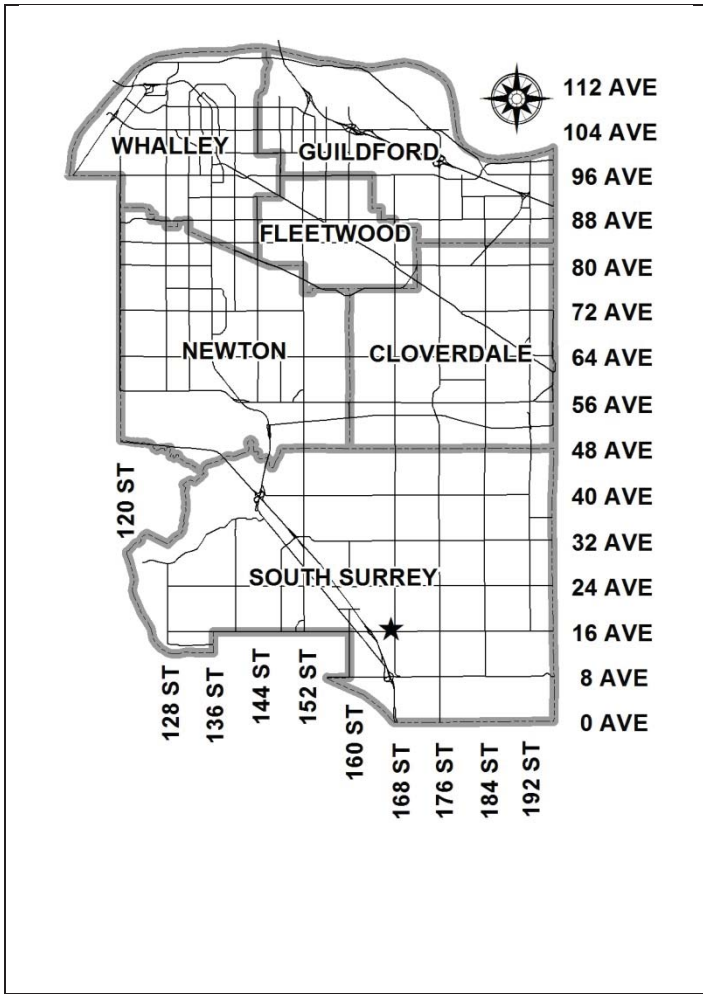


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0022-00

Planning Report Date: December 19, 2016



PROPOSAL:

- **OCP Amendment** for a portion from "Suburban" to "Urban"
- **NCP Amendment** for a portion from "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)" as well as to allow for changes to the road network and the relocation of drainage swales along 16A Avenue
- **Rezoning** for a portion from RA to RF-13

to allow subdivision into 12 single family lots and one remainder parcel.

LOCATION: 16653 & 16679 – 16 Avenue

OWNER: Logos Investment Inc.

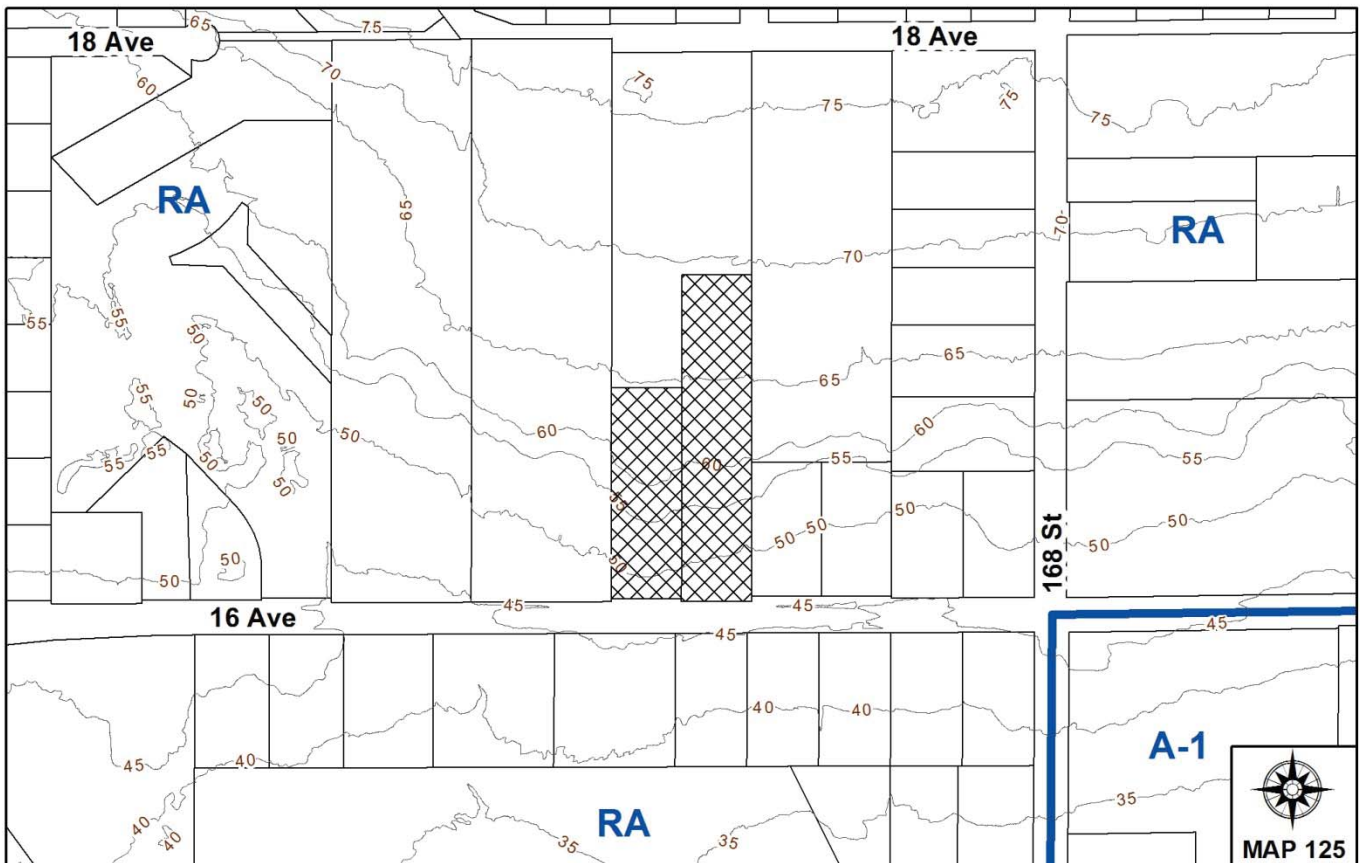
ZONING: RA

OCP DESIGNATION: Urban and Suburban

NCP/LAP DESIGNATION: Low Density Residential (6-10 upa)

Cluster Residential (6-10 upa)

Suburban Transitional (2-4 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Official Community Plan (OCP) Amendment from "Suburban" to "Urban" for a portion of the subject property.
- Proposed amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to re-designate a portion of the subject property from "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)" for changes to the road network and for the relocation of drainage swales.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is required to achieve the land-use designation and proposed density for the "Single Family Residential (13)" [RF-13] zoned lots. This amendment involves a small portion of the site and is reflective of the land-uses and re-alignment of 16A Avenue established on the lands to the east under Development Application No. 7915-0084-00.
- An NCP Amendment is required along the southern portion of the site to re-designate a portion of the site to "Low Density Residential (6-10 upa)" in order to allow for the proposed density. The proposal is consistent with the land-use and density approved on the lands to the immediate east (Development Application No. 7915-0084-00) and meets the general intent and overall density prescribed in the Sunnyside Heights NCP.
- The southern portion of the subject property will remain designated "Urban" and "Suburban" in the OCP as well as "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" in the NCP until such time as this portion develops.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site, as shown in Block A, on the attached Survey Plan from "One-Acre Residential Zone" (RA) to "Single Family Residential [13] Zone" (RF-13) and a date set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0022-00 for Hazard Lands.
5. 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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to ensure tree protection;
 - (j) registration of a Section 219 Restrictive Covenant (No Build) on Lot 13 until future redevelopment;
 - (k) registration of a Section 219 Restrictive Covenant (No Build) on a portion of Lot 12 for future consolidation with the adjacent properties created under Development Application No. 7915-0443-00; and

- (l) discharge of Restrictive Covenant BE122213 for shared driveway access.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to:
- (a) re-designate a portion of the subject property from "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)";
 - (b) modify the future road network to extend 166A Street from 16A Avenue to 16 Avenue as well as remove the rear lanes; and
 - (c) modify the location of drainage swales along 16A Avenue.

as illustrated in Appendix VIII when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>7 Elementary students at Pacific Heights Elementary School 3 Secondary students at Earl Marriott Secondary School</p> <p>[Appendix IV]</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July, 2018.</p>
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for the proposed rezoning for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings and accessory structures.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential (Development Application No. 7915-0443-00 proposes to create 18 single family lots and one park lot. The application received Third Reading on November 21, 2016).	Urban/Low Density Residential (6-10 upa) and Park/Open Space	RA
East:	Proposed single family residential development to create 104 RF-12 lots (Application No. 7915-0084-00 was adopted by Council on July 25, 2016) and proposed 12 lot single-family subdivision (Application No. 7916-0191-00, which is pre-Council).	Suburban and Urban/Suburban Transitional (2-4 upa), Suburban Residential (1-2 upa) and Low Density Residential (6-10 upa)	RA and RF-12
South (Across 16 Avenue):	Single family residential and B.C. Hydro right-of-way (Development Application No. 7916-0376-00 proposes to create 58 single family lots and one park lot. The application is pre-Council).	Urban and Mixed Employment/Suburban Transitional (2-4 upa)	RA
West:	Single family residential and B.C. Hydro right-of-way	Urban and Mixed Employment/Cluster Residential (6-10 upa) and Grandview Ridge Trail	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is partially designated both "Suburban" and "Urban" in the Official Community Plan (OCP). An OCP Amendment for a small portion of the site [Appendix VII] from "Suburban" to "Urban" is needed to achieve the proposed land-use and density. This amendment is reflective of the recently approved land-uses and re-alignment of 16A Avenue established on the lands to the east under Development Application No. 7915-0084-00. The remainder parcel (Lot 13) on 16 Avenue is not being developed at this time and will remain split designated "Urban" and "Suburban".

- The property is designated "Suburban Transitional (2-4 upa)", Cluster Residential (6-10 upa)" and "Low Density Residential (6-10 upa)" in the Sunnyside Heights NCP. An NCP Amendment is required on the southern portion of the property to "Low Density Residential (6-10 upa)" to accommodate the proposed net density of 9.2 upa/24 upha. The proposed land-use and density is consistent with the land-use and density approved on the Canadian Horizons site to the east (Development Application No. 7915-0084-00).
- The applicant also proposes to amend the road network identified in the Sunnyside Heights NCP to relocate 16 Avenue to better reflect the alignment of 16A Avenue recently approved under Development Application No. 7915-0084-00. In addition, the applicant proposes to eliminate the laneways currently shown in the NCP.
- The applicant has consulted with representatives for the adjacent property owners north and west of the subject property and received general support for the proposed changes to the road network. The adjacent property to the north at 16688 – 18 Avenue (Development Application No. 7915-0443-00) is currently under application to create 18 single family lots and one park lot. This application received Third Reading on November 21, 2016. The parcel at 16607 – 16 Avenue is not currently under application and there are no plans to redevelop the property in the immediate future.
- Lastly, the applicant proposes to amend the Sunnyside Heights NCP to modify the design and location of the drainage swale along 16A Avenue. The NCP requires a 5 metre (16 ft.) wide swale on the north side of 16A Avenue. However, the applicant proposes to install two 3.5 metre (12 ft.) wide swales on the north and south side of 16A Avenue. The Engineering Department supports the proposed amendment to the swale design and general location which is considered minor in scope, meets the intent of the NCP and better matches the swale design recently approved for Development Application No. 7915-0084-00.

DEVELOPMENT CONSIDERATIONS

Background

- The development application is comprised of two single family parcels which form a 1.84 hectare (4.56 acre) site located between 16 Avenue and 18 Avenue, just west of 168 Street. The lots slope to the south, steeply in locations, with views of the Fergus Watershed Biodiversity Park, the Campbell River as well as the Agricultural Land Reserve (ALR).
- The subject properties are zoned "One-Acre Residential Zone (RA)" and partially designated "Suburban" and "Urban" in the Official Community Plan (OCP) and "Suburban Transitional (2-4 upa)", "Cluster Residential (6-10 upa)" and "Low Density Residential (6-10 upa)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Current Proposal

- The applicant proposes an amendment to the Official Community Plan (OCP) to re-designate a portion of the subject property from "Suburban" to "Urban" [Appendix VII], and amend the Sunnyside Heights NCP by re-designating a portion of the site from "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)" and for changes to the road network and for modifications to the location and design of the drainage swales along 16A Avenue [Appendix VIII]. The applicant also proposes to rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into twelve (12) single family lots. One remnant parcel (Lot 13) on the south portion of the site will not be developed at this time, and remain zoned RA.
- The proposed lots range in size from 386 square metres (4,155 sq. ft.) to 571 square metres (6,146 sq. ft.). All the lots will conform to the minimum requirements of the RF-13 Zone in terms of width, depth and area.
- The proposed subdivision into 12 RF-13 lots will result in an overall net density of 9.2 upa (24 upha) which is within the permitted density range of the "Low Density Residential (6-10 upa)" designation in the Sunnyside Heights NCP.

Proposed Road Network and Drainage Swale Location

- The applicant proposes to amend the road network identified in the Sunnyside Heights NCP to relocate 16 Avenue to better reflect the alignment of 16A Avenue recently approved under Development Application No. 7915-0084-00. In addition, the applicant proposes to eliminate the laneways currently shown in the NCP.
- An additional connection is proposed to 16 Avenue from 16A Avenue via 166A Street. This connection will support the higher density uses in the area by providing a finer-grained road network to disperse traffic, in keeping with the Transportation Strategic Plan. A half-road dedication of 166A Street is proposed on the subject property, with the remaining half-road to be dedicated upon any future development on the property to the west at 16607 – 16 Avenue.
- The modified road network will allow for front-loaded RF-13 lots in an east-west and north-south orientation which better reflects the proposed lot grading where much of the grade change takes place in the foundations of the dwellings, and minimizing the need for retaining walls on-site.
- The applicant further proposes to amend the Sunnyside Heights NCP to modify the design and location of the swale along 16A Avenue. The NCP requires a 5 metre (16 ft.) wide swale on the north side of 16A Avenue. However, the applicant proposes to install two 3.5 metre (12 ft.) wide swales on the north and south side of 16A Avenue. The Engineering Department supports the proposed amendment to the swale design and general location which is considered minor in scope, meets the intent of the NCP and better matches the swale design recently approved for Development Application No. 7915-0084-00.

Building Design Guidelines and Lot Grading

- Andy Igel of Aplin & Martin Consultants Ltd. prepared the Building Design Guidelines for the subject properties to maintain consistency with existing developments.
- The Building Design Guidelines are based on the Character Study for Development Application No. 7915-0084-00 to the west which reviewed a number of existing homes in the surrounding neighbourhood to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older suburban homes in the surrounding area do not provide an appropriate context for future small-lot development. As such, the Building Design Guidelines reflect the theme as well as character of guidelines created for recent nearby small-lot developments which include a combination of modern and contemporary house designs. A summary of the Building Design Guidelines is attached to this report [Appendix V].
- The preliminary lot grading and servicing concept plan submitted by Aplin and Martin Consultants Ltd. has confirmed that no retaining walls are required on-site. Prior to final adoption, a finalized lot grading plan, acceptable to City staff, will be required.
- The grading changes necessary to accommodate the Grandview Ridge Trail along 16 Avenue, however, will likely require future retaining walls along the south lot line of the remnant parcel (Lot 13). The overall height and architectural treatment of the retaining walls will require further review as part of a subsequent development application on the remainder parcel.
- The preliminary lot grading plan indicates the applicant is proposing in-ground basements on all of the lots. The feasibility of in-ground basements will be confirmed in future once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Grandview Ridge Trail

- The Grandview Ridge Trail is identified in the Sunnyside Heights NCP and City of Surrey Greenway Plan along the north side of 16 Avenue and originates at the intersection of 16 Avenue and 168 Street. Although the applicant will provide the required dedication and statutory right-of-way to secure the future Grandview Ridge Trail as part of the current development application, the multi-use pathway will be constructed in future when the remnant parcel (Lot 13) develops.
- The applicant is required to provide varying widths of road dedication along 16 Avenue that range from 15.3 metres (50 ft.) to 17.5 metres (57 ft.) in order to accommodate the Grandview Ridge Trail. The cross-section provides for an enhanced multi-use pathway design consisting of a 3 metre (9.8 ft.) wide tree strip, 8 metre (26 ft.) wide meandering multi-use pathway and 3 metre (9.8 ft.) wide tree strip which allows for a row of trees on each side of the Grandview Ridge Trail.
- Appropriate landscaping treatment adjacent the Grandview Ridge Trail will be resolved as part of a future development application on the remnant parcel (Lot 13) in order to design a suitable buffer that shields the proposed land-use from vehicle traffic on 16 Avenue as well as improves the overall design and pedestrian experience of the multi-use pathway.

Watercourse Re-classification (16 Avenue)

- A Qualified Environmental Professional (QEP) recently confirmed the Class B (yellow-coded) watercourse previously identified on the north side of 16 Avenue, adjacent the remnant parcel, was incorrectly classified. The environmental assessment provided by the QEP was accepted by the Engineering Department. As a result, the watercourse classification layer on COSMOS was updated to indicate that a Class C (green-coded) watercourse is located along the north side of 16 Avenue, per the environmental assessment, unlike Class A and Class B watercourses, Class C watercourses do not require additional building setbacks.

Green Infrastructure Network

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council in July, 2014 under Corporate Report No. R141 identifies a Regional BCS Corridor (ID #25) as well as Regional BCS Hub (Hub F) within 50 metres (164 ft.) of the subject properties.
- A Qualified Environmental Professional has confirmed the proposed development complies with the intent of the Sensitive Ecosystem Development Permit Guidelines as well as Biodiversity Conservation Strategy and will not negatively impact the Regional BCS Corridor or Hub.

Hazard Development Permit (DP)

- The property is subject to a Development Permit for Hazard Lands, per the OCP, given the presence of steep slopes on the south portion of the site. In order to address this requirement, the applicant has submitted a geotechnical report and arborist report that confirm the site can accommodate the proposed development.
- The geotechnical report, prepared by Geopacific Consultants dated September 12, 2016, states that the site is considered safe for its intended use and that subsurface investigation has found satisfactory soil conditions for the proposed single family development.
- The geotechnical report makes several recommendations on subgrade preparation, building foundations, pavement details, structural fill, utility excavation methods as well as backfill.
- Staff have reviewed the geotechnical report and found it to be generally acceptable, subject to the project geotechnical engineer reviewing and accepting the final building and lot grading design.
- The geotechnical report and recommendations contained therein will be incorporated into the requirements of the Hazard Lands Development Permit (DP).

TREES

- Glen Murray, ISA Certified Arborist from Froggers Creek Tree Consultants Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	7	7	0
Crimson King Maple	2	2	0
Lombardy Poplar	1	0	1
Coniferous Trees			
Douglas Fir	19	8	11
Norway Spruce	7	5	2
Pine	1	0	1
Scot Pine	1	0	1
Spruce	1	1	0
Western Red Cedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	42	26	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees		41	
Contribution to the Green City Fund		\$13,600	

- The Arborist Assessment states that there are a total of forty-two (42) protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately fourteen percent (14%) of the total trees on the site, are Alder and Cottonwood trees. It was determined that sixteen [16] 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 fifty-nine(59) replacement trees on the site. Since only twenty-five (25) replacement trees can be accommodated on the site (based on two (2) or three (3) trees per lot, depending on lot size), the deficit of thirty-four [34] replacement trees will require a cash-in-lieu payment of \$13,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The replacement trees proposed on the site will consist of a variety of trees including Kousa Dogwood, Paperbark Maple, Saucer Magnolia and Japanese Snowbell with two (2) or three (3) trees proposed per RF-13 lot, depending on lot size.
- In summary, a total of forty-one (41) trees are proposed to be retained or replaced on the site with a contribution of \$13,600 to the Green City Fund.

PRE-NOTIFICATION

A pre-notification letter was mailed to twenty-one (21) property owners within one-hundred metres (300 ft.) of the subject property on July 26, 2016. To date, staff have received no responses from adjacent property owners.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 17, 2016. 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 properties are located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is considered appropriate for this portion of the Sunnyside Heights NCP and reflects similar densities achieved on the adjacent easterly properties created under Development Application No. 7915-0084-00. • The future single family dwellings may include secondary suites that provide for greater housing choice within the Sunnyside Heights NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: [1] absorbent soils; [2] sediment control devices; as well as [3] perforated pipe systems. • The applicant proposes to retain several on-site by-law sized trees. • The on-site trees on Lot 13 will be retained until future redevelopment. • The proposed dwellings have access to recycling/organic waste disposal.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project is connected to off-site pedestrian and multi-use pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Community surveillance is promoted through front-loaded garages that provide more active space in the front yard and "eyes-on-the-street".
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Information regarding the proposed development was provided to interested parties that contacted the applicant regarding the project. The applicant will relocate any existing fill elsewhere on the site and, thereby, reduce the need for trucking of materials to/from the site.

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 Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Re-designation Map
Appendix VIII.	NCP Re-designation Map

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geopacific Consultants dated September 12, 2016.

Original signed by Ron Hintsche

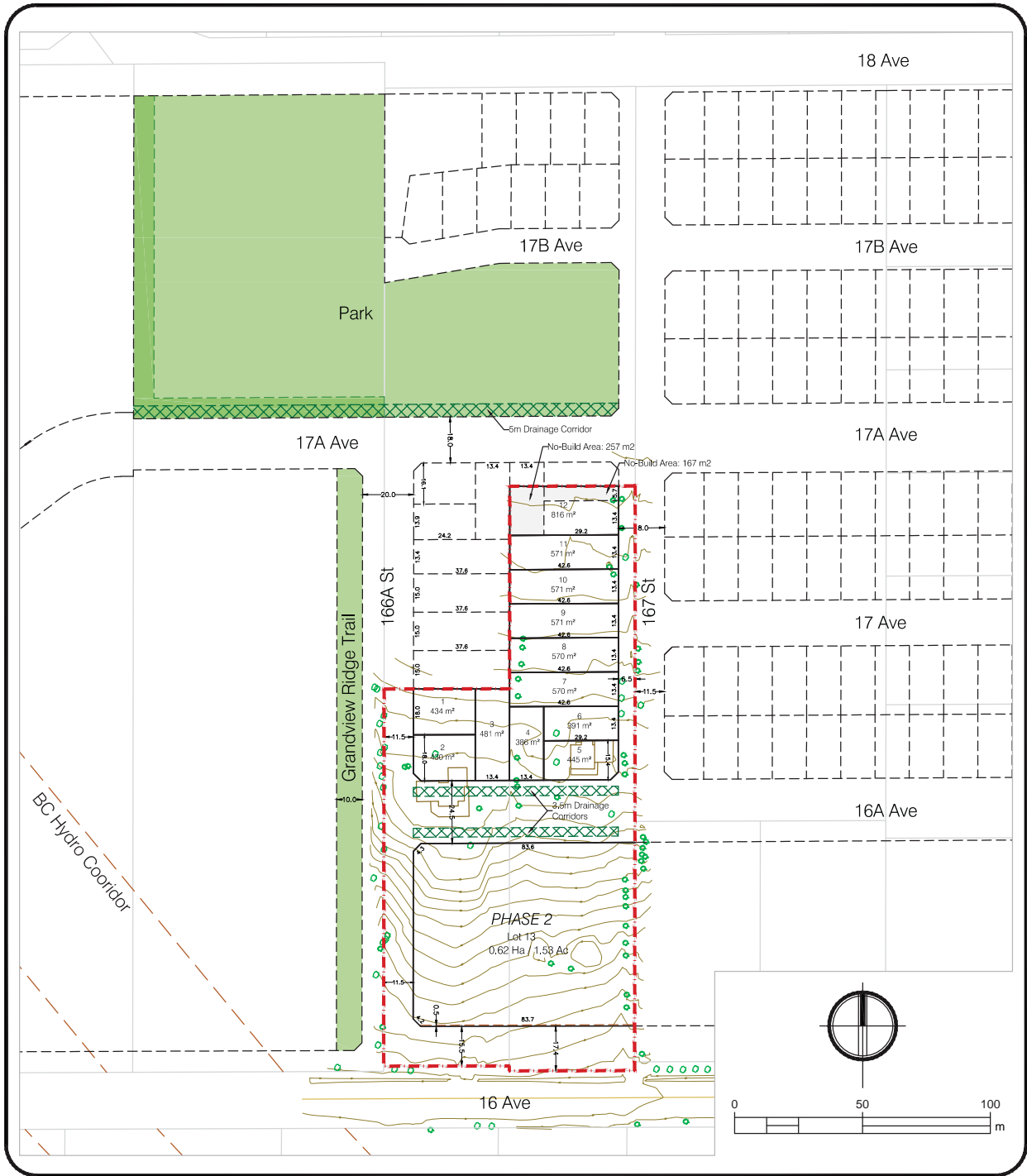
Jean Lamontagne
General Manager
Planning and Development

MRJ/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13 and RA

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	4.56 ac.	
Hectares	1.84 ha.	
NUMBER OF LOTS		
Existing	2	
Proposed	12 RF-13 and 1 RA	
SIZE OF LOTS		
	RF-13	RA
Range of lot widths (metres)	13.4 m. – 18 m.	+70 m.
Range of lot areas (square metres)	386 m ² – 571 m ²	1.53 ac.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	N/A	N/A
Lots/Hectare & Lots/Acre (Net)	9.2 upa/24 upha	N/A
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	N/A	
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
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	NO	



Logos Investments Inc.
 Sunnyside Heights Development
 16653 & 16679 16 Ave, Surrey, BC

SUBDIVISION CONCEPT

**APLIN
 MARTIN**
 Project No.: 15-511
 Date: 2016 / 12 / 2

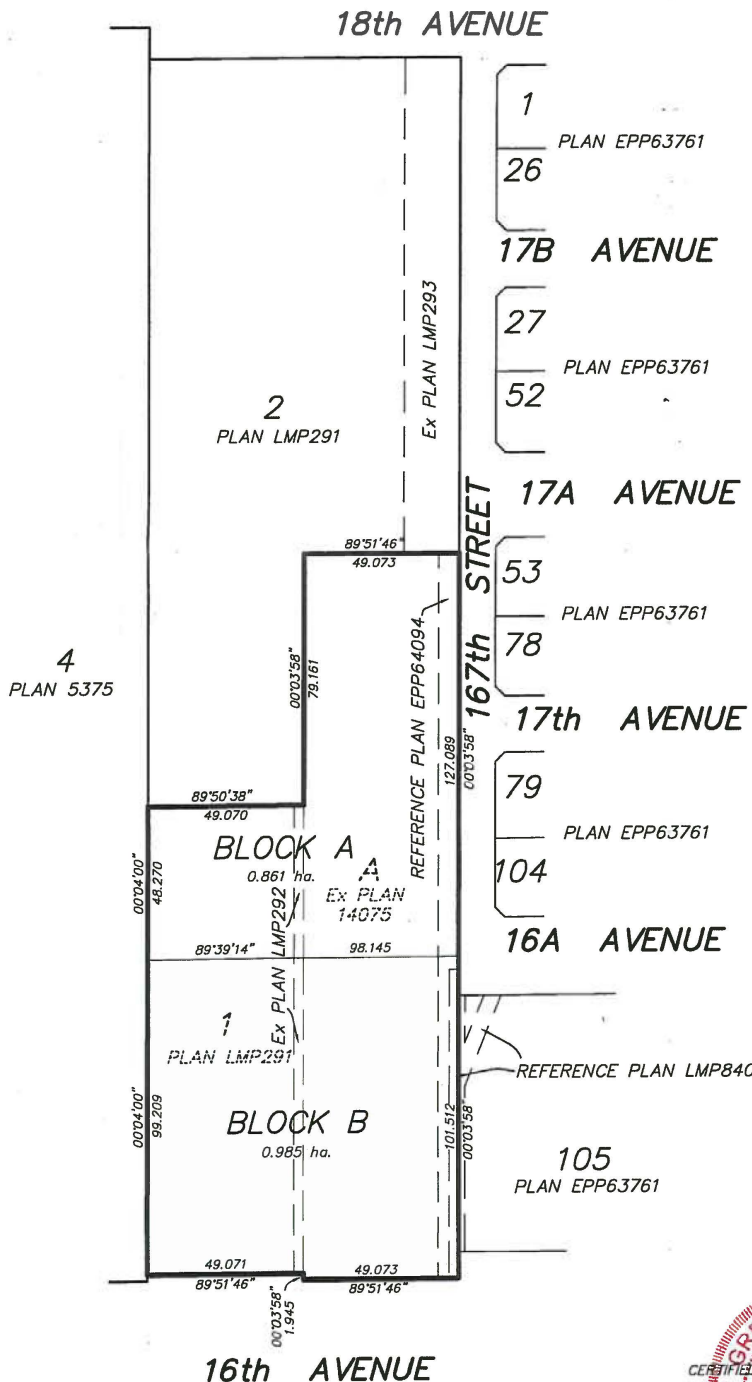
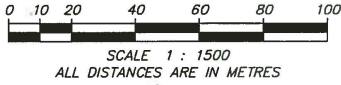
**Drawing
 1**

LEGAL DESCRIPTION	GROSS SITE AREA	EXISTING DESIGNATIONS	PROPOSED DESIGNATIONS	LOT YIELD
PID: 017-336-007	1.8 hectares / 4.6 acres (approx.)	Zoning: RA	Zoning: RF-13	Existing Number of Lots: 2
PID: 017-335-990	NET SITE AREA (PHASE 1)	NCP: Suburban Transitional (2-4 upa)	NCP: Low Density Residential (6-10 upa)	Proposed Number of Lots: 12+Rem
PID: 008-133-557	0.5 hectares / 1.3 acres (approx.)	Low Density Residential (6-10 upa)	OCP: Urban	DENSITY
		Cluster Residential (6-10 upa)		Gross: 6.7 uph / 2.6 upa
		OCP: Urban, Suburban		Net: 24 uph / 9.2 upa

NOTE: Conceptual layout only, subject to change without notice. Areas and dimensions to be confirmed by Legal Survey. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW - - - -
LOT 1, SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT PLAN LMP291
AND
PARCEL "A" (EXPLANATORY PLAN 14075), LOT 3,
SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 5375**

BCGS 92G.007



 **MURRAY & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189


CERTIFIED CORRECT ACCORDING TO SURVEY
* DATED SURVEY OF DECEMBER, 2016.
GREGORY MARSTON B. C. L. S.
FILE 10139-03

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: December 14, 2016 **PROJECT FILE: 7816-0022-00**

**RE: Engineering Requirements
Location: 16653 16 Ave**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 15.442 metres to 17.442 metres fronting 16 Avenue for a 27.5 metre arterial road.
- dedicate 24.5 metres for 16A Avenue for an ultimate 24.5 metre local road.
- dedicate 11.5 metres for 166A Street for an ultimate 20 metre local road.
- dedicate 6.5 metres for 167 Street for an ultimate 18 metre local road
- dedicate 3.0m x 3.0m corner cuts at the intersections of 16A Avenue and 166A Street and 167 Street.
- provide 0.5 metre ROWs fronting roads for service connections and sidewalk maintenance.

Works and Services

- construct 16A Avenue to a full road standard with drainage corridors.
- construct the east half of 166A Street to a half road standard.
- construct the west half of 167 Street to a half road standard
- construct watermains, sanitary sewers and storm system to service the development
- provide cash-in-lieu for the design, engineering and construction of the Grandview Ridge Trail on 16 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
LR1

NOTE: Detailed Land Development Engineering Review available on file



Thursday, December 01, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0022 00

SUMMARY

The proposed 13 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2016 Enrolment/School Capacity

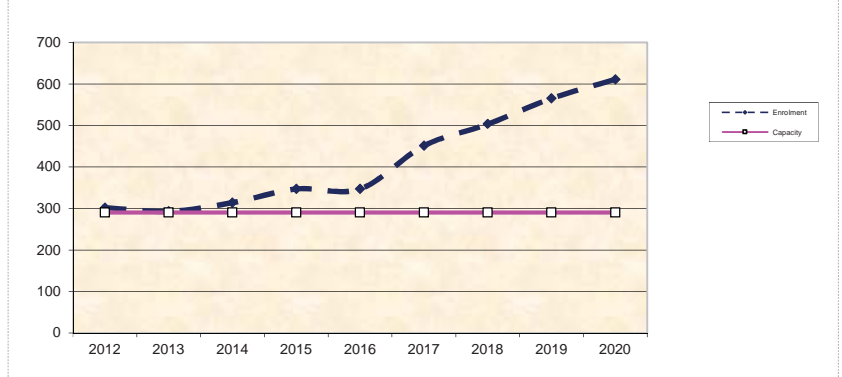
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

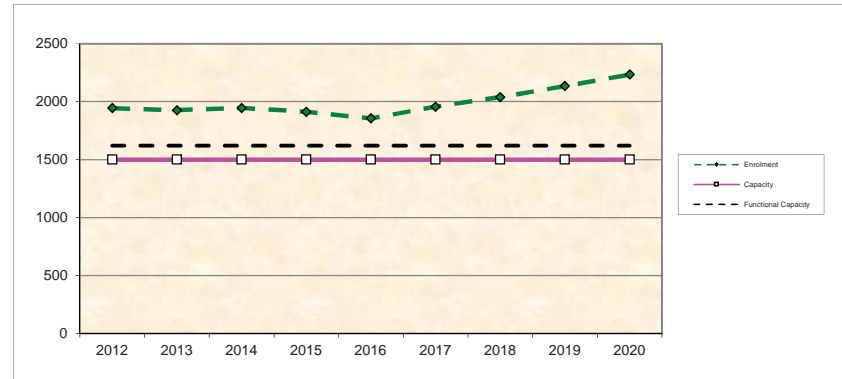
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 the highest priority in the District's 2016/17 5-Year Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020). A proposed addition to Pacific Heights Elementary is also included in the Five-Year Capital Plan as a high priority. The enrolment projections include anticipated residential growth from approved 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.

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.

BUILDING GUIDELINES SUMMARY

Project Location: 16653 & 16679 16 Avenue
Design Consultant: Aplin & Martin Consulting Ltd., (Andy Igel)

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.

2. Proposed Design Guidelines

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

- The new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage” “Rural Heritage”, “Mid-century Modern”, or “West Coast Modern”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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:

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. “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 3:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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 40 shrubs of a minimum 3 gallon pot size. 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: Aplin & Martin Consultants Ltd. **Date:** October 26, 2016

Reviewed and Approved by:

A handwritten signature in black ink, appearing to be 'ahy g', is written over the signature line.

Date: October 26, 2016

Tree Preservation Summary

Surrey Project No: 7916-0022-00
Address: 16653 and 16679 16th Avenue, Surrey BC
Registered Arborist: Glenn Murray

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)	49
Protected Trees to be Removed	33
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	16
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 7 </u> X one (1) = 7 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 26 </u> X two (2) = 52	59
Replacement Trees Proposed	25
Replacement Trees in Deficit	34
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 6 </u> X one (1) = 6 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 12 </u> X two (2) = 24	30
Replacement Trees Proposed	0
Replacement Trees in Deficit	30

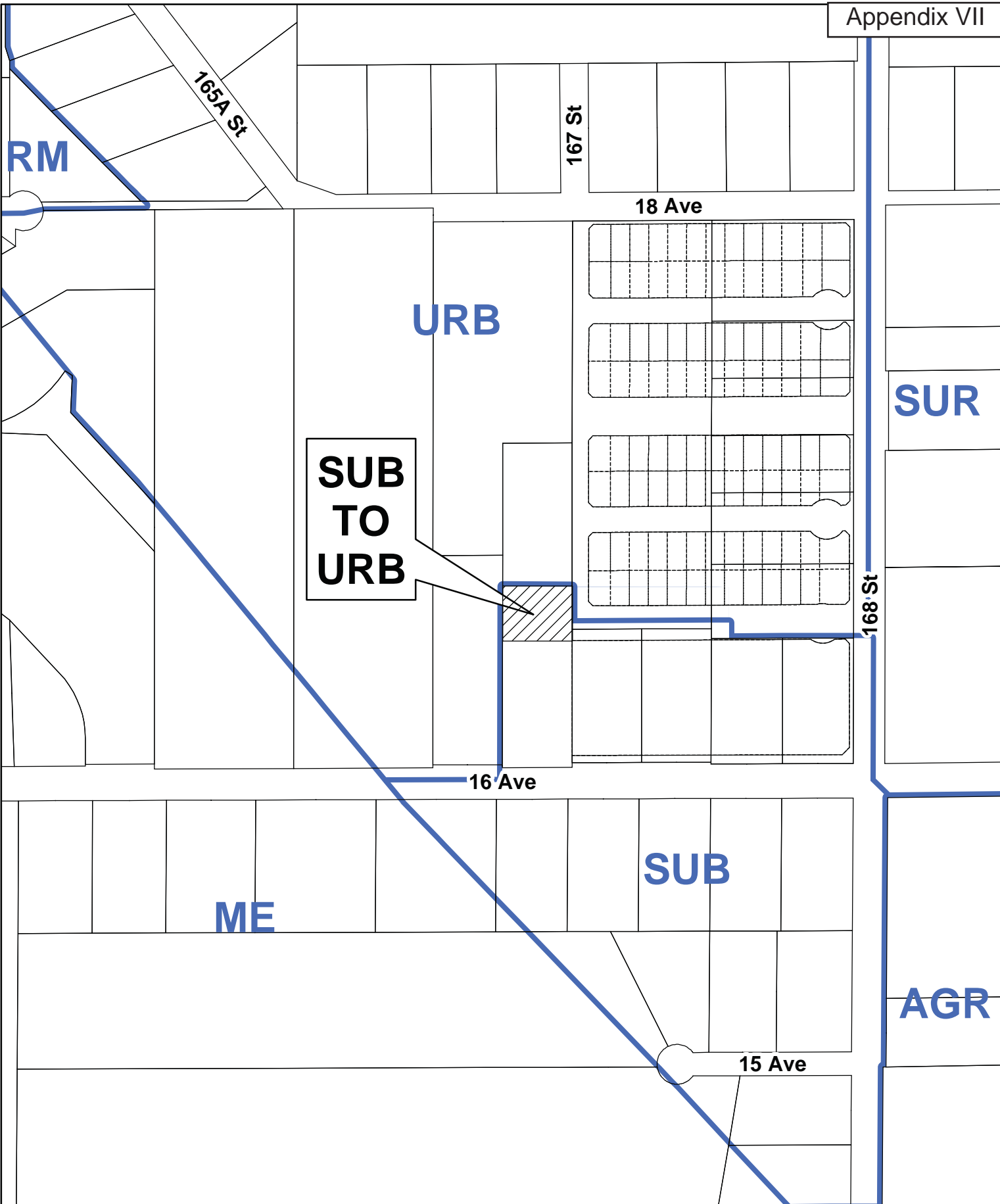
Summary, report and plan prepared and submitted by:

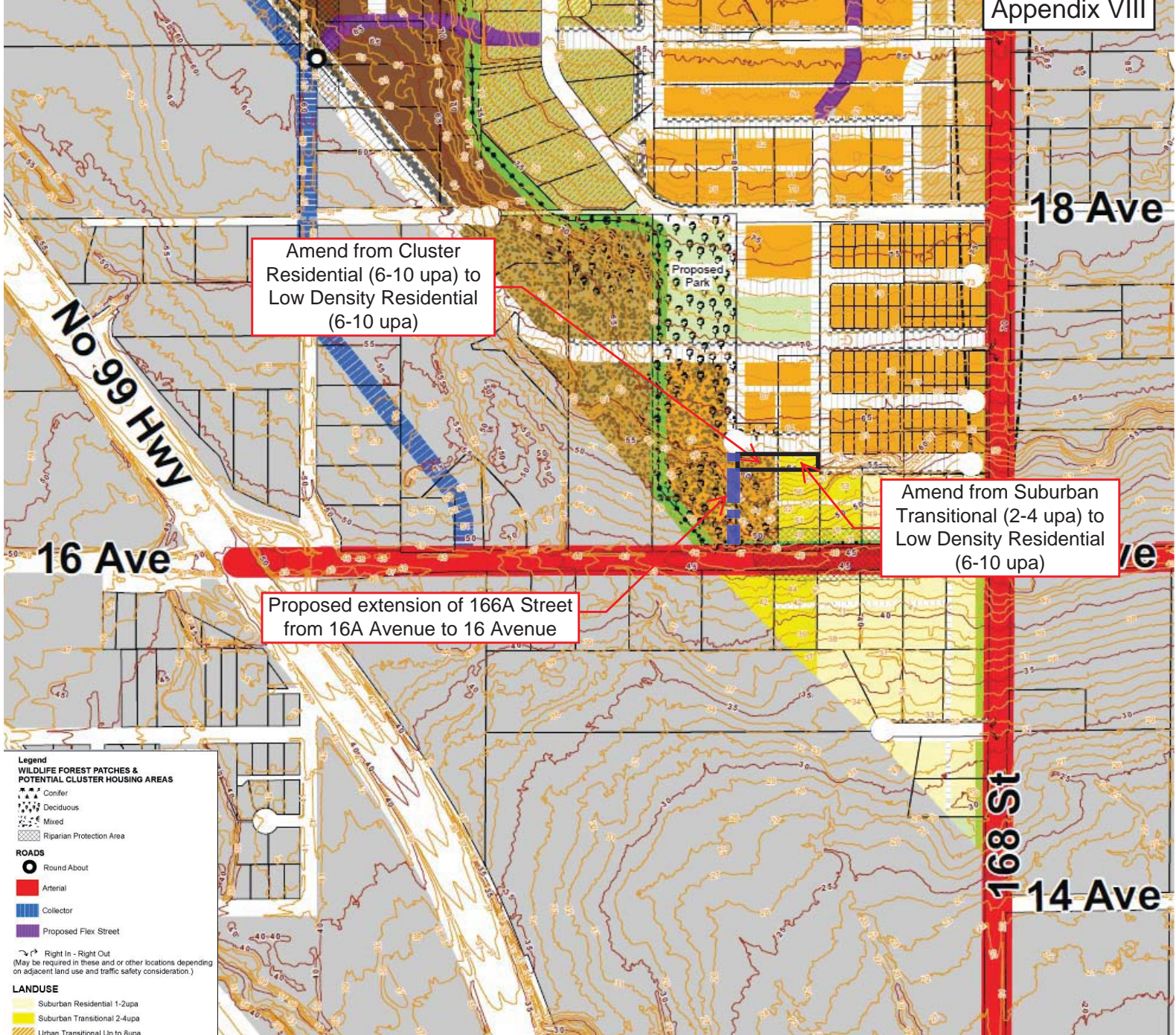


 (Signature of Arborist)

14-Dec-16

 Date





Amend from Cluster Residential (6-10 upa) to Low Density Residential (6-10 upa)

Amend from Suburban Transitional (2-4 upa) to Low Density Residential (6-10 upa)

Proposed extension of 166A Street from 16A Avenue to 16 Avenue

Legend

WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS

- Conifer
- Deciduous
- Mixed
- Riparian Protection Area

ROADS

- Round About
- Arterial
- Collector
- Proposed Flex Street

Right In - Right Out
(May be required in these and other locations depending on adjacent land use and traffic safety consideration.)

LANDUSE

- Suburban Residential 1-2upa
- Suburban Transitional 2-4upa
- Urban Transitional Up to 8upa
- Low Density Residential 6-10upa
- Cluster Residential 6-10upa
- Medium Density Residential 10-15upa
- Cluster Residential 10-15upa
- Multiple Residential 10-15upa
- Multiple Residential 15-25upa
- Multiple Residential 30-45upa
- Special Residential 15-25upa
- Commercial Residential 25-45upa
- Neighbourhood Commercial
- School
- Buffer
- Civic Utility
- 5m Drainage Corridor
- 10m Drainage Corridor
- 20m Drainage Corridor
- Park / Open Space
- Grandview Ridge Trail
- Linkages
- Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 26 October 2016

