be retained or replaced on the site with an estimated contribution of \$17,100 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 13, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the King George Highway Corridor Land Use Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development will incorporate low impact development standards such as natural landscaping and downspout disconnection. • Riparian area will be conveyed to the City through the development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A parks pathway will be incorporated into the development.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Units are oriented towards the riparian area to offer “eyes on the park.”
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant proposes low water usage appliance, low VOC paints, formaldehyde-free cabinetry, and will use a construction waste management recycling program.

ADVISORY DESIGN PANEL

The application was not referred to the ADP. It was reviewed by staff and found to be satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- reduce the minimum east side yard setback of the RM-30 Zone for buildings 1, 2 & 3 from 7.5 metres to 3.0 metres (10 ft.);

- reduce the minimum west side yard setback of the RM-30 Zone for buildings 10 & 11 from 7.5 metres to 3.0 metres (10 ft.);
- reduce the minimum south front yard setback of the RM-30 Zone for buildings 1 & 6 from 7.5 metres to 4.5 metres (15 ft);
- reduce the minimum south side yard setback of the RM-30 Zone for building 7 from 7.5 metres to 7.0 metres (23 ft);
- reduce the minimum north front yard setback of the RM-30 Zone for building 12 from 7.5 metres to 4.5 metres (15 ft); and
- reduce the minimum north side yard setback of the RM-30 Zone for building 5 from 7.5 metres (15ft) to 2 metres (6 ft).

Applicant's Reasons:

- The proposed variances maximize the ability to lay out the site in a manner that maximizes tree retention and allows for units to be oriented towards the riparian area.
- All side yard setbacks will be densely landscaped with trees and shrubs to provide visual separation and privacy.

Staff Comments:

- The layout has been developed in response to restrictive site geometry.
- Reduced setbacks along the western edge of the riparian area are supported in order to allow functional unit sizes while still allowing a drive aisle and landscape screening to be installed adjacent to the west property line.
- The northern property boundary is set back quite far from the 16 Avenue road way, so setback reductions can be supported for Building 12.
- Where the proposed development is adjacent to Highway 99 the applicant has provided increased setbacks (8.7 m and 10 m / 29 ft. and 33 ft.) to be sensitive to visual and acoustic impacts.
- A 7.0 metre (23 ft.) building setback has been maintained along 15 Avenue on the western lot in order to provide consistency with the single family lots and older townhomes to the west.
- A proposed setback of 4.5 metre (15 ft.) is acceptable to 15 Avenue on the eastern lot because it is more consistent with surrounding homes at the eastern end of 15 Avenue.

(b) Requested Variance:

- Reduce the minimum lot width of the RM-30 Zone from 30 metres (100 ft.) to 25.7 metres (84 ft.) for Lot 3.

Applicant's Reasons:

- The lot geometry only allows for a narrow strip of developable area on this side of Carlson Creek.
- The applicant attempted to purchase the lots to the west but was unsuccessful.
- The applicant's voluntary conveyance of the riparian area and additional park pathway contribute to the narrowness of the development area in this location.

Staff Comments:

- If the applicant were not dedicating the riparian area and park pathway, the lot would comply with the minimum width requirements.
- The width of the development site taken as a whole far exceed the minimum requirements, but because of the separation introduced by the riparian dedication, the southern portion of Lot 3 will not meet the minimum width requirement.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7915-0392-00
Appendix VIII.	Traffic Circulation Map

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geopacific Dated February 24, 2016
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Ind. and PMG Landscape Architects, respectively, dated May 13, 2016

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MJ/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\14993435071.doc
RA 5/27/16 8:46 AM

Information for City Clerk

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

1. (a) Agent: Name: Ted Dawson
 Dawson & Sawyer
 Address: 15230 No. 10 Highway, Unit 101
 Surrey, BC V3S 5K7

 Tel: 604-626-5401 - Work
 604-626-5401 - Home

2. Properties involved in the Application

(a) Civic Address: 16280 - 16 Avenue
 16288 - 16 Avenue
 16321 - 15 Avenue
 16351 - 15 Avenue
 16343 - 15 Avenue
 16363 - 15 Avenue
 16310 - 16 Avenue

(b) Civic Address: 16280 - 16 Avenue
 Owner: Cynthia F Cox
 Norman R Cox
 PID: 002-442-396
 Lot 1 Section 12 Township 1 Plan 70476 New Westminster District Part NW ¼

(c) Civic Address: 16288 - 16 Avenue
 Owner: Joanne E Marsh
 Bradley C Marsh
 PID: 002-442-400
 Lot 2 Section 12 Township 1 Plan 70476 New Westminster District Part NW ¼

(d) Civic Address: 16321 - 15 Avenue
 Owner: Fiona Lee
 PID: 004-595-939
 Lot 71 Section 12 Township 1 Plan 16493 New Westminster District N ½ of NW ¼

(e) Civic Address: 16351 - 15 Avenue
 Owner: Monika E Latecki
 Jacek K Latecki
 PID: 005-962-323
 Section 12 Township 1 Plan 16493 New Westminster District lot E1/2 72, Part NW ¼

- (f) Civic Address: 16343 - 15 Avenue
Owner: Rennie L Hanson
PID: 010-187-758
Section 12 Township 1 Plan 16493 New Westminster District Lot W $\frac{1}{2}$ 72, Part N $\frac{1}{2}$ of NW $\frac{1}{4}$
- (g) Civic Address: 16363 - 15 Avenue
Owner: Sandra Carpenter
PID: 008-035-164
Lot 73 Section 12 Township 1 Plan 16493 New Westminster District Part N $\frac{1}{2}$ of NW $\frac{1}{4}$,
Except Plan EPP33333
- (h) Civic Address: 16310 - 16 Avenue
Owner: Bonniejean E Rogan
Glen Rogan
PID: 009-967-648
Lot F Section 12 Township 1 Plan 14644 New Westminster District Part N $\frac{1}{2}$ of NW $\frac{1}{4}$,
Except Plan (EX 25810)

3. Summary of Actions for City Clerk's Office

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

MOTI File No. 2016-00446

- (d) Proceed with Public Notification for Development Variance Permit No. 7915-0392-00 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.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	17,764 m ²	17,764 m ²
Road Widening area		
Undevelopable area	3,664 m ²	3,664 m ²
Net Total	14,099 m ²	14,099 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45 m	40 m
SETBACKS (in metres)		
Front	7.5 m	4.5 m, 7.0 m
Rear	7.5 m	2.0 m, 4.5 m, 10.0 m
Side	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		80
Total		80
FLOOR AREA: Residential	12,689 m ²	11,849 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		0
FLOOR AREA: Industrial		0
FLOOR AREA: Institutional		0
TOTAL BUILDING FLOOR AREA		11,849 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75uph / 30 upa	45 uph / 18.2 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	57 uph / 23 upa
FAR (gross)	0.90	0.67
FAR (net)	0.90	0.84
AMENITY SPACE (area in square metres)		
Indoor	240 m ²	140 m ²
Outdoor	240 m ²	448 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	160	160
Residential Visitors	16	16
Institutional		
Total Number of Parking Spaces	176	176
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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



DEVELOPMENT DATA

ZONING :	RM-30
GROSS SITE AREA:	191,205.11 S.F. 17,742.54 m ²
SFEA DEDICATION:	4.39 Ac. 1.79 Ha.
PARK DEDICATION:	32,458.53 S.F. 3,013.22 m ²
NET SITE AREA:	7,003.70 S.F. 650.67 m ²
	151,743.08 S.F. 14,089.25 m ²
	3.48 Ac. 1.41 Ha.
DENSITY : (BASED ON GROSS SITE AREA)	
ALLOWABLE:	132 UNITS 30.0 U.P./Ac 75.0 U.P./Ha
PROPOSED:	80 UNITS 19.2 U.P./Ac 45.0 U.P./Ha
DENSITY : (BASED ON NET SITE AREA)	
ALLOWABLE:	105 UNITS 30.0 U.P./Ac 75.0 U.P./Ha
PROPOSED:	80 UNITS 23.0 U.P./Ac 56.7 U.P./Ha
F.A.R. : (BASED ON NET SITE AREA)	
ALLOWABLE:	0.90 134,596.8 S.F. 12,689.33 m ²
PROPOSED:	0.83 125,404.1 S.F. 11,657.86 m ²
SITE COVERAGE : (BASED ON NET SITE AREA)	
ALLOWABLE:	45% 65,295.4 S.F. 6,344.66 m ²
PROPOSED:	40% 60,495.7 S.F. 5,620.23 m ²
INDOOR AMENITY:	
REQUIRED:	32 UNIT 2,584.0 S.F. 240.06 m ²
PROVIDED:	1,501.0 S.F. 139.45 m ²
OUTDOOR AMENITY:	
REQUIRED:	32 UNIT 2,584.0 S.F. 240.06 m ²
PROVIDED:	4,820.9 S.F. 447.88 m ²
PARKING:	
REQUIRED:	2 UNIT 160 (RESIDENT)
0.2 UNIT 16.0 (VISITORS)	
TOTAL REQUIRED:	176 SPACES
PROVIDED:	160 (RESIDENT)
	16 (VISITORS)

UNIT BREAKDOWN

UNIT TYPE C 4 BED 1,527 S.F.	3 UNITS = 4,581.1 S.F.
UNIT TYPE D 3 BED 1,309 S.F.	3 UNITS = 4,160.3 S.F.
UNIT TYPE F 4 BED 1,705 S.F.	12 UNITS = 21,061.4 S.F.
UNIT TYPE FS 4 BED 1,648 S.F.	35 UNITS = 57,680.0 S.F.
UNIT TYPE FSM 4 BED 1,610 S.F.	7 UNITS = 11,273.3 S.F.
UNIT TYPE G 3 BED 1,328 S.F.	20 UNITS = 26,550.0 S.F.
	60 UNITS = 125,404.1 S.F.
	11,657.86 m ²

NOTHING IS TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR COMPLETION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	BY	REVISION

CLIENT :	DARCON + SARTER
DESIGNER :	
DATE :	
SCALE :	1" = 30'-0"

PROJECT : TOWNHOUSE DEVELOPMENT
 5TH AVENUE, SURREY
 SHEET NO. : 1
 SITE PLAN AND DEVELOPMENT DATA

barnet

UNIT 135,
 7538 130
 SURREY, B
 V3W 1H8

PHONE :
 FAX :
 EMAIL : info

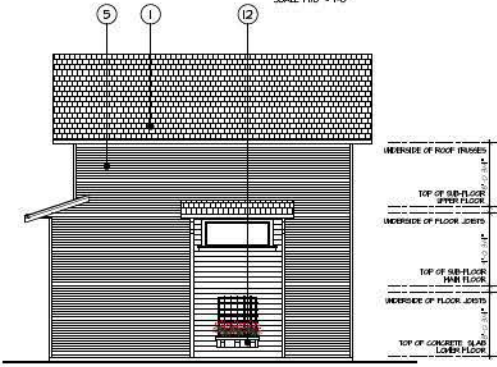
CLIENT NO. :
 601

PROJECT :
 ESO1



FRONT ELEVATION

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

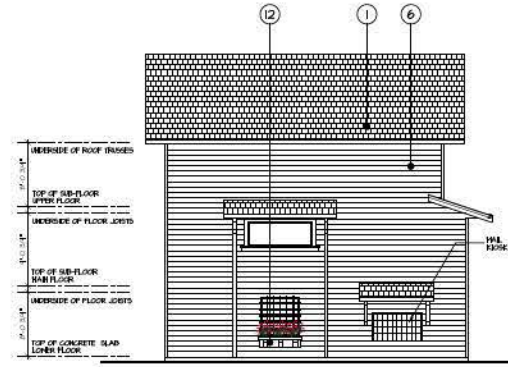


LEFT SIDE ELEVATION

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

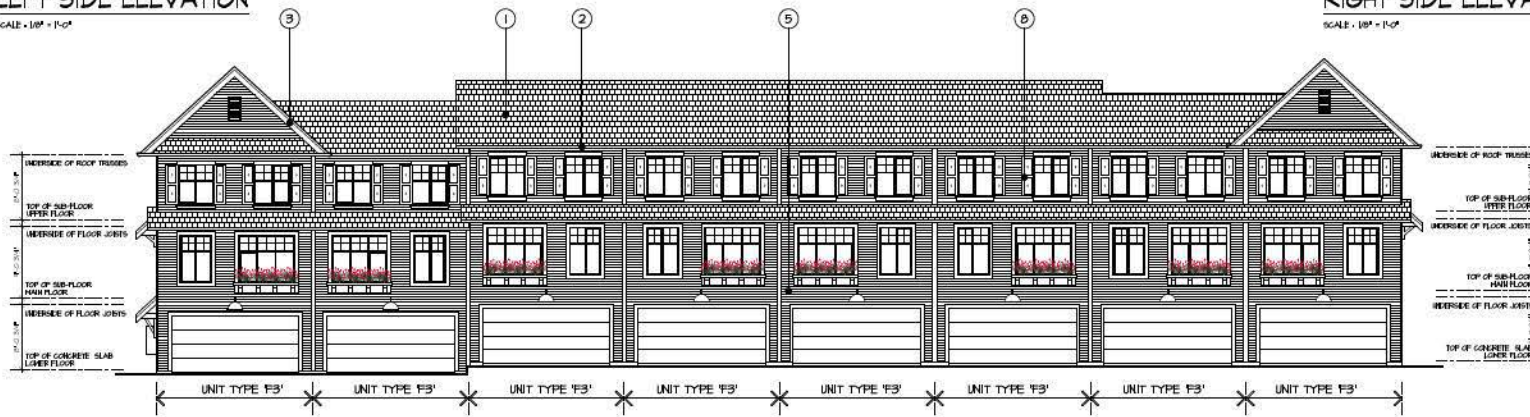
SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (1" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE PTD, HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X10 WOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LOUVRES



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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ISSUED FOR	BY	DATE	REVISION	DATE



CLIENT	DESIGNER	DATE	PROJECT	SCALE
DAMEON + SAWYER	BARNETT DEMBEK		15TH AVENUE, SURREY	1/8" = 1'-0"

barnett dembek
 15TH AVENUE, SURREY, B.C. V3W 1H8

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

CLIENT NO.	SHEET NO.
601	AC-4.9
PROJECT NO.	REV. NO.
15051	

BUILDING #10

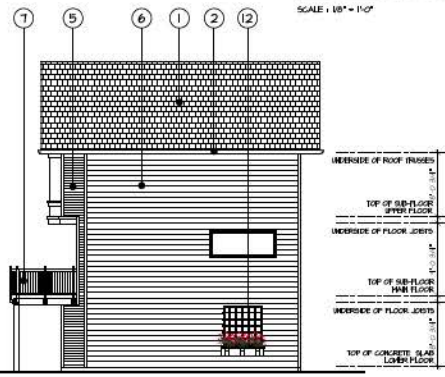
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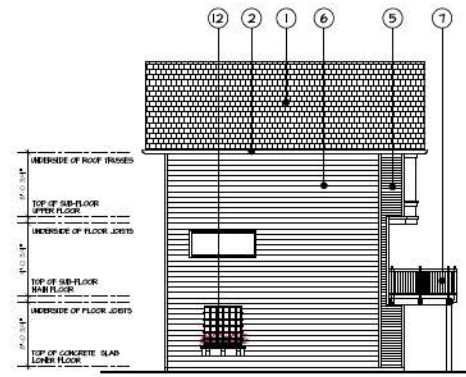
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

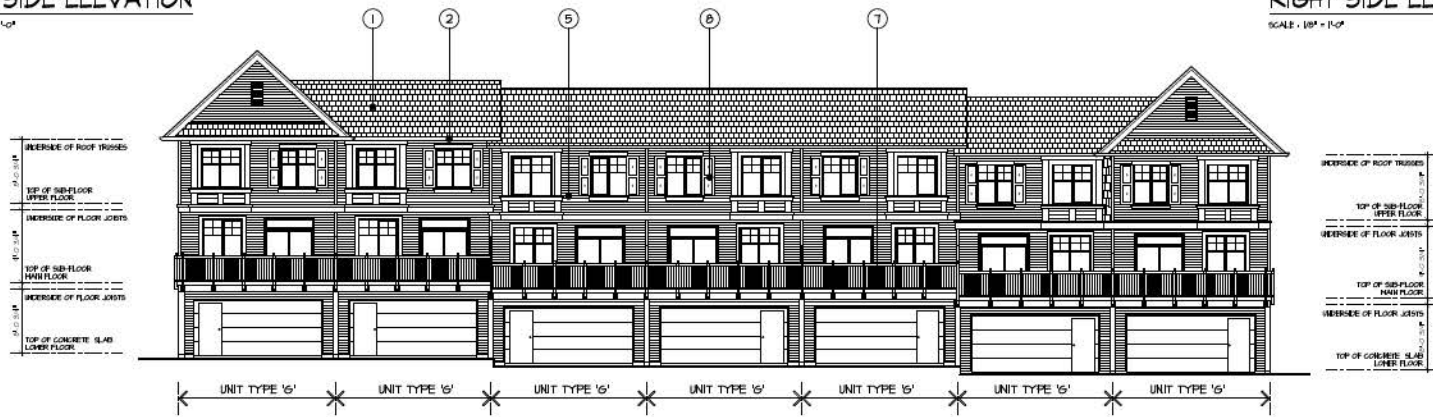
- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING (7" EXPOSURE)
- ⑦ PREFAB METAL RAILINGS
- ⑧ 18" WIDE FT'D. HARDI-PANEL SHUTTERS
- ⑨ KNEE BRACES
- ⑩ PRIVACY SCREEN
- ⑪ 2X10 WOOD TRIM
- ⑫ LATTICE AND FLOWER BOX
- ⑬ 18 X 36 ORNAMENTAL LOUVRES



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

ISSUED FOR	BY	DATE	REVISION

DESIGN	DRAWN	DATE	SCALE

CLIENT :	DAMEON + SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 15TH AVENUE, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS

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

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

CLIENT NO.	601	SHEET NO.	AC-4.11
PROJECT NO.	15051	REV. NO.	

BUILDING #8



Thursday, January 28, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0392 00

SUMMARY

The proposed 88 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

September 2015 Enrolment/School Capacity

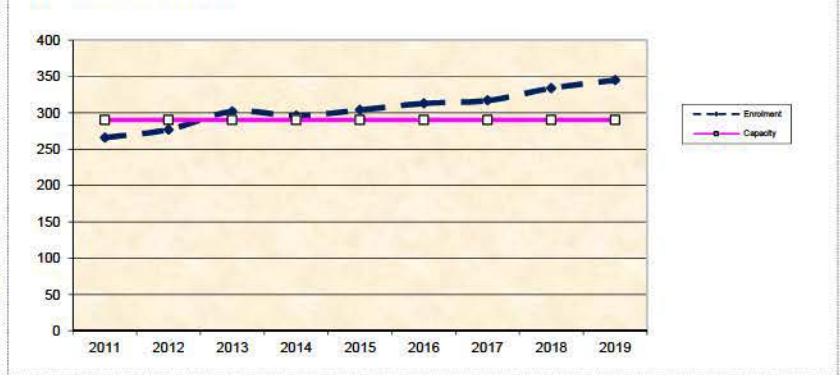
South Meridian Elementary	
Enrolment (K/1-7):	39 K + 265
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

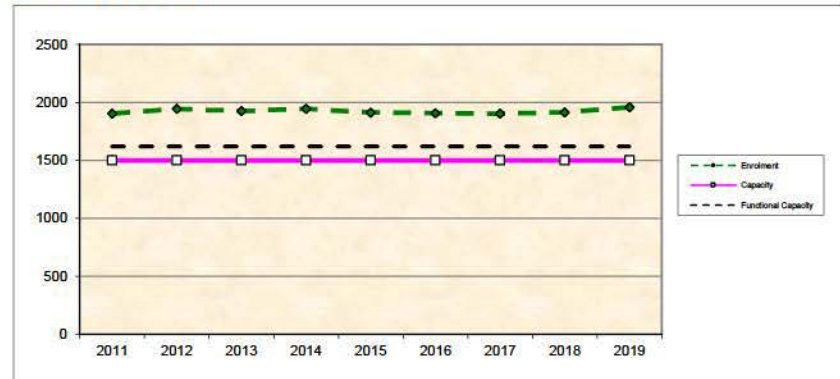
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified at South Meridian in the district's 5-Year Capital Plan. A new secondary school in the Grandview Heights area is requested as a high priority in the School District's Five-Year Capital Plan. This new school, once approved by the province, will relieve overcrowding at Semiahmoo Secondary and Earl Marriot Secondary. The proposed development will likely increase enrolment beyond what is indicated in this projection.

South Meridian 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0392-00

Address: 16321 - 16365 15 Avenue and 16280 / 16310 - 16 Avenue, Surrey, BC

Registered Arborist: Mike Fadum, Vanessa Melney and Peter Mennel

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)	140
Protected Trees to be Removed	126
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	14
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 31 X one (1) = <u>31</u> - All other Trees Requiring 2 to 1 Replacement Ratio 95 X two (2) = <u>190</u> 	221
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	TBD

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

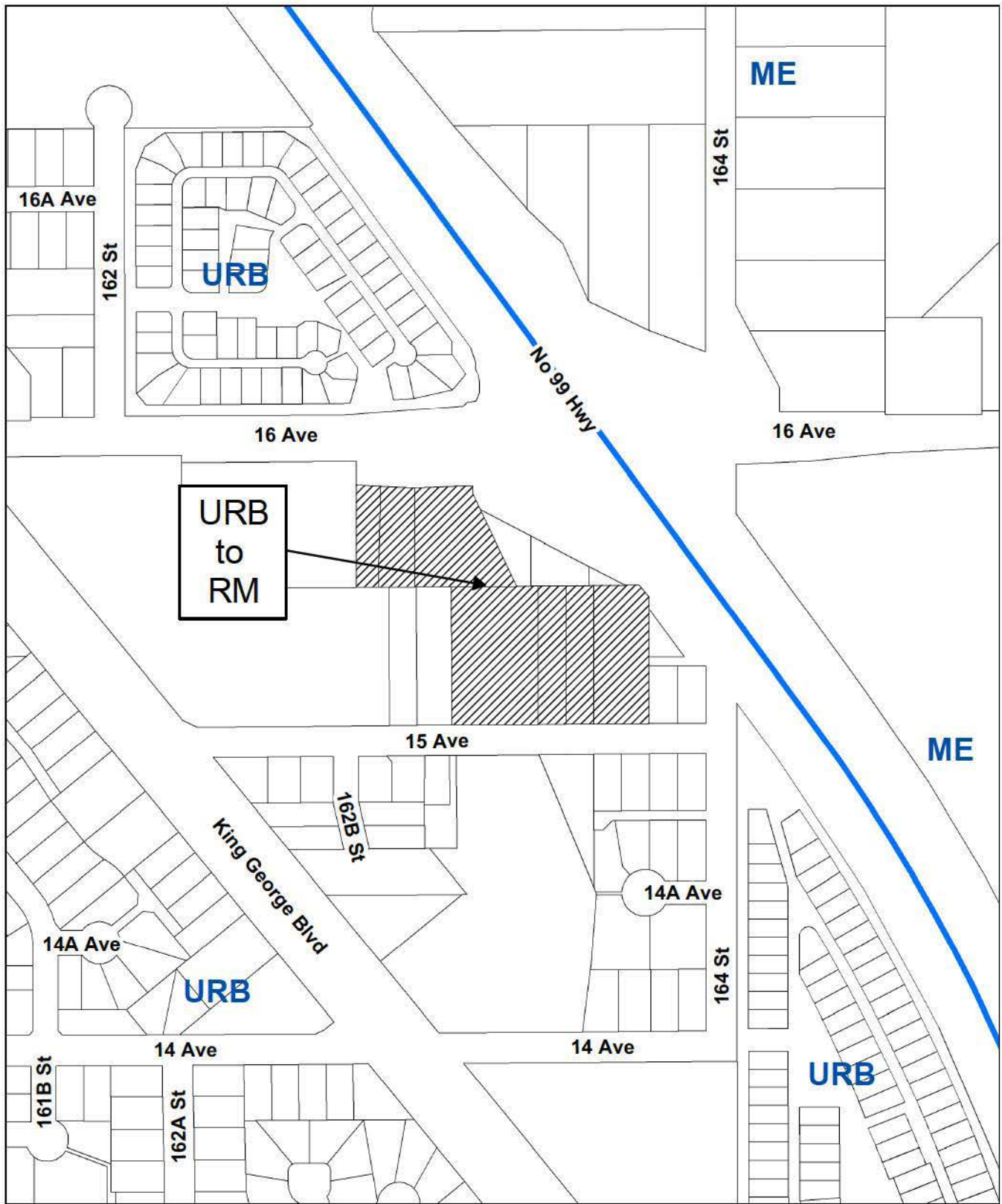
Signature of Arborist:

Date: May 6, 2016



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





OCP Amendment 7915-0392-00

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0392-00

Issued To: BRADLEY C MARSH
JOANNE E MARSH

Address of Owner: 16288 - 16 Avenue
Surrey, BC V4A 1S7

Issued To: JACEK K LATECKI
MONIKA E LATECKI

Address of Owner: 16351 - 15 Avenue
Surrey, BC V4A 1L4

Issued To: RENNIE L HANSON

Address of Owner: 16343 - 15 Avenue
Surrey, BC V4A 1L4

Issued To: FIONA LEE

Address of Owner: 7855 Sunneydene Road
Richmond, BC V6Y 1G9

Issued To: SANDRA CARPENTER

Address of Owner: 16363 - 15 Avenue
Surrey, BC V4A 1C4

Issued To: BONNIEJEAN ELIZABETH ROGAN
GLEN ROGAN

Address of Owner: 15304 Columbia Avenue
White Rock, BC V4B 1J7

Issued To: CYNTHIA F COX
NORMAN R COX

Address of Owner: 16280 - 16 Avenue
Surrey, BC V4A 1S7

(collectively referred to as the "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: 002-442-396

Lot 1 Section 12 Township 1 Plan 70476 New Westminster District Part NW ¼

16280 - 16 Avenue

Parcel Identifier: 002-442-400

Lot 2 Section 12 Township 1 Plan 70476 New Westminster District Part NW ¼

16288 - 16 Avenue

Parcel Identifier: 004-595-939

Lot 71 Section 12 Township 1 Plan 16493 New Westminster District N ½ of NW ¼

16321 - 15 Avenue

Parcel Identifier: 005-962-323

Section 12 Township 1 Plan 16493 New Westminster District lot E1/2 72, Part NW ¼

16351 - 15 Avenue

Parcel Identifier: 010-187-758

Section 12 Township 1 Plan 16493 New Westminster District Lot W½ 72, Part N ½ of NW¼

16343 - 15 Avenue

Parcel Identifier: 008-035-164

Lot 73 Section 12 Township 1 Plan 16493 New Westminster District Part N ½ of NW ¼,
Except Plan EPP33333

16363 - 15 Avenue

Parcel Identifier: 009-967-648

Lot F Section 12 Township 1 Plan 14644 New Westminster District Part N ½ of NW ¼,
Except Plan (EX 25810)

16310 - 16 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 Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5m (25 ft.) to 3.0m (10 ft.) for buildings 1, 2, and 3 on the eastern lot.
- (b) In Section F of Part 22 Multiple Residential 30 Zone the minimum west yard setback is decreased from 7.5m (25 ft.) to 3.0m (10 ft.) for buildings 10 and 11 on the western lot.
- (c) In Section F of Part 22 Multiple Residential 30 Zone the minimum south yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for buildings 1, and 6 on the eastern lot.
- (d) In Section F of Part 22 Multiple Residential 30 Zone the minimum south yard setback is decreased from 7.5m (25 ft.) to 7.0m (23 ft.) for building 7 on the western lot.
- (e) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for the western portion of building 12 on the western lot.
- (f) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5m (25 ft.) to 2.0m (6 ft.) for building 5 on the eastern lot.
- (g) In Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5m (25 ft.) to 4.5m (15 ft.) for portions of buildings 7, 8, and 9 on the western lot.

(h) In Section K Subsection 2 of Part 22 Multiple Residential 30 Zone the minimum lot width is decreased from 30m (100 ft.) to 25.7m (84 ft) for the western lot.

5. The siting of buildings and structures shall be in accordance with the drawing numbered 7915-0392-00 (A) (the "Drawing") 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

