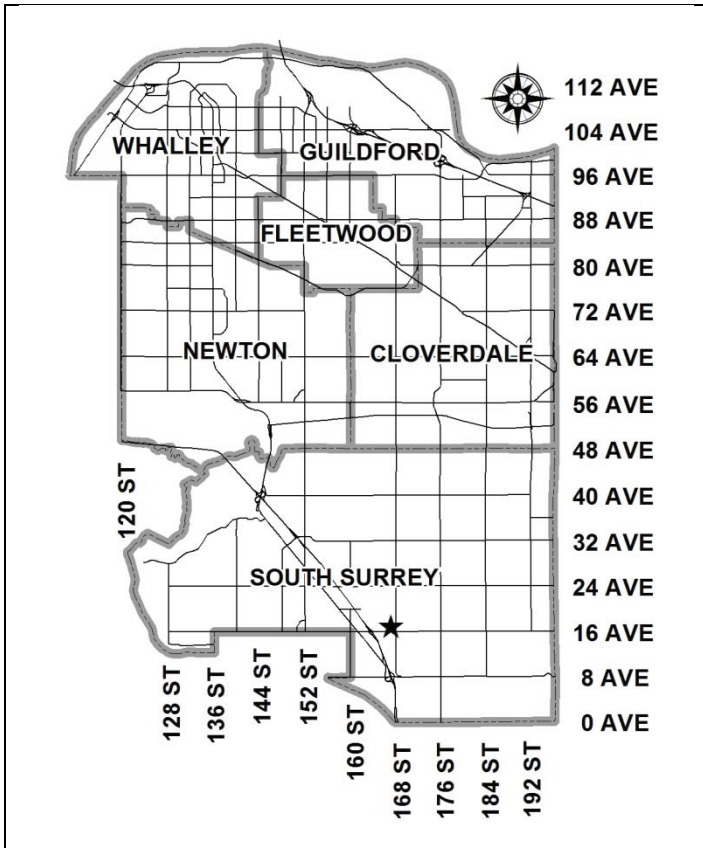


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0443-00

Planning Report Date: November 7, 2016



PROPOSAL:

- **Rezoning** from RA to RF, RF-13 and RF-12
- **NCP Amendment** for changes to the road alignment and park location

to allow subdivision into 18 single family lots and one park lot.

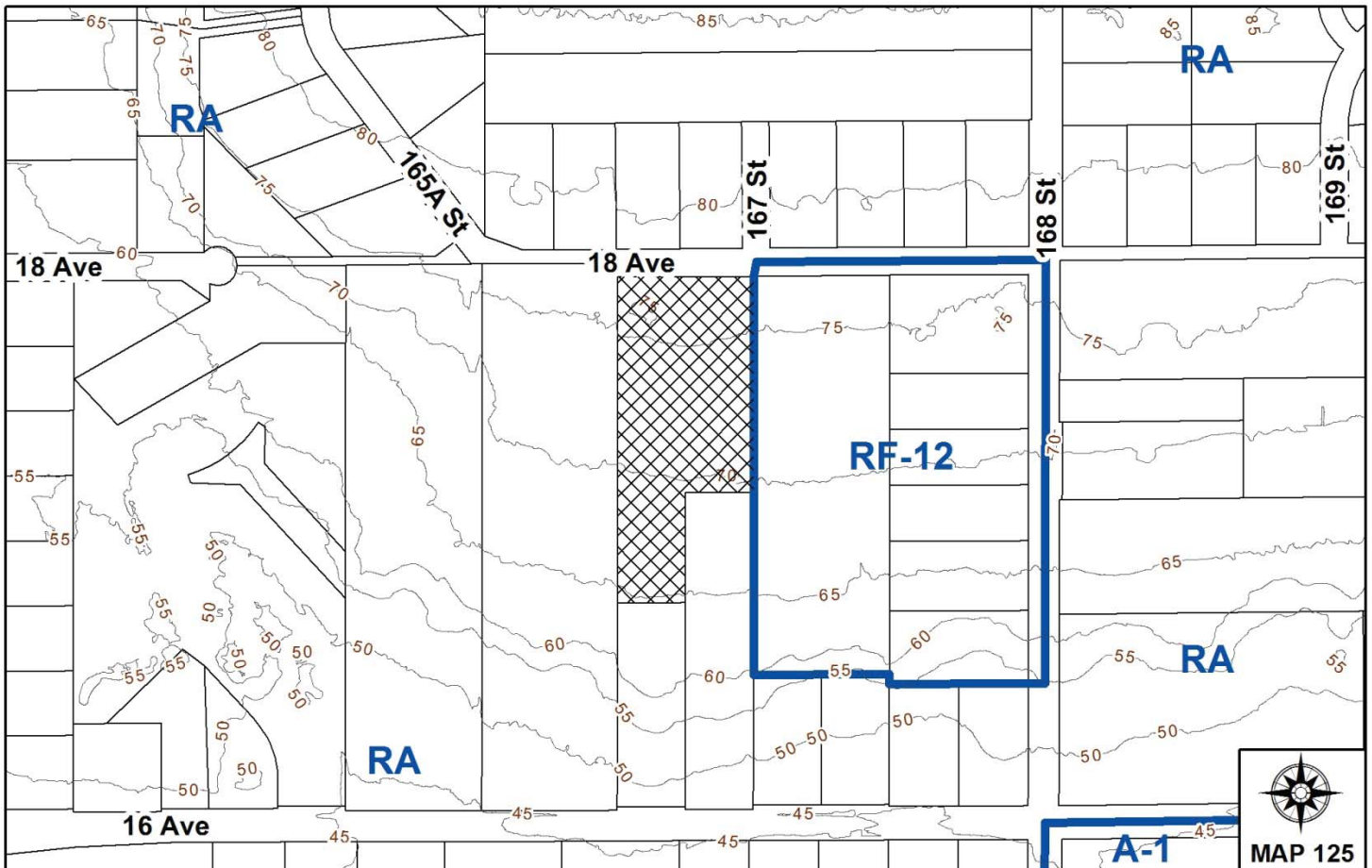
LOCATION: 16688 - 18 Avenue

OWNER: You B Xue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 u.p.a. and Park / Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to adjust the road alignment and park location.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban designation in the Official Community Plan (OCP).
- The proposal complies with the land use designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed NCP changes to the road network are consistent with the subdivision approved under Development Application No. 7915-0084-00 to the east. Under this application, the NCP was amended to remove a north-south road (167A Street) and lanes in favour of introducing additional east-west roads to better reflect the existing topography and provide a more efficient layout. The changes to the NCP allow for better vehicle and pedestrian circulation in this area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the subject site shown on the Survey Plan as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for Block A; "Single Family Residential (13) Zone (RF-13)" for Block B; and "Single Family Residential (12) Zone (RF-12)" for Block C; and a date be set for Public Hearing.
2. 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.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to modify the road alignment and park location.

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:

9 students at Pacific Heights Elementary School

4 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: Parks will accept parkland contributing towards the 5% requirement. Parks will acquire the remainder of the parkland per the NCP, as shown on the subdivision plan (Appendix II).

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 (Across 18 Avenue):	Single Family Residential (Development Application Nos. 7915-0435-00, 7915-0439-00 and 7915-0440-00 propose to rezone the subject properties from RA to RF, RF-13 and RF-10 in order to subdivide into 8 single family lots. These applications were referred back to staff at the Regular Council Land Use Meeting of September 12, 2016.)	Urban / Low Density Residential 6-10 u.p.a.	RA
East (Across proposed 167 Street):	Single Family Residential (Development Application 7915-0084-00 received Final Adoption of the associated By-laws on July 25, 2016).	Urban / Low Density Residential 6-10 u.p.a.	RF-12
South	Single Family Residential (Development Application No. 7916-0022-00 proposes to rezone the subject site from RA to RF-13 in order to subdivide into 12 single family lots and one remnant lot. This application is in the initial review stage.)	Urban / Low Density Residential 6-10 u.p.a. and Cluster Residential 6-10 u.p.a.	RA
West:	Single Family Residential	Urban / Cluster Residential 6-10 u.p.a. and Park / Open Space	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated Urban in the Official Community Plan (OCP) and Low Density Residential (6-10 u.p.a.) and Park / Open Space in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposal complies with the Low Density Residential (6-10 u.p.a.) and Park / Open Space designations in terms of use and density.

- An NCP amendment is required for changes to the road alignment and park location resulting from amendments to the NCP that were approved under Development Application No. 7915-0084-00 to the east. Under this application, the NCP was amended to remove a north-south road (167A Street) and lanes in favour of introducing additional east-west roads to better reflect the existing topography and provide a more efficient layout. The changes to the NCP allow for better vehicle and pedestrian circulation in this area and the realigned roads parallel the contours of the site to better responded to existing topographic constraints.
- The proposed changes to the road alignment and park location under the subject application are consistent with the subdivision approved under Development Application No. 7915-0084-00.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located on 18 Avenue west of 168 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 1.9 hectares (4.7 acres) in size and is currently zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling on the property which is proposed to be retained.

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 (12) Zone (RF-12)" in order to permit subdivision into eighteen (18) single family lots and one (1) park lot.
- The proposed lots will range in size from 331-381 square metres (3,563-4,101 sq. ft.) for the RF-12 lots, 336-787 square metres (3,617-8,471 sq. ft.) for the RF-13 lots and 563-1,397 square metres (6,060-15,037 sq. ft.) for the RF lots. 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 21 units per hectare (u.p.h.) or 8.7 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 applicant intends to retain the existing house, which was constructed in 2007 (prior to adoption of the Sunnyside Heights NCP), on proposed Lot 19, and rezone this lot from RA to RF.
- Proposed Lot 19 appears to have further development potential based on the Sunnyside Heights NCP and it is anticipated that this lot will be rezoned and further subdivided under a future development application once the existing house is removed.

- 166A Street between 17B Avenue and 18 Avenue is not proposed to be dedicated at this time, as the existing dwelling proposed to be retained on Lot 19 conflicts with the ultimate alignment of 166A Street. Dedication and construction of the eastern half of 166A Street is proposed to be deferred to a future subdivision proposal on this lot. It is anticipated that an interim vehicle connection will be achieved through the construction of the western half of 166A Street at the time of development of the property to the west at 16607 – 16 Avenue.

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 was 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

A development proposal sign was installed on the subject site on October 5, 2016 and pre-notification letters were sent on October 11, 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	4	4	0
Cottonwood	1	1	0
Coniferous Trees			
Total (excluding Alder and Cottonwood Trees)	0	0	0
Additional Trees in the proposed Open Space	6	0	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		17	
Total Retained and Replacement Trees			
		17	

- The Arborist Assessment states that there are no protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, 100% 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.
- Table 1 includes an additional 6 protected trees that are located within the proposed open space. The trees within the proposed open space 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.
- 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 5 replacement trees on the site. The applicant is proposing 17 replacement trees, exceeding City requirements.
- In summary, a total of 17 trees are proposed to be replaced on the site and 6 additional protected trees that are located within the proposed open space will be retained.

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 south side of 18 Avenue, east of 168 Street in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 21 units per hectare (u.p.h.) or 8.7 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 October 11, 2016 and a development proposal sign was installed on the subject site on October 5, 2016. • The application will be subject to a Public Hearing for the proposed rezoning.

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. Survey Plan and Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation

original signed by Ron Hintsche

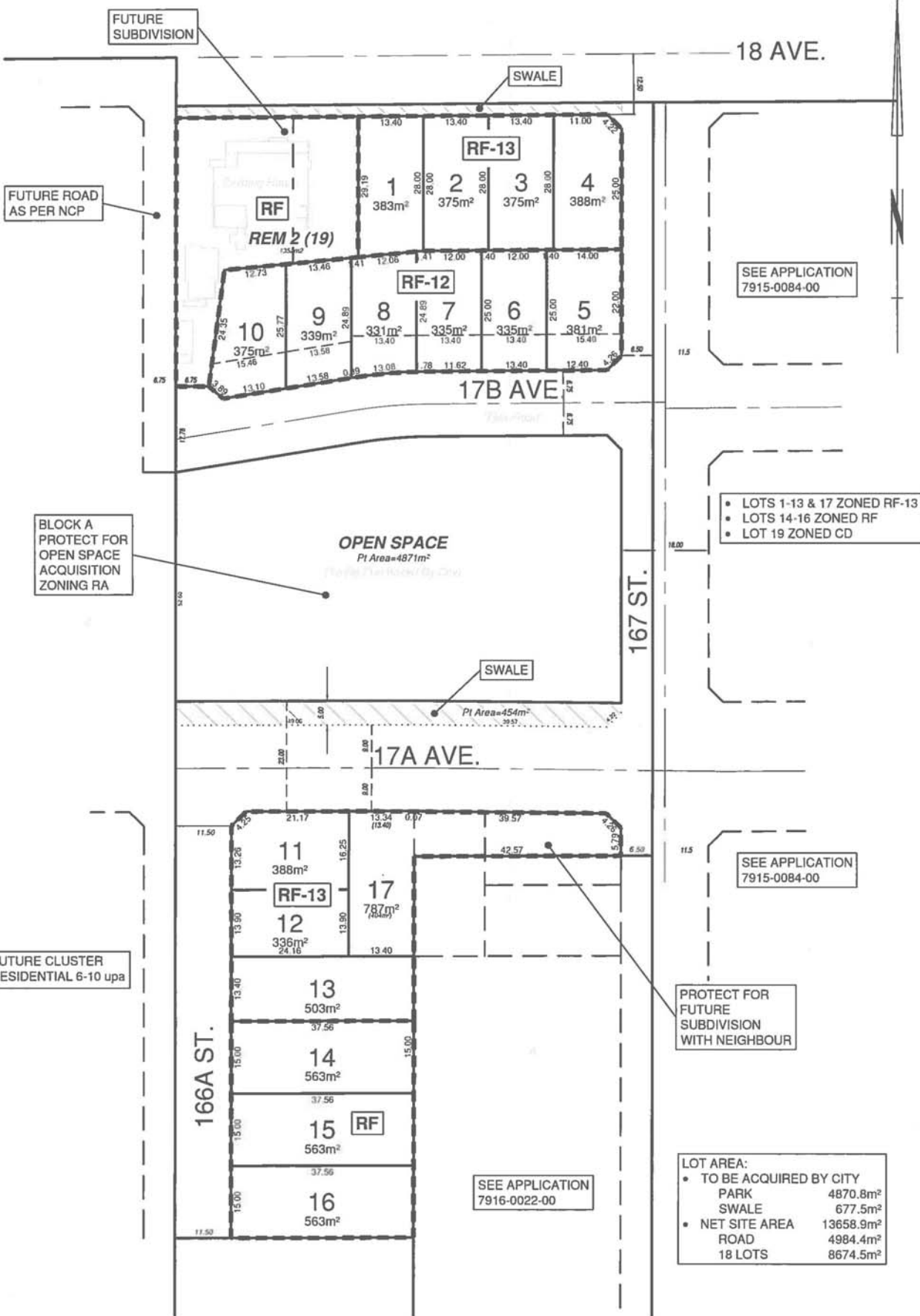
Jean Lamontagne
General Manager
Planning and Development

EM/da

SUBDIVISION DATA SHEET

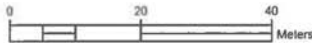
Proposed Zoning: RF, RF-13, RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.744
Hectares	1.918
NUMBER OF LOTS	
Existing	1
Proposed	19
SIZE OF LOTS	
Range of lot widths (metres)	13.4 – 37.44 m
Range of lot areas (square metres)	320 -1,195 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.77 u.p.h. / 6 u.p.a.
Lots/Hectare & Lots/Acre (Net)	21 u.p.h. / 8.7 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	4871 sq. m.
% of Gross Site	25%
Required	
PARKLAND	
5% Dedication	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



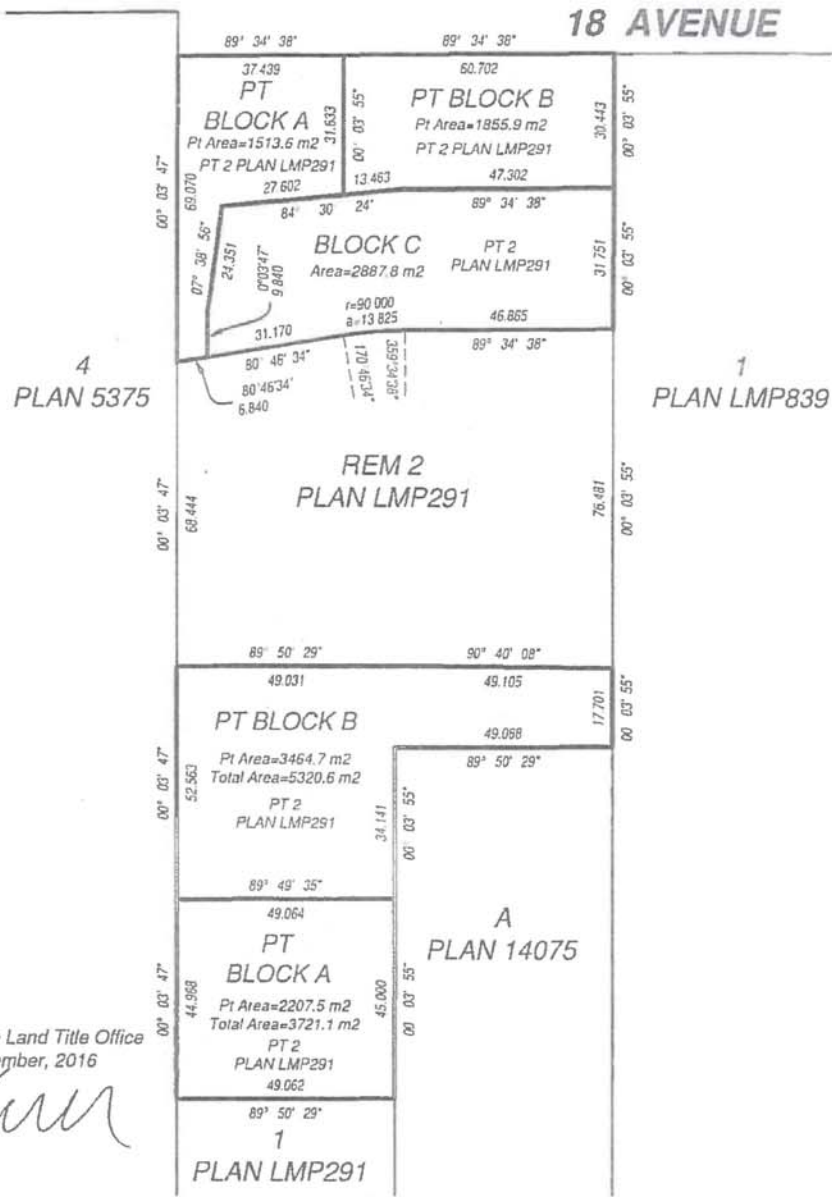
ALTERNATE PRELIMINARY SUBDIVISION PLAN

SURREY FILE #7916-0443-00
16688 18 Avenue



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-8551 | FAX: 604-525-5715
www.wspgroup.com

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____
 OF LOT 2 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP291



BLOCK A
 AREA=3,721.1m²
 RA TO RF

BLOCK B
 AREA=5,320.6 m²
 RA TO RF-13

BLOCK C
 AREA=2,887.8 m²
 RA TO RF-12

Certified correct according to Land Title Office
 Records this 1st day of November, 2016

[Signature]
 Cory C. O'Connell, BCLS

November 1, 2016



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

PROJECT REF./DRAWING No.
 010056163-CNSK02-R00



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 1:1250.

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

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

DATE: **November 1, 2016** PROJECT FILE: **7815-0443-00**

RE: **Engineering Requirements
Location: 16688-18 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.50 m on 18 Avenue for the ultimate 25 m local road.
- dedicate 23.0 m for 17A Avenue for the ultimate 23 m local road.
- dedicate 13.50 m for 17B Avenue for the ultimate 13.5 m local road.
- dedicate 6.50 m for 167 Street for the ultimate 18 m local road.
- dedicate 13.5 m 166A Street for the ultimate 20 m local road.
- dedicate 3.0m x 3.0m corner cut at intersections.
- provide 0.5 m ROW fronting roads for service connections and sidewalk maintenance.
- provide necessary ROWs for temporary works to service the site as required.

Works and Services

- construct 18 Avenue to the local road standard with swale.
- construct 17A Avenue to a modified local road standard with swale.
- construct 17B Avenue to a modified local standard.
- construct the east half of 167 Street to the local road standard.
- construct the west half of 166A Street to the local road standard.
- construct water, sanitary and storm sewers to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR1



Tuesday, September 13, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0443 00

SUMMARY

The proposed 17 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

September 2015 Enrolment/School Capacity

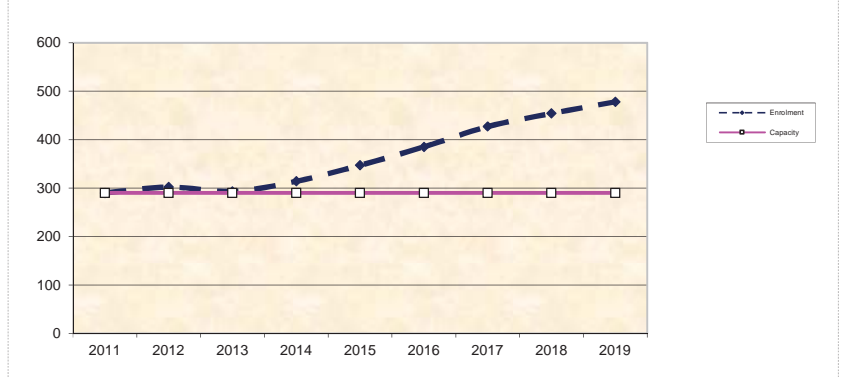
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

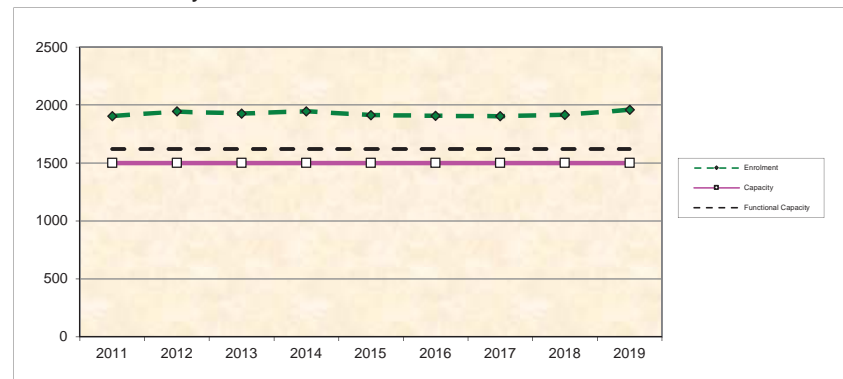
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

Arborist Report – 16688 18th Avenue Surrey, BC

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	16465 & 16505 20 Avenue ,Surrey BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	11
Protected Trees to be Removed	5
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 <u>5</u> X one (1) = 5	5
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	17
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	6
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 <u>-</u> X one (1) = -	TBD
- All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = -	
Replacement Trees Proposed	
Replacement Trees in Deficit	-

Summary prepared and submitted by:



Nov 2, 2016

Arborist

Date