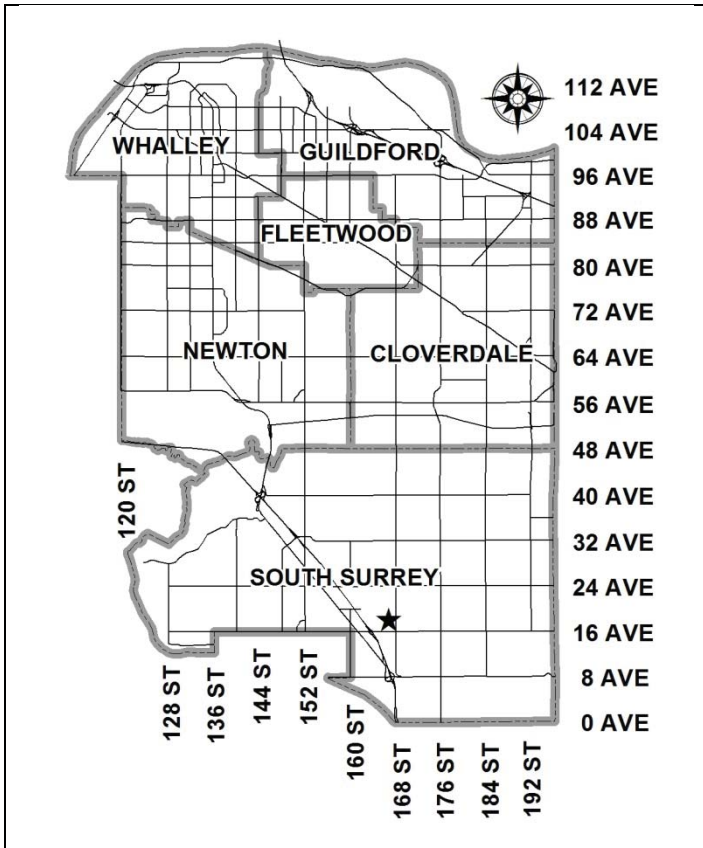


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0435-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **Rezoning** from RA to RF, RF-13 and RF-10
- **Development Variance Permit**

to allow subdivision into eight (8) single family lots.

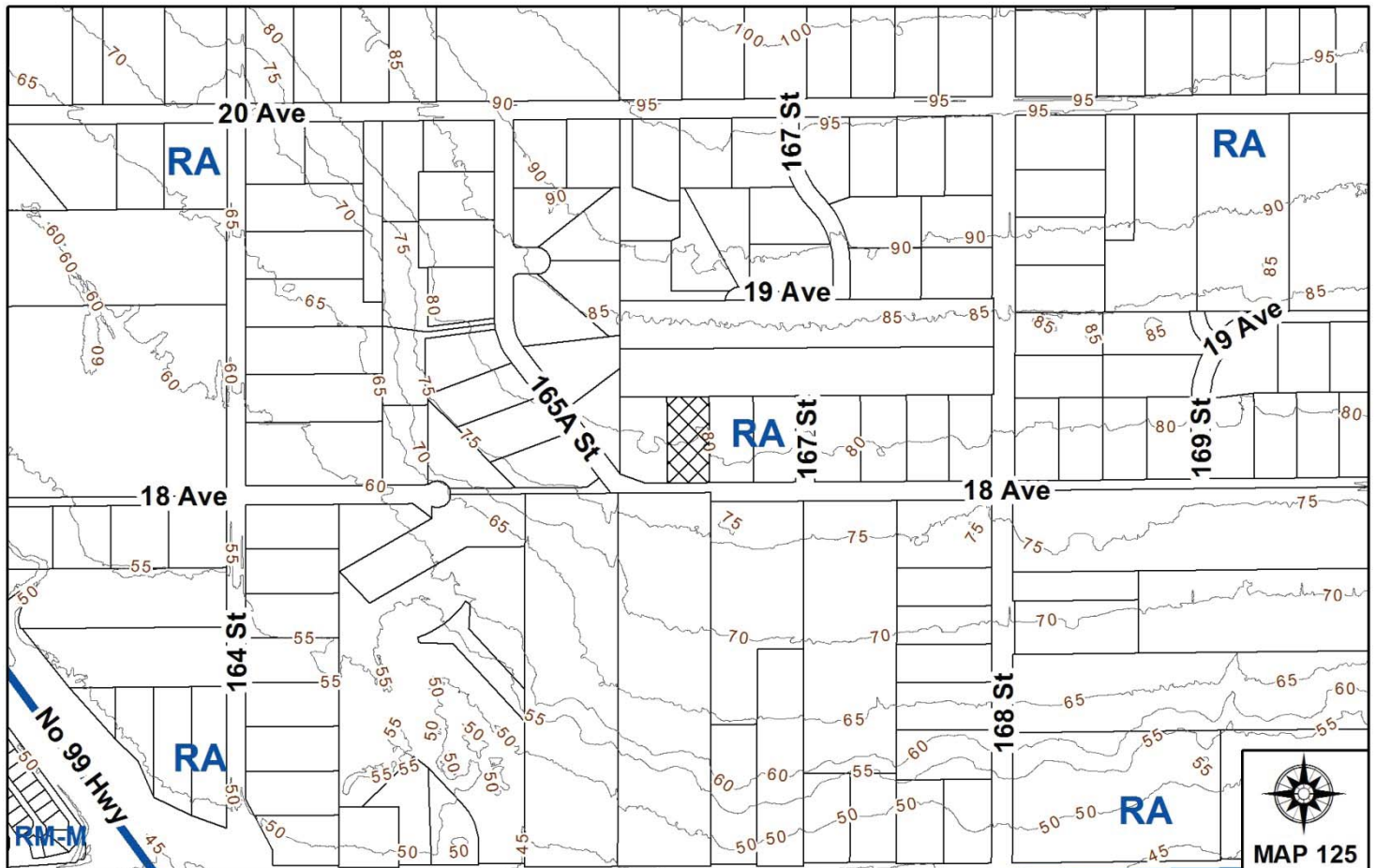
LOCATION: 16641 - 18 Avenue

OWNER: Zhirong Chen
 Chao Tang

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant requests a Development Variance Permit (DVP) in order to allow front yard driveway access on RF-13 Zone lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban designation in the Official Community Plan (OCP).
- The proposed combination of RF, RF-13 and RF-10 lots complies with the site's "Low Density Residential 6-10 u.p.a." land use designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed variance to allow front yard driveway access applies to two proposed RF-13 lots with rear lanes. The variance would help to maintain a consistent streetscape along the future 18A Avenue and allow for more conventional style single family houses. The applicant intends to have front loaded garages for the proposed RF lots; therefore, a more consistent streetscape could be achieved by allowing both the RF and RF-13 lots to have driveway access in the front yard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown as Pt Lot 2 on the Survey Plan (attached as Appendix II) for Part Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000); for Part Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (13) Zone (RF-13)" (By-law No. 12000); and for Part Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000); and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0435-00 [Appendix VI] varying the following, to proceed to Public Notification:
 - (a) to vary Part 16B "Single Family Residential (13) Zone (RF-13)" of Zoning By-law No. 12000 to allow driveway access in the front yard where there is a lane up to or along the rear lot line.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: Projected number of students from this development:

4 students at Pacific Heights Elementary School
2 students at Earl Marriot Secondary School

[Appendix IV]

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

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential.

Adjacent Areas:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential (Development Application No. 7916-0312-00 proposes to rezone the subject site from RA to RF-12 in order to subdivide into 73 single family lots. This application is in the initial review stage.)	Urban / Low Density Residential 6-10 u.p.a.	RA
East	Single Family Residential (Development Application No. 7915-0439-00 proposes to rezone the subject site from RA to RF, RF-13 and RF-10 in order to subdivide into 8 single family lots. This application is scheduled for introduction of the rezoning by-law at the Land Use Meeting on September 12, 2016.)	Urban / Low Density Residential 6-10 u.p.a.	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 18 Avenue):	Single Family Residential (Development Application No. 7915-0443-00 proposes to rezone the subject site from RA to RF-13 in order to subdivide into 18 single family lots and one park lot. This application is in the initial review stage.)	Urban / Park/Open Space	RA
West:	Single Family Residential	Urban / Low Density Residential 6-10 u.p.a.	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located on 18 Avenue west of 167 Street, is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject site is approximately 4,094 square metres (1 acre) in size and is currently zoned “One-Acre Residential (RA) Zone”. There is an existing single family dwelling on the property which will be demolished to accommodate the proposed development.

Current Proposal

- The application proposes to rezone the subject site from “One-Acre Residential (RA) Zone” to a combination of “Single Family Residential Zone (RF)”, “Single Family Residential (13) Zone (RF-13)” and “Single Family Residential (10) Zone (RF-10)” in order to permit subdivision into eight (8) single family lots.
- The applicant is also proposing a Development Variance Permit (DVP) to allow driveway access at the front of the homes for two proposed RF-13 lots.
- The proposed lots will be approximately 324 square metres (3,488 sq. ft.) in size for the RF-10 lots, 456 square metres (4,900 sq. ft.) for the RF-13 lots and 619 square metres (6,660 sq. ft.) for the RF lot. All the lots conform to the minimum requirements of the Zoning By-law in terms of lot width, depth and area for the proposed zones.
- The proposed subdivision has an overall net density of 19.5 units per hectare (u.p.h.) or 8 units per acre (u.p.a.), which is consistent with the “Low Density Residential 6-10 u.p.a.” designation in the Sunnyside Heights NCP.
- The subject application is being proposed together with Development Application Nos. 7915-0439-00 at 16655 – 18 Avenue and 7915-0440-00 at 16687 – 18 Avenue, to the east of the subject site. All three applications are similar in scope including the same proposed rezoning and lot yield. All three applications meet the intent of the Sunnyside Heights NCP.

Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development.
- A preliminary lot grading plan, submitted by WSP Canada Inc., dated July 2016, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were sent on August 9, 2016 and a development proposal sign was installed on the subject site on August 26, 2016. No comments have been received to date.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder or Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Cherry sp.	1	1	0
Black Walnut	1	1	0
Coniferous Trees			
Douglas-fir	2	2	0
Giant Redwood	1	1	0
Western Redcedar	6	6	0
Western Hemlock	1	1	0
Total (excluding Alder and Cottonwood Trees)	14	14	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$10,400	

- The Arborist Assessment states that there are a total of 14 protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 33 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site (based on an average of 2 trees per lot for RF and RF-13 lots), the deficit of 26 replacement trees will require a cash-in-lieu payment of \$10,400 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$10,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 11, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located on the north side of 18 Avenue, east of 168 Street in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. • The site is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 19.5 units per hectare (u.p.h.) or 8 units per acre (u.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development contains provisions for recycling and waste collection.
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"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were sent on August 9, 2016 and a development proposal sign was installed on the subject site on August 26, 2016. • The application will be subject to a Public Hearing for the proposed rezoning.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to vary Part 16B “Single Family Residential (13) Zone (RF-13)” of Zoning By-law No. 12000 to allow driveway access in the front yard where there is a lane up to or along the rear lot line. The variance applies to proposed RF-13 Lot nos. 1 and 2.

Applicant's Reasons:

- Front loaded garages are more appealing to buyers and can accommodate a more conventional home with a two-car side-by-side garage.
- The streetscape would be completed in a consistent architectural character by allowing front loaded garages for both the RF and RF-13 zoned lots.
- The mixing of front and rear accessed driveways on the same street frontage would be very confusing to visitors and delivery personnel and would have a disjointed appearance.
- The additional parking in the driveway for lots with front loaded garages is a community benefit as these properties typically use less on-street parking for residents and visitors. When driveway access is from the lane only, all parking and storage becomes very congested in the lane and tends to spill out onto the local roads.
- Having the option to have both front and rear driveway access is a very attractive feature of these lots.

Staff Comments:

- The requested variance to allow driveway access in the front yard on RF-13 lots would help to maintain a consistent streetscape along the future 18A Avenue.
- The applicant intends to have front loaded garages for the proposed RF lots; therefore, a more consistent streetscape will be achieved by allowing both the RF and RF-13 lots to have driveway access in the front yard.
- Staff support the proposed variance proceeding to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout and Survey Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7915-0435-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/ar

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
 WSP Canada Inc.
 Address: 65 - Richmond Street, Suite 300
 New Westminister, BC V3L 5P5

 Tel: 604-525-4651 - Work

2. Properties involved in the Application
 - (a) Civic Address: 16641 - 18 Avenue

 - (b) Civic Address: 16641 - 18 Avenue
 Owner: Chao Tang
 Zhirong Chen
 PID: 011-684-887
 Lot 2 Section 13 Township 1 Plan 78490 New Westminister District Part SE 1/4

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (d) Application is under the jurisdiction of MOTI. YES

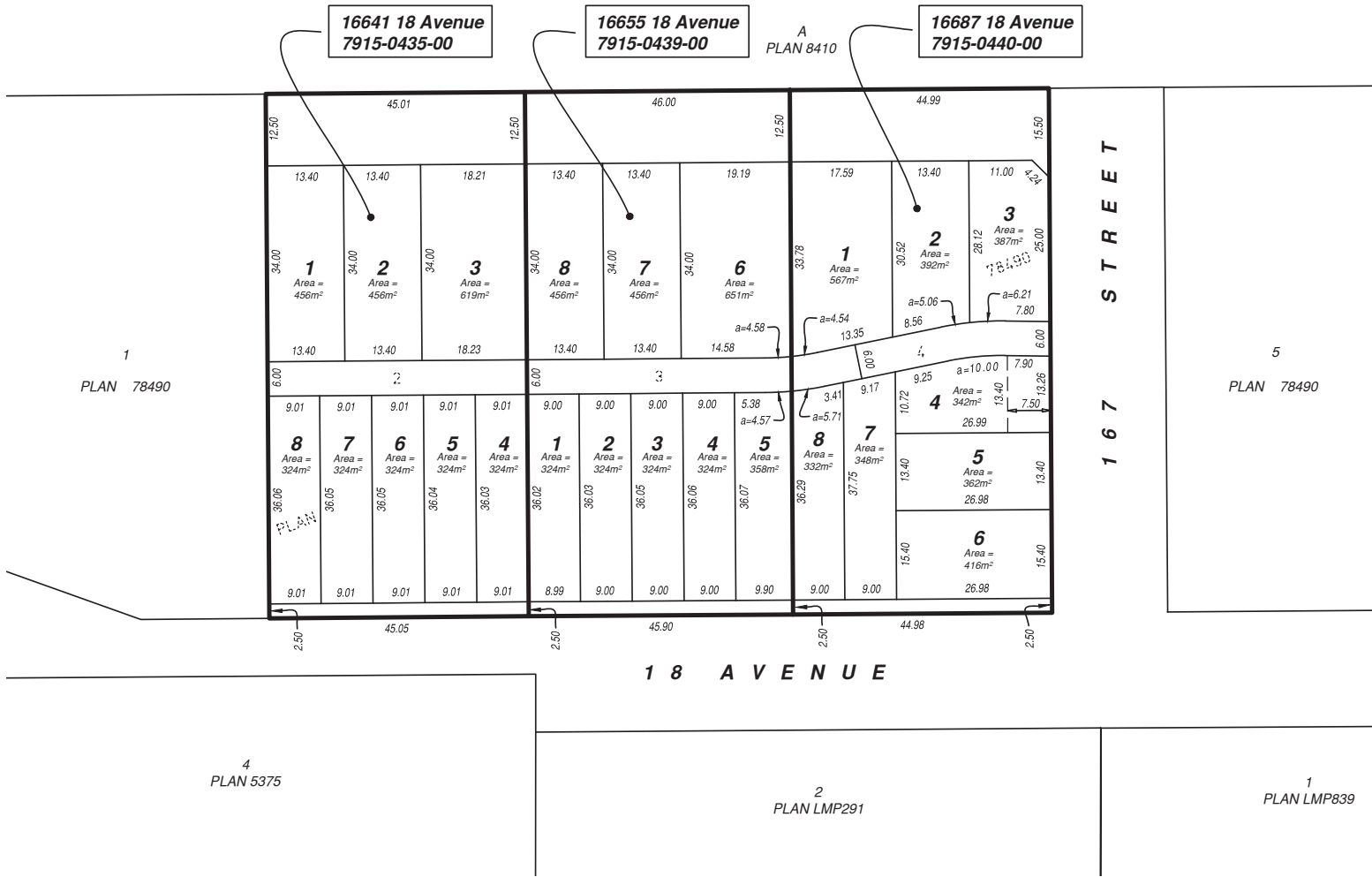
 MOTI File No. TDB

 - (c) Proceed with Public Notification for Development Variance Permit No. 7915-0435-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-13, RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.01 ac.
Hectares	0.4094 ha.
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	9.0-18.2 m.
Range of lot areas (square metres)	324-619 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.5 u.p.h. / 8 u.p.a.
Lots/Hectare & Lots/Acre (Net)	19.5 u.p.h. / 8 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	23%
Total Site Coverage	73%
PARKLAND	
Area (square metres)	N/A
% 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
Others (front driveways on RF-13 lots)	YES



Preliminary Subdivision Concept Plan
 Surrey File #7915-0435-00/7915-0439-00/7915-0440-00
 Chao Tang
 16641 - 18th Avenue



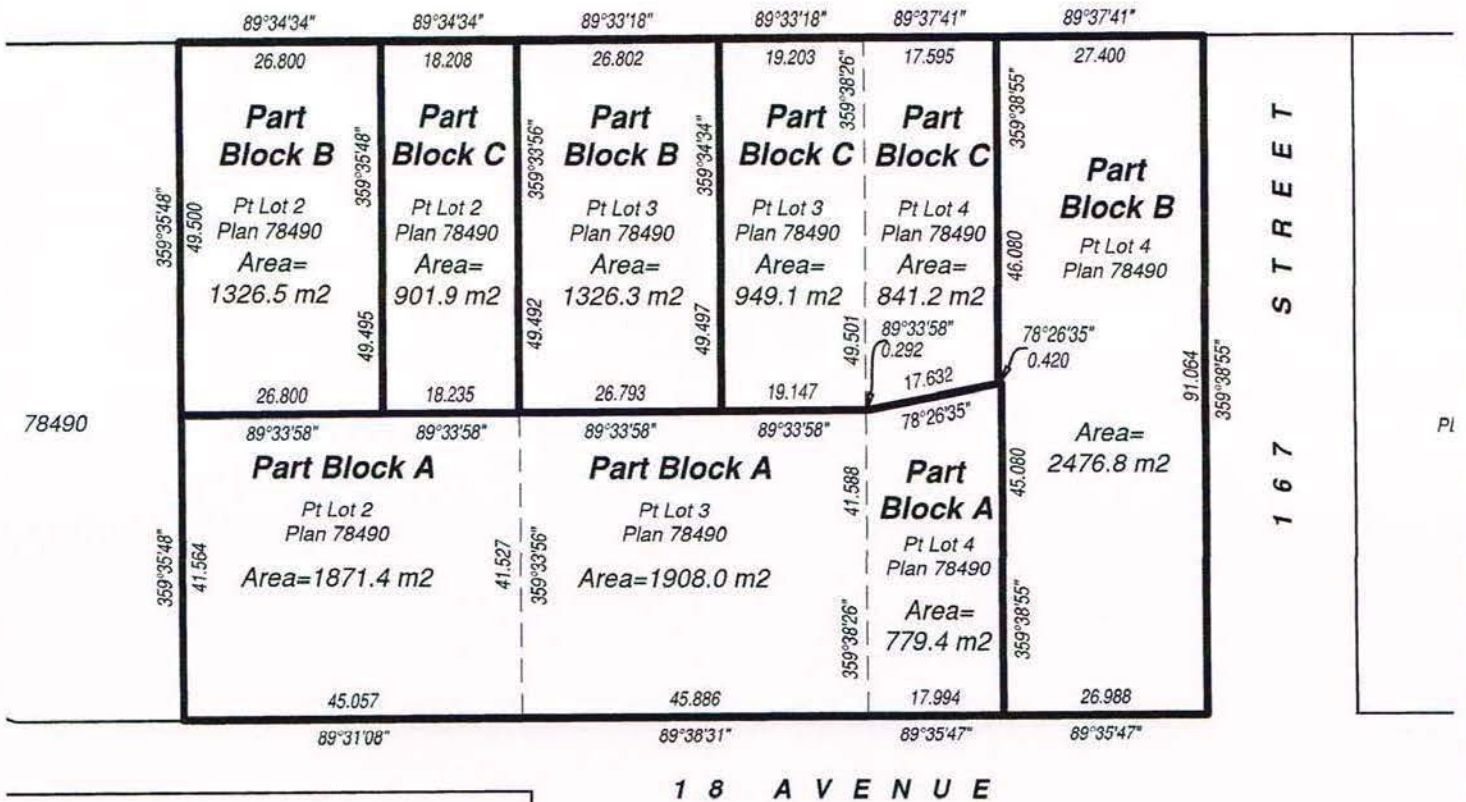
WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL 604-525-4651 | FAX 604-525-5715
 www.wspgroup.com



SEPTEMBER 2, 2016

010056163

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____
 OF LOTS 2, 3 AND 4 ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 78490



BLOCK A
 AREA=4,558.8 m2
 RA TO RF-10

BLOCK B
 AREA=5,126.9 m2
 RA TO RF-13

BLOCK C
 AREA=2,692.2 m2
 RA TO RF



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:1000.

September 2, 2016



WSP Surveys (BC) Limited Partnership
 300-65 Richmond St, New Westminister, BC

PROJECT REF./DRAWING No.
 010056163-CNSK01-R00

Certified correct according to Land Title Office Records this
 2nd day of September, 2016

G.A. Hol
 G.A. HOL, BCLS

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 7, 2016** PROJECT FILE: **7815-0435-00**

RE: **Engineering Requirements
Location: 16641 18 Ave**

REZONE/SUBDIVISION

Servicing for this site is dependent on servicing of adjacent properties which are currently under application. The site may need to be reconfigured from that proposed should the adjacent properties not develop

Property and Right-of-Way Requirements

- Dedicate approximately 2.5 metres on 18 Avenue for ultimate 25.0 m road allowance;
- Registration of an additional 5 metre offsite SRW on the south side of 18 Avenue (fronting 16607 – 16 Avenue) is recommended to accommodate construction requirements of 18 Avenue;
- Dedicate 12.50 metres on 18A Avenue for ultimate 25.0 m road allowance;
- Dedicate 6.0 metres for ultimate 6.0 metre Lane road allowance;
- Register 6.0 metre SRW for temporary lane outlet, with 5.5-metre x 5.5-metre corner cut, as required; and
- Register a 0.5m SRW along local road frontages for inspection chambers and sidewalk maintenance.

Works and Services

- construct north side of 18 Avenue to local road standard; if 5.0 m offsite SRW cannot be obtained, cash-in-lieu is required for ultimate frontage construction (from centerline) and removal of any interim works;
- construct south side of 18A Avenue to local road standard;
- construct lane to residential standard;
- construct temporary lane outlet to 18A Avenue;
- construct storm, sanitary, and water systems to service the proposed lots and frontage roads; extend the services to tie-in with the existing systems; and;
- construct drainage corridors on 18 Avenue as required by the NCP.

The applicant is advised that construction of the South Grandview Heights Fergus Pump Station and forcemain is required to provide servicing to this development and must be constructed and accepted by the City prior to completion of a Servicing Agreement.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

The Engineering Department can support issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, September 07, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0435 00

SUMMARY

The proposed **8 Single family with suites** are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2015 Enrolment/School Capacity

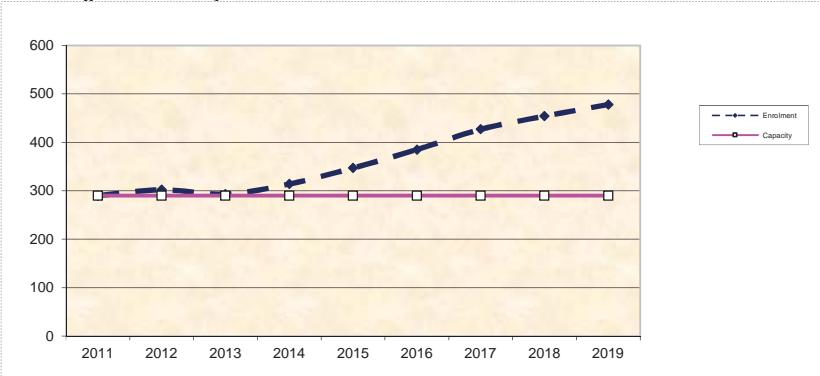
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

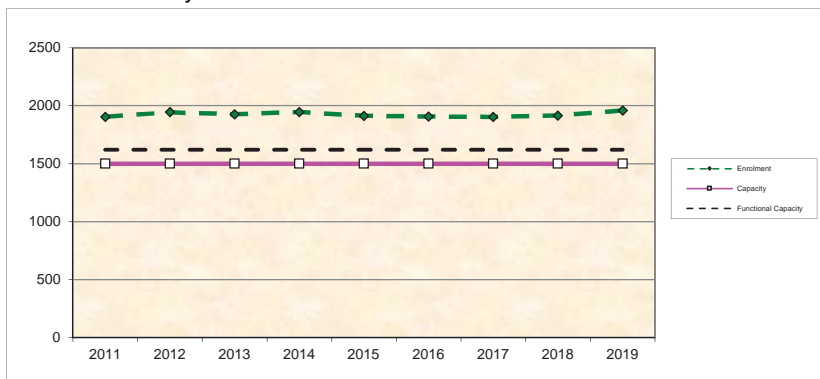
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020). A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time. Additional portables will be required at area schools for September 2016 and options for placing portables on neighbouring sites are under investigation.

Pacific Heights Elementary



Earl Marriott Secondary



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

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 16641 18 Avenue ,Surrey BC
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{5} \times \text{one (1)} = 5$ - All other Trees Requiring 2 to 1 Replacement Ratio $14 \times \text{two (2)} = 28$	33
Replacement Trees Proposed	7
Replacement Trees in Deficit	26
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{-} \times \text{one (1)} = -$ - All other Trees Requiring 2 to 1 Replacement Ratio $- \times \text{two (2)} = -$	-
Replacement Trees Proposed	
Replacement Trees in Deficit	-

Summary prepared and submitted by:

Arborist

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0435-00

Issued To: ZHIRONG CHEN
(the Owner)

Address of Owner: 16641 - 18 Avenue
Surrey, BC V3Z 9X5

Issued To: CHAO TANG
(the Owner)

Address of Owner: 16641 - 18 Avenue
Surrey, BC V3Z 9X5

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: 011-684-887
Lot 2 Section 13 Township 1 Plan 78490 New Westminster District

16641 - 18 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 titles have been issued, as follows:

Parcel Identifier:

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

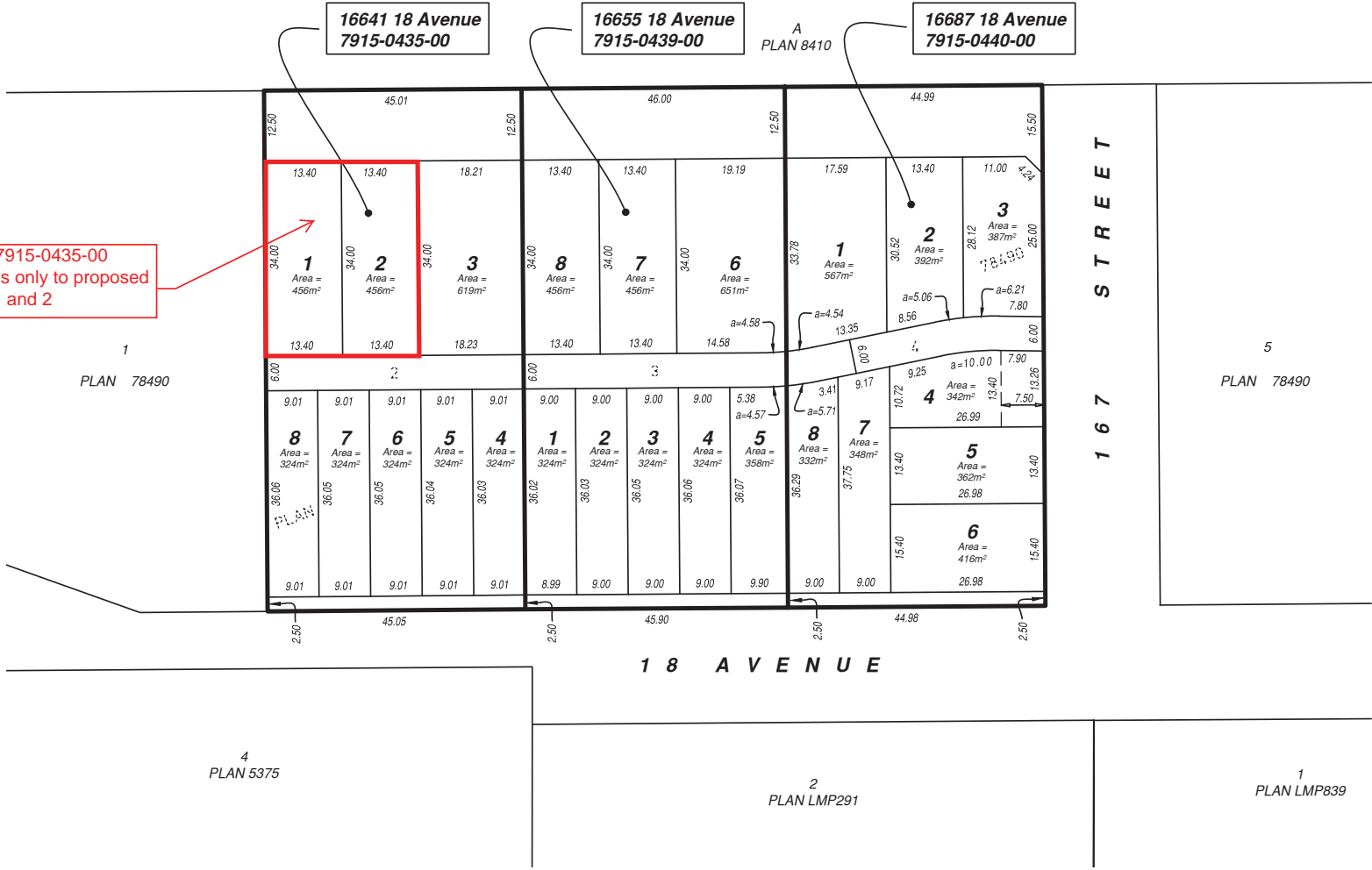
- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 16B Single Family Residential (13) Zone (RF-13) Section H. Off-Street Parking, driveway access is permitted in the front yard where there is a lane up to or along the rear lot line.
- 5. This development variance permit applies only to proposed Lots 1 and 2 shown on 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

DVP 7915-0435-00
applies only to proposed
Lots 1 and 2



Preliminary Subdivision Concept Plan
Surrey File #7915-0435-00/7915-0439-00/7915-0440-00
Chao Tang
16641 - 18th Avenue

WSP CANADA INC.
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