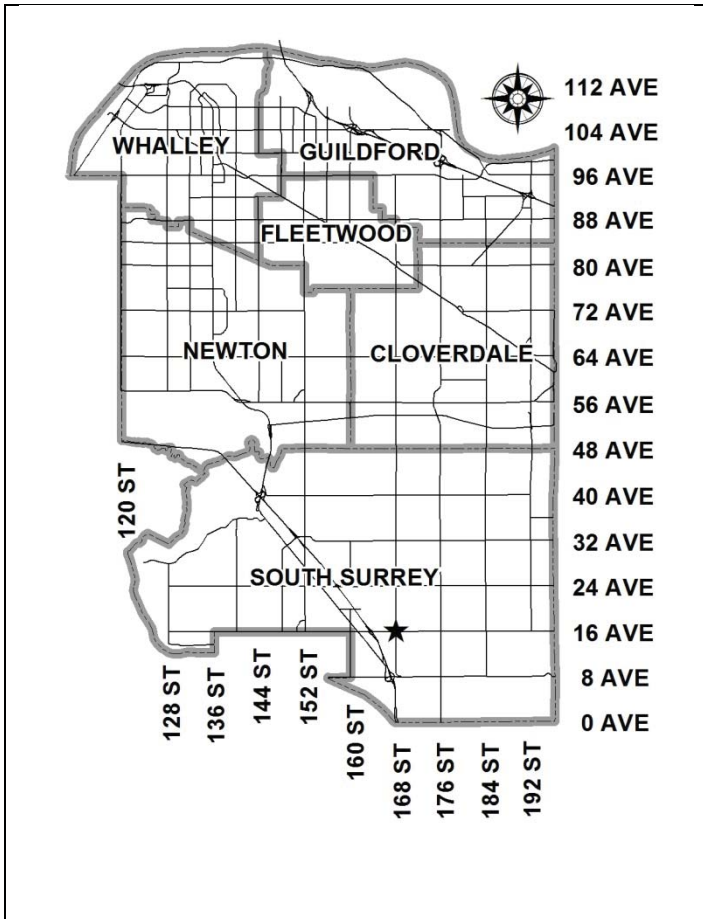


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7916-0191-00

Planning Report Date: April 3, 2017



PROPOSAL:

- **OCP Amendment** for a portion from "Suburban" to "Urban"
- **NCP Amendment** for a portion from "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)"
- **Rezoning** for a portion from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 13 single family lots and one remainder parcel.

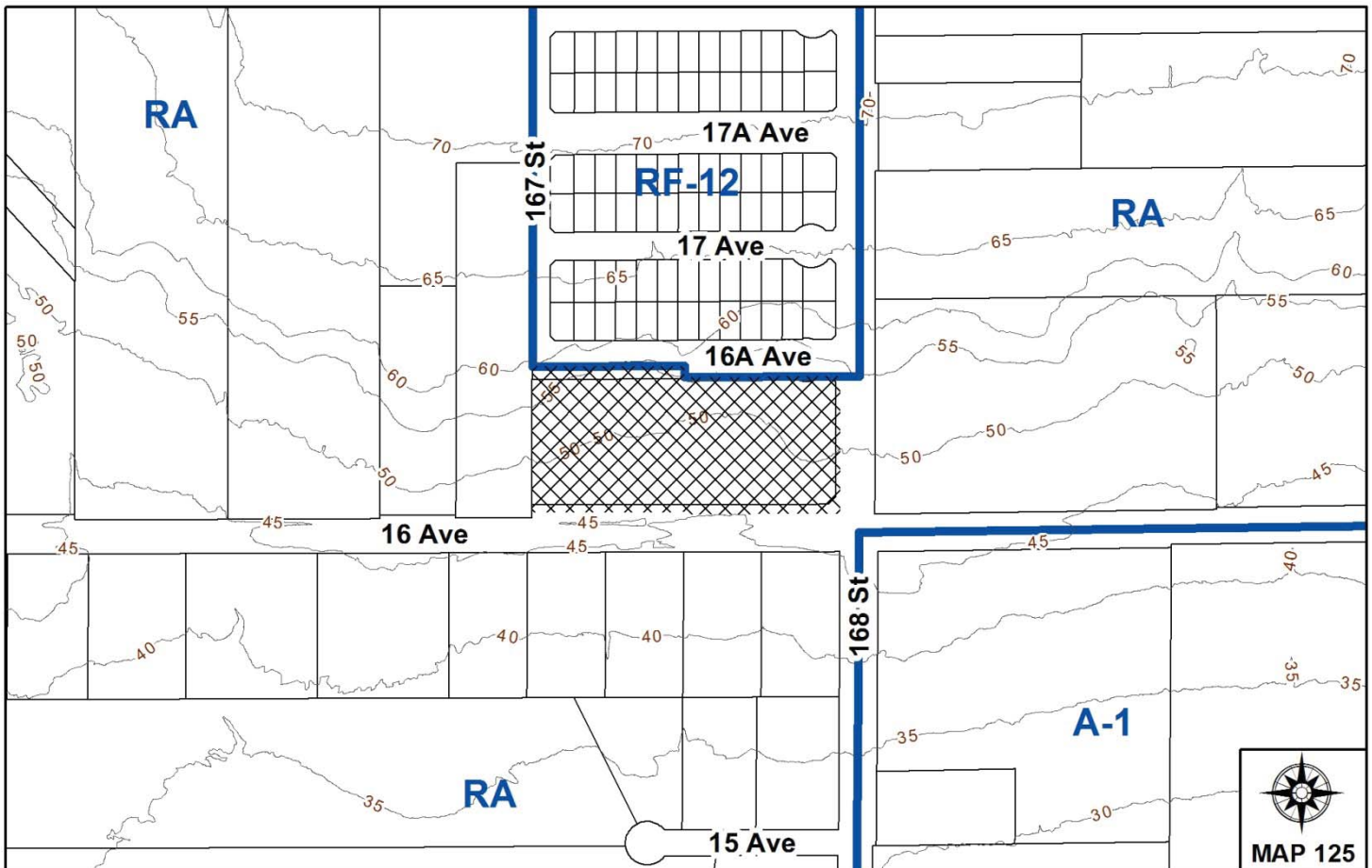
LOCATION: 1645 - 168 Street

OWNER: Canadian Horizons (18th Avenue) Land Corp.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban Residential (1-2 u.p.a.)
Suburban Transitional (2-4 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from "Suburban" to "Urban" for the northern portion of the subject property (Appendix VII).
- Proposed amendment to the Sunnyside Heights Neighbourhood Concept plan (NCP) in order to re-designate the northern portion of the subject property from "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)" (Appendix VIII).
- The applicant is requesting a variance to permit vehicle access from 16A Avenue for proposed Lots 1 to 13.

RATIONALE OF RECOMMENDATION

- The proposed OCP and NCP Amendments are required to achieve the land-use designation and proposed density for the "Single Family Residential (13) Zone (RF-13)" lots. The amendments involve the northern portion of the subject property and will complete the south side of 16A Avenue with similar sized lots as those proposed on the north side of 16A Avenue under Development Application No. 7915-0084-00. The southern portion of the subject property will remain designated "Suburban" in the OCP as well as "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" in the NCP.
- The proposal is consistent with the land-use and density approved on the lands to the immediate north (Development Application No. 7915-0084-00) and meets the general intent and overall density prescribed in the Sunnyside Heights NCP.
- The proposed variance to permit vehicle access from 16A Avenue will provide for greater consistency in terms of streetscape by permitting front-loaded garages that are similar to those approved on the north side of 16A Avenue under Development Application No. 7915-0084-00.

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 in Development Application No. 7916-0191-00 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 the portion of the subject site, shown in Block A, on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0191-00 for Hazard Lands.
5. Council approve Development Variance Permit No. 7916-0191-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary the Off-Street Parking requirement of the RF-13 Zone to permit a front access driveway on proposed Lots 1 to 13.
6. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP amendment applications;
 - (j) registration of a Section 219 Restrictive Covenant (No Build) on a portion of Lot 1 for future consolidation with the adjacent property created under Development Application No. 7917-0070-00; and
 - (k) discharge of Restrictive Covenant BE12213 for shared driveway access.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to re-designate a portion of the land from "Suburban Residential (1-2 u.p.a.)" and "Suburban Residential (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)", as shown 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: **Projected number of students from this development:**
 7 Elementary students at Pacific Heights Elementary School
 3 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 Spring, 2018.

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: Vacant single family parcel

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 16A Avenue):	Single family residential	Urban/Low Density Residential (6-10 u.p.a.)	RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 168 Street):	Darts Hill Garden Park	Agricultural	RA
South (Across 16 Avenue):	Proposed single family residential development (Development Application No. 7916-0376-00). The application is pre-Council.	Suburban/Suburban Residential (1-2 u.p.a.) and Buffer	RA
West:	Proposed single family residential development to create 6 RF-13 lots and one remnant parcel (Development Application No. 7917-0070-00). The application is pre-Council.	Suburban/Suburban Transitional (2-4 u.p.a.)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated "Suburban" in the Official Community Plan (OCP). An OCP Amendment from "Suburban" to "Urban" is required on the northern portion of the site to achieve the proposed land-use and density. The proposed OCP Amendment is consistent with the designation on the northerly RF-12 lots created under Development Application No. 7915-0084-00. The remainder parcel (Lot 14) on 16 Avenue is not being developed at this time and will remain designated "Suburban".
- The Sunnyside Heights NCP identifies the requirement for a 20 metre (66 ft.) wide corridor to accommodate the Grandview Ridge Trail (GRT). However, further consideration is given where the GRT is adjacent to a public road right-of-way. While the original intent of the NCP was that the GRT would be located within a public right-of-way on private or strata-owned property, the plan was amended under Development Application No. 7914-0159-00 to ensure that the GRT is to be secured through dedicated land following standard City practice. In discussion with the Parks, Recreation and Culture Department, it was determined that 14 metres (46 ft.) would be sufficient to accommodate the modified GRT design on the subject property, given that this portion of the trail would be located adjacent 16 Avenue and not as a separated pathway. As part of Development Application No. 7915-0084-00, the applicant dedicated between 5 metres (16 ft.) and 6.314 metres (21 ft.) of the 14 metres (46 ft.) required to accommodate the GRT on 16 Avenue. The applicant has volunteered to provide the balance, an additional 9 metres (30 ft.) of road dedication on 16 Avenue without compensation, amounting to roughly 0.27 hectare (0.68 acre), as part of the subject application to accommodate the GRT. The additional road dedication represents a substantial community benefit and satisfies the amenity contribution requirement under the OCP Amendment Policy for Type 2 OCP Amendment applications.
- The property is designated "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" in the Sunnyside Heights NCP. An NCP Amendment is needed on the northerly portion of the site to achieve the proposed land-use and density. The amendment is consistent with the "Low Density Residential (6-10 u.p.a.)" designation on the north side of 16A Avenue previously approved under Development Application No. 7915-0084-00.

- The proposed NCP Amendment meets the general intent and overall density prescribed in the Sunnyside Heights NCP. As the southern portion of the subject property is not being developed at this time, the remainder of the site will remain designated "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" in the NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The development application involves a 1.58 hectare (3.9 acre) remnant parcel created under Development Application No. 7915-0084-00 located between 16 Avenue and 16A Avenue, just west of 168 Street. The subject property slopes to the south, steeply in locations, with views to the south.
- The subject property was created through a consolidation of four parent parcels and left as a remnant parcel under Development Application No. 7915-0084-00. This development application received Final Adoption in July, 2016, resulting in the creation of 104 single family RF-12 lots and the subject property.
- The subject property is designated "Suburban" in the Official Community Plan (OCP) as well as "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The parcel is zoned "One-Acre Residential Zone (RA)" and currently vacant. A Restrictive Covenant (RC) was registered on the subject property until future development. To accommodate the proposed subdivision, the RC will need to be discharged from the northern portion of the subject parcel.

Current Proposal

- The applicant proposes an amendment to the Official Community Plan (OCP) to re-designate the northern portion of the subject property from "Suburban" to "Urban" (Appendix VII), an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) in order to re-designate the northern portion of the property from "Suburban Residential (1-2 u.p.a.)" and "Suburban Transitional (2-4 u.p.a.)" to "Low Density Residential (6-10 u.p.a.)" (Appendix VIII) as well as rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into 13 single family lots. The southerly remnant parcel (Lot 14) will not be developed at this time and remain zoned RA.
- In addition, the applicant further requests a Development Variance Permit (DVP) in order to allow vehicle access from 16A Avenue for all lots thereby permitting front-loaded garages. The RF-13 Zone states that, where a lane is present along the rear lot line, driveway access must be taken from the rear lane.
- The proposed lots range in size from 380 square metres (4,090 sq. ft.) to 670 (7,212 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 13 RF-13 lots and one remnant parcel will result in an overall net density of 4.5 u.p.a. (11 u.p.ha.). The higher net density can be attributed to the applicant providing 9 metres (30 ft.) of additional road dedication on 16 Avenue to accommodate the Grandview Ridge Trail. Without the dedication, the overall net density would be roughly 3.9 u.p.a. (9.6 u.p.ha.) which is within the permitted density range of the "Suburban Transitional (2-4 u.p.a.)" designation in the Sunnyside Heights NCP.

Proposed Multi-Use Pathway and Landscape Buffer

- A landscape buffer and multi-use pathway are identified on the eastern boundary of the subject property, adjacent 168 Street, in the Sunnyside Heights NCP and City of Surrey Greenways Plan.
- The applicant is required to provide a 5 metre (16 ft.) wide statutory right-of-way on 168 Street for a multi-use pathway. The multi-use pathway will help with interim tree retention until such time as 168 Street is widened to the ultimate standard. In addition, the multi-use pathway will meander around trees proposed for retention, where necessary.
- The applicant is required to provide a landscape buffer on private property, within the required statutory right-of-way located adjacent to the multi-use pathway. The buffer serves to further shield the proposed single family dwellings from the multi-use pathway and existing suburban residential properties on the east side of 168 Street. In situations where the multi-use pathway meanders outside of private property, the landscaping will be widened accordingly.
- The proposed landscape buffer details and multi-use pathway design will be resolved through further detailed review by City staff. The installation and maintenance of the landscape buffer will be secured through bonding and collected before final adoption.

Building Design Guidelines and Lot Grading

- Andy Igel of Aplin & Martin Consultants Ltd. prepared the Building Design Guidelines for the subject property to maintain consistency with existing developments.
- The Building Design Guidelines are based on the Character Study for Development Application No. 7915-0084-00 directly north of the subject property which involved reviewing a number of existing homes in the surrounding neighbourhood to establish acceptable design guidelines for the proposed subdivision. The study found that the majority of existing older suburban homes in the surrounding area do not provide a suitable context for future small-lot development. As such, the Building Design Guidelines reflect the theme and character of guidelines created for the small-lot development approved north of 16A Avenue under Development Application No. 7915-0084-00 which includes a combination of modern and contemporary house designs. The Building Design Guidelines Summary is attached to this report (Appendix V).
- The preliminary lot grading and servicing concept plan has confirmed that on-site retaining walls are required, directly north of the rear lane, in order to address grade changes. In an attempt to minimize the visual impact of the proposed retaining walls, the applicant is proposing to terrace the walls with significant planting which will be reviewed by staff as part of the detailed design process and landscape plan review. Prior to final adoption, the applicant is required to submit a finalized lot grading plan, landscape plan as well as cost estimate, acceptable to City staff.

- The preliminary lot grading plan indicates the applicant proposes 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.

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 #32 and #33) within 50 metres (164 ft.) of the subject property.
- A Qualified Environmental Professional has confirmed the proposed development will not negatively impact the Regional BCS Corridor given the construction activities are restricted to the northern portion of the subject property.

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 site. In order to address this requirement, the applicant has submitted a geotechnical report that confirms the site can accommodate the proposed single family development.
- The geotechnical report, prepared by Geopacific Consultants dated February 15, 2017, states that the subject 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

- Vanessa Melney and Mike Fadum, ISA Certified Arborists of Mike Fadum and Associates 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	2	2	0
Lombardy Poplar	9	0	9
Coniferous Trees			
Deodar Cedar	1	0	1
Western Cedar	2	2	0
Nootka Cypress	1	0	1
Douglas-fir	14	9	5
Austrian Pine	1	0	1
Shore Pine	1	0	1
Giant Redwood	1	0	1
Norway Spruce	4	0	4
Sitka Spruce	3	3	0
Total (excluding Alder and Cottonwood Trees)	39	16	23
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		23	
Contribution to the Green City Fund		\$12,800	

- The Arborist Assessment states that there are a total of 39 protected trees on the site. It was determined that 23 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 2 to 1 replacement ratio. This will require a total of 32 replacement trees on the site. Since no additional replacement trees can be accommodated on the site, the deficit of 32 replacement trees will require a cash-in-lieu payment of \$12,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- Staff will continue to work with the applicant to develop a suitable landscape plan for the planting proposed along the north side of the rear lane in order to assist with reducing the visual impact of the retaining wall proposed along the south lot line of the RF-13 lots.
- In summary, a total of 23 trees are proposed to be retained on the site with a contribution of \$12,800 to the Green City Fund.

PRE-NOTIFICATION

A pre-notification letter was mailed to nineteen (19) property owners within one-hundred metres (300 ft.) of the subject property on February 15, 2017. To date, staff have received one (1) letter in support of the proposed development.

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 February 23, 2017. 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 property is 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 northerly 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; [3] perforated pipe systems; as well as [4] permeable pavement and/or surfaces. The proposed dwellings have access to recycling/organic waste disposal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project is connected to off-site pedestrian and multi-use pathways. The applicant is proposing to construct an enhanced lane along the rear lot line of the RF-13 lots which includes a pedestrian sidewalk.
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".

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary the Off-Street Parking requirements of the RF-13 Zone to allow a front access driveway on proposed Lots 1 to 13.

Applicant's Reasons:

- The subject property is steeply sloped which results in various grading challenges. In order to provide a consistent streetscape along 16A Avenue and provide access to the main floor at-grade, the grade changes will need to be addressed at the rear of the site and requires a retaining wall located along the rear lot line of the proposed RF-13 lots.
- The proposed variance will provide for greater street presence along 16A Avenue and responds better to market demands for front-loaded garages on newly created single family lots.
- As part of Development Application No. 7915-0084-00, the storm water infrastructure was designed and constructed to accommodate driveway interruptions on the north and south side of 16A Avenue. This design included a 3.5 metre (12 ft.) wide swale with infiltration galleries and lawn basins to address storm runoff on the south side of 16A Avenue. As such, the proposed single family lots were pre-designed to accommodate a front-loaded garage in anticipation that the developer would apply for the requested variance.

Staff Comments:

- The requested variance to permit vehicle access from 16A Avenue will maintain greater consistency in the streetscape given that the future single family RF-13 lots on the north side of 16A Avenue are permitted front-loaded garages.
- Allowing front-loaded garages will enable the applicant to respond to grade changes at the rear of the RF-13 lots by introducing an appropriately scaled retaining wall along the north side of the rear lane. A retaining wall along the rear lot line will reduce the need for additional retaining walls along the 16A Avenue frontage and, thereby, encourage a more attractive streetscape. The applicant proposes to tier the retaining wall along the rear lot line of the RF-13 lots and introduce additional landscaping to address the visual impact of placing a retaining wall adjacent to the public sidewalk.
- Staff support the requested variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and 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
Appendix IX.	Development Variance Permit No. 7916-0191-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geopacific Consultants Dated February 15, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

SUBDIVISION DATA SHEET

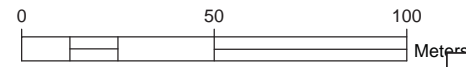
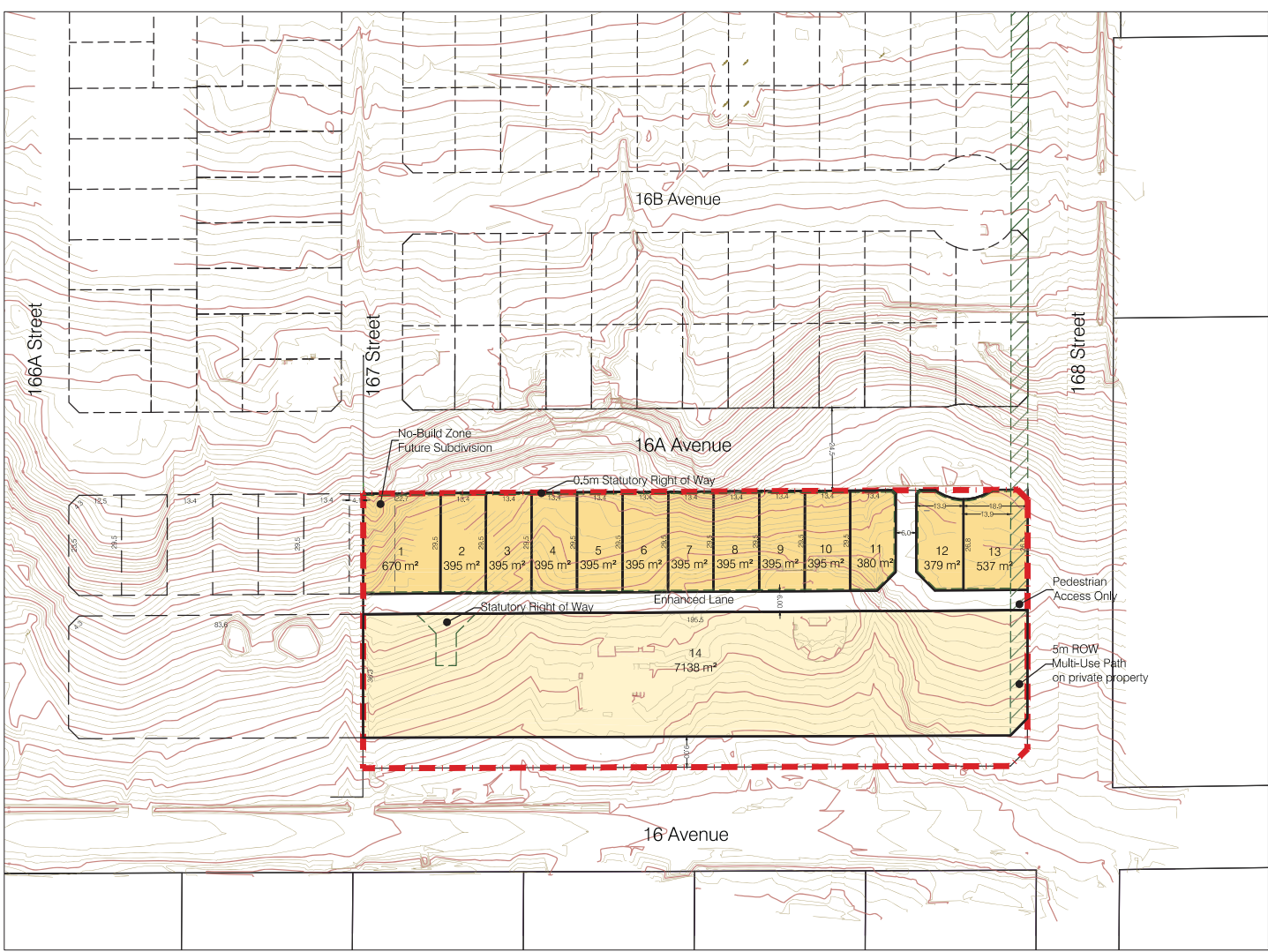
Proposed Zoning: RF-13 and RA

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3.9 ac.	
Hectares	1.6 ha.	
NUMBER OF LOTS		
Existing	1	
Proposed	14	
SIZE OF LOTS		
	RF-13	RA
Range of lot widths (metres)	13.4 m. to 22.7 m.	36 m.
Range of lot areas (square metres)	380 m ² to 670 m ²	7,138 sq. m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	8.7 u.p.ha./3.6 u.p.a.	
Lots/Hectare & Lots/Acre (Net)	11 u.p.ha/4.5 u.p.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		
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	
Front-loaded garages	YES	

Canadian Horizons
Residential Subdivision
1645 168 St, Surrey, BC

SUBDIVISION PLAN

- RA
- RF-13 (Type II)



LEGAL DESCRIPTION
PID: 029-984-874

GROSS SITE AREA
1.6 hectares / 3.9 acres (approx.)

NET SITE AREA
1.27 hectares / 3.13 acres (approx.)

EXISTING DESIGNATIONS
Zoning: RA
NCP: Suburban Residential (1-2 upa) / Suburban Transitional (2-4 upa)
OCP: Suburban

PROPOSED DESIGNATIONS
Zoning: RA, RF-13
NCP: Low Density Residential (6-10 upa)
OCP: Urban

LOT YIELD
Existing Number of Lots: 4
Proposed Number of Lots: 14

DENSITY
Gross: 8.7 uph / 3.6 upa
Net: 11 uph / 4.5 upa



Scale: 1:1250



Project No.: 16-420
Date: 29 / 03 / 2017

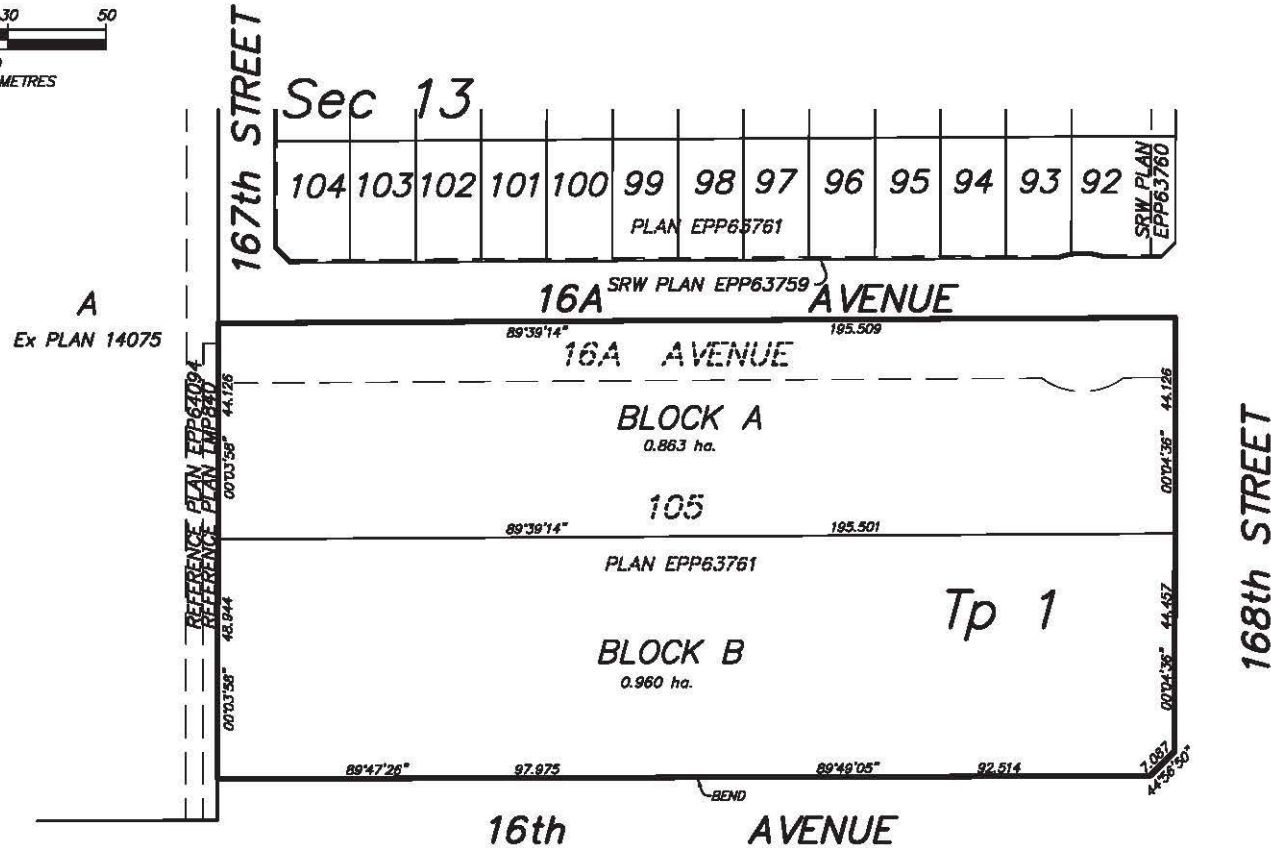
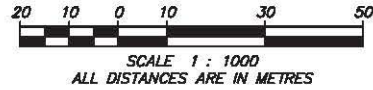
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Appendix II

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
M:\2016\16-420\PLAN\NCP\DWG\16-420 - Subdivision Plan - 28-Mar-2017.dwg

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
LOT 105, SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP63761**

BCGS 92G.007



CERTIFIED CORRECT DATED THIS
21st DAY OF MARCH, 2017.

B. C. L. S.

FILE 10122-12

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

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

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

DATE: **March 29, 2017** PROJECT FILE: **7816-0191-00**

RE: **Engineering Requirements
Location: 16715 16 Avenue**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 9.0 m width on 16 Avenue for the Grandview Ridge Trail as per the NCP.
- Dedicate 5.0 x 5.0 m corner cut at intersection of 16 Avenue and 168 Street.
- Dedicate 5.0 x 5.0 m corner cut at intersection of 168 Street and 16A Avenue.
- Dedicate 6.0 m wide road allowance for east-west and north-south lanes.
- Dedicate 1.0 x 1.0 m corner cut at intersection of the lane and 16A Avenue.
- Dedicate 5.5 x 5.5 m corner cuts at lane intersections.
- Register SRW on Lot 14 for temporary turn-around.
- Register 5.0 m wide SRW on 168 Street for the Grandview Ridge Trail (MUP).
- Register 0.5 m SRW on 16A Avenue.

Works and Services

- Construct 4.0 m Multi-use Pathway along 168 Street.
- Construct lanes to Residential Lane standard.
- Construct 6.0 m wide concrete letdowns for all lots fronting 16A Avenue.
- Confirm downstream storm drainage system capacity, upgrade if required.
- Construct storm sewers to service the proposed lots and all frontage roads and lanes.
- Provide onsite sustainable drainage works to meet the NCP and ISMP requirements.
- Construct water main on 16A Avenue, if not completed by project 7815-0084-00.
- Construct gravity sanitary sewer along the 16 Avenue frontage.
- Construct sewers on 16A Ave and 168 St, if not completed by 7815-0084-00.

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 beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Monday, March 06, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0191-00

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

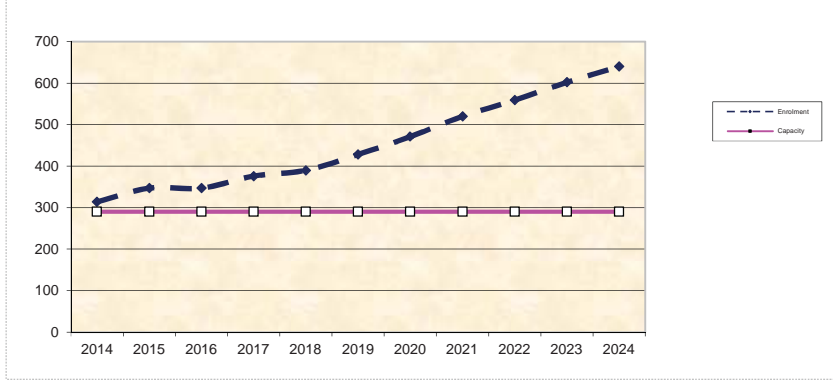
September 2018 Enrolment/School Capacity

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

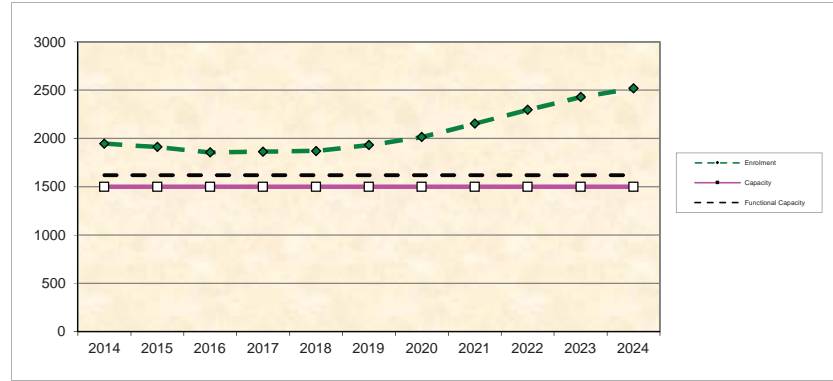
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

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: 16715, 16733, 16755 16 Avenue & 1643 168 Street
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, Fibre-Cement Board, Brick, and Stone. Note that vinyl siding will not be permitted. “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: Less than or equal to 3:12 or shall be greater than or equal to 7:12 and shall not exceed 12:12

Roof Materials/Colours: 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Aplin & Martin Consultants Ltd.

Date: March 24, 2017

Reviewed and Approved by:

A handwritten signature in black ink, appearing to be 'ahg', is written over a light grey rectangular background.

Date: March 24, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary


Surrey Project No: 15-0084-00

Address: Phase 2 - 16715 16755 16733 – 16 Avenue 1643 168 Street , Surrey, BC

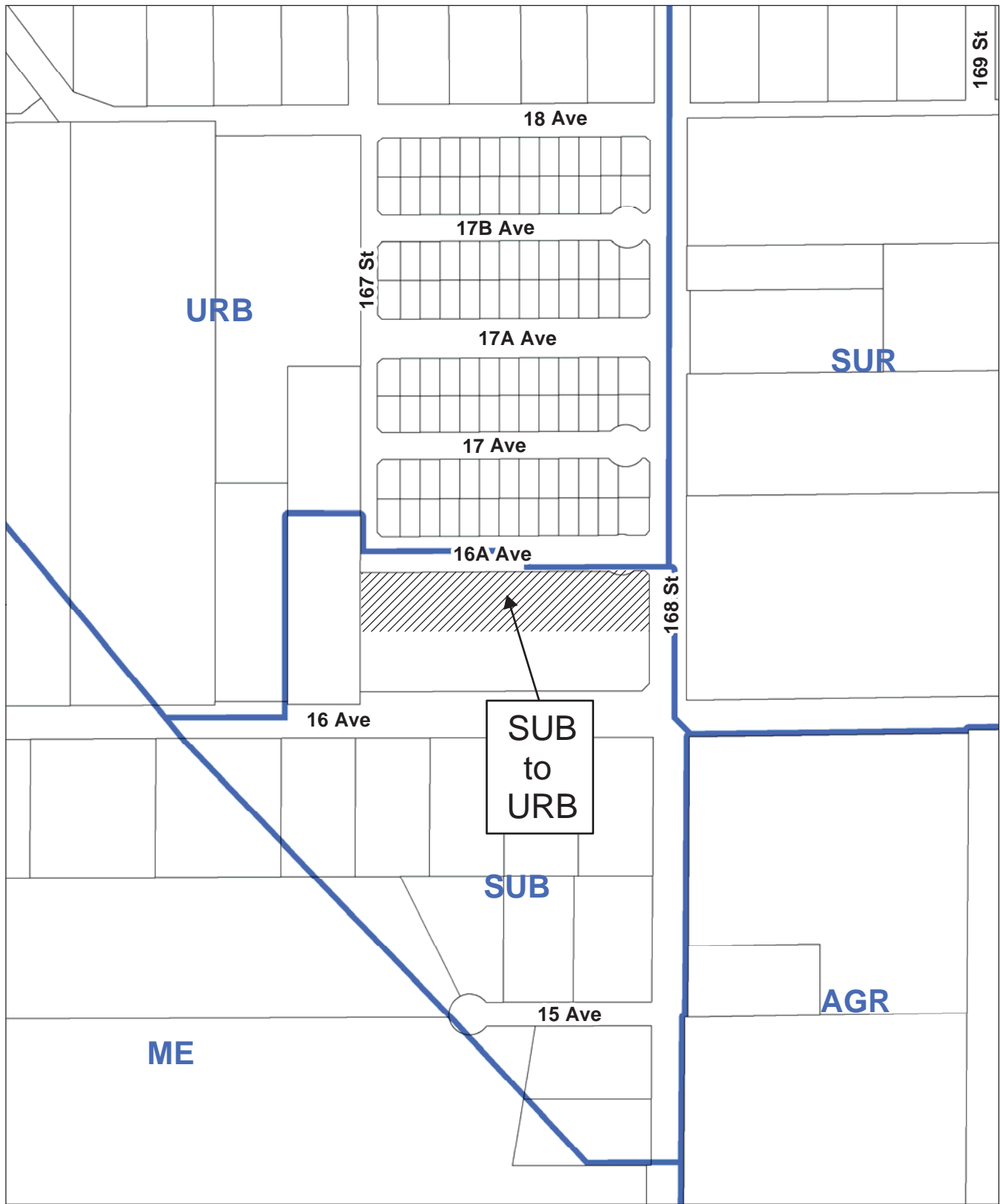
Registered Arborist: Vanessa Melney and Mike Fadum

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)	39
Protected Trees to be Removed	16
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	23
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = 32	32
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	NA
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

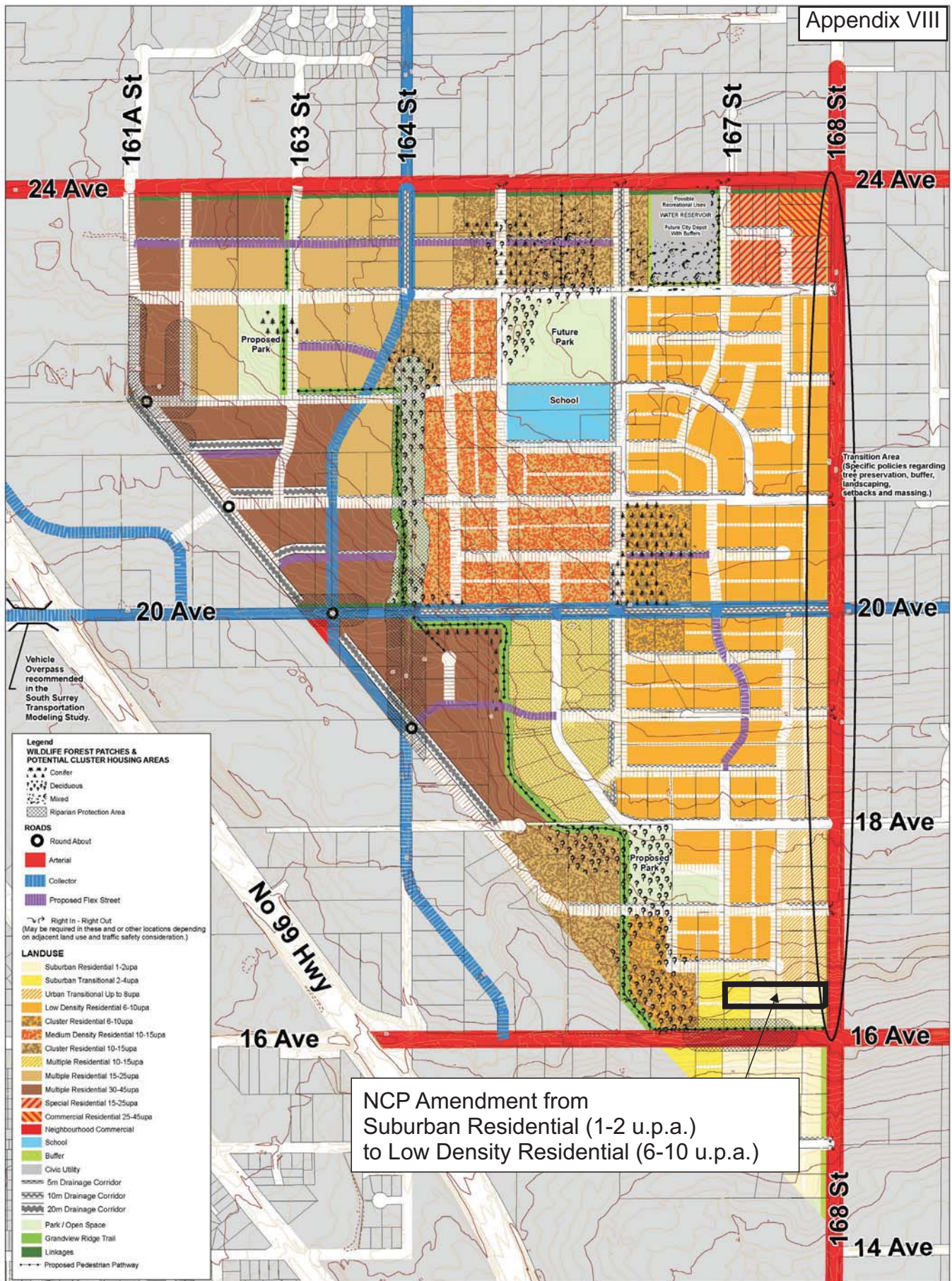
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: February 10, 2017





OCP Amendment 7916-0191-00
Proposed amendment from Suburban to Urban





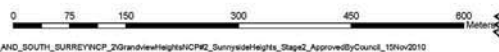
NCP Amendment from Suburban Residential (1-2 u.p.a.) to Low Density Residential (6-10 u.p.a.)

Grandview Heights NCP Area #2 (Sunnyside Heights)

Stage 2 Land Use Concept

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 11 April 2011



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0191-00

Issued To: CANADIAN HORIZONS (18TH AVENUE) LAND CORP.
(the "Owner")

Address of Owner: 1055 - Georgia Street West, Unit #710
P.O. Box 11166
Vancouver, BC V6E 3R5

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: 029-984-874
Lot 105 Section 13 Township 1 New Westminster District Plan EPP63761

1645 – 168 Street

(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) In Subsection H., Off-Street Parking, of Part 16B Single Family Residential (13) Zone, the provision requiring each lot obtain driveway access from the rear lane is varied to permit driveway access from 16A Avenue for Lots 1 to 13.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

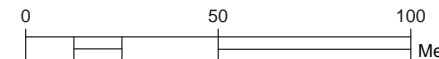
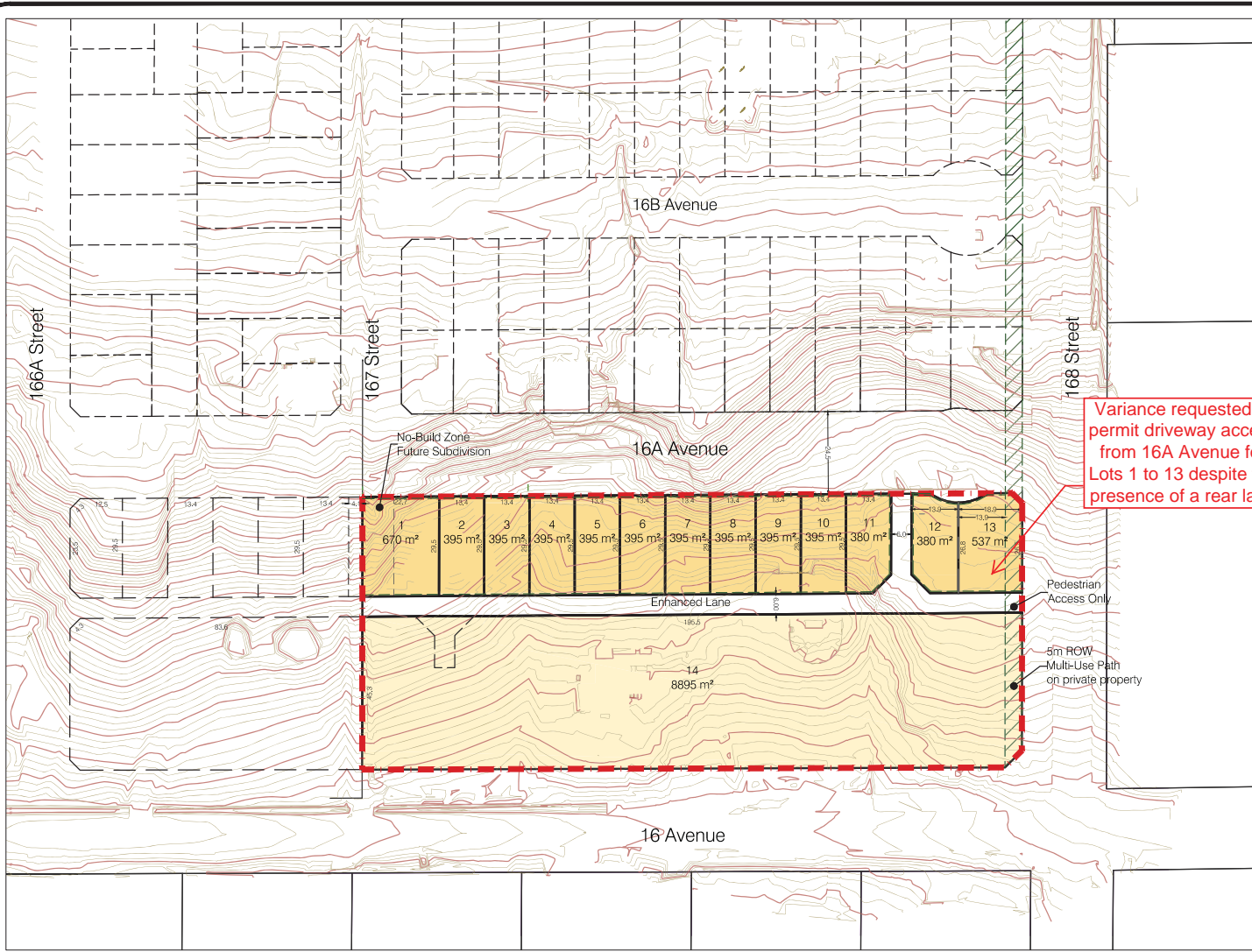
City Clerk – Jane Sullivan

Canadian Horizons
Residential Subdivision
1645 168 St, Surrey, BC

SUBDIVISION PLAN

- RA
- RF-13 (Type II)

Variance requested to permit driveway access from 16A Avenue for Lots 1 to 13 despite the presence of a rear lane



LEGAL DESCRIPTION
PID: 029-984-874

GROSS SITE AREA
1.6 hectares / 3.9 acres (approx.)

NET SITE AREA
1.45 hectares / 3.6 acres (approx.)

EXISTING DESIGNATIONS
Zoning: RA
NCP: Suburban Residential (1-2 upa) / Suburban Transitional (2-4 upa)
OCP: Suburban

PROPOSED DESIGNATIONS
Zoning: RA, RF-13
NCP: Low Density Residential (6-10 upa)
OCP: Urban

LOT YIELD
Existing Number of Lots: 4
Proposed Number of Lots: 14

DENSITY
Gross: 8.7 uph / 3.6 upa
Net: 9.6 uph / 3.9 upa



Scale: 1:1250



Project No.: 16-420
Date: 28 / 03 / 2017

Draw
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Schedule A

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