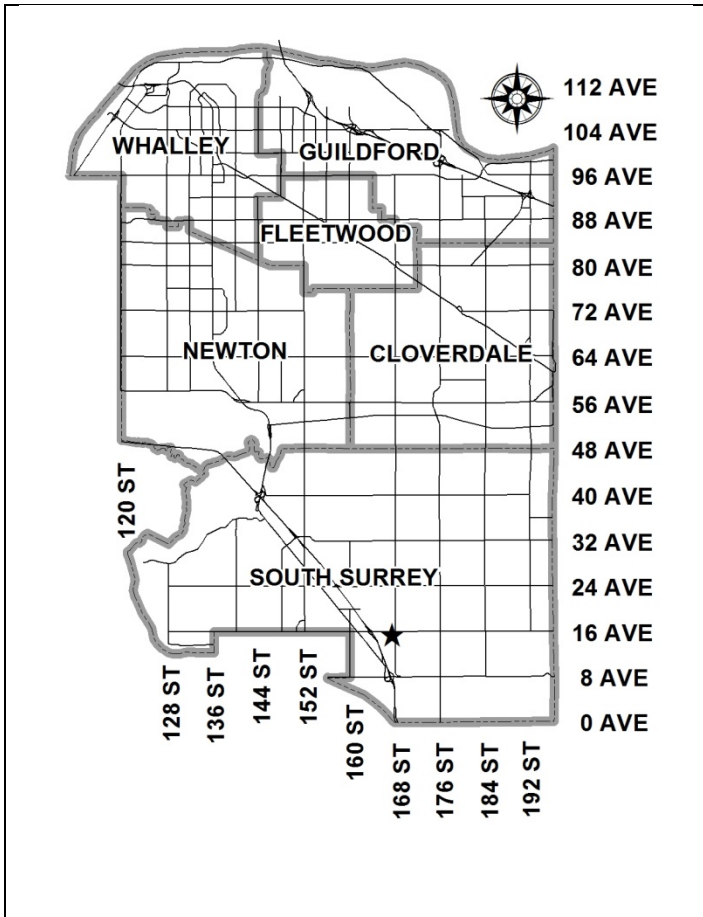


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0376-00

Planning Report Date: May 7, 2018



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** a portion from RA to RF-SD, RF-13 and RF-10
- **Development Permit**
- **Development Variance Permit**

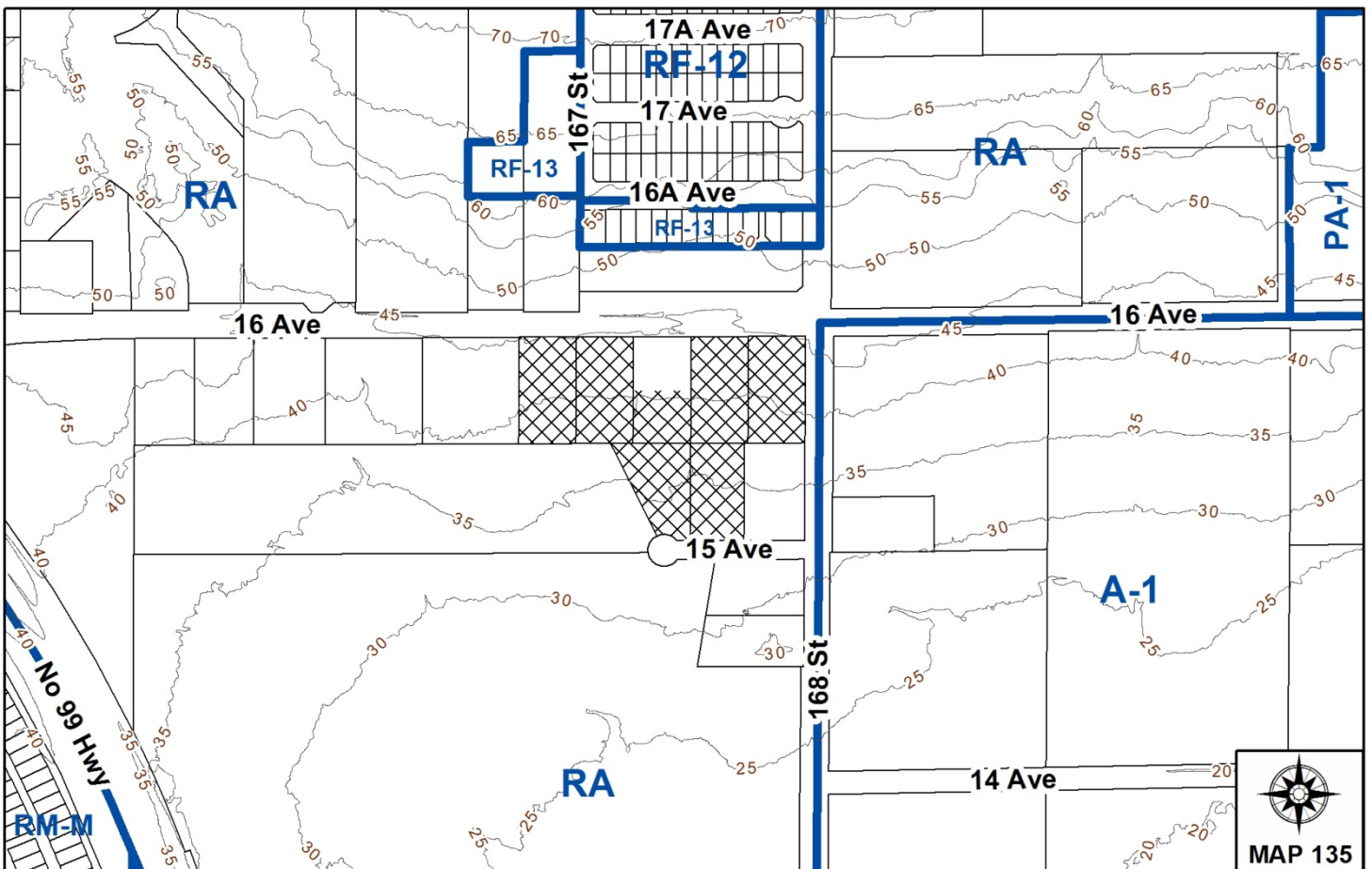
to allow subdivision into 58 semi-detached and single family small lots, 1 remnant lot and 1 park lot.

LOCATION: 16737 and 16759 -15 Avenue
 16692, 16712, 16736, 16766, and
 16790 - 16 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Low-Density Residential (6-10 upa),
 Medium Density Residential (10-15 upa) and Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- A Development Variance Permit is also requested to vary the minimum lot depth of six (6) proposed lots.

RATIONALE OF RECOMMENDATION

- The proposed land use and density is appropriate for this part of Sunnyside Heights and is in keeping with the recent NCP amendments recommended in [Corporate Report R259: 2017](#), which were approved by Council at the December 18, 2017 Regular Council – Public Hearing meeting.
- The proposed OCP amendment is required to achieve the site's approved land-use designations and density in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to dedicate approximately 1,044 square metres (0.26 acres) of open space at no cost to the City to accommodate a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor and Agricultural Land Reserve (ALR) buffer along 168 Street. The dedication of this BCS corridor/ALR buffer was anticipated in exchange for accepting higher densities in this portion of the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone:
 - (a) Block 1 as shown on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
 - (b) Block 2 from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and
 - (c) Block 3 from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)";and a date be set for Public Hearing.
4. Council authorize staff to draft Sensitive Ecosystem and Farming Protection Development Permit No. 7916-0376-00 generally in accordance with the attached drawings (Appendix II), and the Ecosystem Development Plan prepared by Keystone Environmental Ltd., dated March 20, 2018.
5. Council approve Development Variance Permit No. 7916-0376-00 (Appendix X), to reduce the minimum lot depth of the "Single Family Residential (10) Zone (RF-10)" from 30 metres (98 ft.) to 29 metres (95 ft.) for proposed Lots 21-26, to proceed to Public Notification:
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from BC Hydro;
 - (e) completion of Development Application No. 7917-0353-00;
 - (f) submission of a finalized tree survey and Arborist Report to the satisfaction of the City Landscape Architect;

- (g) submission of a landscaping plan and landscaping cost estimate for the Green Infrastructure Network Corridor/Agricultural Land Reserve buffer to the specifications and satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of an access easement on proposed Lots 1 to 20 for the maintenance of exterior finishes and drainage;
- (k) registration of an access easement on proposed Lots 1 to 20 for the maintenance and use of a party wall;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 20 for structural independence;
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 20 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
- (n) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that the subdivision is situated adjacent to the Agricultural Land Reserve and where active farming takes place and that farm practices in the area may produce noise, odour and dust;
- (o) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan; and
- (p) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:

29 students at Pacific Heights Elementary School
 15 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 June, 2019.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted.

Agricultural and Food Security Advisory Committee (AFSAC): At their April 5, 2018 meeting, AFSAC recommended that Development Application No. 7916-0376-00 be supported.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 16 Avenue):	Vacant lot under Development Application No. 7917-0284-00 for 21 single family small lots and Development Application No. 7917-0285-00 for 12 row houses.	OCP: Urban NCP: Medium Density Residential (10-15 upa), Riparian Protection Area and Grandview Ridge Trail	RA
East:	Single family dwelling under Development Application No. 7916-0378-00 for 5 single family lots.	OCP: Urban NCP: Medium Density Residential (10-15 upa) and Buffer	RA
East (Across 168 Street):	Farmland in the Agricultural Land Reserve (ALR).	OCP: Agricultural	A-1

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South: South (Across 15 Avenue):	Fergus Watershed Biodiversity Preserve. Single family dwelling under Development Application No. 7916-0398-00 for 5 single family lots.	OCP: Mixed Employment OCP: Urban NCP: Low Density Residential (6-10 upa), Medium Density Residential (10-15 upa), Habitat Preservation Area and Buffer	RA
West:	Single family dwellings.	OCP: Urban and Mixed Employment NCP: Neighbourhood Commercial and Buffer LAP: Commercial/Business Park	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban" in the Official Community Plan (OCP) and "Low-Density Residential (6-10 upa)", "Medium Density Residential (10-15 upa)" and "Buffer" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- At the June 12, 2017 Regular Council – Land Use meeting, Council approved the process outlined in the Sunnyside Heights NCP Report ([Corporate Report R129; 2017](#)) and placed a moratorium on new development applications that proposed major amendments to the NCP until such time as a review of the Sunnyside Heights NCP was complete.
- At the December 18, 2017 Regular Council – Public Hearing meeting, Council approved the Sunnyside Heights Neighbourhood Concept Plan Update ([Corporate Report R259; 2017](#)), allowing in-stream applications that meet the revised plan to proceed for Council consideration of First and Second Reading, and scheduling of a Public Hearing.
- The proposed land use and density is appropriate for this part of Sunnyside Heights and is in keeping with the recent NCP amendments recommended in [Corporate Report R259; 2017](#), which were approved by Council at the December 18, 2017 Regular Council – Public Hearing meeting.
- The applicant is proposing to convey approximately 1,044 square metres (0.26 acres) of open space at no cost to the City to accommodate a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor and Agricultural Land Reserve (ALR) buffer along 168 Street. The dedication of this BCS corridor/ALR buffer was anticipated in exchange for accepting higher densities in this portion of the NCP.

- An OCP amendment from "Suburban" to "Urban" is required to implement the site's NCP designations to accommodate this proposal.

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
- The 7.81 acre (3.16 hectare) subject site consists of seven (7) parcels that are each approximately 0.4 hectares (1 acre) in size. The properties are designated "Low-Density Residential (6-10 upa)", "Medium Density Residential (10-15 upa)" and "Buffer" in the Sunnyside Heights NCP, "Suburban" in the Official Community Plan (OCP) and are zoned "One-Acre Residential (RA)".
- The north portion of one of the subject properties at 16736 – 16 Avenue is being rezoned under a separate development application, No. 7917-0353-00, from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to allow the existing dwelling located at 16736 - 16 Avenue to be retained on a 1,679 square metre (18,073 square foot) lot. Council granted Third Reading to Development Application [No. 7917-0353-00](#) at the December 18, 2017 Regular Council – Land Use meeting. As such, only the southern portion of the property at 16736 – 16 Avenue is proposed to be consolidated with the remainder of the properties to form the subject site under the subject Development Application (No. 7916-0376-00). Development Application No. 7917-0353-00 must be completed prior to completion of the subject development application to ensure that the remainder lot containing the existing dwelling is in compliance with the minimum lot size required under the proposed RH zoning.

Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" and "Semi-Detached Residential Zone (RF-SD)" to allow subdivision into 58 residential lots, 1 remnant lot and 1 park lot.
- The applicant proposes 8 RF-13 lots, 30 RF-10 lots and 20 RF-SD lots.
- A 15-metre wide Green Infrastructure Network corridor/Agricultural Land Reserve (ALR) Buffer along 168 Street is proposed to be conveyed to the City at no cost. This dedication of approximately 1,044 square metres (0.26 acres) of open space was anticipated in exchange for accepting higher densities in this portion of the NCP, per the recently completed NCP review process.
- A 4.0 metre (13 ft.) wide Multi-Use Pathway (MUP) will be provided along 168 Street, within the Green Infrastructure Network corridor/ALR Buffer.

- Further, the applicant is proposing to dedicate a park lot that is 1.5% of the gross site area, which represents a portion of the required 5% parkland contribution. The remaining 3.5% will be provided as cash-in-lieu. An additional 15 square metres (161 sq. ft.) of open space will be conveyed to the City at no cost, within the existing BC Hydro corridor, which is part of the GIN.
- A Farming Protection Development Permit and a Sensitive Ecosystem Development Permit (for Green Infrastructure Areas) are also required as part of the subject application.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor along the eastern edge of the subject site, in the Redwood BCS management area, with a Moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres (164 ft.), a 20 metre (66 ft.) wide portion of which falls on the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, which is located in the Redwood Management Area. Hub F is a large natural area with important aquatic and riparian habitat for species at risk and comprises several protected areas, including Fergus Creek Watershed Park.
- The BCS shows the GIN corridor located along 168 Street, on the east side of the subject site. The total target width of the GIN corridor is 50 metres, including the 168 Street road allowance and some lands on the east and west side of 168 Street.
- The development proposal includes conveyance (at no cost to the City) of the 15 metre wide GIN Corridor along the east side of the subject site. This represents approximately 1,044 square meters (0.26 acres) of the subject site and approximately 75% of the target width of the GIN Corridor that falls on the subject site. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 5 metres of GIN corridor width would be required on the subject site and the sites to the south of the subject site, along 168 Street. As part of the recent update to the Sunnyside Heights NCP ([Corporate Report R259; 2017](#)), the GIN corridor (which also serves as the ALR Buffer) was reduced to 15 metres (49 ft.) in width.

Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network) Development Permit

- The subject site is located within a Development Permit Area for Sensitive Ecosystems under the Official Community Plan (OCP) as a portion of a Local BCS Corridor is located along the eastern edge of the subject site.
- In order to address this requirement, the applicant has submitted an Ecosystem Development Plan prepared by Keystone Environmental Ltd., dated March 20, 2018.
- The portion of GIN located along the eastern edge of the subject site is proposed to be conveyed to the City in accordance with the maximum safeguards identified in the DP guidelines.
- The Ecosystem Development Plan has been reviewed by staff and found to be generally acceptable and will be incorporated into the requirements of the Sensitive Ecosystems Development Permit. Issuance of the DP will be required prior to final adoption of the Rezoning By-law.

Farming Protection Development Permit

- The subject site is located within a Development Permit Area for Farming Protection under the Official Community Plan (OCP) as the Agricultural Land Reserve (ALR) is located to the east of the subject site, across 168 Street.
- The proposed development complies with the required 37.5 metre minimum building setback from the ALR and with the minimum buffer width of 10 metres. The proposed minimum building setback from the ALR boundary is approximately 43 metres (141 ft.), which includes a 15 metre (49 ft.) wide buffer, to be conveyed to the City as part of the GIN along the west side of 168 Street.
- The proposed development was reviewed by the Agricultural and Food Security Advisory Committee (AFSAC) on April 5, 2018. AFSAC recommended that Development Application No. 7916-0376-00 be supported.

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix VI).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage and West Coast Contemporary. The new homes would meet modern development standards relating to overall massing and balance in each design, and to proportional massing between individual elements.
- The roofing will require a minimum pitch of 6:12 and the only permissible roof materials would consist of asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products that provide aesthetic properties that are equal to or better than the traditional roofing products.

- Fencing along the east side of Lots 21-26, adjacent to the Green Infrastructure Network corridor/Agricultural Land Reserve Buffer and Multi-Use Pathway, will be permeable, consisting of horizontally aligned three-rail or split-rail wood or black metal picket and will be a maximum of 1.2 metres (4 ft.) high.
- A preliminary Lot Grading Plan, submitted by Aplin & Martin Consultants, Ltd., has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

PRE-NOTIFICATION

Pre-notification letters were sent on March 22, 2018 to 90 households within 100 metres (328 ft.) or 3 lots deep (whichever is greater) of the subject site, as well as the Grandview Heights Stewardship Association. Two (2) development proposal signs were also installed on the subject site.

Staff received one email from an area resident who expressed opposition to the development proposal on the basis that it would result in mega-homes, that the area should be developed for commercial land uses only, and that residential properties should pay residential taxes rather than agricultural taxes. Below in italics is the staff response to these concerns.

(The development proposal complies with the Sunnyside Heights NCP, including the update that was recently approved by Council at the December 18, 2017 Regular Council – Land Use meeting. The homes that will be built on the proposed lots will be in keeping with the RF-13, RF-10 and RF-SD Zones. All of the proposed lots will pay residential taxes.)

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	12	12	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	4	4	0
Norway Maple	1	1	0
Horsechestnut	1	1	0
Paper Birch	1	1	0
European Birch	1	1	0
European Beech	2	1	1
English Walnut	2	2	0
Apple	5	5	0
Lombardy Poplar	13	13	0
Plum	1	1	0
Bitter Cherry	1	1	0
English Oak	2	2	0
Cascara Buckthorn	2	2	0
Black Locust	18	18	0
Weeping Willow	2	2	0
Coniferous Trees			
Grand Fir	3	3	0
Deodar Cedar	1	1	0
Lawson Cypress	37	37	0
Norway Spruce	4	4	0
Sitka Spruce	1	1	0
Austrian Pine	3	3	0
Scots Pine	17	17	0
Douglas Fir	11	11	0
Coast Redwood	1	1	0
Giant Sequoia	1	1	0
Western Red Cedar	28	28	0
Mixed Species Windrow	7	7	0
Total (excluding Alder and Cottonwood Trees)	170	169	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		27	

Contribution to the Green City Fund	\$131,200
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- The Arborist Assessment states that there are a total of 170 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 1 tree 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, the size of the proposed lots 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 354 replacement trees on the site. Only 26 replacement trees can be accommodated on the site due to the small size of most of the lots. The deficit of 328 replacement trees will require a cash-in-lieu payment of \$131,200 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 27 trees are proposed to be retained or replaced on the site with a contribution of \$131,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 site is located within the Sunnyside Heights Neighbourhood Concept Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is in keeping with the densities approved in the Sunnyside Heights Neighbourhood Concept Plan. • The proposed development includes a mix of single-detached and semi-detached dwelling units. • 38 of the proposed units can accommodate secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, disconnected roof leaders and permeable paving are proposed within the development. • 5 metre wide vegetated drainage swales are proposed along 15 and 15A Avenue. • The applicant is proposing to dedicate approximately 1,044 square metres (0.26 acres) of open space at no cost to the City to accommodate a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor and Agricultural Land Reserve (ALR) buffer along 168 Street.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 660 metres (2,165 ft.) of public sidewalks are proposed to be provided. • The applicant is not proposing any additional sustainable transport and mobility initiatives.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal incorporates Crime Prevention Through Environmental Design (CPTED) principles in accordance with the Sunnyside Heights Neighbourhood Concept Plan.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant is not seeking any green building certification.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to areas residents and property owners, and a development proposal sign was installed on the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the "Single Family Residential (10) Zone (RF-10)" from 30 metres (98 ft.) to 29 metres (95 ft.) for proposed Lots 21-26.

Staff Comments:

- In the original Sunnyside Heights NCP, the GIN Corridor/ALR Buffer located along the eastern edge of the subject site, along 168 Street, was to be secured by way of a Statutory Right of Way (SROW).
- As part of the recent update to the Sunnyside Heights NCP ([Corporate Report R259](#)), it was determined that the GIN corridor/ALR Buffer should be dedicated to the City rather than be secured through a SROW. The 1 metre (3 ft.) variance to the minimum lot depth of Lots 21-26 facilitates the dedication of these additional lands.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan and Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Draft Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Plan
Appendix IX.	OCP Redesignation Map
Appendix X.	Development Variance Permit No. 7916-0376-00

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Environmental Development Plan Prepared by Keystone Environmental Ltd., dated March 20, 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/da

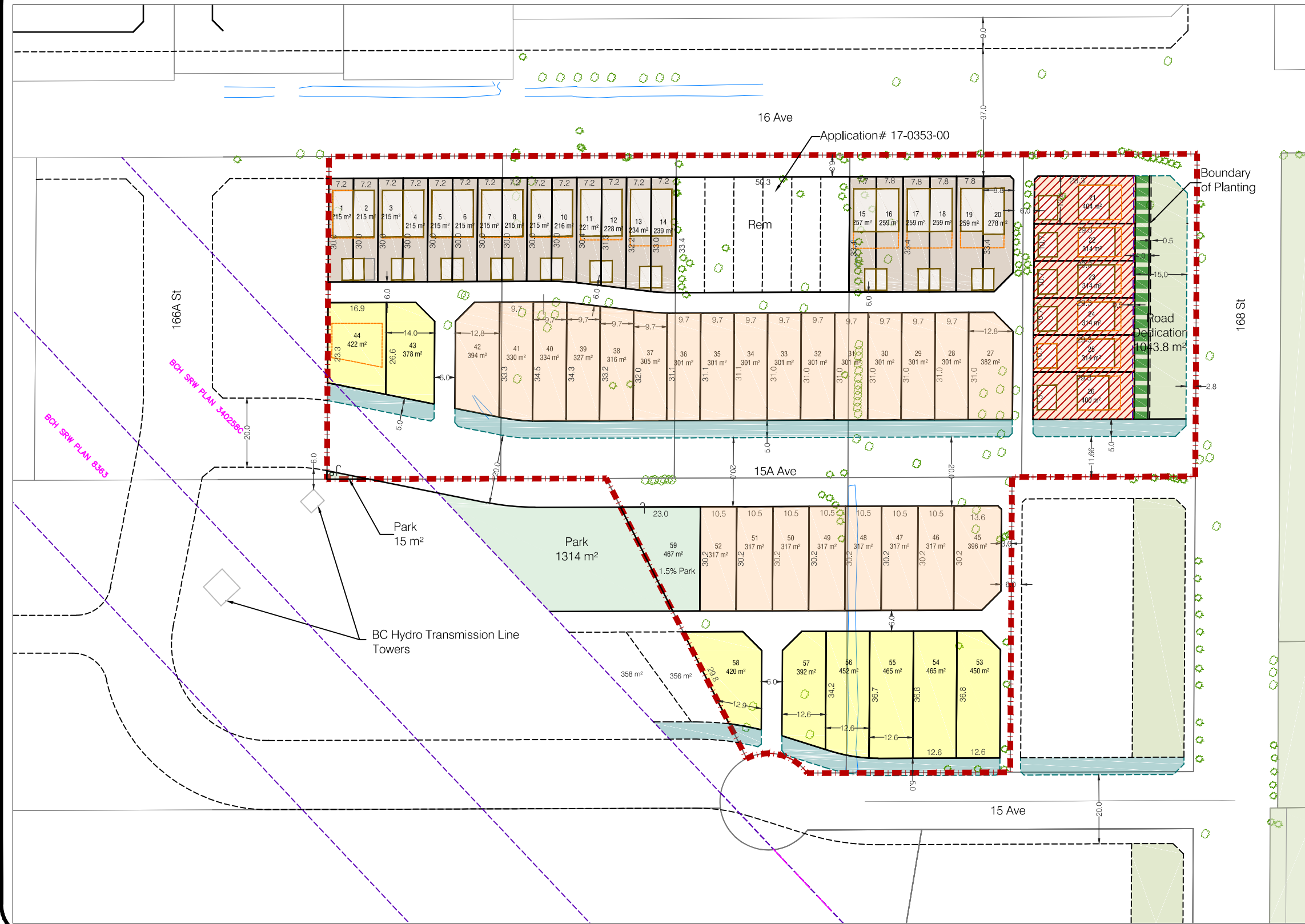
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

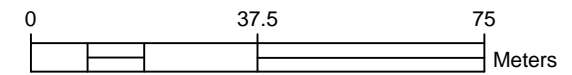
Proposed Zoning: RF-13, RF-10 & RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	7.81
Hectares	3.16
NUMBER OF LOTS	
Existing	7
Proposed	58 + 1 park lot
SIZE OF LOTS	
Range of lot widths (metres)	7.2 m – 16.9 m
Range of lot areas (square metres)	215 m ² – 465 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.43
Lots/Hectare & Lots/Acre (Net)	11.74
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	482 m ²
% of Gross Site	1.5% (shortfall addressed with cash-in-lieu)
Required	
PARKLAND	
5% (combination of land and cash-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	YES

SUBDIVISION CONCEPT



- RF-13
- RF-10
- RF-SD
- Requires DVP to reduce lot depth
- Park
- 5m Wide Swale
- 15m Wide Landscape Buffer
- 0.5 Wide Right-of Way
- 4m Wide Multi-use Path



LEGAL DESCRIPTION

PID: 006-145-248
 PID: 000-616-486
 PID: 001-811-312
 PID: 006-145-264
 PID: 006-145-281
 PID: 004-475-101
 PID: 006-544-762

GROSS SITE AREA
 3.16 hectares / 7.81 acres (approx.)

NET SITE AREA
 2 hectares / 4.94 acres (approx.)

EXISTING DESIGNATIONS
 Zoning: RA
 NCP: Low Density Residential /
 Medium Density Residential
 OCP: Suburban

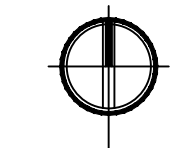
PROPOSED DESIGNATIONS
 Zoning: RH / RF-13 / RF-10 / RF-SD
 NCP: Low Density Residential /
 Medium Density Residential
 OCP: Urban

LOT YIELD
 Existing Number of Lots: 7
 Number of Lots: 59 + Rem

RF-SD LOTS (20 Lots)
 Net Area: 0.46 Ha / 1.15 Ac
 Density: 43.5 uph / 17.4 upa

RF-10 LOTS (30 Lots)
 Net Area: 0.98 uph / 2.41 upa
 Density: 30.6 uph / 12.5 upa

RF-13 LOTS (8 Lots)
 Net Area: 0.34 uph / 0.85 upa
 Density: 25 uph / 10 upa



Scale: 1:1250

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

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

Project No.: 16-423
 Date: 17 / 04 / 2018

Drawing
1

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 02, 2018** PROJECT FILE: **7816-0376-00**

RE: **Engineering Requirements
Location: 16737/16759 – 15 Avenue & 16692/16712/16736/16733/16790 – 16 Avenue**

OCP AMENDMENT/NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.308 m along 16 Avenue towards Arterial Road (ultimate 37.0 m) allowance.
- Dedicate 17.808 m from 168 Street centerline toward Arterial Road (ultimate 30.0 m) allowance.
- Dedicate 2.442 m along 15 Avenue towards Local Road (ultimate 25.0 m) allowance.
- Dedicate 20.0 m along 15A Avenue toward Local Road (ultimate 25.0 m) allowance.
- Dedicate 16.6 m along 15A Avenue toward Half Road allowance at 16790 – 16 Avenue frontage.
- Dedicate toward drainage corridors along north property line of 15 Avenue and 15A Avenue.
- Dedicate 6.0 m toward Lane allowance (3.0 m along 16790 – 16 Avenue frontage).
- Dedicate 5.5 m x 5.5 m corner cuts at internal lane intersections.
- Dedicate 1.0 m x 1.0 m corner cuts at lane intersections with 16 Avenue, 15A Avenue, 15 Avenue.
- Register 0.5 m SRW along 16 Avenue, 168 Street, 15 Avenue and 15A Avenue.


Works and Services

- Grade 16 Avenue and 168 Street to +/- 300 mm of centerline road elevation.
- Construct 15 Avenue and 15A Avenue to Local Road standard.
- Construct lanes and multi-use path along 168 Street.
- Construct on-lot stormwater management features in accordance with Fergus Creek Integrated Stormwater Management Plan.
- Construct sanitary, storm and water mains to service the proposed development.
- Construct sanitary trunk main.
- Provide water, drainage, and sanitary service connections to each lot.
- Pay all outstanding charges and levies required for Servicing Agreement.
- Register legal documents as determined through detailed design process.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

NOTE: Detailed Land Development Engineering Review available on file



Planning April 16, 2018

School Enrolment Projections and Planning Update:

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

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

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

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

And the purchase of a new elementary school site located on 20th Ave.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0376 00 (Revised)

SUMMARY

The proposed 58 Single family with suites are estimated to have th on the following schools:

Projected # of students for this development:

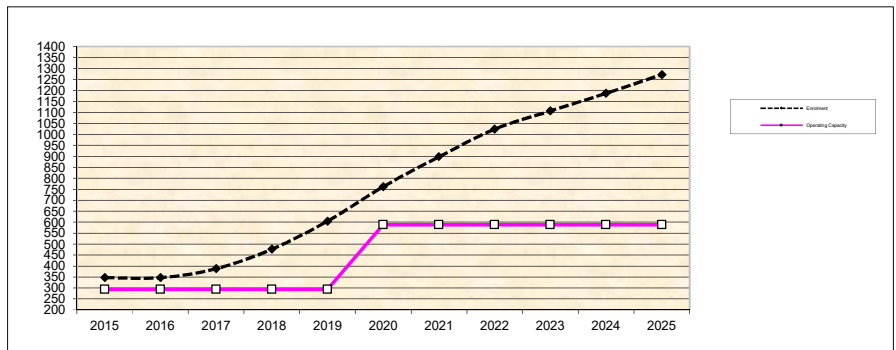
Elementary Students:	29
Secondary Students:	15

September 2017 Enrolment/School Capacity

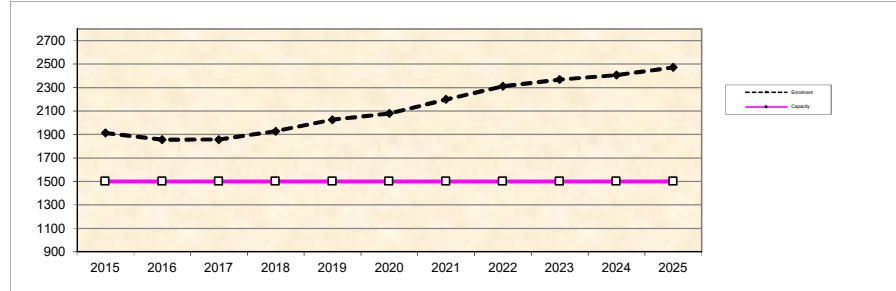
Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2020	76 K + 512

Earl Marriot Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

Pacific Heights Elementary



Earl Marriot Secondary



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

1. Development Application 7916-0376-00

Taryn Hayes, Planner

File: 6880-75

- The subject site is approximately 3.45 hectares (8.52 acres) in size and is comprised of multiple properties. The site is designated Suburban in the Official Community Plan (OCP), designated Medium Density Residential in the Sunnyside Heights Neighbourhood Concept Plan (NCP), zoned One-Acre Residential, and located across from the Agricultural Land Reserve (ALR). The applicant is proposing an amendment to the OCP from Suburban to Urban in order to implement the approved land uses in the Sunnyside Heights NCP, rezone from RA to RF-13, RF-10, RF-SD, a Development Variance Permit for lot depth and Development Permit for farm protection and a subdivision to permit 62 single family residential lots.
- A Development Variance Permit is being requested to reduce the minimum lot depth of the RF-10 Zone from 30 metres to 29 metres for 5 lots to facilitate a 15 metre ALR buffer, which will be conveyed to the City.

The Committee raised concerns that no Farm Protection Development Permit checklist was provided to determine which policies and guidelines are being met or not being met in the subject application. Concerns were also expressed with compromising lot sizes and making them smaller. The Committee noted during the Sunnyside Heights Plan review that they preferred a land use concept option with a minimum 20 metre buffer along the ALR boundary, rather than the 15 meter setback proposed. The Committee would like to see future applications align with the Farm Protection Development Permit guidelines and have agriculture farming signage placed along the ALR buffer in areas adjacent to the ALR to advise residents that they are living next to active farming operations.

It was

Moved by M. Bose

Seconded by B. Sandhu

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7916-0376-00.

Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0376-00
Project Location: 16692, 16712, 16736, 16766, and 16790 - 16 Avenue, and 16725, 16737, and 16759 - 15 Avenue, 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 rural / suburban RA zone development area. On the north side of 16 Avenue (16500 - 16700 blocks) are large acreages, many of which are cleared of vegetation and structures in anticipation of future new development. There are also small old homes situated a substantial distance from the street, concealed by vegetation, or there are partial views of simple old homes at or near the end of their service life.

South of 16 Avenue (same side as subject site) are old urban homes from the 1950's -1970's. Structures include two box-like Basement Entry homes with low slope roofs and front decks covering $\frac{3}{4}$ to the full width of the home, a 50 year old 1500 sq.ft. simple single mass Bungalow, a barely visible old West Coast Traditional Two-Storey, a 40 year old Rural Heritage 1 $\frac{1}{2}$ storey home, an attractive 1950's 2 $\frac{1}{2}$ storey Heritage home, a 1960's Basement Entry home in a poor state of repair, and a 1000 sq.ft. 60 year old Bungalow. None of these homes or landscapes would be considered suitable for a post year 2016 compact lot development in South Surrey.

There is one home to be retained at 16736 - 16 Avenue as part of the subject site application. This home is a 1950's / 1960's low profile Bungalow nearly completely concealed by a dense mature hedge.

Overall, the area bounded by 16 Avenue to the south, 19 Avenue to the north, 164 Street to the west and 168 Street to the east has been the subject of numerous recent applications comprising hundreds of compact lots. This area is therefore in rapid transition from old suburban to modern compact urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced entirely by a new modern urban character.

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 compact modern urban development. Therefore existing homes will not be emulated. Rather, a new modern urban character is proposed. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2015 compact zone developments in South Surrey.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and hybrid 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 either Two-Storey, Basement Entry, or 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 compact 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 :** Building schemes in most new applications in this area have a maximum front entrance height of 1 ½ storeys for RF and RF-13 homes and have a one storey maximum height for RF-10 and RF-SD zone homes.
- 6) **Exterior Wall Cladding :** 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 :** Existing homes have either cedar shingle or shake profile asphalt shingle, or tar and gravel roof surfaces.
- 8) **Roof Slope :** Roof slopes range from 2:12 to 12:12 on existing homes.

Streetscape: On the north side of 16 Avenue (16500 - 16700 blocks) are large acreages, many of which are cleared of vegetation and structures in anticipation of future new development. There are also small old homes situated a substantial distance from the street, substantially concealed by vegetation. South of 16 Avenue (same side as subject site) are a variety of

old urban homes from the 1950's -1970's including box-like Basement Entry homes, low profile Bungalows and Two-Storey type, none of which are considered context homes.

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 2015'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 one storey on the RF-SD and RF-10 zoned lots, and a maximum of 1 ½ storeys on the RF-13 and RF zone lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed compact type homes at the subject site because the existing homes are large, wide Two-Storeys or Bungalows, or box-like Basement Entry homes 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 compact lot developments constructed in South Surrey subsequent to the year 2015.

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 are not recommended. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: 7916 0376 00
 Project Address: 16692 – 16790 16 Avenue & 16725 – 16759 15 Avenue, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	186
Bylaw Protected Trees to be Removed	185
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	1
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 16 times 1 = 16	
All Other Bylaw Protected Trees at 2:1 ratio: 169 times 2 = 338	
TOTAL:	354
Replacement Trees Proposed	26
Replacement Trees in Deficit	328
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

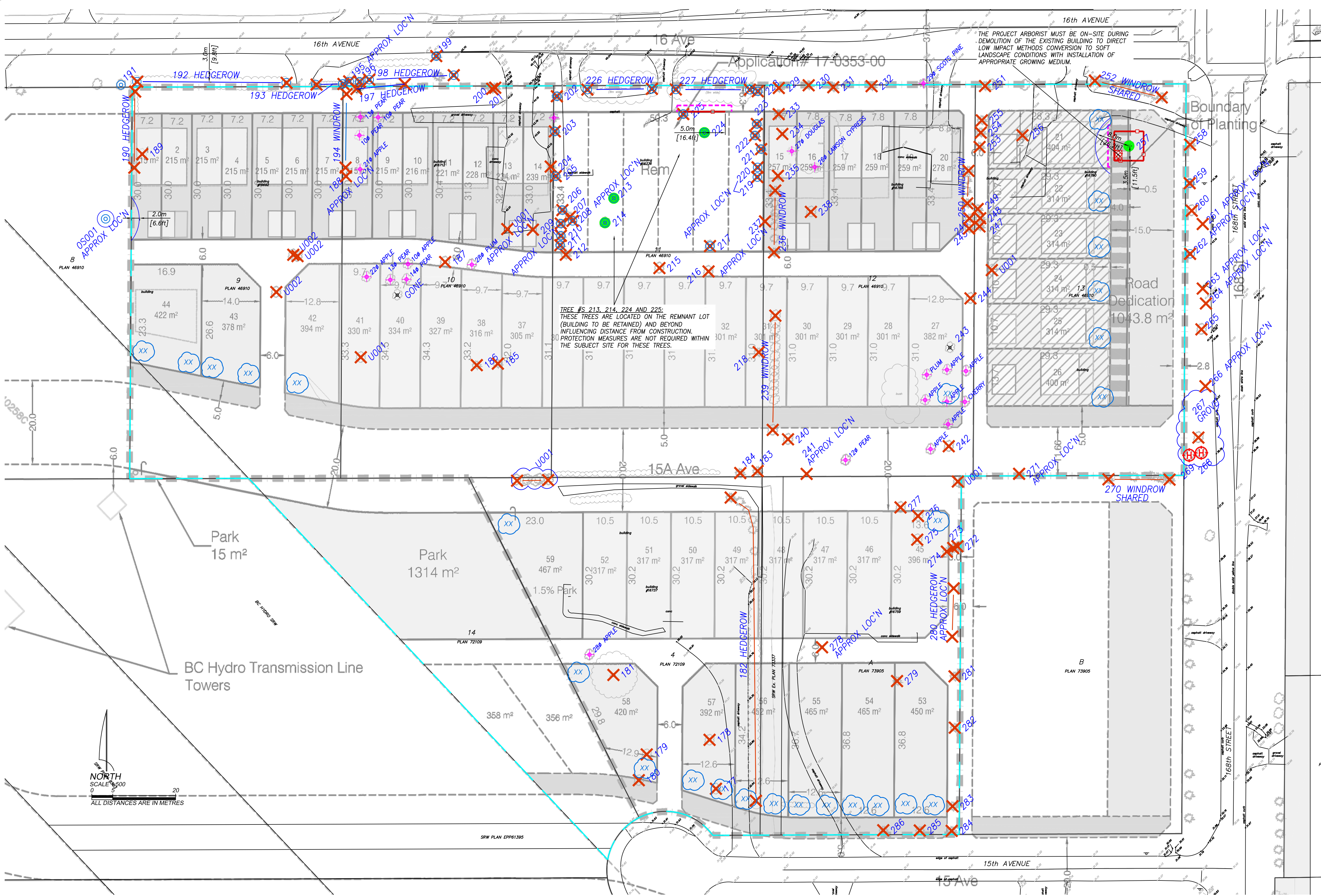
OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	32
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 32 times 2 = 64	
TOTAL:	64
Replacement Trees Proposed	0
Replacement Trees in Deficit	64

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

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

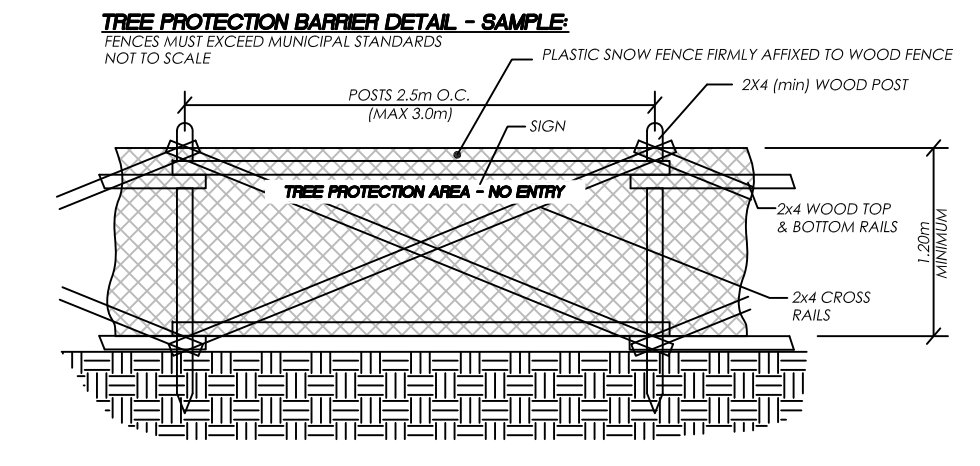

 Nick McMahon, Consulting Arborist Dated: April 27, 2018

Direct: 604 812 2986
 Email: nick@aclgroup.ca



TREE PROTECTION ZONE RESTRICTIONS:

- RESTRICTIONS IN TPZ:**
See Arborist Report for further details. Any construction related work within a CPZ and/or within 1.0m of a RPZ requires advance approval from the project arborist, and may require on-site direction or supervision from the project arborist. General restrictions in the TPZ are as follows:
- No soil disturbance (surface or to any depth) including: trenching, stripping of over-burden, excavation, fill placement, etc.
 - No storage of soil, spoil, gravel, construction materials, waste materials, etc.
 - No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials.
 - No passage or operation of vehicles or equipment.
 - No placement of temporary structures or services.
 - No affixing lights, signs, cables or any other device to retained trees.
 - No unauthorized pruning or cutting of retained trees.

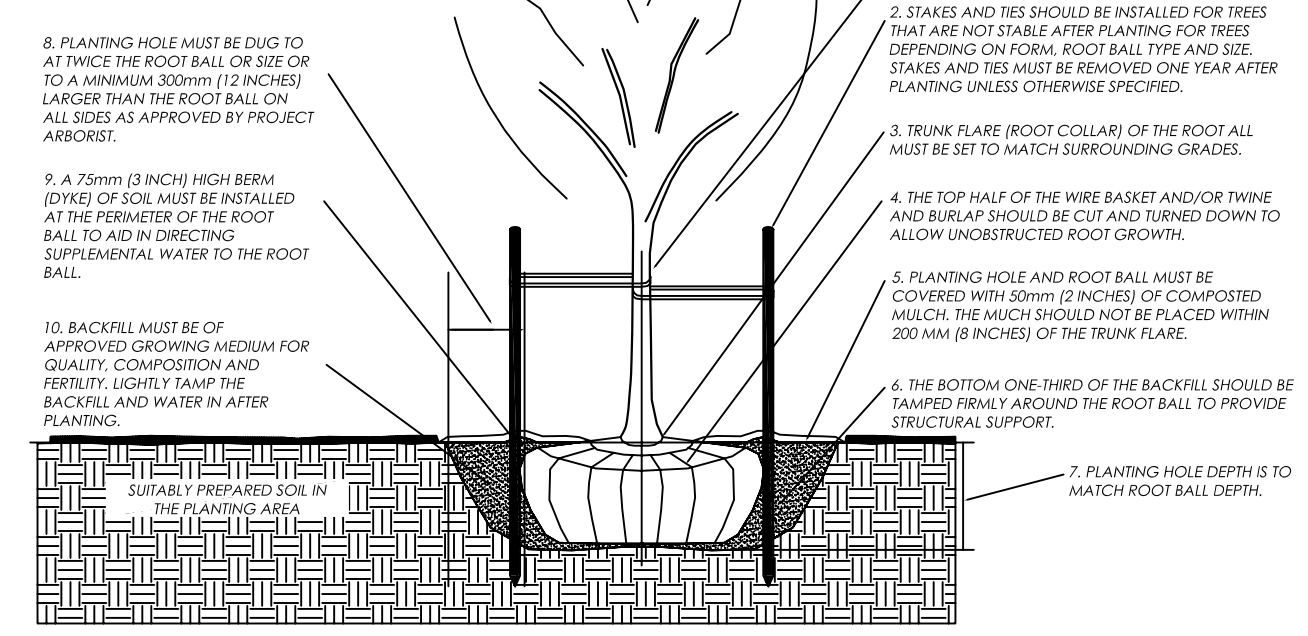


- TREE MANAGEMENT IN PROJECT:**
- denotes **RETENTION** tree (protection measures required).
 - ✗ denotes **REMOVAL** tree (permit may be required).
 - ⊗ denotes **HIGH RISK REMOVAL** tree (permit may be required).
 - ⊙ denotes **OFF-SITE** tree (see report for treatment).
 - ✦ denotes **NON-BYLAW** undersize tree (as measured by arborist).
- TREE PROTECTION SPECIFICATIONS:**
- denotes **CROWN PROTECTION ZONE - CPZ** (dipline extents)
 - denotes **TREE ROOT PROTECTION ZONE - RPZ** alignment for **BARRIERS**. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dipline extents.
 - denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.
- TREE REPLACEMENT:**
- XX denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

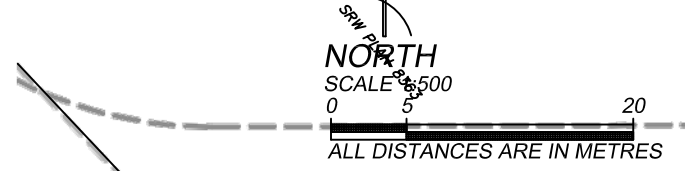
SUGGESTED PLANT LIST - REPLACEMENT TREES
Please use botanical name when ordering.
Current arboricultural best management practices and BC SRA/RLMA standards apply to quality, root ball, health, form, handling, planting, watering and establishment care.

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
AG	5	5m C	Acer glabrum	Paperbark maple
DI	5	5m C	Dawida involuta	Dove tree
FSD	5	5m C	Fagus sylvatica 'Dawson'	Dawson beech
SP	5	5m C	Stewartia pseudocamellia	Japanese stewartia
AU	5	5m C	Arbutus unedo	Strawberry tree
CC	5	5m H	Cercis canadensis	Redbud
MGR	5	5m C	Magnolia grandiflora	Southern magnolia (evergreen)
SI	5	5m C	Spirea japonica	Japanese snowball
EVERGREEN - SMALL SCALE:				
ARC	3	3.5m H	Abies procera 'Glauca'	Noble fir
PD	3	3.5m H	Picea amabilis	Serbian spruce

TREE PLANTING DETAIL



TREE RETENTION DETAIL - PROJECT DESIGN BASE



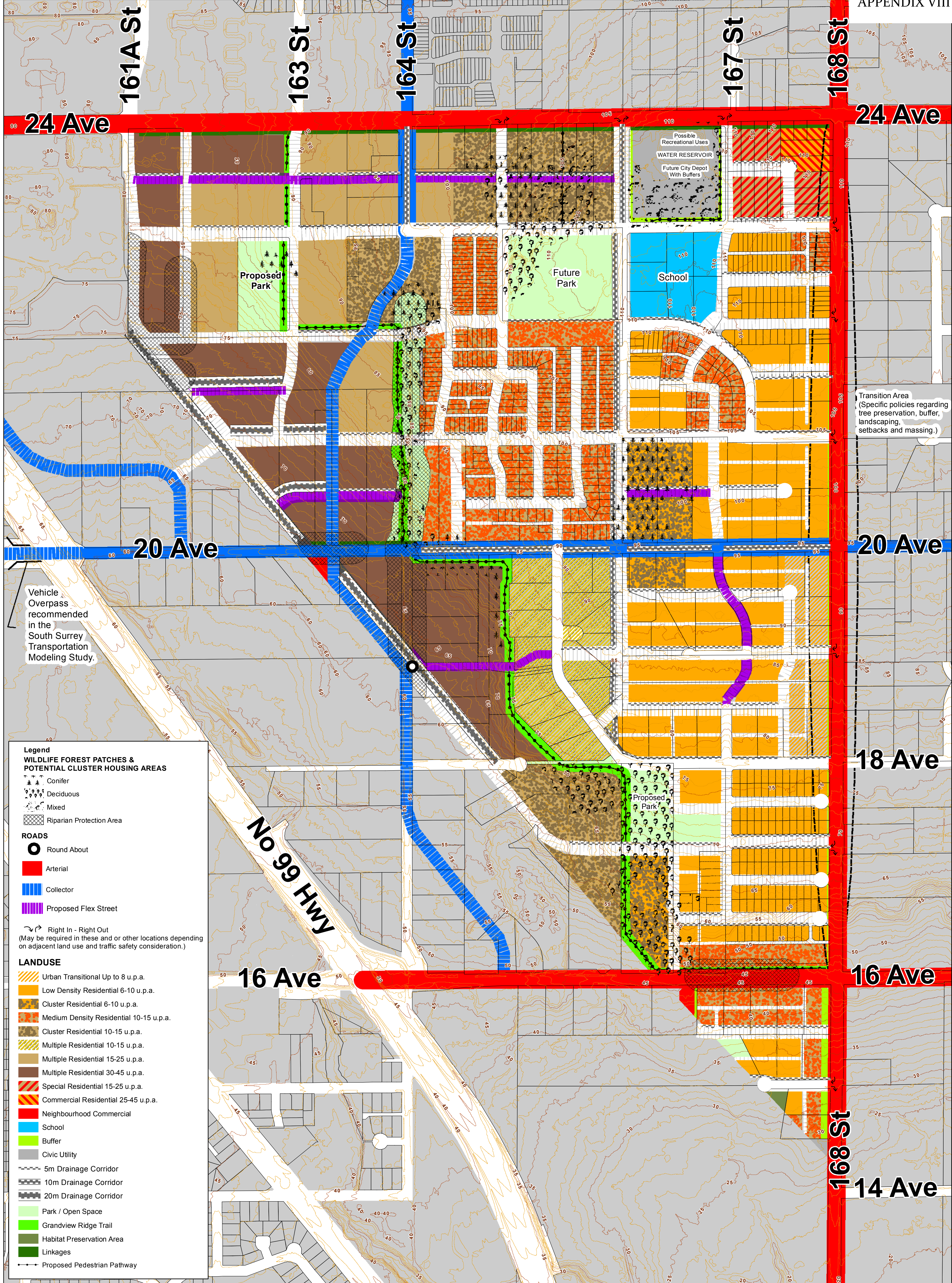
PLAN NOTE:
This plan is based on drawings supplied by the project Supervisor (BCSL), Engineer (P ENG) and/or Design Professionals and is provided for context only as it relates to the planning and environmental management of existing trees. The plan does not warrant or certify the accuracy of location or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

3	APR 27, 2018	UPDATED SITE PLAN
0	JAN 27, 2017	INITIAL SUBMISSION
REV #	DATE	COMMENTS

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED SUBDIVISION
ADDRESS: 16872-16790 16th AVE, 16725-16759 15th AVE, SURREY
CLIENT: 108015 BC LTD - APLIN & MARTIN
ACL FILE: 16334 SHEET: 2 OF 2

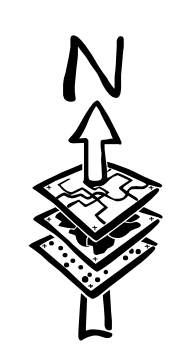
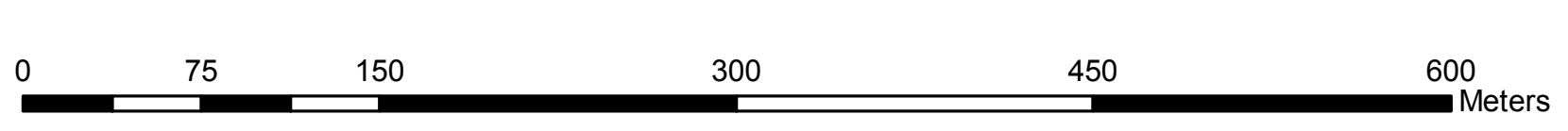
ARBORTECH CONSULTING
SUIITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

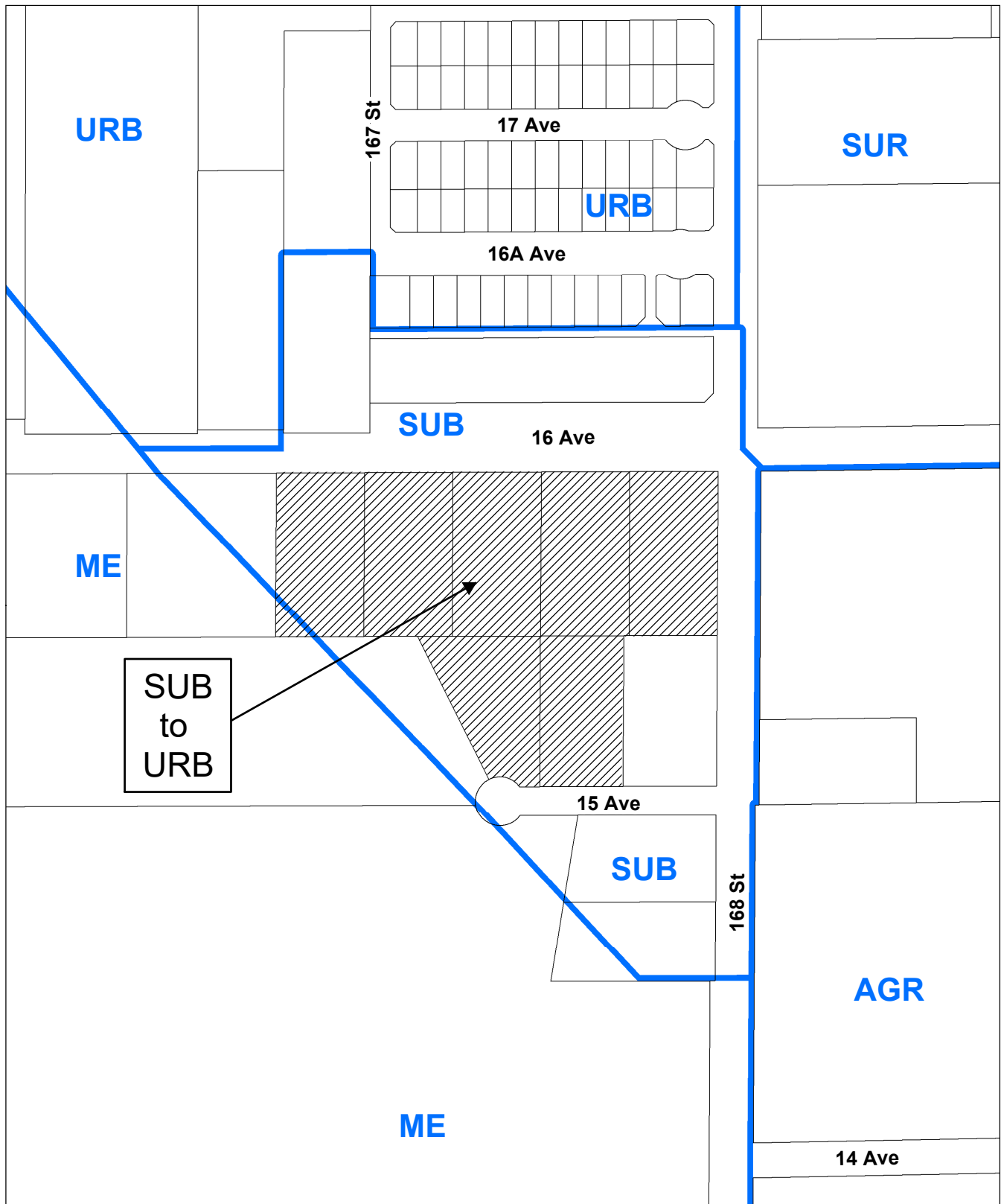


Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 17 January 2018





OCP Amendment 7916-0376-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0376-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as 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: 004-475-101

Lot 4 Section 12 Township 1 New Westminster District Plan 72109

16737 - 15 Avenue

Parcel Identifier: 006-145-248

Lot 9 Section 12 Township 1 New Westminster District Plan 46910

16692 - 16 Avenue

Parcel Identifier: 000-616-486

Lot 10 Section 12 Township 1 New Westminster District Plan 46910

16712 - 16 Avenue

Parcel Identifier: 001-811-312

Lot 11 Section 12 Township 1 New Westminster District Plan 46910

16736 - 16 Avenue

Parcel Identifier: 006-145-264
Lot 12 Section 12 Township 1 New Westminster District Plan 46910

16766 - 16 Avenue

Parcel Identifier: 006-145-281
Lot 13 Section 12 Township 1 New Westminster District Plan 46910

16790 - 16 Avenue

Parcel Identifier: 006-544-762
Lot A Section 12 Township 1 New Westminster District Plan 73905

16759 - 15 Avenue

(the "Land")

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

Parcel Identifier:

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

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

- (a) In Subsection K, Subdivision, of Part 17C, Single Family Residential 10 Zone (RF-10), the minimum lot depth is reduced from 30 metres (98 ft.) to 29 metres (95 ft.) for Lots 21-26.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

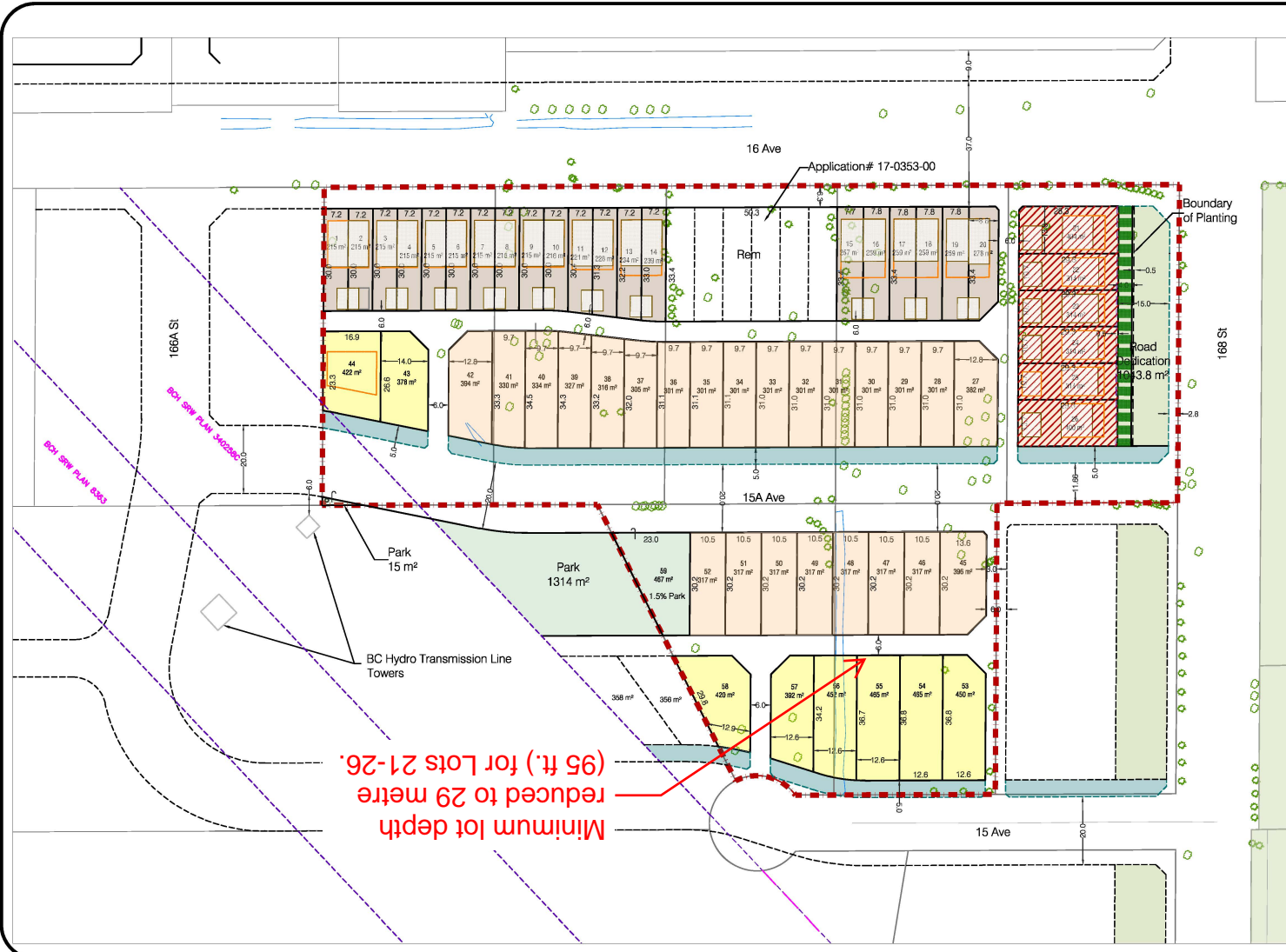
Mayor – Linda Hepner

City Clerk – Jane Sullivan

Seiba Properties & Investments Ltd.
 Residential Development
 16692, 16712, 16-736, 16766 & 16790 16th Ave,
 16737 & 16759 15 Ave, Surrey, BC

SUBDIVISION CONCEPT

- RF-13
- RF-10
- RF-SD
- Requires DVP to reduce lot depth
- Park
- 5m Wide Swale
- 15m Wide Landscape Buffer
- 0.5 Wide Right-of Way
- 4m Wide Multi-use Path



LEGAL DESCRIPTION

PID: 006-145-248
 PID: 000-616-486
 PID: 001-811-312
 PID: 006-145-264
 PID: 006-145-281
 PID: 004-475-101
 PID: 006-544-762

GROSS SITE AREA

3.16 hectares / 7.81 acres (approx.)

NET SITE AREA

2 hectares / 4.94 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA
 NCP: Low Density Residential /
 Medium Density Residential
 OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: RH / RF-13 / RF-10 / RF-SD
 NCP: Low Density Residential /
 Medium Density Residential
 OCP: Urban

LOT YIELD

Existing Number of Lots: 7
 Number of Lots: 59 + Rem

RF-SD LOTS (20 Lots)

Net Area: 0.46 Ha / 1.15 Ac
 Density: 43.5 uph / 17.4 upa

RF-10 LOTS (30 Lots)

Net Area: 0.98 uph / 2.41 upa
 Density: 30.6 uph / 12.5 upa

RF-13 LOTS (8 Lots)

Net Area: 0.34 uph / 0.85 upa
 Density: 25 uph / 10 upa



Scale: 1:1250

SCHEDULE A



Project No.: 16-423
 Date: 17 / 04 / 2018

Drawing
1

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