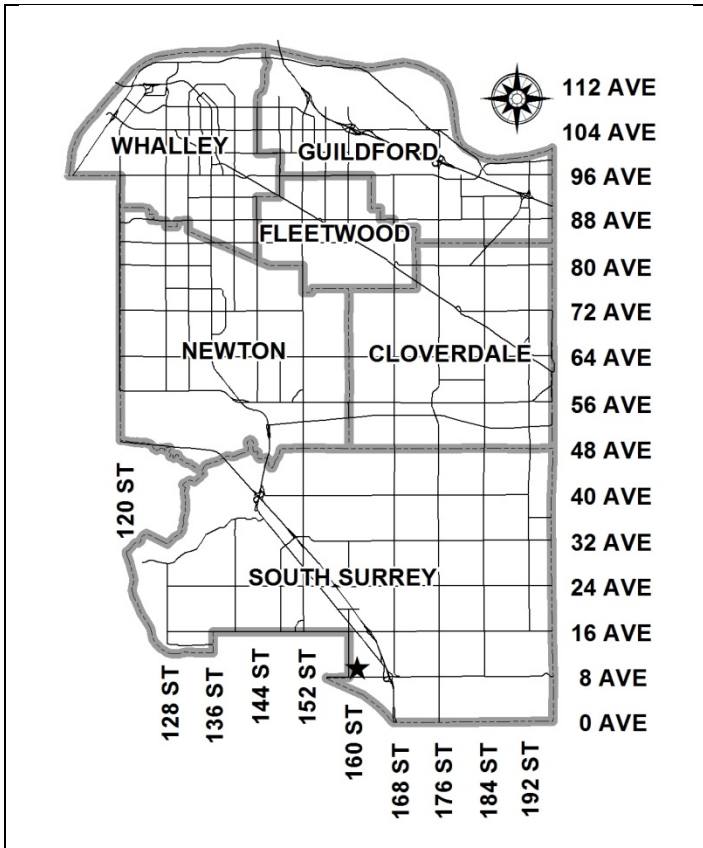


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0436-00

Planning Report Date: July 23, 2018



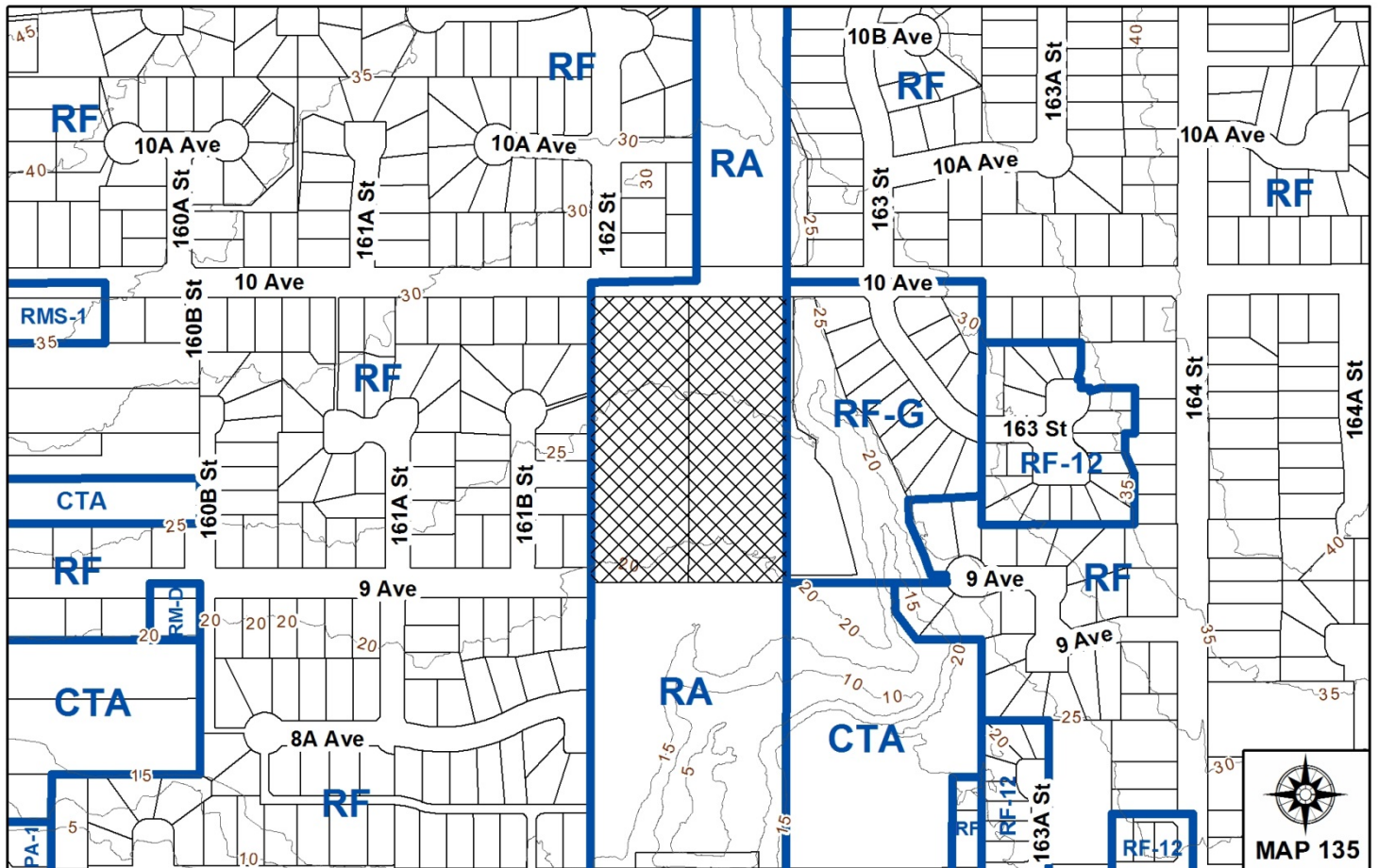
PROPOSAL:

- **Rezoning** from RA to RF-13
 - **Development Permit**
 - **Development Variance Permit**
- to allow subdivision into 36 single family lots.

LOCATION: 16220 - 10 Avenue
 16260 - 10 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes variances to the front and side yard (on flanking street) setbacks for some of the lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation (Urban).
- The proposed development represents a significant infill that will largely be developed as a separate enclave, with minimal exposure to the adjacent RF lands. The proposed RF-13 lot sizes will be comparable to the existing RF-G and RF-12 zoned properties to the east.
- Through consultation with the community, the applicant made several revisions to their proposal in order to improve the interface with the existing RF lots to the west, including reducing the number of proposed lots and increasing the size of the lots along the west boundary, and retaining more trees along the site's west boundary.
- The proposed variances to the front yard setbacks are supportable for the purpose of increased tree retention.
- 3,728 square metres (0.92 acres) of land is proposed to be conveyed to the City in accordance with the Streamside Setback requirements of the Zoning Bylaw and the Sensitive Ecosystems Development Permit Area. The proposed conveyance of the land will provide the maximum safeguarding of the Streamside Areas and Green Infrastructure Areas surrounding McNally Creek and its tributaries.

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 authorize staff to draft Development Permit No. 7916-0436-00 generally in accordance with the Ecosystem Development Plan prepared by Phoenix Environmental Services Ltd., dated May, 2018, and the Geotechnical Report prepared by Geopacific Consultants Ltd., dated June 27, 2017.
3. Council approve Development Variance Permit No. 7917-0436-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage on proposed Lot 10 and Lot 13; and from 4.0 metres (13 ft.) to 3.5 metres (12 ft.) for the remainder of the building face on proposed Lot 10 and Lot 13.
 - (b) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage on Lot 11 and Lot 14; and
 - (c) to increase the maximum permitted floor area of the second storey for the principal building from a maximum of 80% to 90% of the main floor area on lots 10, 11, 13 and 14.
4. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; 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:**

18 students at South Meridian Elementary School
9 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 between Fall, 2019 and Spring, 2021.

Parks, Recreation & Culture: Parks has some concerns about the pressure the proposed subdivision will place on existing Parks, Recreation and Culture facilities in the neighbourhood. A park amenity contribution will be required before final approval of this project. The applicant has agreed to provide a parks amenity contribution of \$1,070 per lot in order to address the concern.

The parks amenity contribution will be used toward the construction of a pedestrian walking trail system that will eventually connect 9 Avenue to 8 Avenue, including a looping trail, pathway and bridge crossing of McNally Creek. The walking trail system will be constructed in the future once similar parks amenity contributions have been collected from the remaining sites with development potential in the immediate area.

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

Heritage Advisory Commission (HAC): The Commission's mandate is to consider all types of heritage, including natural heritage, including trees and streams.

Greenery and natural parks are important characteristics of Surrey.

The City's knowledge of streams and stream protection has changed since the house was built.

It is important that the health of the stream be protected and that appropriate setbacks are applied.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 10 Avenue):	Single family residential	Urban	RF and RA
East:	Vacant lot (under Development Application No. 7917-0586-00), which proposes subdivision into 5 single family lots (pre-Council)	Urban	RF-G
South:	2.4 hectare (6 acre) residential lot with one single family house and Class A/B watercourses.	Urban	RA
West:	Single family residential	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The 2.5 hectare (6 acre) subject site is located along the south side of 10 Avenue, between 162 Street and 163 Street, west of McNally Creek. The site is designated "Urban" in the Official Community Plan and is zoned "One-Acre Residential Zone (RA)".
- There are currently two existing single family homes on the site, which will be demolished to accommodate the proposed development.
- The subject site is surrounded by an established single-family neighbourhood. The neighbouring properties are predominantly occupied by single family dwellings and zoned "Single Family Residential Zone (RF)", "Single Family Residential Gross Density Zone (RF-G)", "Single Family Residential (12) Zone (RF-12)", and "One-Acre Residential Zone (RA)".
- The areas to the north and west of the site were developed in the 1980s and are zoned RF, whereas to the east, the lands that were developed in the 1990s are zoned RF-G and more recent developments in the 2000s are zoned RF-12. The transition to the smaller single family lots over time is reflective of changing development patterns throughout Surrey, including higher land values and an increasing demand for housing.
- The site is located within the Sensitive Ecosystems and Hazard Lands Development Permit Areas.

Heritage House

- In October 2017, staff received a request from the applicant that the Heritage Advisory Commission consider the heritage value of the house located at 16260 10 Avenue. The Commission requested that the applicant have the property evaluated by a heritage professional. The evaluation worksheet prepared by Donald Luxton & Associates recommended the addition of the Krumhardt Residence to the Surrey Heritage Register.
- On January 24, 2018, the HAC recommended that the Krumhardt Residence be added to the Heritage Register. Council approved the addition of the Krumhardt Residence to the Heritage Register on March 12, 2018.
- The house is located adjacent to McNally Creek, which is a red coded creek requiring a minimum 30 metre (100 ft.) setback from the top-of-bank of the creek in accordance with Zoning By-Law requirements. In order to retain the house in its current location, the application would require a significant variance to the streamside setbacks.
- As part of the Development Application, staff assessed the appropriateness of a variance to the required creek setback in order to preserve the house. It was determined that a variance to the Riparian Protection Setbacks could not be supported for the following reasons:
 - There is known slope erosion in McNally Creek and specifically in the section of the creek adjacent to the subject site.
 - The Arborist Report shows trees within the Streamside Protection and Enhancement Area (SPEA) to be cut down due to being a hazard to the existing home, which may have implications on slope stability.
 - The City is concerned about contingent liability related to consequences of slope erosion on the house, which could include property damage and personal injury.
- The Krumhardt Residence is not proposed to be retained due to the Riparian Protection Setback requirements and concerns regarding slope stability. The house will be removed from the Heritage Register by Surrey's Heritage Advisory Commission once the property owners apply for a demolition permit to remove the existing dwelling.

Proposal

- The application proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 36 single family lots.
- The proposed RF-13 Zone allows for lot sizes and home sizes that are comparable to those permitted under the RF-12 and RF-G Zones. The RF-13 Zone has largely replaced both the RF-12 and RF-G Zones.
- The proposed lots will range in size from 350 square metres (3,767 sq. ft.) to 535 square metres (5,759 sq. ft.), with most lots substantially larger than the minimum lot size of 336 square metres (3,600 sq. ft.) allowed under the RF-13 Zone. All lots conform to the minimum lot width, lot depth, and lot area requirements of the RF-13 Zone.

- The proposed subdivision has a density of 25 units per hectare (u.p.h.) or 10 units per acre (u.p.a.), net of road dedications and open space/streamside areas.
- A Development Variance Permit (DVP) is proposed to the front setbacks for Lots 10, 11, 13 and 14 for the purpose of tree retention.
- The application proposes a connection between 9 Avenue and 10 Avenue via a new north-south local road (162A Street), which is discussed in further detail below.
- The application proposes to convey 3,728 square metres (0.92 acres) of land to the City for streamside protection and open space surrounding McNally Creek and its tributaries, which will provide the maximum safeguarding for the Streamside Areas and Green Infrastructure Areas in accordance Sensitive Ecosystems Development Permit Area.

Building Design Guidelines & Lot Grading

- The applicant has 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.
- A preliminary lot grading plan, submitted by WSP Canada Inc., dated May 29, 2018, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all 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.

DEVELOPMENT PERMIT

Sensitive Ecosystems

- The proposed streamside setbacks are 30 metres from the Top of Bank from the Class A Natural Stream (McNally Creek) and 15 metres from the Top of Bank of the Class B Natural Stream (tributary of McNally Creek), utilizing the flex provision permitted under the Zoning Bylaw. The flex provision states that "provided there is no loss in the total size of the streamside setback area, the minimum distance from the top of bank may be reduced by no more than 5 metres and increased by no more than 10 metres." The applicant has provided an Ecosystem Development Plan prepared by Phoenix Environmental Services Ltd., dated May 2018, which confirms that the proposed setbacks are in accordance with the streamside setback requirements of the Zoning Bylaw.

Hazard Lands

- The applicant has submitted a Geotechnical Report prepared by GeoPacific Consultants Ltd., dated June 27, 2017. The proposed development is subject to the Hazard Lands – Steep Slopes Development Permit for its proximity to steep slope areas surrounding McNally Creek. No structures are proposed within the steep areas, as most of the land identified as a steep slope area is within the streamside areas being conveyed to the City for environmental protection. The Geotechnical Report confirms that, from a geotechnical standpoint, the proposed

development is feasible provided that the recommendations of the report are incorporated into the overall design.

PROPOSED LAND USE

- The proposed rezoning of the subject site to RF-13 and subdivision into 36 single family residential lots is appropriate from a land-use perspective. The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP) and is complementary to the surrounding existing single family developments, which includes RF-G and RF-12 lots on the east side of McNally Creek.
- The OCP provides guidance on sensitive infill through Policy A.3, which encourages infill development that is compatible with existing neighbourhoods. The subject proposal complies with this policy as the subject site is a separate enclave with minimal exposure to adjacent lots. Most of the proposed lots are internal to the site with the exception of the lots along the west property line and those along 10 Avenue.
- Through consultation with the community, the applicant has made the following adjustments to their proposal in order to achieve a more sensitive interface with the existing, larger RF zoned lots to the west:
 - reduced the number of proposed lots;
 - ensured that the lots along the west property line are substantially larger than the minimum lot size of 336 square metres (3,600 sq. ft.) allowed under the RF-13 Zone; and
 - increased tree preservation along the west property line.
- The proposed streamside/open space being conveyed to the City is in accordance with the Streamside Setback requirements of the Zoning Bylaw and the Sensitive Ecosystems Development Permit Area. The proposed conveyance of the land will provide the maximum safeguarding of the Streamside Areas and Green Infrastructure Areas surrounding McNally Creek and its tributaries.

EXTENSION OF 9 AVENUE

- 9 Avenue currently terminates in a "dead end" that was constructed to a temporary standard with an interim asphalt curb in place at the most easterly point of 9 Avenue instead of a finished cul-de-sac bulb or formalised dead end.
- Consistent with the intention of the original development to the west in the 19080s, 9 Avenue is proposed to be extended and connected to 10 Avenue via a new local north-south road (162A Avenue), as part of the proposed development application.
- The existing 9 Avenue is approximately 400m in length, which exceeds the maximum permitted road length of 220 metres (722 ft.) contained within the City's Engineering Design Criteria Manual (Section 6.2.4) and forms part of the Subdivision and Development Bylaw.
- Maximum road lengths are applied to limited local roads and interim roads that have only a single point of access to an intersecting road in order to:

- limit the number of dwelling units and overall vehicle trips serviced by a single point of access;
 - provide increase accessibility and secondary alternative routing options for residents and emergency services; and
 - to minimize the number of homes that may be impacted should the road be blocked during an emergency.
- Although there is a circuitous route to 8 Avenue through a lane south of 9 Avenue, this is not considered an appropriate alternative route for neighbourhood traffic or emergency services.
 - The proposed extension of 9 Avenue maintains the local road classification, which has a purpose to provide access to properties and provide connections within communities, and as such serve local traffic.
 - The current proposal would provide the City with half the road dedication required for the completion of 9 Avenue. However, there is insufficient space to connect to the existing road allowance for vehicle passage.
 - The remaining road dedication would be obtained through future development of the property to the south at 16203 - 8 Avenue, at which time 9 Avenue would be connected to meet the local road standard.

“9th Avenue Resident’s Association’s” Concerns

- The extension of 9 Avenue to connect through to 10 Avenue is a major concern of residents to the west of the subject site and is discussed further in the Community Consultation section of the report. The residents’ concerns include the intent and rationale for the extension, pedestrian safety due to a lack of sidewalks in the neighbourhood and increased traffic.
- City staff have had ongoing correspondence with the “9th Avenue Residents Association” regarding the proposed connection. Transportation Staff met with the group on June 4 2018 to hear more about their concerns, present the rationale for the extension, and review potential solutions to address their concerns while achieving the objectives of the 9 Avenue connection.
- The concerns about increased traffic are associated from the City of White Rock connection of 9 Avenue with Columbia Avenue. While 9 Avenue is a local road in Surrey, Columbia Avenue is a Primary Collector road in White Rock and provides a direct connection to Marine Drive. In Surrey, 10 Avenue is a Collector and connects with Pacific Avenue in White Rock, which is a Neighbourhood Collector.
- The Association believes that the 9 Avenue connection will introduce short cutting traffic from non-local residents travelling from White Rock to Surrey. Traffic count information conducted previously was done during the off-season in White Rock, which was also a concern to the association as it may not have accurately reflected the seasonal increase in traffic. Engineering will be conducting summer time counts on 160 Street at both 9 Avenue and 10 Avenue to evaluate the seasonal increase in traffic and turning movements. However, based on the off-season counts both intersections were well below the volumes that would typically warrant enhanced traffic control.

Considerations & Staff Recommended Approach

- Two important factors for the 9 Avenue extension are that vehicles will not be able to connect as part of this development application, and that residents are concerned about the potential for non-local traffic use of 9 Avenue. In consideration of these two factors, the rationale for the road connection, and the concerns raised by the residents, Engineering is recommending the following approach to the future extension:
 - Require the subject site provide the necessary road allowance and infrastructure to provide for the future extension of 9 Avenue and connect it for pedestrians only at this time.
 - Require the future development site to the south provide the necessary road allowance and infrastructure to complete and open 9 Avenue to vehicle traffic.
 - Require the development provide a contribution to the construction of sidewalks on 9 Avenue and for sidewalk construction to be completed either as Capital project or a Development Coordinated Works project.
 - Conduct traffic volumes, speeds, and conduct license plate surveys during the seasonal peak period once the road connection is open to vehicle traffic.
- Should there be an observable source of non-local traffic using 9 Avenue once the connection is made then Engineering will commit to:
 - Evaluating the intersections of 9 Avenue and 10 Avenue at 160 Street or future improved traffic control measures and implemented if warranted.
 - Implementing traffic control devices, such as speed humps, to discourage non-local traffic use of 9 Avenue and/or if warranted for managing vehicle speeds.
 - Conducting post traffic calming and improved traffic control measures monitoring of traffic volumes, speeds, and license plate surveys.
- Should there still be an observable source of non-local traffic using 9 Avenue once the connection is made then Engineering will commit to further actions, which would include consideration of the closure of 9 Avenue to vehicle traffic with the implementation of locking post bollards or a vehicle gate.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	31	31	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf maple	98	98	0
Paper birch	2	2	0
Flowering dogwood	1	0	1
Pacific dogwood	1	1	0
Green ash	1	0	1
Walnut maple	1	1	0
Apple	2	2	0
Bitter Cherry	4	4	0
Flowering Cherry	5	5	0
Coniferous Trees			
Grand fir	1	1	0
Deodar Cedar	1	1	0
Sawara cypress	1	1	0
Dawn redwood	1	1	0
Norway spruce	1	1	0
Western white pine	1	1	0
Douglas-fir	46	39	7
Western Red Cedar	54	51	3
Western hemlock	2	2	0
Mixed coniferous	11	11	0
Total (excluding Alder and Cottonwood Trees)	234	222	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		113	
Total Retained and Replacement Trees		125	
Contribution to the Green City Fund		\$146,400	

- The Arborist Assessment states that there are a total of 234 protected trees on the site, excluding Alder and Cottonwood trees. 35 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal, including those within the proposed open space. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement or cash-in-lieu are required for the monitoring and maintenance of the works in the proposed parkland.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 479 replacement trees on the site. Since only 113 replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of 366 replacement trees will require a cash-in-lieu payment of \$146,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 125 trees are proposed to be retained or replaced on the site with a contribution of \$146,400 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 Local BCS Corridor within the subject site, in the South Surrey BCS management area, with a High ecological value. This riparian corridor for McNally Creek is partially protected through a network of parks. The BCS recommends a target Corridor width of 50 metres, a portion of which falls on the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located within the Fergus Creek Watershed area to the east of Highway 99 No. Hub F is a large natural area with important aquatic and riparian habitat for species at risk. It includes pockets of forest and shrub communities that have been fragmented by old fields and contains some protected areas, including Fergus Watershed Biodiversity Preserve Park.
- The development proposal conserves 100% of the target GIN area on the subject site. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

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 proposal complies with the site's Urban OCP land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed single family lots range in size from 350 m² – 535 m².
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Roof downspouts are proposed to be disconnected. Sediment control devices are proposed. The site contains a Yellow-Coded Stream (Class B). 3,728 square metres (0.92 acres) of land is proposed to be conveyed to the City at no cost for riparian protection and open space.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Sustainable Transport and Mobility options are not proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Accessibility and safety considerations are not proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> Green Certification is not proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant held a Public Information Meeting to solicit feedback from area residents on December 12, 2017.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF-13 Zone from:
 - 6.0 metres (20 ft.) to 5 metres (16 ft.) for the garage on Lot 10 and Lot 13; and
 - 4.0 metres (13 ft.) to 3.5 metres (12 ft.) for the remainder of the building face on Lot 10 and Lot 13;
- To reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 5 metres (16 ft.) for the garage on Lot 11 and Lot 14; and
- To increase the maximum floor area of the second storey from a maximum of 80% to 90% of the main floor area on Lots 10, 11, 13 and 14.

Applicant's Reasons:

- Trees designated for preservation at the west (rear) of Lots 10, 11, 13, 14 consume a substantial portion of the buildable area of each lot. DVPs are needed to compensate for lost buildable area.

Staff Comments:

- The variances are requested in order to achieve reasonably-sized homes on lots where trees are proposed to be retained.
- The proposed variances are supportable.

COMMUNITY CONSULTATION

- Pre-Notification letters were sent on November 27, 2017 to residents within 100 metres (328 ft.) of the subject site and Development Proposal Signs were installed on November 30, 2017. Staff have engaged in a variety of communications with area residents in the form of email, telephone calls, meetings and a site visit, and a public information meeting was also held on December 12, 2017.
- The public information meeting had 96 attendants and 64 comment cards were submitted. Concerns with the proposed development primarily relate to the proximity of development to McNally Creek (to the east of the subject site) and the proposed road network connecting to the existing 9 Avenue to the west. There was also public opposition to the proposed retention of the existing house on 16260 – 10 Avenue, which has heritage value but is located within the streamside setback area of McNally Creek. Staff comments are provided below in italics.

The proposal has since been revised to demolish the house and convey this portion of the site to the City for streamside protection. By removing the existing house, the development now complies with the 30 metre Streamside Setback requirement of the Zoning Bylaw and the proposed development is in accordance with the Sensitive Ecosystems Development Permit Area guidelines, therefore addressing the area resident concerns with protection of McNally Creek.

- The “Friends of McNally Creek” submitted a letter, dated June 4, 2018, expressing their support for the current development proposal, however they subsequently withdrew their support for the proposed RF-13 land use in a letter, dated July 3, 2018. The letter cites a preference for keeping the RF zoning in the area. The letter also indicated that the group believes that more trees can be retained on RF-zoned lots than on the proposed RF-13 lots. Staff comments are provided in italics following the group’s concerns.

Some area residents may be concerned that if the site is rezoned to RF-13, it would set a precedent for the entire area to be rezoned to RF-13 in the future. The proposed lots are not mid-block in an existing neighborhood; rather, they form a separate enclave with minimal exposure to adjacent lots. The proposed lots are substantially larger than the minimum lot size of 336 square metres (3,600 sq. ft.) allowed under the RF-13 Zone. As a result, the homes built on the proposed lots would be similar in size to those in the surrounding area. On RF lots, new homes would likely be larger than those in the immediate area and have larger building footprints which may conflict with tree preservation efforts.

The applicant has also indicated that, under an RF scenario, the minimum safeguarding for the Streamside Areas would be proposed (registration of a combined Restrictive Covenant/Right-of-Way against the property) rather than the currently-proposed maximum safeguarding (conveyance of riparian areas to the City at no cost).

- The extension of 9 Avenue to connect through to 10 Avenue has also been a major concern of residents to the west of the subject site. The “9th Avenue Residents Association’s” concerns include pedestrian safety and increased traffic. City staff have had ongoing discussions with the 9th Avenue Residents Association regarding the proposed connection and their concerns. Staff comments are provided in italics following the group’s concerns.

9 Avenue should remain a dead-end street.

At the south west corner of the subject site, 9 Avenue currently terminates in a "dead-end" that is constructed to a temporary standard. There is an interim asphalt curb in place at the most easterly point of 9 Avenue rather than a typical finished cul-de-sac bulb or formalized dead-end.

The City has always planned to complete 9 Avenue through future development to improve connectivity and circulation within the road network. The existing 9 Avenue is approximately 400m in length, which exceeds the maximum permitted road length of 220 metres (722 ft.) contained within the City's Design and Construction Standards which forms part of the Subdivision and Development Bylaw.

The maximum road length is required to limit the number of dwelling units and overall number of vehicle trips serviced by a single point of access and provides a secondary access route for emergency service vehicles. The City received a petition, dated December 1, 2017, with 119 signatures, requesting that the City not connect 9 Avenue. There have also been multiple service requests submitted to the City from one area resident requesting consideration of improved connectivity for emergency vehicle access in the existing neighbourhood west of the subject site and east of 160 Street (along 9 Avenue).

As part of the proposed application, the applicant is required to dedicate 10 metres (33 ft.) along a portion of the south property line to provide an interim connection to 9 Avenue. Due to the alignment of the existing 9 Avenue, the typical half road standard cannot be achieved through this application and there will be no vehicle connectivity to the existing 9 Avenue. The road dedication will likely be constructed with a sidewalk and boulevard, as per typical City Standards.

Connecting 9 Avenue through from 10 Avenue (via 162A Street) will result in a significant increase in traffic through the neighbourhood.

The City’s Transportation Division staff have reviewed traffic data of the existing volumes along 9 Avenue and projected volumes with the potential of an ultimate connection and found them to be within the average of typical local road volumes.

The ‘9th Avenue Residents Association’ requests a study of the intersection of 10 Avenue and 160 Street, as it may warrant an all-way stop.

This request was reviewed by the Traffic Management group and it was found that an all-way stop is not warranted at this time, however it will continue to be monitored.

There are no sidewalks on the north side of the existing 9 Avenue. Connecting 9 Avenue is dangerous in the absence of sidewalks.

The applicant has agreed to contribute monies towards the construction of a sidewalk along the existing 9 Avenue, west of the subject site.

PROJECT EVALUATION

- Although the “Friends of McNally Creek” supported the proposal initially, in a letter dated July 3, 2018, support for the proposed land use was withdrawn.
- The ‘Friends of McNally Creek’ have reservations about the proposed RF-13 zoning and wish to see a development form that follows the RF zone.
- The applicant advises that, notwithstanding the concerns about the connection of 9 Avenue, the “9th Avenue Resident’s Association” is supportive of the proposed land use.
- The OCP provides guidance on sensitive infill through Policy A.3, which encourages infill development that is compatible with existing neighbourhoods. The subject proposal complies with this policy as the subject site is a separate enclave with minimal exposure to adjacent lots. Most of the proposed lots are internal to the site with the exception of the lots along the west property line and those along 10 Avenue.
- The applicant has actively consulted with the community throughout the application process. Through consultation with the community, the applicant has made the following adjustments to their proposal in order to achieve a more sensitive interface with the existing, larger RF zoned lots to the west:
 - reduced the number of proposed lots;
 - ensured that the lots along the west property line are substantially larger than the minimum lot size of 336 square metres (3,600 sq. ft.) allowed under the RF-13 Zone; and
 - increased tree preservation along the west property line.
- The proposed lots will range in size from 350 square metres (3,767 sq. ft.) to 535 square metres (5,759 sq. ft.), with most lots substantially larger than the minimum lot size of 336 square metres (3,600 sq. ft.) allowed under the RF-13 Zone. All lots conform to the minimum lot width, lot depth, and lot area requirements of the RF-13 Zone.

- The application proposes to convey 3,728 square metres (0.92 acres) of land to the City in accordance with the Streamside Setback requirements of the Zoning Bylaw and the Sensitive Ecosystems Development Permit Area. The proposed conveyance of the land will provide the maximum safeguarding of the Streamside Areas and Green Infrastructure Areas surrounding McNally Creek and its tributaries.
- The applicant is committed to continuing their discussions with the 9th Avenue Residents Association” and the “Friends of McNally Creek” and will continue to do so over the summer months and prior to any Public Hearing should Council grant First and Second Reading of the Rezoning By-law and allow the application to proceed to a Public Hearing in the fall.

Conclusion

Based on the above, staff is of the view that there is sufficient merit to the proposal, and accordingly, recommends that Council allow the application to proceed to Public Hearing.

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.	DRAFT Heritage Advisory Commission Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7917-0436-00.

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan Prepared by Phoenix Environmental Services Ltd., dated May, 2018.
- Geotechnical Report Prepared by Geopacific Consultants Ltd., dated June 27, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

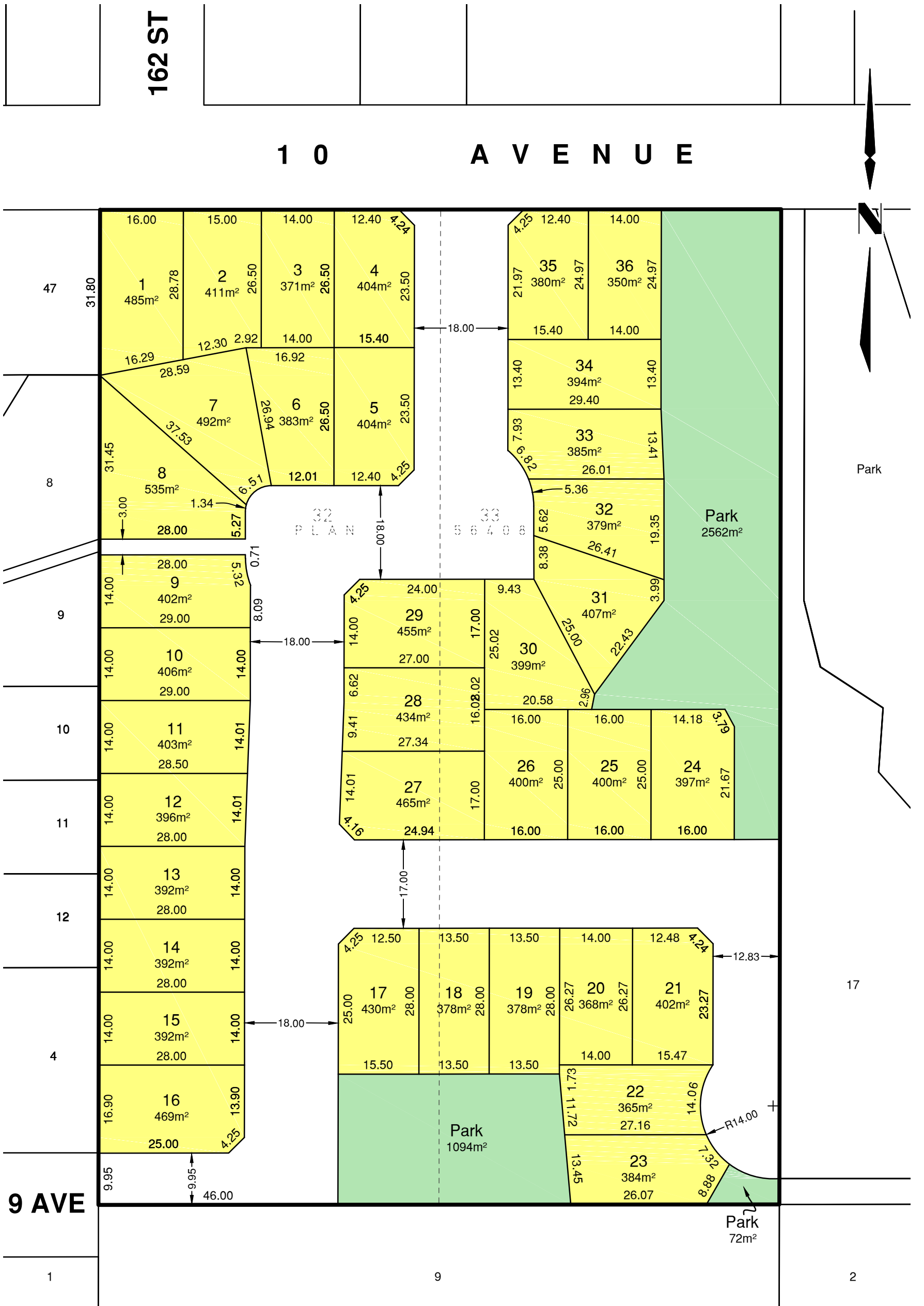
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	6.1
Hectares	2.5
NUMBER OF LOTS	
Existing	2
Proposed	36
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m -17.0 m
Range of lot areas (square metres)	350 m ² - 535 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.9 upa / 14.4 uph
Lots/Hectare & Lots/Acre (Net)	6.85 upa / 16.9 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.5%
Estimated Road, Lane & Driveway Coverage	18.4%
Total Site Coverage	35.9%
PARKLAND	
Area (square metres)	3731 m ²
% of Gross Site	14.9%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Tree Retention	YES



McNally Creek Developments Ltd

PROPOSED SUBDIVISION PLAN

PROPOSED SUBDIVISION OF LOTS 32 AND 33, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 56408

May 24, 2018



The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:750.

All distances are in metres and decimals thereof.

* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



File: 171-60893-00-000-00-CSTPE001-R3

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

FROM: Development Engineer, Engineering Department

DATE: Jul 03, 2018 **PROJECT FILE: 7817-0436-00**

**RE: Engineering Requirements
Location: 16220 10 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

10 Avenue – Collector

- No dedication required - transportation is waiving the 1.942 m dedication requirement to be consistent with other applications along 10 Avenue.

9 Avenue - Local

- dedicate 10.0 m for ultimate 20.0 m local road allowance;
- dedicate a 3.0-metre x 3.0-metre corner cut at 162A Street intersection; and
- register 0.5 m statutory right-of-way (SRW) for inspection chambers and sidewalk maintenance.

162A Street - Local

- dedicate 18.0 m for ultimate 18.0 m local road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at 9A Avenue, 10 Avenue, and at proposed transitions; and
- register 0.5 m SRW for inspection chambers and sidewalk maintenance.

9A Avenue (east-west) – Local

- dedicate 17.0 m for ultimate 17.0 m local road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at 9A Avenue (north-south portion); and
- register 0.5 m SRW for inspection chambers and sidewalk maintenance.

9A Avenue (north-south) – Local

- dedicate 14.82 m for ultimate 17.0 m local road allowance, including R=14.0 m cul-de-sac.

Works and Services

10 Avenue – Collector

- No construction required.

9 Avenue - Local

- Construct north side of 9 Avenue to local road standard.

162A Street - Local

- Construct 162A Street to local road standard;

NOTE: Detailed Land Development Engineering Review available on file

9A Avenue(east-west) – Local

- Construct 9A Avenue to local road standard.

9A Avenue(north-south) – Local

- Construct 9A Avenue to local road standard. A minimum of 6.0 m pavement is acceptable for this north-south portion as an interim solution, until the remainder of the dedication on the east side can be provided. Ultimate pavement width will be required to be achieved once the full dedication is secured; and
- Construction of a portion of the cul-de-sac bulb is also required.
-

Utilities

- Construct storm, water, and sanitary systems required to service the proposed development site, including internal and fronting roads;
- Construct all service connections, complete with inspection chambers and water meters to each lot; and
- Construct appropriate sustainable drainage measures to ensure there is no net increase in post-development flow for all return period events.

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 or Development Variance Permit.



Tommy Buchmann, P.Eng.
Development Engineer

M51



Planning

July 19, 2018

School Enrolment Projections and Planning Update:

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

Since 2015, South Meridian Elementary has been operating over capacity and it is projected to continue over the next 10 years. As of September 2017, there are 3 portables on site used as enrolling space. It is projected that enrolment will be over 300 students with an operating capacity of 130%. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With Peace Arch Elementary currently operating at 185%, there is no ability to do a boundary change to relieve enrolment pressure. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

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 targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0436 00

SUMMARY

The proposed 36 Single family with suites are estimated to have the following impact on the following schools:

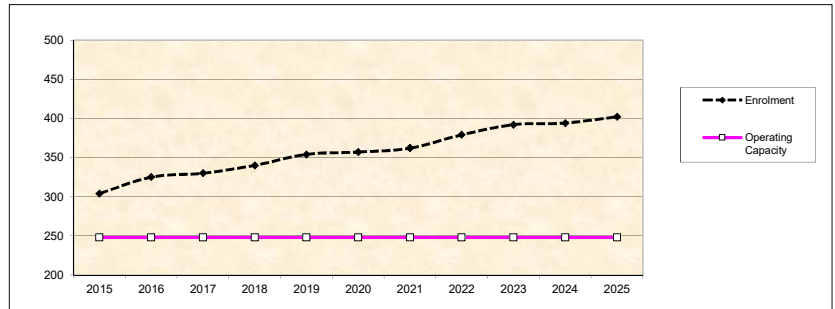
Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

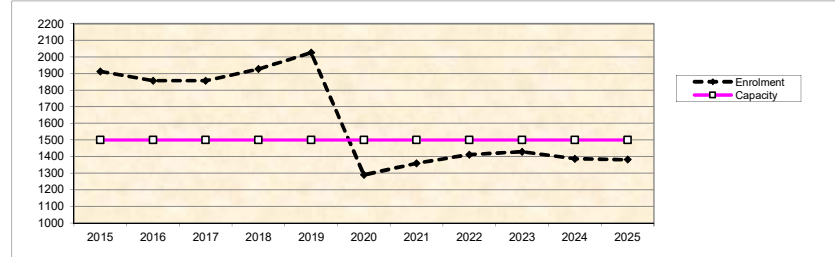
September 2017 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	39 K + 291
Operating Capacity (K/1-7)	38 K + 210
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

South Meridian 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.

DRAFT

**Surrey Heritage Advisory Commission
Minute Extract June 27, 2018**

- (c) **Development Application No. 7917-0436-00
16260 10 Avenue (Krumhardt Residence)
File: 6800-10**

Kelsey Baglo, Heritage Planner, summarized the report dated June 14, 2018 regarding Development Application No. 7917-0436-00 for the Krumhardt Residence located at 16260 10 Avenue.

The Commission noted the following comments:

- The Commission's mandate is to consider all types of heritage, including natural heritage, including trees and streams.
- Greenery and natural parks are important characteristics of Surrey.
- The City's knowledge of streams and stream protection has changed since the house was built.
- It is important that the health of the stream be protected and that appropriate setbacks are applied.

It was Moved by Commissioner Tannen
Seconded by Commissioner Evans
That the Surrey Heritage Advisory
Commission (SHAC) receive the report dated June 14, 2018 for information.
Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0436-00
 Project Location: 16220 and 16260 - 10 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 urban (1980's) development area. The site is bordered on the north side by 10th Avenue, and by 9th Avenue at the south. Ninth Avenue will be extended east, becoming the south side entrance into the site.

Homes on the north (10th Avenue) side were constructed in the early to mid 1980's. There are a variety of homes including :

- two 1900 sq.ft. "West Coast Traditional" Split Level type with 4:12 slope roofs with asphalt shingle surface. One is clad in cedar and the other with vinyl and brick.
- two 2300 sq.ft Basement Entry homes with prominent street facing decks.
- 1100 sq.ft. Bungalow with Boston hip roof above garage, and carousel roof on opposite side.
- two 1400 sq.ft. Bungalows with 3:12 pitch Dutch hip roof. One has a concrete tile surface and one has asphalt shingles. Horizontal vinyl cladding.
- 2500 sq.ft. "Rural Heritage" style Two-Storey home
- 1990's, 2800 sq.ft. "Neo-Traditional" style Two-Storey home with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. This home, at 999 - 163 Street provides the best source of architectural context in this neighbourhood.
- The site home to be retained; a 1 ½ storey Bavarian Chalet style home with 20:12 roof slopes on street facing dormers and a 16:12 slope main roof.
- 2600 sq.ft. "West Coast Traditional" style Cathedral Entry home with box-like massing characteristics (upper floor walls fully visible). Horizontal aluminum siding, shutters, brick.

Homes at the south side are a few years newer - mid to late 1980's. With the exception of one Split Level home, all the homes are Two-Storey type. Massing designs are low-to-mid-scale (desirable). Roof slopes range from 4:12 to 8:12. Roof surfaces include asphalt shingles (dominant) and concrete tile. Homes are clad in vinyl with a brick feature, or stucco. Homes and yards are unusually well kept.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-13 zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** Most neighbouring homes can be classified as "Old Urban" or "West Coast Traditional" style homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", and styles determined to be compatible by the design consultant. 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 :** There are a wide range of home types evident, and so some flexibility is justified. 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.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height (though all but one are one storey). Given the expected scale of the homes, 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 a South Surrey area in which lots have high valuations. 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 estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also 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. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, 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 be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 5:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 5:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or 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 is comprised of a variety of "Old Urban" and "West Coast Traditional" style homes constructed during the 1980's (most homes 30-35 years old). Home types include small (1100 - 1400 sq.ft.) Bungalows, 2000 - 2300 sq.ft. Split Levels, 2200 - 2600 sq.ft. Basement Entry and Cathedral Entry types, a 1 ½ Story home (site home to be retained), and a few Two-Storey type homes. Overall, the homes are well maintained and landscapes are well kept. Although the homes are now dated, this area has a desirable ambiance with abundant natural vegetation, consistent upkeep, and homes of a consistent small to moderate size.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and 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 2017'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)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

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:** Minimum 5:12, 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. Feature metal roofs permitted.
- 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have 25 shrubs of a minimum 3 gallon pot size, of which not less than 10 shrubs 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.
- CPTED** The following lots share a common lot line with Surrey park land : the south (rear) lot line of *lots* 17, 18, and 19, the west (rear) *lot* line of *lots* 22 and 23, the east (side) and north (rear) *lot* lines on *lot* 24, the north (rear) *lot* line of *lot* 25, the east (rear) *lot* line of *lots* 30, 31, 32, 33, and 34, and the east (side) *lot* line of *lot* 36. To facilitate passive surveillance of the park lands, low (4 foot max.) "transparent" fences and dwarf shrub

plantings are required, a minimum of 40 sq.ft. of windows in high traffic rooms are to face the park, and upper floor balconies facing the park are encouraged. Due to public exposure, an increased architectural standard is required on said sides of the dwellings.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 25, 2018

Reviewed and Approved by:  **Date:** June 25, 2018

APPENDIX FTREE PRESERVATION SUMMARY**TREE PRESERVATION SUMMARY**

Surrey Project No.: _____
 Project Address: 16220 & 16260 10 Avenue, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	269
Bylaw Protected Trees to be Removed	257
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	12
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 35 times 1 = 35	
All Other Bylaw Protected Trees at 2:1 ratio: 222 times 2 = 444	
TOTAL:	479
Replacement Trees Proposed	113
Replacement Trees in Deficit	366
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	13
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 13 times 2 = 26	
TOTAL:	26
Replacement Trees Proposed	0
Replacement Trees in Deficit	26

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

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

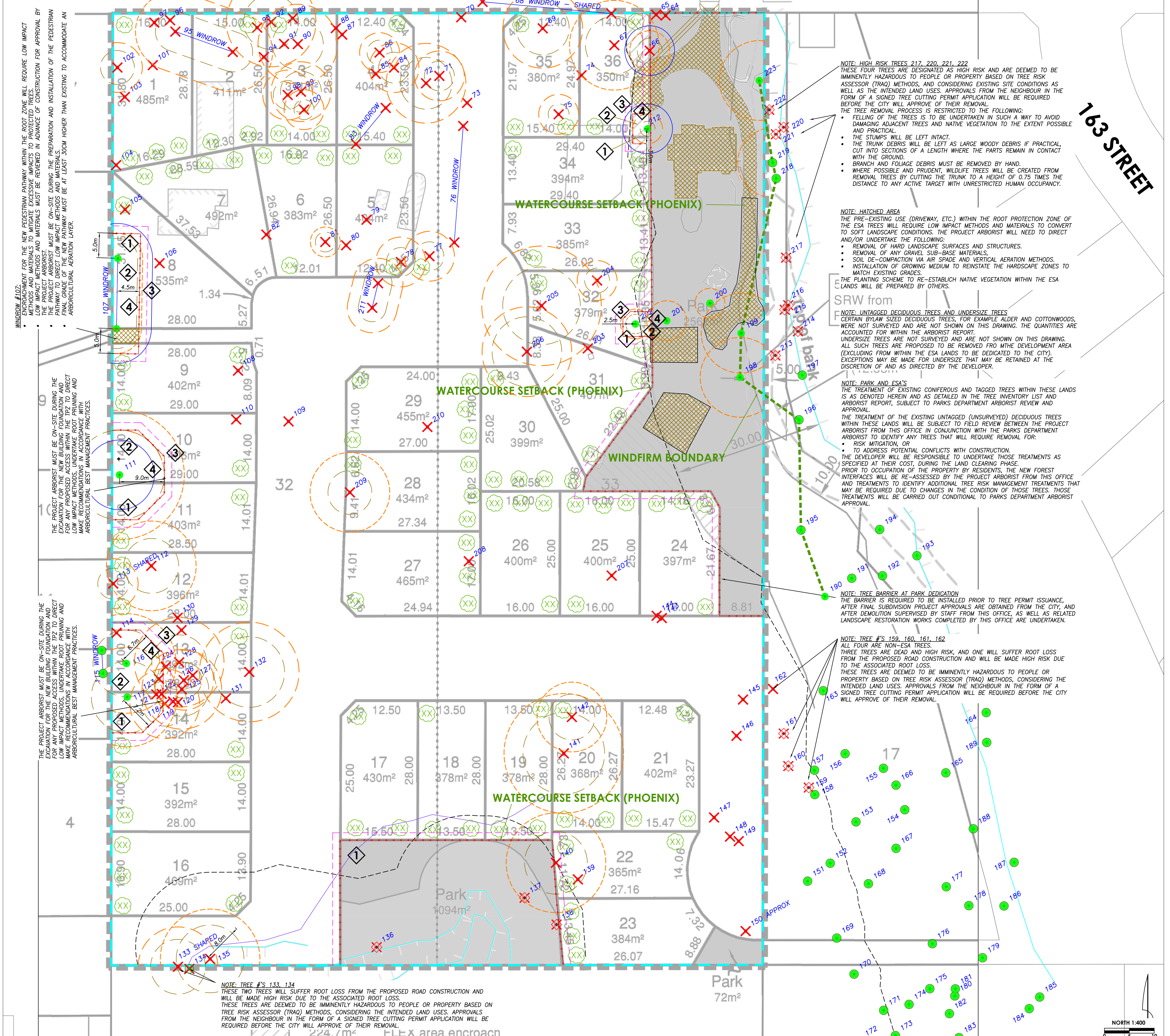


Nick McMahon, Consulting Arborist Dated: May 22, 2018

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

10 AVENUE

163 STREET



SUGGESTED PLANT LIST - REPLACEMENT TREES

Please use botanical name when ordering.
Current arboricultural best management practices and BC SRA/BCMA standards apply to quality, root ball, ball form, handling, planting, pruning/staking and establishment care.

CODE	CITY	SC	BOTANICAL NAME	COMMON NAME
BR001A	SMALL TO MEDIUM SCALE			
ACA	6m C		Acer campestre	Field maple
AG	6m C		Aspidistra	Paperbark maple
ARB	6m C		Acer rubrum 'Bowhall'	Bowhall maple
ARR	6m C		Acer rubrum 'Red Sunset'	Red Sunset maple
IS	6m C		Ilex pedunculata	Dove tree
FSD	6m C		Fagus sylvatica 'Dawson'	Dawson beech
RF	6m C		Rosa multiflora 'Przewalski'	Weeping roseanne bush
M50	3.5m H		Magnolia soulangiana	Sacred magnolia
AP	6m C		Stewartia pseudocornuta	Japanese Stewartia
CC	3.5m H		Carissa ovalifolia	Strawberry tree
MSR	6m C		Magnolia grandiflora	Southern magnolia (Evergreen)
MEL	6m C		Magnolia media	Star magnolia
PSA	6m C		Prunus serrulata 'Sargentii'	Sargent cherry
SY	6m C		Prunus yedoensis	Yoshino cherry
SI	6m C		Styphelia japonica	Japanese snowbell
EB001B	SMALL SCALE			
AK	3.5m H		Abies balsamea 'Conical'	Noble fir
PD	3.5m H		Picea mariana	Sebian spruce

LEGEND - REPLACEMENT TREE PLANTING:

XX denotes REPLACEMENT TREE (see plant list for species) to be planted to current BC SRA/BCMA specifications.

CONCEPTUAL DESIGN: This drawing represents a conceptual schematic of replacement tree planting recommendations in context to municipal requirements. Selection of species and the timing of trees must conform to the municipal standards.

SITING: Additionally, new trees should be planted at least 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, lawn drains and other infrastructure, and of a minimum setbacks from buildings as follows: 4.0 m for small category, 6.0 m for medium category and 8.0 m for large category trees.

SITE PREPARATION: On disturbed sites or construction sites the sub-soil and planting soil in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly drained, and/or inferior composition from the site preparation and construction activities. In these cases, sub-soil renovation and amendment, and/or re-placement of existing soil with suitable growing medium to at least 400mm depth with a substitution of the planting site for each tree will be required.

STANDARDS: Replacement trees shall conform to Current BC Landscape Standards as outlined and updated from time to time by BC SRA/BCMA in regards to specifications for quality, selection, site preparation, handling, planting methods, staking and establishment maintenance.

ALTERNATES: The species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a comparable size and form of the tree species that were specified for that location (i.e. small, medium or large maturity and/or columnar, pyramidal or normal (widely spreading crown)).

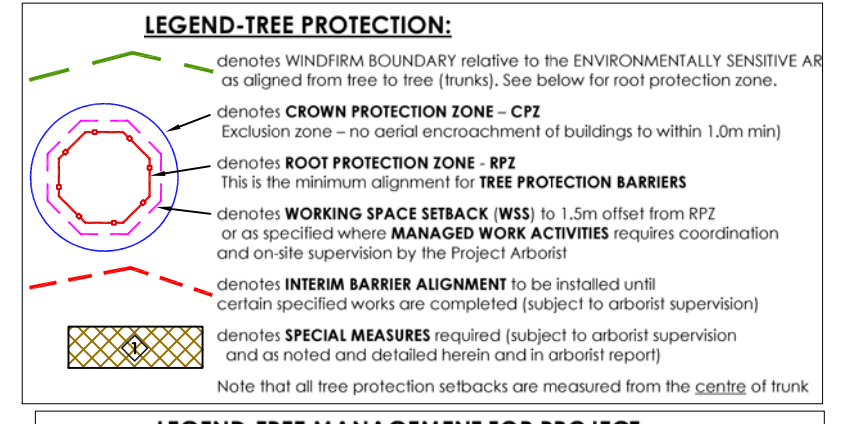
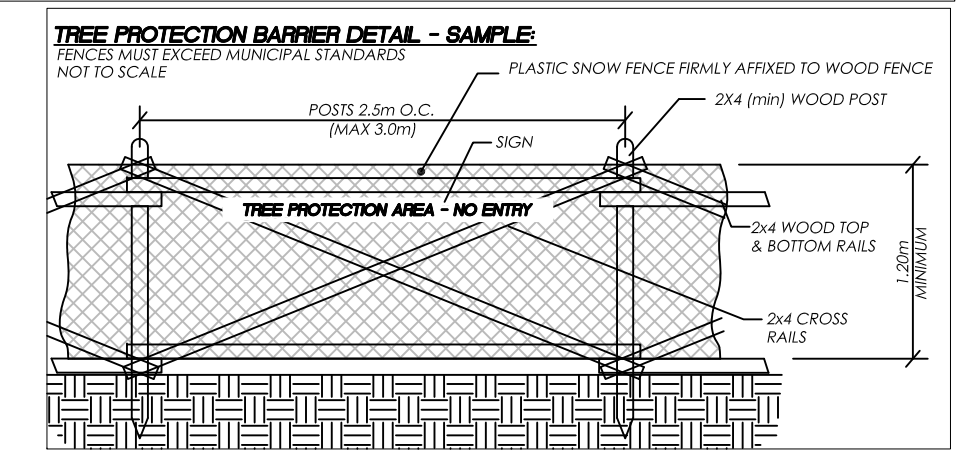
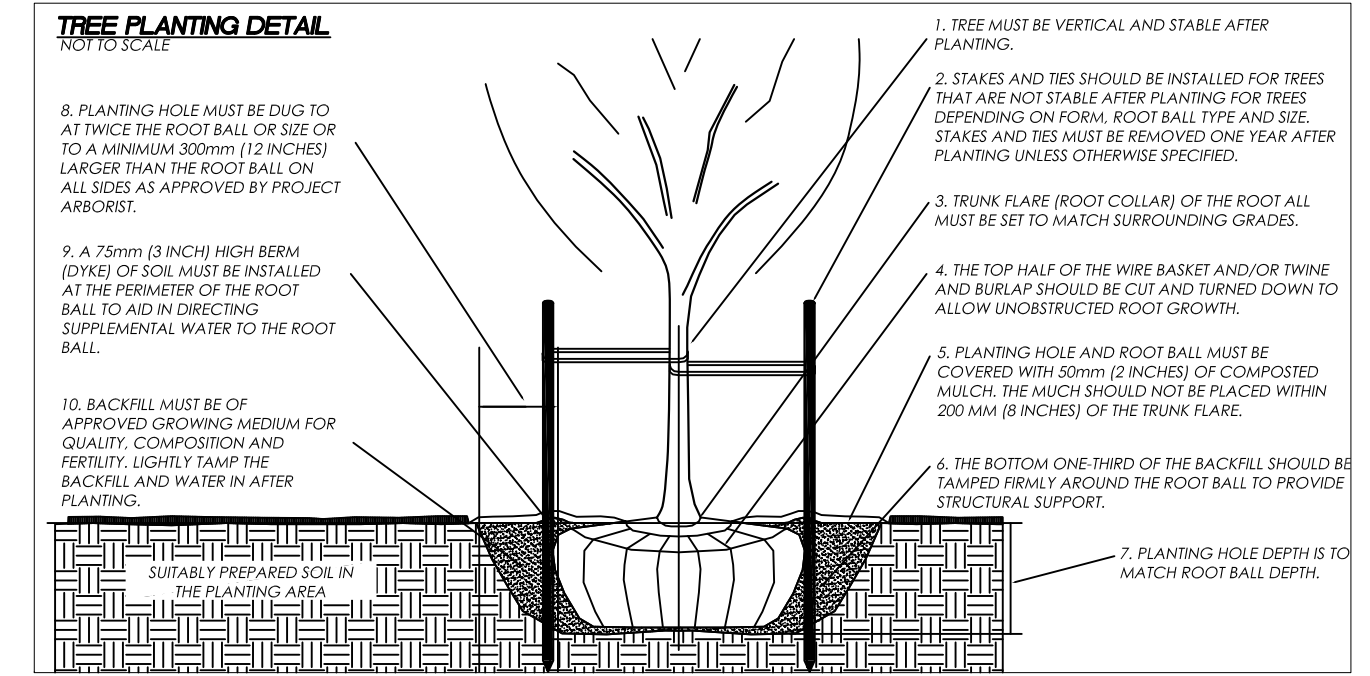
LANDSCAPE SURFACE FINISHING: The planting site surrounding the base of planted trees is ideally finished as planting bed with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to be completed within a low crown. If trees are planted within a lawn area, the grass should be excavated from a mulch circle of at least 1.0 m radius around each tree trunk and finished with 75 mm depth of 15 mm (3/4 inch) (120 mm) (4.75 inch) composted bark mulch. Hand weeding is favoured over string trimmers and mowers due to the potential for those mechanical devices to damage the trunk and roots of the new tree.

WATERING: Most tree species and most landscape conditions will not require permanent irrigation after establishment. However, interim watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering from an on-site hose (bb) or by truck delivery, watering bag device, or a temporary interim irrigation system. The watering schedule should be adapted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows:

- Immediately after planting: Day of and then 3 days later
- February to March 15: Every two weeks
- March 16 to June 30: Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)
- Once per week (may increase to twice per week in drought conditions)
- Every two weeks

STAKING: Stakes are to be installed as per BC Landscape Standards and/or as directed by the project arborist. All stakes and related hardware must be removed after one year establishment period, unless otherwise required for a longer term as directed by the project arborist.

MAINTENANCE: Maintenance during the establishment period, and all future tree maintenance for the life of the tree, should include a review of structural pruning requirements within the first five years. The trees should not be topped or headed back in any pruning event. All pruning cuts should be made to proper arboricultural standards. If any assessment or monitoring of trees be undertaken by a Tree Service Contractor employing qualified SA Certified Arborists with compliance to ANSI A300 Pruning Standards.



LEGEND - TREE MANAGEMENT FOR PROJECT:

See arborist report for further details.

- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures required)
- denotes REMOVAL tree (permit or approvals required)
- denotes REMOVAL tree for HIGH RISK MITIGATION (permit or approvals required)
- denotes OFF-SITE tree (requires protection or approval from city/owner before removal)

DRAWING USE AND COORDINATION:

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professional) for accurate locations and dimensions of site features.
- All tree protection measures specified herein should be included and coordinated with the design for the project, including but not limited to: architecture, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. If any conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Tending and contracts for site preparation, tree work and/or construction should include specific instructions for tree protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requests should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e. undersize or below exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and stumps to be removed from within the tree protection zone (including CPZ, RPZ and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
- Stump grinding may be required for the removal of trees within the tree protection zone, and, at the discretion of an arborist from this office, certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
 - ISA Certified Arborist (tree removal, felling, pruning and other tree service work) working to ANSI A300 and ANSI Z133
 - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

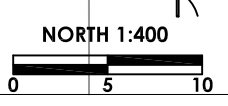
TREE MANAGEMENT DETAIL APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2

acgroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT: PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS: 16220 AND 16260 10 AVENUE SURREY BC
CLIENT: JAMES EVANS/MATT ILLICH
CITY REF: []
PLOT SIZE: 22'x34' REV #1: [] DATE: MAY 22, 2018



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0436-00

Issued To:

Address of Owner:

(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: 005-453-178
 Lot 32 Section 12 Township 1 New Westminster District Plan 56408
 16220 - 10 Avenue

Parcel Identifier: 005-453-208
 Lot 33 Section 12 Township 1 New Westminster District Plan 56408
 16260 - 10 Avenue

(the "Land")

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

Parcel Identifier:

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

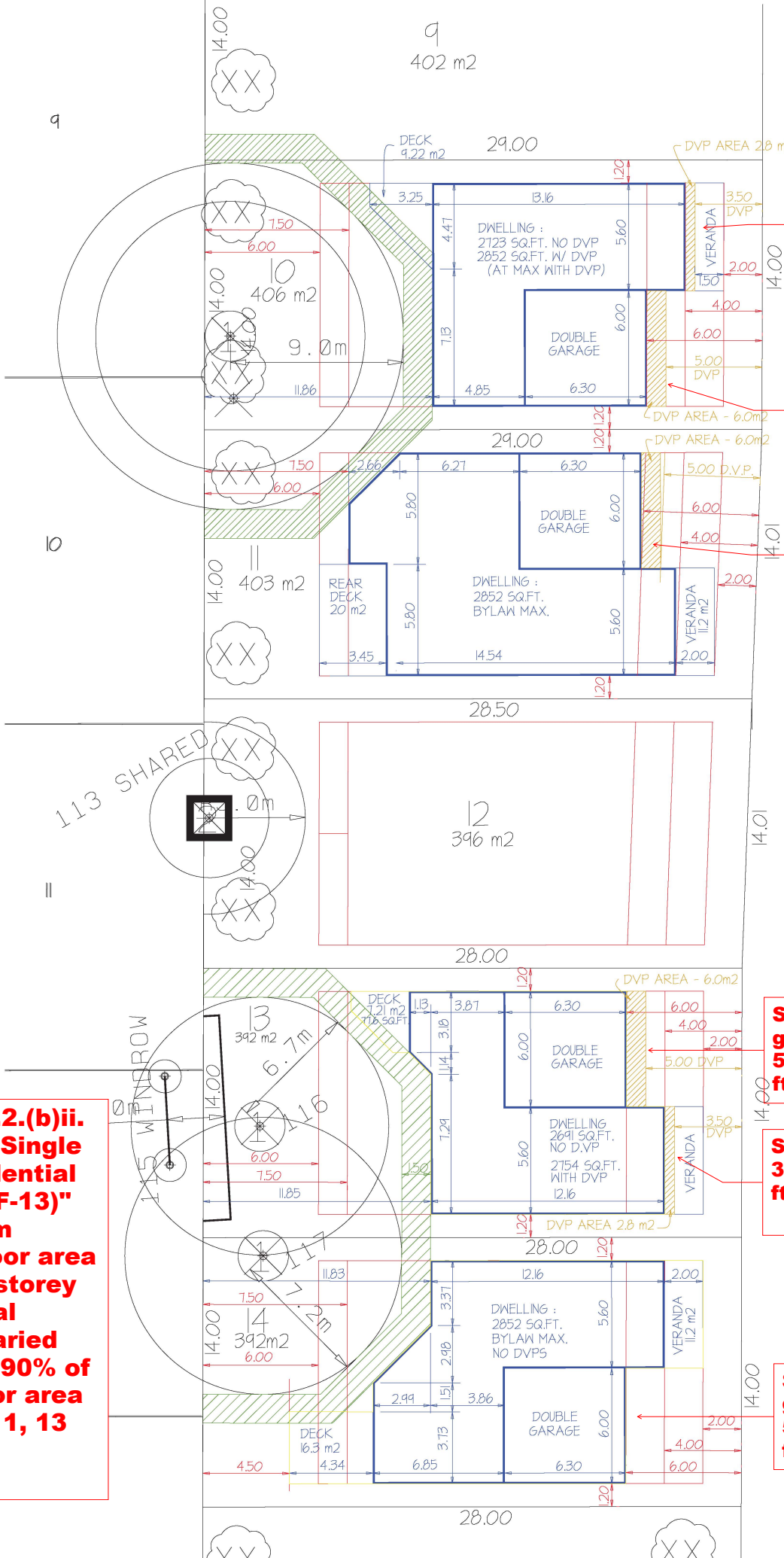
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection Section F, Yards and Setbacks of Part 6B "Single Family Residential (13) Zone (RF-13)", the minimum front yard setback is reduced from:
 - 6.0 metres (20 ft.) to 5 metres (16 ft.) for the garage on Lot 10 and Lot 13;
 - 4.0 metres (13 ft.) to 3.5 metres (12 ft.) for the remainder of the building face on Lot 10 and Lot 13; and
 - 6.0 metres (20 ft.) to 5 metres (16 ft.) for the garage on Lot 11 and Lot 14.
 - (b) In Section D.2.(b)ii. of Part 16B "Single Family Residential (13) Zone (RF-13)" the maximum permitted floor area of a second storey for a principal building is varied from 80% to 90% of the main floor area on Lots 10, 11, 13 and 14.
5. This development variance permit applies to only 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.
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



Setback varied to 3.5 metres (12 ft.)

Setback to garage varied to 5.0 metres (16 ft.)

Setback to garage varied to 5.0 metres (16 ft.)

Setback to garage varied to 5.0 metres (16 ft.)

Setback varied to 3.5 metres (12 ft.)

Setback to garage varied to 5.0 metres (16 ft.)

In Section D.2.(b)ii. of Part 16B "Single Family Residential (13) Zone (RF-13)" the maximum permitted floor area of a second storey for a principal building is varied from 80% to 90% of the main floor area on Lots 10, 11, 13 and 14.