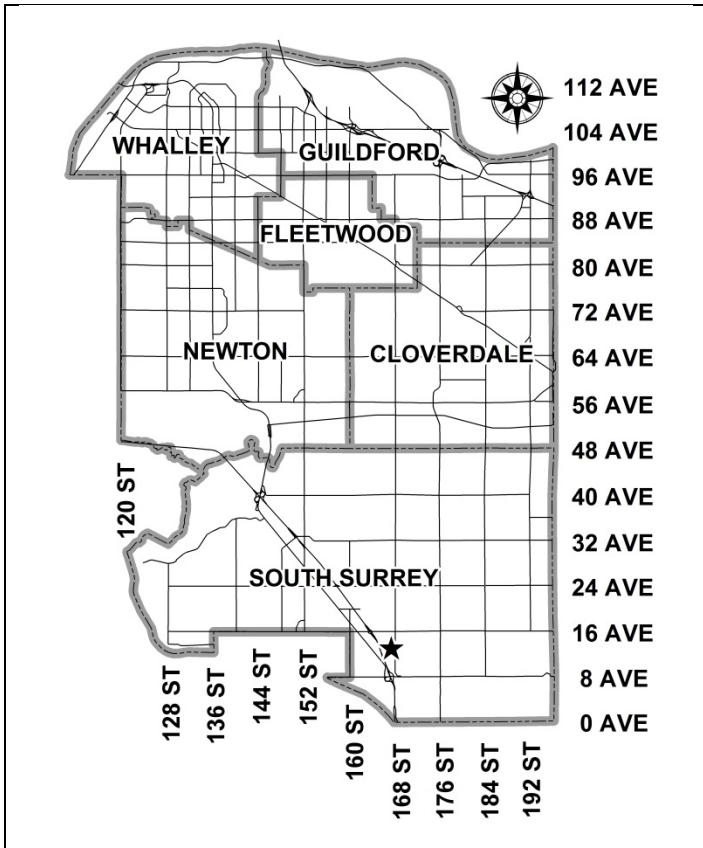


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0398-00

Planning Report Date: June 11, 2018



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-13 and RF-10
- **Development Permit**

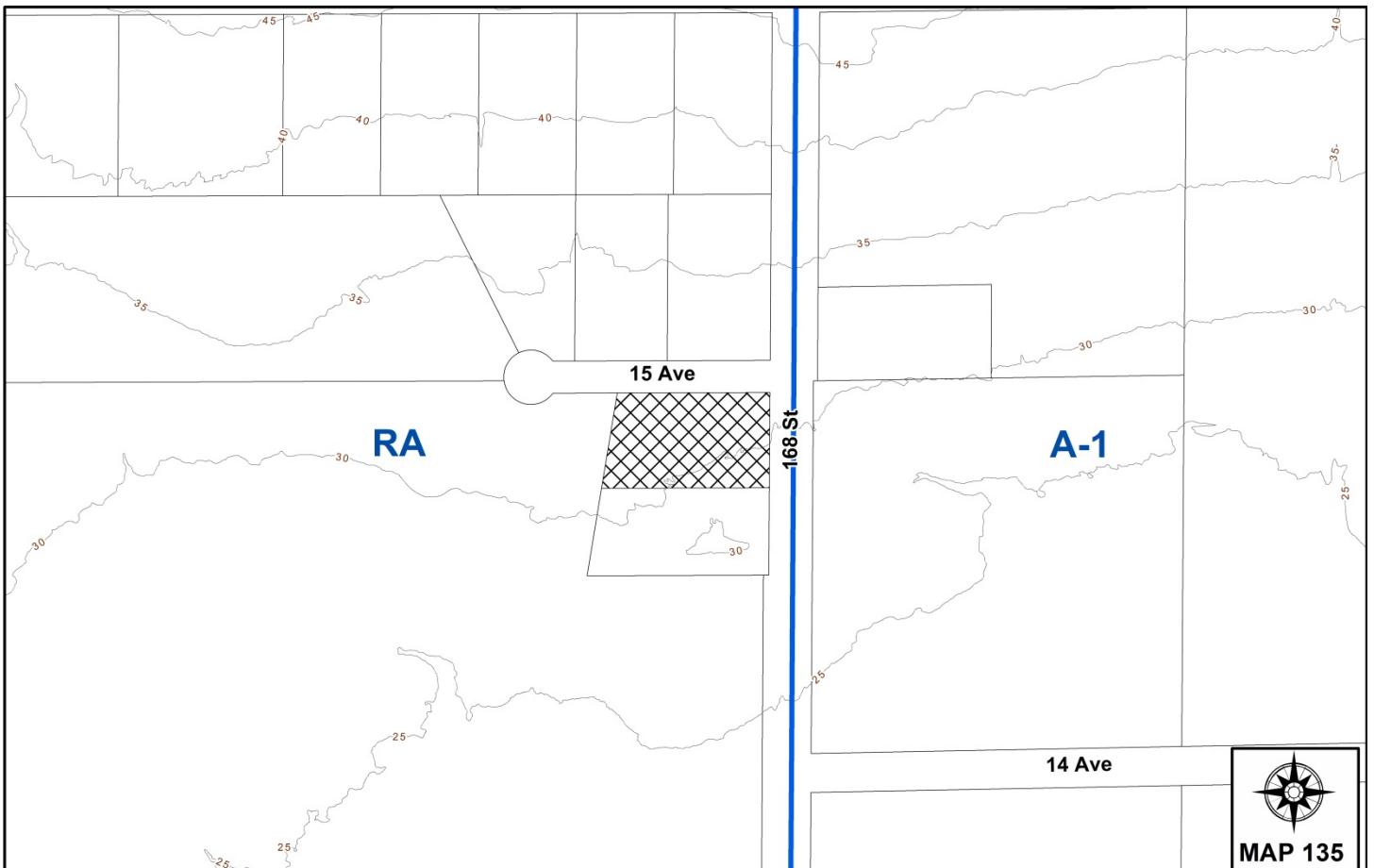
to allow subdivision into 6 single family small lots.

LOCATION: 16770 - 15 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.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.

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 672 square metres (0.17 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 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:
 - (a) "Single Family Residential (13) Zone (RF-13)" for Block A, as shown on the Survey Plan attached as Appendix II;
 - (b) "Single Family Residential (10) Zone (RF-10)" for Block B, as shown on the Survey Plan attached as Appendix II;and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0398-00 for Sensitive Ecosystem and Farming Protection generally in accordance with the attached drawings (Appendix II) and an Ecosystem Development Plan to be submitted by the applicant.
5. 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 7916-0398-00 be supported.

SITE CHARACTERISTICS

Existing Land Use: acreage residential property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 15 Avenue):	Acreage residential property. Development Application No. 7916-0378-00 (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, Buffer and Drainage Corridor 5 m	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 168 Street):	Farmland	OCP: Agricultural	A-1
South:	Acreage residential property.	Medium Density Residential 10-15 upa, Buffer and Drainage Corridor 5 m	RA
West:	Fergus Watershed Biodiversity Preserve	Habitat Preservation Area	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 dedicate approximately 672 square-metres (0.17 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.

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 29 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 CONSIDERATIONSBackground

- The proposed development is located in the Sunnyside Heights Neighbourhood Concept Plan (NPC) area.
- The 0.4 hectares (0.99 acres) site is located at the southwest corner of 15 Avenue and 168 Street. The property 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).

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)", to allow subdivision into 6 residential small lots (3 RF-10 and 3 RF-13). A Development Permit for Sensitive Ecosystem (Green Infrastructure Network) and Farming Protection 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 672 square metres (0.17 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 Plan 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	16	15	1

Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple ssp.	1	1	0
Chestnut ssp.	1	0	1
Willow ssp.	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		-	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		\$7,600	

- The Arborist Assessment states that there are a total of 3 protected trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 84 % of the total trees on the site, are Alder trees. It was determined that 2 trees can be retained as part of this development proposal (including 1 Alder tree). 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 additional tree retention opportunities will be reviewed.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 19 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 19 replacement trees will require a cash-in-lieu payment of \$7,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 2 trees are proposed to be retained or replaced on the site with a contribution of \$7,600 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 937 square meters which is 23 % 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 672.3 square metres (0.17 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) with a width of 15 metres (49 ft.) 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 metres (123 ft.) minimum building setback from the ALR and with the minimum buffer width of 10 metres (33 ft.). 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. 7916-0398-00 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 staff 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 672 square metres (0.17 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.

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. 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

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

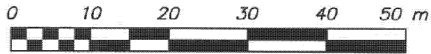
SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 / RF-13

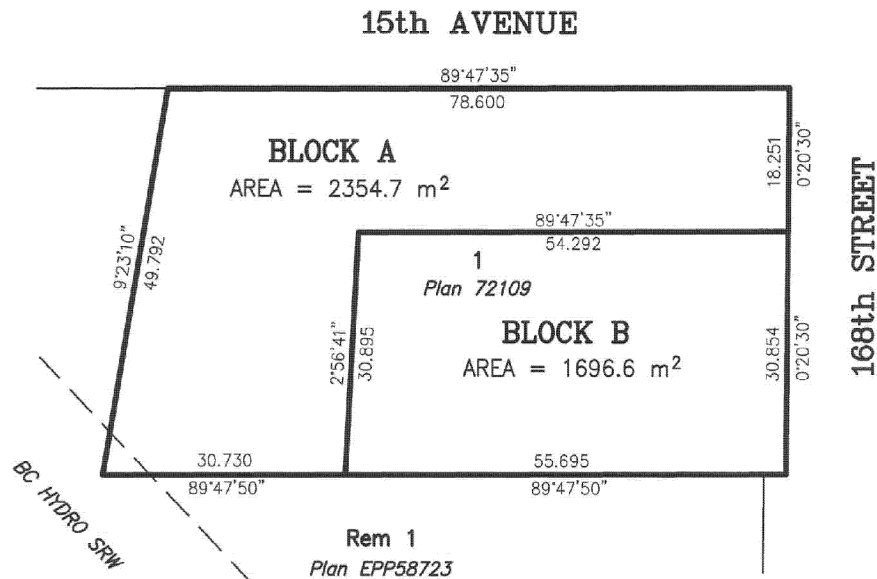
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.99 acres
Hectares	0.405 hectares
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	10.25 m to 14 m
Range of lot areas (square metres)	346 m ² to 571 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	24 uph / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	17 m ²
% of Gross Site	0.04%
	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	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOT 1,
SECTION 12, TOWNSHIP 1,
NWD, PLAN 72109**

City of Surrey B.C.G.S. 92G.007



SCALE - 1 : 750
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
File: 6740-ZONING

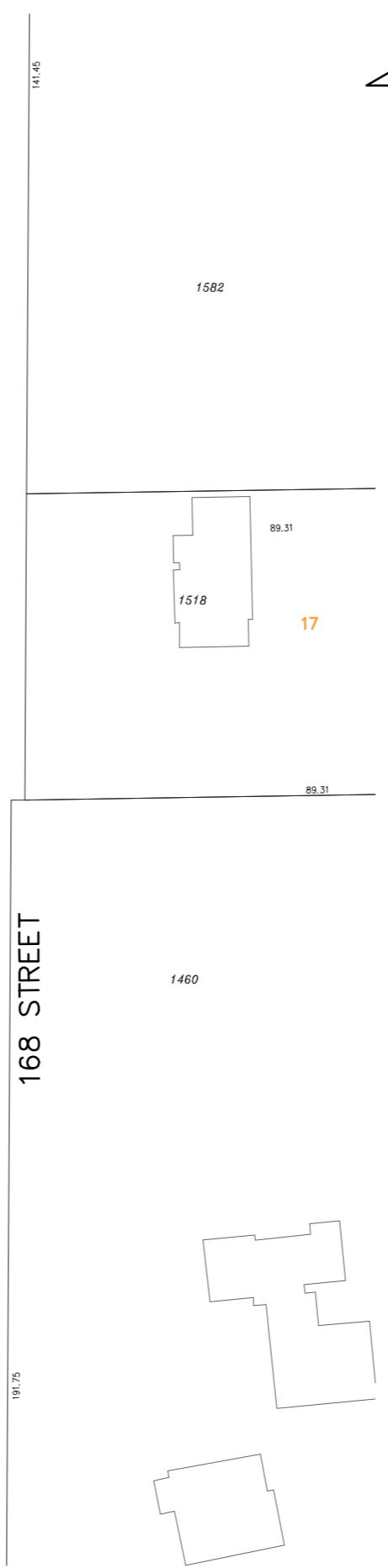
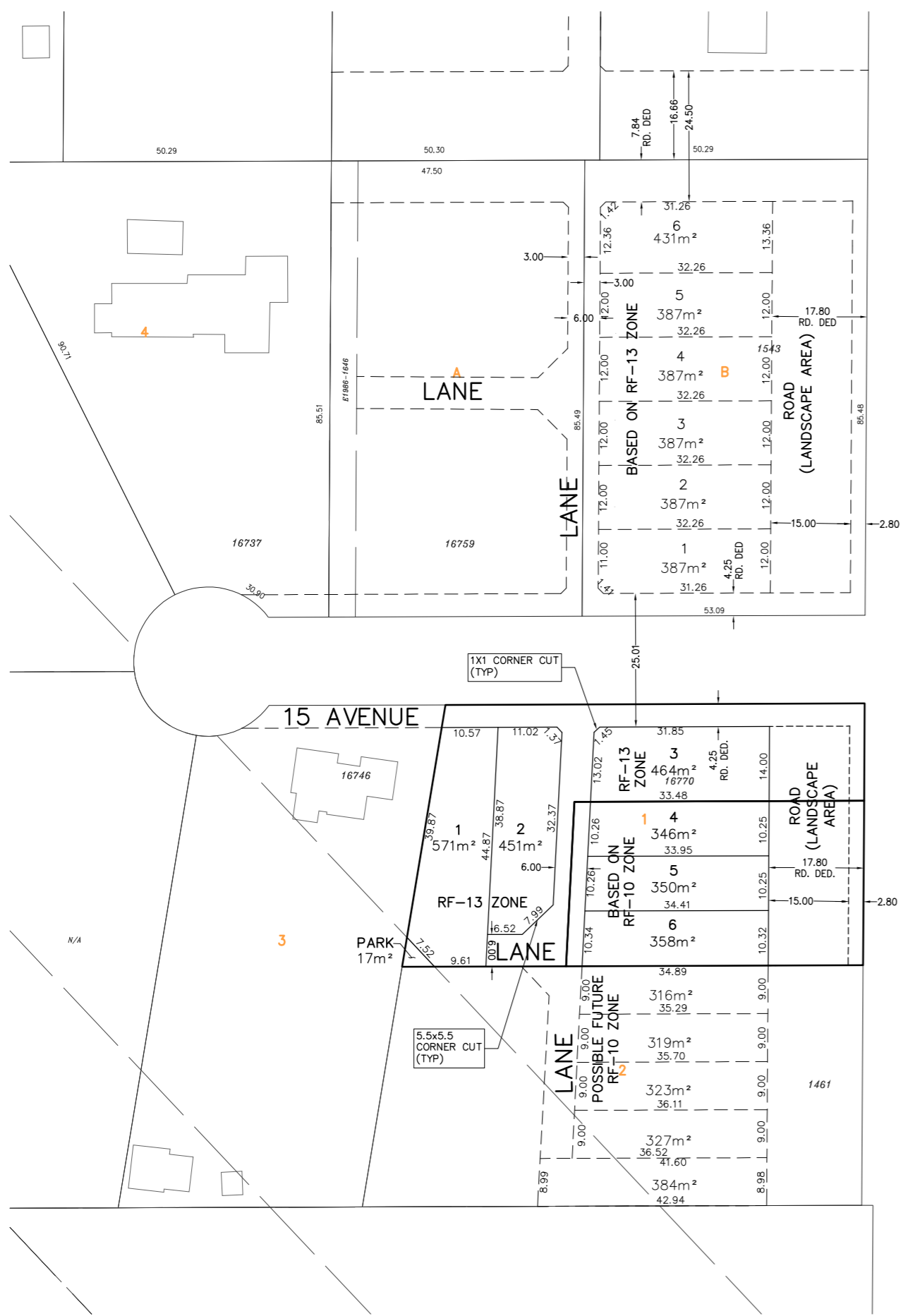


Certified correct to survey dated this 7th day of June, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. .
 ELEV. .
 LEGAL DESCRIPTION OF PROPERTY
 LOT 1 SECTION 12 TOWNSHIP 1 PLAN72109 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. NCP AMENDMENT REQUIRED.
 5. SURREY APPROVAL REQUIRED.

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



SIDHU HOMES
 12654 - 91 AVENUE, SURREY, BC, V3V 6M8, PH: 604-760-4514
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16770 - 15 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7916-0398-00	Dwg. No. A
Drawn: JW	Mun. Dwg. No.	
Designed: NP	Job No. 16-3367	Of
P.W. P.U.	Date AUG/2016	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

- Pay Sanitary DWA Levy for DWA Agreement #8515-0293-00-1.
- Pay Local Area Service charges of \$12,239.04 per 2018 rates (\$12,893.83 per 2019 rates).
- Pay Sanitary Latecomer charge relating to project 5815-0084-00-1.
- 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

There are no engineering requirements relative to issuance of the Development Permit, except for the items listed above.



Tommy Buchmann, P.Eng.
Development Engineer

IK1



Planning

June 6, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0398 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.

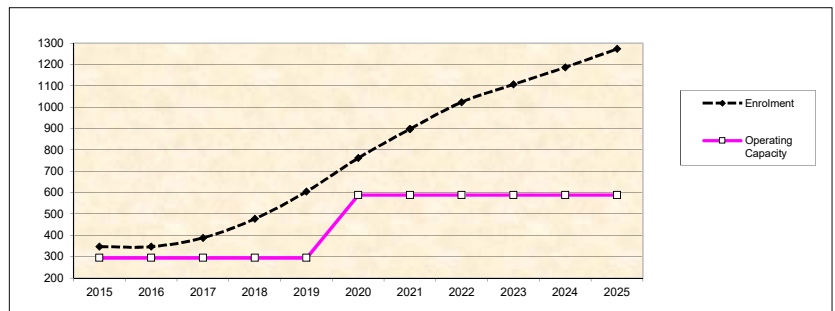
The Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- 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

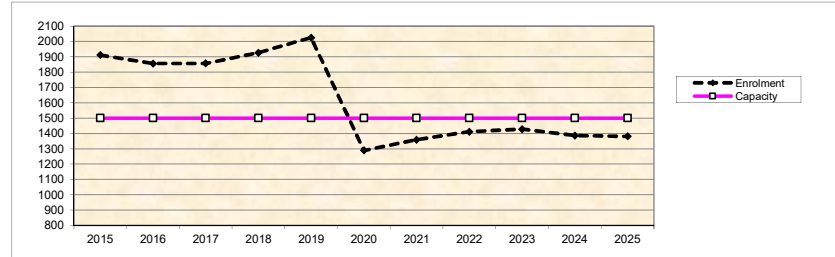
And the purchase of a new elementary school site located on 20th Ave.

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**7. Development Application 7916-0398**

Luciana Moraes, Planner

File: 7916-0398-00; 6880-75

- The subject site is approximately 1 acre 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 (ALR).
- The applicant is proposing to amend the OCP from Suburban to Urban, rezone the site from One Acre Residential (RA) Zone to Single Family Residential (RF-13) Zone and Single Family Residential (RF-10) Zone and submit a Development Permit for Farm Protection and for Sensitive Ecosystems to facilitate the subdivision into six 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.

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 7916-0398-00.

Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0398-00
 Project Location: 16770 - 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 RF-13 and RF-10 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 subject site is located on the south side of 15 Avenue, directly opposite a new 59 lot site (16-0376-00) on the north side of 15 Avenue, 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 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 future build out of the aforesaid

59 lot 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 RF-13 and RF-10 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 modern urban 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 RF-10, and so a 1 ½ storey maximum front entrance height is recommended for RF-13 lots (1, 2, 3) and a one storey maximum front entrance is recommended for RF-10 lots (4, 5, 6).
- 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 on RF-13 lots 1, 2, 3 and to 1 storey, or 10 feet on RF-10 lots 4, 5, 6.

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 from the front.

Treatment of Corner Lots:

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

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size in the front yard of lots 1, 2, 3, and a minimum of 15 shrubs in the front yard of lots 4, 5, 6. Corner lot 3 shall have a minimum of 30 shrubs of a minimum 3 gallon pot size, of which not less than 10 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:


Address: 16770 15 Avenue, 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)	19
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{15} \times \text{one (1)} = 15$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{2} \times \text{two (2)} = 4$ 	19
Replacement Trees Proposed	0
Replacement Trees in Deficit	19
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{3} \times \text{two (2)} = 6$ 	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

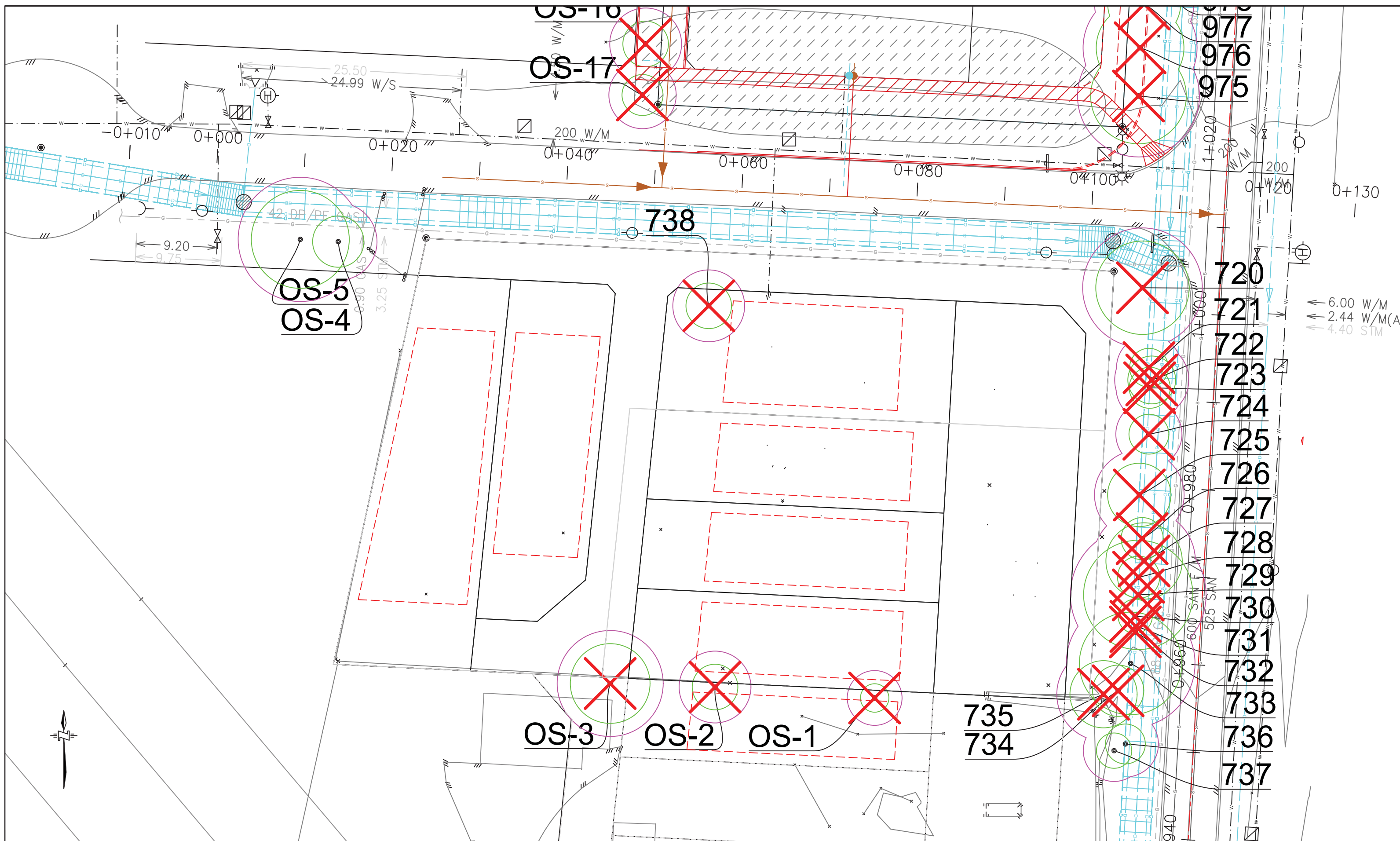
Summary, report and plan prepared and submitted by:



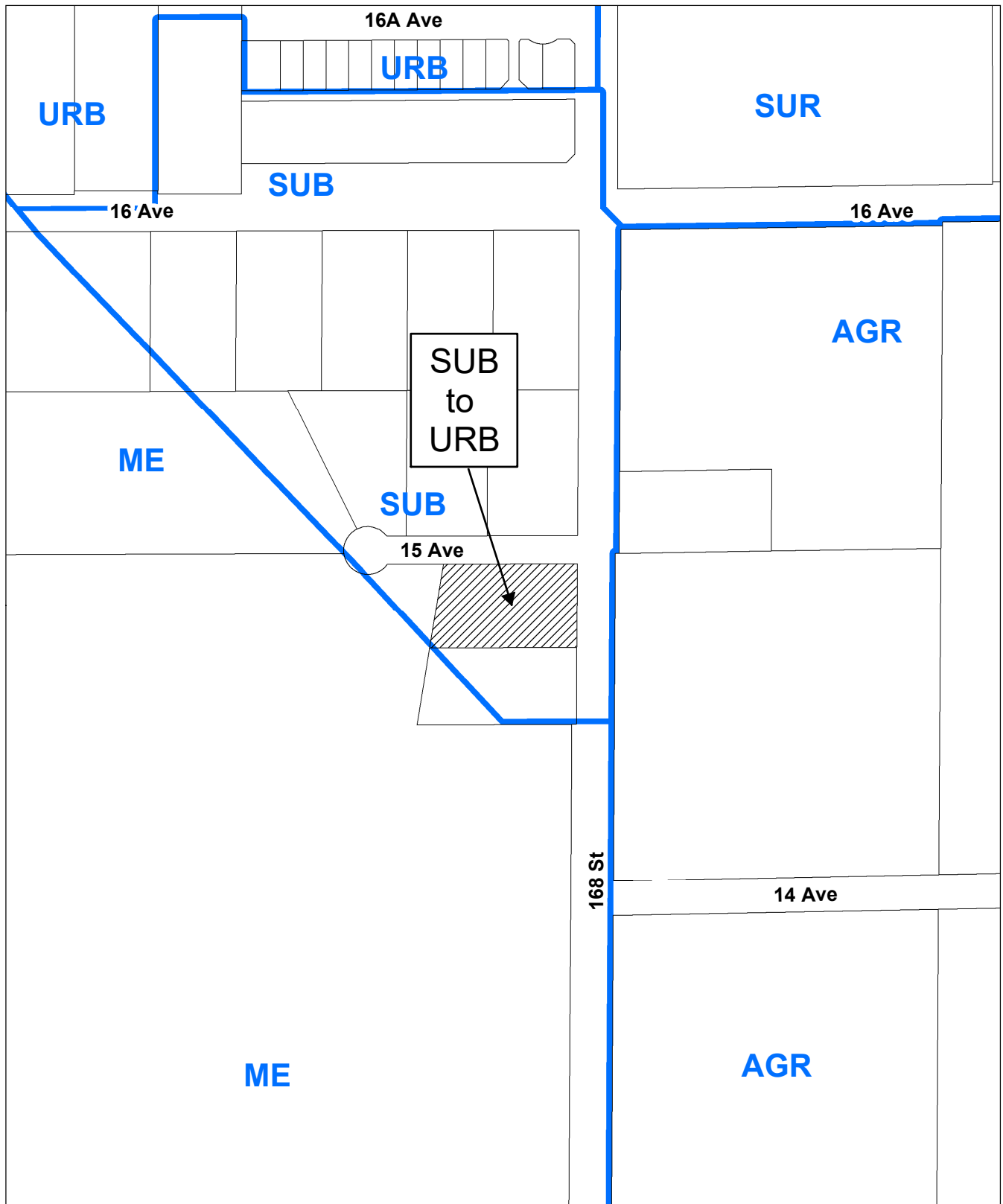
 (Signature of Arborist)

08-Mar-18

 Date



City Approval Stamp	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. Sidhu Homes & Construction LTD	Sheet Title Development Conflict Map	Drawing No. 4/5	SCALE 1 : 380	LEGEND		
			Revision No. 1	16770 15A Avenue, Surrey	Revision No. 2	Production Date: March 6, 2018	Critical Root Zone	Proposed Storm Main	
						Revision Date N/A	Impact Zone (CRZ 1.5m Buffer)		
						Drawing Type Arborist	Removal Recommended		



OCP Amendment 7916-0398-00
Proposed amendment from Suburban to Urban

