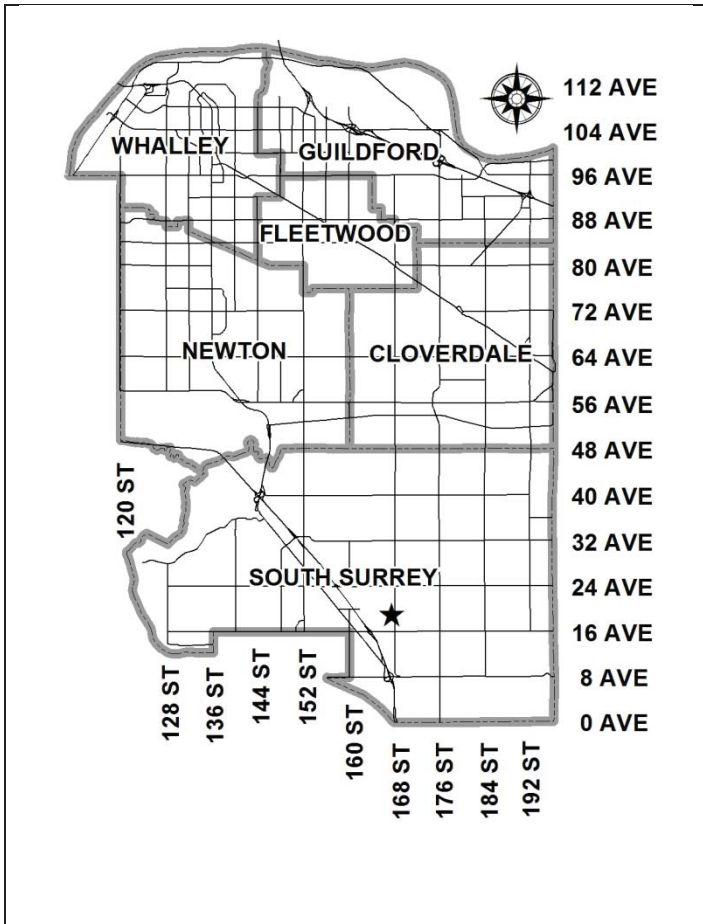


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0312-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **NCP Amendment** from Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the roads and drainage networks.
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

to allow subdivision into 71 single family lots.

LOCATION: 1889 - 168 Street

1869 - 168 Street

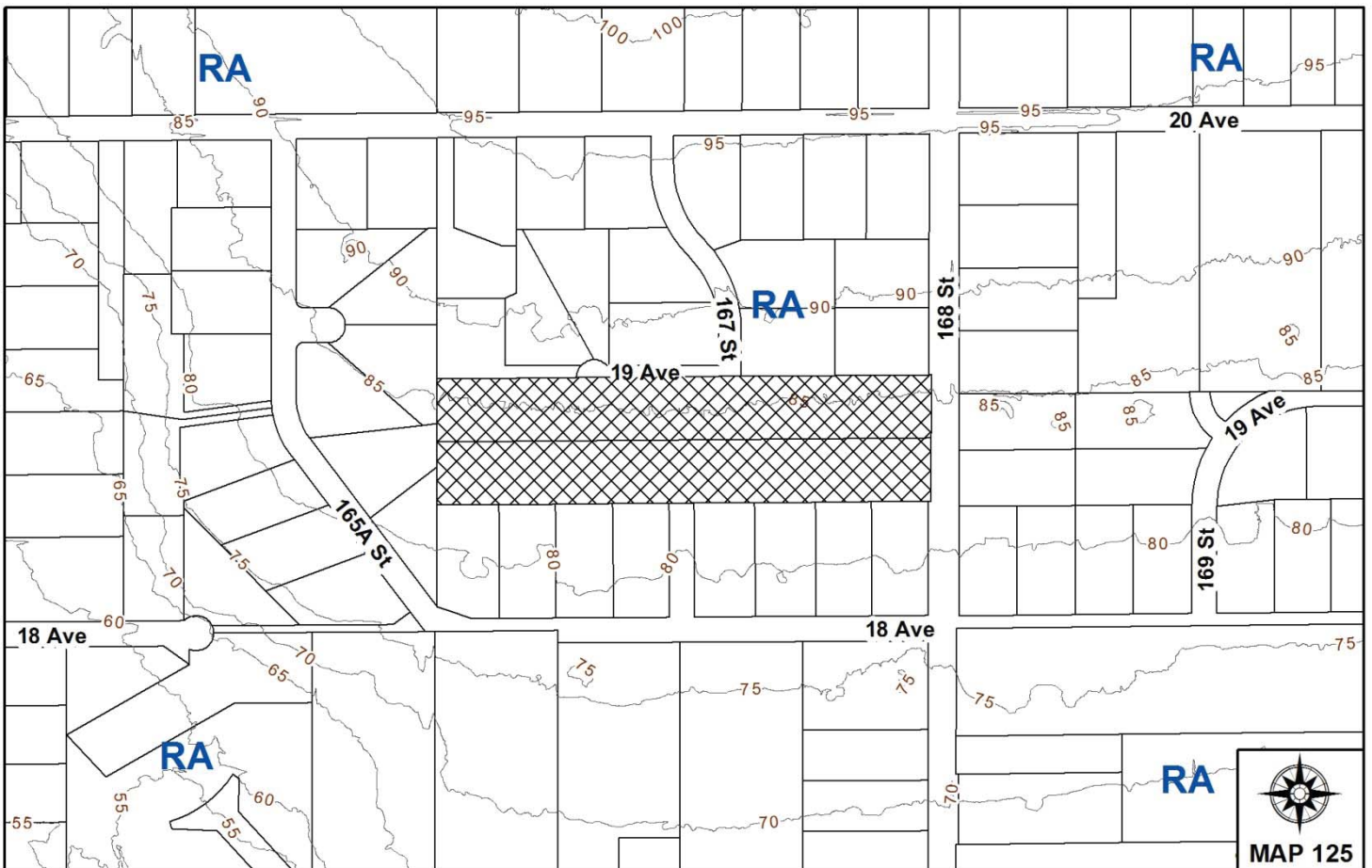
OWNER: 1010215 B.C. Ltd.

1005667 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP) including redesignating the subject site from Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the roads and drainage networks.
- The applicant is requesting variances to reduce the minimum lot depth for all proposed lots and to reduce the minimum front yard and rear yard setbacks for Lots 19 and 20 and rear yard setbacks for Lots 10 and 31.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the OCP Designation.
- The proposed amendments, particularly to the road network and drainage corridors will allow for a very efficient subdivision layout and lot yield.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights Neighbourhood Concept Plan area.
- The requested variance to reduce lot depth from 24 metres (79 ft.) to 23 metres (75 ft.) is required for the majority of the proposed lots in order to comply with the proposed "Single Family Residential (13) Zone (RF-13)". The proposed lot depths are an improvement upon the "Single Family Residential (12) Zone (RF-12)" which allows a minimum lot depth of 22 metres (72 ft.).
- The requested variances to reduce the minimum front yard and rear yard setbacks for Lots 19 and 20 and rear yard setbacks for Lots 10 and 31 would allow for greater floor space and more functional main floor plans for the proposed single family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0312-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to:
 - o to 23 metres (75 ft.) for Lots 1-9, 11-19 and 21-71;
 - o to 21 metres (69 ft.) for Lot 10; and
 - o to 20 metres (66 ft.) for Lot 20;
 - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 100% of the width of the principal building for Lot 10;
 - (c) to amend the Zoning By-law definition of front lot line for Lot 19, such that the lot line along 18B Avenue is considered the front lot line;
 - (d) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the width of the principal building for Lots 19, 20 and 31; and
 - (e) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building for Lots 19 and 20, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Low Density Residential 6-10 u.p.a. and Urban Transitional

Up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. 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:**

36 students at Pacific Heights Elementary School
 18 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 late 2018.

Parks, Recreation & Culture: Parks will accept cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement.

Parks notes the requirement for the Coast Meridian Greenway (multi-use pathway) on the west side of 168 Street.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family residences

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 19 Avenue):	Single family residences	Urban / Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a.	RA (Development Application No. 7916-0309-00 proposes rezoning from RA to RF-13 in order to subdivide into 8 single family lots.

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 168 Street):	Single family residences	Suburban – Urban Reserve / Suburban Residential (1 to 2 u.p.a.)	RA
South:	Single family residences	Urban / Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a.	RA (Development Application Nos. 7915-0435-00, 7915-0439-00, 7915-0440-00, and 7916-0490-00 propose rezoning from RA to RF-13 in order to allow subdivision into single family lots.
West:	Single family residences and park	Urban / Multiple Residential 10-15 u.p.a.	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The application proposes to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) land use designation from Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. The application also proposes changes to the roads and drainage networks including removal of all lanes, introduction of an east-west road through the site (18B Avenue), and removal of the east-west drainage corridor through the site.
- The road pattern shown in the Sunnyside Heights NCP suggests that the site should be developed as "Single Family Residential (10) Zone (RF-10)" small lots with lanes and rear garages. The applicant is instead proposing removal of the lanes in order to achieve a more efficient layout with the wider "Single Family Residential (13) Zone (RF-13)" lots with front-loaded garages. The additional east-west road (18B Avenue) is needed in order to accommodate the proposed RF-13 Zone lots.
- The proposed amendments to the road network are consistent with amendments proposed by Development Application No. 7915-0084-00 to the south of the subject site, across 18 Avenue. Under this application, the NCP was amended to remove a north-south road (167A Street) and lanes in favour of introducing additional east-west roads to better reflect the existing topography and provide a more efficient layout.
- The removal of the east-west drainage corridor is necessary to facilitate the changes to the road network and to allow for front loaded garages on all lots. The Engineering requirements associated with the NCP amendments are summarized in Appendix III. The applicant is required to complete a detailed stormwater analysis to support removal of the required drainage corridor and the proposed lot depth variances, including continuous simulation to adequately address impacts to natural watercourses, and must implement the

recommendations from this analysis. Should these requirements not be met, Engineering will not support the NCP amendments.

- There are currently four (4) in stream development applications to the south of the subject site along the north side of 18 Avenue (Development Application Nos. 7915-0435-00, 7915-0439-00, 7915-0440-00, and 7916-0490-00) which also propose to introduce an east-west road (18A Avenue) and remove all lanes. The proposed amendments to the NCP allow for better vehicle and pedestrian circulation in this area and create a consistent road pattern with the existing and proposed developments to the south.
- In summary, the proposed amendments result in a very efficient subdivision layout and lot yield.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located south of 19 Avenue along 168 Street, is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. and Urban Transitional Up to 8 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The site is approximately 4 hectares (10 acres) in size and is currently zoned "One-Acre Residential Zone (RA)". There are two existing single family dwellings on the site which are proposed to be removed.
- To the south of the site are Development Application Nos. 7915-0435-00, 7915-0439-00 and 7915-0440-00, which were brought forward to Council on September 12, 2016, each proposing a combination of RF, RF-13 and RF-10 lots that complied with the Low Density Residential 6-10 u.p.a. land use designation in the NCP. Council referred these three (3) applications back to staff, giving direction that the applicants should collaborate with the developer of the subject site.
- Development Application Nos. 7915-0435-00, 7915-0439-00 and 7915-0440-00 have subsequently been amended to work with the road network proposed by the subject application, and are now proposing rezoning to RF-13 rather than the previous proposal for a combination of RF, RF-13 and RF-10. The revised proposals, which are consistent with the subject application, will now require NCP amendments from Low Density Residential 6-10 u.p.a. to 8 u.p.a. to Medium Density Residential 10-15 u.p.a.

Current Proposal

- The application proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into 71 single family lots.
- The proposed lots will range in size from 336 square metres (3,600 sq. ft.) to 495 square metres (5,330 sq. ft.). All lots conform to the minimum lot width and lot area requirements of the proposed RF-13 Zone.

- A Development Variance Permit (DVP) is also proposed, primarily to reduce the minimum lot depth of all proposed lots and to reduce the minimum front yard and rear yard setbacks for Lots 19 and 20 and rear yard setbacks for Lots 10 and 31.
- The proposed subdivision has an overall net density of 29 units per hectare (u.p.h.) or 12 units per acre (u.p.a.), which is consistent with the proposed Medium Density Residential 10-15 u.p.a. designation in the Sunnyside Heights NCP.

Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., dated March 2017, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

A development proposal sign was installed on the subject site on March 28, 2017 and pre-notification letters were sent on March 22, 2017. No comments have been received to date.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	106	106	
Cottonwood	181	181	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple sp.	2	2	
Bigleaf Maple	19	19	
Cherry sp.	2	2	
English Oak	6	6	
Holly	1	1	
Horsechestnut	2	2	
Japanese Maple	2	2	
Laburnum	2	2	
Mountain Ash	2	2	
Paper Birch	21	21	

Purple Plum	3	3	
Scouler's Willow	1	1	
Western Flowering Dogwood	2	2	
Coniferous Trees			
Coast Redwood	1	1	
Douglas-fir	6	6	
Eastern White Cedar	1	1	
Grand Fir	3	3	
Lawson Cypress	15	15	
Norway Spruce	1	1	
Sawara Cypress	15	14	1
Shorepine	2	0	2
Western Hemlock	1	1	
Western Redcedar	13	12	1
Total (excluding Alder and Cottonwood Trees)	123	119	4
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	71		
Total Retained and Replacement Trees	75		
Contribution to the Green City Fund	\$181,600		

- The Arborist Assessment states that there are a total of 123 protected trees on the site, excluding Alder and Cottonwood trees. 287 existing trees, approximately 70% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 525 replacement trees on the site. Since only 71 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 454 replacement trees will require a cash-in-lieu payment of \$181,600 representing \$400 per tree to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 75 trees are proposed to be retained or replaced on the site with a contribution of \$181,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 21, 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 site is located on 168 Street south of 19 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 28.5 units per hectare (u.p.h.) or 11.5 units per acre (u.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The application proposes the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent soils; ○ Roof downspout disconnection; ○ On-lot infiltration trenches or sub-surface chambers; ○ Vegetated swales/rain gardens/bio-swales; ○ Dry swales; ○ Sediment control devices; ○ Perforated pipe systems; and ○ Permeable pavement/surfaces
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The design allows for "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A proposal sign was installed on the subject site on March 28, 2017 and pre-notification letters were sent on March 22, 2017. The proposed rezoning is subject to a public hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to:
 - to 23 metres (75 ft.) for Lots 1-9, 11-19 and 32-71;
 - to 21 metres (69 ft.) for Lot 10; and
 - to 20 metres (66 ft.) for Lot 20;

Applicant's Reasons:

- The requested variance is required in order to achieve the proposed east-west road which provides better circulation of vehicle and pedestrian traffic and is consistent with the existing and proposed road pattern to the south.
- The requested variance is required to achieve the proposed RF-13 lots which will allow for wider lots than the small RF-10 lots suggested by the NCP road pattern.
- The proposal will allow for front loaded driveways on all lots.

Staff Comments:

- The proposed lots comply with the subdivision requirements of the RF-13 Zone in terms of lot width and lot area.
- Most of the proposed lot depths will be an improvement over the RF-12 Zone which allows a minimum lot depth of 22 metres (72 ft.).

(b) Requested Variance:

- to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 100% of the width of the principal building for Lot 10.

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwelling.
- With the proposed variance, the maximum sized home that can be constructed is 2,783 sq.ft., just 70 sq.ft. smaller than the FAR would allow.
- The proposed 5.5 metre (18 ft.) rear yard setback will result in an effective average rear setback of approximately 5.8 metres due to the irregular shape of the lot.
- The proposed variance to the rear yard setback will also result in an additional parking space in the front yard.

Staff Comments:

- The RF-13 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.) with a permitted reduction to 6 metres (20 ft.) for 50% of the principal building for Type II lots. The requested variance would reduce the rear yard setback to 5.5 metres (18 ft.) for 100% of the principal building.
- A basement stairwell can be accommodated within the permitted setbacks in order to maintain a functional rear yard. As such, no additional variances are anticipated to permit a suitable sized dwelling and functional building envelope.

(c) Requested Variance:

- To amend the definition of front lot line for Lot 19, such that the lot line along 18B Avenue is considered the front lot line, and to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the width of the principal building for Lots 19, 20 and 31.

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwellings.
- For Lot 19, without variances the largest home that could be constructed is 2,503 sq.ft., 350 sq.ft. smaller than the F.A.R. provisions of the RF-13 Zone would allow. With the requested variances, the largest home that can be constructed is 2,817 sq.ft., just 35 sq.ft. smaller than the F.A.R. would allow.
- For Lot 20, without variances the largest home that could be constructed is 2,211 sq.ft., 641 sq.ft. smaller than the F.A.R. provisions of the RF-13 Zone would allow. With the requested variances, a 2,479 sq.ft. home could be achieved, 373 sq.ft. smaller than the F.A.R. would allow.
- For Lot 31, without variances the largest home that could be constructed is 2,681 sq.ft., 172 sq.ft. smaller than the F.A.R. provisions of the RF-13 Zone would allow. With the requested variances, a 2,852 sq.ft. home can be achieved, which is the maximum size that the F.A.R. would allow.

Staff Comments:

- The front lot line for Lot 19 is along 168 Street, by definition in the Zoning By-law, given that the lot line along the 168 Street frontage is shorter than the lot line along 18B Avenue. To provide for a siting of a dwelling on this lot that is consistent with the siting of dwellings on neighbouring lots within the proposed subdivision, it is appropriate to amend the definition of front lot line for Lot 19 such that the lot line along 18B Avenue is considered the front lot line.
- The applicant proposes to reduce the minimum rear yard setbacks in order to create more functional floor plans with adequate living space on the main floor.
- The RF-13 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.) with a permitted reduction to 6 metres (20 ft.) for 50% of the principal building for Type II lots. Under the RF-13 Zone, the minimum rear yard setback may be further reduced to 4.5 metres (15 ft.) for fifty percent of the principal building, at the first floor, to allow for an unenclosed deck with a maximum area of 14 square metres (150 sq. ft.) which may be covered by a sloped roof and stairways with more than three risers.

- The applicant proposes to utilize these permitted reductions of the RF-13 Zone but is proposing to further reduce the rear yard setback to 6 metres (20 ft.) for 100% of the principal building. This will reduce the allowable size of the rear deck to approximately 12 square metres (39 sq. ft.) but will increase the living space within the dwelling.
- Although the proposed variances will allow 100% of the principal building to be setback 6.0 metres (20 ft.) from the rear lot line, 50% of the building will comply with the minimum 6 metre (20 ft.) rear yard setback and permissible reduction to 4.5 metres (15 ft.) for an unenclosed deck allowed in the RF-13 Zone for Type II lots. A basement stairwell can be accommodated within the permitted setbacks in order to maintain a functional rear yard and, if required, will be located beneath the unenclosed deck. As such, no additional variances are anticipated to permit a suitable sized dwelling and functional building envelope.

(d) Requested Variance:

- to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building for Lots 19 and 20, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.).

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwellings.
- For Lot 19, without variances the largest home that could be constructed is 2,503 sq.ft., 350 sq.ft. smaller than the FAR provisions of the RF-13 Zone would allow. With the requested variances, the largest home that can be constructed is 2,817 sq.ft., just 35 sq.ft. smaller than the FAR would allow.
- For Lot 20, without variances the largest home that could be constructed is 2,211 sq.ft., 641 sq.ft. smaller than the FAR provisions of the RF-13 Zone would allow. With the requested variances, a 2,479 sq.ft. home could be achieved, 373 sq.ft. smaller than the FAR would allow.

Staff Comments:

- The cul-de-sac bulb on the future 18B Avenue reduces the buildable area on proposed Lots 19 and 20. As such, the applicant proposes to reduce the minimum front yard setbacks in order to create a more functional floor plan with adequate living space on the main floor.

- The RF-13 Zone requires a minimum front yard setback of 6.0 metres (20 ft.) with a permitted reduction to 4.0 metres (13 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.). Under the RF-13 Zone, the minimum front yard setbacks may be further reduced to 4.0 metres (13 ft.) and 2.0 metres (6 ft. 6 in.) respectively, to allow for an unenclosed and uninhabitable space such as a porch or veranda, provided that it is covered from above and is an integral part of the principal building.
- The applicant is proposing to further reduce the permitted reduction for the entire first storey or part thereof of the principal building from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) to provide for additional living space.
- While the variance will allow for a reduced front yard setback of 3.5 metres (11 ft.), the garage will be setback a minimum of 6 metres (20 ft.) per the RF-13 Zone. The applicant also intends to utilize the permissible reduction to the front yard setback to 2.0 metres (6 ft. 6 in.) to allow for an unenclosed and uninhabitable space such as a porch or veranda.

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
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.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7916-0312-00

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/da

Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
Hub Engineering Inc.
Address: 12992 - 76 Avenue, Unit 212
Surrey, BC V3W 2V6

2. Properties involved in the Application

- (a) Civic Address: 1889 - 168 Street
1869 - 168 Street

- (b) Civic Address: 1889 - 168 Street
Owner: 1010215 B.C. Ltd.
Director Information:
Tarsam Singh Bath

No Officer Information Filed as at August 7, 2016
PID: 013-193-864
Northerly 166 Feet of Parcel "A" (Reference Plan 8410) East Half of the South East Quarter
Section 13 Township 1 New Westminster District

- (c) Civic Address: 1869 - 168 Street
Owner: 1005667 B.C. Ltd.
Director Information:
Amrik Singh Bath
Balwinder Parminder Bath
Tarsam Singh Bath
Sunjeev Singh Bath

No Officer Information Filed as at June 18, 2016
PID: 013-193-937
Parcel "A" (Reference Plan 8410) East Half of the South East Quarter Section 13 Township 1
Except the Northerly 166 Feet New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
- (b) Application is under the jurisdiction of MOTI. **YES**

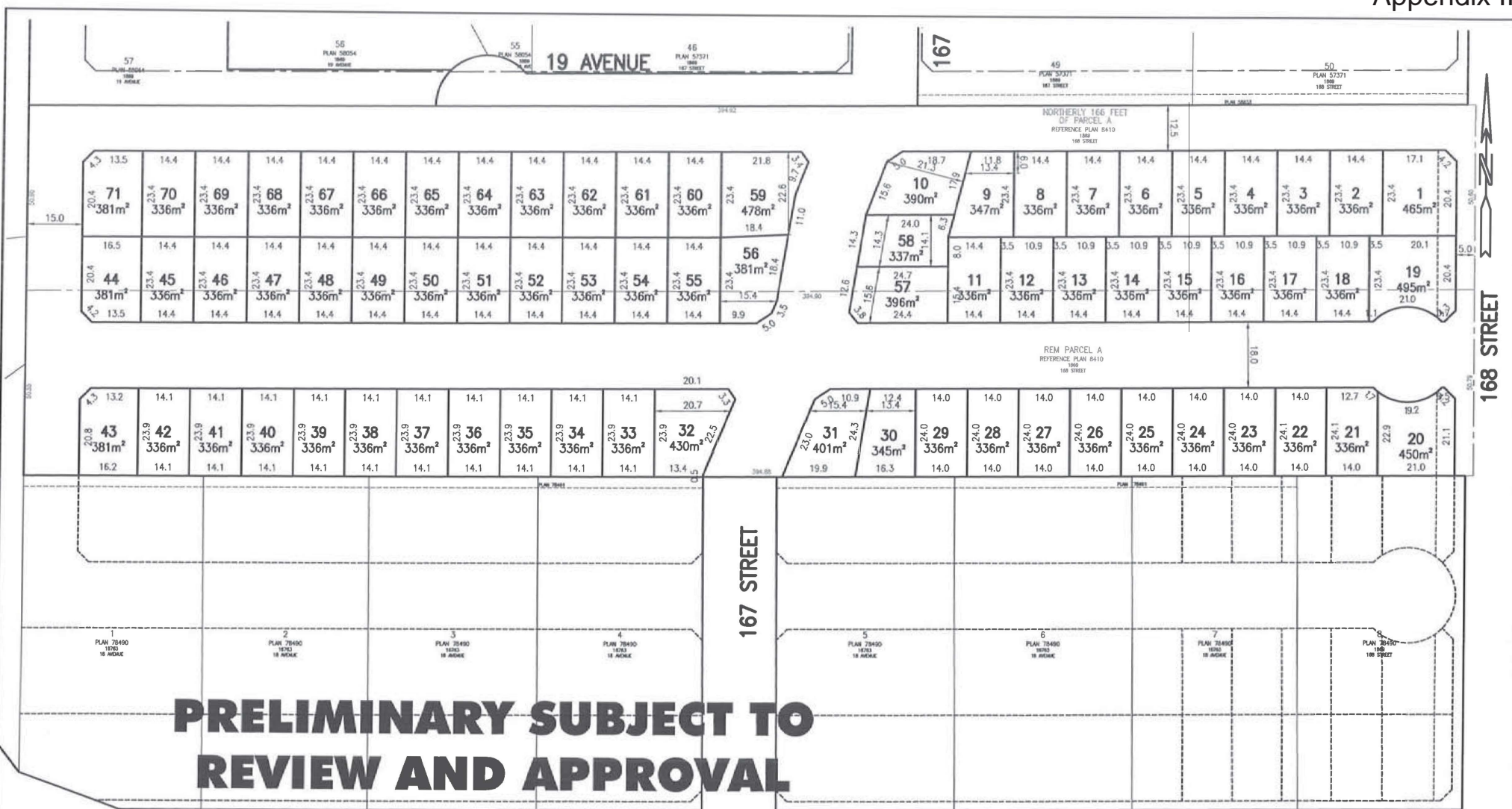
MOTI File No. 2017-02381

- (c) Proceed with Public Notification for Development Variance Permit No. 7916-0312-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	9.88 ac
Hectares	3.99 ha
NUMBER OF LOTS	
Existing	2
Proposed	71
SIZE OF LOTS	
Range of lot widths (metres)	7-21 m
Range of lot areas (square metres)	336 - 495 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.8 uph/7.2 upa
Lots/Hectare & Lots/Acre (Net)	28.5 uph/11.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	
% 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
Others - lot depth and setbacks	YES



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CLIENT:	PROJECT: 1889 & 1869 168 STREET		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16058	DATE: FEB 2017	LEGAL:	SCALE: 1:1000
MUNICIPAL PROJECT No:			

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

Hub Engineering Inc.
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

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

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

DATE: **April 20, 2017** PROJECT FILE: **7816-0312-00**

RE: **Engineering Requirements
Location: 1869 & 1889 - 168 Street**

NCP AMENDMENT

Engineering requirements associated with the NCP Amendment are noted below. Should these requirements not be met the Amendment will not be supported.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 12.50 metres fronting 19 Avenue for a 25 metre local road.
- dedicate 4.942 metres fronting 168 Street for a 30 metre arterial.
- dedicate 5.00 metre ROW fronting 168 Street for a multi-use path.
- dedicate 18.0 metres for 18B Avenue as a local road.
- dedicate 20.0 metre for 167 Street as a local road.
- dedicate 15.0 metres for 166 Street as an ultimate 30 m dedication (special local).
- dedicate required corner cuts at all intersections.
- dedicate 0.5 metre ROWs fronting on 18B Avenue, 19 Avenue, 166 Street, and 167 Street.

Works and Services

- construct 4.0 metre MUP fronting 168 Street.
- construct south half of 19 Avenue and east half of 166 Street to local standard.
- construct 18B Avenue and 167 Street to local standard.
- construct water mains, sanitary, storm sewers to service the development.
- complete a detailed stormwater analysis to support the removal of the required drainage corridor and the proposed lot variance, including continuous simulation to adequately address impacts to natural watercourses. Implement recommendations from this analysis.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements, beyond those noted above, relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR1

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, April 25, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0312-00

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.

SUMMARY

The proposed 71 Single family with suites are estimated to have the following impact on the following schools:

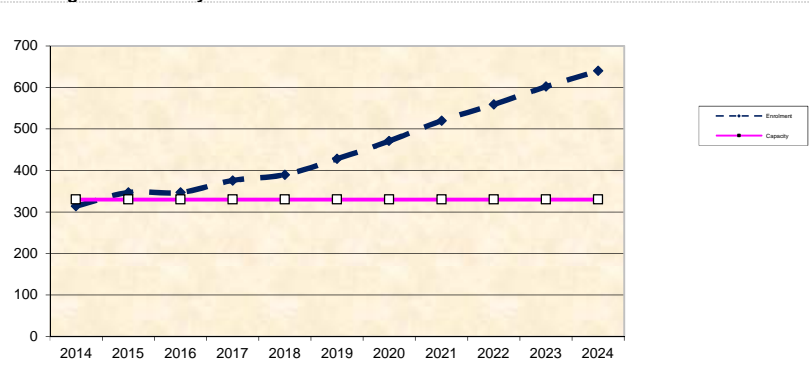
Projected # of students for this development:

Elementary Students:	36
Secondary Students:	18

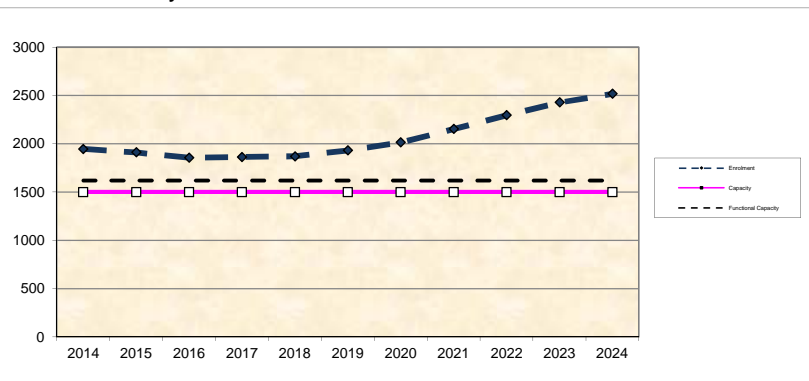
September 2018 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	80 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

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

Surrey Project no: 7916-0312-00
Project Location: 1869 and 1889 - 168 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located within an old (1980's / 1990's) rural / suburban RA zone development area bounded by 18 Avenue to the south, 20 Avenue to the north, 165A Street to the west and 168 Street to the east. As a result of the proposed extension of 167 street through the subject site, the 18 Avenue and 20 Avenue neighbourhoods will be joined.

Most homes in the surrounding neighbourhood are large, wide, low profile estate-size Bungalows situated on large RA zoned lots. There are also a few Two-Storey and Basement Entry homes with mid to high scale massing characteristics. Roofs slopes range from 5:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept.

However, due to the large number of new applications for compact lot developments in the surrounding area, the future character of this area will not be defined by the existing housing stock. Rather, the future character of this area will be defined by hundreds of modern compact lot homes mostly in RF-13 and RF-10 zones. The attributes of the existing homes therefore will not be used as context for the subject site.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 RF-13 zone development. The existing homes and yards are desirable, but building forms suitable for RF-13 developments are necessarily incompatible with large estate Bungalows. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post 2016 compact zone developments, and therefore the existing homes will not be emulated.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs that are not suitable for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types** : Most surrounding homes are Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which the building schemes for all new applications prohibit the use of vinyl siding. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : It is expected that most new homes in new developments in the surrounding area will have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. To ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can also be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : Similar to other projects in this area, the recommendation is to set the minimum roof slope at either flat to 3:12 to accommodate West Coast Contemporary designs, or between 6:12 and 12:12 for the expected Neo-Traditional and Neo-Heritage designs. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: The streetscape in the area surrounding the subject site has an old rural/suburban character. Most homes are large, well kept 25 - 35 year old Bungalows situated on acreages.

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", "West Coast Contemporary", or compatible styles as determined by the design *consultant*. 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 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.

- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site because the existing homes are large Bungalows situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-13 (and RF-12) developments constructed in Surrey subsequent to 2016.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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 providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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:

Either flat to 3:12 to accommodate West Coast Contemporary style homes, or 6:12 to 12:12 to accommodate the expected Neo-Traditional and Neo-Heritage homes, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code. Metal roofs over small feature areas also permitted if integral to the design.

In-ground basements:

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 30 shrubs of a minimum 3 gallon pot size, of which not less than 12 are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** February 27, 2017

Reviewed and Approved by:  **Date:** February 27, 2017

Table 4. Tree Preservation Summary

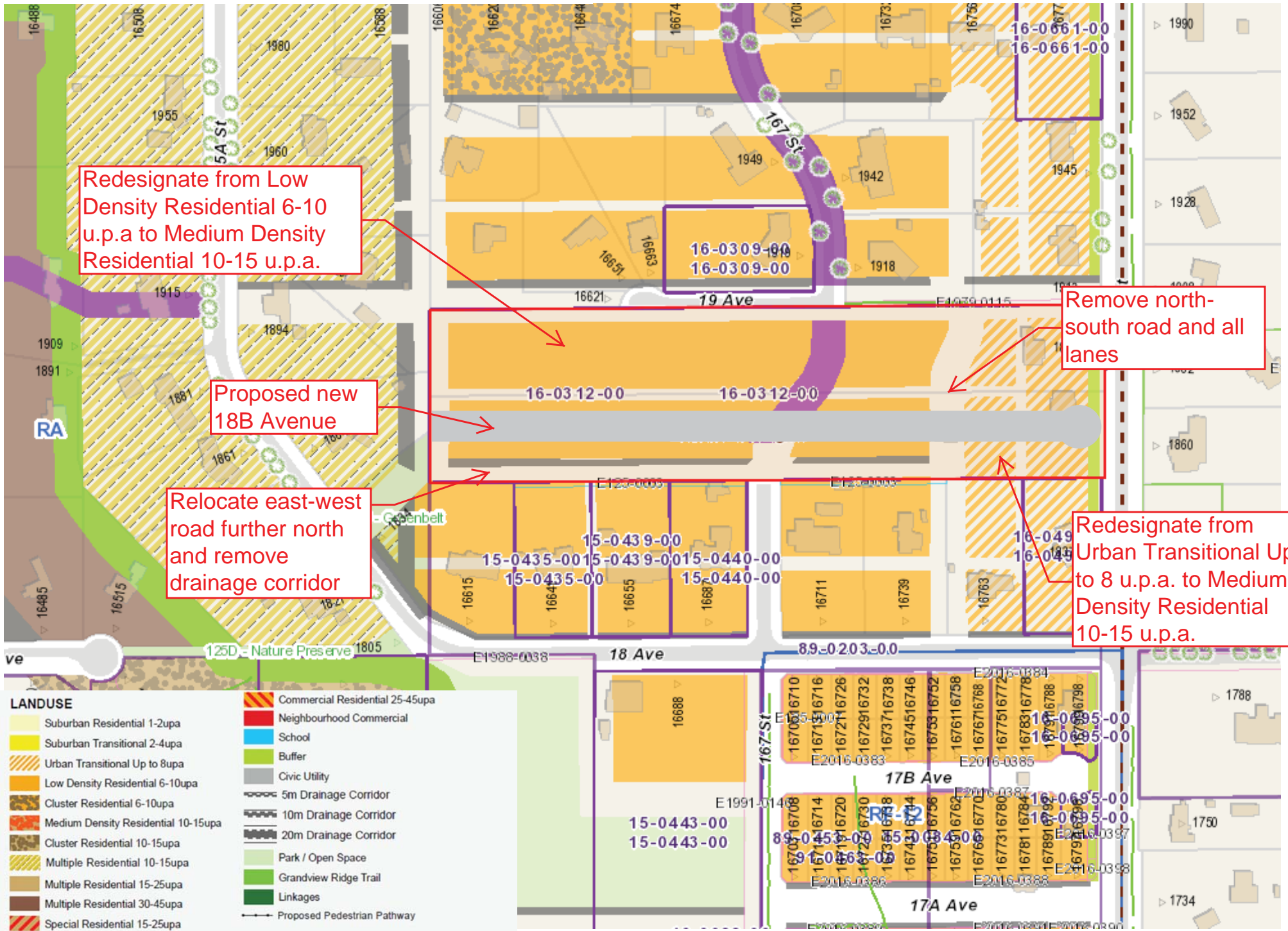
TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	1869 & 1889 168 Street, Surrey, BC
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	410
Protected Trees to be Removed	406
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>287</u> X one (1) = 287	525
- All other Trees Requiring 2 to 1 Replacement Ratio 119 X two (2) = 238	
Replacement Trees Proposed	71
Replacement Trees in Deficit	454
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>2</u> X one (1) = 2	12
- All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	
Replacement Trees Proposed	0
Replacement Trees in Deficit	12

Summary prepared and
submitted by:



March 17, 2017

Date



Redesignate from Low Density Residential 6-10 u.p.a to Medium Density Residential 10-15 u.p.a.

Proposed new 18B Avenue

Relocate east-west road further north and remove drainage corridor

Remove north-south road and all lanes

Redesignate from Urban Transitional Up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a.

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0312-00

Issued To: 1010215 B.C. LTD.
1005667 B.C. LTD.

Address of Owner: 23867 - Fraser Hwy
Langley, BC V2Z 2K5

(the "Owner")

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

Parcel Identifier: 013-193-864

Northerly 166 Feet of Parcel "A" (Reference Plan 8410) East Half of the South East Quarter Section 13 Township 1 New Westminster District

1889 - 168 Street

Parcel Identifier: 013-193-937

Parcel "A" (Reference Plan 8410) East Half of the South East Quarter Section 13 Township 1 Except the Northerly 166 Feet New Westminster District

1869 - 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:
-

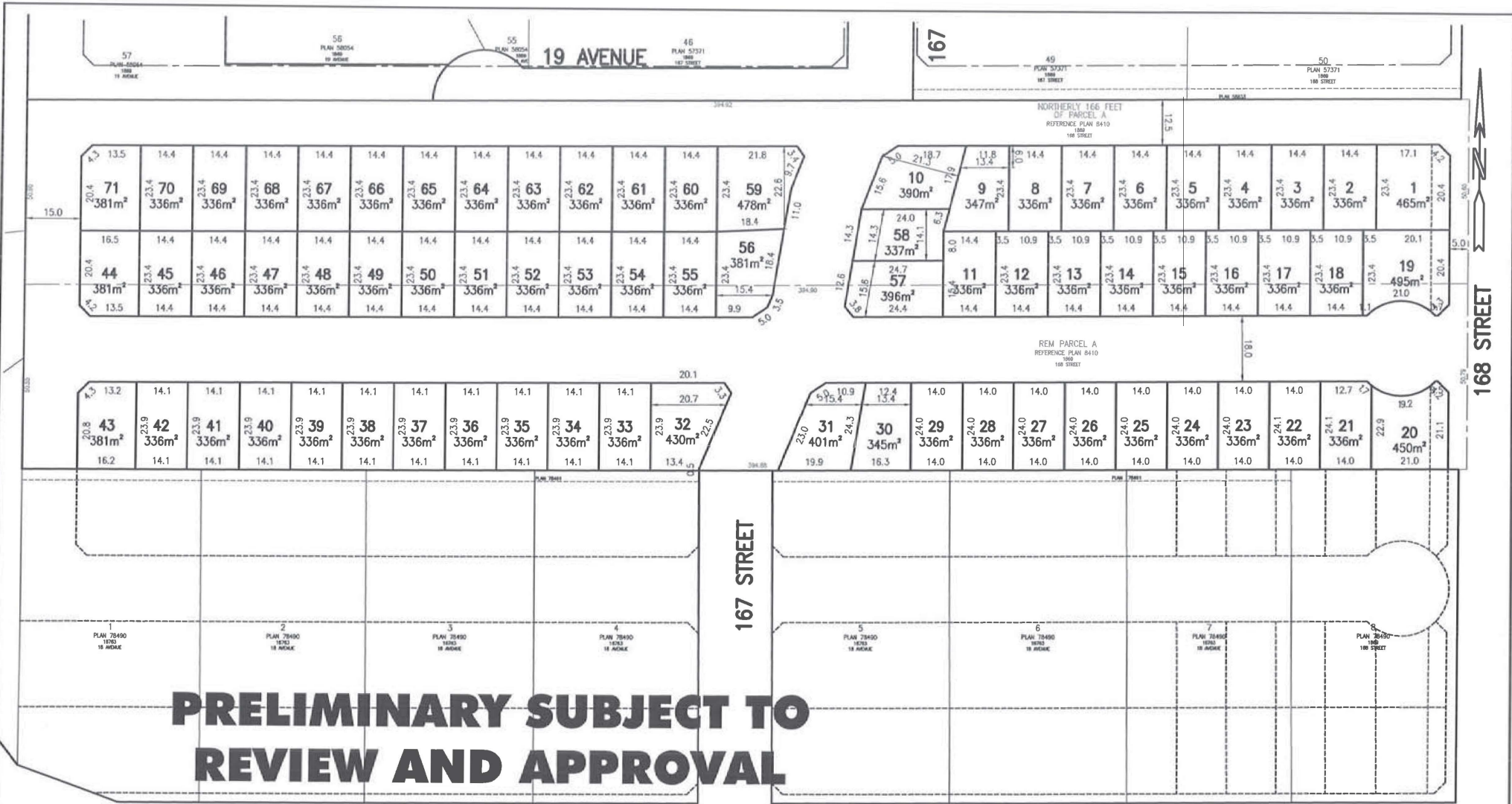
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Interior and Corner Lots is reduced from 24.0 metres (79 ft.) to 23.0 metres (75 ft.) for Lots 1-9, 11-19 and 21-71;
 - (b) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Corner Lots is reduced from 24.0 metres (79 ft.) to 21.0 metres (69 ft.) for Lot 10;
 - (c) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Corner Lots is reduced from 24.0 metres (79 ft.) to 20.0 metres (66 ft.) for Lot 20;
 - (d) In Part 1 Definitions, Lot Line – Front for a corner lot is amended to mean that the lot line abutting 18B Avenue is considered the front lot line for Lot 19.
 - (e) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 100% of the width of the principal building for Lot 10.
 - (f) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13) the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the width of the principal building for Lots 19, 20 and 31; and
 - (g) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13) the minimum front yard setback for the principal building is reduced from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.) for Lots 19 and 20.
5. This development variance permit applies to only 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 siting of buildings and structures for Lots 10, 19, 20 and 31 shall be in accordance with the drawings attached as Schedule B (the "Drawings") which are attached hereto and form part of this development variance permit.

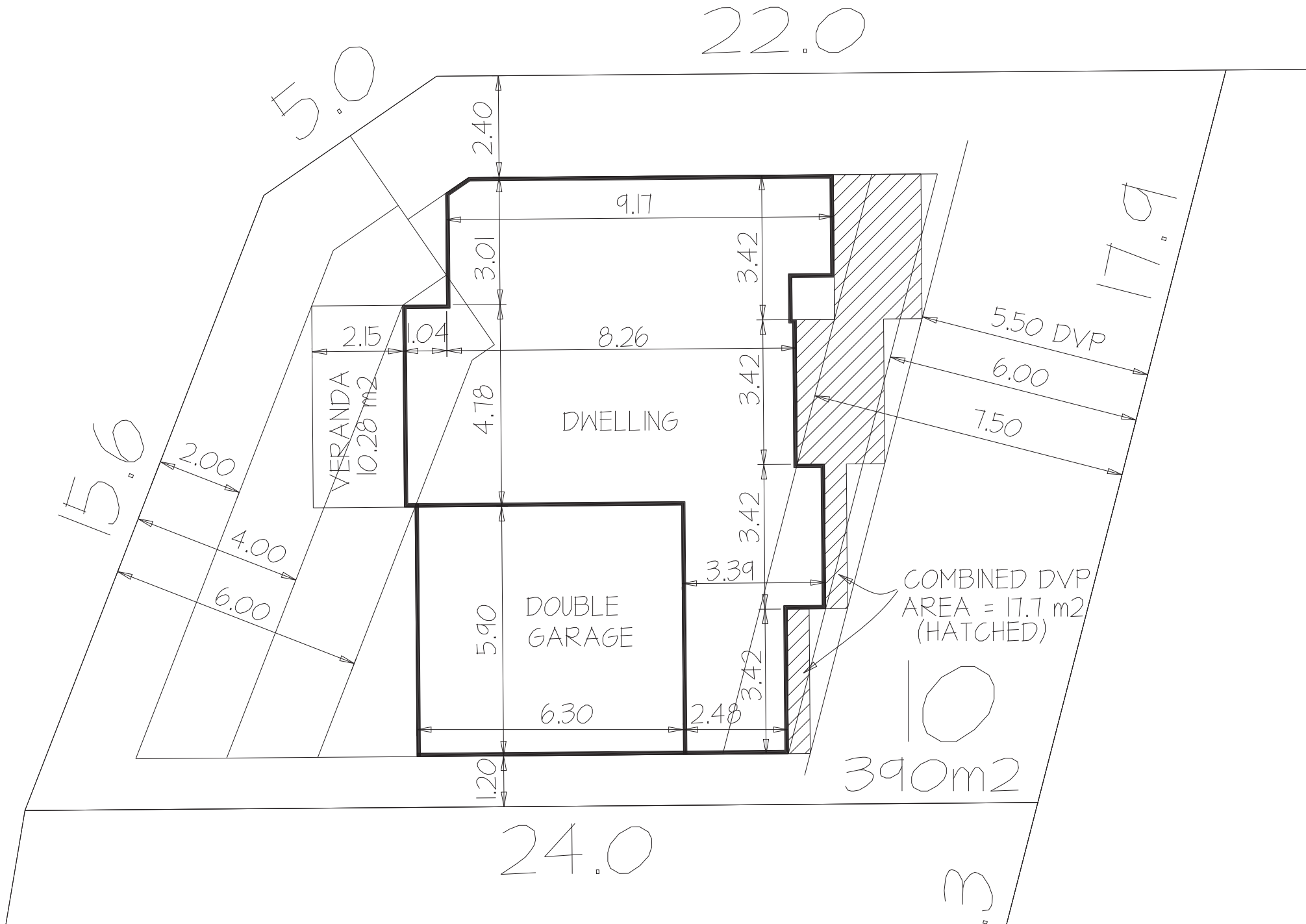
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

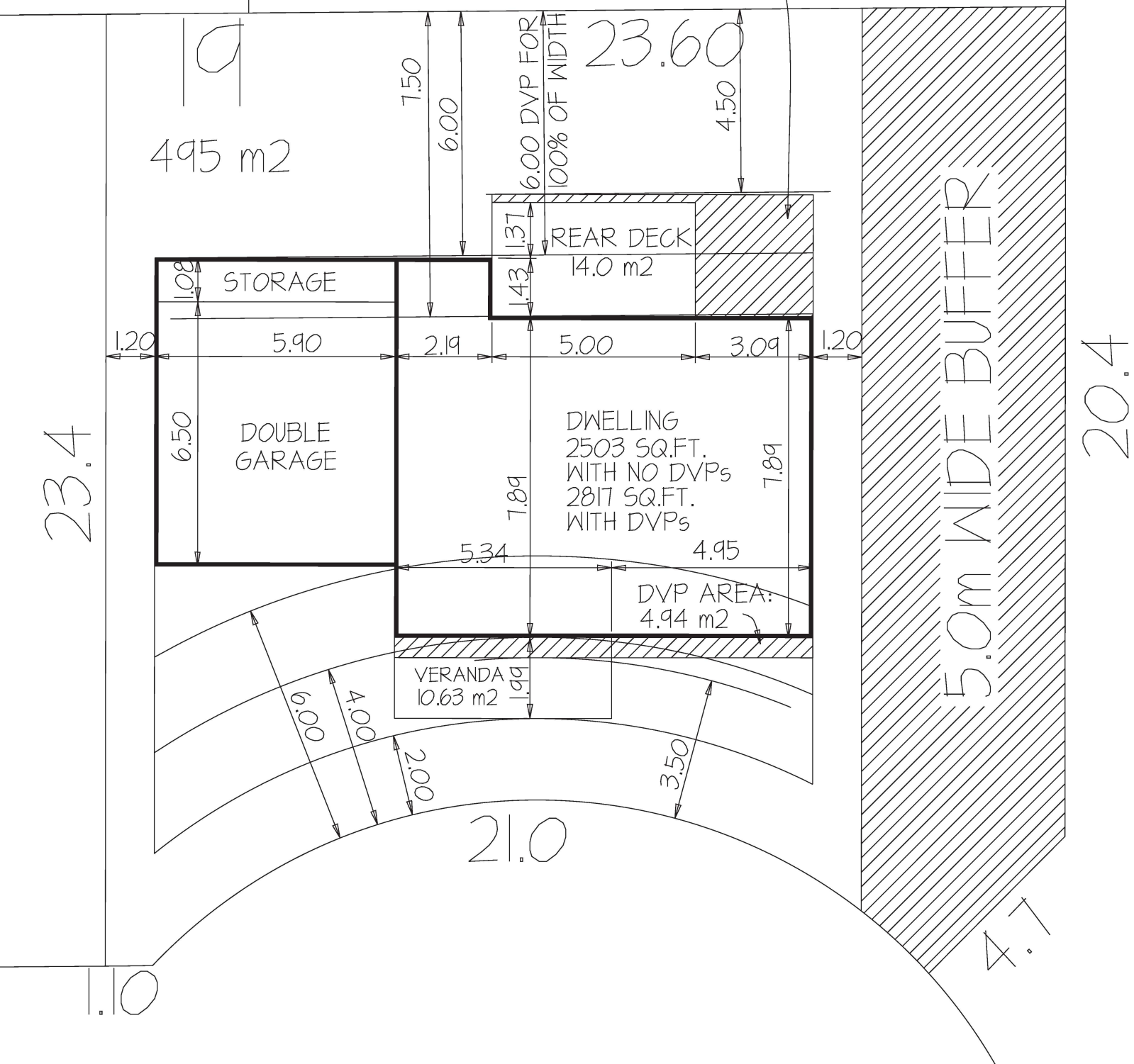




DVP AREA = 9.88 m² (HATCHED). UNDER THIS SCENARIO, THE REAR DECK WOULD BE LOCATED BETWEEN THE 4.5m REAR SETBACK TO A DECK, AND THE 6.0m REAR SETBACK TO THE DWELLING.

THE DWELLING WOULD EXTEND TO 6.0m FROM THE REAR LOT LINE. THE DECK SIZE WOULD REDUCE TO 11.84 m²

4



20.4

5.0m WIDE BUFFER

4.7

