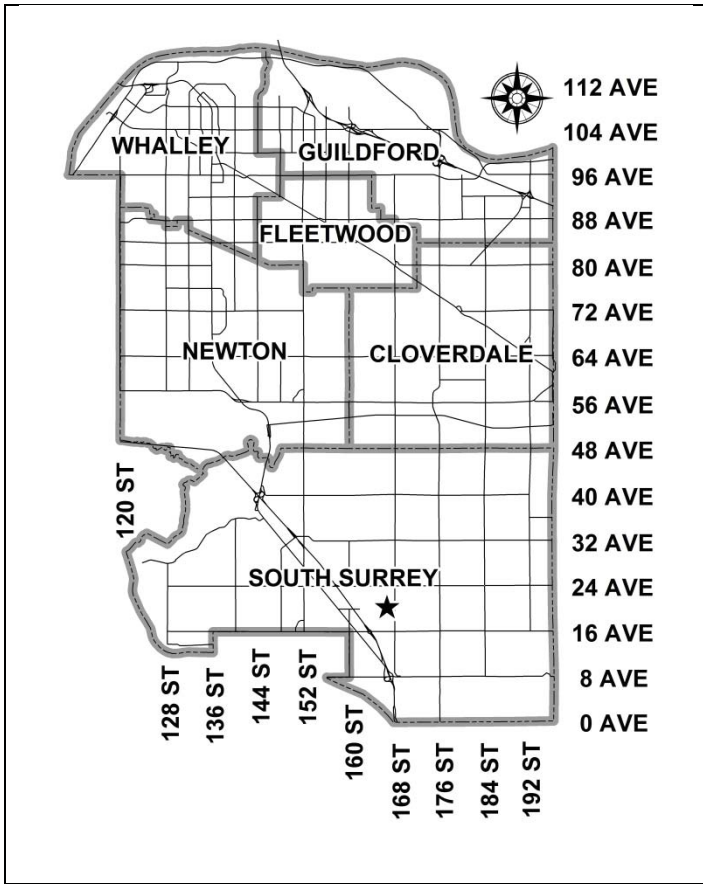


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0490-00

Planning Report Date: January 22, 2018



PROPOSAL:

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

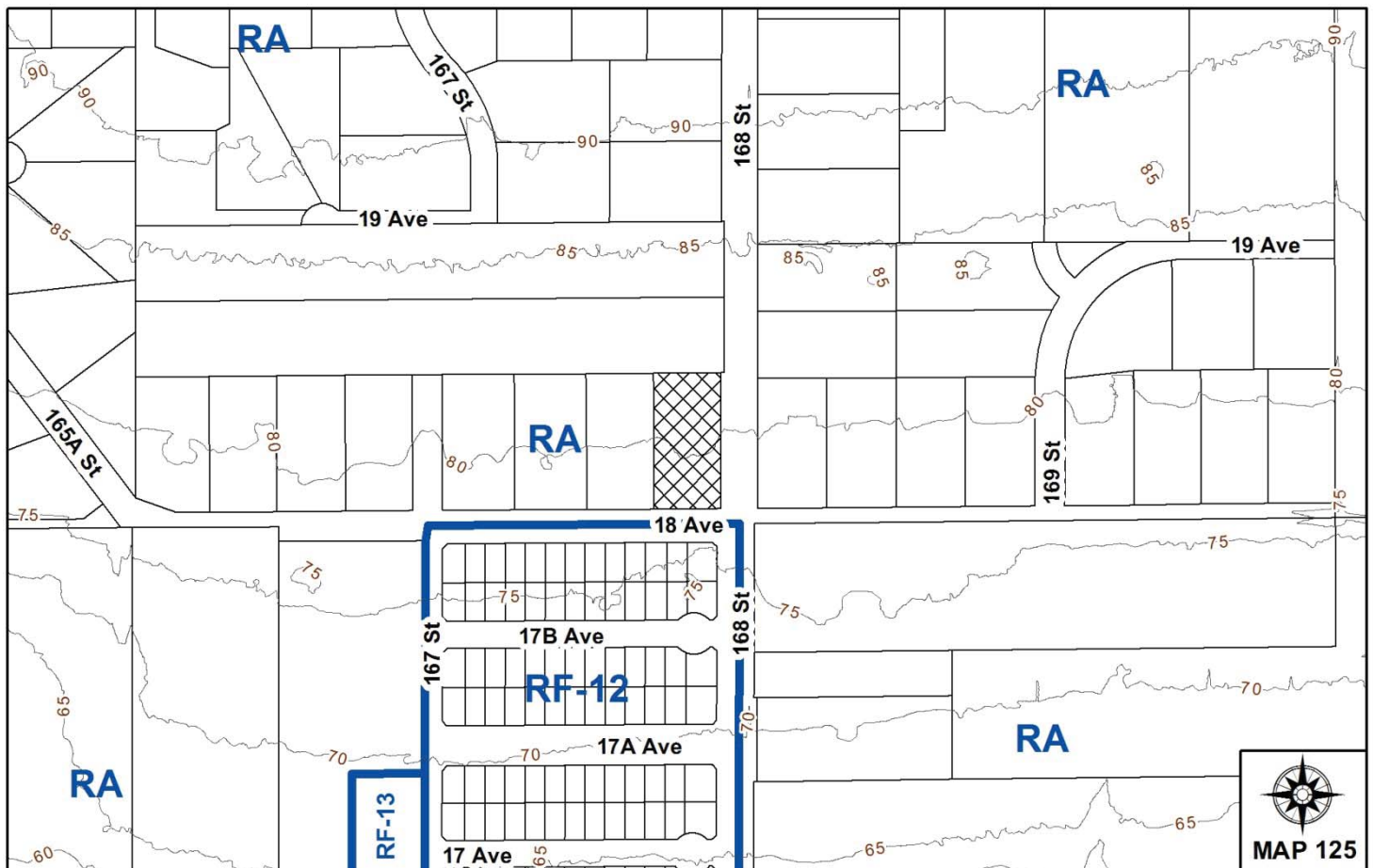
to allow subdivision into six single family lots, with potential for three additional lots in conjunction with development of the property to the west.

LOCATION: 1837 - 168 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Transitional up to 8 u.p.a. and Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the roads and drainage networks.
- Seeking variances to reduce the minimum lot depth and for reduced building setbacks.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Urban designation for the site in the Official Community Plan.
- The proposed amendments allow for an efficient subdivision layout that is consistent with other Development Applications to the north and west.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights Neighbourhood Concept Plan area and are consistent with the amendments introduced under Development Application No. 7916-0312-00 to the north, which received Third Reading on May 8, 2017.
- The requested variances to reduce the minimum depth for four lots (Lots 3 to 6) is to accommodate the proposed cul-de-sac bulb on 18A Avenue.
- The requested variances to reduce the minimum front and rear yard setbacks for two lots (Lots 4 and 5) will allow for increased floor space and more functional main floor plans for the proposed single family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0490-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 21 metres (69 ft.) for Lots 3 and 6; and to 20 metres (66 ft.) for Lots 4 and 5;
 - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the width of the principal building for Lots 4 and 5; and
 - (c) to reduce the minimum front yard setback of the RF-13 Zone for Lots 4 and 5 from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to establish a "No Build" area on proposed Lots 2, 3 and 6 for future consolidation and development with lands to the west.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a., and for changes to the local road and drainage networks when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: Projected number of students from this development:

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

[Appendix IV]

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

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Residential	Urban Transitional up to 8 u.p.a. and 5 m Drainage Corridor. (Development Application No. 7916-0312-00 proposes to redesignate the site to Medium Density Residential 10-15 u.p.a. and eliminate the drainage corridors. Received 3 rd Reading on May 8, 2017.)	RA (Development Application No. 7916-0312-00 proposes rezoning to RF-13 to facilitate subdivision into 71 single family lots).
East (Across 168 Street):	Single Family Residential	Suburban Residential 1 to 2 u.p.a. (Grandview Heights General Land Use Plan)	RA
South (Across 18 Avenue):	Single Family Residential	Low Density Residential 6-10 u.p.a.	RF-12
West:	Single Family Residential	Urban Transitional up to 8 u.p.a. and 5 m Drainage Corridor. (Development Application No. 7917-0180-00 proposes to redesignate the site to Medium Density Residential 10-15 u.p.a. and eliminate the drainage corridors. This application is being considered concurrently with the subject application at the Regular Council – Land Use meeting on January 22, 2018.	RA (Development Application No. 7917-0180-00 proposes to rezone to RF-13 to facilitate subdivision into 9 single family lots).

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property, located on 18 Avenue west of 168 Street, is designated Urban in the Official Community Plan (OCP) and Urban Transitional up to 8 u.p.a. in the Sunnyside Heights Neighbourhood Concept Plan (NCP). A 5.0-metre (16 ft.) drainage corridor is also shown in the NCP along the site's southern boundary.
- The proposed NCP amendment to redesignate the site to Medium Density Residential 10-15 u.p.a. is consistent with the land use designation proposed under Development Application No. 7916-0312-00 to the north and Development Application Nos. 7915-0435-00, 7915-0439-00 and 7915-0440-00 to the west, all which have received Third Reading.
- The subject application also proposes NCP amendments for changes to the road and drainage networks to introduce an east-west road (18A Avenue), and remove the east-west drainage corridor along 18 Avenue. This is also consistent with and in response to the NCP amendments proposed by the Development Applications to the north and west of the site, as well as changes to the road network which removed the lanes and introduced additional east-west roads under Development Application No. 7915-0084-00 to the south.
- The road pattern shown in the Sunnyside Heights NCP suggests that the site should be developed as "Single Family Residential (13) Zone (RF-13)" or "Single Family Residential Zone (RF)" lots fronting onto 168 Street with a lane and rear garages. The applicant is instead proposing removal of the north-south lane and reorienting the lots to be north-south facing in order to achieve a more efficient layout with "Single Family Residential (13) Zone (RF-13)" lots with front-loaded garages. This concept is contingent to the introduction of the new east-west road 18A Avenue to the north and removal of the drainage corridor along 18 Avenue (introduced with Development Application No. 7916-0312-00).
- The proposed amendments to the road network are consistent with amendments proposed by Development Application No. 7916-0312-00 to the north of the subject site which has received Third Reading. Under this application, the NCP is proposed to be amended to remove the lanes and drainage corridor and introduce an east-west road (18B Avenue) in order to facilitate subdivision into 71 lots under the "Single Family Residential (13) Zone (RF-13)".
- There are currently seven (7) in-stream development applications including the subject application along the north side of 18 Avenue which propose NCP amendments to the density, proposed road network, and removal of the drainage corridor along 18 Avenue (Development Application Nos. 7915-0435-00, 7915-0439-00, 7915-0440-00, which have received Third Reading; and Development Application Nos. 7916-0490-00, 7917-0180-00, 7917-0463-00 and 7917-0601-00, which are pre-Council). The proposed amendments to the NCP allow for better vehicle and pedestrian circulation in this area and create a consistent road pattern that is complementary to the road network that was introduced under Development Application No. 7916-0312-00 to the north and Development Application No. 7915-0084-00 to the south.
- In summary, the proposed amendments result in a very efficient subdivision layout and lot yield.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is approximately 4,134 square metres (1 acre) in size and is currently zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling on the property which will be demolished to accommodate the proposed development.
- Development Application No. 7916-0312-00 located to the north of the subject site at 1899 and 1869 - 168 Street proposed an NCP Amendment from Low Density Residential 6-10 u.p.a. and Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and changes to the roads and drainage networks to allow subdivision into 71 single family lots. This application received First and Second Readings on May 8, 2017.
- The subject application is consistent with the proposed amendments to the density, road network and drainage corridors under the Sunnyside Heights NCP that were introduced by Development Application No. 7916-0312-00 to the north.

Current Proposal

- The subject application proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from Urban Transitional up to 8 u.p.a. and Drainage Corridor 5 metres to Medium Density Residential 10-15 u.p.a., and for changes in the local road and drainage networks, and rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into six (6) single family lots.
- The application proposes "no build" areas on portions of proposed Lots 2, 3 and 6 in order to create three (3) additional single family lots in the future with lands to the west at 16763 - 18 Avenue.
- The current proposal for six (6) single family lots has a net density of 20 units per hectare (8 u.p.a.), which complies with the existing Urban Transitional up to 8 u.p.a. designation in the NCP. However, when the three (3) additional lots are developed in the future, the net density will be 30 units per hectare (12 units per acre), requiring redesignation to Medium Density Residential 10-15 u.p.a., therefore the subject site is proposed to be redesignated to Medium Density Residential 10-15 u.p.a. as part of the current application, which will avoid the need for a future NCP amendment.
- The proposed lots will be approximately 336-440 square metres (3,617-4,736 sq. ft.) in size and conform to the minimum subdivision requirements of the RF-13 Zone.
- The Engineering requirements associated with the NCP amendments, including for changes to the local road and drainage networks, are summarized in Appendix III. The applicant is required to complete a detailed stormwater analysis to support removal of the drainage corridor, including continuous simulation to adequately address impacts to natural watercourses, and must implement the recommendations from this analysis. Should these requirements not be met, Engineering will not support the proposed NCP amendments.

Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development. Architectural features include feature windows, roof skirting, projections with independent roofs, and trim around windows and doors. Roof slopes shall be less than or equal to 3:12, or greater than or equal to 6:12, but not exceeding 12:12. No more than 3 cladding materials can be used in any elevation, and vinyl siding is not used as exterior wall cladding material.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd. dated October 23, 2017, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all of the proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

A development proposal sign was installed on the subject site on August 29, 2017 and pre-notification letters were sent on January 5, 2018. To date no comments have been received regarding this proposal.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Walnut	1	1	0
Japanese Angelica	1	1	0
Japanese Cherry	2	2	0
Japanese Maple	1	1	0
Purple Plum	2	2	0
Vine Maple	1	1	0
English Oak	1	1	0
Pacific Dogwood	1	1	0
Coniferous Trees			
Douglas Fir	4	4	0
Grand Fir	1	1	0
Japanese Cedar	1	1	0
Sawara Cypress	4	4	0
Total (excluding Alder and Cottonwood Trees)	20	20	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$12,400	

- The Arborist Assessment states that there are a total of 20 protected trees on the site, with no Alder or Cottonwood trees. It was determined that 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 40 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 31 replacement trees will require a cash-in-lieu payment of \$12,400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$12,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 23, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located on at the north-west corner of 168 Street at 18 Avenue, in the Sunnyside Heights Neighbourhood Concept Plan (NCP) Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes an interim net density of 20 units per hectare (8 units per acre) and an ultimate net density of 30 units per hectare (12 units per acre) once the additional three (3) lots along the west property line are subdivided with the lands to the west.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The application proposes the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent soils; ○ Roof downspout disconnection; ○ On-lot infiltration trenches or sub-surface chambers; ○ Vegetated swales/rain gardens/bio-swales; ○ Dry swales; ○ Sediment control devices; and ○ Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The design allows for "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on the subject site on August 29, 2017 and pre-notification letters were sent on January 5, 2018. The proposed rezoning is subject to a public hearing.

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- To reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 21 metres (69 ft.) for Lots 3 and 6; and to 20 metres (66 ft.) for Lots 4 and 5.

Applicant's Reasons:

- The requested variance is required in order to achieve the proposed east-west road and cul-de-sac bulb which is consistent with the existing and proposed road pattern to the north and south.
- The proposal will allow for front loaded driveways on all lots.

Staff Comments:

- The proposed lots comply with the subdivision requirements of the RF-13 Zone in terms of lot width and lot area.
- The cul-de-sac bulb, which impacts the depth of Lots 3-6, is necessary to support the proposed subdivision layout.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the width of the principal building for Lots 4 and 5.

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwelling.
- The proposed rear yard setback is in part due to the required 5.0-metre buffer along 168 Street, which impacts the buildable area of Lots 4 and 5.

Staff Comments:

- The RF-13 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.) with a permitted reduction to 6.0 metres (20 ft.) for 50% of the principal building for Type II lots. The requested variance would reduce the rear yard setback to 5.0 metres (16.5 ft.) for the whole width of the principal building.
- The Sunnyside Heights NCP requires a 5.0 metre buffer along 168 Street to accommodate a multi-use pathway and landscaping. As the landscaping is intended to be a solid buffer, the future houses need to be setback a functional distance from the landscaping, which has been established by the design consultant as 0.9 metres (3 ft.). To help compensate for the increased side yard setback, the applicant has proposed a reduced rear yard setback.
- A basement stairwell can be accommodated within the permitted setbacks in order to maintain a functional rear yard. As such, no additional variances are anticipated to permit a suitable sized dwelling and functional building envelope.

(c) Requested Variance:

- To reduce the minimum front yard setback of the RF-13 Zone for Lots 4 and 5 from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.).

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwellings.

Staff Comments:

- The RF-13 Zone requires a minimum front yard setback of 6.0 metres (20 ft.) with a permitted reduction to 4.0 metres (13 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.). Under the RF-13 Zone, the minimum front yard setbacks may be further reduced to 4.0 metres (13 ft.) and 2.0 metres (6 ft. 6 in.) respectively, to allow for an unenclosed and uninhabitable space such as a porch or veranda, provided that it is covered from above and is an integral part of the principal building.
- The cul-de-sac bulb on the future 18A Avenue reduces the buildable area on proposed Lots 4 and 5. As such, the applicant proposes to reduce the minimum front yard setbacks in order to create a more functional floor plan with adequate living space on the main floor.
- The applicant is proposing to further reduce the permitted reduction for the entire first storey or part thereof of the principal building from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) to provide for additional living space.
- While the variance will allow for a reduced front yard setback of 3.5 metres (11 ft.), the garage will be setback a minimum of 6 metres (20 ft.) per the RF-13 Zone. The applicant also intends to utilize the permissible reduction to the front yard setback to 2.0 metres (6 ft. 6 in.) to allow for an unenclosed and uninhabitable space such as a porch or veranda (not including the garage portion).

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. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Plan
- Appendix VIII. Development Variance Permit No. 7916-0490-00

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

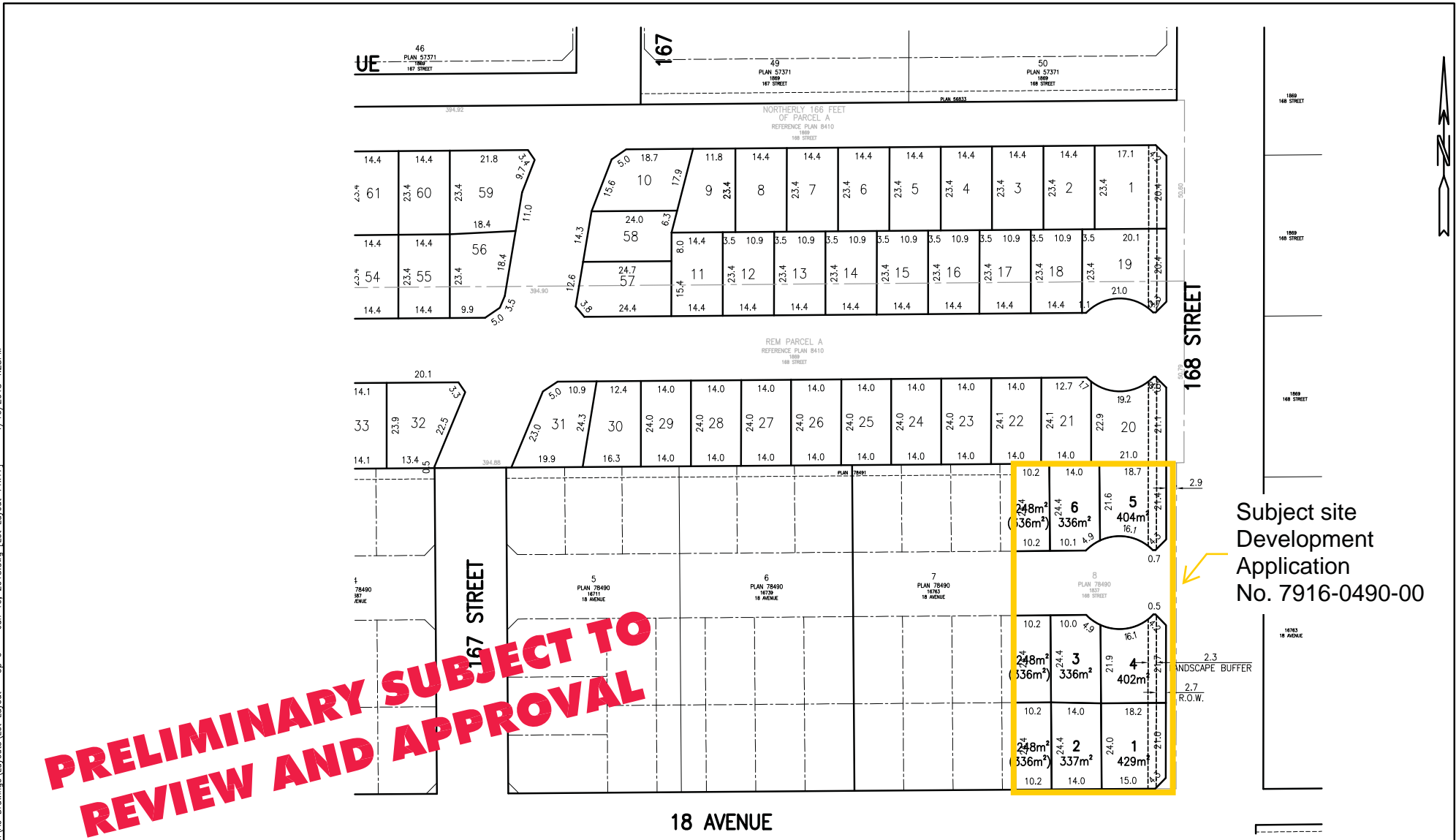
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.02 ac
Hectares	0.41 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	18.9-23.5 m
Range of lot areas (square metres)	409-550 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	20 uph / 8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	n/a
% 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 - setbacks and lot depth



CLIENT:	PROJECT:	1869 168 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:
17028	JAN 2018		1:1000	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

Hub Engineering Inc. Member PACIFIC LAND GROUP

Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

G:\Projects\17028\ben\0 Drawings\Layouts\Lot_Layout - Op_6 - Jan_10_2018.dwg [Lot_Layout.11x17] 1/10/2018 4:28PM

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

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

DATE: **Jan 17, 2018** PROJECT FILE: **7816-0490-00**

RE: **Engineering Requirements
Location: 1837- 168 Street**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

The applicant is required to provide a sanitary sewer analysis to support the increase in density form 8 U.P.A. to 15 U.P.A.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.808 metres fronting 168 Street.
- dedicate 2.5 metres fronting 18 Avenue.
- dedicate 3.0m x 3.0m corner cut at the intersection of 168 Street and 18 Avenue
- dedicate 3.0m x 3.0m corner cut at the intersection of 168 Street and 18A Avenue
- dedicate 0.50m ROWs fronting 168 Street, 18 Avenue and 18A Avenue.
- dedicate 18.0 metres for 18 A Avenue with a 13.0m radius for the cul-de-sac.
- dedicate as road (without compensation) gazette road for the westerly 10.058 metres of 168 Street.
- dedicate 2.7m ROW for Multi-use Pathway on 168 Street.

Works and Services

- construct a 4.0 m Multi-Use Path (MUP) on 168 Street (3.5 m asphalt surface complete with 0.25 m concrete banding on each side).
- construct the north half of 18 Avenue to a through local road standard complete with 10.5 metre asphalt pavement, barrier curb, 3.25 metre grass strip, sidewalks, street trees and street lights.
- construct 18A Avenue to a limited local standard complete with 8.5 metre asphalt pavement, barrier curbs, sidewalks, 13.0 metre radius cul de sac, street trees and street lights.
- construct watermains, storm sewers and sanitary sewers to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

Works and Services

The Engineering Department can support issuance of the Development Variance Permit.



Tommy Buchmann, P.Eng.
Development Engineer

LR1



September-29-17
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0490 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 2018 Enrolment/School Capacity

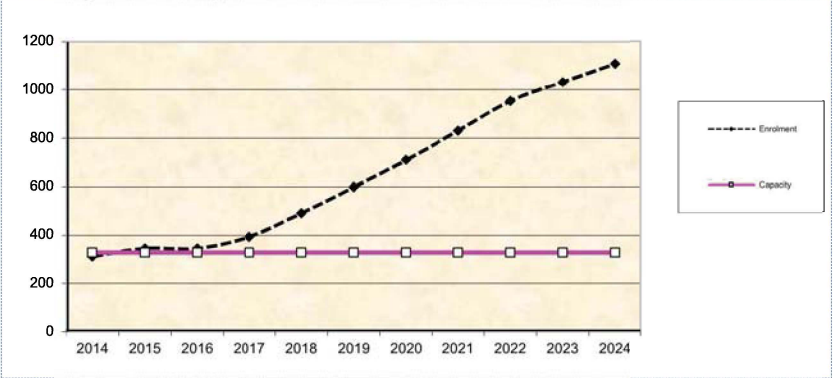
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	80 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

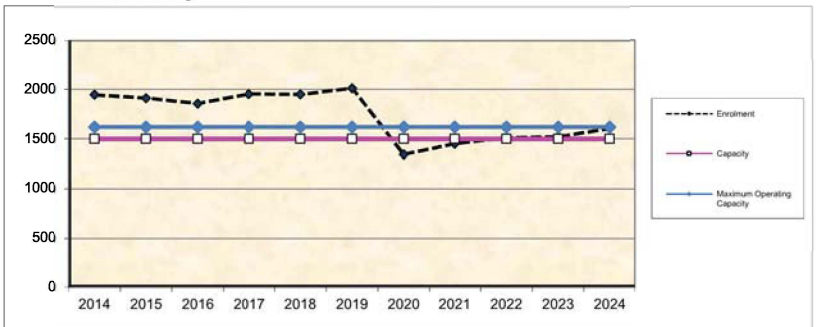
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. The School District has received Capital Project approval for a 300 seat addition to Pacific Heights Elementary projected completed in 2019. Also a preliminary approval has been provided for a new elementary school (in planning stage) to be located on a recently purchased site south of 23rd Avenue - Site #206 near Edgewood Drive. The District has received Capital Project Approval for a New Grandview Area Secondary projected to open in 2020. The new secondary school will have a capacity for 1,500 students (currently in design stage) and will be located East of 168th Ave North of 25th Ave in the same block as the City's aquatic centre property. The school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces to meet local land use plans and impact of densification on enrolment projections.

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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0490-00
Project Location: 1837 - 168 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old (1980's / 1990's) rural / suburban RA zone development area bounded by 16 Avenue to the south, 20 Avenue to the north, 165A Street to the west and 168 Street to the east. Most homes in the surrounding neighbourhood are large, wide, low profile estate-size Bungalows situated on large RA zoned lots. There are also a few Two-Storey and Basement Entry homes with mid to high scale massing characteristics. Roofs slopes range from 5:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept.

However, due to the large number of new applications for compact lot developments in the surrounding area (15-0084-00 - 104 lots to the south, 16-0312-00 - 71 lots to the north, 150443 - 18 lots to the southwest, and four new applications in the 16600 and 16700 blocks on the north side of 18 Avenue west of the subject site. The future character of this area will not be defined by the existing housing stock. Rather, the future character of this area will be defined by hundreds of modern compact lot homes mostly in RF-13 and RF-10 zones. The attributes of the existing homes therefore, will not be used as context for the subject site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 RF-13 zone development. The existing homes and yards are desirable, but building forms suitable for RF-13 developments are necessarily incompatible with large estate Bungalows. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post 2016 compact zone developments, and therefore the existing homes will not be emulated. Rather, regulations context is available from the building schemes of nearby new developments described above.

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

Streetscape: The streetscape in the area surrounding the subject site has an old rural/suburban character. Most homes are large, well kept 25 - 35 year old Bungalows situated on acreages. The future streetscape will be defined by building scheme regulations in the numerous new developments surrounding the subject site.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “West Coast Contemporary”, or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

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

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Either flat to 3:12 to accommodate West Coast Contemporary style homes, or 6:12 to 12:12 to accommodate the expected Neo-Traditional and Neo-Heritage homes, with exceptions to

prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

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

In-ground basements:

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

Treatment of Corner Lots:

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

Landscaping:

High 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:** July 13, 2017

Reviewed and Approved by:



Date: July 13, 2017

Arborist Report – 1837 168th Street, Surrey

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	1837 168 th Street Surrey, BC
Registered Arborist:	Conor Corbett, MSFM. ISA Certified Arborist (PN-8429A) Qualified Tree Risk Assessor (TRAQ) Forester in Training
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)	20
Protected Trees to be Removed	20
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 ___ X one (1) = 0	40
- All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 20	
Replacement Trees Proposed	9
Replacement Trees in Deficit	31
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:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	6
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

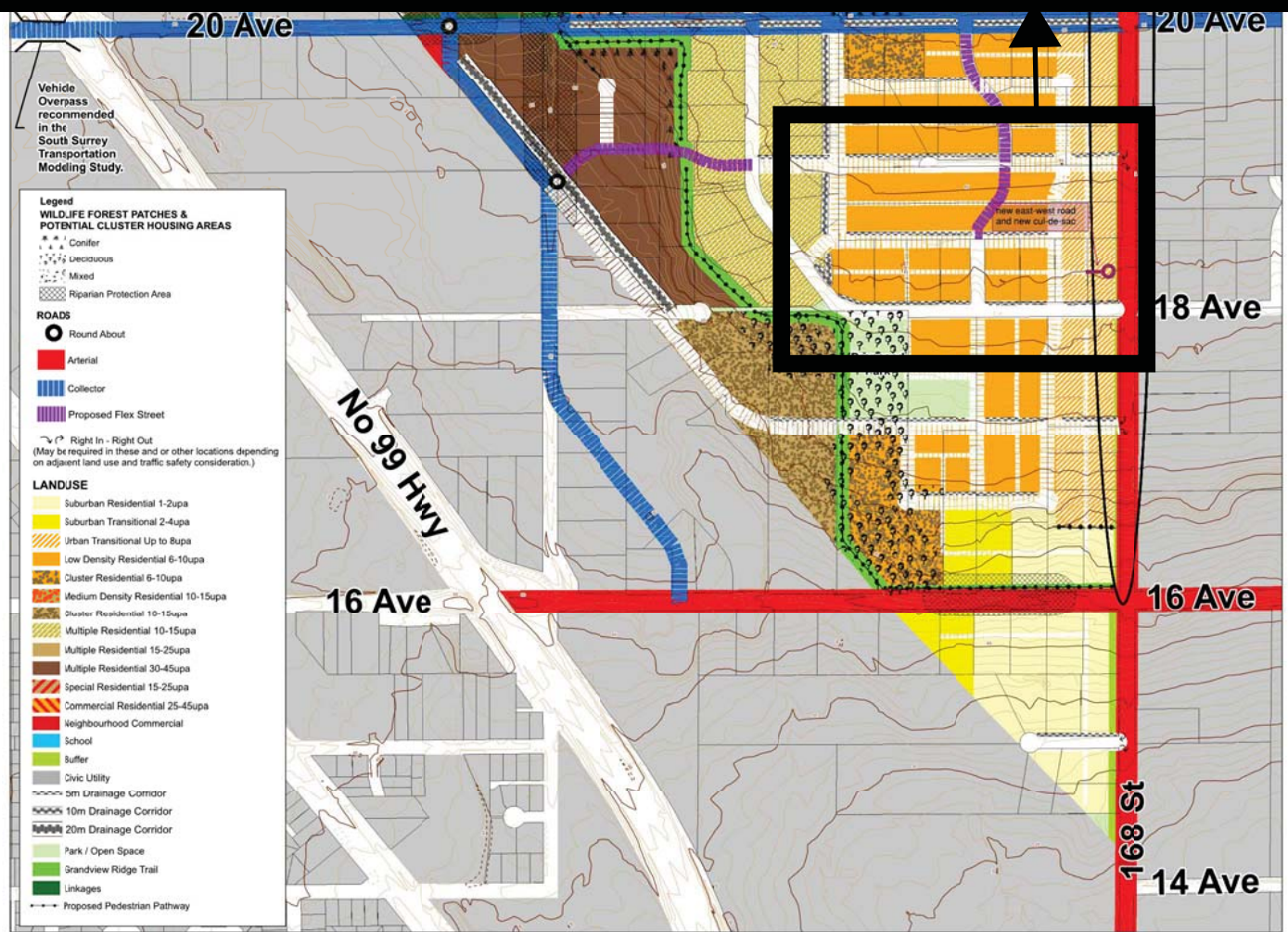
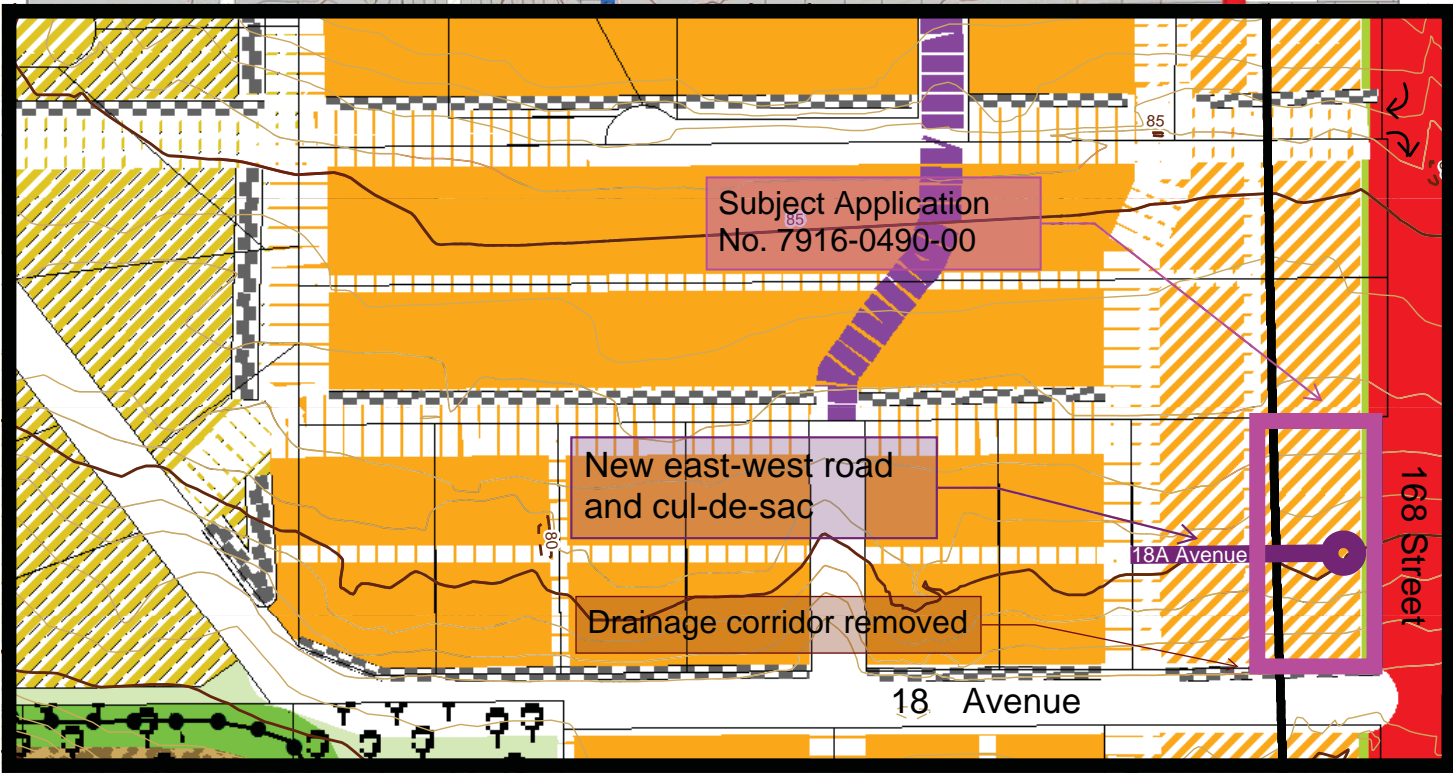
Summary prepared and
submitted by:

Arborist



December 5,
2017

Date

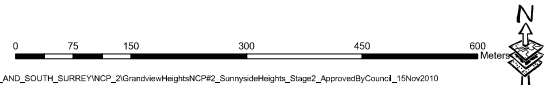


Grandview Heights NCP Area #2 (Sunnyside Heights)

Stage 2 Land Use Concept

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 11 April 2011



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0490-00

Issued To:

(the "Owner")

Address of 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: 011-684-941
 Lot 8 Section 13 Township 1 New Westminster District Plan 78490
 1837 - 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 Subsection K. Subdivision of Part 16B Single Family Residential (13) Zone, the minimum lot depth of the Type II Interior Lot from 24 metres (79 ft.) to 21 metres (69 ft.) for Lots 3 and 6; and to 20 metres (66 ft.) for Lots 4 and 5;
 - (b) In Subsection F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone, the rear yard is reduced from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the width of the principal building for Lots 4 and 5;
 - (c) In Subsection F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone, the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.) for Lots 4 and 5; and
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The 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 .

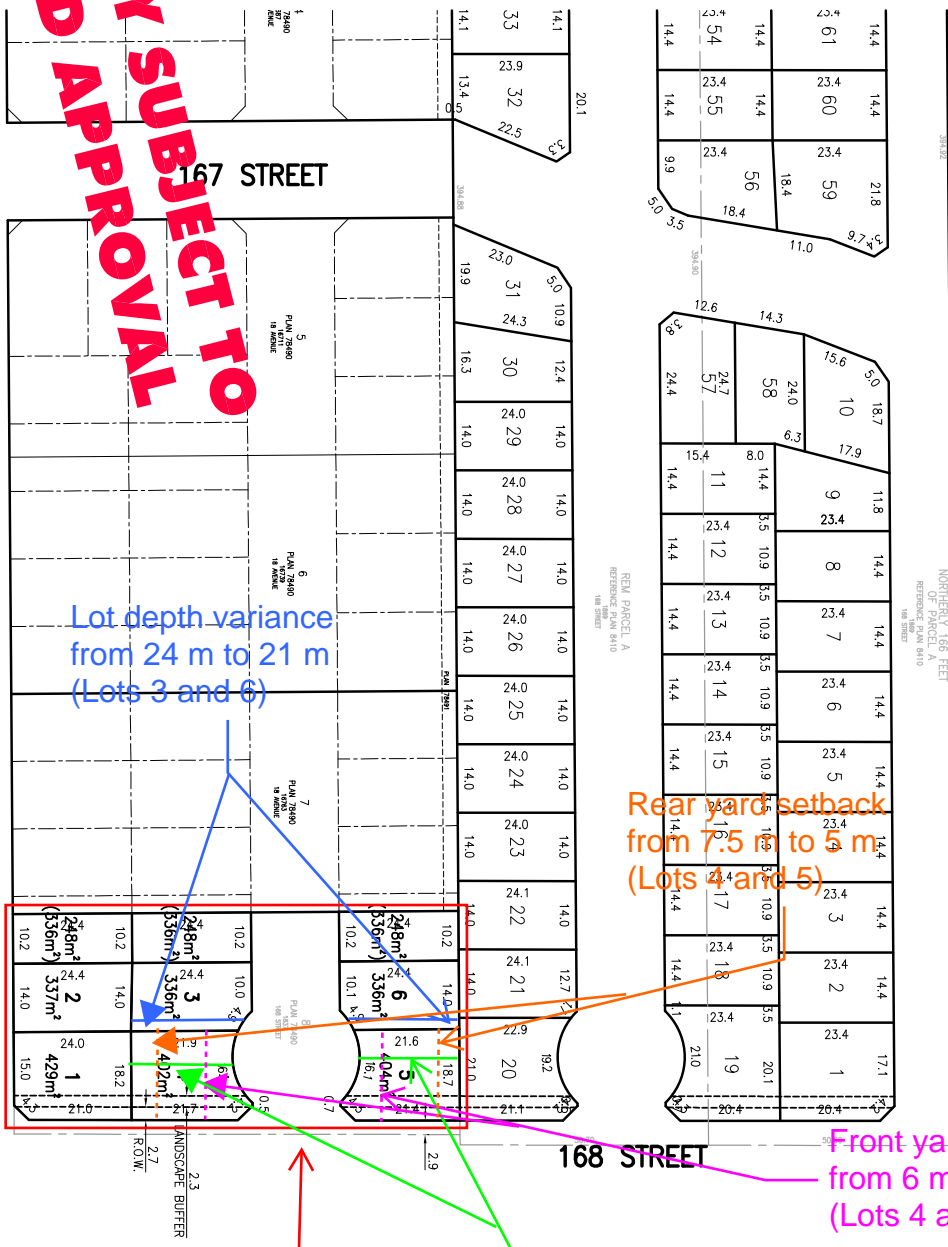
Mayor – Linda Hepner

City Clerk – Jane Sullivan

CLIENT: PROJECT: 1869 168 STREET, SURREY
 DRAWING TITLE: RESIDENTIAL SUBDIVISION
 PROJECT NO: 17028 DATE: JAN 2018
 LEGAL: SCALE: 1:1000
 MUNICIPAL PROJECT NO:
 PRELIMINARY PLAN - SUBJECT TO APPROVAL FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

18 AVENUE



Hub Engineering Inc.
 Engineering and Development Consultants
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 Tel: 604-572-4328 | Fax: 604-501-1625 | mail@hub-eng.com | www.hub-eng.com

Member
PACIFIC GROUP

Subject site
 Development Application
 No. 7916-0490-00