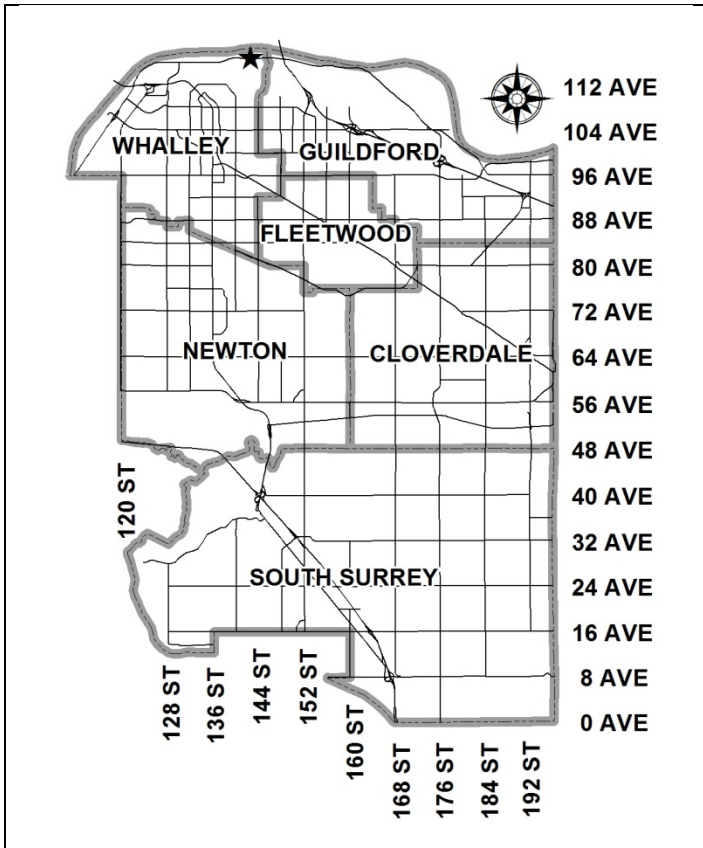


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0428-00

Planning Report Date: January 8, 2018



PROPOSAL:

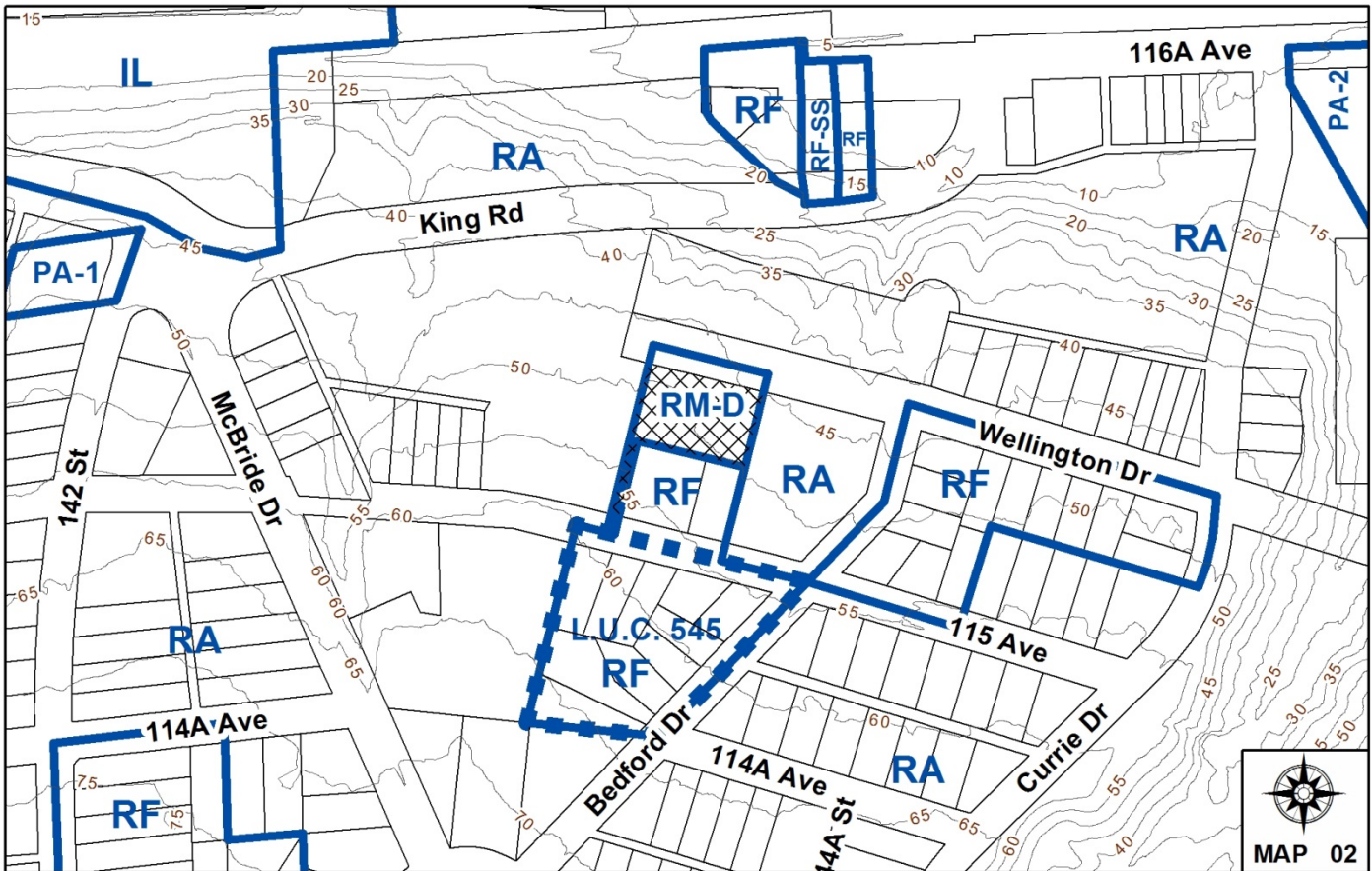
- **Rezoning** a portion from RM-D to RF-13
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 3 single family small lots and 1 remnant duplex lot.

LOCATION: 14365 - 115 Avenue (14367 - 115 Avenue)

ZONING: RM-D

OCP DESIGNATION: Urban



MAP 02

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning of a portion of the site.
- Approval to draft Hazard Lands and Sensitive Ecosystems Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum lot width requirement for a Type II Interior Lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
- Seeking to reduce the minimum lot width requirement for a double garage (two vehicles parked side by side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
- The existing duplex is intended to be retained on proposed Lot 1. The duplex is existing non-conforming with respect to maximum allowable floor area under the RM-D Zone. The RM-D Zone permits a maximum floor area of 372 square metres (4,000 sq.ft.) for interior lots, and the existing duplex is 466.5 square metres (5,022 sq.ft.) in size. The proposed subdivision of the existing lot does not expand upon this non-conformity and if the existing duplex is replaced it will be required to meet the applicable regulations of the RM-D Zone.

RATIONALE OF RECOMMENDATION

- The proposed subdivision complies with the Urban designation in the Official Community Plan (OCP) and will be compatible with the existing and emerging development pattern in the immediate vicinity of the subject site.
- The proposed development complies with the general guidelines in the Small Lot Policy No. O-52 in that the proposed development is incremental, small-scale, and self-contained. The proposed small lots are also substantially larger in area than typical RF-13 lots (336 square metres/3,595 sq.ft.) and comparable in area to RF lots (560 square metres/6,000 sq.ft.). The proposed small lots range in size from 550 square metres (5,920 sq.ft.) to 563 square metres (6,060 sq.ft.).
- The requested reduction to the minimum lot width of proposed Lot 2 is supportable given that the lot is substantially deeper and larger in area than a typical RF-13 lot. The applicant's design consultant has demonstrated that this reduced width lot can still accommodate a typical RF-13 type single family dwelling and the required parking. Allowing a double side-by-side garage on this lot will ensure adequate parking and a consistent streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as 'Block A' on the Survey Plan attached in Appendix II from "Duplex Residential Zone" (RM-D) to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Hazard Lands and Sensitive Ecosystems Development Permit No. 7915-0428-00 in accordance with the Geotechnical Report by Western Geotechnical Consultants Ltd. dated November 5, 2015 and the Environmental Report by Envirowest Consultants Inc. dated September 28, 2017.
3. Council approve Development Variance Permit No. 7915-0428-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement for a Type II Interior Lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
 - (b) to reduce the minimum lot width requirement for a double garage (two vehicles parked side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;
 - (f) 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;
 - (g) the applicant to obtain Water Act approval for the reconstruction of the watercourse within the adjacent road allowance;
 - (h) registration of a Section 219 Restrictive Covenant that requires the Owner to develop the site in accordance with the Geotechnical Assessment Report;

- (i) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 1;
- (j) Submission of a finalized geotechnical report responding to comments outlined in the previously conducted peer review; and
- (k) Submission of a landscaping plan and bonding for the installation cedar hedges and deciduous trees at the rear of proposed lots 2 to 4.

REFERRALS

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

School District: **Projected number of students from this development:**
 2 Elementary students at James Ardiel Elementary School
 1 Secondary student at Kwantlen Park Secondary School
 (Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2018.

Parks, Recreation & Culture: Parks has concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered to pay \$300 per lot for the four proposed lots for a total of \$1,200. Parks has confirmed that this amount is acceptable.

Parks requires Water Act approval for the relocated watercourse and a P-15 agreement for the maintenance and monitoring of plantings in the riparian area.

SITE CHARACTERISTICS

Existing Land Use: Oversized duplex lot with existing duplex to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across unopened Road):	Victoria Park	Conservation and Recreation	RA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Acreage parcel with single family dwelling	Urban	RA
South (Across 115 Avenue):	Single family dwellings	Urban	L.U.C. 545 (RF Zone underlying)
West:	Victoria Park and BC Hydro Corridor	Conservation and Recreation	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 2,878-square metre (0.7 ac.) subject lot is located at 14365 – 115 Avenue in Whalley.
- The lot is designated “Urban” in the Official Community Plan (OCP) and is zoned “Duplex Residential Zone” (RM-D).
- The lot fronts Wellington Drive (unopened road allowance) to the north, and has a panhandle that fronts 115 Avenue to the south. The panhandle, which will remain, currently provides the only vehicular access to the lot.
- The lot is bound by an unopened road to the north, an acreage parcel (with redevelopment potential contingent upon a future development application) to the east, single family dwellings and 115 Avenue to the south, and City parkland and a BC Hydro corridor to the west.

Current Proposal

- The applicant is proposing to retain the existing duplex, and to rezone the eastern portion of the lot (Block A on the attached Survey Plan) to “Single Family Residential (13) Zone (RF-13)”, in order to subdivide into three Type II RF-13 lots and one RM-D lot (to retain the existing duplex).
- Proposed Lots 2-4 (Type II RF-13 lots) are 42 metres (138 ft.) in depth and a minimum of 550 square metres (5,920 sq. ft.) in area, which exceeds the minimum 24 metre (79 ft.) depth and 336 square metre (3,595 sq. ft.) area requirement of the RF-13 Zone.
- Proposed Lots 3 and 4 are 13.4 metres (44 ft.) wide, complying with the minimum 13.4 metre (44 ft.) width requirement of Type II lots in the RF-13 Zone.
- Proposed Lot 2 is 13.1 metres (43 ft.) wide, and requires a variance to reduce the lot width and to permit a double side-by-side garage (see By-law Variances section of this report).
- The applicant has provided a concept plan that demonstrates how the adjacent lot to the east (14409 – 115 Avenue) could potentially subdivide into RF-13 lots in the future.
- The existing duplex is intended to be retained on proposed Lot 1, which will remain zoned as RM-D. The duplex was constructed in approximately 1989, and is in good condition.

- Proposed Lot 1 meets the minimum 24 metre (79 ft.) lot width, and exceeds both the minimum lot depth of 28 metres (90 ft.) and minimum lot area of 930 square metres (10,000 sq. ft.) of the RM-D Zone. The existing duplex will comply with the maximum allowable lot coverage and minimum setbacks of the RM-D Zone after the proposed subdivision.
- The existing duplex is already non-conforming with respect to maximum allowable floor area under the RM-D Zone. The RM-D Zone permits a maximum floor area of 372 square metres (4,000 sq.ft.) for interior lots, and the existing duplex is 466.5 square metres (5,022 sq.ft.) in size, consistent with the approved building permit that was issued in 1989. The proposed subdivision of the existing lot does not expand upon this non-conformity and if the existing duplex is replaced in the future it will be required to meet the applicable regulations of the RM-D Zone.

Small lot policy

- The Small Lot Residential Zone Policy (Corporate Report No. Coo2 approved by Council on January 17, 2000) provides guidelines for the location of RF-12, RF-9, and RF-SD-zoned lots in Urban areas. As RF-13 is essentially a modification of the RF-12 Zone, the Small Lot Residential Zone Policy has been used to evaluate this application. The proposed subdivision meets the general intent of the Small Lot Residential Zone Policy as it will create a compatible transition between different land uses and developments of different densities and is small-scale, incremental, and self-contained.
- The proposed small lots (Lots 2 to 4) are also substantially larger in area than typical RF-13 lots (336 square metres/3,595 sq.ft.) and comparable in area to RF lots (560 square metres/6,000 sq.ft). The proposed small lots range in size from 550 square metres (5,920 sq.ft.) to 563 square metres (6,060 sq.ft.).

Development Permits

- The site is located within a Steep Sloped Hazard Lands Development Permit Area (DPA) in the OCP and as such the applicant commissioned a geotechnical report for the site.
- The geotechnical report, prepared by John Mend, *P. Eng., Ph. D.* of Western Geotechnical Consultants Inc. and dated November 5, 2015 states that the site is considered to have satisfactory soil conditions for the proposed subdivision and that the land can be used safely for its intended purposes and the buildings can be supported on conventional footings supported native competent soils, so long as the recommendations of the report are followed.
- The geotechnical report was peer reviewed by Patrick Chiu, *P.Eng.* of Valley Geotechnical Engineering Services Ltd., dated December 13, 2017, and found to be acceptable subject to minor concerns to be addressed prior to final adoption.
- The applicant will be required to register a Section 219 Restrictive Covenant on the land that requires the Owner to develop the property in accordance with the recommendations contained in the Geotechnical Report.
- At the Building Permit stage, the Building Division will require Letters of Assurance from a Geotechnical Engineer to ensure that building plans comply with the recommendations in the approved Geotechnical Report.

- The site is also located within a Streamside Areas and Green Infrastructure Areas Sensitive Ecosystem DPA in the OCP. The applicant therefore also commissioned an Ecosystem Development Plan and Impact Mitigation Plan prepared by Ian Whyte, *P. Ag.* of Envirowest Consultants Inc. and dated September 28, 2017.
- The Ecosystem Development Plan and Impact Mitigation Plan propose relocating an existing Class C ditch that is located in the Wellington Drive right-of-way. It is proposed that the Class C ditch will be realigned approximately 10 metres (33 feet) north of its current location. The reconstructed watercourse will be classified as a Class B ditch and would typically receive a 7 metre (23 feet) setback from top-of-bank (TOB) as per Part 7A Streamside Protection of the Zoning Bylaw. To provide the greatest area of undisturbed vegetation, the full 7 metre (23 feet) setback will be prescribed along the north margin of the Class B ditch. The south margin of the ditch will receive a 4.25 metre (14 feet) setback between the TOB and the proposed Wellington Drive extension. To offset the reduced Streamside Area, the reconstructed channel will be elongated and an additional 248 square metres (2,670 sq. ft.) will be added to the Streamside Area; resulting in an overall habitat gain of 83 square metres (893 sq. ft.). The relocation of the Class B ditch will require Water Act approval. No variance to Part 7A of the Zoning Bylaw is required on the south side of the proposed reconstructed watercourse as municipal works and services, including a road, are exempt from the setback requirements.

Wellington Drive

- As part of the application, the applicant will extend and construct Wellington Drive from the intersection of Wellington Drive and Bedford Drive, to the west property line of the subject lot, ending in a cul-de-sac turn-around.
- In order to construct the road, the applicant will be required to relocate a Class B Watercourse within the road right-of-way. As such, the applicant will be required to obtain Water Act approval.
- Parks also requires a P-15 agreement for the maintenance and monitoring of plantings in the riparian area adjacent to the relocated water-course.
- The three proposed RF-13 lots will take access from Wellington Drive.

Neighbourhood Character and Building Scheme and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard. (Appendix VI).

Proposed Lot Grading

- A preliminary lot grading plan was submitted by WSP Canada Inc. The applicant proposes basements on proposed Lots 2-4 (proposed Lot 1 contains an existing duplex to be retained) with minimal fill.

- The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on August 11, 2016 and staff received one response as summarized below (staff comments in italics).

- An area resident opposes the proposed development, due to the loss of trees, privacy, views, and wildlife, and an increase in noise and traffic on 115 Avenue.

The applicant has agreed to plant a cedar hedge or deciduous trees along the rear property lines of proposed lots 2, 3, and 4 in order to provide privacy to the existing rear neighbour.

The building design guidelines will require that future houses constructed on proposed lots 2-4 be located nearer the front of the lot, to protect views from the houses behind, as the lots slope down towards the north.

Additional traffic along 115 Avenue is expected to be minimal, as proposed Lots 2-4 will be accessed from Wellington Drive. It is noted that 115 Avenue to the west of the subject lot ends in a cul-de-sac approximately 100 metres (328 feet) from the subject site.

The arborist report indicates that there are a total of 16 mature trees on the property, excluding Alder and Cottonwood trees, two (2) of which are to be retained.

TREES

- Andrew Connell, 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			
Red Alder	21	21	0
Cottonwood	40	40	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	8	8	0
Bitter Cherry	2	2	0
Paper Birch	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Norway Spruce	2	0	2
Western Redcedar	1	1	0

Total (excluding Alder and Cottonwood Trees)	16	14	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	10		
Total Retained and Replacement Trees	12		
Contribution to the Green City Fund	\$31,600		

- The Arborist Assessment states that there are a total of 16 protected trees on the site, excluding Alder and Cottonwood trees. Sixty-one (61) existing trees, approximately 79% of the total trees on the site, are Alder and Cottonwood trees. It was determined that two (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 89 replacement trees on the site. Since only ten (10) replacement trees can be accommodated on the site (based on an average of 2.5 trees per lot), the deficit of seventy-nine (79) replacement trees will require a cash-in-lieu payment of \$31,600, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of two (2) trees are proposed to be retained or replaced on the site with a contribution of \$31,600 to the Green City Fund.
- Permissions for any off-site tree removal for the construction of Wellington Drive will be required prior to Final adoption.
- A wind firm study by a QEP specializing in wind firmness will be required for the adjacent parkland to the north, as a result of the proposed tree removal for the construction of Wellington Drive.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• Within a designated Urban Infill Area.
2. Density & Diversity (B1-B7)	• A variety of single family dwelling sizes are proposed.

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates certain Low Impact Development Standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates CPTED principles, such as providing “eyes on the street”.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot width requirement for a Type II Interior Lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
- To reduce the minimum lot width requirement for a double garage (two vehicles parked side by side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.

Applicant's Reasons:

- The variance to reduce the minimum width of Lot 2 and to also reduce the minimum width requirement for the double garages is minor and is more than offset by the proposed depth and area of Lot 2.

Staff Comments:

- The lot width of the subject site is 64 metres (210 ft.), which is slightly less than the width required to subdivide into one RM-D-zoned lot and three (3) Type II RF-13-zoned lots.
- The minimum lot width required for a Type II Interior Lot in the RF-13 Zone is 13.4 metres (44 ft.), and the proposed width of Lot 2 is 13.1 metres (43 ft.)
- Proposed Lots 2-4 are oversized RF-13 lots, as they are a minimum of 550 square metres (5,920 sq. ft.) in area, which exceeds the 336 square metre (3,595 sq. ft.) minimum lot area requirement of an interior lot in the RF-13 Zone. These lots are also substantially deeper than the minimum Type II RF-13 lot depth requirements of 24 metres (79 ft.) at 42 metres (138 ft.) in depth.

- The RF-13 Zone does not permit a double garage or carport to accommodate two vehicles parked side by side on any lot less than 13.4 metres [44 ft.] in width. The applicant's design consultant has confirmed that a double side-by-side garage can be accommodated on Lot 2 while still providing useable front porch and interior front entry space, and a window that fronts the street.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V	School District Comments
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	Development Variance Permit No. 7915-0428-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Report prepared by Western Geotechnical Consultants Ltd. Dated November 5, 2015
- Geotechnical Peer Review prepared by Valley Geotechnical Engineering Services Inc. Dated December 13, 2017
- Ecosystem Development Plan and Impact Mitigation Plan prepared by Envirowest Consultants Inc. Dated September 28, 2017

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.71 ac.
Hectares	0.29 ac.
NUMBER OF LOTS	
Existing	1
Proposed	4 (3 RF-13 and 1 RM-D)
SIZE OF LOTS (RF-13 only)	
Range of lot widths (metres)	13.1 m. – 13.4 m.
Range of lot areas (square metres)	550 sq. m. – 563 sq. m.
DENSITY (based on 4 proposed lots)	
Lots/Hectare & Lots/Acre (Gross)	13.8 uph / 5.6 upa
Lots/Hectare & Lots/Acre (Net)	13.8 uph / 5.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	N/A
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	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width and Garage	YES

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. ___ OF PART OF LOT B NEW WESTMINSTER DISTRICT PLAN 78193

APPENDIX II

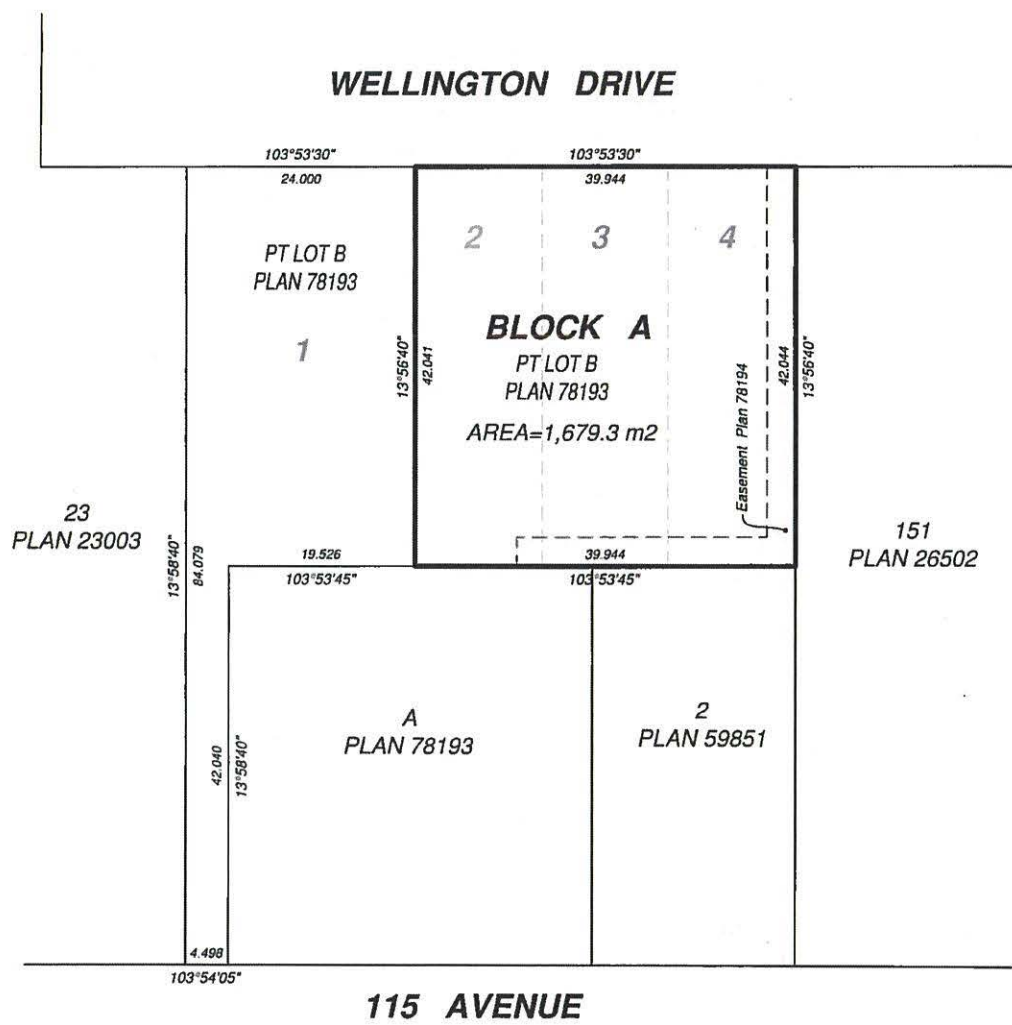
BCGS 92G.026



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

**BLOCK A FROM RM-D TO RF-13
AREA=1,679.3m²**



**CERTIFIED CORRECT ACCORDING TO SURVEY
THIS 22nd DAY OF AUGUST, 2017**

[Signature]
FORY C. O'CONNELL BCLS

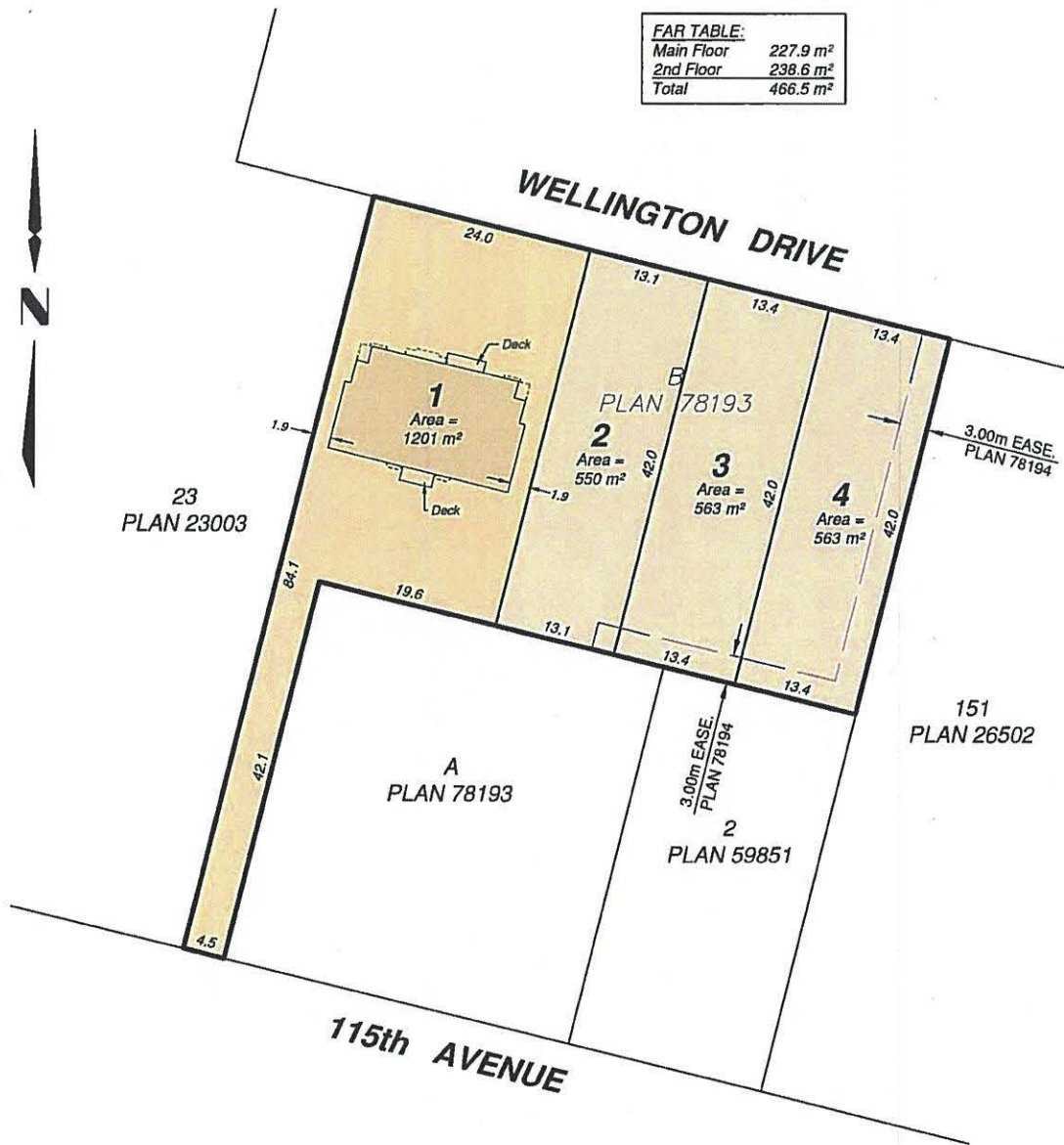
2017/08/22 12:48 C:\Users\BC\AppData\Local\Temp\WSP\Projects\20170822\WSP\Drawings\SDZONE01-R00.dwg

WSP
WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC
PROJECT REF./DRAWING No.
010055490-SDZONE01-R00

PROPOSED LAND USE			
	DUPLEX LOT	0.12 ha	41 %
	REZONED RF-13 LOTS	0.17 ha	59%
TOTAL SITE AREA		0.29 ha	

NOTE: Proposed Subdivision subject to rezoning of lots 2-3 to RF-12. Lot 3 subject to DVP for frontage.

FAR TABLE:	
Main Floor	227.9 m ²
2nd Floor	238.6 m ²
Total	466.5 m ²



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GORDON ANDERSON

PROPOSED SUBDIVISION

PROPOSED SUBDIVISION OF LOT B, NEW WESTMINSTER DISTRICT, PLAN 78193

AUGUST 03, 2016



The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



File: 010055490-SDCD01-R03

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

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

DATE: **November 28, 2017** PROJECT FILE: **7815-0428-00**

RE: **Engineering Requirements
Location: 14365 - 115 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW along Wellington Drive.

Works and Services

- Construct Wellington Drive to Limited Local Road standard. Road must be constructed to tie-in at Wellington Drive and Bedford Drive. Half Road standard is minimum requirement for non-frontage road segment to be constructed.
- Construct drainage facilities along Wellington Drive to service the proposed lots.
- Construct 250 mm water main along Wellington Drive up to east property line. Construct fire hydrant and 100 mm water main west of property line to service development.
- Construct sanitary facilities along Wellington Drive to service the proposed lots.
- Construct fencing at the property line bordering the existing park and coordinate the removal of any hazardous trees in the proposed park.
- Provide a water, storm, and sanitary service connection to each lot from Wellington Drive.
- Register a Restrictive Covenant for on-site stormwater mitigation according to Bridgeview North Slope Integrated Stormwater Management Plan.
- Provide all relevant documentation and approvals relating to watercourse relocation.


A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT PERMIT

The above items are to be addressed as a condition of issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT

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


Tommy Buchmann, P.Eng.
Development Engineer
MB

NOTE: Detailed Land Development Engineering Review available on file



Friday, August 05, 2016
Planning

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 new capital projects proposed at the elementary school or secondary school. The District is currently investigating enrolment management strategies for Kwantlen Park to reduce overcrowding and balance demand between other area secondary schools.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0428 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

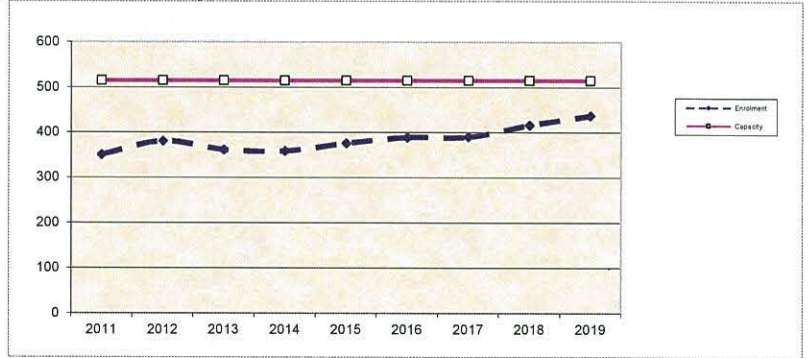
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

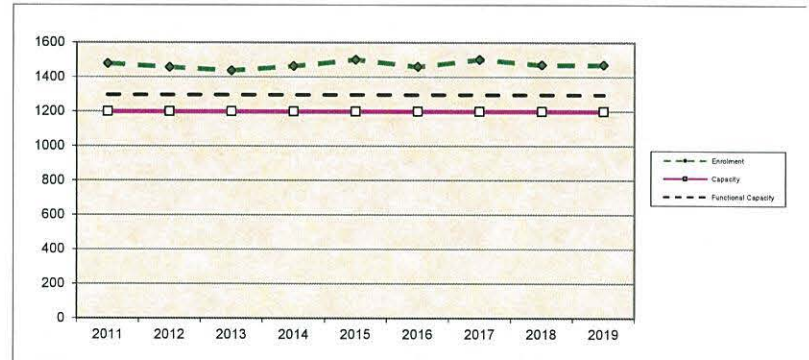
September 2015 Enrolment/School Capacity

James Ardiel Elementary	
Enrolment (K/1-7):	49 K + 327
Capacity (K/1-7):	40 K + 475
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

James Ardiel Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0248-00
 Project Location: 14365 / 67 - 115 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an old growth area in which surrounding homes were constructed in the 1970's and 1980's, but predominantly 1980's. Approximately 85% of homes can be classified either as "Modern California Stucco" style or "West Coast Modern" style. Homes types are Basement Entry (69%), Two-Storey (23%) and Split Level (8%) types. Most homes (77%) have high scale massing characteristics in which substantial amounts of upper floor wall mass are visible from the street, and / or the homes have features such as exaggerated entrance porticos that increase the apparent mass (two homes have a dominating 2 ½ storey high front entrance). None of these high mass homes meet modern massing design standards. Eighty five percent of homes have roof slopes of 6:12 or lower. A wide variety of roof surfaces are evident, including concrete roof tiles (46%), cedar shingles (15%), asphalt shingles (31%), and metal (8%). Wall surfaces include stucco (46%), vinyl (39%), and cedar (15%). Most homes have colour schemes from a natural or neutral palette (one primary and one warm colour home). Ninety two percent of homes have either an asphalt or gravel driveway. Landscape standard are modest, featuring only a few shrubs.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF-12 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", and "Rural Heritage" and other styles determined by the design consultant to be compatible. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 2 ½ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2015 developments.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-12 bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: Most neighbouring homes are 1980's, 3000+ sq.ft. "Modern California Stucco" and "West Coast Modern" style Basement Entry homes with high scale massing characteristics. The front entrance is proportionally exaggerated on several homes including two homes with 2 ½ storey high entrance porticos. Roof structures are common hip and common gable type, most at slopes of 6:12 or less. A variety of roof surfaces are evident including concrete tiles (majority), cedar shingles, asphalt shingles, and metal. Most homes are clad with stucco. Landscaping standards are modest.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-12 developments constructed in Surrey subsequent to the year 2015.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development, except on trim. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new

materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

View protection : Rear setbacks will be increased from 6.0 metres to 11.0 metres to ensure the new homes are positioned further down the slope thus improving view retention for existing neighbours.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Nov. 9, 2016

Reviewed and Approved by:

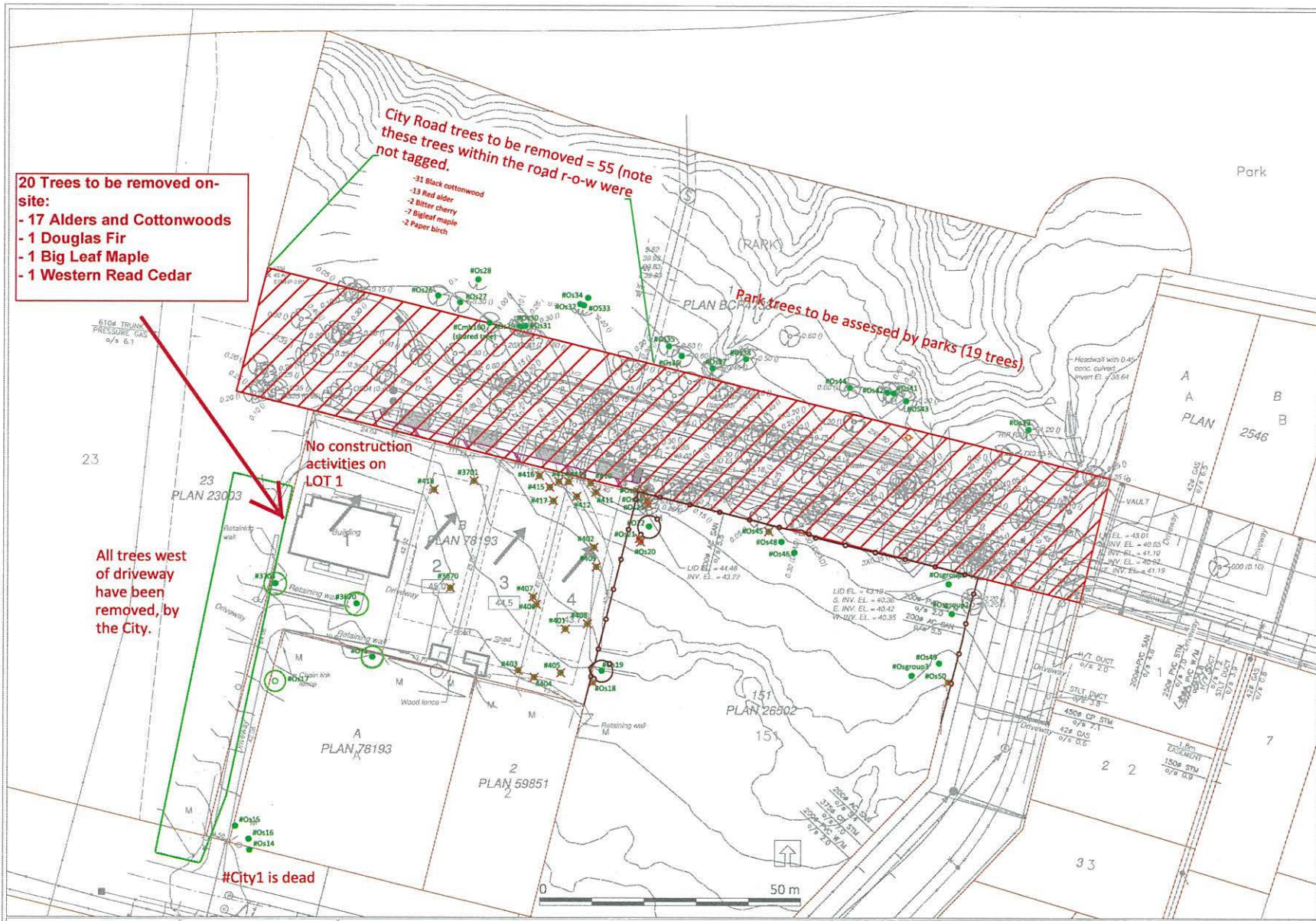


Date: Nov. 9, 2016

3.1 Summary of Tree Preservation by Tree Species

Table 3. Summary of Onsite Tree Preservation by Tree Species.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	21	21	
Cottonwood	40	40	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	8	8	
Bitter Cherry	2	2	
Paper Birch	2	2	
Coniferous Trees			
Western Redcedar	1	1	
Douglas-fir	1	1	
Norway spruce	2		2
Total (excluding Alder and Cottonwood Trees)	16	14	2
Additional Trees in the proposed Open Space/Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)			
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)			



LEGEND

	TREE PROTECTION ZONE
	NO-BUILD ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Flood Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: WSP (November 2017)



3551 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan
Project address: 14635, 14367 115 Avenue Surrey, BC
Client: WSP

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0428-00

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 011-797-258
 Lot B New Westminster District Plan 78193
 14365 - 115 Avenue (14367 - 115 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 H5 of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum width of a *lot* on which a double garage or carport are permitted is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.); and
 - (b) In Section K2 of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum width of a Type II Interior *Lot* is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.).
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. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

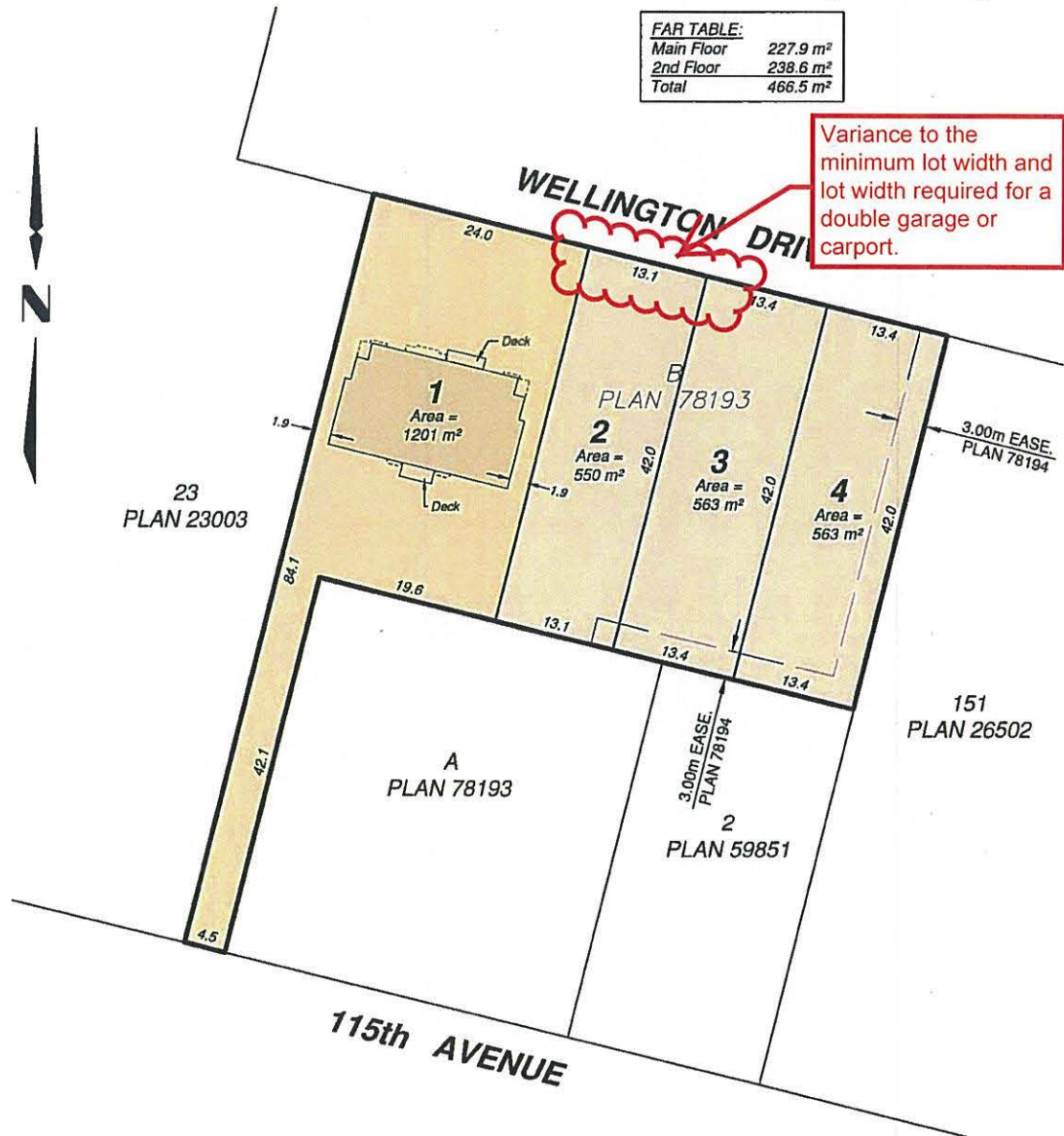
City Clerk – Jane Sullivan

PROPOSED LAND USE			
	DUPLEX LOT	0.12 ha	41 %
	REZONED RF-12 LOTS	0.17 ha	59%
TOTAL SITE AREA		0.29 ha	

NOTE: Proposed Subdivision subject to rezoning of lots 2-3 to RF-12. Lot 3 subject to DVP for frontage.

FAR TABLE:	
Main Floor	227.9 m ²
2nd Floor	238.6 m ²
Total	466.5 m ²

Variance to the minimum lot width and lot width required for a double garage or carport.



GORDON ANDERSON

PROPOSED SUBDIVISION

PROPOSED SUBDIVISION OF LOT B, NEW WESTMINSTER DISTRICT, PLAN 78193

AUGUST 03, 2016



The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof.

* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



File: 010055490-SDCD01-R03

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