

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7916-0154-01

Planning Report Date: May 30, 2022

**PROPOSAL:**

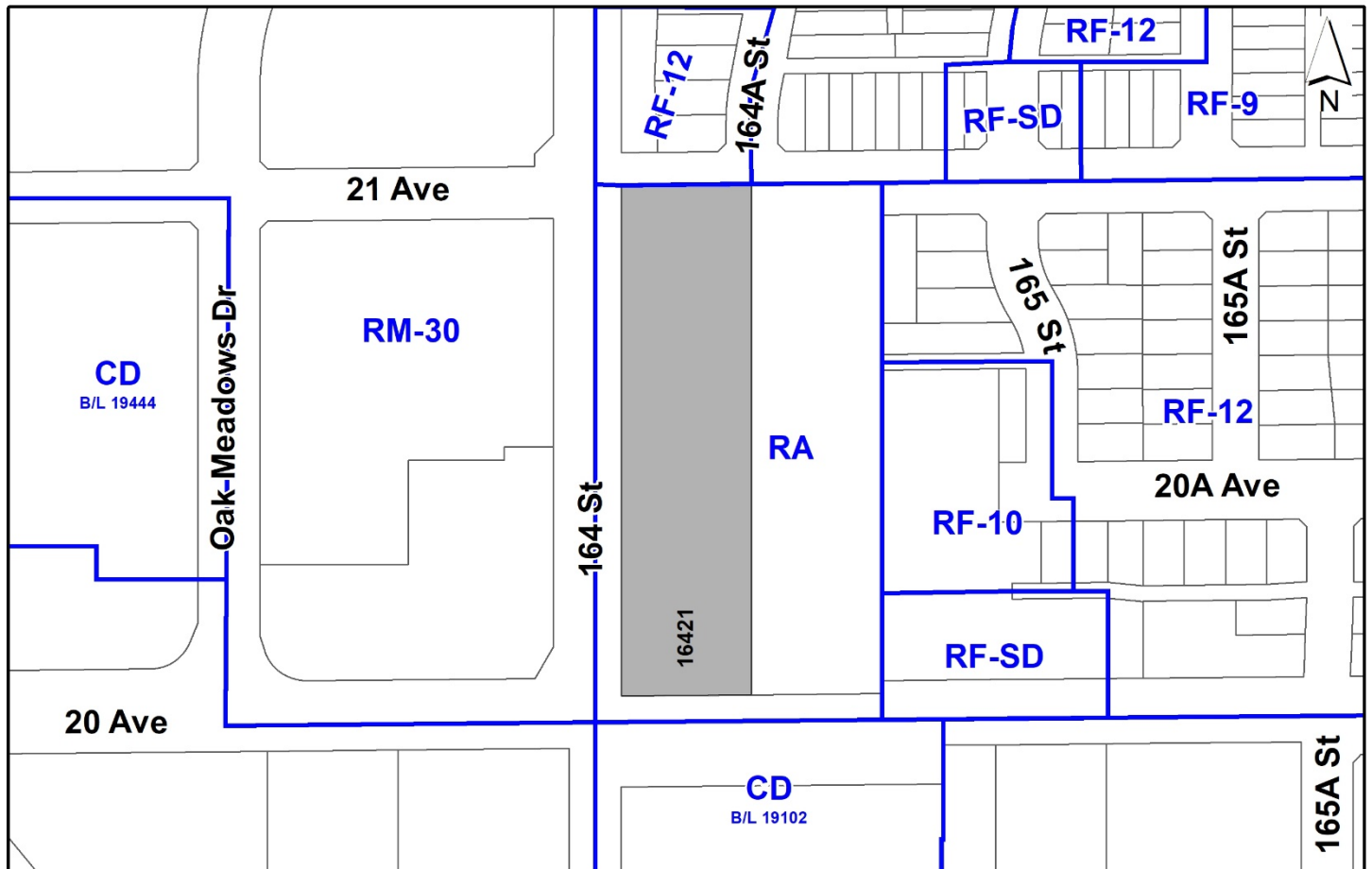
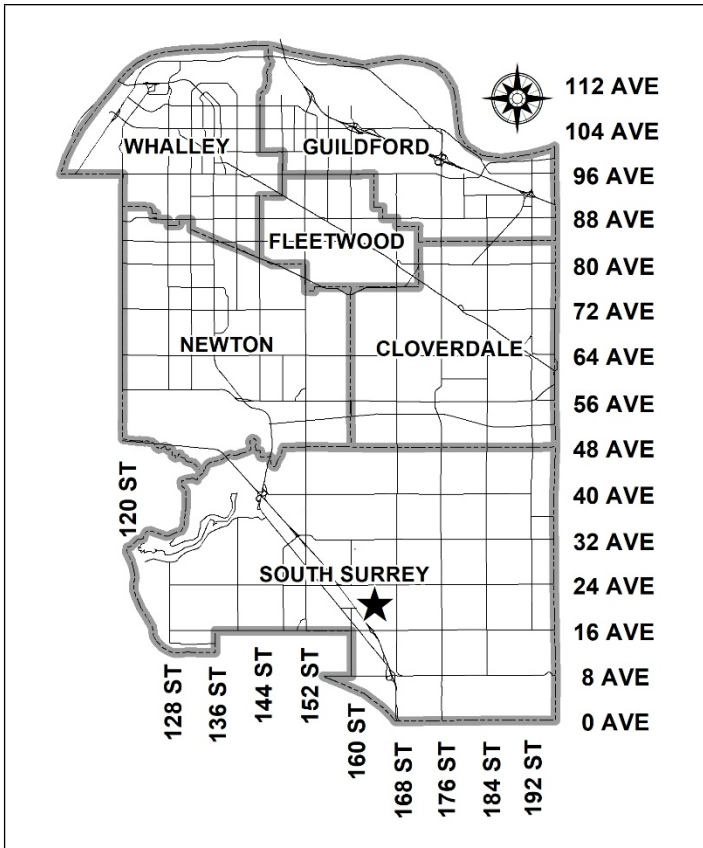
- **Development Variance Permit**  
 to allow subdivision into 15 single family small lots.

**LOCATION:** 16421 - 20 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Medium Density Residential 10-15  
 upa and Riparian Area Protection



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the lot depth requirements of the Single Family Residential (13) Zone (RF-13) for one proposed lot.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Residential 10-15 upa and Riparian Area Protection designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP)
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- On April 15, 2019, Council supported the Development Permit for Sensitive Ecosystems and Hazard Lands, and supported variances to increase the front yard setback along 20 Avenue (Lots 12-15), and to reduce the distance between principal building and the detached garage for proposed Lots 12-15.
- On April 29, 2019, Council granted 3rd Reading to the proposed Rezoning By-law, to rezone the site from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone" (RF-13) and "Single Family Residential (10) Zone" (RF-10)".
- The proposed variance of the lot depth on Lot 11 is required due to the irregular shape of the lot. Proposed Lot 11 complies with the minimum area and lot width for Type I RF-13 lot and will have rear lane access.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0154-01 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-13 Zone Type I from 28 metres to 23.7 metres for proposed Lot 11.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant site	Medium Density Residential 10-15 upa and Riparian Protection Area	RA
North (Across 21 Avenue):	Single family small lots	Medium Density Residential 10-15 upa	RF-12
East:	Single family residence, under Development Application No. 7916-0415-00 for single family lots (pre-Council)	Medium Density Residential 10-15 upa	RA
South (Across 20 Avenue):	Townhouse site	Multiple Residential 30-45 upa and Grandview Ridge Trail	CD (By-law No. 19102)
West:	Unopened 164 Street road allowance with a Class B watercourse and the proposed location of the Grandview Ridge Trail on the west side of the road allowance	Riparian Protection Area and Grandview Ridge Trail	RA

### Context & Background

- The subject 0.99 hectare (2.45 acres) site consists of one property located at 16421 20 Avenue on the north side of 20 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Medium Density Residential 10-15 upa in the Sunnyside Heights NCP.
- The application was considered by Council in April 2019 and supported. The proposal complies with the Medium Density Residential 10-15 upa and Riparian Protection Area designation in the Sunnyside Heights NCP, and the Urban OCP designation.
- The overall proposal includes rezoning from RA to RF-13 and RF-10, to allow for subdivision into 15 single family small lots.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The shape of proposed Lot 11 is irregular, and it was not identified at the time of the original application as a lot requiring a variance. The lot complies with the minimum lot width and lot area, but the lot depth must be measured as a perpendicular line to the front yard. Therefore, Lot 11 requires a variance to the lot depth from 28 metres to 23.7 metres.
- There is a small change in road alignment from the original proposal considered by Council to the layout in Appendix I, which is to facilitate the adjacent proposal, Development Application No. 7916-0415-00. The lots proposed on the subject site still comply with the minimum lot areas and widths, and no further variances are required by this change.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.99 hectares or 9,905 square metres
Road Dedication:	2,400 square metres
Undevelopable Area:	2,335 square metres (riparian)
Net Site Area:	5,170 square metres
<b>Number of Lots:</b>	15
<b>Unit Density:</b>	29 units per hectare (11 units per acre)
<b>Range of Lot Sizes</b>	301 square metres to 424 square metres
<b>Range of Lot Widths</b>	8.8 metres to 15.4 metres
<b>Range of Lot Depths</b>	23.7 metres to 27.5 metres

### Referrals

Engineering: The Engineering Department has no objection to the proposed variance. Original Engineering requirements still apply.

### Transportation Considerations

- The proposed new road alignment for 164A Street is acceptable. No further changes are proposed. The changes to the NCP were supported as part of the 2019 Planning Report to Council.

### Parkland and/or Natural Area Considerations

- No changes are proposed to the previously proposed riparian dedication along the western portion of the site.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan.

### **Secondary Plans**

#### Land Use Designation

- The proposal includes some minor road network changes to the Sunnyside Heights NCP, with no impact to density. These changes were previously presented to and supported by Council in April 2019. The proposed DVP has no implications on the NCP or density.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)". The proposed rezoning By-laws were supported by Council in April 2019. The current variance presented does not include any changes to the originally presented Block Plan and number of lots.

### Lot Depth Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot depth of the RF-13 Zone Type I from 28 metres to 23.7 metres for proposed Lot 11.
- The variance is required due to the pie-shape of the lot, and how lot depth is calculated. Proposed Lot 11 complies with minimum lot area and lot width for the RF-13 Zone. As the lot depth is calculated as a line perpendicular to the lot width, the lot depth is 23.7 metres. No further variances are requested for the subject lot.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of building design guidelines that will guide the development of the future single family homes.

- New homes will be constructed either with the typical designs common throughout Surrey or with a more contemporary style utilizing flatter roofs, and concrete and metal finishes. Vinyl siding will not be permitted as a cladding material on any of the homes. Asphalt shingles may be utilized in a "shake profile" only. Roll roofing or metal roofing are also permitted as roofing materials.
- A preliminary lot grading plan has been prepared by WSP Canada Inc. and has been reviewed by staff and found to be generally acceptable. The lot grading plan will be finalized prior to final approval of the project once final engineering drawings have been submitted and accepted by the City's Engineering Department.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current 2022 rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, this contribution does not apply.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 10, 2018, and no further pre-notifications are required for the additional variance. Staff received no comments other than support from the adjacent neighbour as part of the original pre-notification.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse along the western portion of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the western portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The Sensitive Ecosystem DP for the overall site was presented to and supported by Council in April 2019, and no further changes are proposed. The requested lot depth variance does not affect the watercourse.

## TREES

- No trees are impacted by the proposed lot depth variance.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Development Variance Permit No. 7916-0154-01
Appendix III.	Initial Planning Report No. 7916-0154-00, dated April 15, 2019

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

LFM/cm



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LOT 32  
PLAN 33307  
16370  
20 AVENUE

LOT  
PLAN E  
164  
20 AV

**Hub Engineering Inc.** Member  
**PACIFIC LAND GROUP**  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 16421 & 16437 20 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 21026	DATE MAY 2022	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0154-01

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 006-719-244  
 Lot 39 Section 13 Township 1 New Westminster District Plan 43236  
 16421 - 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to vary Section K. Subdivision of the RF-13 Zone to reduce the minimum lot depth of the Type I Lot from 28.0 metres to 23.7 metres for proposed Lot 11.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



DVP for lot depth from 28 m to 23.7 m for proposed Lot 11

**PRELIMINARY  
SUBJECT TO  
REVIEW AND  
APPROVAL**

**Hub Engineering Inc.** Member PACIFIC LAND GROUP  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 16421 & 16437 20 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 21026	DATE MAY 2022	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			

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

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City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0154-00

Planning Report Date: April 15, 2019

**PROPOSAL:**

- **NCP Amendment** for changes to the local road network and the extent of the lot consolidation area
- **Rezoning** from RA to RF-10 and RF-13
- **Development Permit** for Sensitive Ecosystems
- **Development Variance Permit**

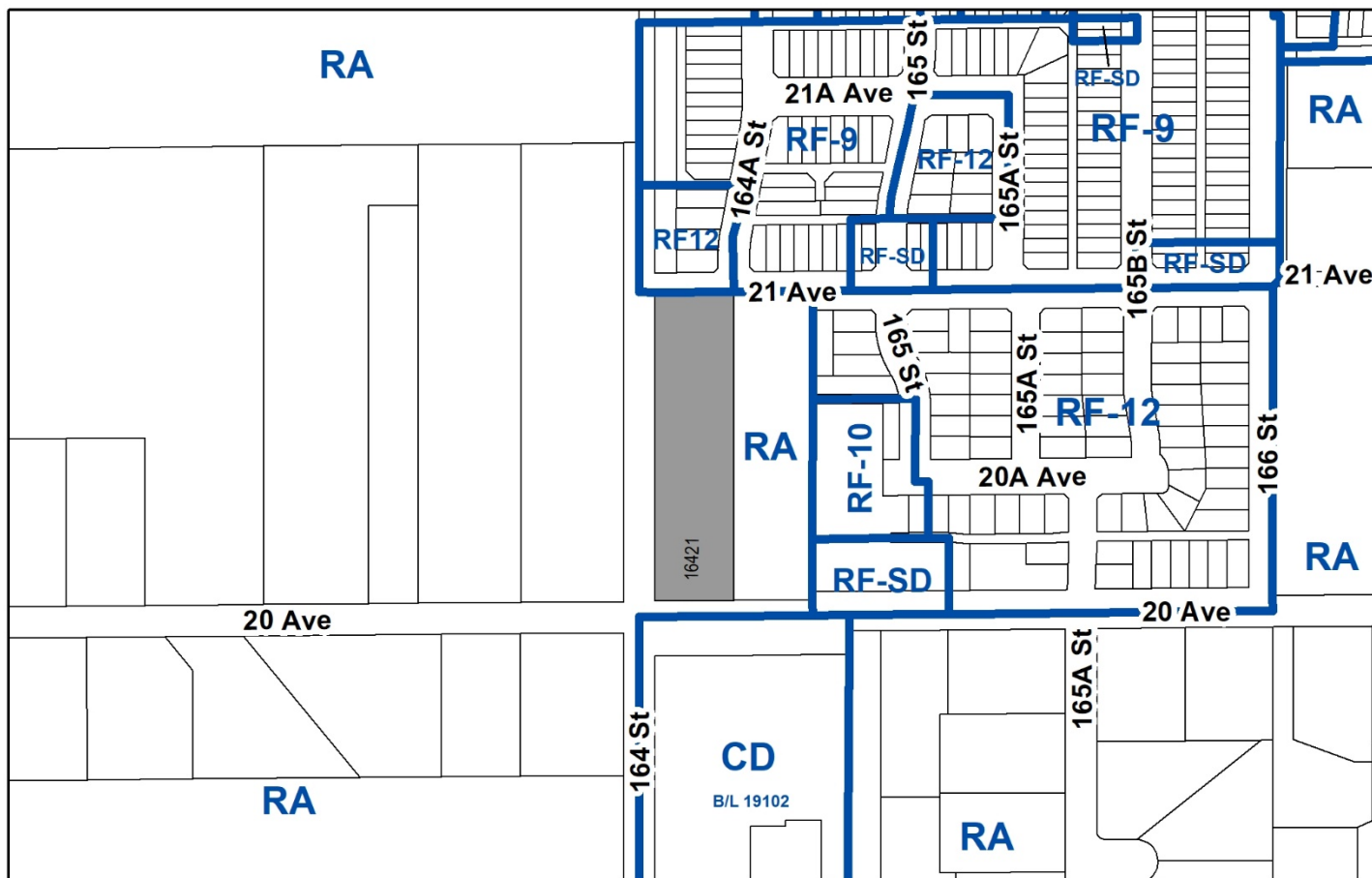
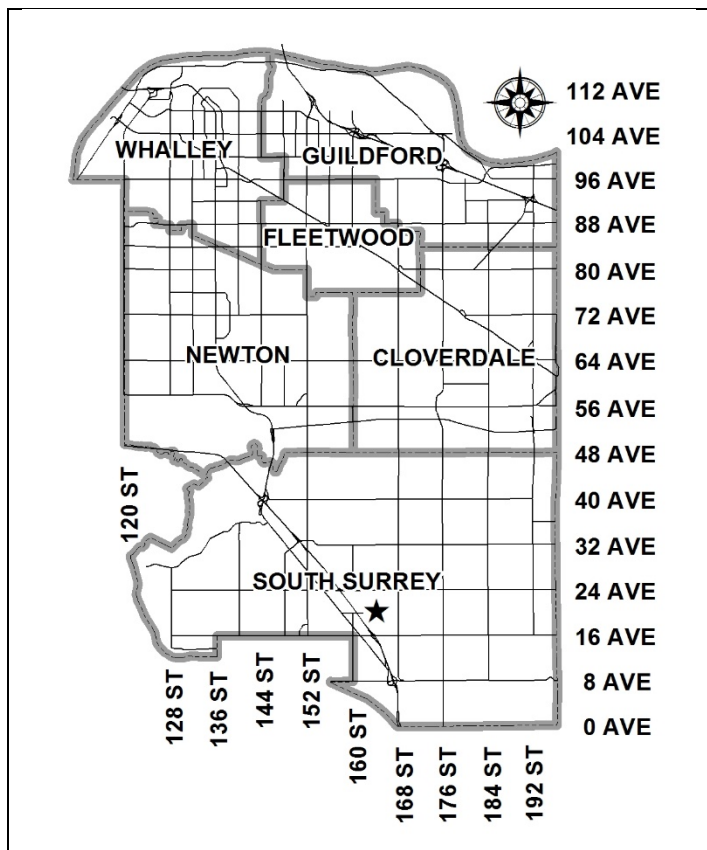
to allow subdivision into 15 single family lots.

LOCATION: 16421 - 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential  
 10-15 upa and Riparian  
 Protection Area



### 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 applicant is proposing a Neighbourhood Concept Plan (NCP) amendment to modify the local road network and to amend the extent of the lot consolidation area identified in the NCP.
- The applicant is proposing a variance to increase the front yard building setback and to reduce the minimum separation distance between the principal building and the detached garage for the proposed lots along 20 Avenue.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP), and with the "Medium Density Residential 10-15 upa" and "Riparian Protection Area" designations in the Sunnyside Heights NCP.
- The applicant is proposing to amend the NCP to modify the local road network to relocate 164A Street (proposed) westward, moving it partially onto the subject site from where it is currently identified on the adjacent site at 16437 – 20 Avenue. In addition, the applicant is proposing to eliminate the proposed linkage of 164A Street to 20 Avenue. Due to the relatively steep grades on 20 Avenue at this location, making a connection to 20 Avenue at this location is challenging in terms of safety and sight lines.
- The applicant is also proposing to revise the lot consolidation areas identified in the NCP by developing independently of the property to the east at 16437 – 20 Avenue. The property at 16437 – 20 Avenue is currently under application for rezoning and subdivision to permit 18 single family lots (Development Application No. 7916-0415-00; pre-Council) and the applicant for Development Application No. 7916-0415-00 has indicated in writing that they support the subject proposal.
- The applicant is proposing a Sensitive Ecosystem Development Permit for the purposes of riparian protection, as the site is adjacent to Class B watercourse contained within the 164 Street road allowance to the west. The applicant's proposal complies with the Streamside Setback Area provisions of the Zoning By-law. The applicant is proposing to convey approximately 2,539 square metres (0.63 acre) of land as a riparian protection area along the western portion of the property.

- The proposed variance to increase the front yard setback for the lots along 20 Avenue reflects the impact of the required multi-use pathway along 20 Avenue that is to be secured through a 3.0-metre (10 feet) wide statutory right-of-way (SRW) and provides for sufficient separation between the private and public realms. The same approach was taken under Development Application Nos. 7912-0290-00 and 7915-0280-00, which are located on properties to the east of the subject site.
- A variance is also proposed to reduce the minimum separation of 6.5 metres (21 feet) between a detached garage and the principal building to 5.0 metres (16 feet). This variance is supported as it still allows for a reasonable amount of useable rear yard space, while achieving a sufficient landscaped separation between the multi-use pathway and the front of the dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone Block A as shown on the survey plan attached as Appendix II from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone" (RF-13) and to rezone Block B as shown on the survey plan attached as Appendix II from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10), and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0154-00 for Sensitive Ecosystems generally in accordance with the attached subdivision layout (Appendix II) and the reports prepared by Envirowest Consultants Inc. and Phoenix Environmental Services Ltd.
3. Council approve Development Variance Permit No. 7916-0154-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-10 Zone to increase the minimum required front yard setback from 4.0 metres (13 feet) to 6.5 metres (21 feet) for proposed Lots 12-15; and
  - (b) to vary the RF-10 Zone to reduce the minimum separation distance between the principal building and the detached garage from 6.5 metres (21 feet) to 5.0 metres (16 feet) for proposed Lots 12-15.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to amend the local road network and lot consolidation area as shown in Appendix VI 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: **Projected number of students from this development:**

8 Elementary students at Pacific Heights Elementary School  
4 Secondary students at Earl Marriott 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 Summer 2020.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Mostly vacant with the exception of some outbuildings, which will be demolished should the subject application be supported.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 21 Avenue):	New single family houses under construction.	Medium Density Residential 10-15 upa	RF-12
East:	Single family residence, under Development Application No. 7916-0415-00 for single family lots (pre-Council).	Medium Density Residential 10-15 upa	RA
South (Across 20 Avenue):	Townhouse site under construction.	Multiple Residential 30-45 upa and Grandview Ridge Trail	CD (By-law No. 19102)
West:	Unopened 164 Street road allowance with a Class B watercourse and the proposed location of the Grandview Ridge Trail on the west side of the road allowance.	Riparian Protection Area and Grandview Ridge Trail	RA



### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an NCP amendment to modify the local road network to relocate 164A Street (proposed) westward, moving it partially onto the subject site from where it is currently to be located on the adjacent site at 16437 – 20 Avenue. In addition, the applicant is proposing to eliminate the proposed linkage of 164A Street to 20 Avenue. Due to the relatively steep grades on 20 Avenue at this location, making a connection to 20 Avenue at this location is challenging in terms of safety and sight lines.
- The applicant is also proposing to revise the lot consolidation areas identified in the NCP by developing independently of the property to the east at 16437 – 20 Avenue. 16437 – 20 Avenue is currently under application for rezoning and subdivision to permit 18 single family lots (Development Application No. 7916-0415-00; pre-Council) and the applicant for Development Application No. 7916-0415-00 has indicated in writing that they support the subject proposal.

### DEVELOPMENT CONSIDERATIONS

#### Background/Proposal

- The subject 0.99 hectare (2.45 acres) site consists of one property located at 16421 - 20 Avenue on the north side of 20 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Medium Density Residential 10-15 upa in the Sunnyside Heights NCP.
- The site contains various outbuildings which are required to be demolished should the proposal be supported by Council.
- The applicant is proposing:
  - amendments to the Sunnyside Heights NCP to amend the local road network and to revise the lot consolidation area (described above);
  - to rezone the site from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and "Single Family Residential (13) Zone" (RF-13) to facilitate subdivision into 15 single family lots (10 RF-13 lots and 5 RF-10 lots);
  - a Development Permit for Sensitive Ecosystems (Streamside Areas); and
  - a Development Variance Permit to increase the front yard building setback and to reduce the minimum separation distance between the principal building and the detached garage for the proposed lots along 20 Avenue.

- Subdivision is required as part of the application to create the proposed lots and to facilitate the various dedications and the conveyance of an approximately 2,539 square metres (0.63 acre) riparian protection area. The applicant is proposing to dedicate a portion of 161A Street, 20 Avenue and 21 Avenue. The applicant is also providing a 3.0-metre (10 feet) wide Statutory Right-of-Way (SRW) along 20 Avenue (southern boundary of site) to allow for an approximately 8.0-metre (26 feet) multi-use pathway area (consisting of 4 metres (13 feet) of asphalt pathway and 4 metres of landscaped boulevard area). To provide adequate separation of the public and private realms along this interface, the applicant is proposing to increase the front yard setback along 20 Avenue, as discussed later in this report.
- The proposed development will result in a unit density of 28 units per hectare (11 units per acre [upa]), which is within the 10-15 upa range permitted in the NCP. The lots range in area from 301 square metres (3,240 sq.ft.) to 429 square metres (4,620 sq.ft.). The proposed lots meet the minimum lot width, depth and area requirements of the Zoning By-law.

#### Building Design and Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of building design guidelines that will guide the development of the future single family homes.
- New homes will be constructed either with the typical designs common throughout Surrey or with a more contemporary style utilizing flatter roofs, and concrete and metal finishes. Vinyl siding will not be permitted as a cladding material on any of the homes. Asphalt shingles may be utilized in a "shake profile" only. Roll roofing or metal roofing are also permitted as roofing materials.
- A preliminary lot grading plan has been prepared by WSP Canada Inc. and has been reviewed by staff and found to be generally acceptable. The lot grading plan will be finalized prior to final approval of the project once final engineering drawings have been submitted and accepted by the City's Engineering Department.

#### Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the Official Community Plan (OCP) to create a new Sensitive Ecosystem Development Permit Area. The site is adjacent to a Class B watercourse within the unopened 164 Street road allowance. An Ecosystem Development Plan was prepared by Envirowest Consultants Inc., and the Riparian Areas Regulation (RAR) portion of the report was peer reviewed by Phoenix Environmental Services Ltd.
- With respect to the Class B watercourse within the 164 Street road allowance, the applicant's proposal complies with the Streamside Setback Area provisions of the Zoning By-law. This watercourse is proposed to remain in this road allowance, as 164 Street will remain unconstructed. The applicant is proposing to convey approximately 2,539 square metres (0.63 acre) of land as a riparian protection area along the western portion of the property.
- The Ecosystem Development Plan will be incorporated in the Development Permit.

TREES

- Norm Hol, ISA Certified Arborist of Arbortech 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
<b>Alder and Cottonwood Trees</b>			
Alder	41	41	0
Cottonwood	11	11	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	2	2	0
Paper Birch	2	2	0
<b>Coniferous Trees</b>			
Douglas-fir	8	8	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>12</b>	<b>0</b>
<b>Additional Estimated Trees in the proposed Riparian Area</b>	<b>13</b>	<b>4</b>	<b>9</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>41</b>	
<b>Total Retained and Replacement Trees</b>		<b>41</b>	
<b>Contribution to the Green City Fund</b>		<b>\$14,000</b>	

- The Arborist Assessment states that there are a total of 12 protected trees on the site, excluding Alder and Cottonwood trees. Fifty-two (52) existing trees, approximately 82 % 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 13 protected trees that are located within the proposed riparian area. Nine (9) of these trees are proposed to be retained, while the applicant's arborist advises that the remaining 4 trees are deemed hazardous and are proposed to be removed. The proposed tree removal will be confirmed 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 76 replacement trees on the site. Since only 41 replacement trees can be accommodated on the site, the deficit of 35 replacement trees will require a cash-in-lieu payment of \$14,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$14,000 to the Green City Fund.

#### BIODIVERSITY CONSERVATION STRATEGY

- The subject site is adjacent to the Biodiversity Conservation Strategy (BCS) Corridor #25, which is fully contained within the 164 Street road allowance. 164 Street is proposed to remain unconstructed. The applicant is conveying an approximately 2,539 square metre (0.63 acre) riparian protection area adjacent to the BCS corridor, on the western portion of the property. This conveyance will enhance this BCS corridor by increasing its width and providing further protection for the Class B watercourse contained within the BCS corridor.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on August 10, 2018. Staff received a letter in support of the proposed development from the applicant for the development application located immediately to the east at the property located at 16437 - 20 Avenue (Development Application No. 7916-0415-00; pre-Council). No other comments were received.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 12, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in the Sunnyside Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The applicant is proposing a range of lot sizes, from 301 square metres (3,240 sq.ft.) to 429 square metres (4,620 sq.ft.).</li> <li>• Each proposed lot has a backyard, which can be used for a garden.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant is proposing to utilize dry swales, natural landscaping and sediment control devices. Recycling and composting pick-up will be available.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is providing a 3-metre (10 feet) wide statutory right-of-way along 20 Avenue to allow for the construction of a greenway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Houses will be designed to allow for surveillance of the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None provided.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>The typical notifications to area residents occurred (ie. development signage and pre-notification letters).</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-10 Zone to increase the minimum required front yard setback from 4.0 metres (13 feet) to 6.5 metres (21 feet) for proposed Lots 12-15.

Staff Comments:

- The increased front yard setback for the lots along 20 Avenue responds to the provision of a 3-metre wide (10 feet) statutory right-of-way (SRW) to facilitate an approximately 8.0-metre (26 feet) multi-use pathway area (consisting of 4 metres (13 feet) of asphalt pathway and 4 metres of landscaped boulevard area) along 20 Avenue.
- The proposed setbacks allow for a landscaped separation between the greenway and the front of the proposed dwellings. Specifically, the principal building will be set back 3.5 metres (11 feet) from the SRW boundary and a porch or veranda will be set back 2.0 metres (7 feet) from the SRW boundary, as shown in Appendix VII.

(b) Requested Variance:

- To vary the RF-10 Zone to reduce the minimum required separation between the principal building and the detached garage from 6.5 metres (21 feet) to 5.0 metres (16 feet) for proposed Lots 12-15.

Justification for Variance:

- The proposed variance is in response to the proposed increase in the front yard setback (which sets the house back farther into the lot) to allow for a 3.0-metre (10 feet) SRW for a multi-use pathway in the front portion of the lot.
- The proposed 1.5 metre (5 feet) reduction to the rear yard space has been identified as a solution to address the impact of providing the SRW at the front of the lot.

- The proposed variance is supported as it still allows for a reasonable amount of useable rear yard space, while achieving a sufficient landscaped separation between the multi-use pathway and the front of the dwelling.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Zoning Block Plan, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Tree Preservation Summary and Tree Preservation Plan
Appendix VI.	NCP Amendment Plan
Appendix VII.	Sketch Showing Proposed Setbacks Along 20 Avenue
Appendix VIII.	Development Variance Permit No. 7916-0154-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 and RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.45 acres
Hectares	0.99 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	15
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.7 m. to 15.4 m.
Range of lot areas (square metres)	301 sq.m. to 429 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	27.9 uph/11.3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	2539 sq.m.
% of Gross Site	26%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	Combination land and cash-in-lieu
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
OF PART OF LOT 39 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 43236**

BCGS 92G.007



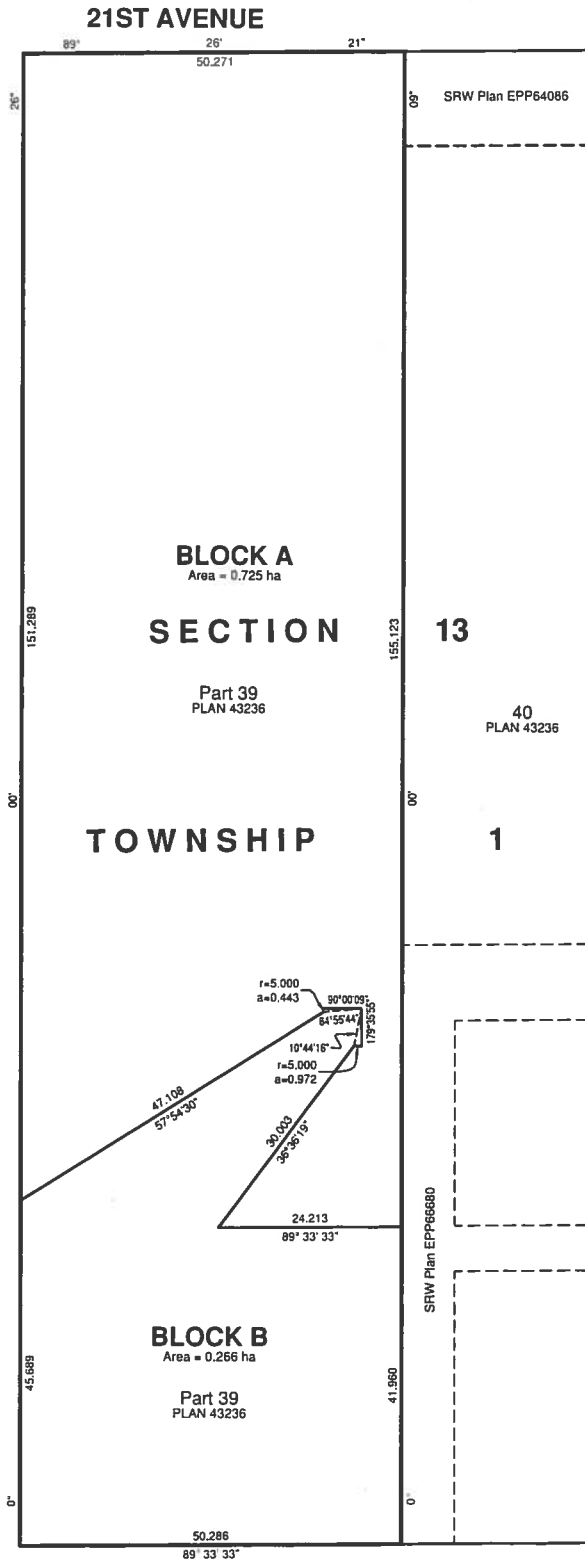
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

BLOCK A	
RA TO RF-13	0.725 ha
BLOCK B	
RA TO RF-10	0.266 ha



164TH STREET



August 21, 2018

**wsp**  
WSP Canada Inc.  
300-65 Richmond St.  
New Westminster BC

PROJECT REF./DRAWING No  
181-11601-00-MTPZ001-R1

Certified correct according to Field Survey this  
29th day of August, 2018

*Rory C O'Connell*  
Rory C O'Connell, BCLS

EXISTING OPEN SPACE

YELLOW CODED WATER COURSE

21 AVE.

164 ST.

164A ST.

SEE APPLICATION  
7916-0415-00



40

41



20 AVE

3.0m MUP  
ON R/W

OPEN SPACE AREAS:

	RAR SETBACK	1174m <sup>2</sup>
	STREAMSIDE SETBACK	1365m <sup>2</sup>
TOTAL OPEN SPACE		2539m <sup>2</sup>

FLEX SPACE AREAS:

	FLEX ENCROACHMENT	181.5m <sup>2</sup>
	FLEX ADDITION	182.9m <sup>2</sup>
NET		+1.4m <sup>2</sup>

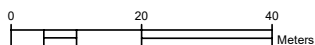
SUBDIVISION ZONING PLAN

SURREY FILE #7916-0154-00

16421 - 20 Avenue



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



AUGUST 2018

161-07656-00

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr. 01, 2019** PROJECT FILE: **7816-0154-00**

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RE: **Engineering Requirements  
Location: 16421 20 Ave**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 5.042 m along 20 Avenue (Collector) for ultimate 30.2 m road allowance;
- dedicate 6.0 m to achieve ultimate 6.0 m residential lane;
- dedicate 12.5 m along 21 Avenue to achieve ultimate 25.0 m road allowance;
- dedicate 11.5 m along 164A Street to achieve ultimate 18.0 m road allowance;
- 3.0 x 3.0 m corner cut at 21 Avenue;
- 1.0 x 1.0 m corner cut at lane.

***Works and Services***

- construct north side of 20 Avenue to unique collector road standard;
- construct full width of 21 Avenue to local road standard;
- construct lane to residential lane standard;
- construct west side of 164 A Street to local road standard;
- construct storm, sanitary and water mains along all road frontages and internal roads as required in order to service the proposed Development, including service connections to all lots and road drainage.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

# Appendix IV



Planning

April 8, 2019

## THE IMPACT ON SCHOOLS

APPLICATION #: 16 0154 00 (Revised April 8, 2019)

### SUMMARY

The proposed 15 Single family with suites are estimated to have the following impact on the following schools:

### Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

### September 2018 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	70 K + 381
Operating Capacity (K/1-7)	76 K + 233
Addition Operating Capacity (K/1-7) 2019	76 K + 512
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1851
Capacity (8-12):	1500

### 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. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2018, there are 9 portables on site used as enrolling spaces.

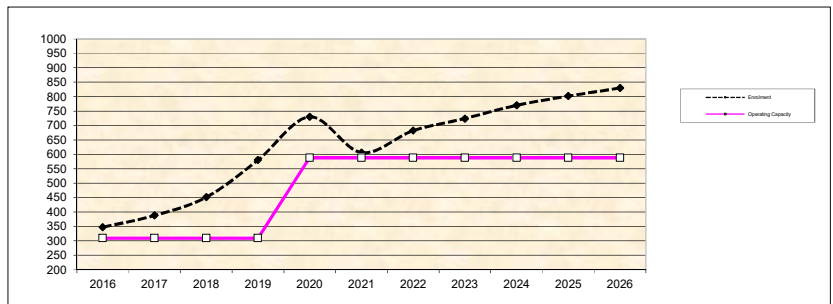
The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2020 and
- A new 25 classroom school on Edgewood drive targeted to open 2021

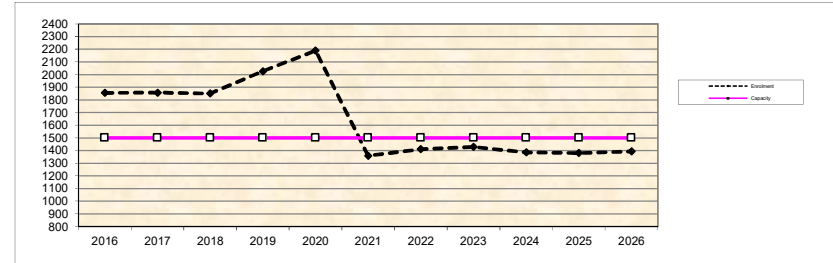
A new elementary school site located on 20th Ave and 165th street was purchased in 2018. It will serve as a second elementary school in the Sunnyside Heights area. Currently the District is working with the Ministry of Education to acquire design and construction funding to build the new school on this site. Until all of these spaces are constructed, portables will be used on various neighbouring school sites to accommodate the growth in the catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2021.

### Pacific Heights Elementary



### Earl Marriott Secondary



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

**TREE PRESERVATION SUMMARY**

# Appendix V

## TREE PRESERVATION SUMMARY

Surrey Project No.: 17916-0154-00  
 Project Address: 16421 20 Ave Surrey, BC  
 Consulting Arborist: Norm Hol

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	<b>64</b>
<b>Bylaw Protected Trees to be Removed</b>	<b>64</b>
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	<b>0</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 52 times 1 = 52 All Other Bylaw Protected Trees at 2:1 ratio: 12 times 2 = 24 TOTAL:	<b>76</b>
<b>Replacement Trees Proposed</b>	<b>41</b>
<b>Replacement Trees in Deficit</b>	<b>35</b>
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b> <ul style="list-style-type: none"> <li>• 9 trees to be retained</li> <li>• 4 On-Site Danger Trees to be Removed for Risk Mitigation: # 953, 961, 976, 993</li> </ul>	Retain On-Site: <b>9</b>

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 TOTAL:	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:



**Norman Hol, Consulting Arborist**

**Dated: January 21, 2019**

Direct: **604 813 9194**  
 Email: **norm@aclgroup.ca**



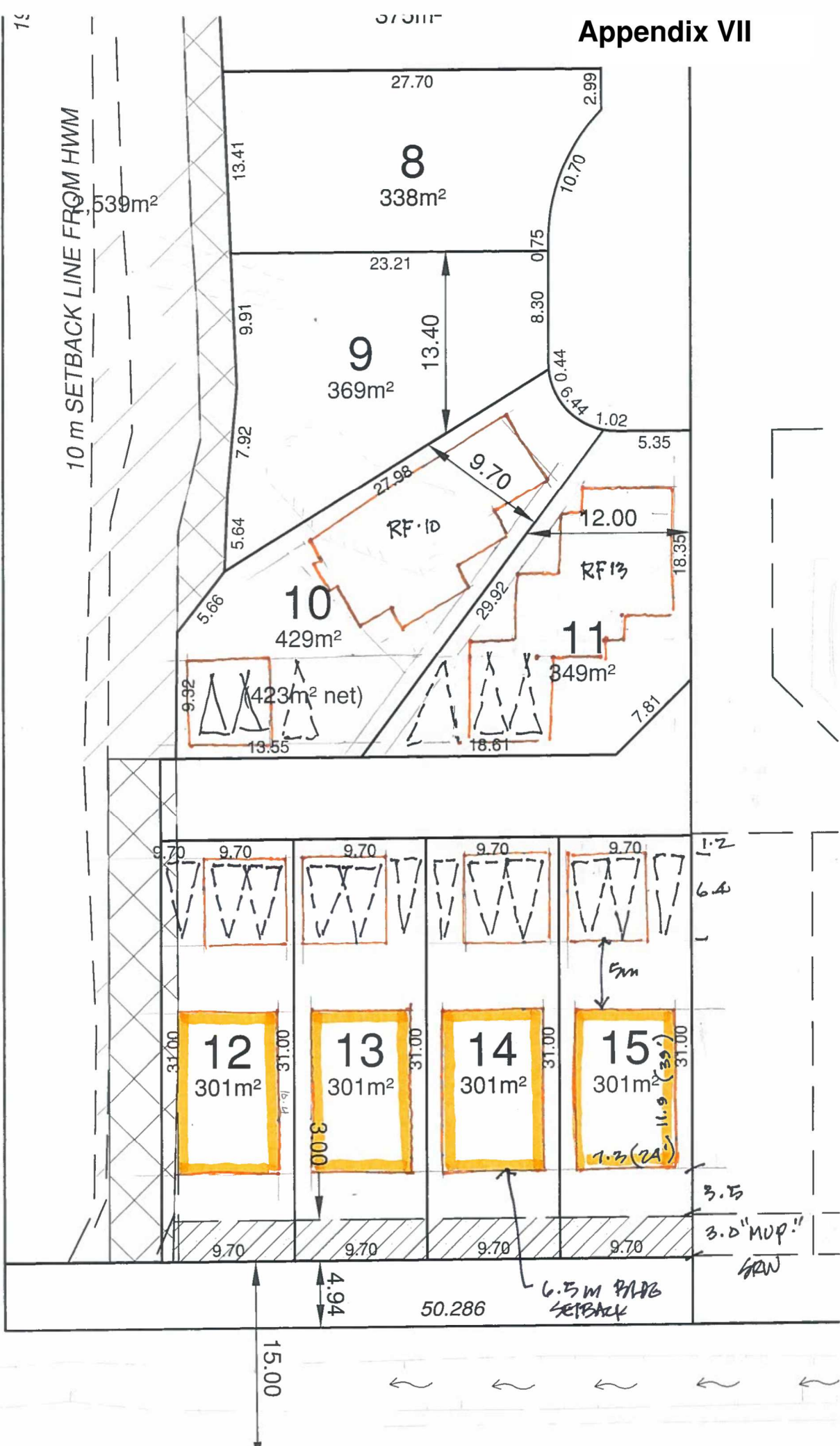
# Proposed NCP amendment

7916-0154-00



Proposed amendment to move road to the west. No more connection to 20 Avenue.

Lot consolidation area is amended to allow subject site and property to the east at 16437 – 20 Avenue to proceed separately.





(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7916-0154-00

Issued To:

Address of Owner:

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

Parcel Identifier: 006-719-244  
Lot 39 Section 13 Township 1 New Westminster District Plan 43236  
  
16421 - 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to vary Section F. Yards and Setbacks of the RF-10 Zone to increase the minimum required front yard setback from 4.0 metres (13 feet) to 6.5 metres (21 feet) for proposed Lots 12-15; and
  - (b) to vary Section F. Yards and Setbacks of the RF-10 Zone to reduce the minimum required separation between the principal building and the detached garage from 6.5 metres (21 feet) to 5.0 metres (16 feet) for proposed Lots 12-15.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule B 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 .

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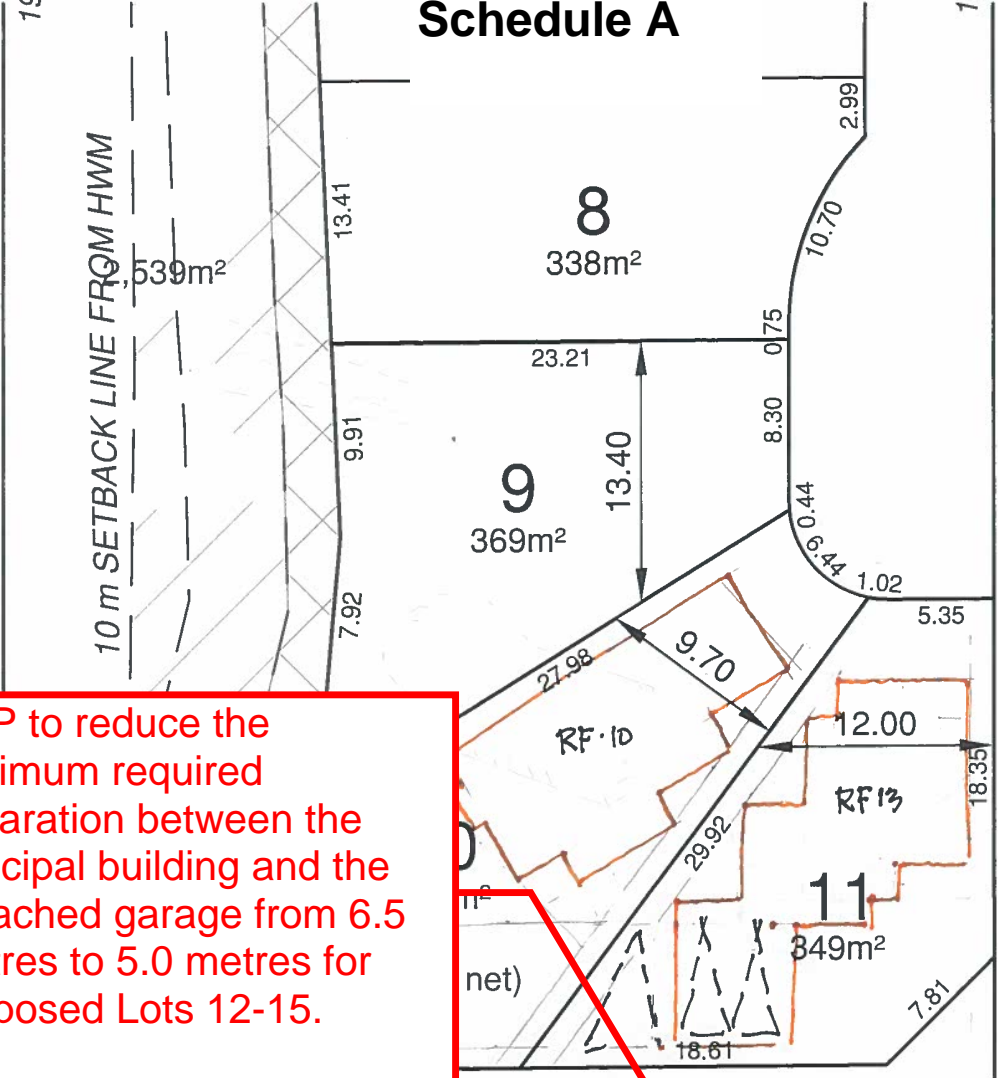
Mayor – Doug McCallum

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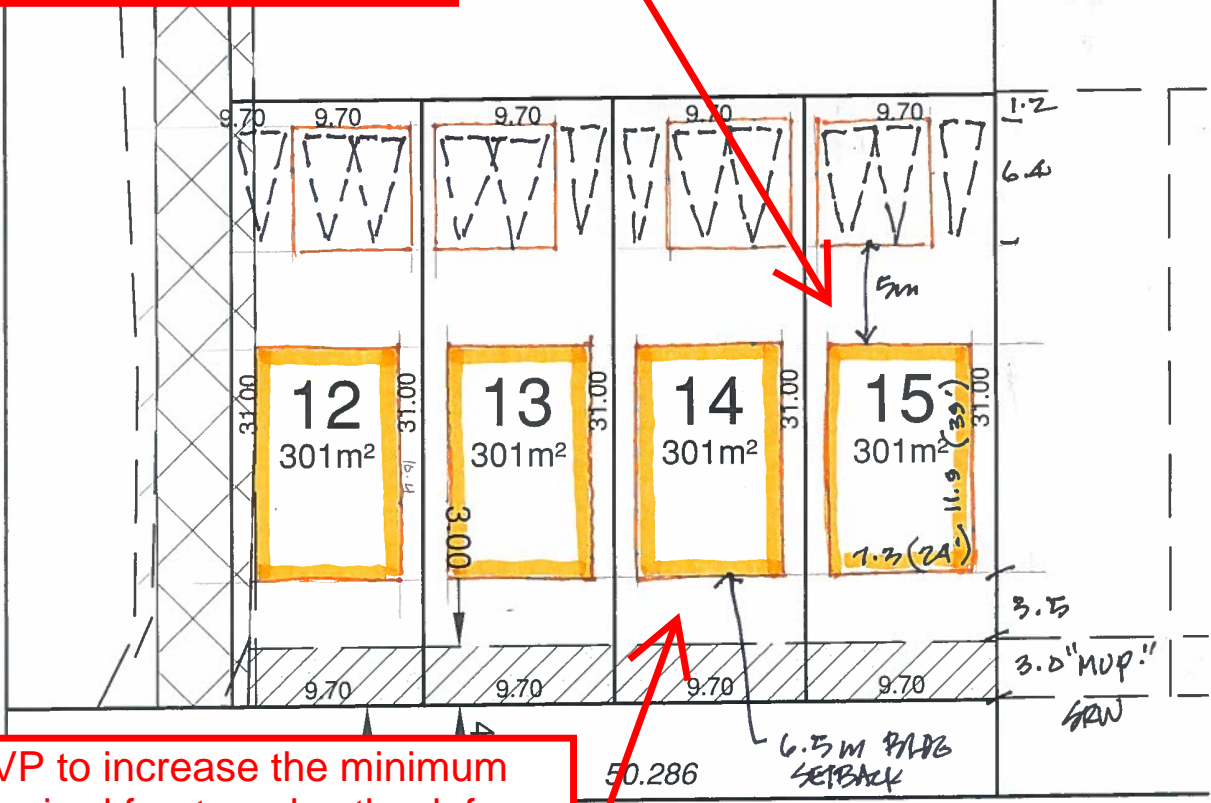
City Clerk – Jennifer Ficocelli

# Schedule A

10 m SETBACK LINE FROM HWM



DVP to reduce the minimum required separation between the principal building and the detached garage from 6.5 metres to 5.0 metres for proposed Lots 12-15.



DVP to increase the minimum required front yard setback from 4.0 metres to 6.5 metres for Lots 12-15.

# Schedule B

EXISTING OPEN SPACE

YELLOW CODED WATER COURSE

21 AVE.



164 ST.

164A ST.



SEE APPLICATION  
7916-0415-00

20 AVE

**OPEN SPACE AREAS:**

	RAR SETBACK	1174m <sup>2</sup>
	STREAMSIDE SETBACK	1365m <sup>2</sup>
<b>TOTAL OPEN SPACE</b>		<b>2539m<sup>2</sup></b>

**FLEX SPACE AREAS:**

	FLEX ENCROACHMENT	181.5m <sup>2</sup>
	FLEX ADDITION	182.9m <sup>2</sup>
<b>NET</b>		<b>+1.4m<sup>2</sup></b>

## SUBDIVISION ZONING PLAN

SURREY FILE #7916-0154-00  
16421 - 20 Avenue



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