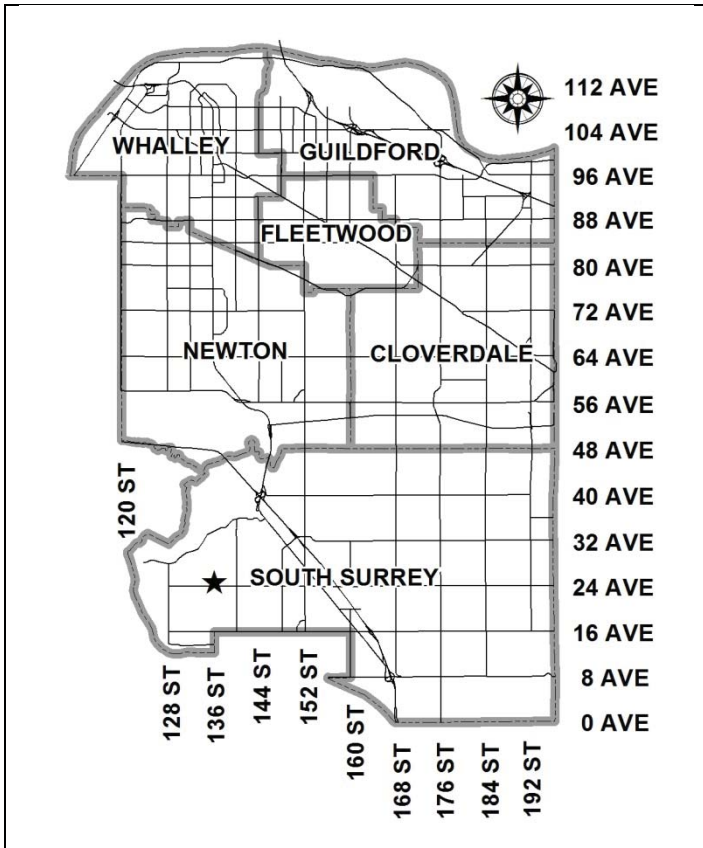


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0449-00

Planning Report Date: January 16, 2017



PROPOSAL:

- **Rezoning** from RA to RA-G and RH-G
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into five (5) single family lots and open space for the protection of the riparian area.

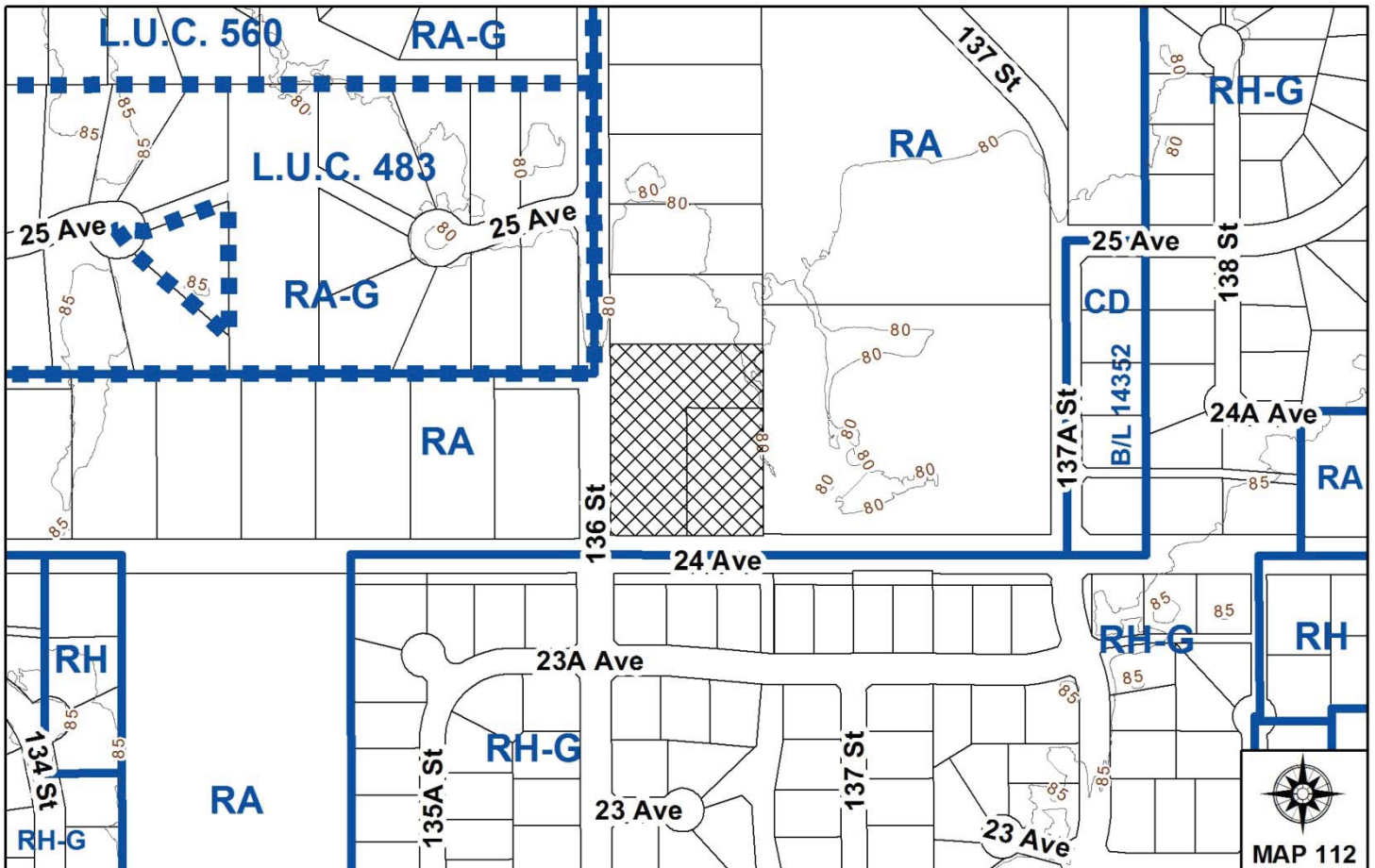
LOCATION: 13617 and 13637 - 24 Avenue

OWNER: Rui Li
 Mei Y. Li

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate a portion of the subject site from "One-Acre" to "Half-Acre Gross Density".
- The applicant is proposing a variance to reduce the minimum required streamside protection setback from a "Natural Class A Stream" in Part 7A of the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed subdivision into gross-density suburban residential lots is complementary to the existing pattern of development in the surrounding neighbourhood and provides an appropriate transition from the "One-Acre" designated properties to the north to "Half-Acre Gross Density" designated properties to the south and west under the Central Semiahmoo Peninsula LAP.
- In accordance with the gross density provisions of the Zoning By-law, 15% of the total land area is proposed to be conveyed to the City as open space, without compensation, for the protection of the Class 'A' watercourse, Chantrell Creek, which runs through the subject site.
- The proposed open space to be conveyed to the City for conservation purposes meets the intent of the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- In support of the proposed variance, the applicant submitted a Riparian Areas Regulation (RAR) assessment report regarding the on-site Class 'A' watercourse, which recommended a streamside protection and enhancement area (SPEA) of a minimum of 11 metres (36 ft.) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable, prior to the adoption of the Part 7A Streamside Protection in the Zoning By-law. The applicant proposes a minimum setback of 12 metres (40 ft.) from top-of-bank at one pinch point. The setback is noted to be greater along most of the length of the watercourse to a maximum setback of 24 m (80 ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the subject site as shown on the Survey Plan, attached as Appendix II, from "One-Acre Residential Zone (RA)" to "Acreage Residential Gross Density Zone (RA-G)" for Block A and to "Half-Acre Residential Gross Density Zone (RH-G)" for Block B on the survey plan and from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)" for the property located at 13637 - 24 Avenue, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0449-00 (Appendix IX), to reduce the minimum setback distance from the top-of-bank for a Natural Class 'A' Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 ft.) to a minimum of 12 metres (40 ft.) measured from the top-of-bank for proposed lots 1, 2 and 5, to proceed to Public Notification.
3. Council authorize staff to draft Development Permit No. 7915-0449-00 for Sensitive Ecosystems, generally in accordance with the attached subdivision layout (Appendix III).
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 including conveyance of the riparian area to the City for the protection of Chantrell Creek, to the satisfaction of the Approving Officer;
 - (c) execution of a P-15 agreement for the monitoring and maintenance of replanting in the conveyed riparian area to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) completion of a Sensitive Ecosystem Development Permit, to the satisfaction of the General Manager, Planning & Development Department.

5. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption (Appendix VIII).

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 Chantrell Creek Elementary School
1 Secondary students at Elgin 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 will accept the area as shown on the subdivision plan as open space without compensation. The area should be conveyed as a lot for the conservation of riparian areas. Before the land is accepted by Parks, Recreation and Culture Department, it must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards. A detailed planting plan and an associated P-15 agreement are required for the monitoring and maintenance of the proposed replanting in the conveyed riparian area. Fencing along the eastern property lines of proposed Lots 1, 2, and 5 will be required.

The Parks, Recreation & Culture Department has concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks, Recreation & Culture Department to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on a treed site with Chantrell Creek, a Class 'A', watercourse, running along the northeastern corner of the subject site.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North:	Acreage single family residential	Suburban/ One Acre	RF
East:	Chantrell Creek Park	Suburban/ N/A	RA
South (Across 24 Avenue):	Single family residential	Suburban/ Half-Acre Gross Density	RH-G
West (Across 136 Street):	Acreage and acreage gross density single family residential	Suburban/ One-Acre and Half- Acre Gross Density	RA & RA-G

DEVELOPMENT CONSIDERATIONSBackground/Context

- The subject site consists of two properties located on the northeast corner of the intersection of 24 Avenue and 136 Street in South Surrey. The site is designated "Suburban" in the Official Community Plan (OCP) and "One-Acre" under the Central Semiahmoo Peninsula Local Area Plan (LAP). The subject site is zoned "One-Acre Residential Zone (RA)".
- Under the Central Semiahmoo Peninsula LAP, the subject site is designated "One-Acre" and is bounded to the south and west by "Half-Acre Gross Density" designated lands. Lands immediately to the west (north of 24 Avenue) are designated "Half-Acre Gross Density" but currently zoned RA. Lands to the north are designated "One-Acre" under the LAP and zoned "One Acre Residential Zone (RA)".
- The subject site is heavily treed and contains a Natural Class 'A' watercourse, Chantrell Creek, along the eastern boundary of the site. The two subject properties were created by a subdivision approved in 1986, and as a condition of subdivision approval, a no disturbance Restrictive Covenant, in favour of the Province of B.C., was registered on title providing for a 6 metre (20 ft.) setback from the creek. The covenant encompasses a total area of 1,783 square metres (19,190 sq.ft.), which accounts for approximately 15% of the total site area. This covenant remains on title of the lands today.

Current Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Acreage Residential Gross Density Zone (RA-G)" for proposed Lot 1 and "Half-Acre Residential Gross Density Zone (RH-G)" for proposed Lots 2 – 5, in order to allow the subdivision of five (5) suburban single family lots. (Appendix III).

- Densities within the Suburban Density Exception Area designation in the OCP may range up to 5 units per hectare (2 units per acre). The proposed development has a gross density of 4.13 units/hectare (1.7 units per acre), which complies with the OCP. Proposed Lots 2 – 5, will be redesignated from "One Acre" to "Half-Acre Gross Density" under the Central Semiahmoo Peninsula LAP (Appendix VIII).
- Lot 1, proposed to be rezoned to RA-G, is 2,962 square metres (31,880 sq.ft.) in area, 41 metres (135 ft.) in width and 65 metres (213 ft.) in depth, and meets the minimum standard lot requirements under the RA-G Zone. A new dwelling currently under construction will be retained on proposed Lot 1 and complies with the density, lot coverage, and minimum setbacks under the RA-G Zone.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq.ft.), with a permissible reduction to 1,120 square metres (12,000 sq.ft.) for a maximum of 50% of the lots within the subdivision, provided that 15% of the land is set aside as open space. The applicant is proposing Lots 2 and 5 to be greater than 1,300 square metres (14,000 sq.ft.), at 2,319 square metres (24,960 sq.ft.) and 1,610 square metres (17,330 sq.ft.), respectively. Proposed Lots 3 and 4 meet the minimum permissible reduced lot size of 1,120 square metres (12,000 sq.ft.) at 1,216 square metres (13,090 sq.ft.) and 1,229 square metres (13,230 sq.ft.), respectively.
- In total, the applicant is proposing to dedicate an area of 2,229 square metres (23,994 sq.ft.) to the City without compensation, representing 18.4% of the gross site area, for the purpose of riparian area protection. Of this total open space, 1,783 square metres (19,190 sq.ft.) or 80% is currently protected by a restrictive covenant. An additional area of 446 square metres (4,800 sq.ft.) is proposed to be included in the open space dedication, which represents a 25% increase from the lands currently protected under the restrictive covenant. In accordance with the RA-G and RH-G Zones, the requirement of the 15% open space dedication has been met.
- A residential lane from 136 Street will be provided to allow vehicular access for proposed Lots 3 – 5.
- The proposed subdivision does not meet the new minimum setback requirements for streamside protection of Chantrell Creek (Class 'A') and therefore, a Development Variance Permit (DVP) is required to facilitate the subdivision.

Development Permit for Sensitive Ecosystems

- There is a Class 'A' (red-coded) watercourse running through the northeastern portion of the subject site. The applicant submitted a Riparian Area Regulation (RAR) assessment for the watercourse to confirm the appropriate setbacks. The RAR assessment prepared by EnviroWest Consultants Inc. and has undergone a peer-review process by Dillon Consulting Ltd. The riparian area is to be conveyed to the City without compensation, for riparian area protection purposes.
- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.

- On September 12, 2016, Council approved amendments to the OCP and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected, including Class A, A/O or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

Streamside Protection and Riparian Areas

- Part 7A Streamside Protection of the Zoning By-law (No. 12000) states that a minimum required setback from the top-of-bank of a red-coded (Class 'A') natural watercourse is 30 metres (100 ft.). Chantrell Creek, which runs through the eastern portion of the subject site, is a red-coded (Class 'A') watercourse. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 30 metres (100 ft.).
- Where a proposed development is proposing to reduce the streamside setback area, a DVP is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create a negative impact on the sensitive ecosystem.
- The applicant submitted a Riparian Area Regulation (RAR) assessment report prepared by a Registered Professional Biologist regarding the on-site Class 'A' watercourse recommending a minimum streamside protection and enhancement area of 11 metres (36 ft.) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable.
- In support of the proposed variance to the streamside protection setback, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on January 12, 2017, which illustrates the proposed setbacks from the Class 'A' watercourse as compared to the setback required under the Zoning By-law. The consultant advises that with the setback relaxation and the additional areas provided for protection, there is a net increase in the riparian area. The consultant confirms that the overall changes to the site should not cause a harmful alteration, disruption or destruction of fish habitat or its associated riparian habitat.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable provided that any invasive species are removed and the corresponding areas replanted with native vegetation. A P-15 agreement is required as a condition of final adoption of the rezoning by-law to facilitate this work.

Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site with a Moderate ecological value.

- The Corridor along the eastern portion of the subject site aligning with Chantrell Creek and the western boundary of Chantrell Creek Park is considered to be regionally significant from a Green Infrastructure Network perspective, and was identified in the Metro Vancouver Green Infrastructure Network Plan. The target 50 metre (164 ft.) corridor is part of the Metro Vancouver Regional GIN and provides an opportunity to maintain the connection to Elgin Heritage Park to the north and Chantrell Creek Park adjacent to the site to the east.
- The development proposal conserves a corridor which ranges from 12.2 metres (40 ft.) to 23.4 metres (77 ft.) from the top-of-bank of the watercourse, and a total land area of 2,229 square metres (23,994 sq.ft.) through land that is proposed to be conveyed to the City for the protection of environmental areas. This represents 16% of the total net area of the subject site. In support of the proposed conservation areas, the applicant submitted environmental reports prepared by Qualified Environmental Professionals (QEP) for the subject site.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable in meeting the objectives of the BCS.

Building Scheme and Lot Grading

- The applicant retained design consultant, Mike Tynan of Tynan Consultant Ltd. As the Design Consultant, a character study of the surrounding homes was carried out and based on the findings of the study, proposed a set of Building Design Guidelines for the proposed subdivision.
- The subject site is located within a neighbourhood of acreage and half-acreage type residential lots in which the majority of homes are not visible from the street. The Character Study found that most existing homes in the area can be classified as old urban homes that have massing design, exterior trim and detailing standards that do not meet modern standards that could provide architectural context for the proposed development. The Design Guidelines recommend a compatible character of homes identifiable as "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage". The new single family dwellings will meet or exceed design standards found in most executive-estate quality homes with respect to massing, construction materials, and high trim and detailing treatments. The proposed Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.
- A preliminary lot grading plan submitted by Pacific Land Group Ltd. has been reviewed by staff and is considered generally acceptable. In-ground basements are proposed on 4 of the proposed lots (one single family dwelling will be retained). Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 19, 2016 to 47 properties located within three residential lots deep of the site. The Ocean Park Business Association, Ocean Park Community Association, and the Semiahmoo Residents Association were also notified about the proposed development. A Development Proposal Sign was installed on the subject site on

February 24, 2016. To date, staff has received one (1) email expressing opposition to subdividing the acreage lots smaller than 1,300 square metres (14,000 sq.ft.).

(Proposed Lots 3 and 4 exceed 1,200 square metres [12,900 sq.ft.] in lot area and are complementary with the RH-G lots established on the south side of 24 Avenue. While the lots west of 136 Street and north of 24 Avenue are currently acreage lots, they are designated "Half-Acre Gross Density" under the Central Semiahmoo Peninsula LAP and have the potential to continue a similar half-acre gross density development pattern. Proposed Lots 1 and 2 on the northern half of the subject site are large lots that will also provide an appropriate transition to the acreage/gross-acreage type lots to the north.)

TREES

- Nick McMahon, ISA Certified Arborist of Arbotech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	59	59	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Lombardy Poplar	2	2	0
Coniferous Trees			
Pacific Silver Fir	3	3	0
Shore Pine	2	2	0
Douglas Fir	3	1	2
Western Hemlock	4	4	0
Total (excluding Alder and Cottonwood Trees)	15	13	2
Estimated Additional Trees in the proposed Open Space			45
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		26	
Total Retained and Replacement Trees			
		28	
Contribution to the Green City Fund			
		\$23,600	

- The Arborist Assessment states that there are a total of 15 protected trees on the developable site, excluding Alder and Cottonwood trees. Fifty-nine (59) existing trees, approximately 80% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal, excluding the existing trees located in the open space area. The proposed tree retention was assessed taking into consideration building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 45 protected trees that are located within the open space that is proposed to be conveyed to the City. The trees within the open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 85 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 59 replacement trees will require a cash-in-lieu payment of \$23,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 28 trees are proposed to be retained or replaced on the land with an additional 45 trees to be retained on the land that will be conveyed to the City for the protection of riparian areas, with a contribution of \$23,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 23, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Central Semiahmoo Peninsula LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP. • An amendment to the LAP for a portion of the subject site from One Acre to Half-Acre Gross Density is proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal conveys 16% of the total site to the City, for the protection of the environmental area.
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

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public Notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

BY-LAW VARIANCE AND JUSTIFICIATION

(a) Requested Variance:

- To vary Part 7A Streamside Protection of the Zoning By-law to reduce the minimum required streamside setback area, measured from top-of-bank, from 30 metres (100 ft.) to a minimum of 12 metres (40 ft.) for proposed Lots 1, 2, and 5.

Applicant's Response:

- The appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met.
- A portion of the subject site equal to 18.4% of the site will be conveyed to the City for open space purposes.

Staff Response:

- Chantrell Creek, a Class 'A' watercourse, flows through the northeast corner of the subject site. In accordance with the streamside protection area in the Zoning By-law (No. 12000), the minimum required setback measured from top-of-bank is 30 metres (100 ft.).
- The applicant has taken the appropriate measures to ensure the objectives of the sensitive ecosystem guidelines in the OCP have been met, including agreeing to convey a portion of the site, without compensation, consisting of 2,229 square metres (23,990 sq.ft.) to the City for the protection of riparian areas. This riparian area exceeds the area of land currently under a restrictive covenant for the protection of Chantrell Creek by 25%.
- The applicant provided a Riparian Areas Regulation (RAR) assessment report prepared by EnviroWest Consultants Inc., which has undergone a peer-review process by Dillon Consulting for the on-site Class 'A' watercourse. The RAR report recommended protecting 11 metres (36 ft.) from the top-of-bank, and the applicant proposes a minimum setback of 12 metres (40 ft.) from top-of-bank at one pinch point. The setback is noted to be greater along most of the length of the watercourse to a maximum setback of 24 m (80 ft.).

- In support of the proposed variance to the streamside protection setback, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on January 12, 2017, which illustrates the proposed setback from the Class 'A' watercourse as compared to the setback required under the Zoning By-law. The environmental consultant advises that with the setback relaxation and the additional area provided for protection, there will be a net increase in riparian area. The consultant confirms that the overall changes to the site should not cause a harmful alteration, disruption or destruction of fish habitat or its associated riparian habitat.
- The applicant has agreed to complete a P-15 agreement for the monitoring and maintenance of re-plantings in the riparian area.
- The application was in process prior to the adoption of the Streamside Protection requirements in the Zoning By-law (No. 12000).

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.	Zoning Block 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.	Proposed Amendment to the Central Semiahmoo Peninsula LAP
Appendix IX.	Development Variance Permit No. 7915-0449-00

INFORMATION AVAILABLE ON FILE

- Riparian Areas Regulation (RAR) Assessment Report Prepared by EnviroWest Consulting Inc. Dated February 26, 2016.
- Peer Review of the Riparian Areas Regulation (RAR) Report prepared by Dillon Consultants Ltd., April 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/da

Information for City Clerk

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

1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group Inc.
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 13617 - 24 Avenue
 13637 - 24 Avenue

 - (b) Civic Address: 13617 - 24 Avenue
 Owner: Rui Li
 PID: 004-634-489
 Lot 7 Section 21 Township 1 New Westminster District Plan 72400

 - (c) Civic Address: 13637 - 24 Avenue
 Owner: Mei Y. Li
 PID: 004-634-501
 Lot 8 Section 21 Township 1 New Westminster District Plan 72400

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

 - (b) Proceed with Public Notification for Development Variance Permit No. 7915-0449-00 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 association Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RA-G & RH-G

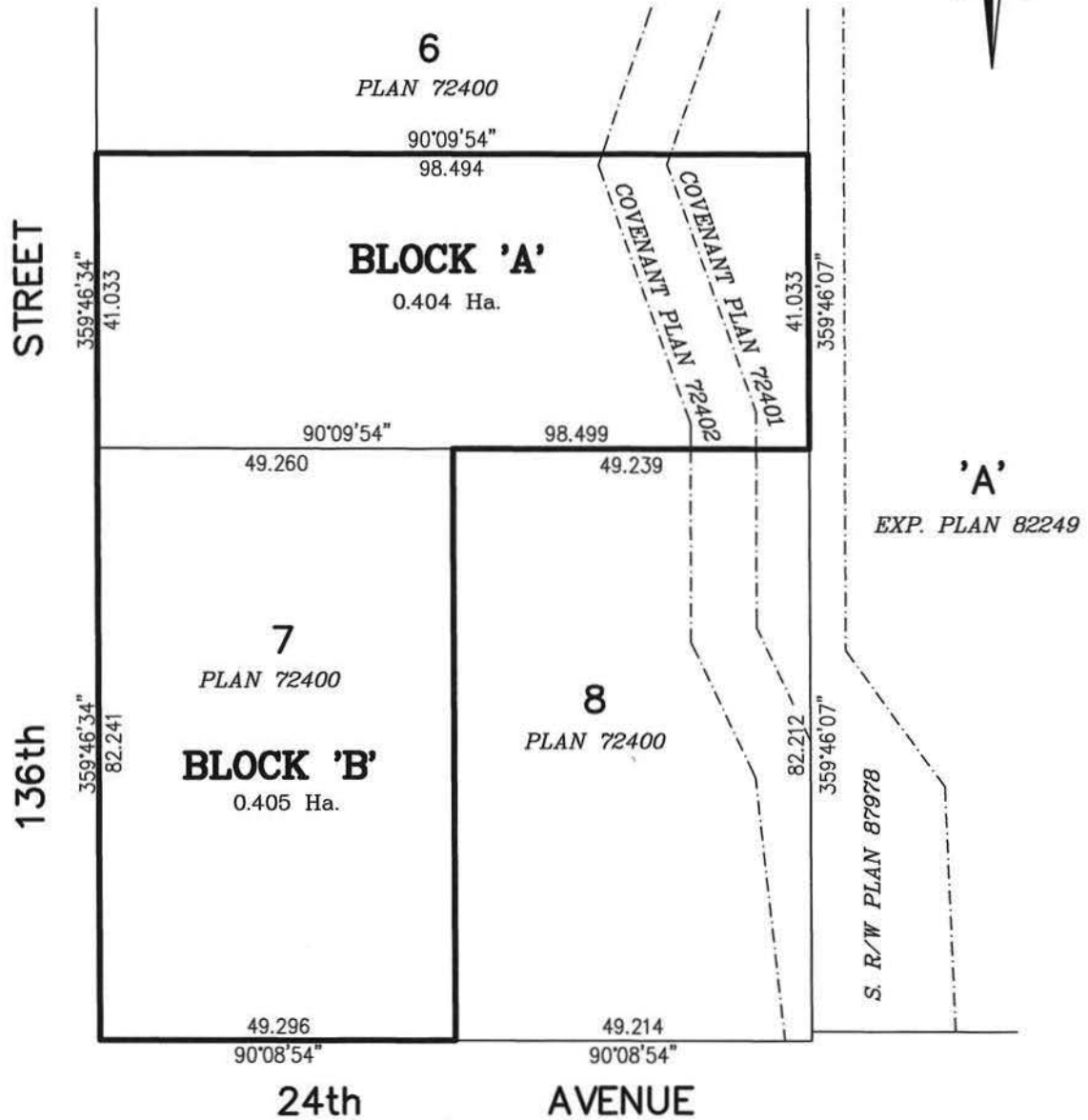
Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3.0	
Hectares	1.21	
NUMBER OF LOTS		
Existing	2	
Proposed	1 - RA-G 4- RH-G	
SIZE OF LOTS		
	RA-G	RH-G
Range of lot widths (metres)	41 m	26.6 – 38.8m m
Range of lot areas (square metres)	2,962 m ²	1,216 m ² – 2,319 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	4.1 lots/ha & 1.7 lots/ac	
Lots/Hectare & Lots/Acre (Net)	5.5 lots/ha & 2.2 lots/ac	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	25% (lots over 1,500 sq.m) 26% (lots less than 1,500 sq.m)	
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
PARKLAND		
Area (square metres)	0.22 hectares (0.55 acres)	
% of Gross Site	18.4%	
Required		
PARKLAND		
5% money in lieu	NO	
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	YES (Lot 1)	
Others	YES	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW #_____ OF LOT 7, SECTION 21 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 72400.**

SCALE 1:1000



All Distances are in Metres.



Total Area Block 'A' = 0.404 Ha.
Total Area Block 'B' = 0.405 Ha.
Total Block 'A' and 'B' = 0.809 Ha.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1478_RZ2

*This Plan Lies Within The
Greater Vancouver Regional District*

Certified correct, completed on
the 11th day of January, 2017.

©

B.C.L.S.



Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
 Surrey, British Columbia
 Canada V3W 2V6
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:
**13617, 13637 24 Avenue,
 Surrey**

DRAWING TITLE:
**Proposed
 Subdivision Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Bruce Fearon

SCALE:
1:750

DATE:
January 10, 2017

PROJECT No:
14-1185

DRAWING No:
01

DESIGNED BY: IP	CHECKED BY: CC
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STATISTICS

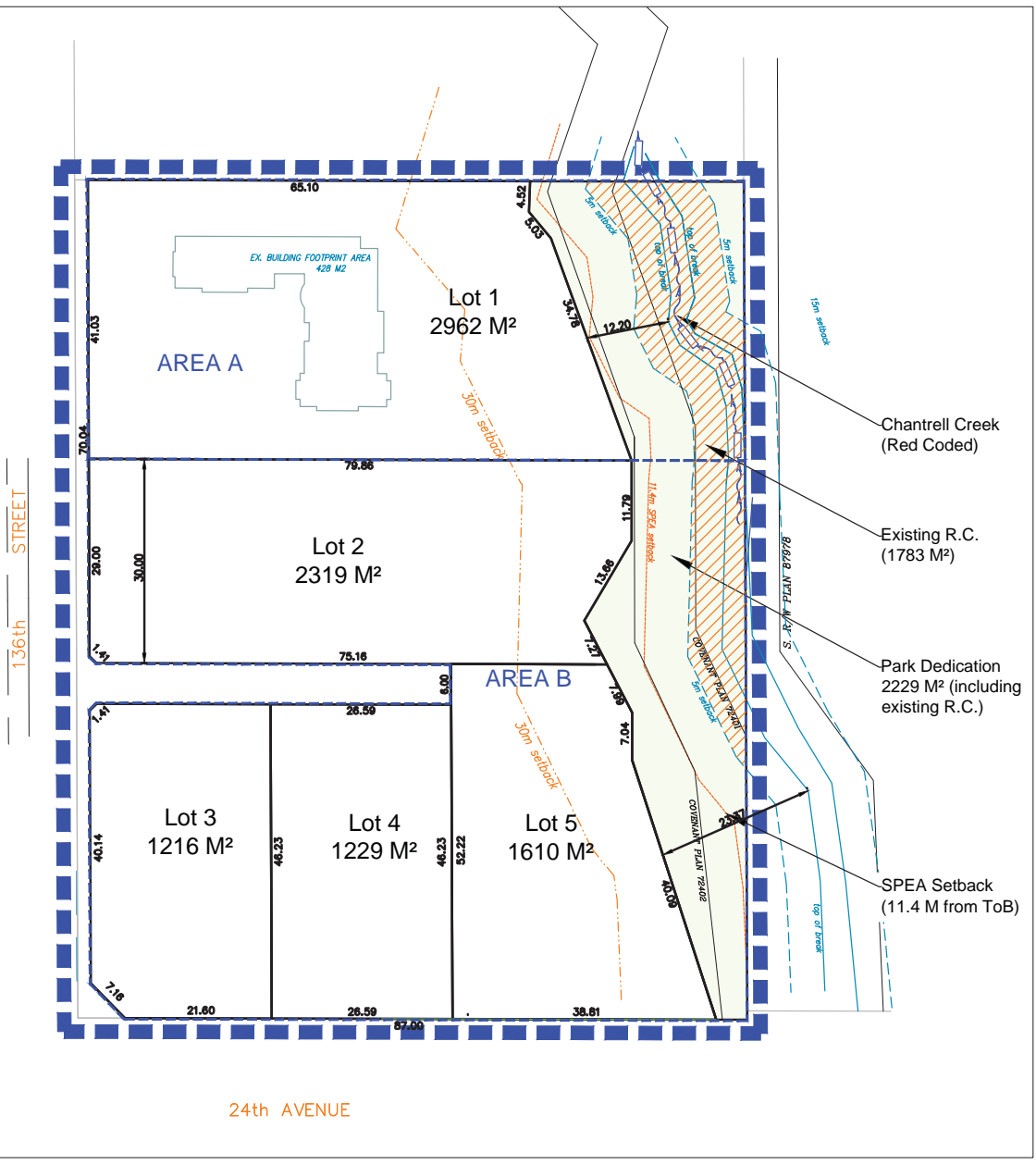
Subject properties: 12141 M² / 3.0 Ac.
 Net Land Area: 11563 M² / 2.86 Ac.

Existing OCP Land Use Designation: Suburban
 Existing Zoning: RA
 Proposed Zoning: RA-G and RH-G
 No. of Lots: 5
 Creek RAR Setback: 11.4 m
 Existing R.C. Area: 1783 M²
 Proposed Park Dedication (including RC): 2229 M² (19%)
 Proposed Density: 1.7 UPA

AREA A
 Proposed Lot 1 Area: 2962 M²
 Proposed Area of Open Space: 806 M² (27.2%)

AREA B
 Proposed Total Area of Lots 2,3,4, and 5: 6374 M²
 Proposed Area of Open Space: 1079 M² (16.9%)

Note:
 ToB / HWM to be identified by topo survey.
 Watercourse setback subject to municipal approval.



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

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

DATE: **November 2, 2016** PROJECT FILE: **7815-0449-00**

RE: **Engineering Requirements
Location: 13617 24 Avenue**

REZONE/SUBDIVISION

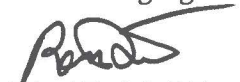
Property and Right-of-Way Requirements

- Dedicate 1.942 m along 136 Street to 24.0 m Collector Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at 24 Avenue and 136 Street.
- Dedicate 1.0 m x 1.0 m corner cut at lane and 136 Street.
- Dedicate 6.0 m toward Residential Lane allowance.
- Register 0.5 m statutory right-of-ways along 24 Avenue and 136 Street for inspection chambers and sidewalk maintenance.
- Provide 2,178 m² (including 1783 m² under existing restrictive covenant) towards Park space.

Works and Services

- Construct the east side of 136 Street to Collector Road standard.
- Construct the lane to Residential Lane standard.
- No direct access permitted to 24 Avenue.
- Construct drainage and sanitary system to service the proposed development.
- Provide on-site stormwater mitigation features as per Chantrell Creek Ocean Bluff Integrated Stormwater Management Plan.
- The Chantrell Creek flows through the property and is known to flood over the banks during major events. A qualified person is needed to establish top of bank and flooding extents.
- An agreement is required between the City and Developer for monitoring and maintenance of replanting in conveyed riparian areas (P-15 Agreement). A detailed planting plan is required for review and approval.
- Provide a water, storm, and sanitary service connection to each lot.
- Applicant must pay all outstanding charges and levies relating to the properties.

A Servicing Agreement is required prior to rezoning and subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MB



Thursday, July 14, 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 and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7915 0449 00

SUMMARY

The proposed 5 single family lots are estimated to have the following impact on the following schools:

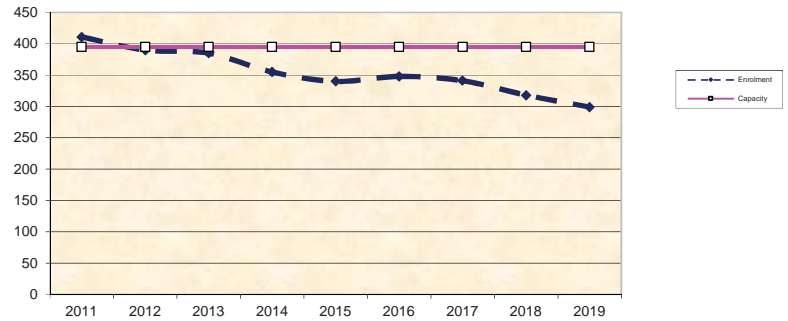
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

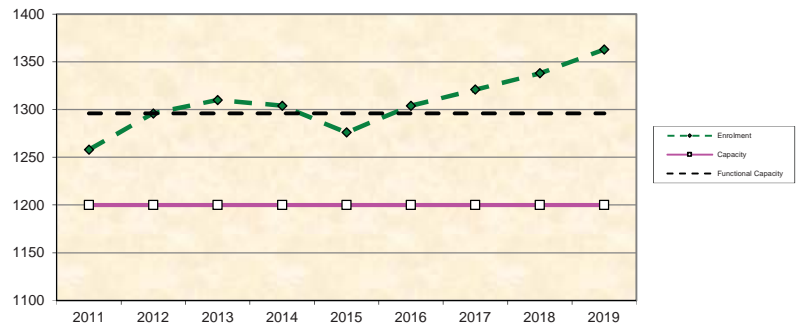
September 2015 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	31 K + 309
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1276
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Chantrell Creek Elementary



Elgin 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: 7915-0049-00
 Project Location: 13617 and 13637 - 24 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:

Of all lots surveyed in the study area, 85 percent have homes that are not visible (or are barely visible) from the street. There are only two visible homes in the area surrounding the subject site, and neither of these homes provide suitable architectural context for a year 2015 suburban-estate development (CD zone based on RH-G zone).

One of the two visible homes, at 13588 - 25 Avenue, is a 1980's, 2501 - 3000 sq.ft. "West Coast Traditional" style Two-Storey type dwelling with mid-scale massing characteristics, and a single storey high, understated front entrance. The roof structure is a main Boston gable roof with Boston Gable projections at a 7:12 slope, with a cedar shingles roof surface. The home is clad in stucco with no feature masonry or wood veneers. The colour scheme is classified as "Neutral / Natural". The home has a double garage. The landscape standard is best described as "modest old suburban". The driveway is constructed from exposed aggregate concrete. Neither the landscaping nor the home are considered to provide suitable context.

The other visible home, at 13583 - 24 Avenue, is a 1960's, 2500 sq.ft. "Old urban" style Basement Entry dwelling with box-like massing characteristics which are a result of locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views. The roof structure is a main common gable roof with common gable projections at a 6:12 slope, and a rectangular profile asphalt shingle roof surface. The home is clad in aluminum siding with no feature masonry or wood veneers. The colour scheme is classified as "Neutral / Natural". The home has a double garage. The landscape standard is best described as "modest old suburban". The driveway is constructed from broom finished concrete. Neither the landscaping nor the home are considered to provide suitable context.

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 "CD based on RH-G" 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 than it is to specifically 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", or other compatible styles as determined by the design consultant. 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** : 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 RH(G) 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** : On existing homes, front entrance porticos range are one storey 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, but also to ensure there is adequate space to construct an entrance that is proportionally appropriate for the expected larger home sizes.
- 6) **Exterior Wall Cladding** : This is an estate home area in which lots are high value and high value homes will be constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : A range of roof surfacing materials have been used in this area including cedar shingles and asphalt shingles. 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** : Roof slopes of 6:12 or 7:12 have been used on the visible homes. 7:12 is a suitable minimum roof slope given the expected size of the homes and the proposed style range. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: Due to the arterial status of 24 Avenue, homes along 24 Avenue are so concealed by trees in the tree buffer and in rear yards that they are not visible from 24 Avenue and the homes therefore have no impact on the streetscape. There are only two openly visible homes, 40-50 years old, both approx 2500 sq.ft., one of which is a Two-storey type and one of which is a Basement Entry type. Neither of these homes, and neither of the landscapes provides suitable architectural context for a year 2016 suburban-estate development.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and architecturally compatible styles or architecturally significant designs as determined by the design consultant.
- a new single family dwelling *constructed* on any *lot* meets year 2000'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 CD-based on RH-G 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 RH-G zoned developments constructed in Surrey subsequent to the year 2015.

Exterior Materials/Colours:

“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. “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 7:12, 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. Low slope roof products also permitted where

appropriate as determined by the design consultant. Greys, black, or browns only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

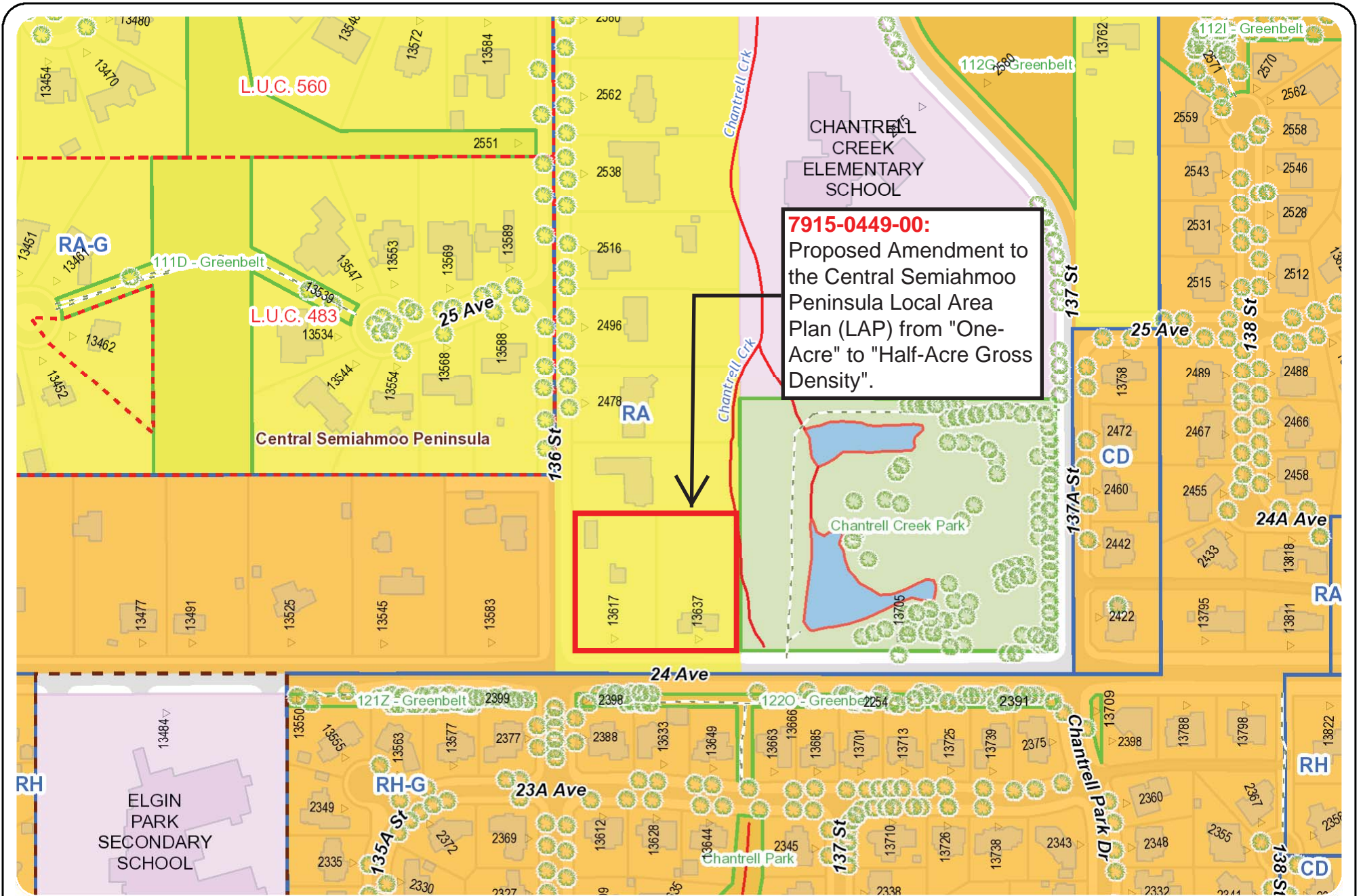
Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 60 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 30 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

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

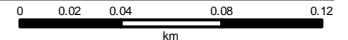
Reviewed and Approved by:  Date: June 9, 2016



7915-0449-00

Scale: 1:3,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 09/01/2017

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0449-00

Issued To: RUI LI

Address of Owner: 13617 - 24 Avenue
Surrey, BC V4A 2G7

Issued To: MEI Y. LI

Address of Owner: 5, 5201 - Oakmount Crescent
Burnaby, BC V5H 4S8

(collectively referred to as the "Owner")

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

Parcel Identifier: 004-634-489
Lot 7 Section 21 Township 1 New Westminster District Plan 72400

13617 - 24 Avenue

Parcel Identifier: 004-634-501
Lot 8 Section 21 Township 1 New Westminster District Plan 7240

13637 - 24 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 changes, 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 the table in Section B.1 of Part 7A Streamside Protection, the minimum required distance from the top-of-bank of a "Natural Class A Stream" is reduced from 30 metres (100 ft.) to a minimum of 12 metres (40 ft.) for proposed lots 1, 2 and 5.
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.
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



Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
 Surrey, British Columbia
 Canada V3W 2V6
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**13617, 13637 24 Avenue,
 Surrey**

DRAWING TITLE:

**Proposed
 Subdivision Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Bruce Fearon

SCALE:

1:750

DATE:

January 10, 2017

PROJECT No.:

14-1185

DRAWING No.:

01

DESIGNED BY: CHECKED BY:

IP

CC



DVP 7915-0449-00:
 To reduce the
 minimum setback of
 a "Natural Class 'A'
 Stream" in Part 7A of
 Zoning By-law No.
 12000 from 30
 metres (100 ft.)
 measured from top-
 of-bank, to a
 minimum of 12
 metres (40 ft.).

STATISTICS

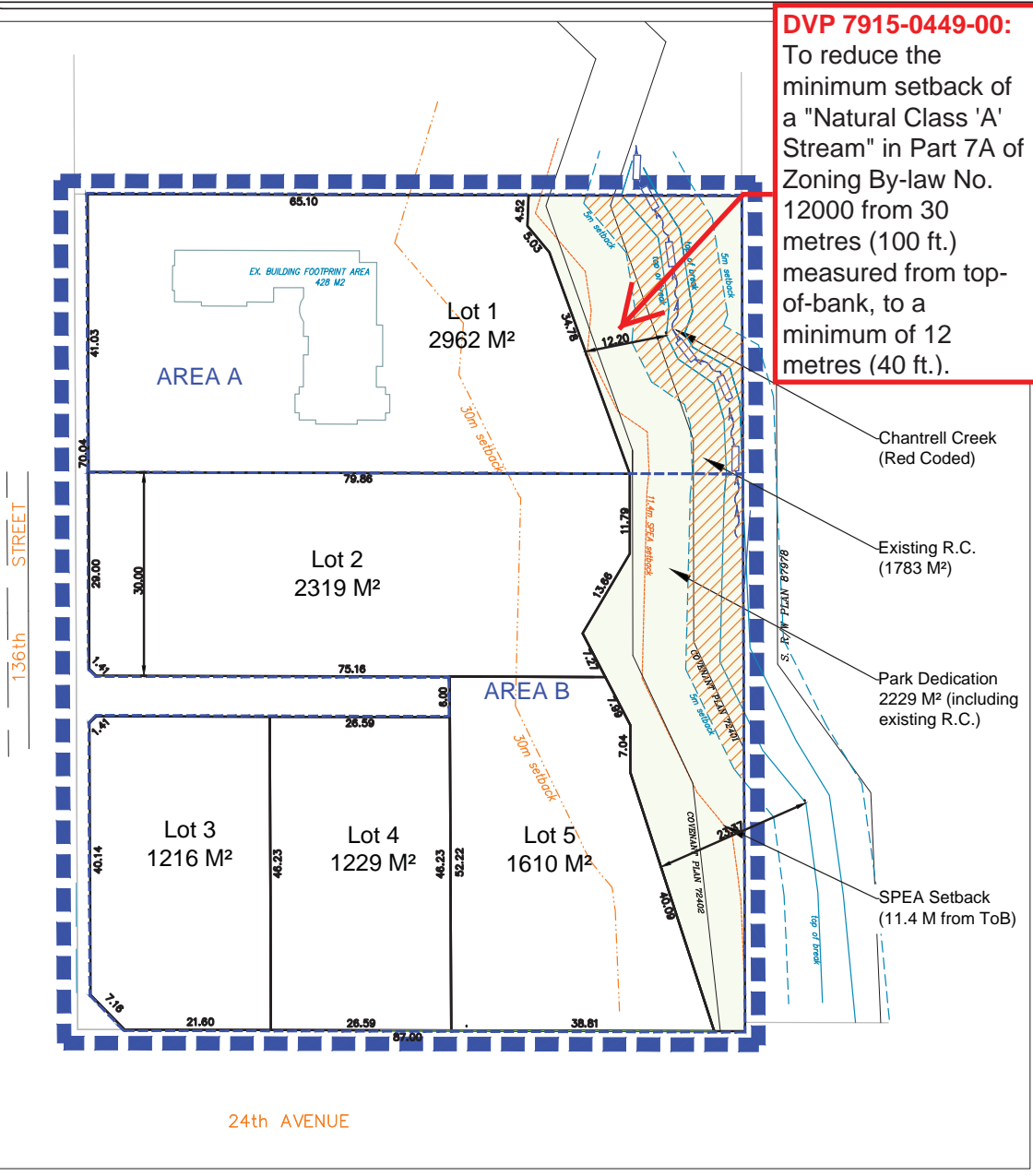
Subject properties: 12141 M² / 3.0 Ac.
 Net Land Area: 11563 M² / 2.86 Ac.

Existing OCP Land Use Designation: Suburban
 Existing Zoning: RA
 Proposed Zoning: RA-G and RH-G
 No. of Lots: 5
 Creek RAR Setback: 11.4 m
 Existing R.C. Area: 1783 M²
 Proposed Park Dedication (including RC): 2229 M² (19%)
 Proposed Density: 1.7 UPA

AREA A
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 Proposed Area of Open Space: 1079 M² (16.9%)

Note:
 ToB / HWM to be identified by topo survey.
 Watercourse setback subject to municipal approval.



24th AVENUE

136th STREET