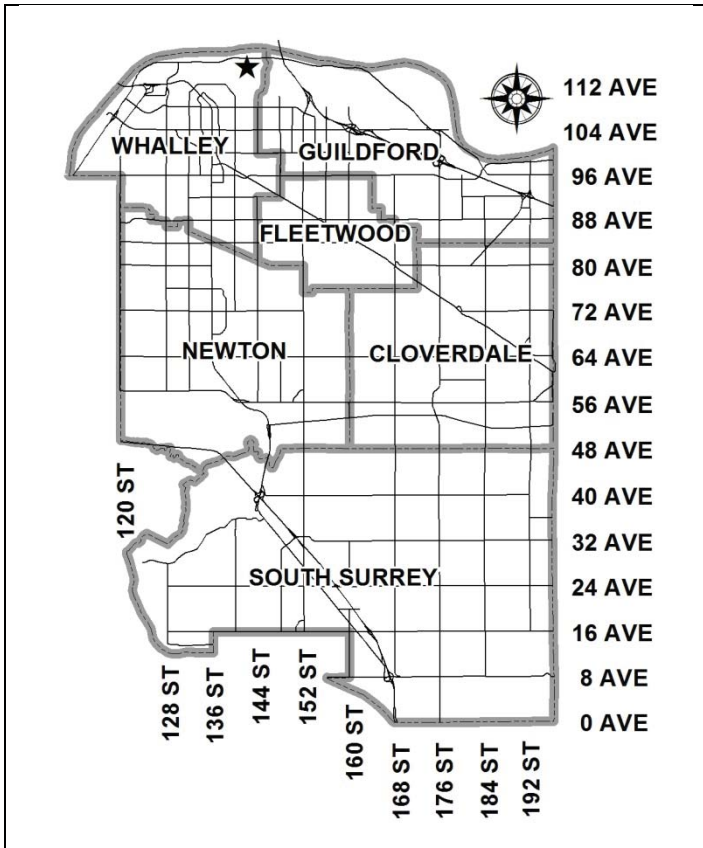


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0313-00

Planning Report Date: October 2, 2017



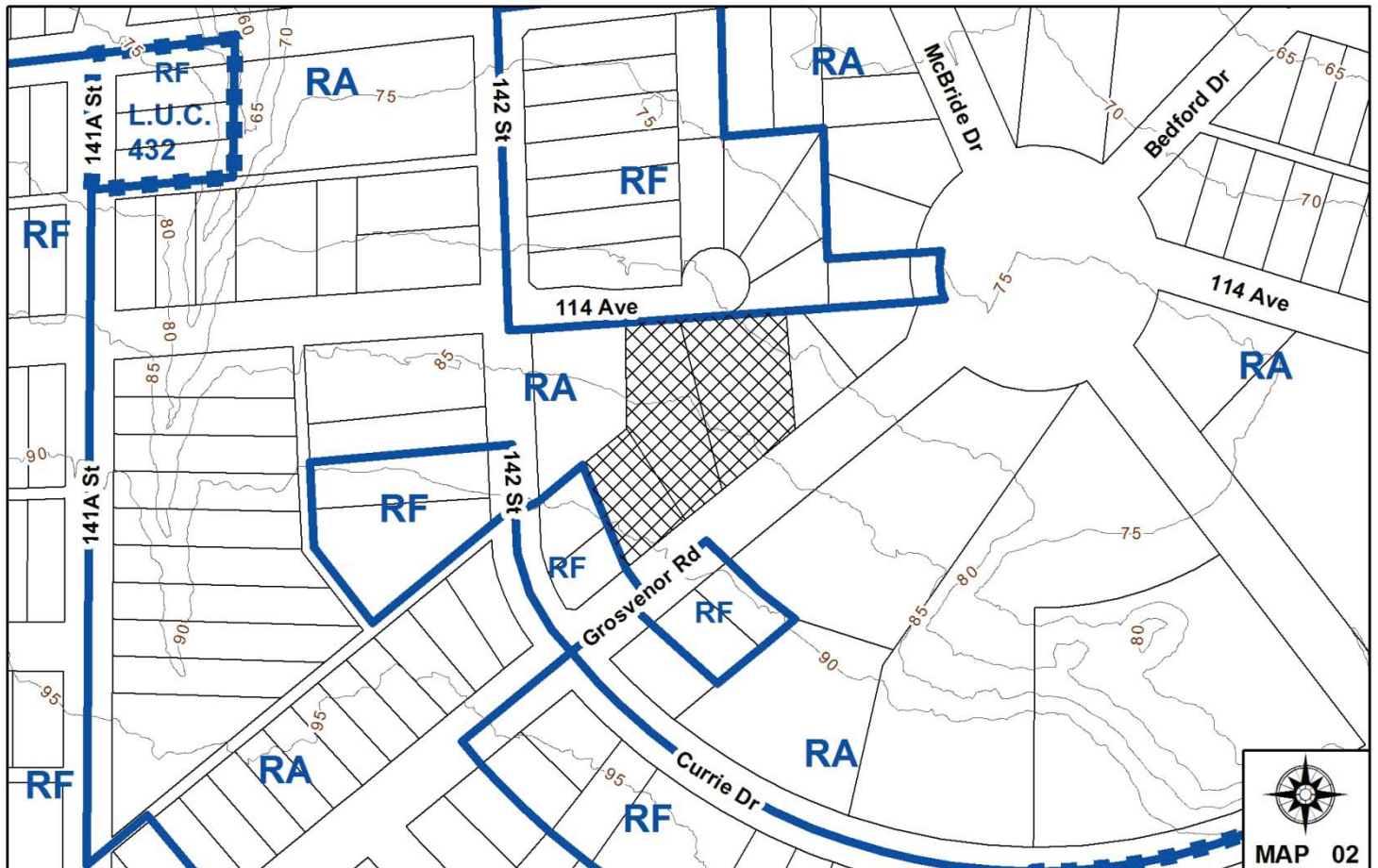
PROPOSAL:

- **Rezoning** from RA to RF
 - **Development Variance Permit**
- to allow subdivision into 9 single family lots.

LOCATION: 14253, 14263 & 14273 - Grosvenor Road

ZONING: RA

OCP DESIGNATION: Urban



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

- Seeking variances to building setbacks and the total paved area for a driveway in the RF Zone.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Whalley.
- The applicant has requested several variances to accommodate driveway turn-arounds on each of the lots fronting Grosvenor Road and to ensure functional building envelopes, as well as for tree retention. The applicant's design consultant has demonstrated functional building envelopes with usable yard space on all lots.

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 Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0313-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building on proposed Lot 4;
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (15 ft.) for the deck on proposed Lot 5;
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the deck on proposed Lot 6;
 - (d) to increase the total paved area for a driveway in the RF Zone from 53% to 58% for proposed Lots 4, 6, 7, 8 and 9; and
 - (e) to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to stipulate driveway location on proposed Lot 4 and to require side-accessed garages on proposed Lots 5-9.

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:**

5 Elementary students at James Ardiel Elementary School
2 Secondary students at Kwantlen Park 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 November, 2018.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$3,000 for the six (6) newly created additional lots, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 114 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Urban	RA
South (Across Grosvenor Road):	Single family dwellings.	Urban	RF & RA
West:	Single family dwelling and B.C. Hydro right-of-way.	Urban	RF & RA

DEVELOPMENT CONSIDERATIONS

Background

- The 0.56-hectare (1.39-acre) subject site is located on 114 Avenue and Grosvenor Road in Whalley. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The surrounding lots in the neighbourhood are zoned "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)". However, because most of the RA-Zoned lots are less than 1,858 square metres (0.5 acre) in size, the floor area ratio, lot coverage and setbacks must follow the requirements of the RF Zone.
- The subject site is located to the south and east of a hydro right-of-way. To the south of the subject site, across Grosvenor Road, there is another hydro right-of-way. These utility rights-of-way have impacted the type of development in the neighbourhood.
- The properties to the north (across 114 Avenue) were rezoned from RA to RF and subdivided into thirteen (13) RF-zoned lots in 2005 under Development Application No. 7904-0288-00.
- Similarly, the properties to the immediate west of the subject site were rezoned from RA to RF and subdivided into two (2) RF-zoned lots in 2011 under Development Application No. 7908-0070-00.

Current Application

- The subject proposal is to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into nine (9) single family lots.
- The proposed lots meet the minimum area and dimensional requirements of the RF Zone.
- In order to accommodate side-accessed garages and on-site turnarounds, the applicant is proposing:
 - variances to the rear yard setbacks for proposed Lots 4, 5 and 6; and
 - a variance for the paved area for a driveway for proposed Lots 4, 6, 7,8 and 9.
- A side yard variance is also proposed to accommodate tree retention on proposed Lot 1 (see By-law Variances Section).

Access and Road Dedication Requirements

- Proposed Lots 1-3 will have driveway access from 114 Avenue.
- Proposed Lots 4-9 will have driveway access from Grosvenor Road. The applicant will be required to construct Grosvenor Road to the Collector Road standard.
- Staff have concerns with respect to cars backing out of driveways onto Grosvenor Road, which is a steep and busy collector road, and have therefore requested that the lots with proposed driveway access to Grosvenor Road provide a turn-around on-site. The applicant has

addressed this concern by proposing side-accessed garages on proposed Lots 5-9 and a driveway turn-around on proposed Lot 4, which will require a variance to allow for an increase in the total permitted paved driveway area in the front yard (see By-law Variances Section). In addition, a covenant will be registered on title on proposed Lots 5-9 to required side-accessed garages.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Ran Chahal of APEX Design Group Inc. as the Design Consultant. The Design Consultant has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- APEX Design Group Inc. also prepared sample house footprints for proposed Lots 1 and 4-9 to demonstrate that the lots can achieve functional floor plans and usable rear yards with driveway turn-arounds and side-accessed garages.

Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. and the plans have been reviewed by staff and are generally acceptable.
- Basements are proposed for each of the 9 lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on October 26, 2016 and a Development Proposal Sign was installed on October 14, 2016. Staff received four (4) responses from neighbouring residents (*staff comments in italics*).

- Two residents expressed concern about the potential traffic safety hazards by increasing the number of driveways along Grosvenor Road. In particular, the residents expressed concern about cars speeding down Grosvenor Road toward McBride, which is a steep, sharp and narrow curve. Allowing six (6) RF lots where there are currently only three (3) RF lots will increase the number of driveways and create more unsafe situations of cars backing out of lots onto Grosvenor Road.

(In response to resident and staff concerns with respect to traffic safety, the applicant revised their application to provide for turn-around areas on each of the proposed lots along Grosvenor Road, including side-accessed garages on proposed Lots 5-9 and a driveway turn-around on proposed Lot 4.)

- One resident expressed concern about the loss of mature trees on the site.

(Staff have worked with the applicant to retain trees on the subject site, where possible.)

The applicant has submitted an arborist report, which identifies that four (4) out of twenty-nine (29) trees are proposed to be retained (see Trees Section). The applicant has indicated that additional tree retention on the subject is not possible due to tree conditions, servicing and building location.)

- One (1) resident enquired whether the proposed development would include a new park. The resident expressed concern that there were not enough parks and playgrounds in the area.

(Parks, Recreation and Culture is planning for a new neighbourhood park in the area that would serve as a neighbourhood park. The park will be designed with public input, but will likely have a playground and other neighbourhood park amenities.

The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$3,000 for the six (6) newly created additional lots, which will be used toward future park amenities).

- One resident expressed concern that the proposed density was not compatible with the existing neighbourhood.

(The proposal is consistent with surrounding RF lots to the north, south and west of the subject site.)

- One (1) resident indicated support of the proposed development.

TREES

- Andrew Connell, 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			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Common Walnut	1	1	0
Tulip Tree	1	1	0
Coniferous Trees			
Douglas Fir	10	9	1
Lawson Cypress	5	4	1
Leyland Cypress	3	2	1
Norway Spruce	1	1	0
Sawara Cypress	4	3	1
Western Red Cedar	2	2	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	29	25	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		30	
Contribution to the Green City Fund		\$9,600	

- The Arborist Assessment states that there are a total of twenty-nine (29) mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that four (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.
- The west side yard setback of proposed Lot 1 is proposed to be reduced in order to maximize tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of fifty (50) replacement trees on the site. Since only twenty-six (26) replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of twenty-four (24) replacement trees will require a cash-in-lieu payment of \$9,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 114 Avenue and Grosvenor Road. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of thirty (30) trees are proposed to be retained or replaced on the site with a contribution of \$9,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 20, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Consistent with the Urban designation in the Official Community Plan.
2. Density & Diversity	• A range of lot sizes and house sizes proposed.

Sustainability Criteria	Sustainable Development Features Summary
(B1-B7)	<ul style="list-style-type: none"> • Secondary suites permitted.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards. • Permeable pavement and absorbent soils are proposed. • Garbage, recycling and organics pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will provide sidewalks along the north side of Grosvenor Road.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The front-loaded lots will create a more animated street frontage.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Development Proposal Signs were installed and pre-notification letters were sent.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (15 ft.) to the deck on proposed Lot 5; and
- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the deck only on proposed Lot 6.

Applicant's Reasons:

- The variances are required due to the City's request to provide for onsite turn-arounds in the form of side-accessed garages for lots with access from Grosvenor Road.
- Without the setback variances, the owner is only able to achieve a maximum house size of approximately 306 square metres (3,293 sq. ft.) on proposed Lot 5, which is 33 square metres (351 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a larger house size by gaining an additional floor area of 33 square metres (351 sq.ft.), excluding the basement, as shown in the table below.
- Without the setback variances, the owner is only able to achieve a maximum house size of approximately 324 square metres (3,487 sq. ft.) on proposed Lot 6, which is 12 square metres (129 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a larger house size by gaining an additional floor area of 12 square metres (129 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Proposed Lot 5 567 sq.m. (6,103 sq.ft.) in size	339 square metres (3,644 sq.ft.)	306 square metres (3,293 sq. ft.)	339 square metres (3,644 sq.ft)
Proposed Lot 6 560 sq.m. (6,028 sq.ft.) in size	336 square metres (3,616 sq.ft.)	324 square metres (3,487 sq. ft.)	336 square metres (3,616 sq.ft)

- The proposed variances would not impact the functionality of the rear yard space.

Staff Comments:

- Staff have concerns about vehicles backing out onto Grosvenor Road, a steep and busy collector road, and have requested that the applicant provide vehicle turn-arounds onsite. The applicant has therefore proposed side-accessed garages on proposed Lots 5-9, which results in the buildable areas on proposed Lots 5 and 6 being further constrained.
- The applicant has submitted sample house plans, demonstrating how functional floor plans and usable rear yards can be achieved while providing for onsite turn-arounds through the provision of side-accessed garages.
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building on proposed Lot 4.

Applicant's Reasons:

- Without the variance, the owner is only able to achieve a maximum house size of approximately 343 square metres (3,696 sq. ft.) on the subject lot, which is 18 square metres (198 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve a slightly larger house size by gaining an additional floor area of 14 square metres (154 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 635 sq.m. (6,835 sq.ft.) in size	362 square metres (3,899 sq.ft.)	343 square metres (3,696 sq.ft.)	357 square metres (3,850 sq.ft)

- With the proposed variance, the owner is still not able to achieve the maximum house size by approximately 5 square metres (54 sq.ft.).
- The proposed variance to the rear yard setback would increase the functionality of the house.
- Given the shape of the lot, the proposed variance to the rear yard setback would not impact the functionality of the rear yard space.

Staff Comments:

- The lot geometry of proposed Lot 4 impacts the buildability of the lot. The proposed reduced rear yard setback will allow for a slightly larger house, which is still 5 square metres (54 sq.ft.) less than the maximum house size permitted in the RF Zone.
- The applicant has submitted sample house plan drawings, demonstrating how a functional floor plan can be achieved while maintaining adequate yard space and allowing for three vehicles to be parked on the driveway with a turn-around.
- Staff support the requested variances.

(c) Requested Variance:

- To increase the total paved area for a driveway in the RF Zone from 53% to 58% for proposed Lots 4, 6, 7, 8 and 9.

Applicant's Reasons:

- The variance is required due to the City's request to provide for onsite turn-arounds for lots with access from Grosvenor Road.

Staff Comments:

- Staff have concerns about vehicles backing out onto Grosvenor Road, a steep and busy collector road, and have requested that the applicant provide vehicle turn-arounds onsite. Given the geometry of proposed Lot 4, a side-accessed garage is not feasible. The applicant has therefore proposed a paved turnaround area on the driveway on proposed Lot 4 and side-accessed garages on proposed Lots 5-9.
- The proposed side-accessed garages and driveway turnarounds results in paved driveway areas which exceed the maximum allowable paved area of 53% for a driveway

in the RF Zone. The increase in paved area to 58% will allow for safer vehicle entry onto Grosvenor Road.

- As part of the Engineering requirements, the applicant will be required to use pervious pavement on the lots in order to mitigate the additional run-off.
- Staff support the requested variance.

(d) Requested Variance:

- To reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1.

Applicant's Reasons:

- The proposed variance will allow for the retention of a mature Douglas-fir tree within the front yard of proposed Lot 1.
- Due to the existing root protection zones and setback areas, the owner is only able to achieve a maximum house size of approximately 306 square metres (3,298 sq. ft.) on the subject lot, which is 35 square metres (372 sq.ft.) less than the maximum permitted floor area. With the proposed variance, the owner can achieve the maximum house size permitted in the zone, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 576 sq.m. (6,200 sq.ft.) in size	341 square metres (3,670 sq.ft.)	306 square metres (3,298 sq.ft.)	341 square metres (3,670 sq.ft.)

- The proposed variance to the west side yard setback would increase the functionality of the house without impacting the usability of the rear yard space.

Staff Comments:

- Proposed Lot 1 is encumbered by the root protection zone from an existing mature Douglas-fir within the front yard.
- Given the root protection zone and setback requirements of the RF Zone on proposed Lot 1, the maximum achievable floor area is only 306 square metres (3,298 sq. ft.).
- The RF Zone allows a reduction of the 1.8-metre (6-ft.) side yard setback to 1.2 metres (4 ft.) along one side lot line when the opposite side yard setback is a minimum of 2.4 metres (8 ft.).
- Reducing the east side yard setback on proposed Lot 1 from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) will allow the applicant to achieve the maximum permitted house size of

- 341 square metres (3,670 sq.ft.), while at the same time allowing a functional rear yard space and the retention of the Douglas-fir tree within the front yard area.
- The applicant has submitted sample house plan drawings, demonstrating how a functional floor plan can be achieved while maintaining adequate yard space.
 - The proposed setback reduction will not have an impact on the neighbouring property to the west, as it is a vacant lot encumbered by the B.C. Hydro right-of-way.
 - Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet (Confidential)
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.	Development Variance Permit No. 7916-0313-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.39 Ac
Hectares	0.56 Ha
NUMBER OF LOTS	
Existing	3
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	9.3 – 16.4 m.
Range of lot areas (square metres)	561 – 723 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.1 uph & 6.47 upa
Lots/Hectare & Lots/Acre (Net)	16.2 uph & 6.56 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Building Setbacks	YES

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CLIENT:		PROJECT: 14253, 14263 & 14273 GROSVENOR ROAD, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:
16031	SEP 2016		1:500	

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

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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
- North Surrey Division
Planning and Development Department**

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

DATE: **September 27, 2017** PROJECT FILE: **7816-0313-00**

RE: **Engineering Requirements
Location: 14253 Grosvenor Road**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate up to 3.30 m on 114 Avenue towards 17.0 m Limited Local Road allowance.
- Register a 0.5 m SRW for inspection chambers and sidewalk maintenance along Grosvenor Road and 114 Avenue.

Works and Services

- Construct the north side of Grosvenor Road to Collector Road standard, including 14.0 m pavement width, barrier curb & gutter, and 1.8 m concrete sidewalk.
- Construct south side of 114 Avenue to Limited Local Road standard; 8.0 m pavement width, barrier curb & gutter, and 1.5 m concrete sidewalk
- Provide sustainable drainage including a 450 mm layer of augmented topsoil on all pervious areas. If impervious lot coverage is greater than 65%, additional on-lot stormwater mitigation measures such as porous pavement are required for the lots to address the increase in runoff.
- Extend storm and sanitary sewers along frontages to meet design criteria.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MB



Tuesday, November 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0313 00

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2016 Enrolment/School Capacity

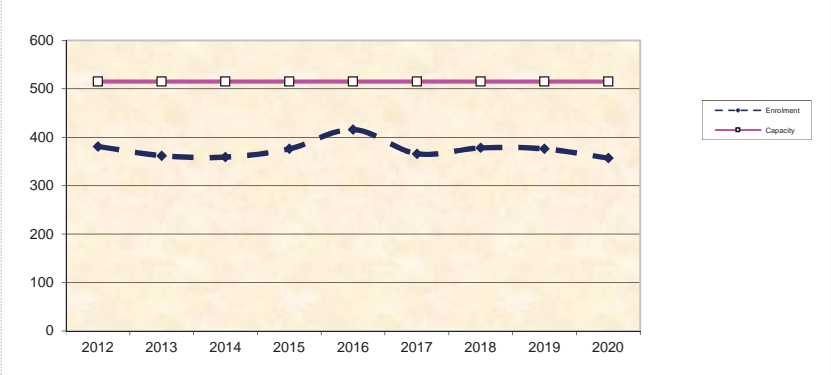
James Ardiel Elementary	
Enrolment (K/1-7):	53 K + 363
Capacity (K/1-7):	40 K + 475
Kwantlen Park Secondary	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

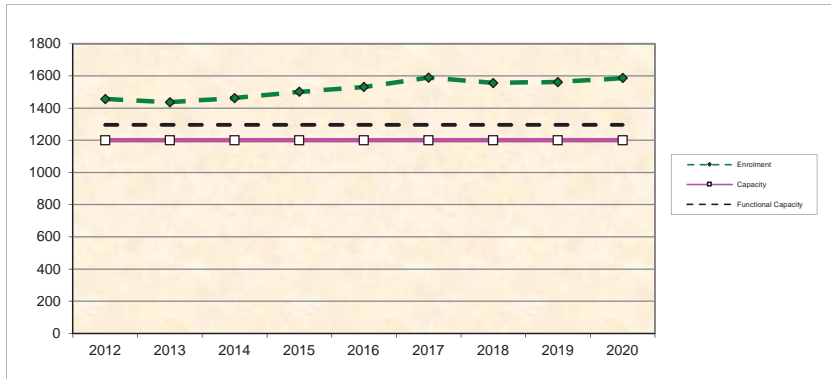
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school or secondary school. The District is currently investigating enrolment management strategies for Kwantlen Park to reduce overcrowding and balance demand between other area secondary schools.

James Ardiel Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

V.1.0

Surrey Project no.: 16-01313 (Monsoon)
Property Location: 14253,14263,14273 Grosvenor Road, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 immediate neighborhood surrounding the subject site is an old urban area built out in the 1950'-90's with newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 63% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Cedar & Stucco Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 41% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 15-60 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types: "Two-Storey" 59.0%

“Basement/Cathedral Entry”	4.00%
“Rancher (Bungalow)”	37.00%
“Split Levels”	0.00%

**Dwelling Sizes:
(Floor Area/Volume)** Size range: 41.0% under 2000 sq.ft excl. garage
59.00% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:** Cedar: 37.0% Stucco: 22.0% Vinyl: 41.0%
Brick or stone accent on 41.0% of all homes

Roof Materials: Asphalt Shingles: 74.0% Cedar Shingles:0.00%
Concrete Tiles: 26.0% Tar & Gravel: 0.00%
50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 15-60 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

**Exterior Treatment
/Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. For lots 4-9, **West Coast**

Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

**Exterior Materials
/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch:

In order to achieve a cohesive streetscape with the cul-de-sac homes, For lots 1-3, I would recommend a minimum pitch of 6:12 and a maximum roof pitch of 10:12 on the upper floor, except for the gables, which can be steeper as long as they do not exceed the highest roof peak of the upper floor 10:12 roof. For lots 4-9, West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

Roof Materials/Colours: Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.

Window/Door Details: Dominant: Rectangular or Gently arched windows.

In-ground basements: Permitted if servicing allows.

Landscaping: Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).

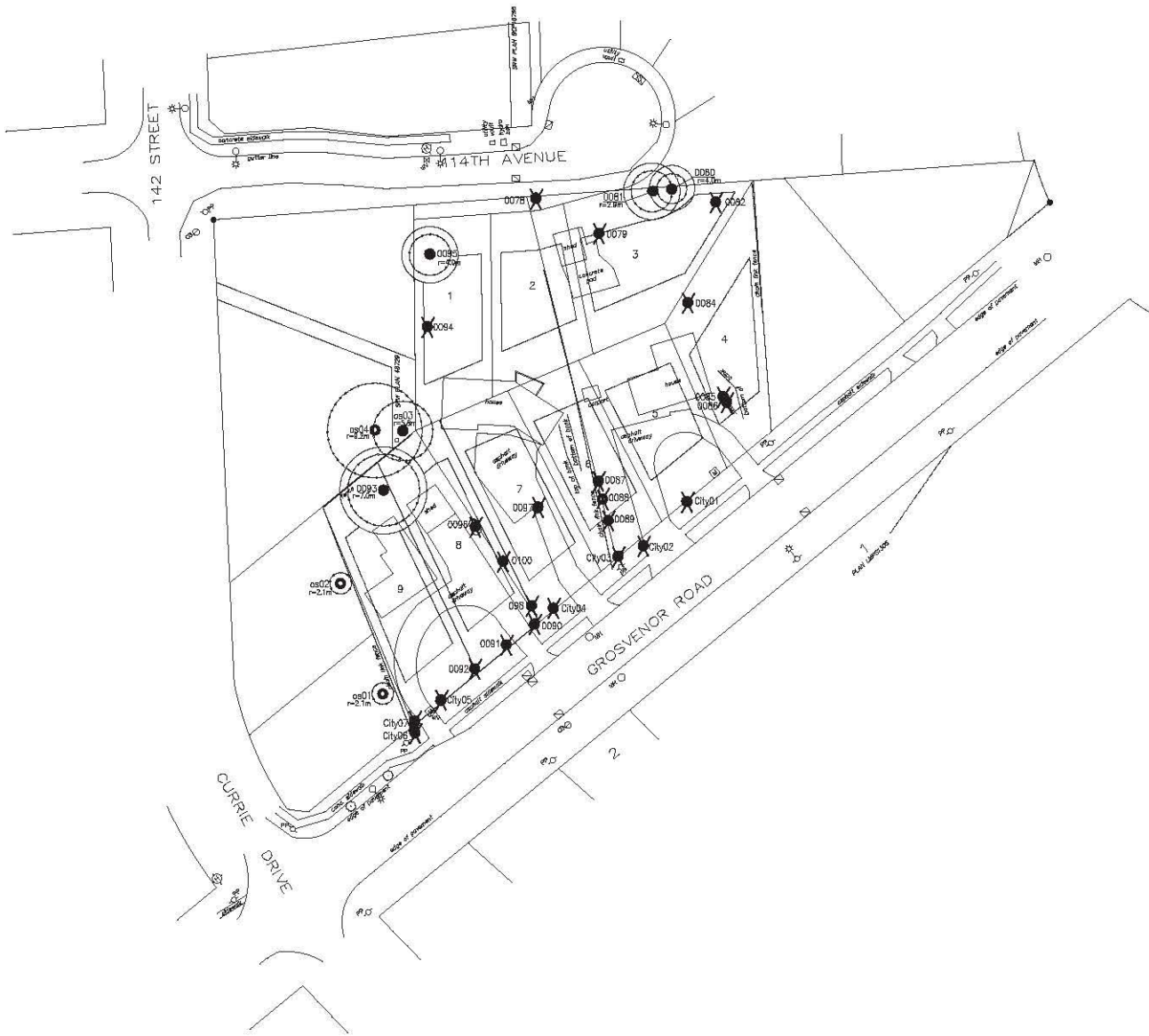
Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

June 22, 2017
Date



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (dashed) = PROTECTION BARRIER

DATE	REV	BY	NO.
12/12	1	JK	1
01/13	2	JK	2

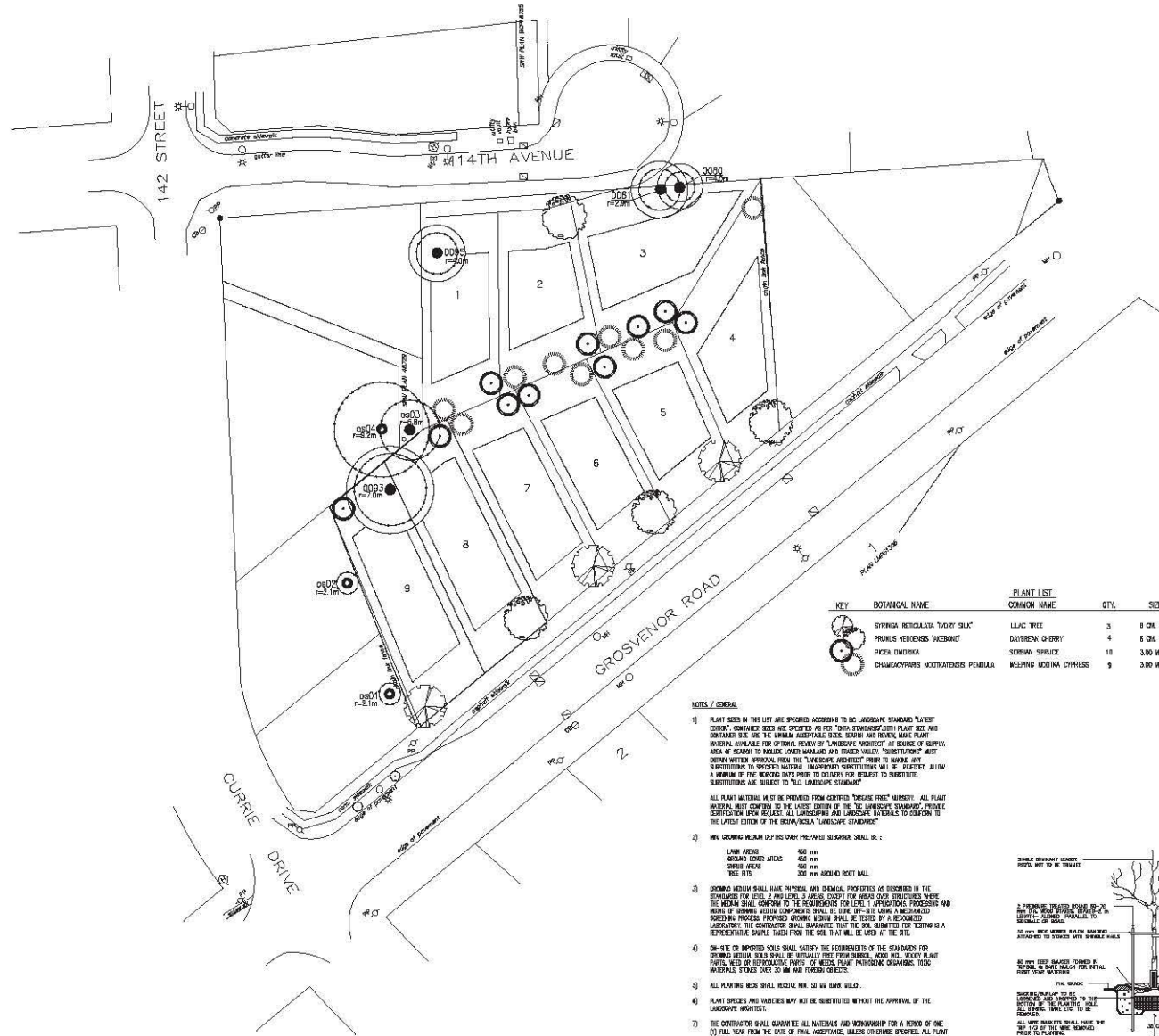
J. KAVOLINAS & ASSOCIATES INC.
 BCRA O&A
 2402 ANQUIL COURT
 ABERDEEN, B.C.
 V9C 3E8
 PHONE (604) 857-2378

DREAMCASTLE HOMES
 c/o HUB ENGINEERING INC.
 SUITE 2013
 12882 - 76 AVENUE
 SURREY, B.C.
 V3W
 604-572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 9 LOT SUBDIVISION
 14253 14253 14253 GROSVENOR ROAD
 SURREY, B.C.

SCALE	DATE
1:400	01/16
DRAWN	CHECKED
JK	JK
APPROVED	AS BUILT

PROJECT	JOB NO.
DRAWING NO.	
TR-1	



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with dashed line) = PROTECTION BARRIER

REV	DATE	BY	CHK
001	10/16/16	JG	ML

KAVOLINAS & ASSOCIATES INC
 2462 JENNIFER COURT
 ABBOTSFORD, B.C.
 V3G 3J8
 PHONE: (604) 857-2378

CLIENT
 OXFORDSHIRE HOMES
 c/o HUB ENGINEERING INC
 SUITE 2012
 12992 - 79 AVENUE
 SURREY, B.C.
 V3M
 604-572-4328

TITLE
 PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
9 LOT SUBDIVISION
 14255 HINES TRAILS GROSVENOR ROAD
 SURREY, B.C.

SCALE	DATE
1:400	OCT/16
DRAWN	CHKD
JG	ML
APP'D	IN SCALE

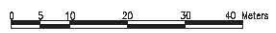
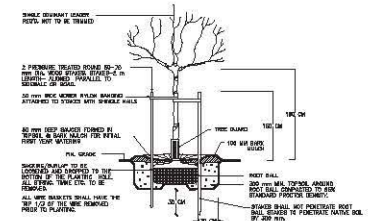
PROJECT: 14255 HINES TRAILS GROSVENOR ROAD
 SHEET NO.: TR-2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	SYRINGA BRETICILLATA "MAYE" SILEX	LIAC TREE	3	8 CM D.L.	AS SHOWN	B & B
●	PRUNUS VERNICES 'ACERONIT'	DAWDBREW CHERRY	4	8 CM D.L.	AS SHOWN	B & B
⊗	PICEA DOMINICA	SORBIAN SPRUCE	13	3.00 METERS	AS SHOWN	B & B
○ (with dashed line)	CHAMAECYPARUS MONTATENSIS PENICILLA	KEEPPING MOUNTAIN CEDRESS	9	3.00 METERS	AS SHOWN	B & B

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTRACTOR SHALL BE SPECIFIED AS PER "LATEST EDITION" WITH PLANT SIZE AND CONTAINER SIZE. THE MINIMUM ACCEPTABLE SIZE, SEASON AND ROOTBALL SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRENCH VALLEY. "SUBSTITUTION" MUST BE WITH APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WEEKS LEAD TIME PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE "LANDSCAPE ARCHITECT".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD", PRIVATE CERTIFICATION AFTER REQUEST. ALL LANDSCAPE AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTH OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	400 mm
ORCHARD COVER AREAS	400 mm
DRIVE WAYS	400 mm
TREE PITS	300 mm AROUND ROOT BALL
- SOILS WITHIN SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR SOIL. 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROTECTION AND HEALTH OF EXISTING VEGETATION SHALL BE ONE OF THE PRIORITIES IN ANY MECHANICAL SOILWORK. PREPARED GROWING MEDIUM SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM SOIL SHALL BE SEPARATELY TESTED FROM OTHER. MUST HAVE "SOILY PLANT PARTS, NEEDS OF REPRODUCIBLE PARTS OF MEDIA, PLANT PARTS, ORGANIC, TISSUE MATERIAL, STORED OVER 30 MIN AND FOREIGN OBJECTS.
- ALL PLANTING MEDIA SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL WILL BE REPLANTED OR IF FURTHER CORRECTION DURING THE GUARANTEED PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES, AND SHALL BE THE RESPONSIBILITY OF THE WORKER. ISSUE THE WORK AND THE SITE THROUGH IN A CLEAN AND PREPARABLE CONDITION, FREE FROM ALL RESTRICTIONS.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0313-00

Issued To:

(the "Owner")

Address of Owner: 201, 7928 - 128 Street
Surrey, BC V3W 4E8

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: 010-200-355
Lot 2 Block 96 New Westminster District Plan 16511

14253 - Grosvenor Road

Parcel Identifier: 010-200-380
Lot 3 Block 96 New Westminster District Plan 16511

14263 - Grosvenor Road

Parcel Identifier: 010-200-428
Lot "A" (P56178) Block 96 New Westminster District Plan 16511

14273 - Grosvenor Road

(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 F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback of the RF Zone is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building on proposed Lot 4;
 - (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) for the deck on proposed Lot 5;
 - (c) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the deck only on proposed Lot 6;
 - (d) In Section H of Part 16 Single Family Residential Zone (RF), the total paved area of the driveway in the front yard is increased from 53% to 58% for proposed Lots 4, 6, 7, 8 and 9; and
 - (e) In Section F of Part 16 Single Family Residential Zone (RF), the minimum east and west side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A

WITH VARIANCE

IMPERMEABLE AREA		
Front Yard Area	100.00%	1154.00 sf
Landscaped Area	43.24%	499.00 sf
Concrete Driveway	56.76%	655.00 sf

LOT 4

TOTAL AREA CALCULATION	
Main Floor :	1750 sf
Upper Floor :	1680 sf

NET Area:	3474 sf
Garage :	420 sf

TOTAL GROSS Area :	3850 sf
AREA ALLOWED :	3894 sf
MAX. FAR NOT ACHIEVED	44 sf loss

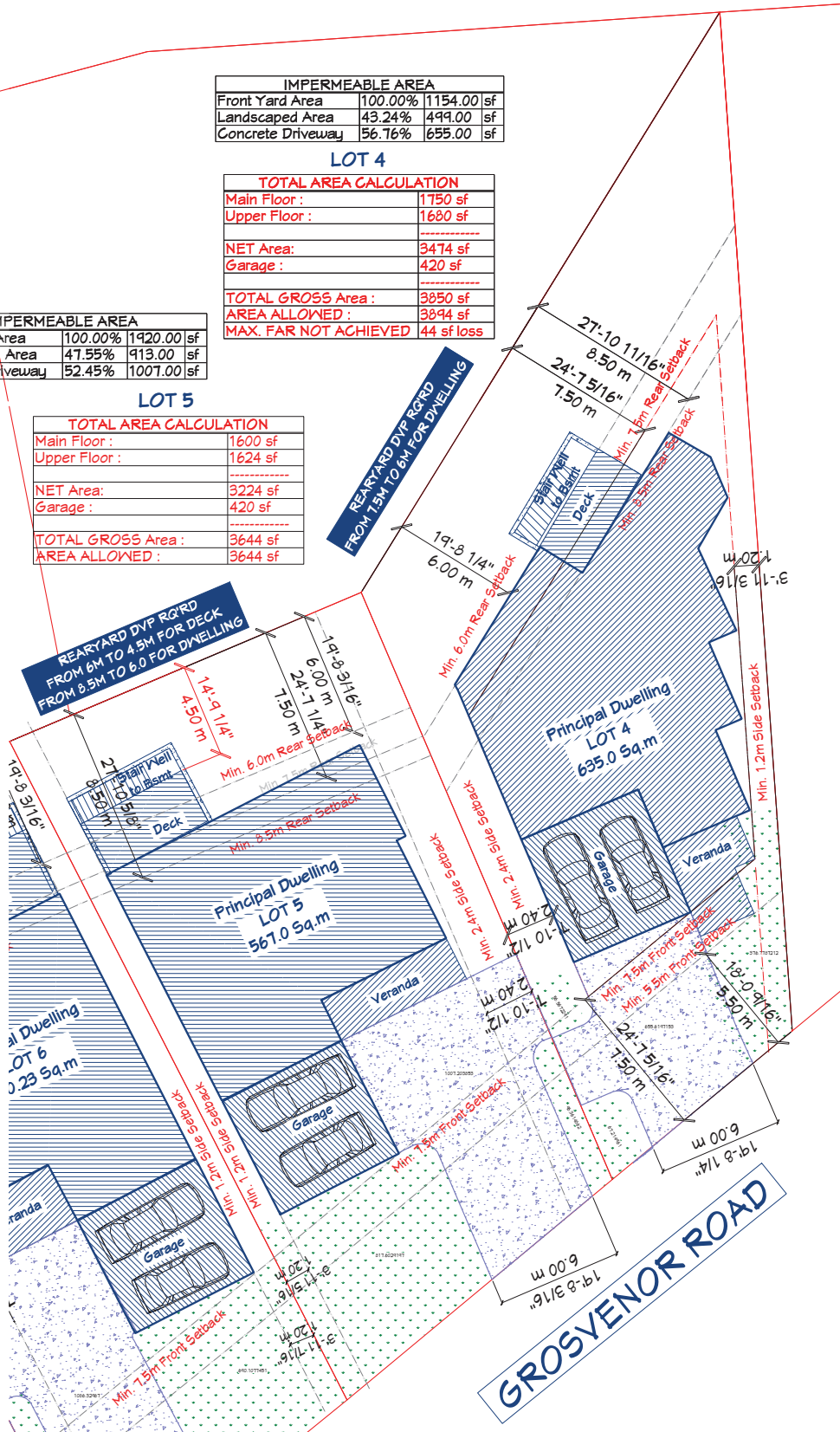
IMPERMEABLE AREA		
Front Yard Area	100.00%	1920.00 sf
Landscaped Area	47.55%	913.00 sf
Concrete Driveway	52.45%	1007.00 sf

LOT 5

TOTAL AREA CALCULATION	
Main Floor :	1600 sf
Upper Floor :	1624 sf

NET Area:	3224 sf
Garage :	420 sf

TOTAL GROSS Area :	3644 sf
AREA ALLOWED :	3644 sf



SITEPLAN / BLDG ENVELOPE



SHEET:	SCALE:	DATE:	DESIGNED BY:
		2017-09-06	APEX Design Group Inc.
			Ran Chahal, RD, AIBC, CRD
			Unit 157, 8120-128 Street
			Surrey, BC V3W 1R3
			Off: 604-543-8281 Fax: 604-543-8248
			ran@apexdesigngroup.com

DreamCastle 14253 63 73
Grosvenor Rd SRY-X9-
2017.08.24 R2 wDVP

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



WITH VARIANCE

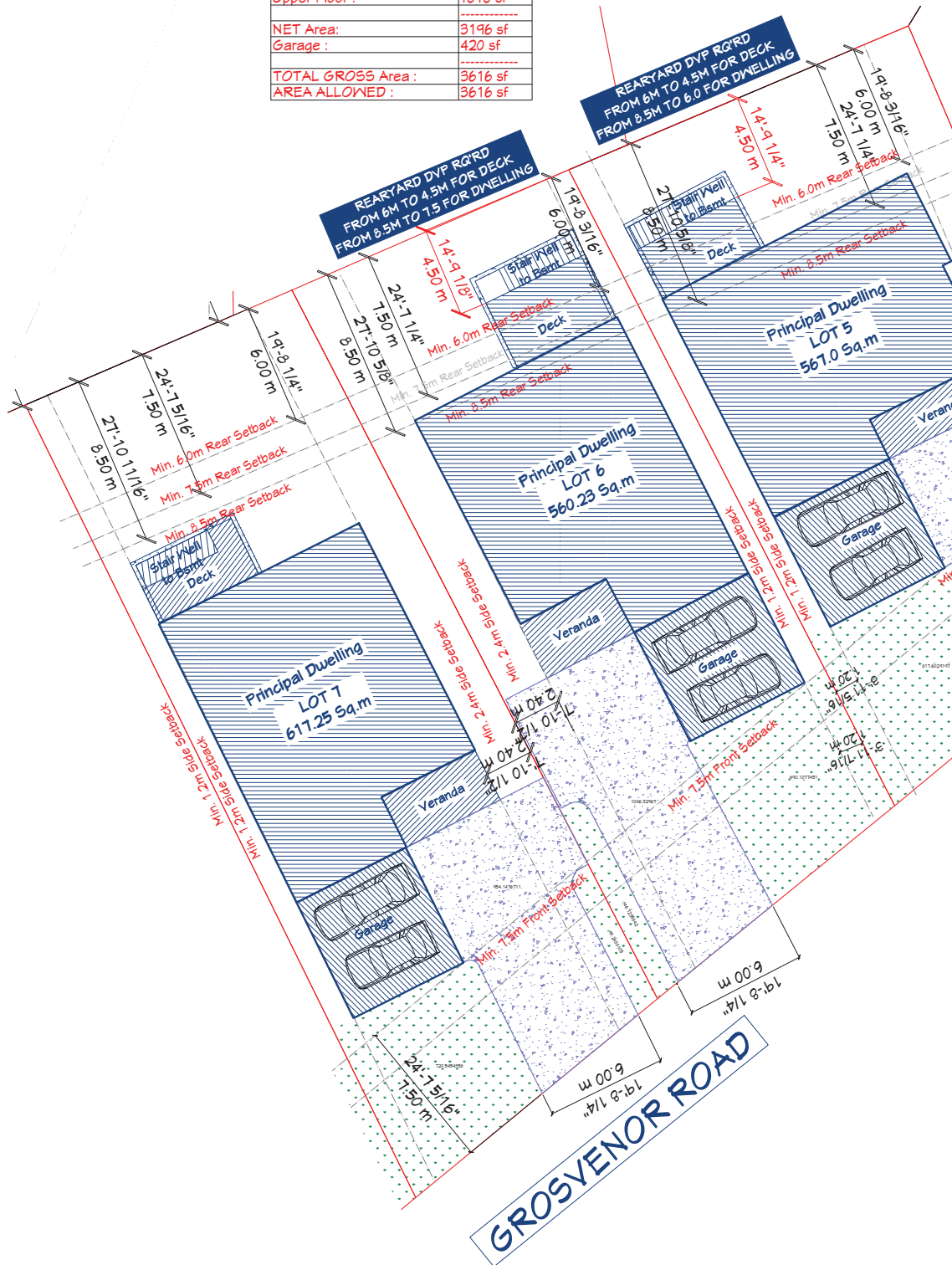
IMPERMEABLE AREA		
Front Yard Area	100.00%	1922.00 sf
Landscaped Area	43.50%	836.00 sf
Concrete Driveway	56.50%	1086.00 sf

LOT 6

TOTAL AREA CALCULATION	
Main Floor :	1580 sf
Upper Floor :	1616 sf

NET Area:	3196 sf
Garage :	420 sf

TOTAL GROSS Area :	3616 sf
AREA ALLOWED :	3616 sf



SITEPLAN / BLDG ENVELOPE



SHEET:	SCALE:	DATE:	DESIGNED BY: APEX Design Group Inc. Ran Chahal, RD,ATBC, CRD Unit 157, #120-128 Street Surrey BC V3W 1R3 Off: 604-543-8281 Fax: 604-543-8248 ran@apexdesigngroup.com
		2017-09-06	

DreamCastle 14253 63 73
Grosvenor Rd SRY-X9-
2017.08.24 R2 wDVP

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION



WITH VARIANCE

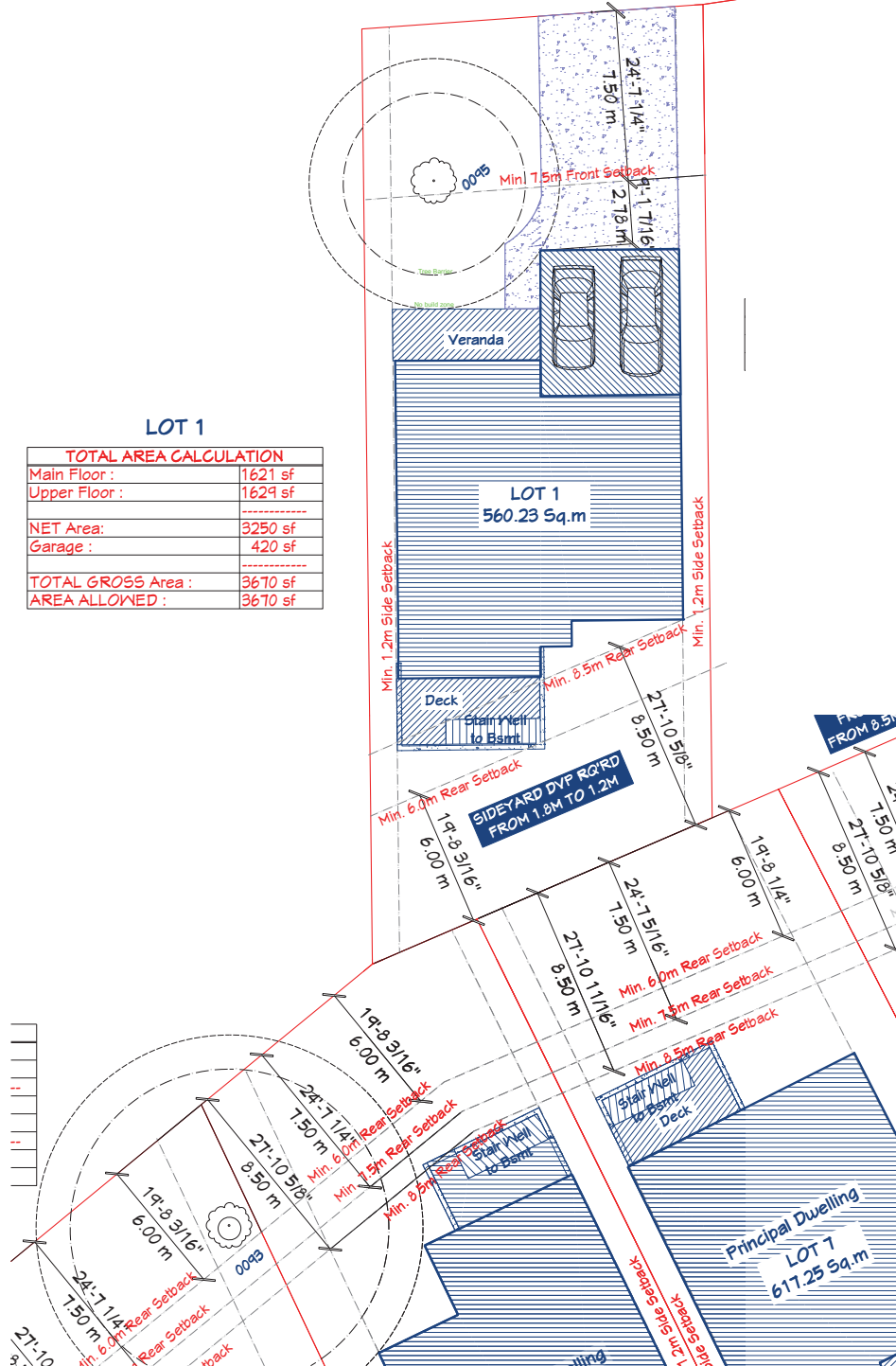
114th Avenue

LOT 1

TOTAL AREA CALCULATION	
Main Floor :	1621 sf
Upper Floor :	1629 sf

NET Area:	3250 sf
Garage :	420 sf

TOTAL GROSS Area :	3670 sf
AREA ALLOWED :	3670 sf



SITEPLAN / BLDG ENVELOPE



SHEET:

SCALE:

DATE:

DESIGNED BY:

APEX Design Group Inc.
 Ran Chahal, RDATBC, CRD
 Unit 157, 8120-128 Street
 Surrey BC V2W 1R3
 Off: 604-543-8281 Fax: 604-543-8248
 ran@apexdesigngroup.com

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REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

