

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0020-00

Planning Report Date: November 15, 2010

PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **NCP Amendment** from Single Detached 4-6 upa to Single Detached 7 upa and Environmental Area
- **Rezoning** from RA and A-1 to RF-9, RF-12, and CD (based on RF)
- **Development Variance Permit**

in order to allow subdivision into 120 single family lots and one park lot for the protection of a riparian area.

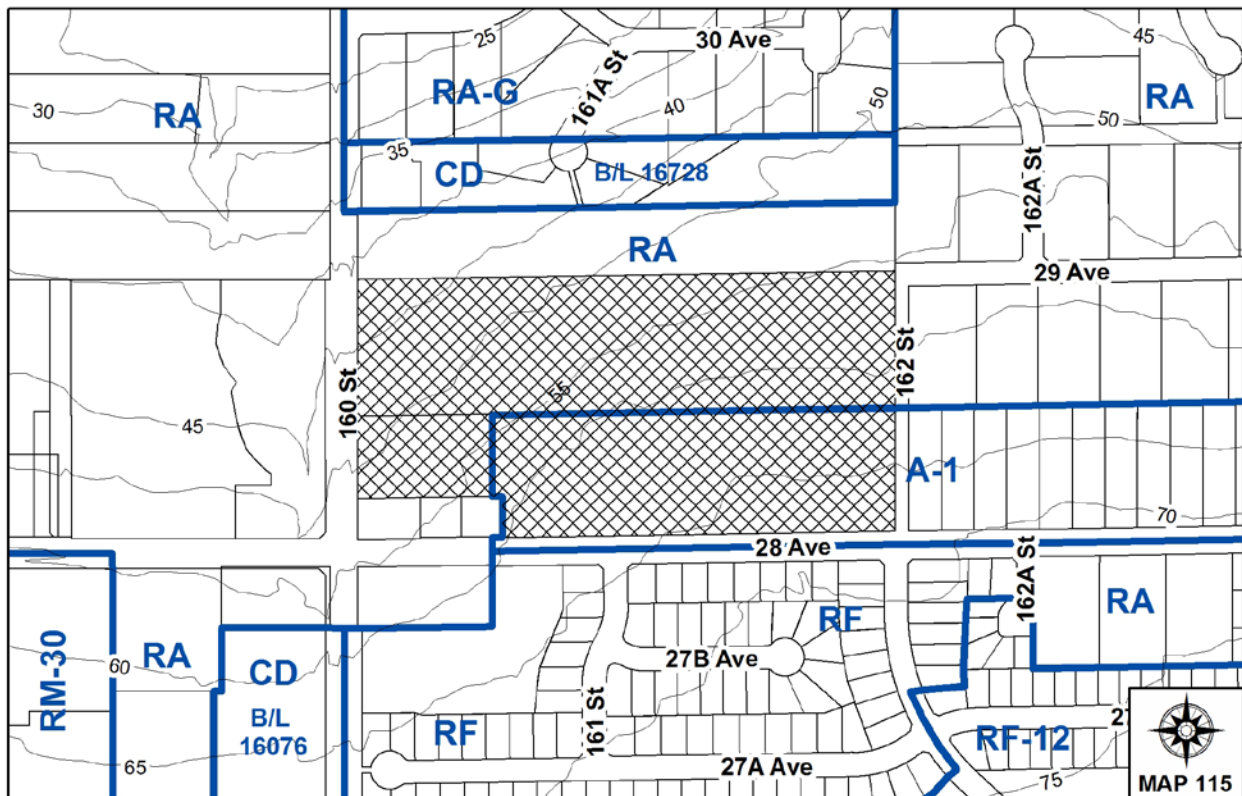
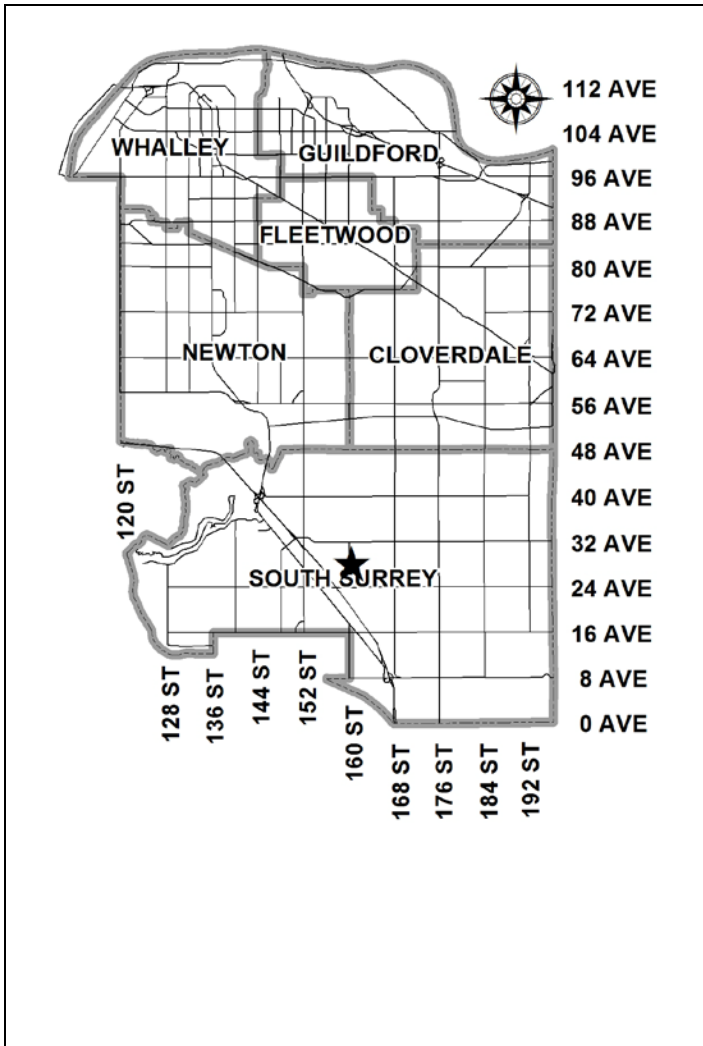
LOCATION: 2846 and 2864 - 160 Street

OWNERS: Jens Jakob Fons, Forrest Nelson Day and Agnes Gail Day

ZONING: RA and A-1

OCF DESIGNATION: Suburban

NCP DESIGNATION: Single Detached (4-6 upa), Larger Transitional Lots (2-3 upa), Linear Park/Multi-Use Trail



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment
 - Rezoning
 - Development Variance Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from "Suburban" to "Urban".
- Proposed amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) from "Single Detached (4-6 upa)" to "Single Detached (7 upa)" and "Environmental Area".
- Vary the RF-12 Zone in order to allow:
 - reduced front yard setbacks on proposed Lots 48, 61 and 62;
 - a reduced rear yard setback on proposed Lot 73;
 - double car garages on proposed Lots 40 and 41; and
 - the required second floor area reduction (80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side).

RATIONALE OF RECOMMENDATION

- The proposed NCP amendment to increase the density on the subject site by 1 upa from "Single Detached (4-6 upa)" to "Single Detached (7 upa)" is required in order to utilize the subject site more efficiently, and the proposed amendment from "Single Detached (4-6 upa)" to "Environmental Area" is necessary in order to protect a 6,267 square metre (1.55 acre) environmentally sensitive area that was previously not identified in the NCP.
- The proposed density of 7 upa is a marginal increase from the NCP and is compatible with the recently developed Morgan Heights area south of 28 Avenue.
- Efforts to protect trees have been made in designing this project. Proposed tree retention is reasonable given the existing site constraints and will achieve a similar level of tree retention to previous developments in the immediate area. Sixty-two (62) of the trees, representing 25% of all trees on the subject site, are located in the riparian area and will be dedicated to the City as parkland. The City's Park, Recreation and Culture Department will determine which of these trees are hazardous and will need to be removed and therefore these trees are not included in the arborist assessment for the subject site.
- The proposed development maintains a strip of transition lots along 162 Street to provide an appropriate interface with the suburban residential lots to the East.
- The proposed setback variances and variances to permit double car garages are necessary in order to help preserve mature trees on the subject site.
- The proposed variance to amend the 80/20 rule of the RF-12 Zone is intended to ensure design continuity with the large Morgan Heights development on the south side of 28 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "General Agricultural Zone (A-1)" to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve Development Variance Permit No. 7910-0020-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 48, from 6 metres (20 feet) to 2.0 metres (6.6 feet) to the front of the principal building and 2.8 metres (9.2 feet) to the garage;
 - (b) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 61, from 6 metres (20 feet) to 3 metres (9.8 feet) to the front of the principal building, 4 metres (13 feet) to the garage, and 1.5 metres (4.9 feet) to the veranda;
 - (c) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 62, from 6 metres (20 feet) to 3.5 metres (11.5 feet) to the front of the principal building, 5.5 metres (18 feet) to the garage and 1.75 metres (5.7 feet) to the veranda;
 - (d) to reduce the minimum rear yard setback requirement of the RF-12 Zone for proposed Lot 73, from 7.5 metres (25 feet) to 6 metres (20 feet);
 - (e) to vary Part 17A Section H.6 of the Surrey Zoning By-law (No. 12000) to permit double car garages on Type 1 RF-12 Lots 40 and 41; and
 - (f) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 including the dedication of the riparian area to the City as parkland;

- (c) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 68, 83 and 120 until future consolidation with the adjacent property (2904 - 160 Street);
 - (g) registration of a Section 219 Restrictive Covenant advising future homeowners that only a single car garage can be built on proposed Lot 29;
 - (h) registration of Section 219 Restrictive Covenants for the protection of mature trees on proposed Lots 28, 40, 41, 48 to 50, 56 to 59, 61, 73 and 74; and
 - (i) submission of a landscape plan and registration of a Section 219 Restrictive Covenant for proposed Lots 93 to 96 and 119 in order to establish a landscape buffer between the existing acreage lots and the proposed transition lots.
7. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Single Detached (4-6 upa) to Single Detached (7 upa) and Environmental Area when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

44 Elementary students at Pacific Heights Elementary School
19 Secondary students at Earl Marriott Secondary School

Parks, Recreation & Culture: The proposed dedication of the riparian area to the City as parkland is acceptable. The applicant is required to remove all buildings and structures from the riparian area. The applicant is also required to pay the community amenity fees in keeping with the North Grandview Heights NCP.

Fisheries and Oceans Canada (DFO): Fisheries and Oceans Canada (DFO) has agreed to the proposed dedication of the riparian area to the City as parkland in order to ensure proper protection and maintenance of the environmental features. Further details will be required to demonstrate that the proposed recharge drains will maintain pre-development flows to the watercourse. When the sanitary sewer is constructed, the installation of trench drains will be required and the applicant will need to demonstrate that the disturbances to the riparian area will be temporary.

SITE CHARACTERISTICS

Existing Land Use: Agricultural.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Large lot single family dwellings	Suburban and Single Detached 4-6 upa	RA
East (Across 162 Street):	Large lot single family dwellings	Suburban and Existing One Acre and Half-Acre Lots	RA and A-1
South (Across 28 Avenue):	Small lot single family dwellings and a stormwater detention facility	Urban and Single Family 6-10 upa Low Density	RF
West (Across 160 Street):	Wills Brook and existing large lot single family dwellings	Suburban and Cluster Housing 6-8 upa, Elementary School and Environmental Area	RA

PROPOSED PLAN AMENDMENTS

- The site is designated "Suburban" in the Official Community Plan (OCP) and "Single Detached (4-6 upa)", "Larger Transition Lots (2-3 upa)" and "Linear Park/Multi-Use Trail" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- An OCP Amendment from "Suburban" to "Urban" is required to accommodate this proposal. In accordance with the NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to comply with the NCP.
- The proposed NCP Amendment from "Single Detached (4-6 upa)" to "Single Detached (7 upa)" and "Environmental Area" is proposed to create 120 single family lots and one park lot for the protection of a riparian area. The former includes increasing the density on the subject site by 1 upa in order to utilize the subject site more efficiently and the latter includes the protection of a 6,267 square metre (1.55 acre) environmentally sensitive area that was not previously identified in the NCP.

- The North Grandview Heights NCP was completed in 2005 with the existing land use designations. Subsequently, the Morgan Heights area completed an NCP that designated the area directly South of 28 Avenue as "Low Density Residential 6-10 upa". The proposed marginal increase in density is compatible with the newly developed area to the South. The proposed development also maintains a strip of transition lots along 162 Street to provide an appropriate interface with the suburban lots to the East.
- Two public information meetings were held on May 4, 2010 and July 22, 2010 to solicit opinions and feedback from the neighbourhood concerning the proposed changes to the NCP. Twelve area residents attended each meeting and their comments are discussed in detail below.

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "One-Acre Residential Zone" (RA)" and "General Agricultural Zone (A-1)". The applicant proposes to rezone the subject site to "Single Family Residential 9 Zone (RF-9)", "Single Family Residential 12 Zone (RF-12)" and "Comprehensive Development Zone (CD)" (based on the RF Zone) and subdivide the land into 120 single family lots (115 small single family lots and 5 larger single family transitional lots) and one park lot.

Proposed Small Lot Single Family Development:

- All 115 proposed small single family lots conform to the minimum requirements of the respective RF-12 and RF-9 Zones in terms of lot area, width and depth except for the following:
 - reduce the front yard setback requirements for proposed Lots 48, 61 and 62;
 - reduce the rear yard setback requirements for proposed Lot 73;
 - permit double car garages on Type 1 RF-12 Lots (Lots 40 and 41); and
 - allow the required second floor area reduction (80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side).
- The proposed setback variances and variances to permit double car garages are necessary in order to help preserve mature trees on the subject site.
- The proposed variance to amend the 80/20 rule of the RF-12 Zone is intended to ensure design continuity with the large Morgan Heights development on the South side of 28 Avenue.
- The proposed lots range in size from approximately 250 square metres (2,691 square feet) to 653 square metres (7,029 square feet). The proposed lots range in width from approximately 9 metres (29.5 feet) to 22 metres (72 feet). The proposed lot widths are generally consistent with the existing small lot single family lots on the South side of 28 Avenue in the Morgan Heights neighbourhood that range in width between approximately 13.4 metres (26 feet) and 22 metres (72 feet).
- Section 219 "No Build" Restrictive Covenants will need to be registered on proposed Lots 68, 83 and 120 until future consolidation with the adjacent property, 2904-160 Street. The northern 6.7 metres (22 feet) of proposed lots 68 and 69 will need to be consolidated with the property to the north, 2904-160 Street in order to ensure the most efficient utilization of developable land.

- Currently, a portion of a Class B watercourse is being diverted through a man-made ditch to 160 Street along the northern boundary of proposed Lot 120. The long term intention is to re-establish the natural watercourse running through 2904- 160 Street and to eliminate the man made diversion to 160 Street. Unfortunately, the re-establishment of the natural watercourse cannot occur until 2904-160 Street is developed. As such, the existing 10 metre (33 feet) man-made Class B watercourse diversion will need to be protected in the interim and a "No Build" Restrictive Covenant will need to be registered on the title of proposed Lot 120 until such time as 2904-160 Street is developed and the watercourse can be reconnected.
- The proposed layout adequately accommodates future development of the properties to the North (2904-160 Street) and Southwest (2820-160 Street, 16031 and 16051-28 Avenue).

Proposed CD Zone for the Larger Transitional Lots:

- The subject site borders existing one-acre and half acre residential lots to the East. The North Grandview Heights NCP recognizes these existing one-acre residential enclaves and requires appropriate density transitioning and buffering in response to these interface conditions.
- A maximum unit density of 2-3 upa is prescribed under the NCP for this area to create a successful density transition. In addition, the NCP calls for a landscaped buffer between the existing acreage lots and the proposed transition lots.
- Five larger transitional lots are proposed fronting onto 162 Street (proposed Lots 93 to 96 and Lot 119). These lots are proposed to be zoned Comprehensive Development (CD) Zone based on the Single Family Residential (RF) Zone. The proposed CD Zone for these transitional lots provides for larger lot sizes and a maximum density of 2 to 3 upa in accordance with the NCP. The following table outlines the differences between the RF Zone and the proposed CD Zone

	RF Zone	Proposed CD Zone
Density	Maximum 6 dwelling units per acre	Maximum 3 dwelling units per acre
Floor Area Ratio (FAR)	Maximum 0.52 and 37 square metres (400 square feet) shall be reserved for use only as a garage or carport	Maximum 0.34 and 45 square metres (480 square feet) shall be reserved for use only as a garage or carport
Lot Coverage	Maximum 40%	Maximum 33%
Principal Building Side Yard Setback	Minimum 1.8 metres (6 feet)	Minimum 3.0 metres (10 feet)
Principal Building Side Yard Setback on a Flanking Street	Minimum 3.6 metres (12 feet)	Minimum 7.5 metres (25 feet)
Principal Building Rear Yard Setback	Minimum 7.5 metres (25 feet)	Minimum 6.0 metres (20 feet)
Minimum Lot Size	560 square metres (6,000 sq.ft.)	980 square metres (10,540 sq.ft.)
Minimum Lot Dimensions	15 metre (50 feet) width and 28 metre (90 feet) depth	30 metre (98 feet) width and 32 metre (104 feet) depth

- The proposed reduced density, floor area ratio, and lot coverage are needed in order for the proposed lots to comply with the Larger Transitional Lot (2-3 upa) designation in the NCP.
- The proposed increase in size of the required garage or carport is required in order to ensure that a garage of a sufficient size to accommodate at least two cars is provided on the proposed transitional lots.
- In order to match the existing form and character of development on the east side of 162 Street, the required side yard and side yard setbacks on a flanking street are proposed to be increased to a minimum of 3 metres (10 feet) and 7.5 metres (25 feet), respectively. Likewise, the required rear yard setback is proposed to be reduced to 6 metres (20 feet) to allow for more flexibility of the siting of the principal building while still accommodating a functional back yard. The reduced rear yard setback is intended to encourage the principal building to be located away from the front and side yards without compromising the livability of the lots and also to help accommodate the buffer along 162 Street. Overall, the proposed changes to the required setbacks are intended to better reflect the character of existing housing in the area where generous front and side yard setbacks are provided.
- Finally, the proposed increase in minimum lot width, depth and size are required in order to ensure that the proposed transitional lots are compatible with the existing acreage lots to the east.
- In addition to the proposed CD Zone, the applicant will also be required to prepare a landscape plan and register a Section 219 Restrictive Covenant on the proposed transitional lots in order to establish a landscape buffer between the existing acreage lots and the proposed transition lots.

Transportation Network

- The site is bordered by an arterial road, 160 Street, and a collector road, 28 Avenue. The Engineering Department has worked with the applicant in order to secure the recently revised road dedication standards while not affecting the applicant's site plan.
- Of the 115 small single family homes, 18 are proposed to be RF-9 Zoned lots. In order to address parking related concerns associated with RF-9 Zoned lots, the applicant has: (1) increased the lot depth which provides for better vehicular transitions into the garage; (2) provided internal local roads that allow for parking on both sides of the street; and (3) accommodated the new collector standard which provides for parking on both sides of the street.
- In order to increase the size of the transitional lots on 162 Street, the Engineering Department has accepted a reduced road cross section for the North-South internal local roads. This results in a smaller utility/street tree strip, and slightly narrower pavement width, but it will still provide adequate on-street parking and sidewalks on both sides of the street.
- The unique local road, 28B Avenue, that was developed by the Engineering Department in order to accommodate a multi-use trail, was reduced in order to help retain on-site trees. This results in a narrower utility/street tree strip, but will still accommodate the necessary on-street parking, sidewalk, and multi-use trail.
- In consideration of some of the reduced Engineering road standards, the applicant has agreed to make a voluntary contribution for a temporary sidewalk on 28 Avenue. This will provide safe pedestrian access between the subject site and the future elementary school, located on the west side of 160 Street on 28 Avenue until such time as the ultimate sidewalk is completed.

Protection of Riparian Area:

- Class B watercourses run throughout the northwest quadrant of the subject site. Unfortunately, during the preparation of the NCP for this area, the watercourses were not identified and therefore they were not incorporated in the Land Use Plan. As part of this application, the Class B watercourses were identified and mapped by the applicant and their classifications were verified by Fisheries and Oceans Canada (DFO). The applicant has agreed to dedicate the riparian area consisting of 6,267 square metres (1.55 acres) to the City as parkland, without compensation, and to erect a fence at the boundary of the riparian area to ensure that the riparian area remains undisturbed.
- In order to maintain the existing hydrology and water flows to the existing Class B watercourses, the applicant has proposed to install re-charge drains to ensure that pre-development flows are maintained. The design and construction of these recharge drains will need further assessment by the City's Engineering Environmental Review Committee (ERC) to ensure that they meet DFO and City Engineering standards.
- The NCP identifies the North Grandview Gravity Sewer Interceptor and a multi-use trail running through the middle of the riparian area. As part of this application, alternate locations for the sewer interceptor and multi-use trail were examined. Due to City Engineering standards and the nature of the sewer interceptor being gravity fed, it was not possible to find an alternate suitable alignment for the construction of the sewer interceptor. However, it was determined that the construction of the sewer interceptor could occur with only temporary disturbances to the riparian area by the installation of trench dams during the sewer interceptor's construction. Further review and construction details will need to be assessed by the City's Engineering ERC to ensure that the impacts to the Class B watercourses are as minimal as possible. An alternate location for the multi-use trail was possible, and the multi-use trail is proposed to be located outside of the riparian area, at its southern boundary. The 4 metre (13 feet) multi-use trail will be accommodated in the road right-of-way for 28B Avenue.

Building Design Guidelines & Lot Grading:

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed single family lots. The neighbourhood character study identifies the site as located adjacent to an area-defining 360 lot single family residential development in the Morgan Heights neighbourhood. These are newer high quality homes with high architectural merit, which provide context for the subject site.
- According to the Building Scheme, new homes will be "Classical Modern", "Neo- Traditional" or "Traditional", with similar massing characteristic, similar siding materials and similar roof types, roof pitch, and roofing materials as the character defining context homes in Morgan Heights. In keeping with the high quality of the surrounding context homes, vinyl siding is specifically prohibited and only high quality asphalt shingles can be used for roofing. The new homes will meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- A preliminary Lot Grading Plan, submitted by Hunter Laird Engineering Limited, has been reviewed by the Building Division and is considered acceptable. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal given the size of the site and are necessary to accommodate existing road grades and to facilitate proper lot drainage.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

- Basement-entry and split-level homes and secondary suites will not be permitted.

Arborist Assessment:

- Norman Hol, ISA Certified Arborist of Arbortech Consulting Ltd. prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 250 protected trees on the subject site. Sixty-two (62) of these protected trees, representing 25% of all trees on the subject site, are located in the riparian area and will be dedicated to the City as parkland. The City's Park, Recreation and Culture Department will determine which of these trees are hazardous and will need to be removed and therefore these trees are not included in the arborist assessment for the subject site. The remaining 188 protected trees have been evaluated and the following table provides the breakdown by tree species on the subject site:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	4	0	4
Bigleaf Maple	4	0	4
Black Cottenwood	3	0	3
Black Locust	17	0	17
Cherry	2	0	2
Douglas Fir	85	13	72
Hemlock	1	0	1
Lombardy Poplar	1	0	1
Maple	1	0	1
Norway Spruce	1	0	1
Paper Birch	2	0	2
Red Alder	37	0	37
Western Red Cedar	30	3	27
Total	188	16	172

- The applicant conducted a detailed assessment of tree retention, including lot layout adjustments to increase tree retention. Based on extensive discussions between the applicant's arborist and the City's arborist, additional tree preservation would only be possible with the significant enlargement of the proposed lots. Several lots have been enlarged to help in tree preservation including proposed Lots 48 to 50 and 73 to 74. Given the road network in this neighbourhood and the single family character of the surrounding area, the proposal was deemed acceptable to address tree retention in a reasonable way.
- The Grandview Heights NCP document acknowledges the presence of significant tree stands within the plan area. However, much of this is in a series of mixed stands, which include alders and other tree species not suitable for tree retention. It was also noted that these natural growing conditions significantly limit the potential for individual tree retention. As a result, significant tree preservation was to be addressed on the proposed parks and riparian protection areas within the plan area and replanting of development sites.
- The size of RF-9 and RF-12 lots is commonly challenging for tree retention. The restricted lot dimensions, road and lane works, installation of services, land clearing and lot grading seriously reduce the potential for retention of trees on these lots. Overall, City staff is of the opinion that all reasonable options for tree preservation have been considered on the subject site, and that the existing site limitations prevent further tree protection opportunities.

- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require a total of 304 replacement trees on the subject site. The applicant is proposing a total of 321 replacement trees on the proposed lots, exceeding City requirements.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 10, 2010 to 52 households within 100 metres (328 feet) of the subject site.
- Public Information Meetings were held on May 4, 2010 and July 22, 2010 to obtain more detailed input from area residents with respect to the proposed application and in particular the proposed amendment to the NCP. Twelve (12) residents attended each meeting.
- As a result of the pre-notification letters and the two public information meetings held, City staff received a combination of approximately eighty (80) letters, e-mails, and comment sheets concerning this proposal from approximately twenty-one (21) different residents representing fourteen (14) different addresses. The majority of the correspondence was submitted by residents representing six (6) addresses in the immediate area, stating strong opposition to the proposal. The following is a brief summary of the concerns cited in the correspondence:
 - Density, Land Use and Tree Preservation Concerns:
 - Concerned that the proposed density is too high and not in keeping with the approved NCP. City Council approved this NCP in 2005 and there is no reason for it to be amended to increase the density of the subject site. As such, insufficient justification has been provided by the applicant in support of this NCP Amendment.
 - High density development will negatively impact quality of life for existing residents and will have a detrimental effect on property values.
 - Concerned that the proposed small lots are not in keeping with the established large lot estate residential character of the area and the proposed lot sizes are too small given the sizes of the adjacent one-acre and one-acre gross density lots.
 - Proposed tree preservation is not adequate and concerned that the proposed small lots are too small to accommodate green space and to allow for the retention of trees.

(The proposed NCP amendment includes two components including an increase in density on the subject site by 1 upa and the protection of a 6,267 square metre (1.55 acre) environmentally sensitive area that was previously not identified in the NCP. On balance, the proposed increase in density is reasonable given the significant benefit to the City whereby an environmentally sensitive area will be dedicated to the City as parkland, without compensation. It is acknowledged that tree preservation opportunities are limited on the proposed RF-9 and RF-12 lots, however 25% of all trees on the subject site, are located in the riparian area and will be dedicated to the City as parkland. Finally, the applicant has been able to demonstrate that the proposed transitional lots meet the intent of the NCP.)

- Transportation Concerns:

- Concerns about the impact on existing roads and increased traffic as a result of the proposed development.
- Request that 28A Avenue to be either closed off at 162 Street or it to be used to access no more than 5 residential lots in a cul-de-sac scenario.
- Request that traffic calming measures be taken along 29 Avenue between 160 Street and 162 Street or through-traffic entering the neighbourhood at 162 Street and 28 Avenue to be discouraged.
- Concern about the impact of increased density on the traffic in the area and possible cutting through the neighbourhood.

(The Engineering Department's Transportation Division evaluated and assessed the above noted concerns and provided the following comments:

- *Average trip rate calculations confirmed that the proposed development would unlikely contribute to more than a 5% increase above existing traffic volumes on the adjacent collector and arterial road network.*
- *Potential short cutting through the neighbourhood is anticipated to be negligible since there is currently very little observed congestion on 28 Avenue and 160 Street that would cause drivers to seek shorter travel paths. However, should unforeseen traffic issues arise as the area grows, a traffic calming request could be submitted to the City for consideration and evaluation.*
- *The potential for closing off 162 Street, or 28A Ave with cul-de-sacs was determined to be not in compliance with the City's Design Criteria. Furthermore, closing off a road and creating additional cul-de-sacs is not consistent with the Transportation Strategic Plan objectives of providing greater road connectivity thereby providing neighbourhoods with increased accessibility, mobility and resiliency and dispersing traffic. A minimal amount of legitimate neighbourhood traffic is anticipated to use the surrounding local road network, and it is not anticipated to generate significant volumes of new traffic.)*
- Drainage & Riparian Area Concerns:
 - Questions were raised concerning the state of the existing Class B watercourses and how the proposed development would affect these watercourses.
 - Concern that the proposed development would increase water run-off to 2904-160 Street.

(Fisheries and Oceans Canada (DFO) confirmed the presence of Class B watercourses originating on the subject properties and flowing north, towards 2904-160 Street. The expectation of DFO is that the current pre-development water flow regime is maintained in these Class B watercourses. A third pipe drainage system consisting of recharge drains is proposed by the Applicant to maintain pre-development flows to these watercourses. The Drainage Engineers of the Engineering Department have indicated that as part of the engineering servicing concept for this proposal, the applicant's Engineer will need to demonstrate that the proposed water flow regime will not negatively impact the adjacent lot and will not negatively alter the existing Class B watercourses.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 48, from 6 metres (20 feet) to 2.0 metres (6.6 feet) to the front of the principal building and 2.8 metres (9.2 feet) to the garage;
- To reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 61, from 6 metres (20 feet) to: 3 metres (9.8 feet) to the front of the principal building, 4 metres (13 feet) to the garage and 1.5 metres (4.9 feet) to the veranda;
- To reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 62, from 6 metres (20 feet) to 3.5 metres (11.5 feet) to the front of the principal building, 5.5 metres (18 feet) to the garage and 1.75 metres (5.7 feet) to the veranda;
- To reduce the minimum rear yard setback requirement of the RF-12 Zone for proposed Lot 73, from 7.5 metres (25 feet) to 6 metres (20 feet);
- To vary Part 17A Section H.6 of the Surrey Zoning By-law (No. 12000) to permit double car garages on Type 1 RF-12 Lots 40 and 41; and
- Permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side).

Justification for Variances:

- The proposed setback variances and variances to permit double car garages are necessary in order to help preserve mature trees on the subject site.
- The proposed variance to amend the 80/20 rule of the RF-12 Zone is intended to ensure design continuity with the large Morgan Heights development on the South side of 28 Avenue. Section D.2.(b)ii of the RF-12 Zone requires that the second storey shall not exceed 80% of the floor area of the first storey and shall be accomplished by an offset at the second storey from either the front or side walls. This DVP proposes to allow the offset to be accomplished from either the front, side or rear walls in order to allow for greater detailing at the front elevation.
- The proposal will not increase the permitted floor area, rather it will enable more flexibility in the reduced upper storey massing and is applicable to the RF-12 lots only.
- The applicant proposes a wide range of positive improvements to the massing, street presentation and recessing of the garage to ensure the overall presentation exceeds the typical quality and will not impact the streetscape or livability of the lots. These improvements will compensate for the enhanced massing flexibility and will be consistent with the Morgan Heights development to the South.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Amendment to the North Grandview Heights NCP
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law
Appendix IX.	Development Variance Permit

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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. 11/10/10 9:43 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuyk, Hunter Laird Engineering Ltd.
 Address: #300 – 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Addresses: 2846 and 2864 – 160 Street
- (b) Civic Address: 2846 – 160 Street
 Owners: Forrest Nelson Day and Agnes Gail Day
 PID: 013-217-852
 South Half of the South Half Legal Subdivision 12 Section 24 Township 1 Except:
 Firstly: South 33 Feet Secondly: Part Subdivided by Plan 14010, New Westminster
 District
- (c) Civic Address: 2864 – 160 Street
 Owner: Jens Jakob Fons
 PID: 013-217-071
 North Half of the South Half Legal Subdivision 12 Section 24 Township 1 New
 Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7910-0020-00.

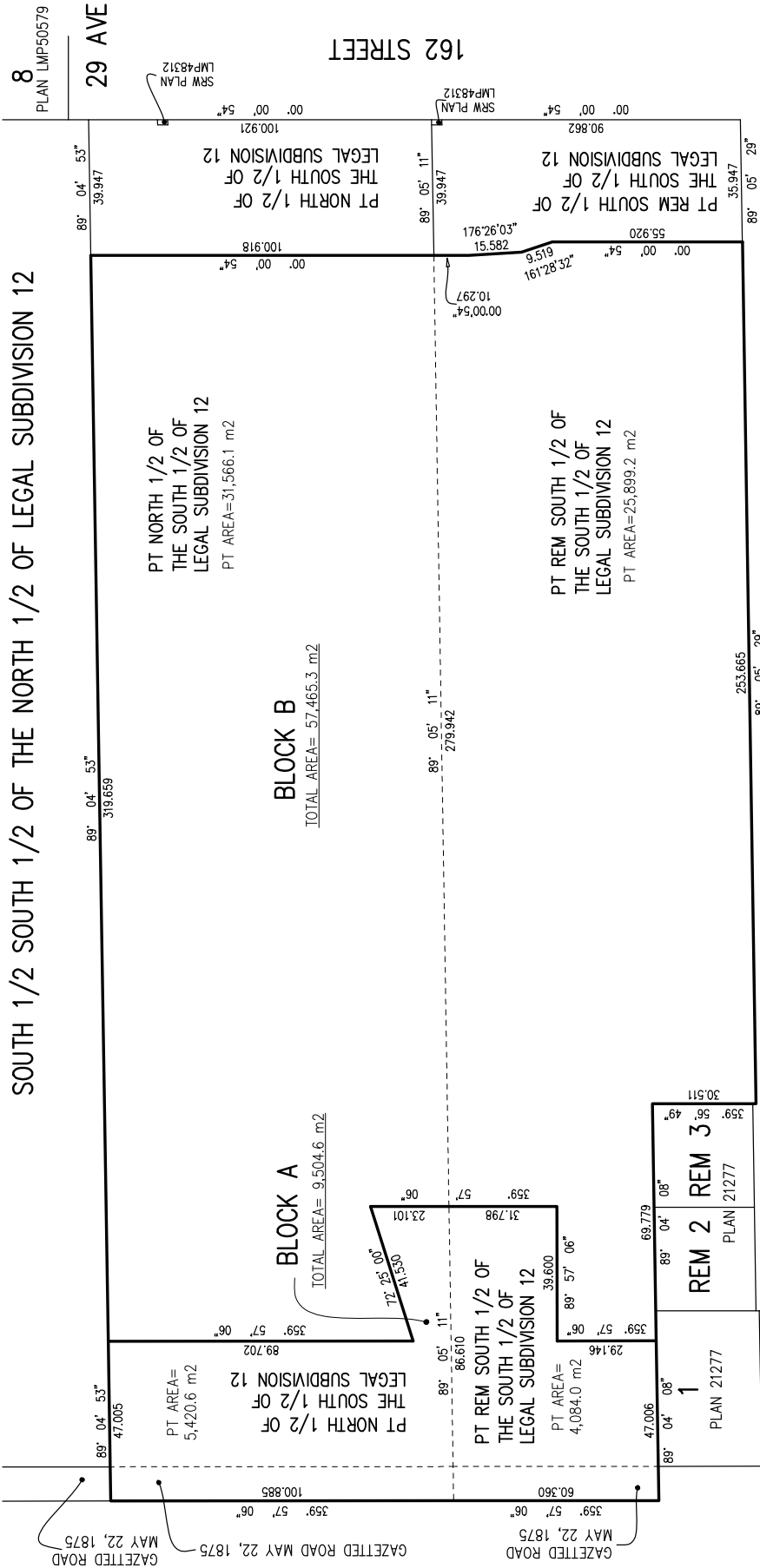
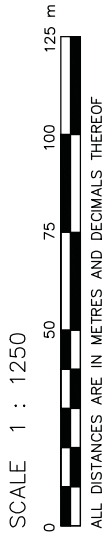
SUBDIVISION DATA SHEET

Proposed Zoning: RF-9, RF-12 and CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	17.98 ac
Hectares	7.28 ha
NUMBER OF LOTS	
Existing	2
Proposed	120 and one park lot
SIZE OF LOTS	
Range of lot widths (metres)	9 m to 30 m
Range of lot areas (square metres)	250 sq.m. to 1,241 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	49%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	64%
PARKLAND	
Area (square metres)	7,165 sq.m. (6,267 sq.m. riparian area & 898 sq.m. multi-use trail)
% of Gross Site	10%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. -- --
 OF PART OF NORTH HALF OF THE SOUTH HALF LEGAL SUBDIVISION 12 AND
 PART OF SOUTH HALF OF THE SOUTH HALF LEGAL SUBDIVISION 12
 EXCEPT: FIRSTLY: SOUTH 33 FEET SECONDLY: PAR SUBDIVIDED BY PLAN 14010
 BOTH OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
 BCGS 926:007

SOUTH 1/2 SOUTH 1/2 OF THE NORTH 1/2 OF LEGAL SUBDIVISION 12



BLOCK A TOTAL AREA=9,504.6 m²
FROM A-1 TO RF9 AREA=4,084.0 m ²
FROM RA TO RF9 AREA=5,420.6 m ²
BLOCK B TOTAL AREA=57,465.3 m²
FROM A-1 TO RF12 AREA=25,899.2 m ²
FROM RA TO RF12 AREA=31,566.1 m ²

CERTIFIED CORRECT ACCORDING TO SURVEY
 THIS 8th DAY OF JANUARY, 2010

G.A. HOL ----- B.C.L.S.

28 AVENUE

MCLEHANNAY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FAX: 2112-07884-01 ZONE 2
 DATE: OCTOBER 8, 2010



2836/2846 160 St. - Qualico/Foxridge
2864 160 St. - 160 Stronghold Capital
Surrey File No. 7910-0020-00

Site Context Plan

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **November 8, 2010** PROJECT FILE: **7810-0020-00**

RE: **Engineering Requirements
Location: 2846 & 2864 160 St.**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/ NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***Dedicate:

- 4.942 metres on 160 Street;
- 1.942 metres on 28 Avenue, including adequate corner cuts
- 7.942 metres on 162 Street;
- gazetted road for the east 10.058 metres of 160th Street on a road dedication or subdivision plan (Gazetted Road pg. 112 May 22nd, 1875);
- 18.00 metre width for 28B Avenue, including adequate corner cuts;
- 18.00 metre width for 28A Avenue and 161 Street, south of 28A Avenue, including adequate corner cuts;
- 17.00 metre width for 160A Street, 161 Street, 161A Street and 161B Street, including corner cuts;
- 6.00 metre width for the north south lane;
- 6.00 metre width for the east west lanes, including corner cut at each lane intersection;
- 6.00 metre width for temporary east-west lane, including utilities;
- 4.00 metre width for the Engineering Walkway between 161B Street and 162 Street.

Provide:

- 0.50 metre Statutory Right of Way (SRW) on 160 Street for City Service Connections, on Lots 1 to 7, and lot 120;
- 6.0 metre SRW for a temporary lane and utilities;
- 1.50 metre SRW on 160 Street, on Lots 8 to 13, for the North Grandview Heights Multi Use Pathway and for City Service Connections;
- 0.50 metre SRW on the west side of 162 Street;
- 0.50 metre SRW on each side of 160A Street, 161 Street, 161A Street, 28A Avenue, and 161B Street;

NOTE: Detailed Land Development Engineering Review available on file

- 0.50 metre SRW on south side of 28B Avenue;
- 0.50 metre SRW on north side of 28 Avenue;
- Adequate onsite and offsite SRW for the North Grandview Gravity Interceptor Phase 2/3.

Works and Services

- Construct the 4.0 metre wide asphalt North Grandview Heights Multi Use Pathway.
- Construct the north side of 28 Avenue to the Major Collector standard, including curb bulge at 28 Avenue and 161 Street;
- Provide a cash contribution for the development co-ordinated construction of a temporary asphalt sidewalk on the north side of 28 Avenue up to 160 Street to facilitate walking connectivity to the future elementary school at 160 Street/28 Avenue;
- Construct the west side of 162 Street to the Through Local standard;
- Construct 28A Avenue and 161 Street, south of 28B Avenue to the Neo-Traditional Through Local standard, including curb bulges at 28A Avenue and 161 Street, 161A Street, and 161B Street;
- Construct 28B Avenue to a Modified Through Local standard;
- Construct 160A Street, 161 Street, 161A Street and 161B Street to the North Grandview Heights Limited Local-Low Density standard;
- Construct all internal lanes to the residential lane standard;
- Construct temporary east-west lane north of lot 1, to an interim standard, connecting to 160th Street.
- Construct the 4.00 metre wide Engineering Walkway to SSD-R.40.1 standard;
- Construct drainage system to service the proposed development;
- Provide sustainable drainage features according to the NCP
- Extend water mains on 28 Avenue, on 162 Street, and on the proposed roads to service the proposed lots.
- Extend the North Grandview Gravity Sanitary Interceptor Phase 2& 3 (NGI 2/3);
- Construct sanitary system to service the proposed lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

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BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0020-00
Project Location: **2846 and 2864 - 160 Street, Surrey, B.C.**
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old growth area in the Morgan Heights area of Surrey. Homes in the vicinity of the subject site include a 1940's 700 sq.ft. "Heritage" style 1 ½ storey home, a 1970's "West Coast Traditional" 2500 sq.ft. Split Level home, a 1970's "Tudor Emulation" Two-Storey, and two 1980's 3000 sq.ft. Two-Storey type homes; one of which is a suburban-estate quality home in a park setting, and one of which is a "West Coast Modern" style home in a common urban setting. None of these homes have an objectionable appearance. However, none provide suitable architectural context for a year 2010 development in Morgan Heights.

The subject site is located adjacent to the northwest corner of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. There is little opportunity to introduce a "new character area" due to the strong influence of the adjacent 360 lot development, which is now approximately 80 percent built-out.

Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should substantially be derived from that building scheme. The as-built environment should also be considered. All homes at the 360 lot site are Two-storey type, ranging in size between 2700 sq. ft. including garage and 3100 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Traditional". Design approvals for this area were based in part on the philosophy that the garage should appear clearly subdominant to other elements. To achieve this effect, a DVP was granted on the RF-12 lots to allow the required 20% upper floor offset to be counted from the front and the rear, rather than only from the front. This allowed the creation of a very strong two storey high focal element at the front, on the side opposite the garage which in effect draws attention away from the garage. Ninety percent of homes have a roof slope of 10:12 or greater, and all homes have shake profile asphalt shingle roof with a minimum 40 year warranty and a raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on these homes. Yards are landscaped to a high standard. These homes provide ideal architectural context for the subject site.

There is also a 7 lot subdivision east of the subject site identified as Surrey project 7906-0311-00. The regulations for this site were derived from regulations found in the building scheme for the 360 lot development. Regulations for the subject site should also be "consistent or better" with regulations for the 7 lot site.

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

- 1) Context Homes : Homes in the 360 lot site adjacent to the south side of the subject site will provide architectural context for the subject site. Regulations context will be derived from 7905-0126-00 and from 7906-0311-00.
- 2) Style Character : "Neo-Traditional", "Classical-Modern", and "Traditional" styles are characteristic of the 360 lot site, and for continuity styles at the subject site should be similar.
- 3) Home Types : Dominance of Two-Storey home type. All context homes in the surrounding area are Two-Storey type. Basement Entry homes are not found in new developments in this area.
- 4) Massing Designs : New homes at the 360 lot site provide desirable massing context. The homes are well balanced and correctly proportioned homes with a bold, stately appearance. Garages are deliberately understated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Fibre-cement board, cedar, brick, and stone have been used. Brick and stone have been used generously.
- 7) Roof surface : Roof surfaces at the 360 lot site are all shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 8) Roof Slope : Roof pitch 10:12 or higher on most new homes at the 360 lot site.

Dwelling Types/Locations: at 360 lot site	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in hardiplank (dominant) or stucco, with wood wall shingles or Hardipanel feature areas. There are generous brick or stone feature areas on every home. All fascia is layered with a minimum 1x4 over 1x6 over 2x10 standard.

Roof Pitch and Materials: All homes at context site have a 40 year quality shake profile asphalt shingle roof with raised ridge cap. Most homes have a roof slope of 10:12 or greater.

Window/Door Details: Rectangular dominant.

Streetscape: In the area immediately surrounding the development site, homes are old urban or old suburban. At the adjacent 360 lot context site to the south there is obvious continuity of appearance. All homes are 2700 – 3100 square foot “Neo-Traditional”, “Classical-Modern”, or “Traditional” style Two-Storey type. The homes are clearly small-urban-estate quality and exhibit highly desirable massing designs, with strong focal points and deliberately understated garages. The homes are trimmed to a high standard and feature materials have been used generously. Yards are landscaped to a high modern urban standard.

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: “Classical Modern”, “Neo-Traditional”, or “Traditional”. 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.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey, including the 360 lot area-defining development to the south identified as Surrey project 7905-0126-00.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), 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.
- The garage element shall appear understated in relation to other elements.

2.2 Proposed Design Solutions:

Dwelling Types/Location: Two Storey, Split Levels, Bungalows, No Basement Entry.

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring “context homes” in the 360 lot Morgan Heights subdivision (Surrey project 7905-0126-00). Homes will therefore be “Neo-Traditional”, “Classical-Modern”, and “Traditional” styles only. Similar home types and sizes. Similar massing characteristics and design. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Restrictions on Dwellings
(Suites, Basement Entry)**

No Basement Entry type.
No second kitchen or food preparation area;
Not more than one bedroom on the main floor of a *two- storey single family dwelling*.
No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling.
Not more than one bathroom in the basement;

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl**

“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 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 10:12.

Roof Materials/Colours:

Only 40 year quality or better shake profile asphalt shingles with a raised ridge cap in "charcoal grey", brown, or black will be permitted.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. 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. Regulations to be lot-specific as described in the Character study due to substantial differences in lot size and zoning within the subject site.

Landscaping:

High modern urban standard required. Due to substantial differences in lot size and zoning within the subject site, planting regulations should be specific to the zone. The following regulations are recommended:

- (i) Shrubs: on *lots* 1-13 inclusive, and on *lots* 29-32 inclusive, provide a minimum of 12 shrubs of which not less than four shrubs shall be of a minimum 0.6 metres [24 inch] planting height, and the balance shall be of a minimum 3 gallon pot size;
- (ii) Shrubs: on *lots* 14-28 inclusive, and on *lots* 33-94 inclusive, and on *lots* 99-120 inclusive, provide a minimum of 18 shrubs of which not less than six

shrubs shall be of a minimum 0.6 metres [24 inch] height, and the balance shall be of a minimum 3 gallon pot size;

- (iii) Shrubs: on *lots* 95-98 inclusive, and on *lot* 121, provide a minimum of 50 shrubs of which not less than 25 shrubs shall be of a minimum 0.6 metres [24 inch] height, and the balance shall be of a minimum 3 gallon pot size;
- (iv) Shrubs: on each corner *lot* provide additional shrubs equal to not less than 50 percent of the requirements as specified

On every lot, sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sep 15, 2010

Reviewed and Approved by:  **Date:** Sep 15, 2010

TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0020-00

Project Location: 2836 to 2864 160th Street Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

The 250 trees on this site consists of 62 ESA trees, 115 tagged trees in the landscape and old farm fields (some being alder and cottonwood), 48 hedge trees in the landscape and 25 alder/cottonwood trees in two native pioneer deciduous forest groves in the eastern limits of the old farm fields. Only 30 of these trees were found to be in viable condition considering the current condition analysis and the proposed land use as residential (notwithstanding the passive use ESA conditions in the northern section of the site). The vast majority of the trees are in very poor condition and are not viable for consideration of retention.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>188</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>5</u>
Number of Protected Trees to be Removed	(C)	<u>167</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>16</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>304</u>
Number of Replacement Trees Proposed	(F)	<u>321</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>excess = 17</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>337</u>
Number of Lots Proposed in the Project	(I)	<u>119</u>
Average Number of Trees per Lot (H/I)		<u>2.8</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:



(Arborist)

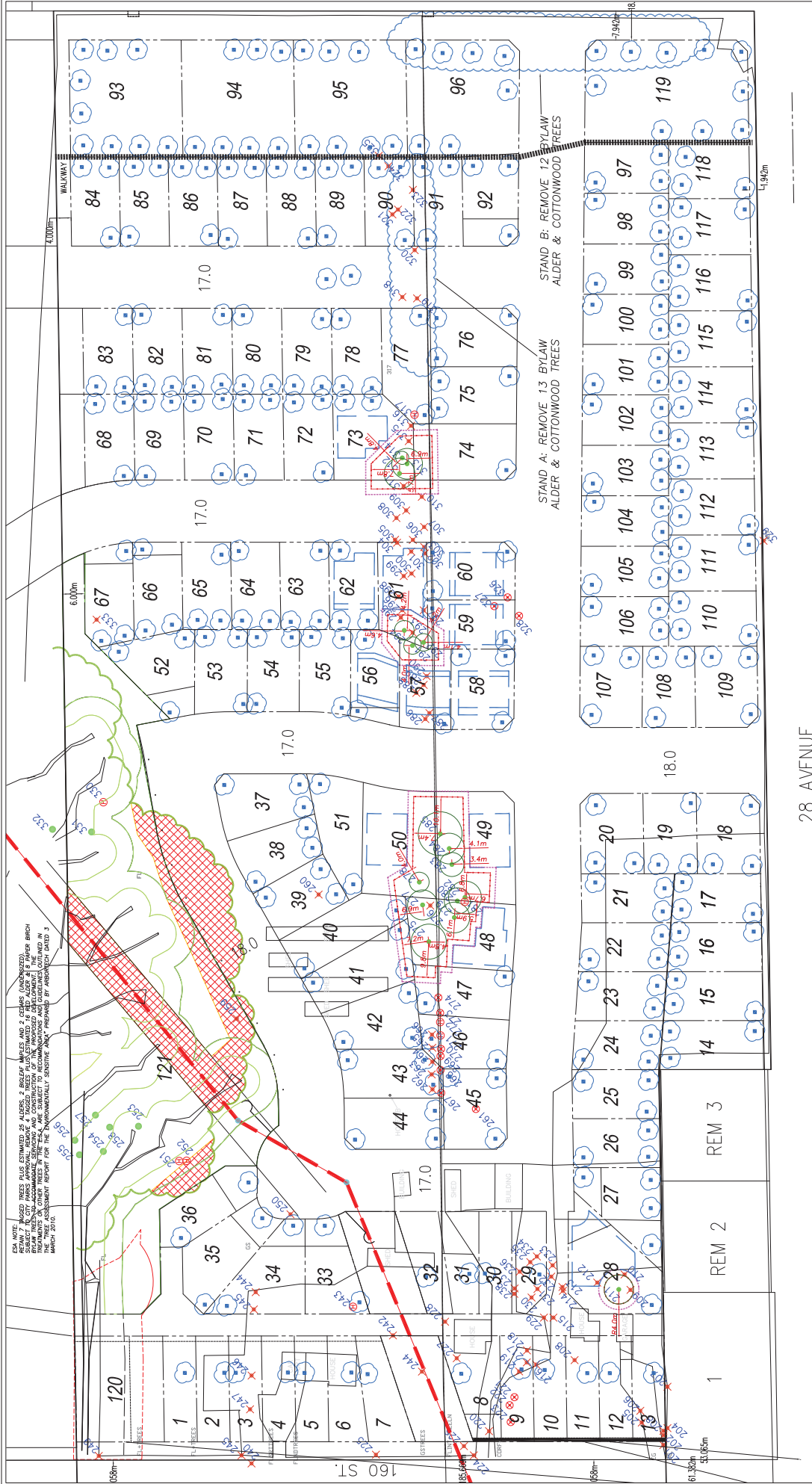
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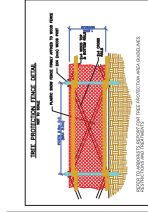
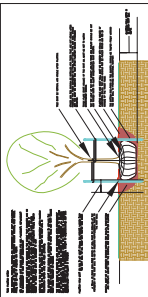
TREE RETENTION AND REPLACEMENT PLAN

PROJECT: 160 STREET DEVELOPMENT INC. / QUALICO
 ADDRESS: 160 STREET, KILGORE, ONTARIO
 DATE: 3 NOVEMBER 2016
 DRAWN BY: [Name]

Scale 1:500



EVA ANALYZED THESE PLUS ESTIMATED 25 ALDERS, 2 BIRCH, 2 MAPLE AND 2 OTHERS (UNIDENTIFIED). SUBJECT TO CITY PARKS APPROVAL, REMAINING 4 MAPLE TREES PLUS 25 COTTONWOOD, 16 RED ALDER, 4 BIRCH, 2 MAPLE AND 2 OTHER TREES ARE SUBJECT TO RECOMMENDATIONS AND GUIDELINES OUTLINED IN TREATMENT OF OTHER TREES IN THIS AREA. ARE SUBJECT TO RECOMMENDATIONS AND GUIDELINES OUTLINED IN TREATMENT OF OTHER TREES IN THIS AREA. PREPARED BY: [Name], MARCH 2016.



PLANT LIST

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28 AVENUE

160 STREET

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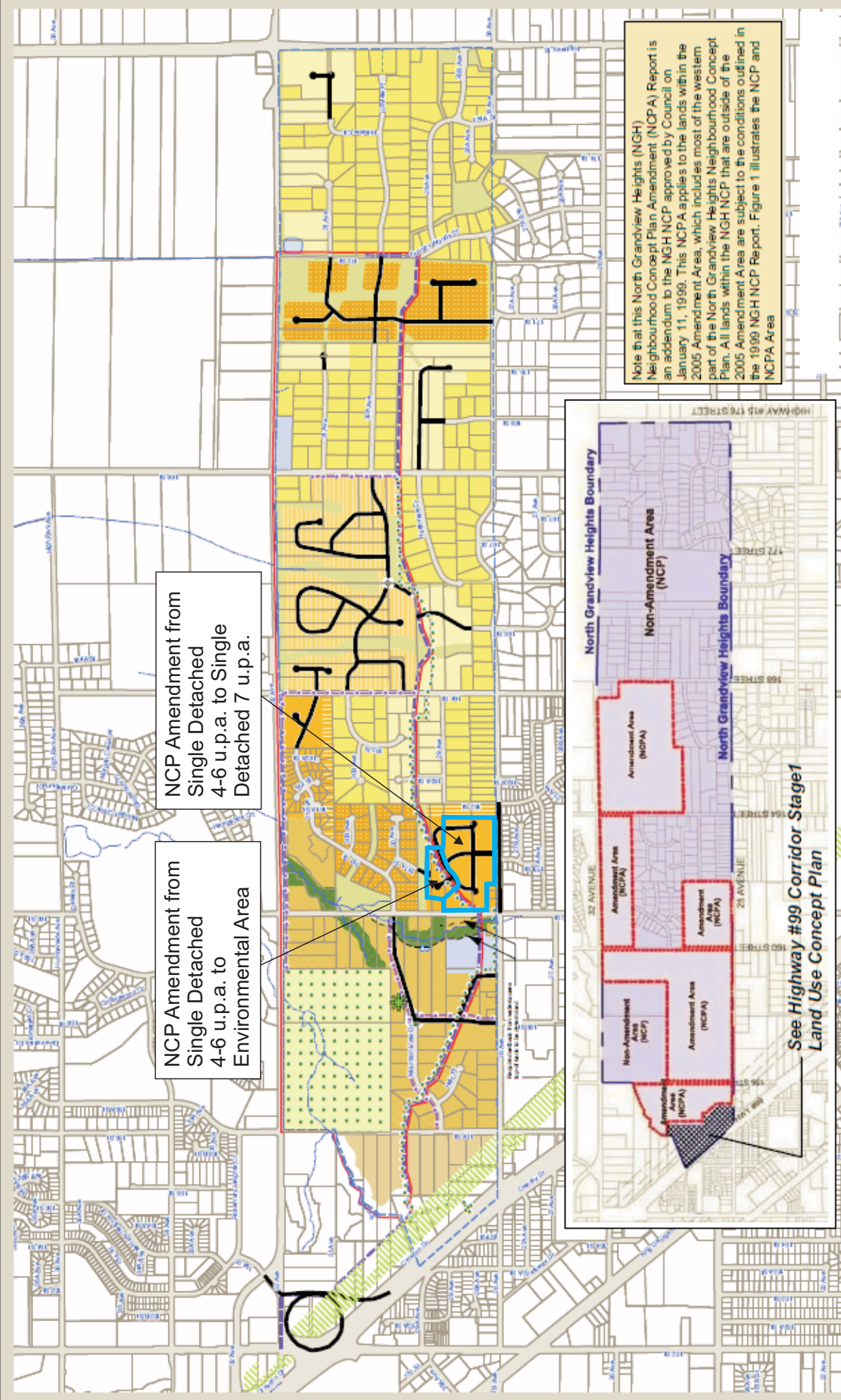
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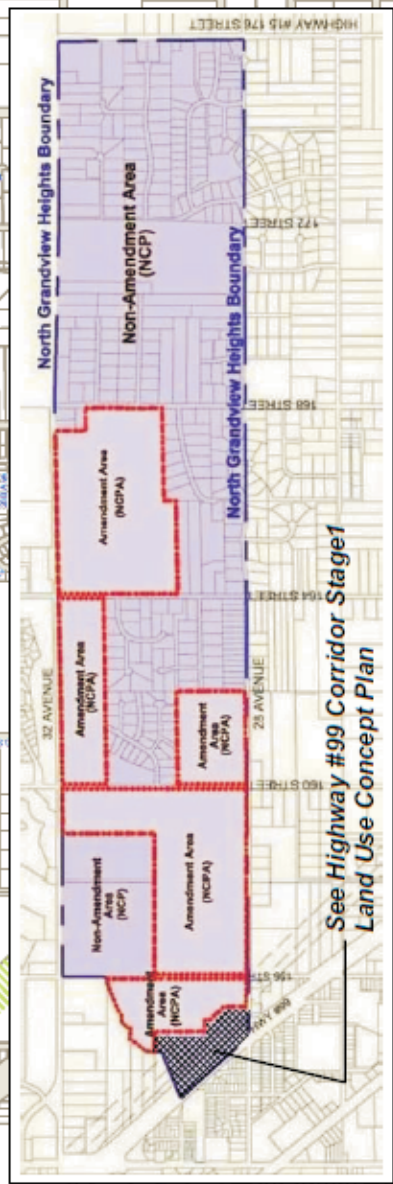
This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or the results obtained by individuals using the information. The City of Surrey and its staff are not responsible for any action taken in reliance on the information contained herein.



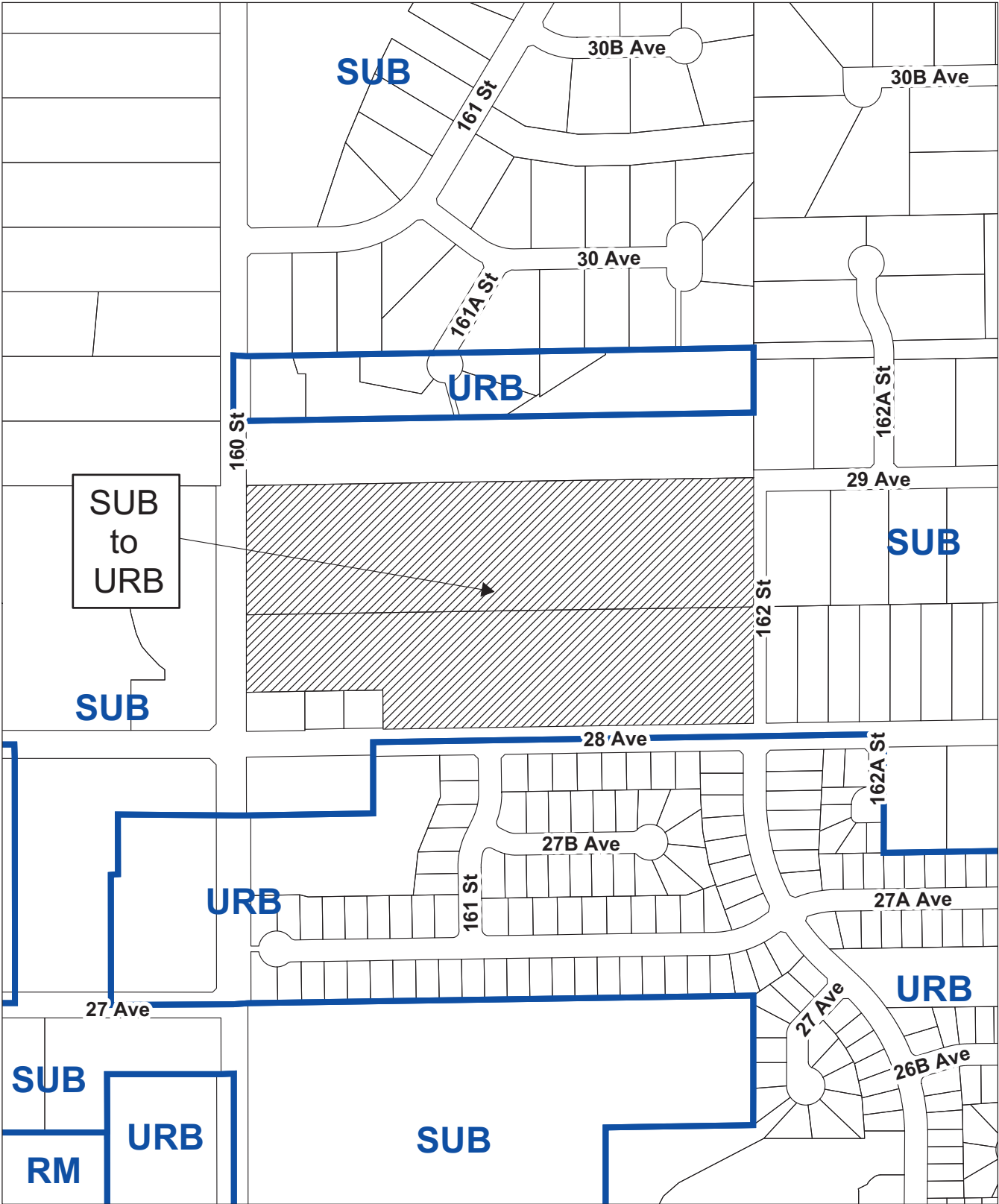
NCP Amendment from Single Detached 4-6 u.p.a. to Single Detached 7 u.p.a.

NCP Amendment from Single Detached Environmental Area 4-6 u.p.a. to Environmental Area

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area



- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Cluster Housing (6-8 upa)
- Multiple Residential (1.5-25 upa)
- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing One Acre & Half Acre Lots
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)
- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Creeks
- Proposed Roads
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)
- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail



OCP Amendment
 Proposed Amendment from Suburban to Urban



BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: GENERAL AGRICULTURAL ZONE (A-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 013-217-852
 South Half of the South Half Legal Subdivision 12 Section 24 Township 1 Except:
 Firstly: South 33 Feet Secondly: Part Subdivided By Plan 14010, New Westminster
 District as shown on the Survey Plan attached hereto and forming part of this By-
 law as Schedule A, certified correct by G.A. Bert Hol, B.C.L.S. on the 8th day of
 October, 2010, containing 3,375.3 square metres, called Block A.

Portion of 2836 and 2846 - 160 Street

- (b) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 013-217-071
 North Half of the South Half Legal Subdivision 12 Section 24 Township 1 New
 Westminster District as shown on the Survey Plan attached hereto and forming
 part of this By-law as Schedule A, certified correct by G.A. Bert Hol, B.C.L.S. on the
 8th day of October 2010, containing 4,030.9 square metres, called Block B.

Portion of 2864 - 160 Street

(hereinafter both 1. (a) and (b) shall be referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended exclusively for *single family dwellings* on *urban lots* where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to 3 *dwelling units* per acre and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.34 provided that of the resulting allowable floor area, 45 square metres [480 square feet] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 square feet] in

size that the area in excess of 10 square metres [105 square feet] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and

- ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *building* located within 7.5 metres [25 feet] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls at the first storey level or a combination thereof.

E. Lot Coverage

The *lot coverage* shall not exceed 33%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m [25 ft]	6.0 m [20 ft]	3.0 m [6 ft]	7.5 m [25 ft]
<i>Accessory Building and Structures Greater than 10 sq.m. [105 sq.ft.] in Size</i>		18.0 m [60 ft]	1.8 m [6 ft]	1.0 m [3 ft]	7.5 m [25 ft]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft]	0.0 m	0.0 m	7.5 m [25 ft]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 1. *Principal buildings*:
 - (a) The *building height* shall not exceed 9 metres [39 feet]; and

- (b) The *building height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 feet].

H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
 - (a) A maximum of two cars or trucks;
 - (b) *House trailer, camper* or boat, provided that the combined total shall not exceed one; and
 - (c) The total amount permitted under H.2 (a) and (b) shall not exceed three.
- 3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
 - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad;
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one driveway with a uniform width of 6 metres [20 feet] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;

- iii. Notwithstanding H.3.(c)ii. additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 feet] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 feet] at the *front lot line*; and
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*.
- (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 feet] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 feet] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 feet] along the said *lot lines* from the point of intersection of the two *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 feet] high solid fence.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of Surrey Zoning By-law, 1993, No. 12000 as amended.
2. Where amenities are provided in accordance with Schedule G of the Surrey Zoning By-law, 1993, No. 12000 as amended, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
980 sq. m. [10,540 sq.ft.]	30 metres [98 feet]	32 metres [104 feet]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

(the "City")

DEVELOPMENT VARIANCE PERMIT

No. 7910-0020-00

Issued To: FORREST NELSON DAY
AGNES GAIL DAY

Address: 313 - 4th Street
New Westminister District
V3L 2V3

Issued To: JENS JAKOB FONS

Address: 2864 – 160 Street
Surrey, BC
V3S 0C9

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-217-852

South Half of the South Half Legal Subdivision 12 Section 24 Township 1 Except: Firstly:
South 33 Feet Secondly: Part Subdivided by Plan 14010, New Westminister District

2846 - 160 Street

Parcel Identifier: 013-217-071

North Half of the South Half Legal Subdivision 12 Section 24 Township 1 New Westminister
District

2864 – 160 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows and as shown in Schedule B:

- (a) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum front yard setback for Lot 48 is reduced from 6 metres (20 feet) to 2.0 metres (6.6 feet) to the front of the principal building and 2.8 metres (9.2 feet) to the garage;
- (b) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum front yard setback for Lot 61 is reduced from 6 metres (20 feet) to 3 metres (9.8 feet) to the front of the principal building, 4 metres (13 feet) to the garage and 1.5 metres (4.9 feet) to the veranda;
- (c) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum front yard setback for Lot 62 is reduced from 6 metres (20 feet) to 3.5 metres (11.5 feet) to the front of the principal building, 5.5 metres (18 feet) to the garage and 1.75 metres (5.7 feet) to the veranda;
- (d) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum rear yard setback of Lot 73 is reduced from 7.5 metres (25 feet) to 6 metres (20 feet);
- (e) In Section H.6 of Part 17A "Single Family Residential (12) Zone (RF-12)", to permit double car garages on Type I RF-12 Lots 40 and 41; and
- (f) Section D.2 (b) ii of Part 17A is varied as follows, provided it complies with the design objectives as shown in Schedule B:

The maximum floor area of the second storey of the principal building shall not exceed 80% of the floor area of the first storey including the attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front, side or rear walls at the first storey level or combination thereof.

5. This development variance permit applies to only the portion of Land shown on Schedule A and referred to as "RF-12", which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

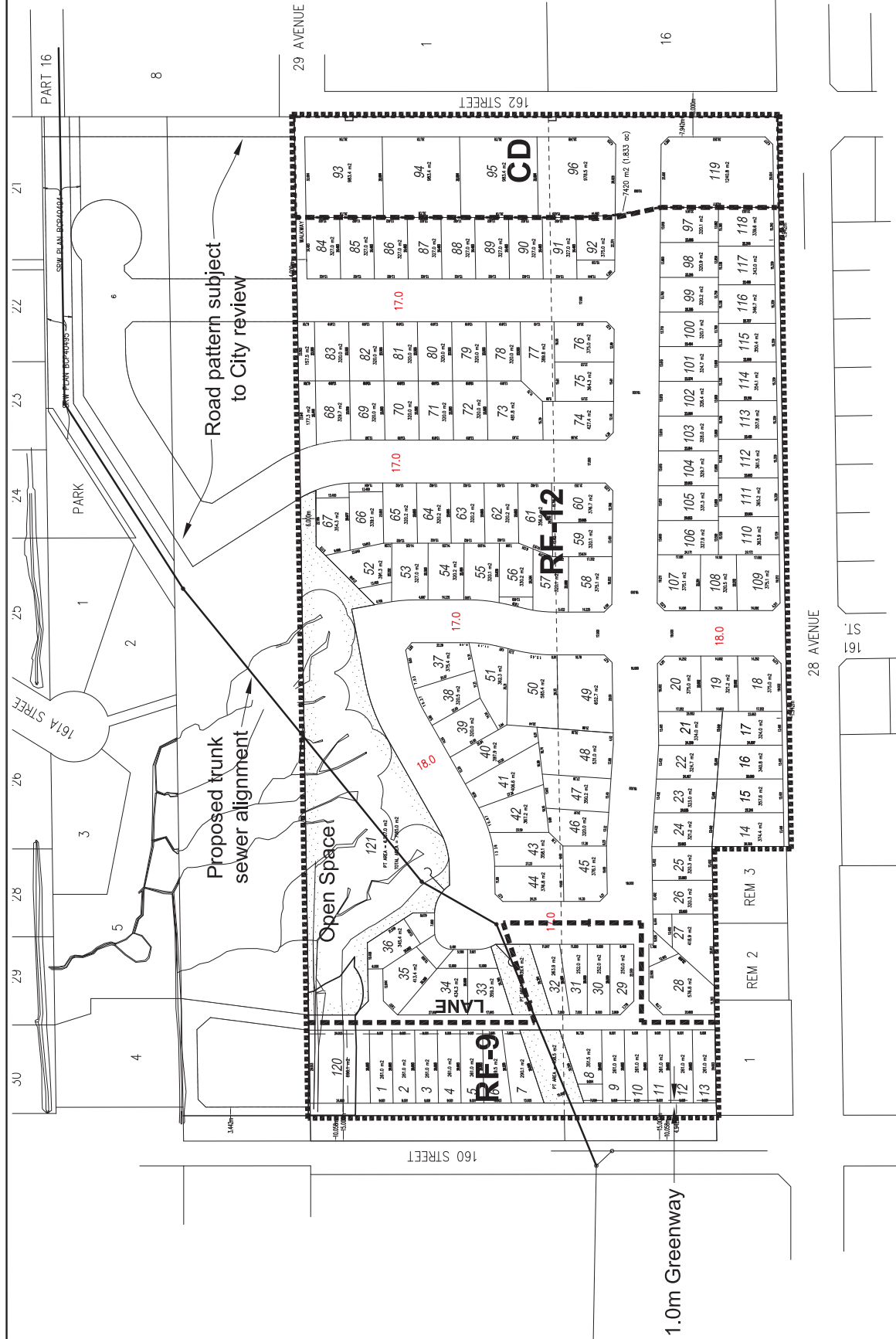
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A



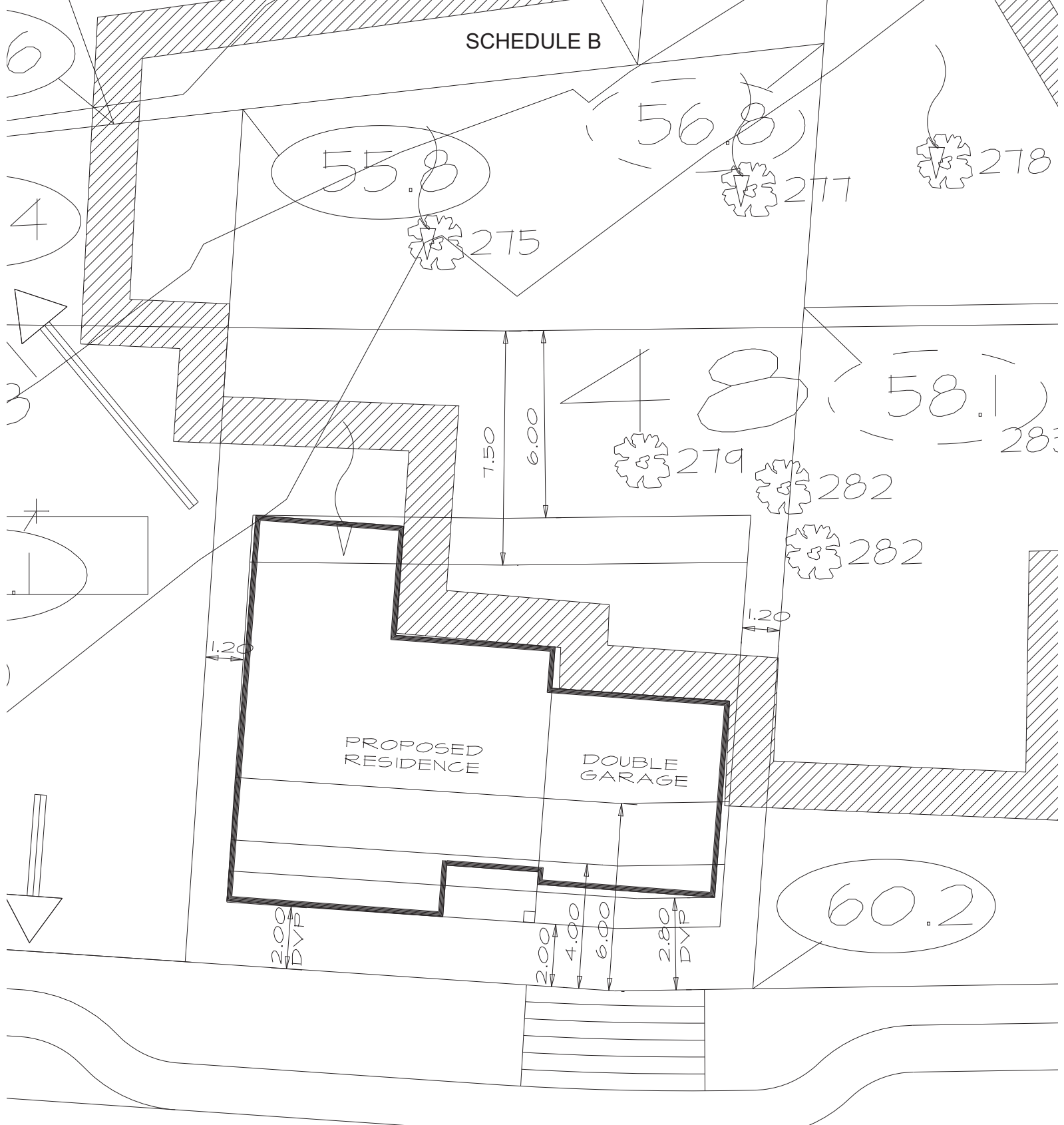
HunterLaird
ENGINEERING LTD.
November 2010
#5921



2836/2846 160 St. - Qualico/Foxridge
2864 160 St. - 160 Stronghold Capital
Surrey File No. 7910-0020-00

Proposed Zoning

SCHEDULE B



LOT 48:

MAXIMUM HOME SIZE BASED ON RF-12 CAP = 260m² (2800 SQ.FT.)

IF DVP IS GRANTED, MAX. FLOOR AREAS ARE:

- MAIN FLOOR = 135.4 m² (1457 SQ.FT.)
- UPPER FLOOR = 99.03 m² (1066 SQ.FT.)
- TOTAL = 234.4 m² (2523 SQ.FT.)

(100 SQ.FT. WAS DEDUCTED FROM UPPER FLOOR AREA FOR OPEN SPACE ABOVE STAIRS)

LOT 63
STANDARD SETBACKS (NO DVP's)

LOT 62

PROPOSED DVP's FOR LOT 63 ARE TO CREATE PERFECT TRANSITION IN SETBACKS FROM THE LOT 62 HOME TO THE LOT 64 HOME, AS FOLLOWS:

- 1) REDUCE FRONT SETBACK TO PRINCIPAL DWELLING FROM 4m TO 3.5m
- 2) REDUCE FRONT SETBACK TO GARAGE FROM 6.0m TO 5.5m
- 3) REDUCE FRONT SETBACK TO VERANDA FROM 2.0m TO 1.75m

LOT 61

AREA = 3512 m²
MAX FLOOR AREA @ 0.1 F.A.R. = 24584 m² (2646.2 f²)

SMALLEST FOOTPRINT TO ACHIEVE MAX AREA:

MAIN FLOOR : 141.14 m² (1526 SQ.FT.)
UPPER FLOOR : 113.34 m² (1220.52)

TOTAL = 255.18 m² (2746.2 SQ.FT.) INCLUDING 100 SQ.FT. OF OPEN AREA ABOVE INTERIOR STAIRS

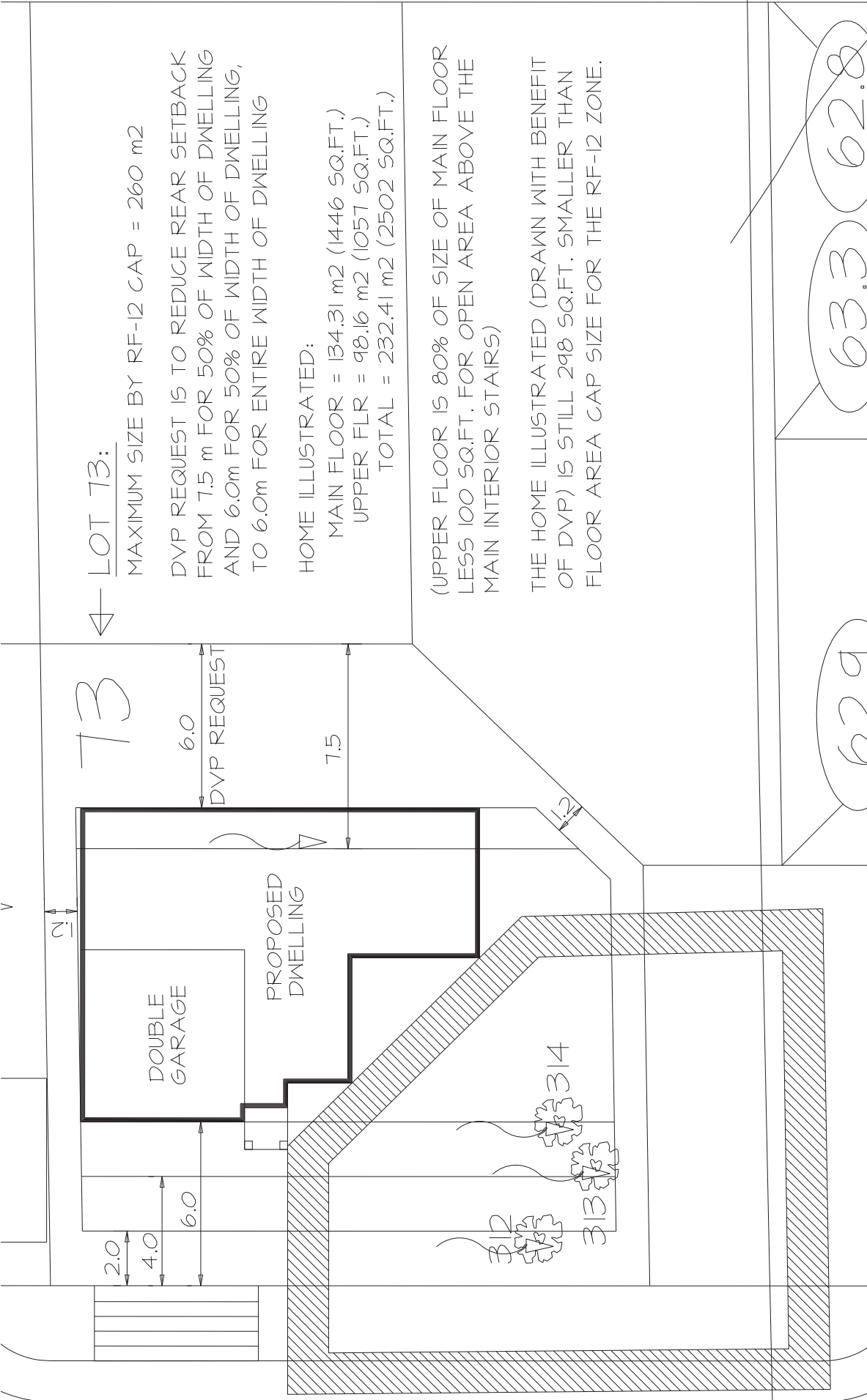
FOOTPRINT ILLUSTRATED HAS A MAIN FLOOR AREA (INCL. GARAGE) OF 155.71 m² (1676 SQ.FT.), WHICH MEANS THAT WITH THE PROPOSED D.V.P.s, A HOME CAN BE CONSTRUCTED AT THE MAXIMUM SIZE PERMITTED BY THE RF-12 BY-LAW

DVP's PROPOSED FOR LOT 62:

- 1) REDUCE FRONT SETBACK TO PRINCIPAL DWELLING FROM 4m TO 3m
- 2) REDUCE FRONT SETBACK TO GARAGE FROM 6m TO 4m
- 3) REDUCE FRONT SETBACK TO VERANDA FROM 2m TO 1.5m



17,000



← LOT 73:

MAXIMUM SIZE BY RF-12 CAP = 260 m²

DVP REQUEST IS TO REDUCE REAR SETBACK FROM 7.5 m FOR 50% OF WIDTH OF DWELLING, AND 6.0m FOR 50% OF WIDTH OF DWELLING, TO 6.0m FOR ENTIRE WIDTH OF DWELLING

HOME ILLUSTRATED:

MAIN FLOOR = 134.31 m² (1446 SQ.FT.)

UPPER FLR = 98.16 m² (1057 SQ.FT.)

TOTAL = 232.41 m² (2502 SQ.FT.)

(UPPER FLOOR IS 80% OF SIZE OF MAIN FLOOR LESS 100 SQ.FT. FOR OPEN AREA ABOVE THE MAIN INTERIOR STAIRS)

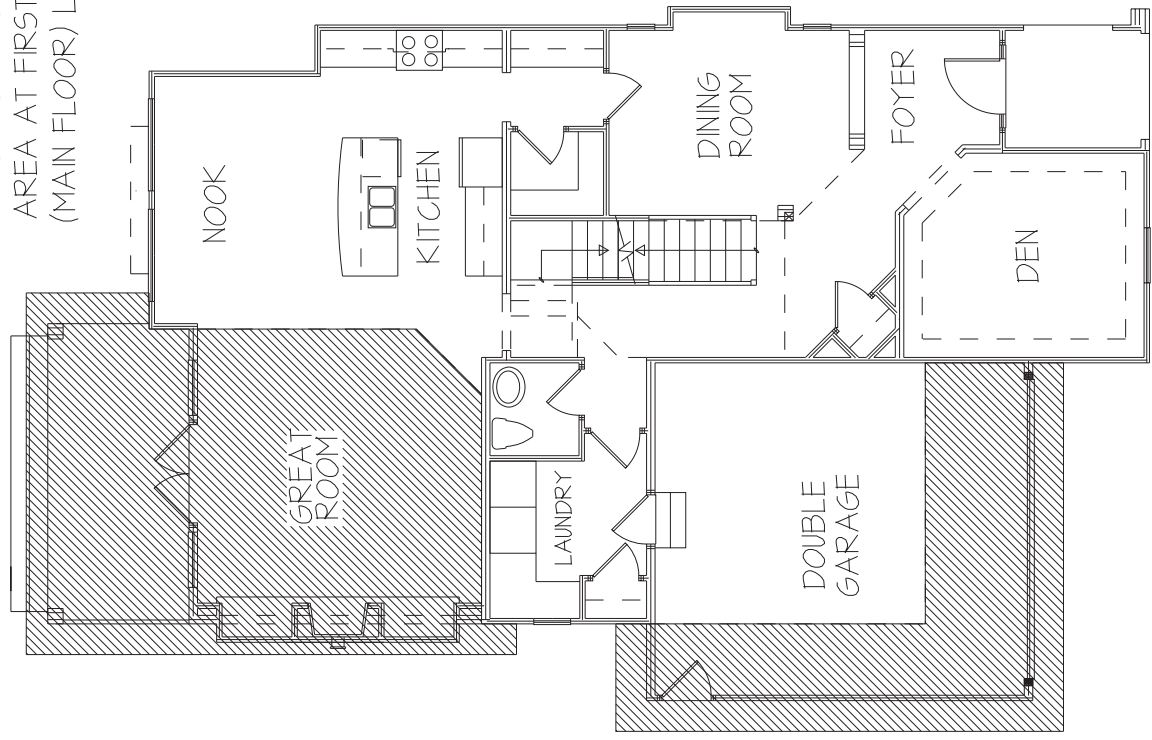
THE HOME ILLUSTRATED (DRAWN WITH BENEFIT OF DVP) IS STILL 298 SQ.FT. SMALLER THAN FLOOR AREA CAP SIZE FOR THE RF-12 ZONE.

(679)

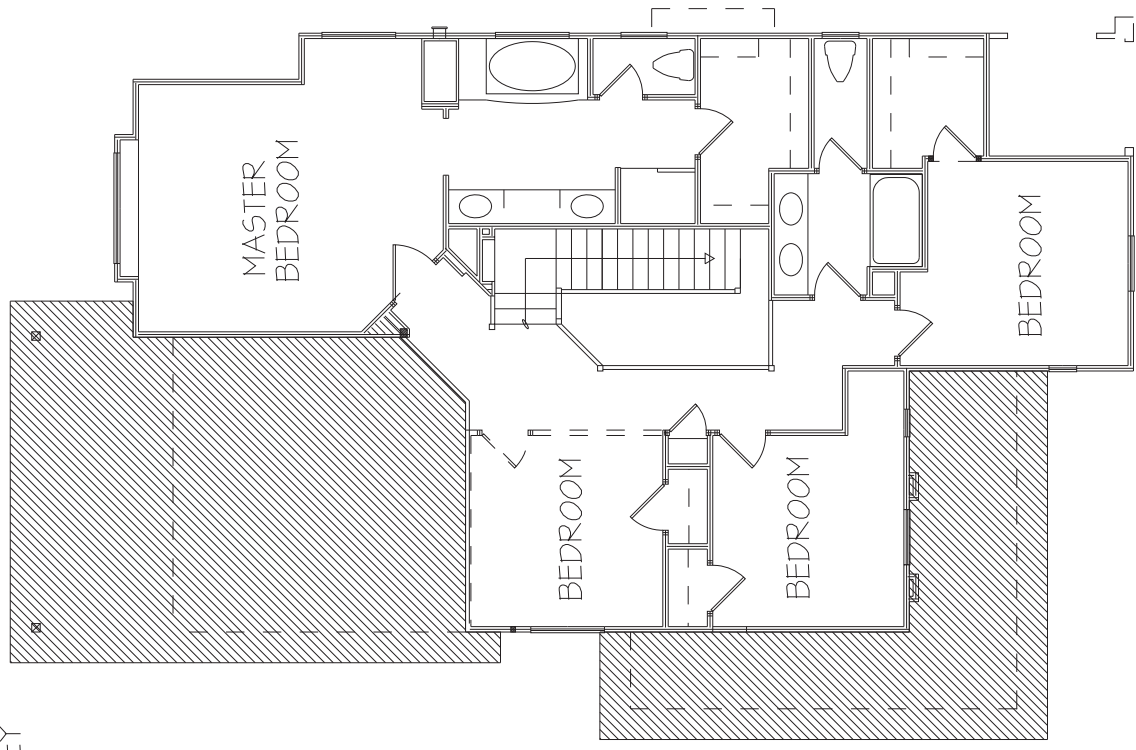
(63.3)

(62.8)

HATCHING INDICATES ROOF AREA AT FIRST STOREY (MAIN FLOOR) LEVEL



MAIN FLOOR PLAN
AREA INCLUDING GARAGE = 154.22 m² (1660 SQ.FT.)



UPPER FLOOR PLAN
AREA = 114.72 m² (1235 SQ.FT.)

80/20 WITH DVP:

MIN. OFFSET = 20%
OF MAIN FLOOR AREA
0.2 x 1660 SQ.FT =
30.84 m² (332 SQ.FT)

OFFSET ACHIEVED
ON THIS PLAN:

ONE STOREY AREA
ABOVE GARAGE =
5.81 m² (170 SQ.FT)

+

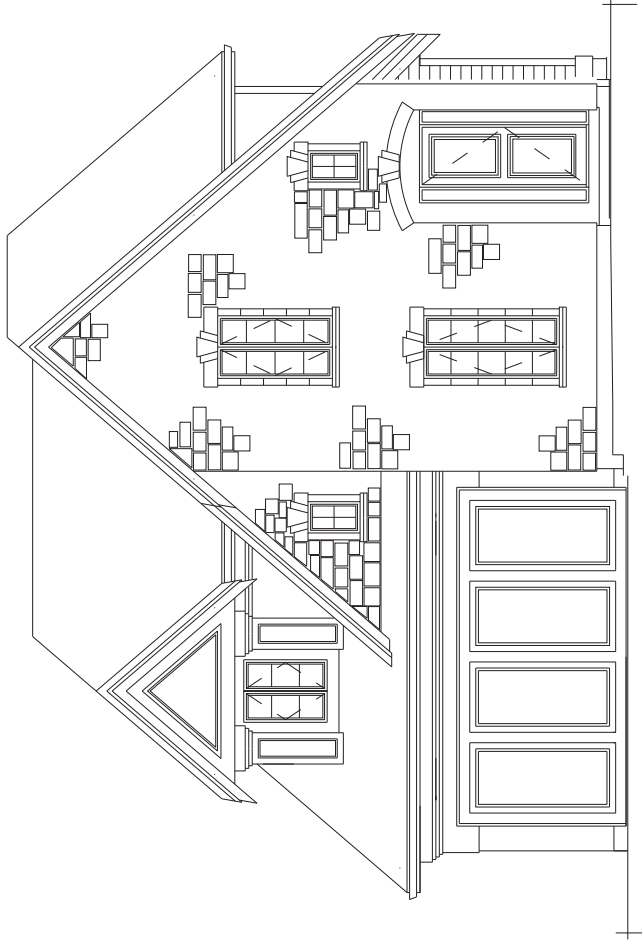
ONE STOREY AREA
ABOVE GREAT ROOM =
23 m² (248 SQ.FT.)

TOTAL OFFSET AREA =
38.81 m² (417.7 SQ.FT.)

RF-12 BY-LAW LIMITS SIZE OF UPPER FLOOR TO NO MORE THAN 80% OF SIZE OF MAIN FLOOR. THIS MEANS THERE MUST BE ROOF AREA AT THE FIRST STOREY EQUAL TO 20% OF THE MAIN FLOOR AREA INCLUDING GARAGE, VISIBLE FROM THE FRONT.

DVP DOES NOT ALTER TOTAL OFFSET REQUIRED - ONLY THAT THE OFFSET MAY BE COUNTED FROM ALL SIDES OF THE STRUCTURE.

THIS HOME IS AS-CONSTRUCTED IN MORGAN HEIGHTS, SURREY PROJECT 7905-0126-00
UTILIZING THE SAME DVP BEING REQUESTED. SEE PAGE 1 OF 2 FOR FLOOR PLAN.

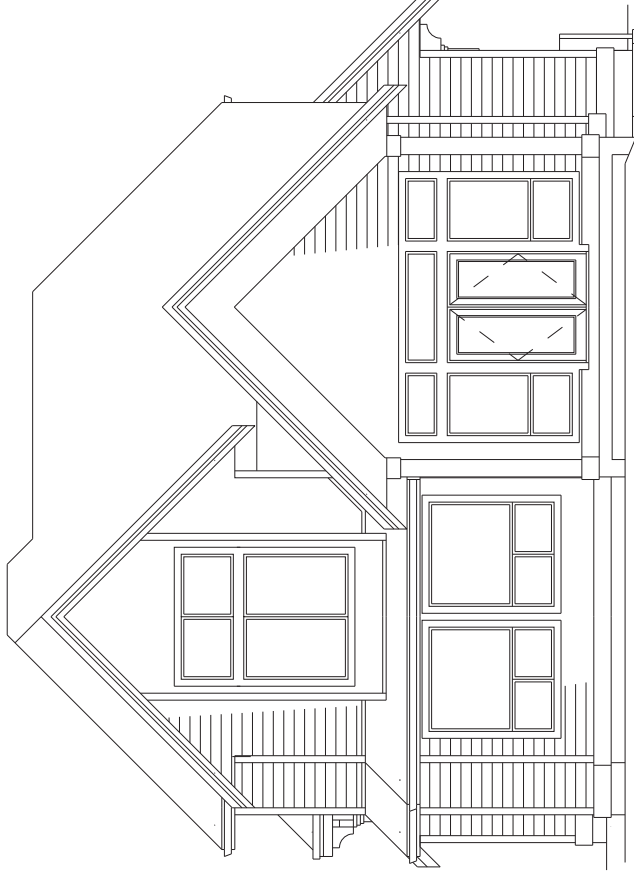


FRONT ELEVATION

THE MAIN OBJECTIVE OF THE DVP IS TO ALLOW US TO CREATE
A VERY STRONG FOCAL POINT AT THE FRONT OF THE HOME.

THIS RESULTS IN 3 MAIN BENEFITS:

- 1) NEED VARIATION IN HOME DESIGNS.
- 2) ABILITY TO MAKE A STRONG ARCHITECTURAL STATEMENT.
A STRONG FOCAL POINT CREATES AN EASILY RECOGNIZABLE
AND UNIQUE IDENTITY.
- 3) A STRONG FOCAL POINT AT THE PRINCIPAL DWELLING
DIMINISHES THE IMPACT OF THE GARAGE, AS THE EYE IS
NATURALLY DRAWN TOWARD THE MAIN FOCAL POINT.



REAR ELEVATION

ALLOCATING SOME OF THE REQUIRED OFFSET AT THE
REAR OF THE HOME RESULTS IN A SUPERIOR MASSING
DESIGN. THE REAR ELEVATION APPEARS LESS MASSIVE
AND IS MORE INTERESTING THAN THE "STANDARD"
BOX-LIKE CONFIGURATION THAT RESULTS WHEN NONE
OF THE REQUIRED 20% OFFSET IS ACHIEVED FROM THE
REAR OF THE DWELLING.

THE RESULT IS A NEIGHBOURHOOD THAT LOOKS GOOD
WHEN VIEWED FROM ANY PERSPECTIVE. (I.E. NOT JUST
A FALSE FRONT TYPE NEIGHBOURHOOD)