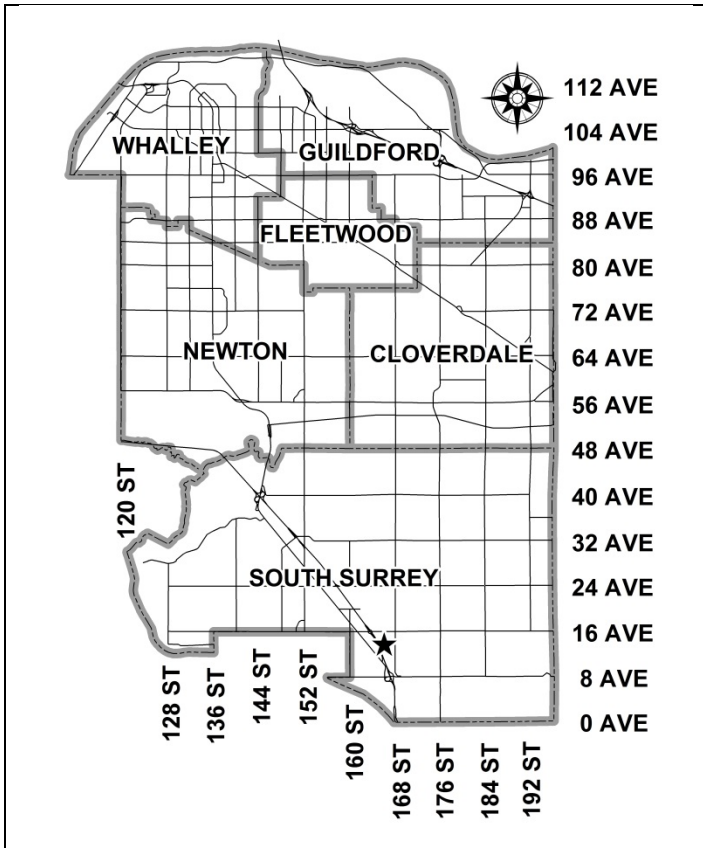


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0378-00

Planning Report Date: June 11, 2018



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

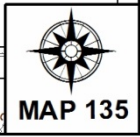
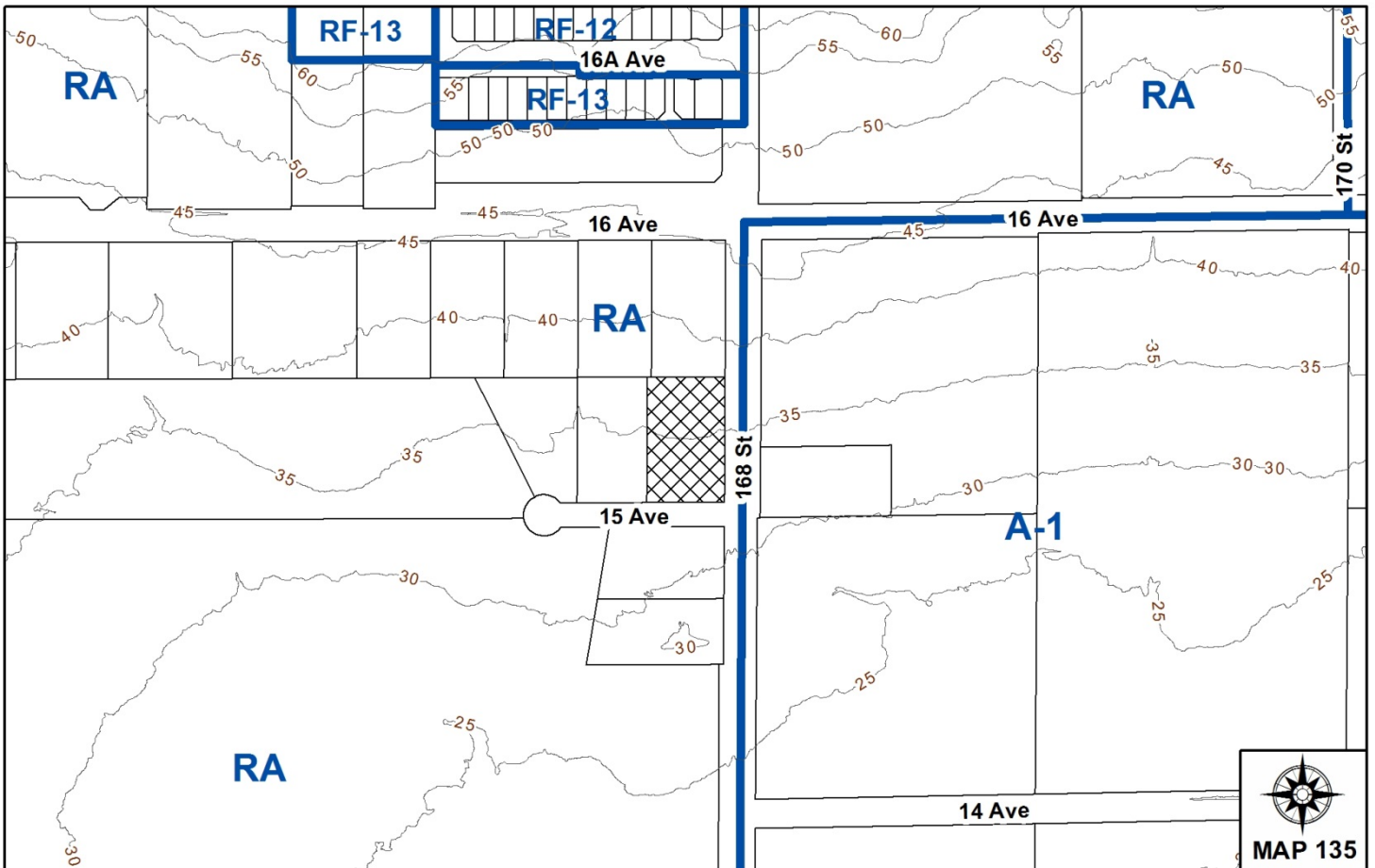
to allow subdivision into 6 small single family lots.

LOCATION: 1543 - 168 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Medium Density Residential
 10-15 upa, Buffer and Drainage
 Corridor 5 m



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.
- The applicant is seeking to vary the minimum lot width of two proposed RF-13 lots and side yard setback of one proposed RF-13 lot.

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 designation and density in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to dedicate approximately 1,100 square-metres (11,845 sq. ft.) 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.
- The proposed lot width variances are for the proposed corner lots and are required to facilitate the subdivision. The proposed width of the northerly corner lot (Lot 6) is 13.36 metres (43.8 ft.), which is marginally below the minimum 14 metres (46 ft.) width requirement (5% reduction). The southerly corner lot (Lot 1) is proposed to be 12 metres (40 ft.) wide. While this variance is more substantial (14% reduction), the width reduction will not be discernable, given the presence of a 5 metre wide drainage corridor proposed along the south boundary of this lot. For the same reason, the proposed setback relaxation along the south boundary of this lot is acceptable. Despite these proposed variances, the width of the homes to be constructed on these corner lots will be similar in size and widths to the homes on the interior lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan (OCP) by redesignating the subject site from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0378-00 for Sensitive Ecosystem and Farming Protection generally in accordance with the attached drawings (Appendix II), and the Ecosystem Development Plan to be submitted by the applicant.
5. Council approve Development Variance Permit No. 7916-0378-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for Type I Corner Lot from 14 metres (46 ft.) to 12 metres (40 ft.) for proposed Lot 1 and to 13.3 metres (44 ft.) for proposed Lot 6; and
 - (b) to reduce the minimum side yard on flanking street from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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; and

- (h) 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:**

3 Elementary students at Pacific Heights Elementary School
2 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2019.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval.

Agricultural and Food Security Advisory Committee (AFSAC): At their May 03, 2018 meeting, AFSAC recommended that Development Application 7916-0378-00 be supported.

SITE CHARACTERISTICS

Existing Land Use: acreage residential property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Acreage residential property. Development Application No. 7916-0376-00 (conditional approval), for the development of 58 semi-detached and single family small lots	Medium Density Residential 10-15 upa, Buffer and Drainage Corridor 5 m	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 168 Street):	Farmland	OCP: Agricultural	A-1
South (Across 15 Avenue):	Acreage residential property. Development Application No. 7916-0398-00 (Planning Report to be considered by Council on June 11, 2018), for subdivision into 6 single family small lots	Medium Density Residential 10-15 upa and Buffer	RA
West:	Acreage residential property. Development Application No. 7916-0376-00 (conditional approval), for the development of 58 semi-detached and single family small lots	Low Density Residential 6-10 upa and Drainage Corridor 5 m	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban" in the Official Community Plan (OCP) and "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 dedicate approximately 1,100 square-metres (11,845 sq. ft.) 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.

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 February 27, 2018 to 26 households within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association and the Little Campbell Watershed Society. A development proposal sign was also installed on the subject site. To date, staff have received no comments on the proposal.

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the Sunnyside Heights Neighbourhood Concept Plan (NPC) area.
- The 0.45 hectares (1.12 acres) site is located at the northwest corner of 15 Avenue and 168 Street. The property is designated "Suburban" in the Official Community Plan (OCP) and "Medium Density Residential (10-15 upa)" and "Buffer" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", to allow subdivision into 6 residential small lots. A Development Permit for Sensitive Ecosystems (Green Infrastructure Network) and for Farming Protection, and a Development Variance Permit for reduced lot widths and setbacks is also proposed.
- 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 1,100 square metres (0.27 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.

TREES

- Andrew MacLellan, ISA Certified Arborist of BC Plant Health Care Inc. 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 / Cottonwood	0	0	0
Cherry	1	1	0
Plum	1	1	0
Black locust	2	2	0
Spruce spp.	1	1	0
Douglas Fir	17	17	0
Total (excluding Alder and Cottonwood Trees)	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$12,800	

- The Arborist Assessment states that there are a total of 22 protected trees on the site. It was determined no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- There is further potential for tree retention for trees along the west side 168 Street. At this time, all trees are shown to be removed. Service connections are required for the proposed lots and some of the trees will need to be removed, but through detailed design tree retention opportunities will be reassessed.
- For those trees that cannot be retained, the applicant will be required to plant trees on 2 to 1 replacement ratio. This will require a total of 44 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 32 replacement trees will require a cash-in-lieu payment of \$12,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be replaced on the site with a contribution of \$12,800 to the Green City Fund.

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 Regional BCS Corridor within 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 meters and target area of 1,692 square meters which is 37 % of the subject property (20 metres [66 ft.]).
- 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, and is located west of the corridor.
- 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 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 1,100 square metres (0.27 acres) of the subject site and approximately 75% of the target width of the GIN Corridor that falls within 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 recently approved update to the Sunnyside Heights NCP ([Corporate Report R259; 2017](#)), a dedicated GIN corridor (which also serves as the ALR Buffer) of 15 metres (49 ft.) in width was considered acceptable in this location.

DESIGN PROPOSAL AND REVIEW

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 is required to submit an Ecosystem Development Plan.

- 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 will be reviewed by staff and 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 May 3, 2018. AFSAC recommended that Development Application No. 7916-0378-00 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 for Neo-Traditional and Neo-Heritage homes, or flat to 3:12 for West Coast Contemporary homes. 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 the proposed lots, 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 Citiwest Consulting 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.

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.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to dedicate approximately 1,100 square metres (0.27 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.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Not provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Not provided.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not provided.
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 width of the "Single Family Residential (13) Zone (RF-13)" for Type I Corner Lot, from 14 metres (46 ft.) to 12 metres (40 ft.) for proposed Lot 1 and 13.3 metres (44 ft.) for proposed Lot 6.

Applicant's Reasons:

- The proposed reduced lot width will help accommodate additional road dedication for 15 Avenue.
- The proposed lots exceed the minimum lot area requirement and lot depth requirement of the RF-13 Zone.

Staff Comments:

- The proposed lot width reduction for the two corner lots will result in lots with similar sized houses in relation to the houses on the interior lots.
- The proposed width of the northerly corner lot (Lot 6) is 13.36 metres (43.8 ft.), which is marginally below the minimum 14 metres (46 ft.) width requirement (5% reduction). The southerly corner lot (Lot 1) is proposed to be 12 metres (40 ft.) wide. While this variance is more substantial (14% reduction), the width reduction will not be discernable, given the presence of a 5 metre wide drainage corridor proposed along the south boundary of this lot.
- The proposed lots exceed the minimum lot depth and minimum lot area of the RF-13 Zone.

(b) Requested Variance:

- To reduce the minimum side yard on flanking street setback of the "Single Family Residential (13) Zone (RF-13)" from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.

Applicant's Reasons:

- The proposed variance is minimal and the impact on the streetscape will be negligible as the plan incorporates a drainage corridor.

Staff Comments:

- Proposed setback reduction is along a drainage corridor and will not impact the streetscape. The sidewalk along the street will be south of the drainage corridor, which is 5 metres (16 ft.) wide. Therefore, the side of the house would be at least 6.2 metres (20 ft.) from the sidewalk / public interface.
- The proposed setback reduction will allow the applicant to build a house on the lot of the same size and width as the houses proposed for the other lots in the subdivision.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Agricultural and Food Security Advisory Committee Draft Minutes
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. OCP Redesignation Map
- Appendix IX. Development Variance Permit No. 7916-0378-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

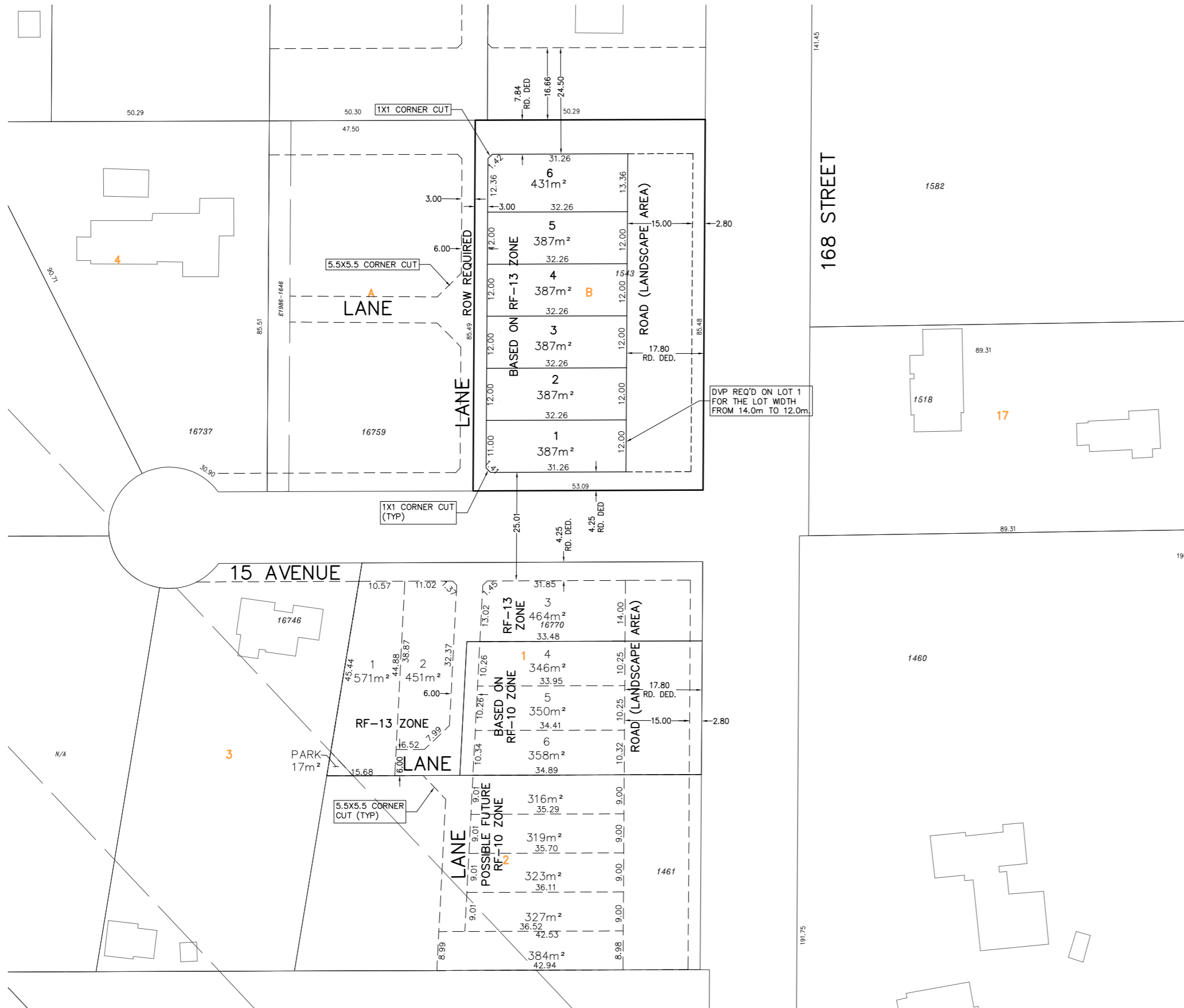
SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.12 acres
Hectares	0.4538 hectares
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	12 m to 13.3 m
Range of lot areas (square metres)	387 m ² to 431 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13 uph / 5 upa
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	61%
PARKLAND	
Area (square metres)	-
% of Gross Site	-
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. .
 ELEV. .
 LEGAL DESCRIPTION OF PROPERTY
 LOT B SECTION 12 TOWNSHIP 1 PLAN73905 NWD PART NE 1/4



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE REMOVED.
4. DVP REQ'D ON LOT 1 :
 -FLANKING SIDE YARD SETBACK TO BE REDUCED FROM 2.4m TO 1.2m.
 -LOT WIDTH TO BE REDUCED FROM 14.0m TO 12.0m ON A CORNER LOT (TYPE 1).
5. DVP REQ'D ON LOT 6: LOT WIDTH TO BE REDUCED FROM 14.0m TO 13.3m ON A CORNER LOT (TYPE 1).

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BOSS URBAN DEVELOPMENT LTD.
 1543 - 168 STREET, SURREY, BC, V3Z 9R8, PH: 604-715-0409

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 1543 - 168 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7916-0378-00	Dwg. No. B
Drawn: EK	Mun. Dwg. No.	
Designed: NH	Job No. 16-3366	Of
P.W. P.U.	Date FED/2018	Revision
Approved:		

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 4, 2018** PROJECT FILE: **7816-0378-00**

RE: **Engineering Requirements
Location: 1543 168 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate as road, gazetted road for the westerly 10.058 m of 168 Street on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate approximately 17.808 m on 168 Street for ultimate 45.0 m Arterial Road allowance (30.0m of the west side of legal centerline; 15.0 m BCS Corridor included).
- Dedicate 4.25 m on 15 Avenue to achieve ultimate 12.5 m Local Road allowance with 5.0 m wide drainage corridor on north side.
- Dedicate 1.0 x 1.0 m corner cut at intersection of 15 Avenue and Lane.
- Dedicate 7.84 m on 15A Avenue for ultimate 24.50 m wide Local Road allowance.
- Dedicate 1.0 x 1.0 m corner cut at intersection of 15A Avenue and Lane.
- Dedicate 6.0 m for ultimate 6.0 m wide Residential Lane; or dedicate 3.0 m and secure 3.0m offsite SRW to achieve ultimate 6.0 m wide residential lane (additional SRW width maybe needed to accommodate sanitary and storm sewers in the lane, as proposed).
- Register 0.5 m SRW on all frontage roads.
- Register offsite SRWs to construct frontage works on 15A Ave, if required.

Works and Services

- Construct 4.0 m Multi-Use Pathway (MUP) on 168 Street with pedestrian lighting.
- Provide cash-in-lieu for replanting of the 15.0 m wide BCS allowance to the Parks Natural Area Replanting standards.
- Grading at property line is to be at +/- 300mm to center line of 168 Street.
- Construct north side of 15 Avenue to the Local Road standard with ultimate 10.5 m pavement width and 5.0 m bio-swale on the north side.
- Construct south side of 15A Avenue to Local Road standard with 10.5 m pavement width.
- Construct lane to Residential Lane standard.
- Confirm downstream storm drainage system capacity; upgrade if required.
- Contribute with funds for future upgrades of the 168 Street storm systems, if required. This will be reviewed through the engineering detailed design process.

NOTE: Detailed Land Development Engineering Review available on file

- Construct storm systems to service the proposed lots and all frontage roads and lanes.
- Provide on-site and off-site source control measures as required in the NCP and Fergus Creek Integrated Stormwater Management Plan.
- Construct water main on 15A Avenue.
- Construct sanitary sewers to service the proposed lots and extend sewers up to the tie-in point to the existing systems as required in the NCP, including on 15A Avenue.
- Pay 100% cash for Sanitary DCC's for DCC Frontender Agreement #8215-0293-00-1.
- Pay Sanitary DWA Levy for DWA Agreement #8515-0293-00-1.
- Pay Sanitary Latecomer charge relating to project 5815-0084-00-1.
- Pay Local Area Service charges of \$13,764.39 as per 2018 rates (\$14,500.787 - 2019 rates).
- Pay any applicable latecomer/DWA charge that becomes available between now and the time this project completes the servicing agreement requirements.
- Pay 100% cash for any DCCs for which a DCC Frontender Agreement has been issued between now and by time this project completes the servicing agreement requirements.

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, except for the items listed above.



Tommy Buchmann, P.Eng.
Development Engineer

IK1



Planning

June 6, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 116 0378 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

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 Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

School Enrolment Projections and Planning Update:

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

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

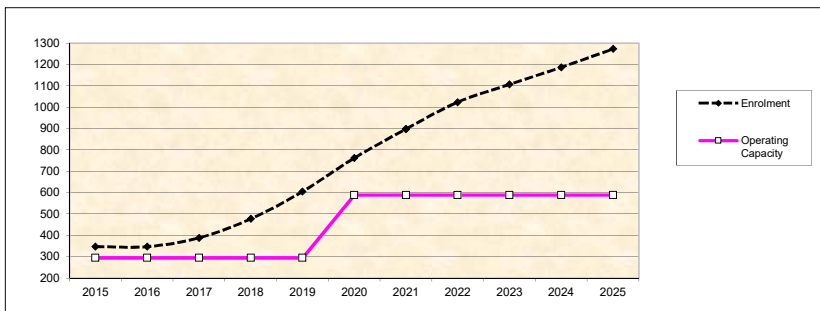
The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- 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

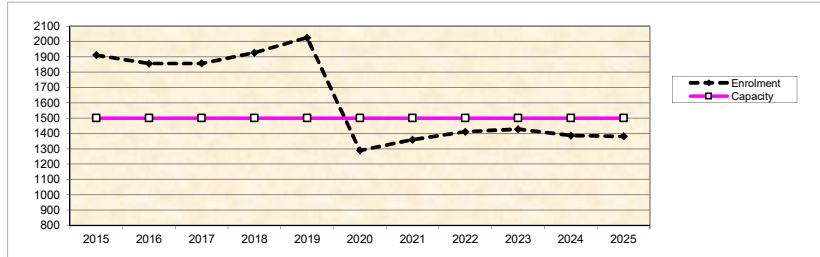
And the purchase of a new elementary school site located on 20th Ave.

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.

Pacific Heights Elementary



Earl Marriott Secondary



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

AGRICULTURE AND FOOD SECURITY ADVISORY COMMITTEE

THURSDAY, May 3, 2018

For the purposes of information only, minutes are subject to change.

D. NEW BUSINESS**6. Development Application 7916-0378**

Luciana Moraes, Planner

File: 7916-0378-00; 6880-75

- The subject site is approximately 1.1 acres in size, designated Suburban in the Official Community Plan (OCP), designated Medium Density Residential in the Sunnyside Heights Neighbourhood Concept Plan, zoned One-Acre Residential and located across from the Agricultural Land Reserve.
- The applicant is proposing to amend the OCP and re-designate the site from Suburban to Urban, rezone the site from One Acre Residential (RA) Zone to Single Family Residential (RF-13) Zone and submit a Development Permit for Farm Protection and for Sensitive Ecosystems to facilitate subdivision into six lots, reducing the width on the two corner lots.
- A restrictive covenant will be registered on all proposed lots to advise future owners they are within 300 metres of the ALR boundary and that the ALR properties have the Right to Farm.

In response to questions from the Committee, staff clarified that the applicant would be able to have seven lots but is proposing six and that the proposal is in compliance. The Committee noted the road and buffer are an acceptable setting next to farming operations.

It was

Moved by S. VanKeulen

Seconded by M. Hilmer

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7916-0378-00.

Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0378-00
Project Location: 1543 - 168 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old 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 **RF-13** zone development in South Surrey.

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 or standard urban lots, and so the existing character will be replaced entirely by a new modern urban character.

The north and west sides of the subject site are adjacent to a new 59 lot site (16-0376-00) comprised of RF-SD, RF, RF-10, and RF-13 lots. Home construction has not yet begun at this site, but the size of the site will mean that the build out will establish the future residential character of this area. For continuity, it is more important that the building scheme for the subject site results in consistency with the adjacent 59 lot site, than it is that the subject site is consistent with the existing housing stock.

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, that is consistent with the character created by the build out of the adjacent 59 lot site, adjacent to the north and west sides of the subject site. Context for the subject site will be "regulations context" from the 59 lot site, rather than "architectural context" derived from neighbouring homes. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2016 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. The subject site is to be zoned **RF-13**, and so a 1 ½ storey maximum front entrance height is recommended.
- 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. The building scheme for the adjacent 59 lot site permits only shake profile asphalt shingles, environmentally sustainable roofing products in a shake profile, metal for feature roofs only, and membrane type roofs where required by BC Building Code for low slope applications.
- 8) **Roof Slope :** Roof slopes range from 2:12 to 12:12 on existing homes. Roof slopes in the adjacent 59 lot site either have to be less than 3:12 (for certain "West Coast Contemporary" applications, or between 6:12 and 12:12 if other permitted styles are used.

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 to 1 ½ storeys, or 12 feet.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed modern urban 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 and standard 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 developments constructed in South Surrey subsequent to the year 2015, consistent with homes implied by building scheme regulations for the adjacent 59 lot project, 16-0376-00.

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 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.

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

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


In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground at the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 30 shrubs of a minimum 3 gallon pot size, of which not less than 12 are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Feb 20, 2018

Reviewed and Approved by:  Date: Feb 20, 2018


Tree Preservation Summary

Surrey Project No: 7916-0378-00
 Address: 1543 168 Street, Surrey
 Registered Arborist: Andrew Maclellan #ON-1978A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 22 </u> X two (2) = 44	44
Replacement Trees Proposed	12
Replacement Trees in Deficit	32
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	10
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 9 </u> X two (2) = 18	19
Replacement Trees Proposed	0
Replacement Trees in Deficit	19

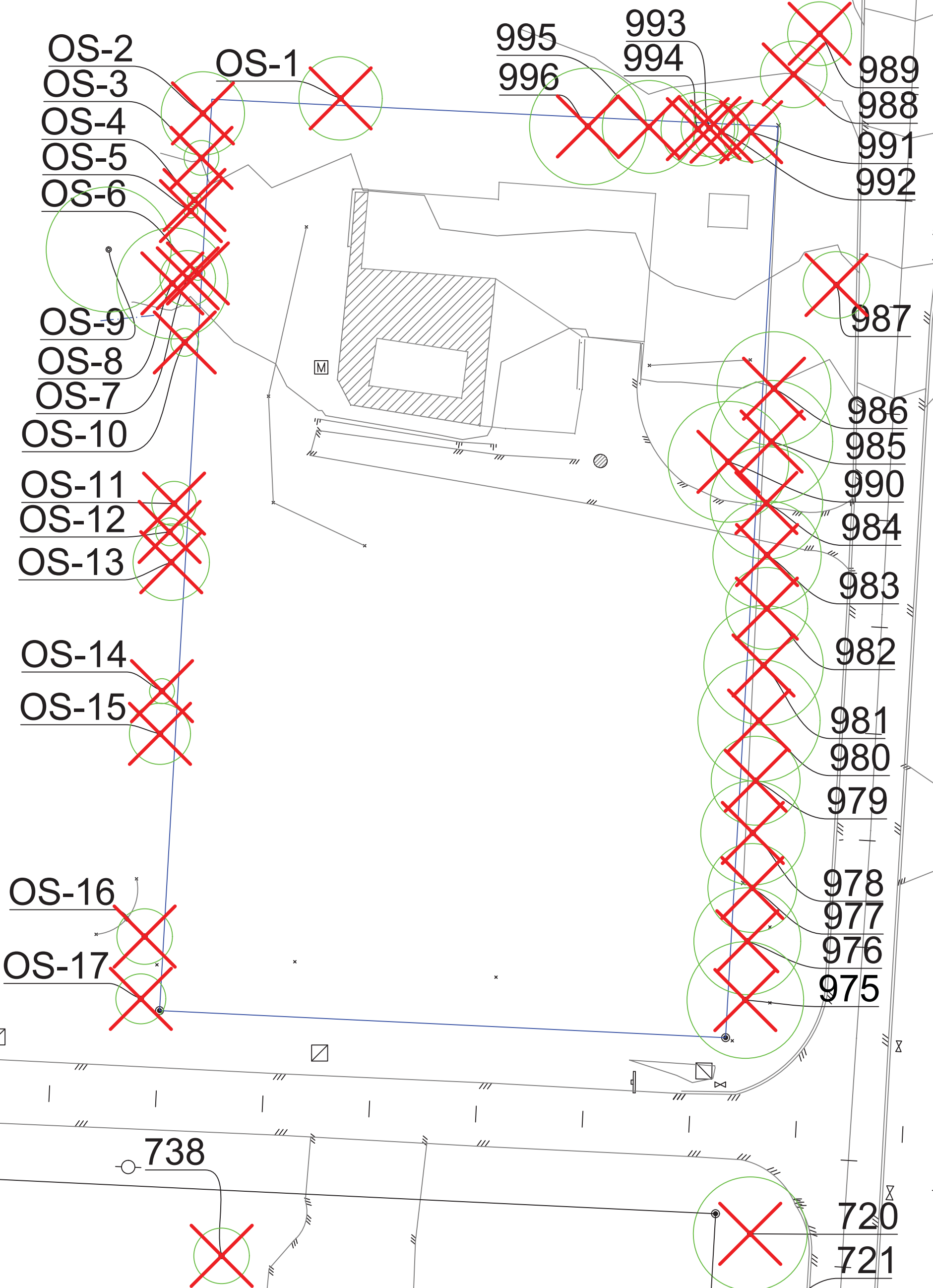
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

04-Jun-18

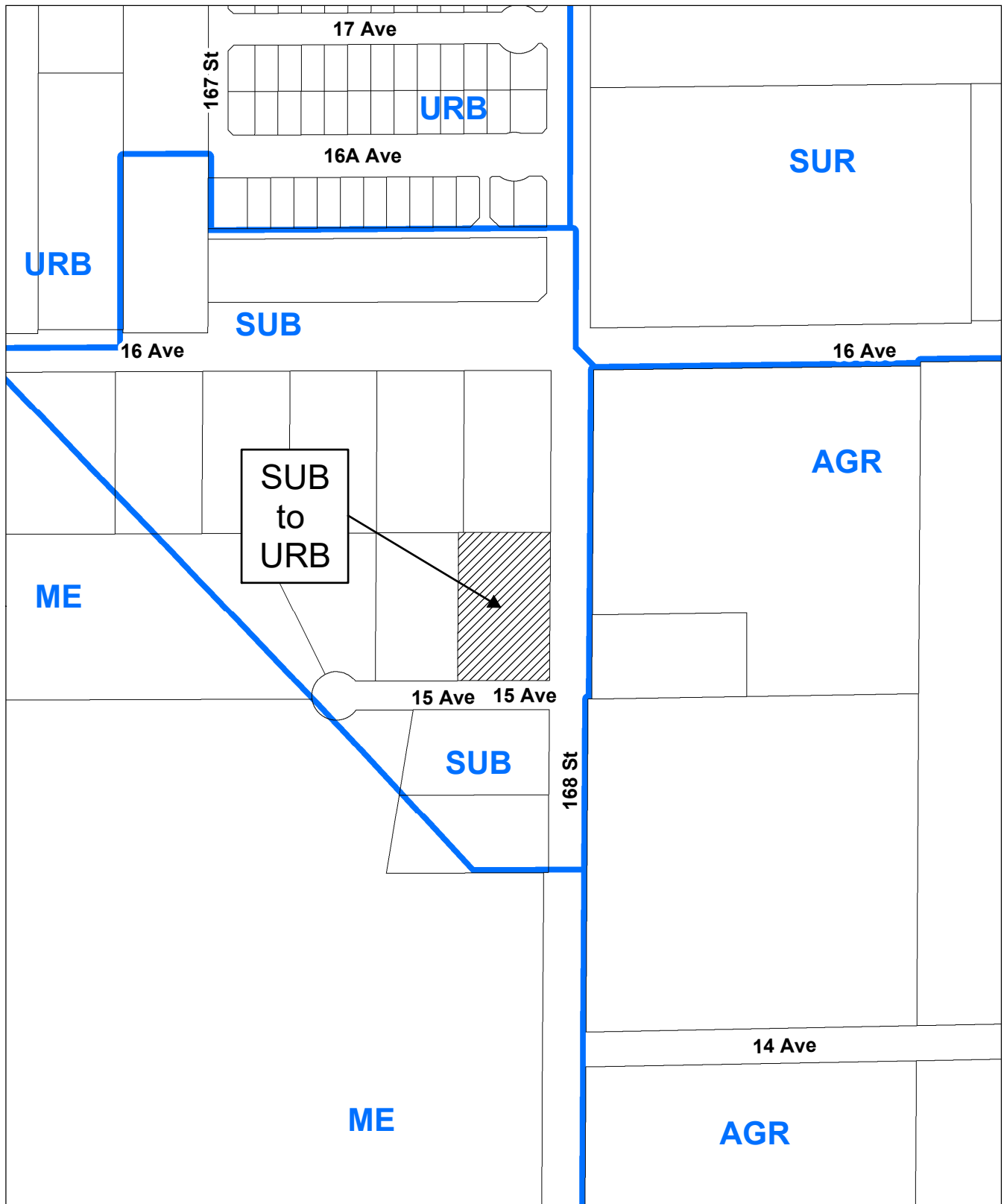
 Date



LEGEND

	Critical Root Zone		Proposed Storm Main
	Removal Recommended		Proposed Sidewalk
	Impact Zone (CRZ 1.5m Buffer)		Water

	Andrew C. MacLellan I.S.A. Certified Arborist #ON-1978A I.S.A. Tree risk Assessment Qualification Forestry Technician FTdipl.	BC Plant Health Care Inc. 18465 53 rd Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616	Project No. Boss Urban Development LTD. Ajit Basi	Sheet Title Tree Protection and Removal Plan	Drawing No. 3/5	SCALE 1 : 380
			Revision No. 1	1543 168 Street, Surrey	Revision No. 1	Production Date: March 6, 2018



OCP Amendment 7916-0378-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0378-00

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: 006-544-789
 Lot B Section 12 Township 1 New Westminster District Plan 73905
 1543 - 168 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum side yard on flanking street is reduced from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
 - (b) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width for Type I Corner Lot is reduced from 14 metres (46 ft.) to 12 metres (40 ft.) for proposed Lot 1 and to 13.3 metres (44 ft.) for proposed Lot 6.
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.

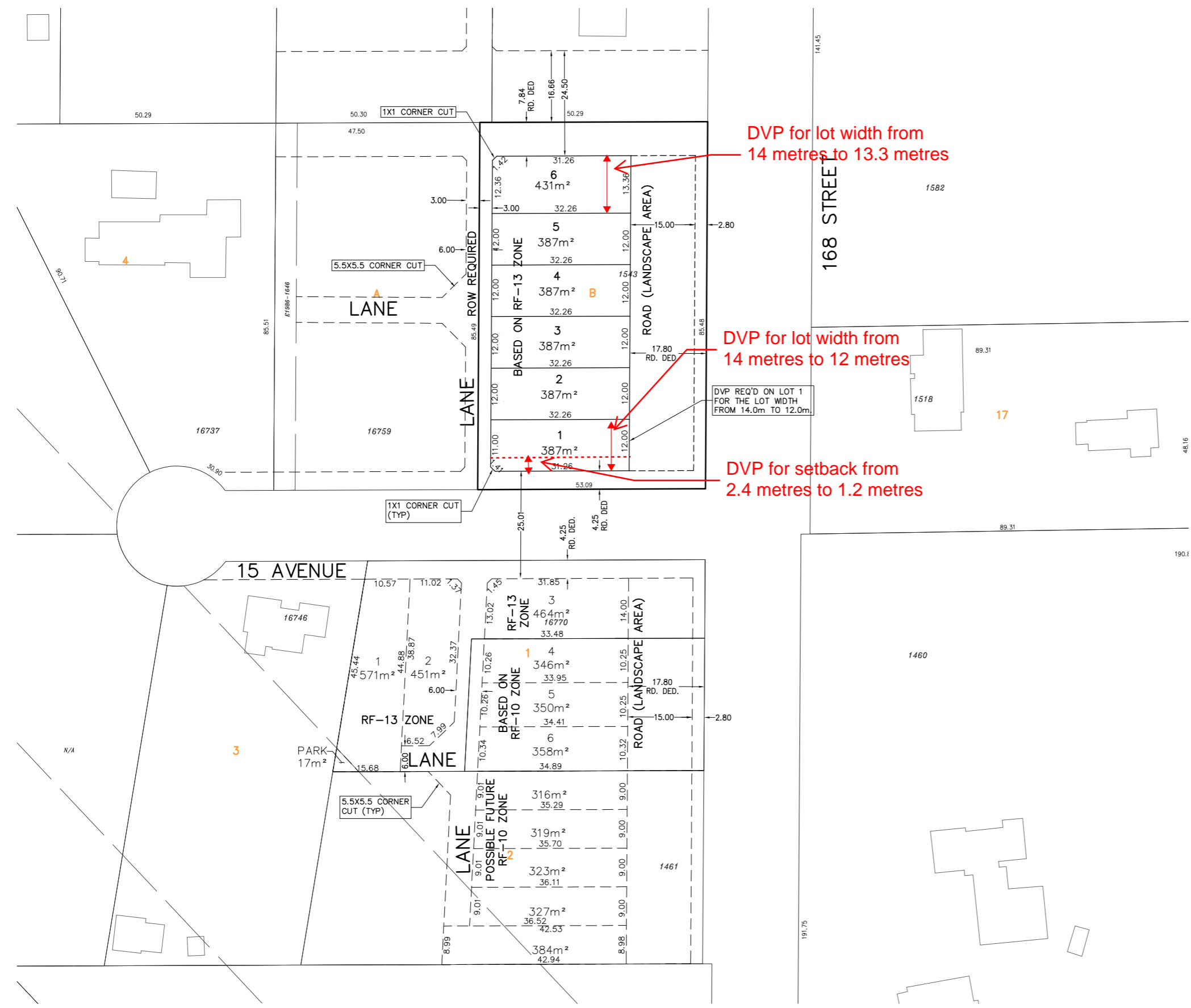
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. .
 ELEV. .
 LEGAL DESCRIPTION OF PROPERTY
 LOT B SECTION 12 TOWNSHIP 1 PLAN73905 NWD PART NE 1/4



DVP for lot width from 14 metres to 13.3 metres

DVP for lot width from 14 metres to 12 metres

DVP for setback from 2.4 metres to 1.2 metres

DVP REQ'D ON LOT 1 FOR THE LOT WIDTH FROM 14.0m TO 12.0m

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REQ'D ON LOT 1 :
 -FLANKING SIDE YARD SETBACK TO BE REDUCED FROM 2.4m TO 1.2m.
 -LOT WIDTH TO BE REDUCED FROM 14.0m TO 12.0m ON A CORNER LOT (TYPE 1).
 5. DVP REQ'D ON LOT 6: LOT WIDTH TO BE REDUCED FROM 14.0m TO 13.3m ON A CORNER LOT (TYPE 1).

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BOSS URBAN DEVELOPMENT LTD.
 1543 - 168 STREET, SURREY, BC, V3Z 9R8, PH: 604-715-0409
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 1543 - 168 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7916-0378-00	Dwg. No. B
Drawn: EK	Mun. Dwg. No.	
Designed: NH	Job No. 16-3366	Of
P.W. P.U.	Date FED/2018	Revision
Approved:		