

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

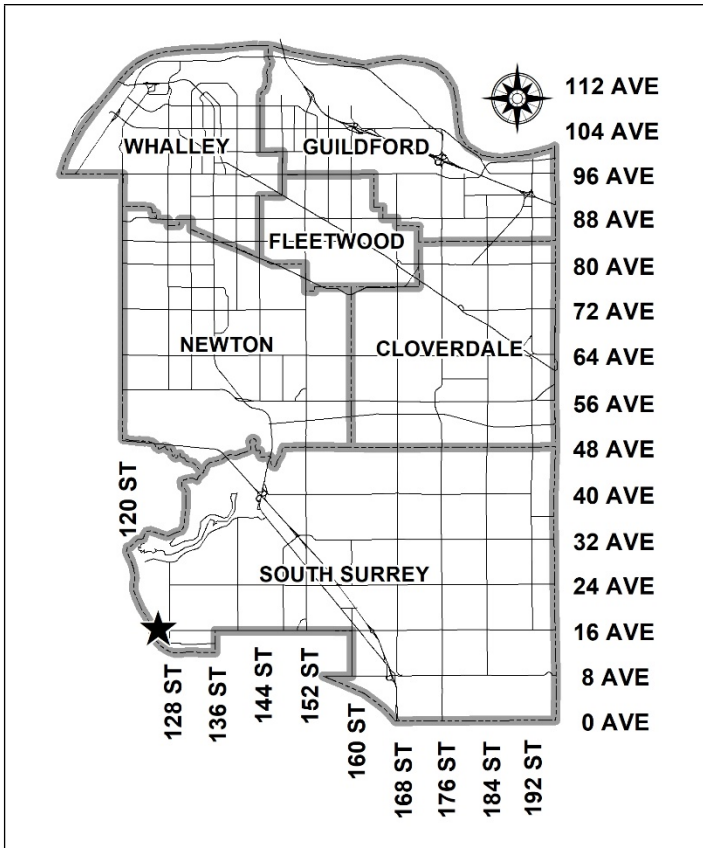
Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0368-00

Planning Report Date: October 3, 2022



PROPOSAL:

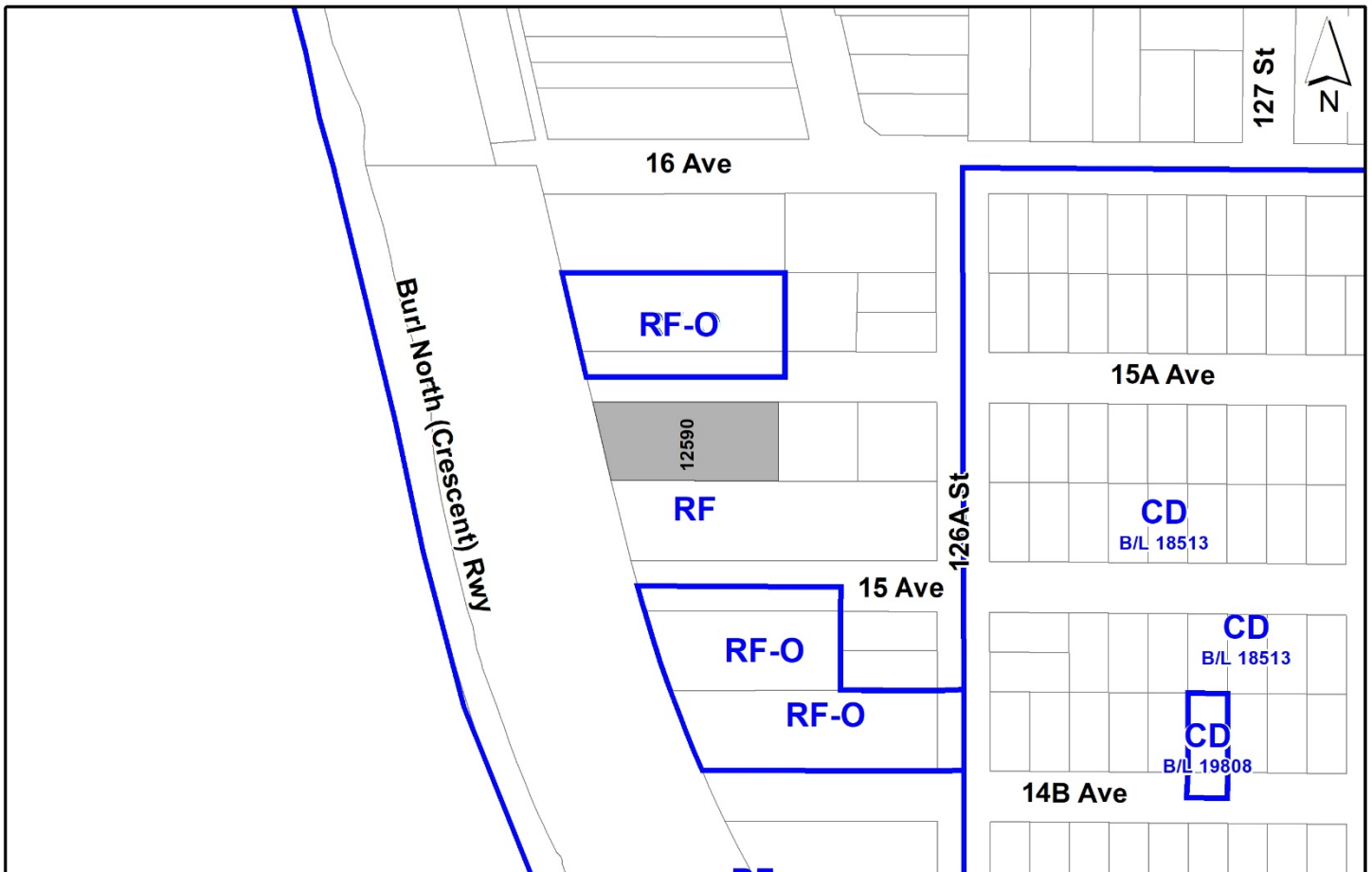
- **Rezoning** from RF to RF-O
- **Development Permit**
- **Development Variance Permit**

to allow for an addition to an existing single family dwelling.

LOCATION: 12590 - 15A Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front and rear yard setbacks of the RF-O Zone.
- Proposing to reduce the minimum required lot depth of the RF-O Zone.
- Proposing to increase the maximum second floor area requirements of the RF-O Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The Geotechnical Report indicates that the proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The applicant has demonstrated community support for the proposal.
- The proposed development complies with the intent of the criteria of the RF-O Zone.
- The proposed variances are necessary to bring the house into conformity with the RF-O Zone.
- The proposed variance to the "80/20" rule is considered minor, and the proposed massing is reasonable, and the building form is appropriate for this part of the Ocean Park neighbourhood.
- The proposed floor area ratio and lot coverage of the proposed single family dwelling are both below the maximum permitted under the RF-O Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0368-00 for Hazard Lands (Steep Slopes), generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7921-0368-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RF-O Zone from 10 metres to 3.6 metres to the principal building face;
 - (b) to reduce the minimum rear yard (south) setback of the RF-O Zone from 10 metres to 1.8 metres to the principal building face;
 - (c) to reduce the minimum required lot depth of the RF-O Zone from 45 metres to 30.3 metres; and
 - (d) to increase the maximum second floor area requirements of the RF-O Zone allowed from 80% of the ground floor area to 115%.
4. Council instruct staff to resolve the following issues prior to final adoption/final approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) submission of a peer review of the finalized Geotechnical Report; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure the proposed development is constructed in accordance with the recommendations in the finalized Geotechnical Report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 15A Avenue):	Single family dwelling previously under Development Application No. 7916-0119-00	Urban	RF-O
East:	Single family dwelling	Urban	RF
South:	Single family dwelling under Development Application No. 7918-0345-00	Urban	RF
West:	Burlington Northern Santa Fe Rail right-of-way	Urban	RF

Context & Background

- The 0.21-hectare subject site is located at 12590 – 15A Avenue along the ocean bluff in South Surrey, backing onto the Burlington Northern Santa Fe Rail right-of-way. The subject site is designated "Urban" in the Official Community and is currently zoned "Single Family Residential Zone (RF)".
- There is an existing single family dwelling on the site that will be retained as part of this development.
- The west portion of the site contains a portion of the steep escarpment (i.e., the ocean bluff), above the railway, and is therefore identified as being located within a Hazard Lands Development Permit area in the OCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O) to allow for an addition to the existing dwelling, and to bring the existing non-conforming dwelling into compliance with the Zoning By-law.
- The applicant is also proposing a Development Permit for Hazard Lands (steep slopes) and a Development Variance Permit (DVP) for reduced setbacks, lot depth and the "80/20" rule under the RF-O Zone.

- The existing dwelling has a total floor area of approximately 465.8 square metres. The applicant is proposing a new covered deck and attached garage as additions to the existing dwelling. These additions will add 177.4 square meters of floor area to the house increasing the total floor area to 643.2 square metres. This floor area exceeds the maximum allowable floor area of 465 square metres of the existing RF Zone but meets the minimum allowable floor area of the RF-O Zone.
- The proposed variances to reduce the front and rear yard setback and lot depth requirements for the RF-O Zone are necessary for the existing dwelling to comply with the Zoning By-law and to no longer be non-conforming.
- The proposed additions to the existing dwelling also require a variance to the "80/20" provision of the RF-O zone. The existing dwelling is a 2-storey dwelling, where the second storey acts as the main entrance to the dwelling and primary living space. The basement floor acts as the first storey level but does not act as the primary entrance to the dwelling given the existing architectural design of the dwelling. The proposed addition to the second storey thus requires a variance to increase the allowable floor area under the "80/20" provision.
- The proposal is similar to approved Development Application No. 7916-0119-00, located north of the subject site across 15A Avenue at 12590 – 15A Avenue. Development Application No. 7916-0119-00 received final adoption from Council on October 3, 2016, permitting rezoning from RF to RF-O with similar variances to reduced front and rear yard setbacks and lot depth.
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 71.5 metres wide, 30.3 metres deep, and has a total area of 2,055.5 square metres. This satisfies the intent of the dimensional and area standards of the RF-O Zone with the exception that the minimum lot depth of 45 metres is not met. Due to the east-west orientation of the lot and house relative to 15A Avenue, in effect, the lot width and depth are reversed, given that 15A Avenue is defined as the front lot line under the Zoning By-law; and
 - The proposed floor area for the new dwelling is below the maximum permitted floor area ratio (FAR) of 0.32 and the maximum permitted Lot Coverage of 25%.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Burlington Northern Santa Fe (BNSF) Rail:	Staff reached out to BNSF Rail for comment on the proposed development, but no comments were received to date.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The "General Urban" designation is intended for residential neighbourhoods and centres. The proposed residential lots comply with this designation.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Oceanfront Zone (RF-O)" and parking requirements.

RF-O Zone (Part 15B)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard (north):	10 metres	3.6 metres*
Side Yard (east):	1.8 metres	1.8 metres
Side Yard (west):	1.8 metres	26.7 metres
Rear (south):	10 metres	1.8 metres*
Floor Area	0.32	0.31
Lot Coverage	25%	20%
Lot Size		
Lot Size:	1,000 square metres	2,055.5 square metres
Lot Width:	20 metres	71.4 metres
Lot Depth:	45 metres	30.3 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

*variance required

Lot Depth/Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard (north) setback of the RF-O Zone from 10 metres to 3.6 metres to the principal building face;

- to reduce the minimum rear yard (south) setback of the RF-O Zone from 10 metres to 1.8 metres to the principal building face;
 - to reduce the minimum required lot depth of the RF-O Zone from 45 metres to 30.3 metres; and
 - to increase the maximum second floor area requirements of the RF-O Zone allowed from 80% of the ground floor area to 115%.
- 15A Avenue is defined as the front lot line under the Zoning By-law. However, the lot and the siting of the dwelling on the lot, are oriented in an east-west direction. In effect, the front and rear yard setbacks and lot width and depth are reversed. Therefore, the proposed setback and lot depth variances are necessary for the existing dwelling to comply with the Zoning By-law.
 - The interface between the existing house and the adjacent properties to the east and south will remain unchanged and therefore will not adversely impact the existing neighbours.
 - The proposed addition to the existing dwelling also requires a variance to the "80/20" provision of the RF-O zone. The existing dwelling is a 2-storey dwelling, where the second storey acts as the main entrance to the dwelling and primary living space. The basement floor acts as the first storey level but does not act as the primary entrance to the dwelling given the existing architectural design of the dwelling. The proposed addition to the second storey thus requires a variance to increase the allowable floor area under the "80/20" provision.
 - The proposed variance to the "80/20" rule is considered minor, and the proposed massing and building form are appropriate for this part of the Ocean Park neighbourhood.
 - Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 26, 2022, and the Development Proposal Signs were installed on January 31, 2022. Staff received no responses from neighbouring residents.
- It is noted the applicant has provided three (3) letters of support from neighbouring residents for this proposal.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site slopes down from east to west towards the ocean bluffs. The existing house is situated approximately 15 metres from the top of the bluffs.

- A geotechnical report, prepared by Mahmoud Mahmoud, *P. Eng.*, of GES Geotech Inc. and dated June 28, 2022, was found to be generally acceptable by staff. A peer review of the finalized geotechnical report is required as a condition of final adoption. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- John Monk, ISA Certified Arborist of Outlook Arborist Services 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
Coniferous Trees			
Western Red Cedar	1	0	1
Douglas Fir	1	0	1
Lawson Cypress	1	0	1
Total	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of three (3) mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that all three (3) trees can be retained as part of this development proposal. No replacement trees and no contribution to the Green City Program are required.
- In summary, a total of three (3) trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Building Elevations
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7921-0368-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SJ/cm

PROJECT DATA PROPOSED - RF-O ZONE			
CIVIC ADDRESS			
12590 15A AVE			
BURNIE DC			
LEGAL DESCRIPTION			
LPT SECTION 7, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 82764			
FSD(C)-4-623-371			
ZONING			
RF-O - SINGLE FAMILY RESIDENTIAL OCCUPANCY ZONE			
LOT SIZE	321.25 SQ	EQPT	2055.50 SQ M
AREA TABLE			
MAIN FLOOR	3276.44	EQPT	348.59 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.02 SQ M
FRONT PORCH	65.40	EQPT	4.08 SQ M
COVERED DECK - 1 MAIN FLOOR	800.34	EQPT	18.84 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
SUN DECK MAIN FLOOR	293.51	EQPT	27.27 SQ M
WALKWAY MAIN FLOOR	1102.93	EQPT	10.32 SQ M
COVERED PATIO (BASEMENT)	462.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	1105.87	EQPT	10.27 SQ M
FLOOR AREA RATIO			
REGULATED F.F.A.	0.33	1 LOT AREA	1085.07
PROPOSED	0.31	1 LOT AREA	9292.90
MAIN FLOOR	3276.44	EQPT	246.08 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.02 SQ M
COVERED OUTDOOR SPACE	1073.52	EQPT	99.74 SQ M
COVERED OUTDOOR SPACE			
PERMITTED	0.10	1 F.F.A.	708.0
PROPOSED	0.19	1 F.F.A.	1073.52
FRONT PORCH	65.40	EQPT	4.08 SQ M
COVERED DECK - 1 MAIN FLOOR	200.34	EQPT	18.84 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
WALKWAY MAIN FLOOR	1102.93	EQPT	10.32 SQ M
COVERED PATIO (BASEMENT)	462.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	1105.87	EQPT	10.27 SQ M
LOT COVERAGE			
PERMITTED	0.25	1 LOT AREA	553.30
PROPOSED	0.20	1 LOT AREA	448.44
HEIGHT - DWELLING			
PERMITTED - FLAT ROOF (SLOPE 1:4 OR LESS)	33.95		7.30 m
PROPOSED - FLAT ROOF	30.61		6.30 m

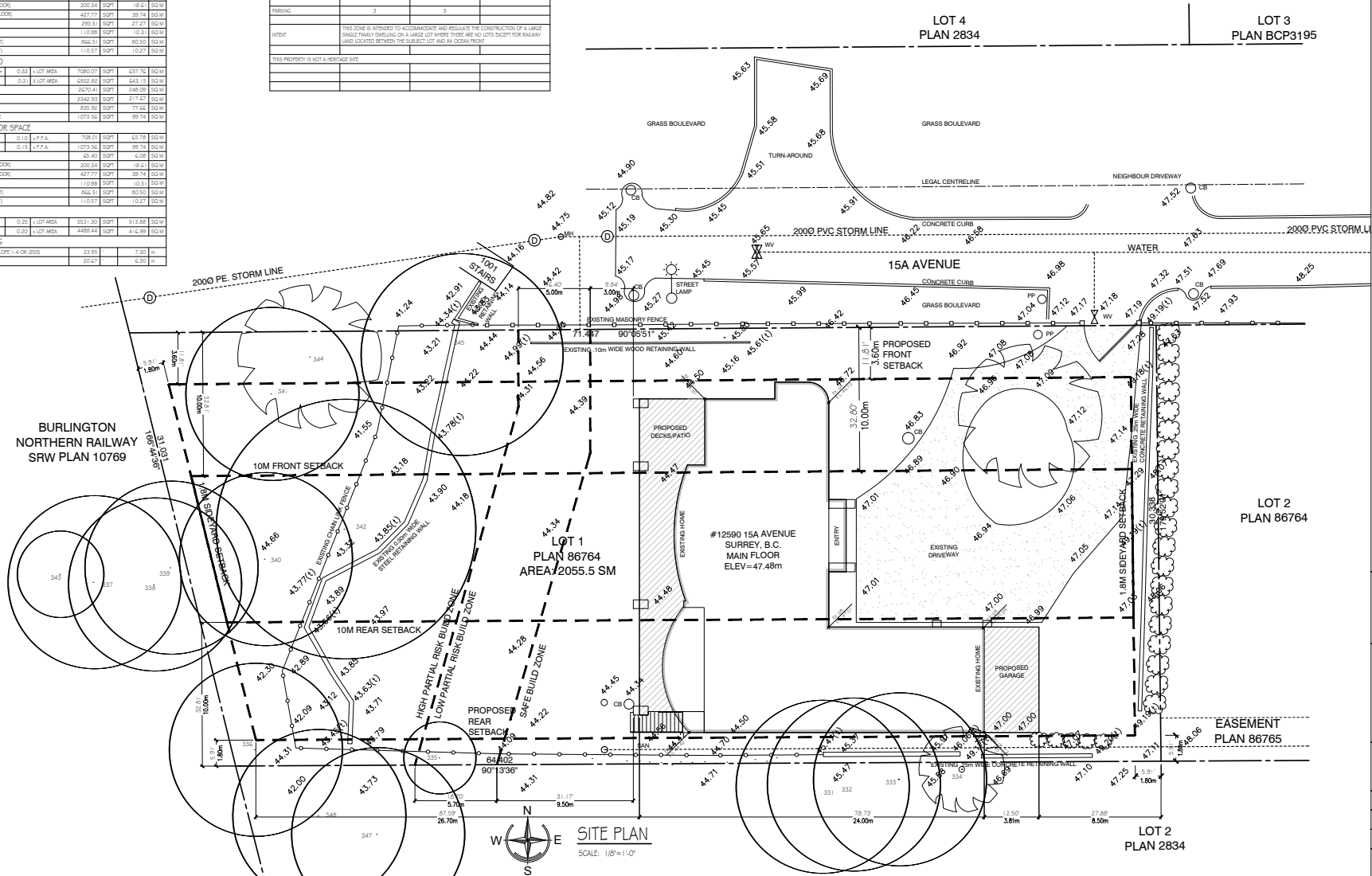
12590 15A AVENUE - PROPOSED			
RF-O ZONE	REQUIRED	PROPOSED	NOTES
LOT AREA	NOT APPLICABLE	2055.5 SM	DISTING LOT AREA
DENSITY	32%	31%	
LOT COVERAGE	25%	20%	
SETBACKS			
FRONT YARD (NORTH)	10 METERS	3.7 METERS	DISTING BUILDING LOCATION
REAR YARD (SOUTH)	10 METERS	4.8 METERS	DISTING BUILDING LOCATION
SIDE YARD (EAST)	1.8 METERS	1.8 METERS	DISTING BUILDING LOCATION
SIDE YARD (WEST)	1.8 METERS	1.8 METERS	RAIL ROAD TRACKS + OCCAS
HEIGHT	7.3 METERS	6.3 METERS	GARAGE 1:4 SLOPE
PARKING	3	3	
NOTE:	THIS ZONE IS INTENDED TO ACCOMMODATE AND REGULATE THE CONSTRUCTION OF A LARGE SINGLE FAMILY DWELLING ON A LARGE LOT WHERE THERE ARE NO OTHER EQPT FOR PARKING AND COVERED SPACES. THE SUBSET LOT AND AN OCCASIONAL		
THIS PROPERTY IS NOT A HERITAGE SITE			

Appendix I

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED BY WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF SARAH GALLOP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

REVISIONS

1 - ReZONING, VARIANCE AND DP HAZARD (STEEP SLOPE)



SGDI
SARAH GALLOP DESIGN INC.

OFFICE LOCATIONS

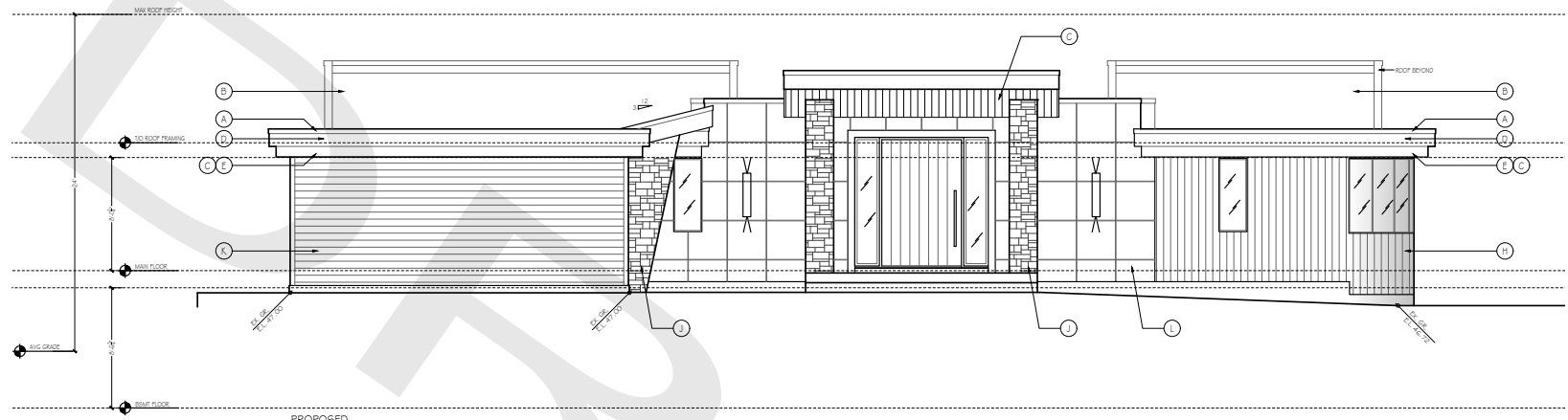
#11-1835 56 STREET
DELTA, B.C
PHONE: 604 952 4448
FAX: 588 698 4758
EMAIL: info@sarahgallop.com

PROJECT: PARSONS RESIDENCE
12590 15a AVENUE
SURREY, BC

DRAWN BY: SH CHECKED BY: SG
DATE: JANUARY 27, 2021
REVISION: -
SHEET: A1

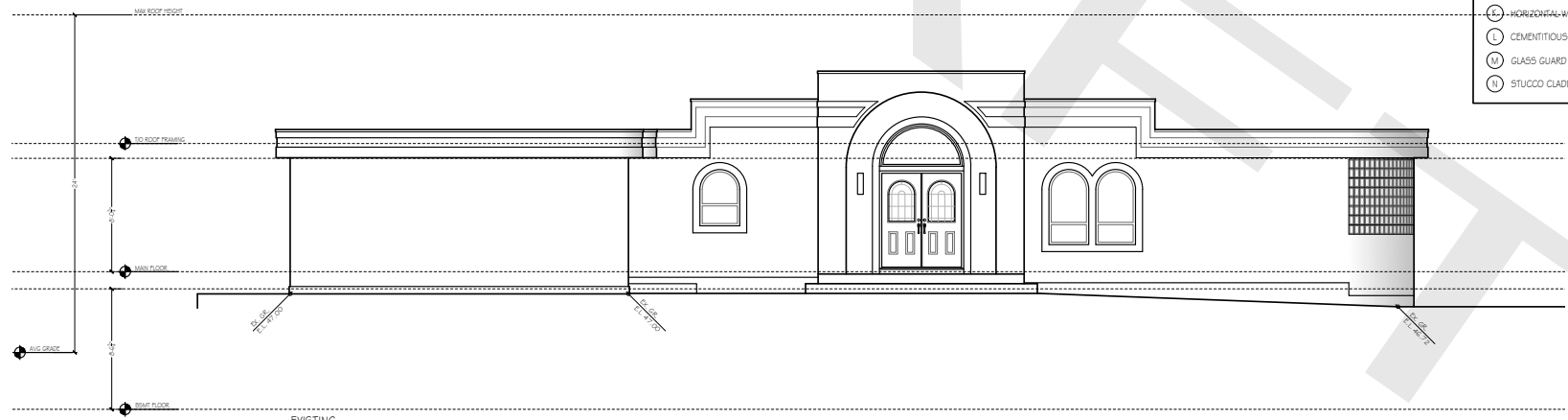
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REVISIONS
1 - WORK-IN-PROGRESS



PROPOSED
FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE	
(A)	PRE-FINISHED METAL FLASHING
(B)	TORCH-ON ROOFING
(C)	WOOD SOFFIT
(D)	PAINTED TRIM BOARD
(E)	WOOD TRIM BOARD
(F)	VERTICAL WOOD SIDING
(G)	EXPOSED RAFTERS
(H)	VERTICAL WOOD SIDING
(J)	STONE VENEER
(K)	HORIZONTAL WOOD SIDING
(L)	CEMENTITIOUS PANEL
(M)	GLASS GUARD / HANDRAIL
(N)	STUCCO CLADDING



EXISTING
FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



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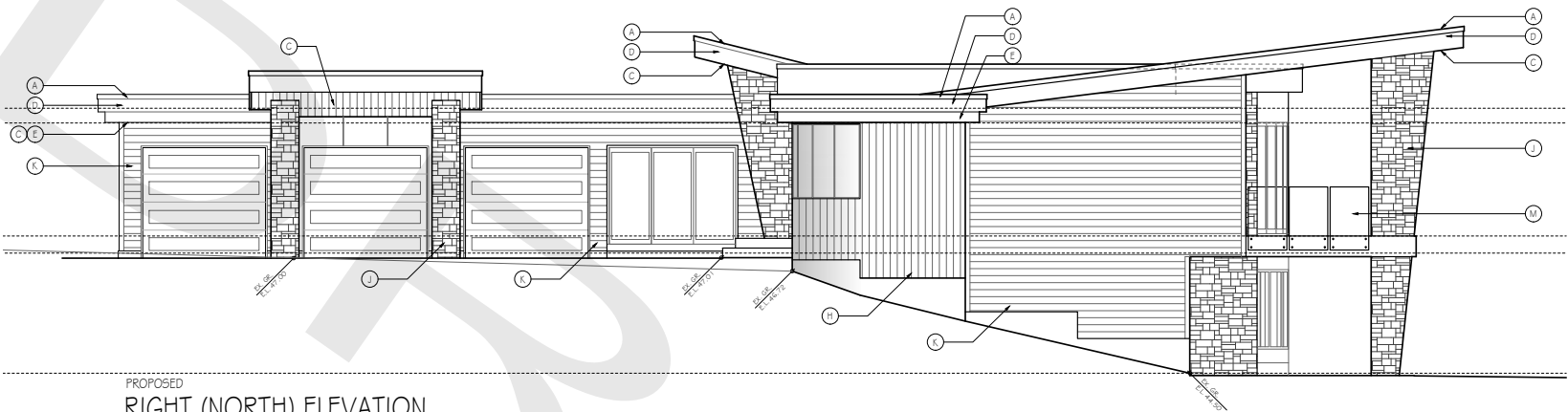
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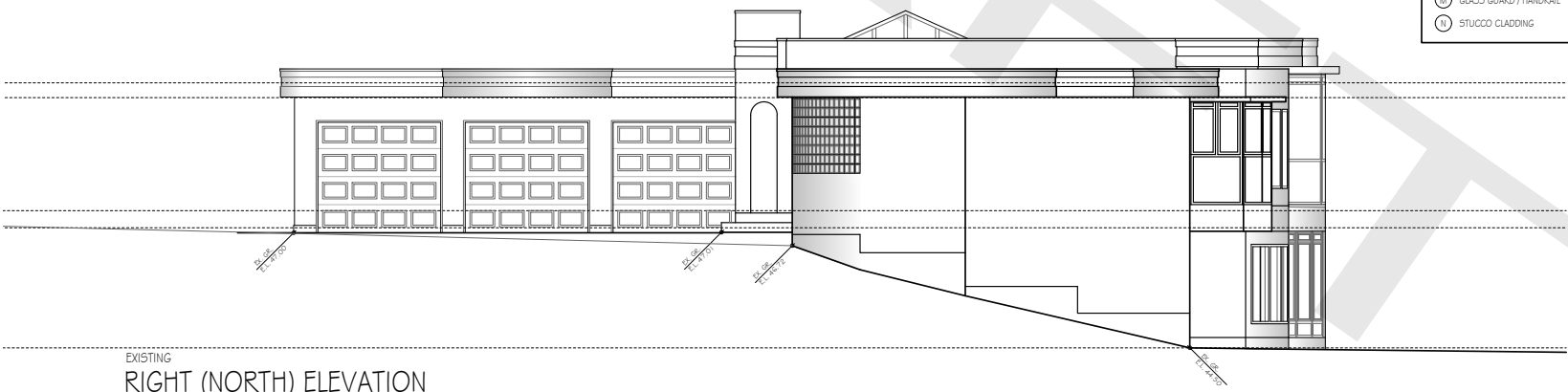
CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF SARAH GALLOP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

REVISIONS:
1 - WORK-IN-PROGRESS



PROPOSED
RIGHT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE	
(A)	PRE-FINISHED METAL FLASHING
(B)	TORCH-ON ROOFING
(C)	WOOD SOFFIT
(D)	PAINTED TRIM BOARD
(E)	WOOD TRIM BOARD
(F)	VERTICAL WOOD SIDING
(G)	EXPOSED RAFTERS
(H)	VERTICAL WOOD SIDING
(J)	STONE VENEER
(K)	HORIZONTAL WOOD SIDING
(L)	CEMENTITIOUS PANEL
(M)	GLASS GUARD / HANDRAIL
(N)	STUCCO CLADDING



EXISTING
RIGHT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



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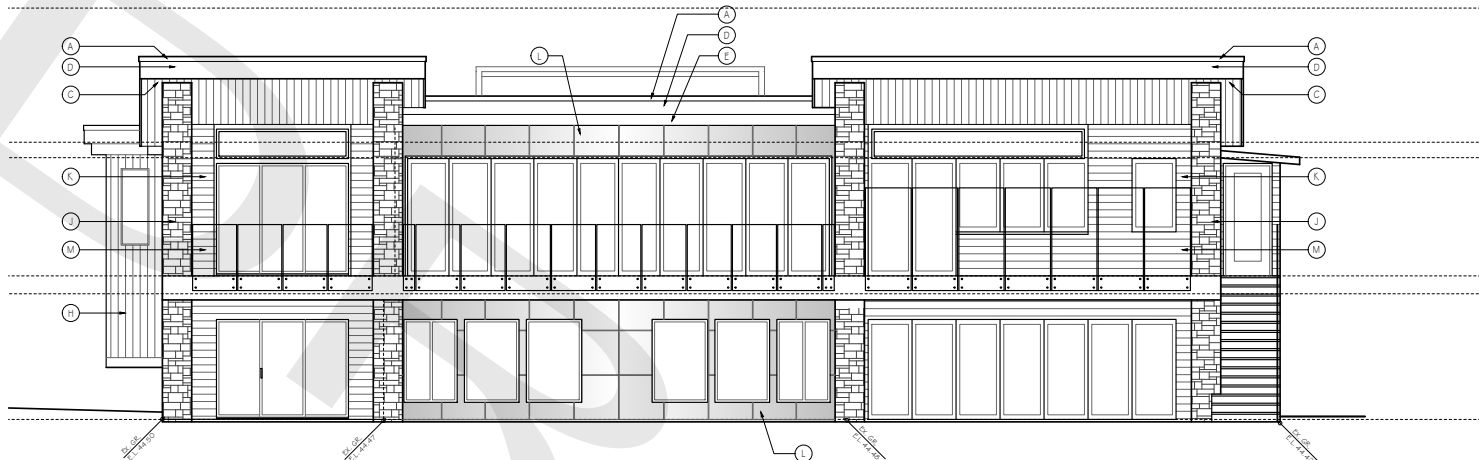
PROJECT:
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DRAWN BY: SH CHECKED BY: SG
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REVISION: -

SHEET
A11 of 17

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLUP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF SARAH GALLUP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

REVISION:
1 - WORK-IN-PROGRESS



PROPOSED
REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE	
(A)	PRE-FINISHED METAL FLASHING
(B)	TORCH-ON ROOFING
(C)	WOOD SOFFIT
(D)	PAINTED TRIM BOARD
(E)	WOOD TRIM BOARD
(F)	VERTICAL WOOD SIDING
(G)	EXPOSED RAFTERS
(H)	VERTICAL WOOD SIDING
(I)	STONE VENEER
(J)	HORIZONTAL WOOD SIDING
(K)	CEMENTITIOUS PANEL
(M)	GLASS GUARD / HANDRAIL
(N)	STUCCO CLADDING



EXISTING
REAR (WEST) ELEVATION



OFFICE LOCATION:
#11-1835 56 STREET
DELTA, B.C
PHONE:
604 952 4448
FAX:
688 698 4758
EMAIL:
info@sarahgallup.com

PROJECT:
PARSONS RESIDENCE
12590 15a AVENUE
SURREY, BC

DRAWN BY: SH CHECKED BY: SG

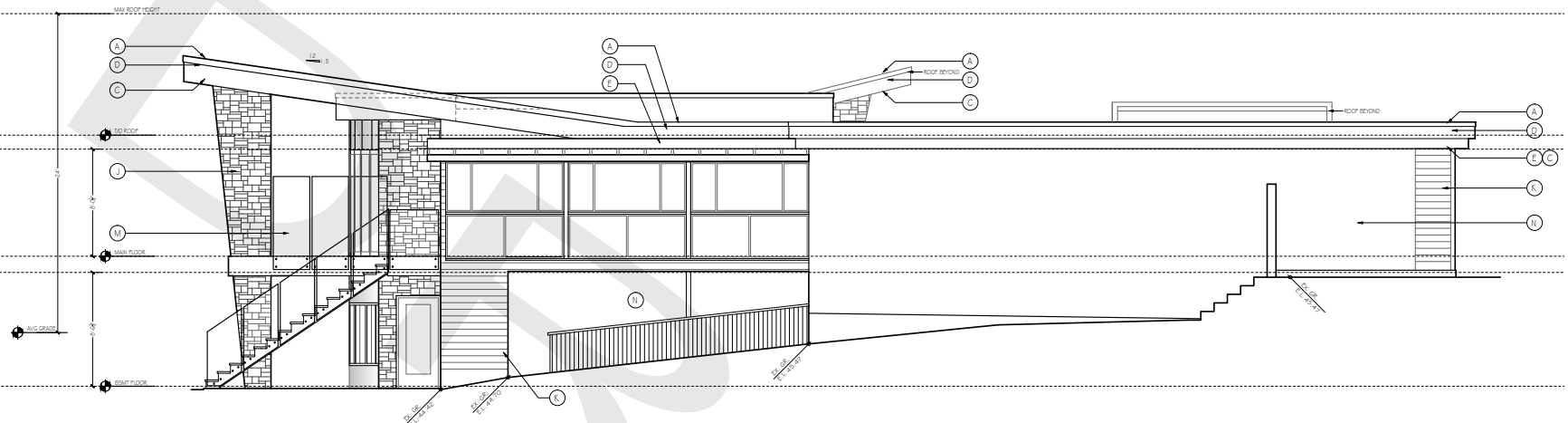
DATE: NOVEMBER 15, 2021

REVISION: -

SHEET
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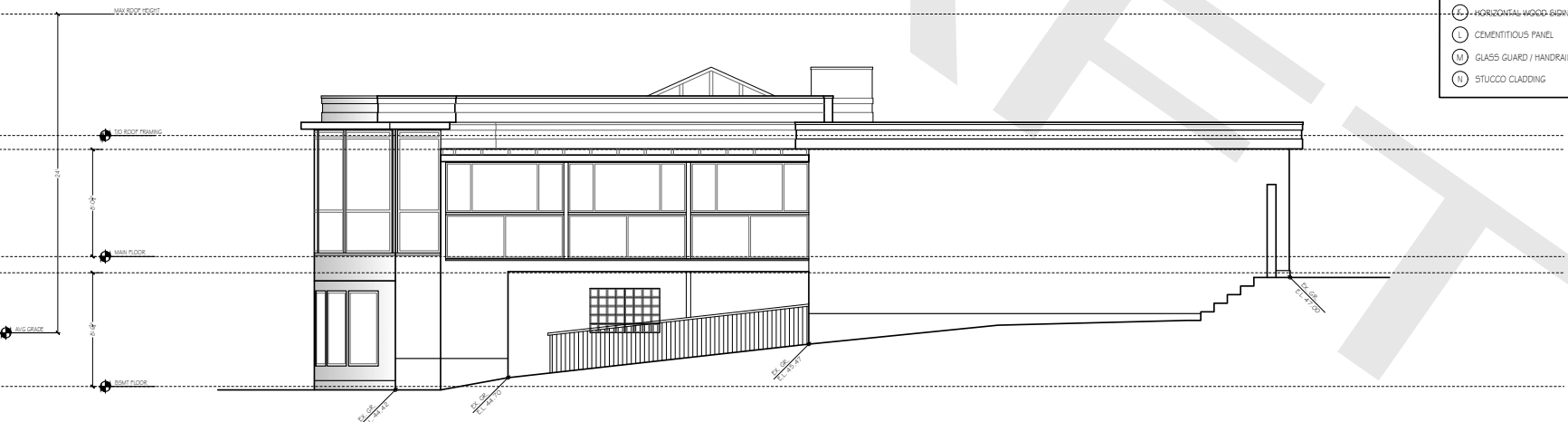
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REVISIONS
1 - WORK-IN-PROGRESS



PROPOSED
LEFT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES SCHEDULE	
(A)	PRE-FINISHED METAL FLASHING
(B)	TORCH-ON ROOFING
(C)	WOOD SOFFIT
(D)	PAINTED TRIM BOARD
(E)	WOOD TRIM BOARD
(F)	VERTICAL WOOD SIDING
(G)	EXPOSED RAFTERS
(H)	VERTICAL WOOD SIDING
(I)	STONE VENEER
(J)	HORIZONTAL WOOD SIDING
(K)	CEMENTITIOUS PANEL
(M)	GLASS GUARD / HANDRAIL
(N)	STUCCO CLADDING



EXISTING
LEFT (SOUTH) ELEVATION



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PROJECT:
PARSONS RESIDENCE
12590 15a AVENUE
SURREY, BC

DRAWN BY: SH CHECKED BY: SG

DATE: NOVEMBER 10, 2021

REVISION: -

SHEET:
A13 of 17



INTER-OFFICE MEMO

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

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

DATE: **September 26, 2022** PROJECT FILE: **7821-0368-00**

RE: **Engineering Requirements
Location: 12590 15A Ave**

REZONE/ DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the rezoning and issuance of the Development Permit for hazard lands (Steep slope)/ Development Variance Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of the subsequent Building Permit:

Works and Services

- Register RC on title stating owner is responsible for sanitary connection up to the MV sanitary main. CCTV existing sanitary gravity lateral and locate IC.
- Abandon existing water service connection. Provide a new service connection complete with a water meter and back flow preventer.
- Hazard Geotech (DP2) report review to be administered through Planning.
- All aspects of proposed servicing to be reviewed through the BP process. The Builder to follow all geotechnical recommendations / requirements for on-site stormwater management. CCTV existing storm service connection. Replace with a new 150mm connection if not found as per current City standards.

A Servicing Agreement is not required.

Jeff Pang, P.Eng.
Development Services Manager

BD


Tree Preservation Summary

Surrey Project No: 21-0368-00
 Address: 12590 15A Avenue
 Registered Arborist: John Monk

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)	3
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	3

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

 January 27th, 2022
 Date

PROJECT DATA PROPOSED - RF-O ZONE			
CNVIC ADDRESS			
12590 15A AVE			
SUBJECT SITE			
LEGAL DESCRIPTION			
LPT SECTION 7, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 82764			
FID 51-4-462-371			
ZONING			
RF-O - SINGLE FAMILY RESIDENTIAL OCCUPANCY ZONE			
LOT SIZE	321.25 SQ FT	EQPT	2055.50 SQ M
AREA TABLE			
MAIN FLOOR	3270.44	EQPT	348.50 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.00 SQ M
FRONT PORCH	65.40	EQPT	6.00 SQ M
COVERED DECK - 1 MAIN FLOOR	850.34	EQPT	18.84 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
SUN DECK MAIN FLOOR	293.51	EQPT	27.27 SQ M
WALKWAY MAIN FLOOR	1102.93	EQPT	10.28 SQ M
COVERED PATIO (BASEMENT)	462.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	110.87	EQPT	10.27 SQ M
FLOOR AREA RATIO			
REGULATED F.F.A. =	0.33 (1.07 AREA)	EQPT	527.76 SQ M
PROPOSED	0.31 (1.07 AREA)	EQPT	443.13 SQ M
MAIN FLOOR	3270.44	EQPT	246.08 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.00 SQ M
COVERED OUTDOOR SPACE	1073.52	EQPT	99.74 SQ M
COVERED OUTDOOR SPACE			
PERMITTED	0.10 (1.77 A)	EQPT	45.76 SQ M
PROPOSED	0.19 (1.77 A)	EQPT	89.74 SQ M
FRONT PORCH	65.40	EQPT	6.00 SQ M
COVERED DECK - 1 MAIN FLOOR	200.34	EQPT	18.84 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
WALKWAY MAIN FLOOR	1102.93	EQPT	10.28 SQ M
COVERED PATIO (BASEMENT)	462.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	110.87	EQPT	10.27 SQ M
LOT COVERAGE			
PERMITTED	0.25 (1.07 AREA)	EQPT	512.50 SQ M
PROPOSED	0.20 (1.07 AREA)	EQPT	414.98 SQ M
HEIGHT - DWELLING			
PERMITTED - FLAT ROOF (SLOPE 1:4 OR LESS)	33.95		7.30 M
PROPOSED - FLAT ROOF	33.92		6.30 M

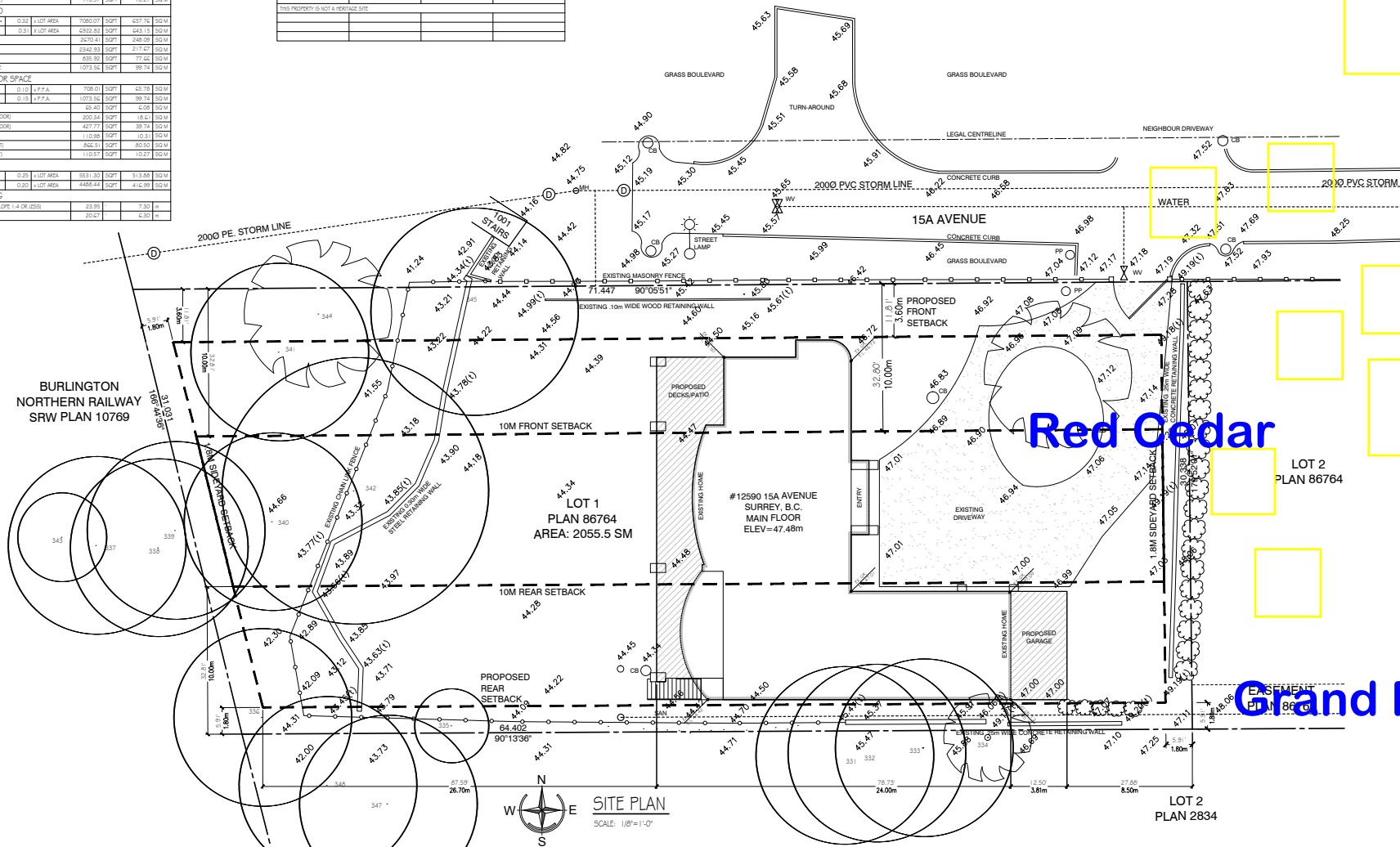
12590 15A AVENUE - PROPOSED			
RF-O ZONE	REQUIRED	PROPOSED	NOTES
LOT AREA	NOT APPLICABLE	2055.5 SM	DISTING LOT AREA
DENSITY	32%	31%	
LOT COVERAGE	25%	20%	
SETBACKS			
FRONT YARD (NORTH)	10 METERS	3.7 METERS	DISTING BUILDING LOCATION
REAR YARD (SOUTH)	10 METERS	4.4 METERS	DISTING BUILDING LOCATION
SIDE YARD (EAST)	1.8 METERS	1.8 METERS	
SIDE YARD (WEST)	1.8 METERS	1.8 METERS	RAIL ROAD TRACKS + OCCAS
HEIGHT	7.3 METERS	6.3 METERS	GARAGE 1:4 SLOPE
PARKING	3	3	
NOTE:	THIS ZONE IS INTENDED TO ACCOMMODATE AND REGULATE THE CONSTRUCTION OF A LARGE SINGLE FAMILY DWELLING ON A LARGE LOT WHERE THERE ARE NO OTHER EQPT FOR WALKWAY AND COVERED SPACES. THE SUBJECT LOT AND AN OCCASIONAL		
THIS PROPERTY IS NOT A HERITAGE SITE			

Trees down
slope
inaccessible

Red Cedar

LOT 4
PLAN 2834

LOT 3
PLAN BCP3165



Red Cedar

Grand Fir

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1 - REZONING, VARIANCE AND DP HAZARD (STEEP SLOPE)



OFFICE LOCATIONS:
#11-1835 56 STREET
DELTA, B.C
PHONE:
604 952 4448
FAX:
688 698 4758
EMAIL: sarah@gilgop.com

PARSONS RESIDENCE
12590 15A AVENUE
SURREY, BC

DRAWN BY: SH
CHECKED BY: SG
DATE: DECEMBER 04, 2020
REVISION:
SHEET:

A1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0368-00

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: 016-462-971
Lot 1 Section 7 Township 1 New Westminster District Plan 86764
12590 - 15A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 15.B "Single Family Residential Oceanfront Zone (RF-O)", the minimum front yard (north) setback is reduced from 10.0 metres to 3.6 metres to the principal building face;
 - (b) In Section F of Part 15.B "Single Family Residential Oceanfront Zone (RF-O)", the minimum rear yard (south) setback is reduced from 10.0 metres to 1.8 metres to the principal building face;
 - (c) In Section K of Part 15.B "Single Family Residential Oceanfront Zone (RF-O)", the minimum lot depth is reduced from 45 metres to 30.3 metres; and
 - (d) In Section D of Part 15B "Single Family Residential Oceanfront Zone (RF-O)", the maximum permitted floor area of the second storey for the principal building is increased from 80% to 115% of the floor area of first storey.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

PROJECT DATA PROPOSED - RF-O ZONE			
CIVIC ADDRESS			
12590 15A AVE			
BURNIE DC			
LEGAL DESCRIPTION			
LPT SECTION 7, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 82764			
FSD 1-C-462-371			
ZONING			
RF-O - SINGLE FAMILY RESIDENTIAL OCCUPANT ZONE			
LOT SIZE	321.25 SQ FT	EQPT	2055.50 SQ M
AREA TABLE			
MAIN FLOOR	2676.41	EQPT	248.59 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.02 SQ M
FRONT PORCH	65.40	EQPT	6.08 SQ M
COVERED DECK - 1 MAIN FLOOR	200.34	EQPT	18.61 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
SUN DECK MAIN FLOOR	293.51	EQPT	27.27 SQ M
INDUSTRY MAIN FLOOR	1102.93	EQPT	10.23 SQ M
COVERED PATIO (BASEMENT)	842.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	1105.87	EQPT	10.27 SQ M
FLOOR AREA RATIO			
REGULATED F.F.A. =	0.33 1 LOT AREA	1085.07	EQPT
PROPOSED	0.31 1 LOT AREA	5292.90	EQPT
MAIN FLOOR	2676.41	EQPT	248.59 SQ M
BASEMENT	2342.93	EQPT	217.07 SQ M
GARAGE - ATTACHED	835.93	EQPT	77.02 SQ M
COVERED OUTDOOR SPACE	1073.52	EQPT	99.74 SQ M
COVERED OUTDOOR SPACE			
PERMITTED	0.10 1 F.F.A.	708.0	EQPT
PROPOSED	0.19 1 F.F.A.	1073.52	EQPT
FRONT PORCH	65.40	EQPT	6.08 SQ M
COVERED DECK - 1 MAIN FLOOR	200.34	EQPT	18.61 SQ M
COVERED DECK - 2 MAIN FLOOR	427.77	EQPT	39.74 SQ M
INDUSTRY MAIN FLOOR	1102.93	EQPT	10.23 SQ M
COVERED PATIO (BASEMENT)	842.51	EQPT	80.50 SQ M
OPEN STORAGE (BASEMENT)	1105.87	EQPT	10.27 SQ M
LOT COVERAGE			
PERMITTED	0.25 1 LOT AREA	553.30	EQPT
PROPOSED	0.20 1 LOT AREA	448.44	EQPT
HEIGHT - DWELLING			
PERMITTED - FLAT ROOF (SLOPE 1:4 OR LESS)	33.95		7.30 M
PROPOSED - FLAT ROOF	33.92		6.30 M

12590 15A AVENUE - PROPOSED			
RF-O ZONE	REQUIRED	PROPOSED	NOTES
LOT AREA	NOT APPLICABLE	2055.5 SM	DISTING LOT AREA
DENSITY	32%	31%	
LOT COVERAGE	25%	20%	
SETBACKS			
FRONT YARD (NORTH)	10 METERS	3.7 METERS	DISTING BUILDING LOCATION
RISK YARD (SOUTH)	10 METERS	3.6 METERS	DISTING BUILDING LOCATION
SIDE YARD (EAST)	1.8 METERS	1.8 METERS	DISTING BUILDING LOCATION
SIDE YARD (WEST)	1.8 METERS	1.8 METERS	RAIL ROAD TRACKS + SIGNAL
HEIGHT	7.3 METERS	6.3 METERS	GARAGE 1:4 SLOPE
PARKING	3	3	
NOTE:	THIS ZONE IS INTENDED TO ACCOMMODATE AND REGULATE THE CONSTRUCTION OF A LARGE SINGLE FAMILY DWELLING ON A LARGE LOT WHERE THERE ARE NO OTHER EXCEPT FOR WALKWAY AND COVERED DECKS. THE SETBACK LOT AND AN OCCASIONAL		
THIS PROPERTY IS NOT A HERITAGE SITE			

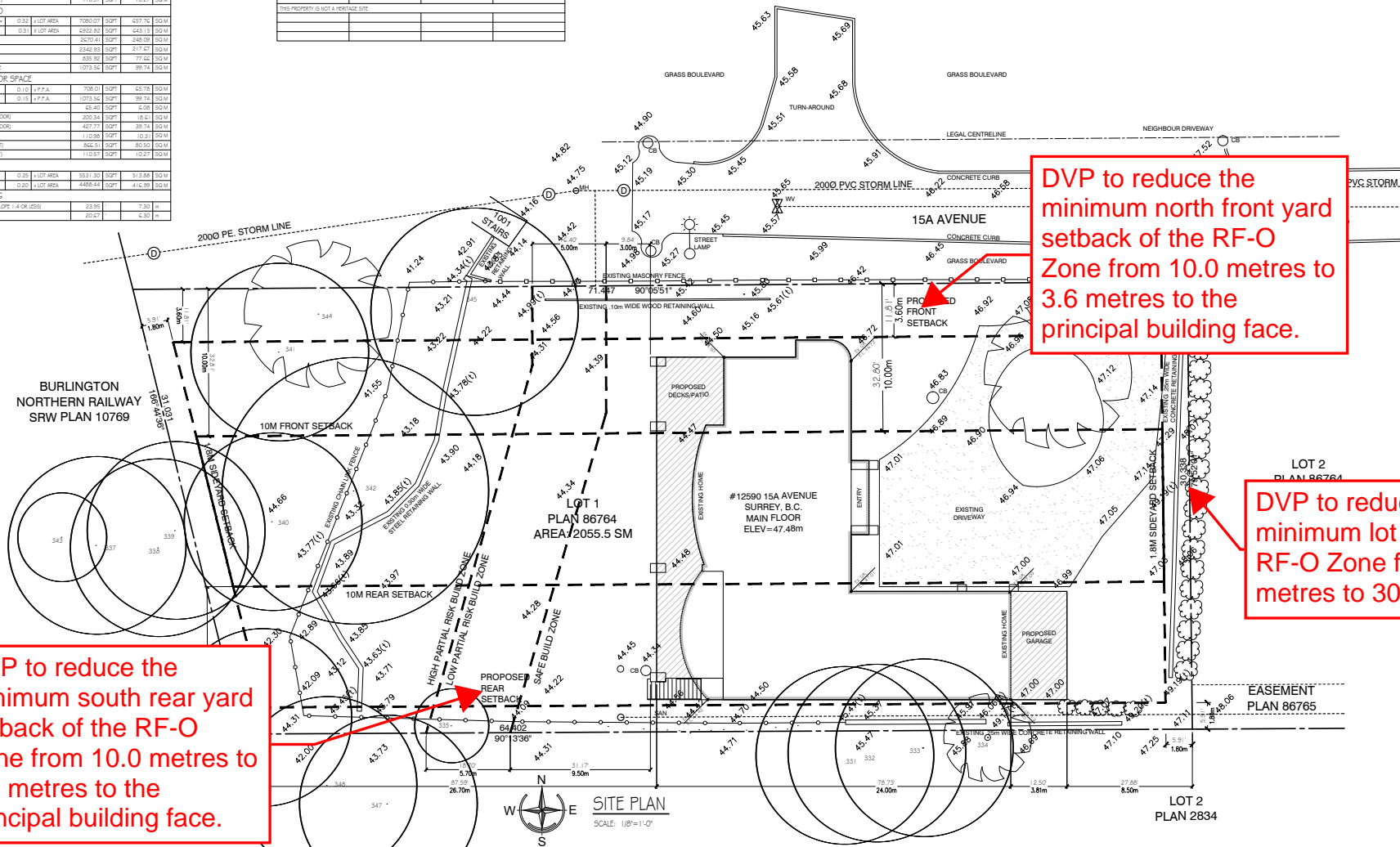
DVP to increase the maximum permitted floor area of the second storey for the principal building from 80% to 115% of the floor area of first storey

Schedule A

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1 - ReZONING, VARIANCE AND DP HAZARD (STEEP SLOPE)

LOT 3
PLAN BCP3195



DVP to reduce the minimum south rear yard setback of the RF-O Zone from 10.0 metres to 1.8 metres to the principal building face.

DVP to reduce the minimum north front yard setback of the RF-O Zone from 10.0 metres to 3.6 metres to the principal building face.

DVP to reduce the minimum lot depth of the RF-O Zone from 45.0 metres to 30.3 metres.

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EMAIL: info@sarahgallup.com

PROJECT: PARSONS RESIDENCE
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SURREY, BC

DRAWN BY: SH CHECKED BY: SG
DATE: JANUARY 27, 2021
REVISION: -
SHEET: