

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0146-00

Planning Report Date: December 13, 2010

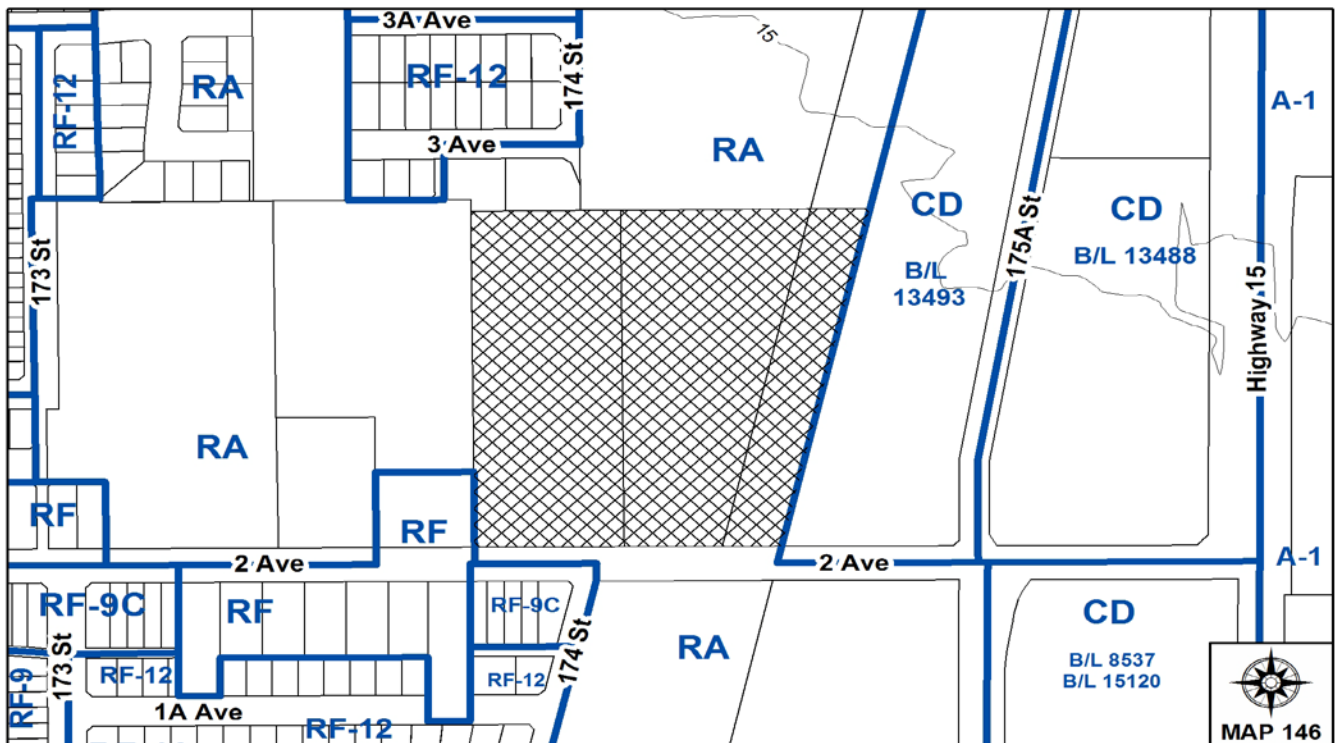
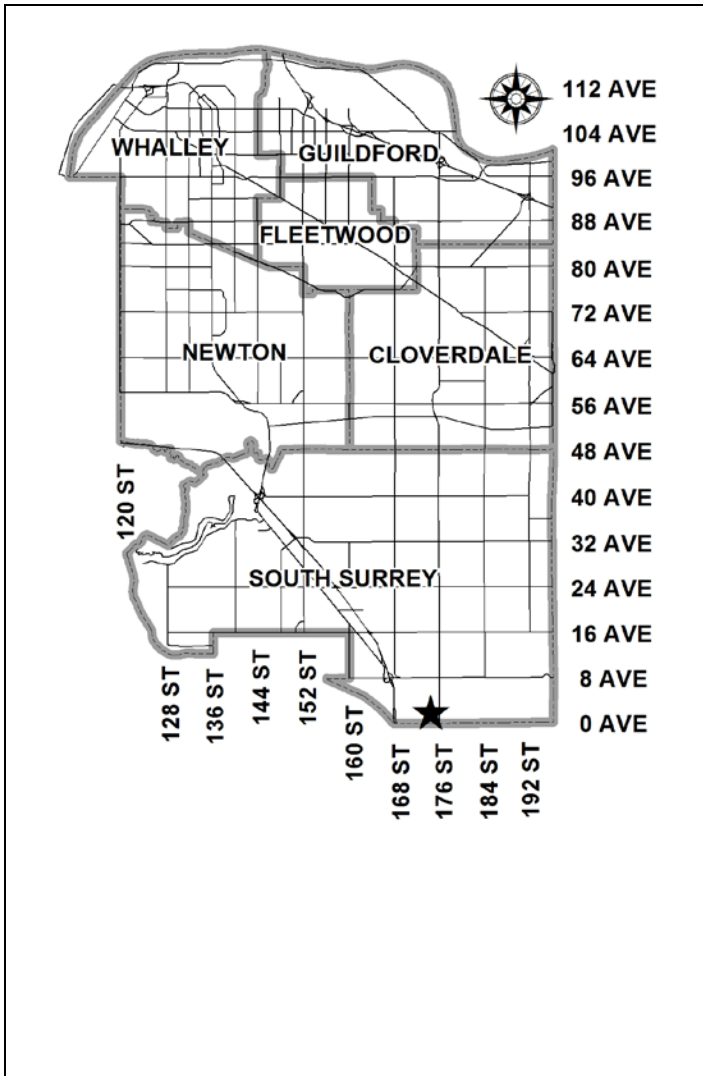
**PROPOSAL:**

- **Partial NCP Amendment** from various designations to Single Family Residential Flex (6-14.5 u.p.a.) and School/Park Site
- **Partial Rezoning** from RA to RF-12 and RF-9
- **Development Variance Permit**

in order to permit the creation of 63 single family small lots and a school/park site.

DVPs are requested to vary the width of proposed Lot 35, allow for an oversized garage (Lot 34), permit front yard driveway access (Lot 19) and reduce a side yard setback (Lot 47).

**LOCATION:** 17400 Block of 2<sup>nd</sup> Avenue  
**OWNER:** Peace Portal Holdings Ltd., et al  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP/LAP DESIGNATION:** Urban Single Family (6 upa)  
 Small Lot Single Family (10 upa)  
 Suburban ½ acre (2 upa)  
 School/Park site, Open space



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An NCP Amendment is required to enable the residential development of this portion of the Douglas area and adjust the location/configuration of the school/park site and pedestrian (greenway) corridors.
- The proposed Development Variance Permit (DVP) will allow for relaxations to lot width, lot access, side yard setbacks and garage size.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density, land use, subdivision pattern and building forms are consistent with the established land use patterns and densities on surrounding sites and are appropriate for this part of Douglas. A similar application on this site was granted 3<sup>rd</sup> Reading in 2008. The applicant is modifying the 2008 application in order to accommodate a proposed lane along the north property line within the site (the previous application had the lane on the adjacent property).
- The NCP strata designation is no longer appropriate as the revised servicing strategy in the Douglas area will allow the installation of deeper services to ensure these areas do not require pumping for sanitary sewer services.
- The proposed NCP Amendment is endorsed by the Parks, Recreation & Culture Department and the School District and will result in a larger park site.
- Locating higher densities adjacent to the park area will provide for more security, a CPTED interface and better utilization of the land.
- The DVP is requested due to the configuration of parent parcels and the need for a sensitive interface with the Douglas Point Townhouse development situated directly to the east. The requested relaxations to the Zoning By-law will allow for the most efficient use of the site while accommodating increased road widths and realignment of the required 3 metre greenway along 174 Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 16800.
2. A By-law be introduced to rezone the portion of the subject site shown on the Survey Plan (Appendix I) as Blocks B and D from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Block C" from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7910-0146-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to vary the width on Lot 35 from 10.5 metres (34.4 ft.) to 10.02 metres (32.8 ft.);
  - (b) to vary the maximum floor area of the garage on Lot 34 from 37 square metres (398 sq.ft.) to 56 square metres (603 sq.ft.);
  - (c) to allow for driveway access from the front yard on Lot 19; and
  - (d) to vary the side yard setback on Lot 47 from 2.8 metres (9 ft.) to 1.20 metres (4 ft).
4. 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;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the shortfall in tree replacement;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) approval from the Ministry of Transportation and Infrastructure;
  - (h) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development incorporating appropriate interface treatment between Lots 48 to 63 and the proposed park and Lots 11-19 and 34 and the Douglas Point townhouses;

- (i) Registration of a Section 219 Restrictive Covenants to ensure:
    - i. installation of 2 metre (6.6 ft.) landscape buffer along the eastern property line on Lots 11-19 and 34;
    - ii. a minimum rear yard setback of 7.5 metres (24.6 ft.), upper floor massing and height restrictions to provide a sensitive interface with the existing townhouses to the east on interface Lots 11-19;
    - iii. no direct rear yard access from the main floor or basement area on Lots 12 and 18; and
    - iv. construction of all deck landings and stairs (over three risers) within the proposed building envelope on Lots 13-17;
  - (j) Registration of a Section 219 Restrictive Covenant on proposed Lot 34 to prohibit a separate unit or coach house within the oversized garage and in-ground basement.
5. Council pass a resolution to amend the Douglas NCP to redesignate the land from the existing various designations to "Single Family Residential Flex (6-14.5 upa)" and "School/Park Site", as shown in Appendix VIII, 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:	<b>Projected number of students from this development:</b>  13 Elementary students at Hall's Prairie Elementary School 6 Secondary students at Earl Marriott Secondary School (Appendix IV)
Parks, Recreation & Culture:	Parks has no objection to the proposed development. The Parks Department has worked with Engineering, Planning and the applicant to relocate the pedestrian greenway on the east side of 174 Avenue to match up and connect with the greenway north along 174 Street to 4 <sup>th</sup> Avenue.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for one (1) year.
Agricultural Advisory Committee:	The AAC reviewed and approved the project at their September 16, 2010 meeting. The project was forwarded to the AAC for comment as it is located within the Inner Ring Transition, 200 metres south of the ALR Boundary (City Policy O-23) (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: Larger residential acreage properties.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Lot areas under development and construction.	Urban/Suburban; Townhouses (15 upa) Single Family Residential Flex (6-14.5 upa)	CD (Based on RM-15); combination of RA, RF-12 and CD zoned lots
East:	Townhouses (Douglas Point)	Urban	CD
South:	Small residential lots/large RA parcel (under application No. 7907-0335-00 to RF-12 single family lots)	Urban; Single Family Residential Flex (6-14.5 upa), Urban Single Family (6 upa), Open Space	RA, RF-9C, RF-12
West:	Single family lots Dedicated school/park site	Urban; Urban Single Family (6 upa) and School/Park Site	RF and RA (Park)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of three (3) lots located on the north side of 2 Avenue in the Douglas neighbourhood. The site is approximately 3.8 ha (9.45 acres) in area and is designated Urban in the Official Community Plan (OCP), and "Urban Single Family (6 upa)" and "Small Lot Single Family (10 upa)" (strata and non strata), "Suburban ½ acre (2 upa)" "School/Park site" and "Open Space" in the Douglas Neighbourhood Concept Plan (NCP).
- The lands are currently zoned "One-Acre Residential Zone (RA)".
- This is the second development application for this site. On November 3, 2008, Council granted Third Reading to a similar development (File No.7907-0062-00) consisting of 65 RF-9 and RF-12 lots and a school/park site (The previous layout is shown in Appendix X).
- Due to changing market conditions, the subject site was not developed prior to the townhouse project to the north (Development Application No. 7910-0171-00). Consequently, a new application and subdivision layout were required to incorporate a new lane along the site's northern boundary and to facilitate the realignment of the main pedestrian corridor (greenway) system along 174 Avenue.

### Subject Proposal

- The applicant is again proposing to partially amend the Douglas NCP by re-designating the site from various designations to Single Family Residential Flex (6-14.5 u.p.a.) and a School/Park Site and to partially rezone a portion of the site from RA to RF-12 and RF-9 to create 63 single family small lots and park area.

### JUSTIFICATION FOR PLAN AMENDMENT

- The NCP amendment is required to facilitate the orderly residential development of the site, which is currently comprised of several residential designations. To some extent these amendments were anticipated through the Major Douglas NCP Amendment, approved by Council on February 12, 2007 (Corporate Report No. L001), which introduced the concept of the flex lot and revised the area's servicing concept thereby eliminating the need for strata lots.
- The proposed School/Park site on the subject lands is larger than that on the NCP. The additional land to be designated as "School/Park site" will accommodate the remnant RA zoned parcels to be acquired for park purposes and effectively extend the adjacent City-owned parkland.

### Proposed Subdivision Layout

- The proposed subdivision layout is similar to the one which went before Council in 2008. The applicant is now proposing a total of 63 lots (28 RF-12 and 35 RF-9 lots) rather than 65 lots. The main differences between the layouts include the addition of a rear lane along the north boundary of the site to service RF-9 lots, the enlargement of the internal road system from 17 to 18 metres (56 to 59 ft.) to facilitate better traffic flow and on-street parking, and the inclusion of a 3 metre (9.8 ft.) greenway along the east side of 174 Street.

### Interface Treatment with Douglas Point Townhouses

- The Douglas Point townhouse community lies to the east of the development site and is comprised of one storey townhouse units at-grade, located approximately 5 - 6 metres from the shared property line. As such a special condition for interface treatment is necessary.
- As with the previous application, the applicant has proposed a series of measures to help decrease the impact and massing of new houses including eliminating projections and second storey balconies on interface Lots 11 to 19. A minimum 7.5 metres (24.6 ft) rear yard setback will be required for Lots 11 to 19, along with a 2 metre (6.6 ft) landscape buffer along the entire eastern edge of the development from Lot 11 to 19 and Lot 34.
- The proposed interface treatments will be implemented through Section 219 Restrictive Covenants and the Building Scheme associated with this project. Completion of the landscape buffer will be required by the developer prior to issuance of building permits on the site.
- As with the previous application, the east-west walkway connecting 174 Street with the Douglas Point Townhouses through the subject site, per the Douglas NCP, will remain eliminated through this proposal.

- In addition, in-ground basements on those lots where the floor heights (and therefore building height) are not comparable (within 0.6 metre or 2 feet) with the existing townhouses to the east, will also be prohibited. Staff anticipate this condition may only affect 1 or 2 lots at the north east portion of the site.
- Given the limited amount of rear yard space available to the interface lots, it is recommended covenants be used to prohibit direct rear yard access from the main floor or basement area of future dwellings on Lots 12 and 18; and to ensure deck landings and stairs (over three risers) are constructed internally within the proposed building envelope and not the required 7.5 metre (25 ft.) setback on Lots 11-19. These two provisions will ensure large oversized decks raised above ground will not cover the back yards of Lots 11-19 and overlook the rear yards of the neighbouring townhouses.

### School/Park Site, Pedestrian Connections

- The park area, proposed for this application, is consistent with the Douglas NCP. In total, the proposed park area will equal 6,360 square metres (68,458 sq.ft.) in size or approximately 16% of the total site area.
- Through the subdivision of the lands, 1,912 square metres (20,580 sq.ft.) will be dedicated to the City as 'Park' via the 5% cash-in-lieu provision. The Parks, Recreation and Culture Department will purchase the remnant 4,448 square metres (47,878 sq.ft.) RA zoned parcel for park purposes.
- The proposed park area mirrors that of the previous application. However, given the City's requirements for larger internal roads and the greenway along 174 Street, the 174 Street road alignment has shifted slightly west. This has had the effect of slightly reducing the park area, to be acquired by the City, by approximately 147 square metres (1,582 sq.ft.) from the 2008 application. Nevertheless the school/park site on the subject lands is greater than that proposed by the NCP.
- The Parks Department worked with Engineering, Planning and the applicant to relocate the 3-metre wide greenway along the east side of 174 Street to match up and connect with the planned greenway north to 4 Avenue. This segment, combined with a greenway, west along 2 Avenue, from 174 Street to the existing park, will provide the local community with an effective circular walking route.

### Tree Retention

- An updated arborist report and tree preservation/replacement plan for the site was submitted to the City's Landscape Division on November 8, 2010. As with the previous application, the updated report continues to recommend retaining three (3) significant Douglas Fir trees on site, while the majority of trees (173) are proposed for removal (See table below).
- The recommendation is in keeping with the previous application which noted that while the Douglas Firs (at the edge of development) could withstand some disturbance, the majority of trees on site were either not suitable for retention or would be impacted by the construction of 174 Street.
- The soil regime in the Douglas area can also lead to flat tree-root systems which cannot easily withstand site disturbance and often make the possibility of successfully retaining trees extremely low.

- In light of the above, the applicant is proposing to plant 131 replacement trees (2 per lot) on the subject site and contribute cash-in-lieu for the shortfall in tree replacement (93 tree shortfall). The applicant will be required to review upsizing the replacement trees and the arborist report and tree replacement plan will be subject to final review and approval by the City's landscape architect, prior to By-law adoption.

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
European Birch	2	0	2
Atlas Cedar	1	0	1
Lawson Falsecypress	5	0	5
Western Redcedar	23	0	23
Douglas Fir	20	3	17
Norway Maple	1	0	1
Sitka Spruce	1	0	1
Willow	1	0	1
Poplar, Alder, Cottonwood	122	0	122
<b>TOTAL</b>	<b>176</b>	<b>3</b>	<b>173</b>

*Note: The trees within the proposed park area are not been included in this summary. The site is, however, to be used as a playing field and many of these trees are unlikely to be retained.*

#### Building Scheme, Lot Grading Plan

- The design guidelines developed for the site are similar to those considered under the previous development application. The features in the scheme compliment the prevalent design schemes within the Douglas area and include mid-scale neo-heritage and neo-traditional housing styles with:
  - Moderate pitched hip and gable roof lines/elements;
  - High profile duroid shingles (40 year), cedar shakes/shingles, or concrete tile roof materials in natural earth colour or grey/black tones;
  - Cedar and hardiboard siding with accents in brick or stone; and
  - Generous trim and detailing.
- No secondary suites or basement entry homes will be permitted. A preliminary lot grading plan has been reviewed and approved by the Building Division.
- The Building Scheme will ensure the building, massing and roof line transitions on the interface lots are compatible with neighbouring townhouse development. No projected gables or second floor balconies, will be permitted on all interface lots (11-19).
- The RF-12 lots along the west side of 174 Street will back onto the park and will be required to have low transparent fencing and rear decks to allow these homes to overlook the park to help address CPTED concerns.



### PRE-NOTIFICATION

- Pre-notification letters were sent out for this application on August 3 and October 20, 2010. In response to these letters, Planning received one phone call asking whether the buffer along the interface lots would be maintained. Another caller inquired about the timing and location of the new Elementary school in the area. No further calls or inquiries were received.
- A public information meeting for this site was held under the previous application in 2008. Five (5) residents attended that meeting and the two major concerns identified through the public process – the project's interface with the Douglas Point townhouse community and elimination of walkway to the rear of the townhouse community – continue to be addressed through this application.

### BY-LAW VARIANCES AND JUSTIFICATION

The following variances to Zoning By-law No. 12000 are requested to accommodate the proposed subdivision plan:

(a) Requested Variance:

- Decrease the width of proposed RF-9 lot 35 from 10.5 metres (34.4 ft) to 10.02 metres (32.8 ft).

Applicant's Reasons:

- Lot 35 has an irregular shape due to the configuration of the parent parcels and required road alignment. As a result it is not possible to achieve the required 10.5 metre (34.4 ft.) lot width, measured 7.5 metres (24.6 ft.) from the front property line.

Staff Comments:

- The requested variance of 0.48 metres (1.6 ft.) will have minimal effect on the overall streetscape and liveability of the neighbourhood.
- The size and shape of Lot 34 will still be adequate to accommodate a house, two car garage, parking pad and usable rear yard, while satisfying other zoning requirements.

(b) Requested Variance:

- Increase the maximum floor area of a garage from 37 square metres (398 sq.ft.) to 56 square metres (603 sq.ft.) on proposed RF-9 Lot 34.

Applicant's Reasons:

- Proposed Lot 34 is larger and deeper than standard RF-9 lots and will not have a basement due to the interface conditions. The enlarged garage area is intended to provide future residents with additional storage space in lieu of a basement.

## Staff Comments:

- A larger garage will not impact the required interface setback and will be screened by the 2-metre landscape buffer.
- The total developable floor area on Lot 34 will not be affected as the proposed dwelling will need to accommodate the larger garage.
- A Section 219 Restrictive Covenant will be registered to prohibit a separate residential unit (coach house or garden suite) in the garage and basement on this lot.

## (c) Requested Variance:

- Permit a driveway from the front yard on proposed RF-12 Lot 19.

## Applicant's Reasons:

- Lot 19 has limited frontage on a cul-de-sac bulb which precludes on street parking. Allowing a driveway in the front yard increases available off street parking by two spaces.

## Staff Comments:

- While it is City policy to utilize rear lanes for driveway access to off-street parking, the variance to Lot 19 is acceptable given the need for proposed street configuration and the desire to increase opportunities for visitor parking.

## (d) Requested Variance:

- Decrease the side yard setback flanking a street for an accessory structure from 2.8 metres (9 ft.) to 1.2 metres (4 ft.) on RF-9 Lot 47.

## Applicant's Reasons:

- The variance is required to accommodate the two car garage on the narrow lot while meeting the requirements of the Zoning Bylaw.

## Staff Comments:

- The variance to the side yard setback can be supported given the narrow width of Lot 47 and the need for a two car garage fronting the lane.

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.	School District Comments

Appendix V.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Plan
Appendix IX.	Development Variance Permit No. 7910-0146-00
Appendix X.	2008 Subdivision Layout (File No. 7910-0062-00)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-9

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	9.5 ac	
Hectares	3.82 ha	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	63 + Park and City Lot (Park)	
<b>SIZE OF LOTS</b>	RF-9 (35 Lots)	RF-12 (28 Lots)
Range of lot widths (metres)	8.51 m – 11.02 m	12.0 m – 15.4 m
Range of lot areas (square metres)	255 sq.m. – 654 sq.m.	358 sq.m. – 837 sq.m.
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)*	7.16 lots/ac 17.68 lots/ha	6.14 lots/ac 15.22 lots/ha
Lots/Hectare & Lots/Acre (Net)*	8.50 lots/ac 21.08 lots/ha	7.43 lots/ac 18.42 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	52%	50%
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
<b>PARKLAND</b>	Parkland	City Lot (Park)
Area (square metres)	1,912 sq.m.	4,448 sq.m.
% of Gross Site	5%	11.6%
Total	6,360 sq.m. (16.6%)	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>BOUNDARY HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

\* Provided by Applicant

# SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_, OF LOTS 15 & 16 PLAN 43407 AND LOT 14 PLAN 40918, ALL OF SEC. 32 BK. 1 N. R. 1 E. N.W.D.

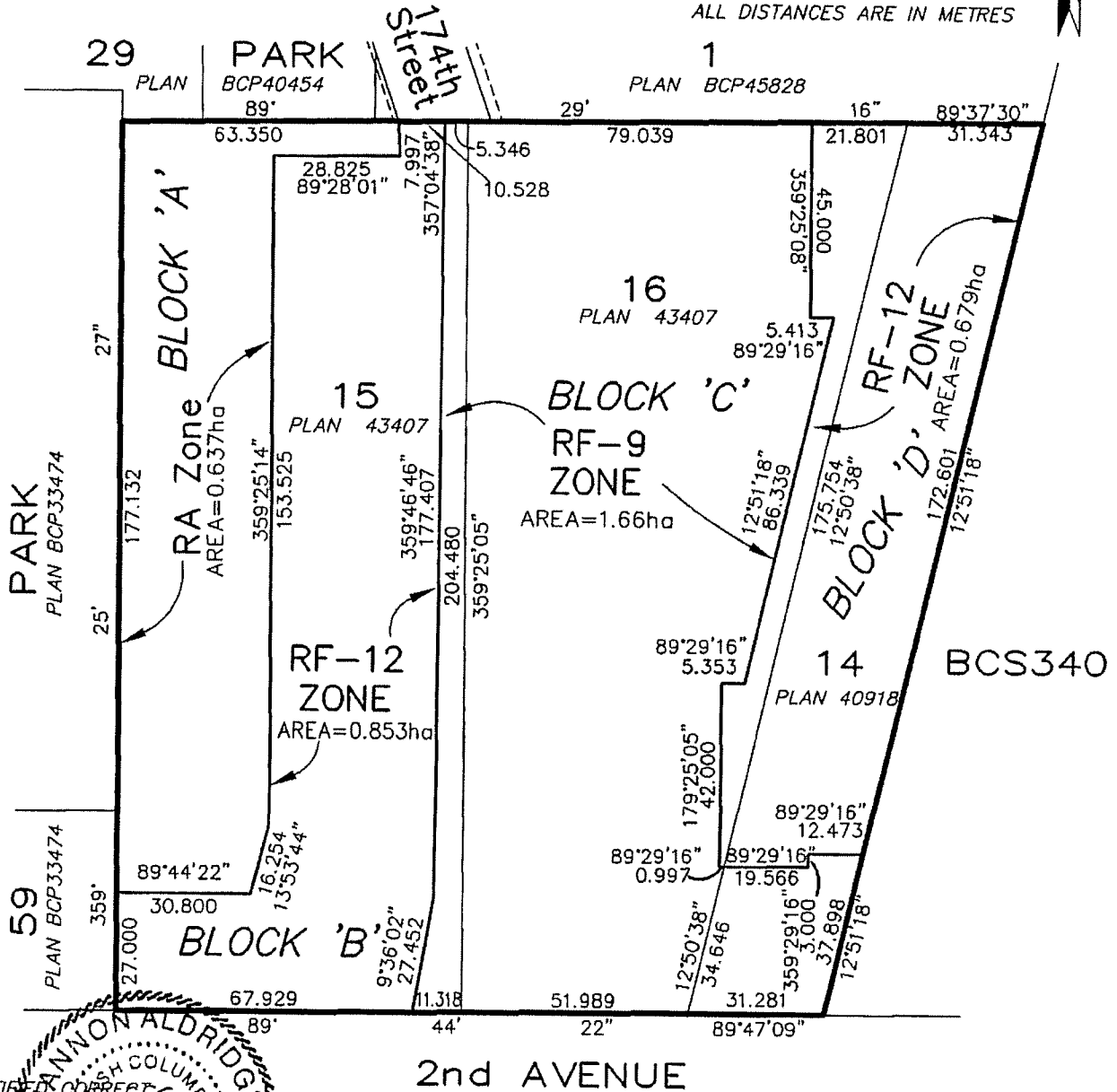
CITY OF SURREY

Grid bearings are NAD83 (CSRS 2005) derived from control monuments 84H0577 and 79H0034

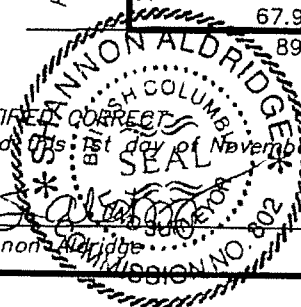
SCALE 1 : 1500



ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT  
 Dated this 1st day of November, 2010.

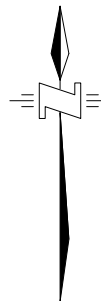


Shannon Aldridge

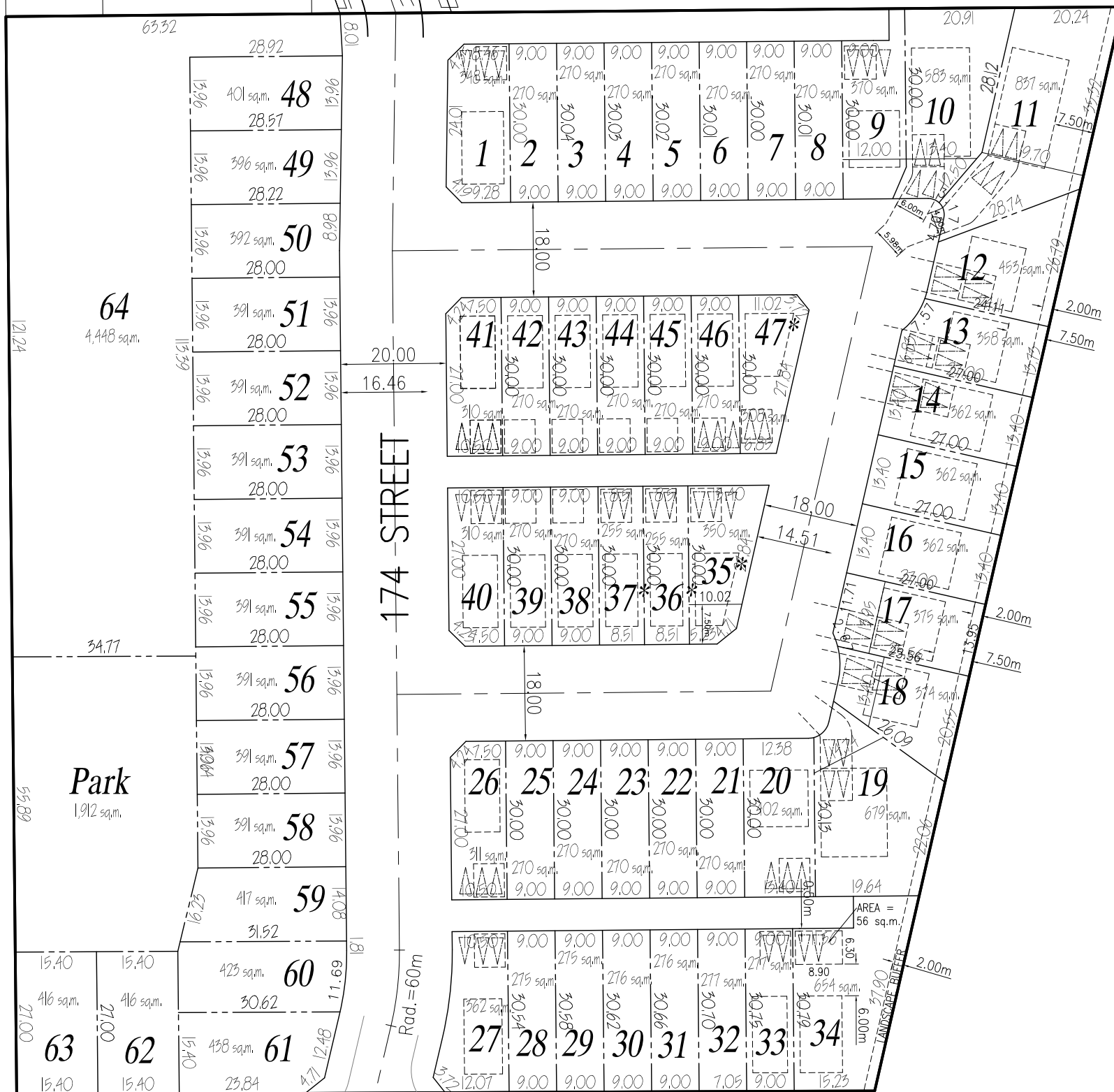
THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

**TARGET**  
 LAND SURVEYING  
 SURREY B.C.  
 TEL 597 6161

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## PROPOSED TOWNHOUSES



Total Area approx. 38,240 sq.m. (9.45 ac)  
 Area net of Park and Lot 64 (School/ Park site)  
 approx. 31,915 sq.m. (7.89 ac)  
 5% 38,240 = 1912 sq.m.  
 Layout assumes Lots 9-20 and 48-63 RF-12 zone;  
 minimum 320 sq.m. 13.4m wide 22.0m deep  
 or 12.0m wide 26.0m deep rear access  
 Lots 1-8, 21-35 and 38-47 assume RF-9 zone Type I;  
 minimum 250 sq.m. 9.0m wide 28.0m deep  
 with Lots 36 and 37 RF-9 Type II\*;  
 minimum 220 sq.m. 7.9m wide 28.0m deep  
 \*REVIEW OF BUILDING ENVELOPE REQUIRED.  
 WIDTH RELAXATION REQUIRED LOT 35.

LAYOUT IS BASED ON THE DOUGLAS NCP LAND USE PLAN,  
 BUT REVISION IS REQUIRED TO ELIMINATE THE GREENWAY ALONG 2 AVENUE  
 AND REDESIGNATE LANDS TO THE WEST OF THE ROAD TO SMALL LOT SINGLE FAMILY

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.



**McElhanney Consulting Services Ltd.**  
 13160-88TH AVENUE PHONE(604)596-0391  
 SURREY,B.C. FAX(604)596-8853

*Sketch 7*

Scale: 1:1000

Date: December 2, 2010

Job No.:2111-02426-2



## INTER-OFFICE MEMO

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

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

DATE: **November 22 , 2010** PROJECT FILE: **7810-0146-00**

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RE: **Engineering Requirements  
Location: 17415, 17449, 17467 - 2 Avenue**

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

- dedicate 18.0 metres for 2A Avenue, 2B Avenue and 175 Street.
- dedicate 20.0 metres for 174 Street.
- dedicate 6.0 metres for east/west lanes.
- dedicate 3.0m x 3.0m corner cuts at all road intersections.

***Works and Services***

- construct 174 Street, 2A Avenue, 2B Avenue and 175 Street.
- construct east/west lanes.
- construct north half of 2 Avenue
- construct a chicane on 2 Avenue.
- construct storm, sanitary sewers and watermains to service the development.
- pay 100% storm, sanitary, and water DCCs.
- pay Development Works Agreement (DWA) levies for storm, sanitary, and water.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer

LR





## SCHOOL DISTRICT #36 (SURREY)

July 21, 2010  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 10 0146 00

#### SUMMARY

The proposed 63 single family lots are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	13
Secondary Students:	6

#### September 2009 Enrolment/School Capacity

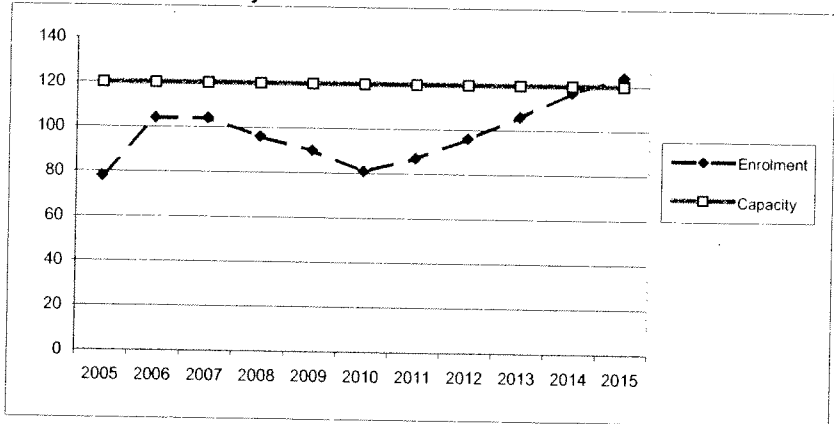
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	4 K + 86
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1828
Capacity (8-12):	1500

#### School Enrolment Projections and Planning Update:

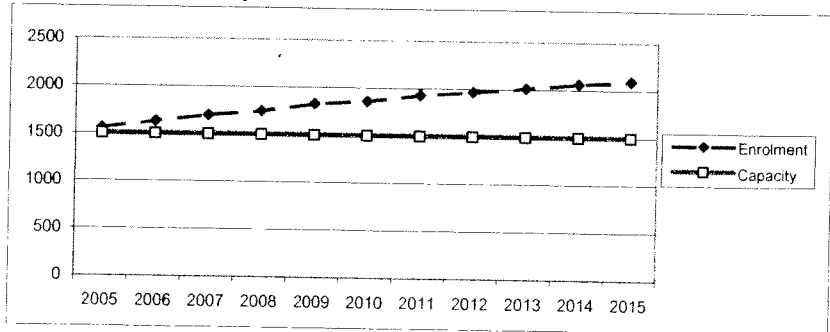
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Douglas Area elementary school site has recently been acquired. A new elementary school will be needed after 2016. The Capital Plan also proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve growing space shortfall at Earl Marriott Secondary.

**Hall's Prairie Elementary**



**Earl Marriott Secondary**



### C. OUTSTANDING BUSINESS

1. **Proposed Exclusion of Land from the ALR, Rezoning from A-1 to IB, Subdivision into Strata Business Park Lots, Inclusion (amending) the East Newton Business Park NCP**  
File No. 7909-0186-00

The memo from Greg Mitchell, Planner, dated June 7, 2010, regarding the above subject line, deferred from the July 28, 2010 meeting, was reviewed. Comments were as follows:

- Isn't this one of the conditions when the lot line adjustment was agreed to, that it not come forward as an exclusion at a later date? Whether or not it was a motion, it was certainly discussed and made very clear.
- The applicant still hasn't dealt with the two for one policy or provided any kind of compensation.
- The map provided identifies there are three soil types. It is strange that what can be grown is limited. The handbook shows there could be more. Although the report goes into detail of what site limitations there are, there is no mention of what improvements can be done. The report should have been expanded on to talk about surrounding land uses.
- There is a farm immediately next door that is in blueberry production, which has the same soil type.
- This was historically a farm, an active farm.

It was

Moved by S. Van Keulen

Seconded by P. Harrison

That the Agricultural Advisory Committee recommend to the G.M. Planning and Development that Application No. 7909-0186-00 not be supported as the 2-1 land replacement requirement in Policy O-51 is not met and there is active farming on the lands right next door and across the street.

Carried

M. Hilmer left the meeting at 11:05 a.m.

M. Bose joined the meeting at 11:05 a.m. and assumed Chair

### D. NEW BUSINESS

1. **Proposed Douglas NCP Amendment, Rezoning and Development Variance Permit**  
17415, 17449 and 17469 2 Ave.  
File No. 7910-0146-00; 6880-01

The memo from Helen Popple, Planner, South Surrey Section, regarding the above subject line, was reviewed.

It was Moved by S. Van Keulen  
Seconded by P. Harrison  
That the Agricultural Advisory Committee  
recommend to the G. M. Planning and Development, that Application No. 7910-0146-00 be approved.

Carried

2. **Proposed OCP Amendment, Douglas NCP Amendment, Rezoning and Development Permit**  
17340, 17350 and 17388 4 Ave., 17371 - 17372 3A Ave. and  
17374 and 17366 3 Ave.  
File No. 7910-0182-00; 6880-01

The memo from Helen Popple, Planner, South Surrey Section, regarding the above subject line, was reviewed.

It was Moved by P. Harrison  
Seconded by S. Van Keulen  
That the Agricultural Advisory Committee  
recommend to the G. M. Planning and Development, that Application No. 7910-0182-00 be approved to complete the subdivision pattern on the block.

Carried

A brief discussion regarding the types of plants used for buffers ensued. It was noted that Vaccinium Ovatum (Everygreen Huckleberry) **should not** be an allowable plant for any planting scheme near agricultural land.

**COMMITTEE RECOMMENDATION:**

It was Moved by P. Harrison  
Seconded by Councillor Hunt  
That the Agricultural Advisory Committee  
recommend to Council that the City of Surrey remove all Vaccinium species from the allowable plants listed on the planting scheme.

Carried

3. **By-law Introductions:**  
**Surrey Soil Removal Area Designation By law, 2010, No. 17214**  
File: 3900-20-17214; 4520-80

With regard to the above subject by-law, it was noted that comments had been forwarded to the City Clerk regarding the applicant's desire to return the property to its pre-construction topography to support future farming opportunities. It is suggested that the applicant be requested to use improved capability class 3 soils in order to return the property to its improved capability class which would address the limitations noted on the map (soil moisture deficiency and stoniness).

## BUILDING GUIDELINES SUMMARY

**Surrey Project No:** 7910-0146-00  
**Project Location:** 17415, 17449, and 17467 2<sup>nd</sup> Avenue, Surrey  
**Design Consultant:** Sandbox Design Works Inc.

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 neighbouring homes are approximately 0 to 60 years old and range in style from Heritage, Traditional Rancher, Basement Entry, to Neo-Heritage and Neo-Traditional. The majority of the homes are two storey homes. Homes range from 75sm to 279sm (800sf to 3000sf), excluding garage and accessory buildings.

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

Dwelling Types/Locations	the (RA) One Acre Residential Zoned homes to the west of the subject site; Neo-Heritage and Neo-Traditional in style.
Dwelling Sizes/Locations	dwellings are 1 and 2 storeys; refer to the character study photos for locations.
Floor Area and Volume	from approximately 185sm to 279sm (2000sf to 3000sf) excluding garage and accessory buildings; refer to the character study for photos.
Exterior Treatment/Materials	consist of vinyl siding, cedar siding or stucco singularly or in combination with brick/cultured brick, stone/cultured stone, in earthen and grey tones with solid colour accents; Wood corner trims on front / flanking elevations.
Roof Pitch and Materials	range from 3:12 to 12:12. Materials are duroid shingles, cedar shakes/shingles and concrete tile.
Window/Door Details	window openings are broken with vertical and/or horizontal muntin bars or multiple windows are used. Approx. 10cm (4 inch) wood trim on doors and windows on street facing elevations.
Streetscape	2 storey dwellings with lowered massing in the front through the use of lower eavelines.

Landscaping consists of rural looking landscape elements.  
 Other Dominant Elements lowered massing in the front and ample landscaping.

**2.0 Proposed Design guidelines**

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

Neo-Heritage and Neo-Traditional housing styles with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.

2.2 Proposed Design Solutions:

Dwelling Types	2 storey
Dwelling Size Restrictions	(RF-9) Single Family Residential Lots min. 93sm or (1000sf)
Interfacing Treatment (with existing dwellings)	(excludes garage, basement and accessory building) building height, massing and roof line transition are to be compatible with neighbouring single family residential lots; rear roof lines/pitches of lots abutting neighbouring townhouse development to be sensitive to the existing one storey massing of said townhouses
Restrictions on Dwellings	secondary suites are not permitted; hip roof forms only and no upper level deck or balcony on rear of homes abutting neighbouring townhouse development;
Exterior Materials/Colours	cedar and cementitious siding (wood grain look), cedar and cementitious wall shingles, brick/cultured brick, and stone/cultured stone in subtle or bold colour with contrasting accents
Roof Pitch	7:12 to 12:12
Roof Materials/Colours	high profile duroid shingles, cedar shakes/shingles, or concrete tiles (shake or slate profile) in natural earth, grey or black tones
Window/Door Details	consistent geometrical shape on front façade, muntin/mullion bars on front and flanking elevations; feature windows on front and flanking elevations are encouraged. Min. 10cm (4 inch) wood trim around all windows and doors on front and flanking elevations
In-ground Basements	front facing basement windows are not permitted,

Special Exterior Features	except to complement unique site grading as determined by consultant, or unless required by the B.C. Building Code. Basement windows must be fully screened with substantial landscaping on the front and flanking elevations. Access may only be from the rear of the house.
Driveway and walkway(s) Treatment of Corner Lots	the majority of the upper level on the front elevation will be offset by roof skirts, porches and/or wood detail. Attached or detached, front or rear access garage to be exposed aggregate concrete or concrete pavers lowered massing around corner, additional design elements and landscaping required.
Landscaping	(RF-9) lots will provide a minimum of 1 tree and 12 shrubs (3-gallon pot size) in the front and flanking yards, and minimum 1 tree in the rear yard; and (RF-12) lots will provide a minimum of 1 tree and 18 shrubs (3-gallon pot size) in the front and flanking yards, and minimum 1 tree in the rear yard;
Other Special Features	feature roof and skirt roof pitches below 7:12 or above 12:12 will be considered for applicable styles. Roof elements are consistent and compliment the overall design, approved by the consultant

**Summary Prepared and Submitted for Chen-yuan Wang**

*Wang Chen-yuan* ASCT, CRD  
 Design Consultant  
**Date:** June 12, 2007  
 Rev: May 22, 2008  
 Revised: June 22, 2010

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 – 92A Avenue Delta, British Columbia V4C 3L8  
 Ph: (604) 582-0309  
 Fax: (604) 589-2888  
 Email: mfadum@fadum.ca

CLIENT

C/O MCSL

FILE NO.

7910-0146-00

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

17415, 17449 & 17467-2 AVE. SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	OCT2910	SGL	NEW SITE PLAN
2	Dec 1 10	SGL	city comments

NOTES: TREES IN PARK AREA TO BE ASSESSED BY SURREY STAFF FOR FINAL REMOVAL / PRESERVATION RECOMMENDATIONS. REMOVAL OF OFFSITE/SHARED TREES REMAIN SUBJECT TO R/O APPROVAL. THE FOLLOWING TREES HAVE BEEN PLOTTED TO AN APPROXIMATE LOCATION ONLY: 307, 308, 4468, 4363 & 4353

SHEET TITLE

TREE PRESERVATION AND REMOVAL PLAN

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SCALE

1:500

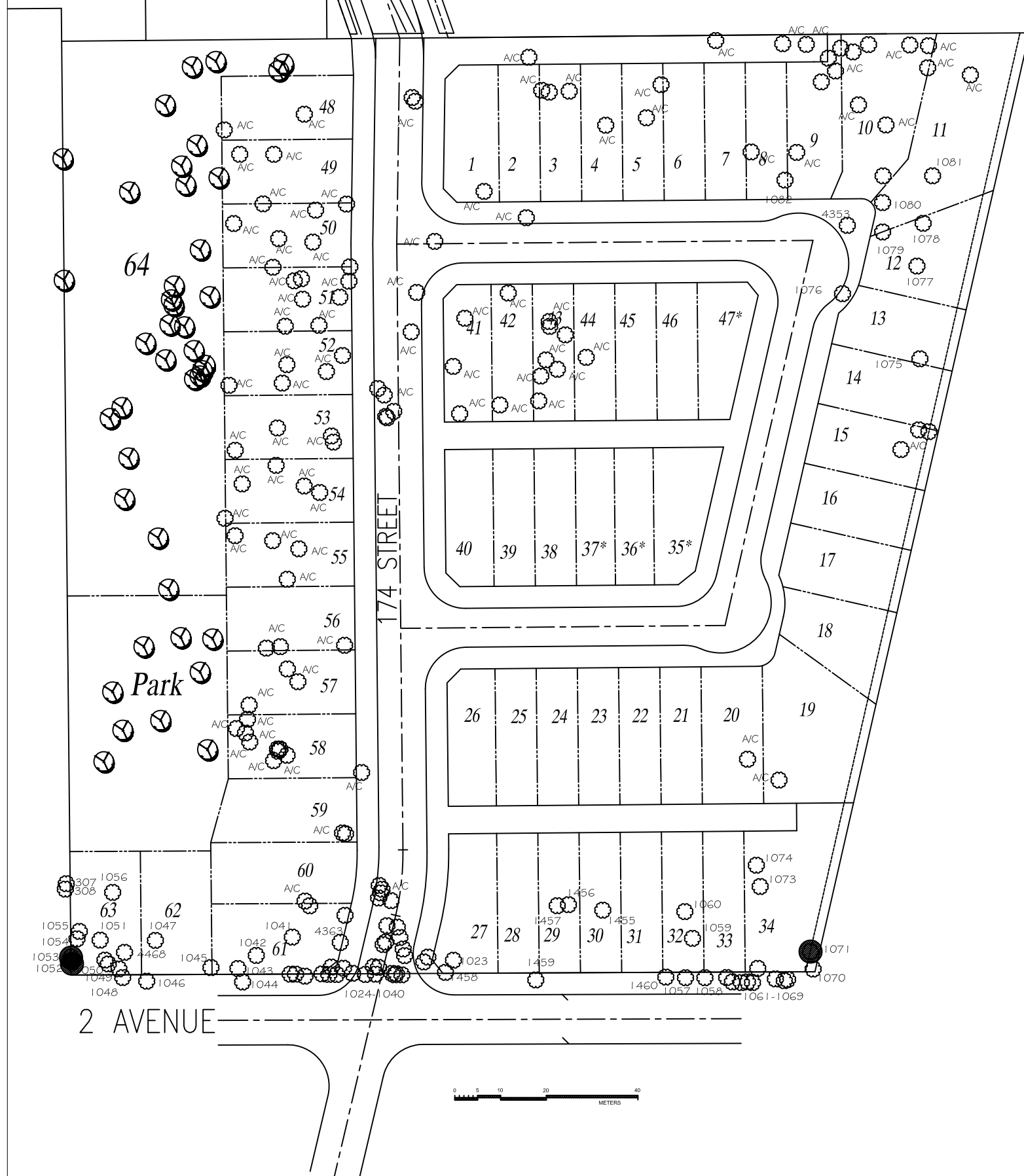
DATE

JULY, 2010

T-1

SHEET 1 OF 2

PROPOSED TOWNHOUSES



LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- CITY PARK TREE TO BE ASSESSED BY SURREY PARKS DEPARTMENT



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CLIENT

C/O MCSL

FILE NO.

7910-0146-00

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

17415, 17449 & 17467-2 AVE.  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	OCT2910	SGL	NEW SITE PLAN

NOTES:

Replacement trees shall be in accordance with the latest edition of the BCSLA BCLNA Landscape Standards.  
- Trees within Park area to be assessed for preservation or removal by Surrey Staff. Hazard abatement tree removal is expected.  
- Tree protection zone barriers shall be constructed to Surrey standards and maintained for the duration of construction.

SHEET TITLE

TREE PRESERVATION AND REPLACEMENT PLAN

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SCALE

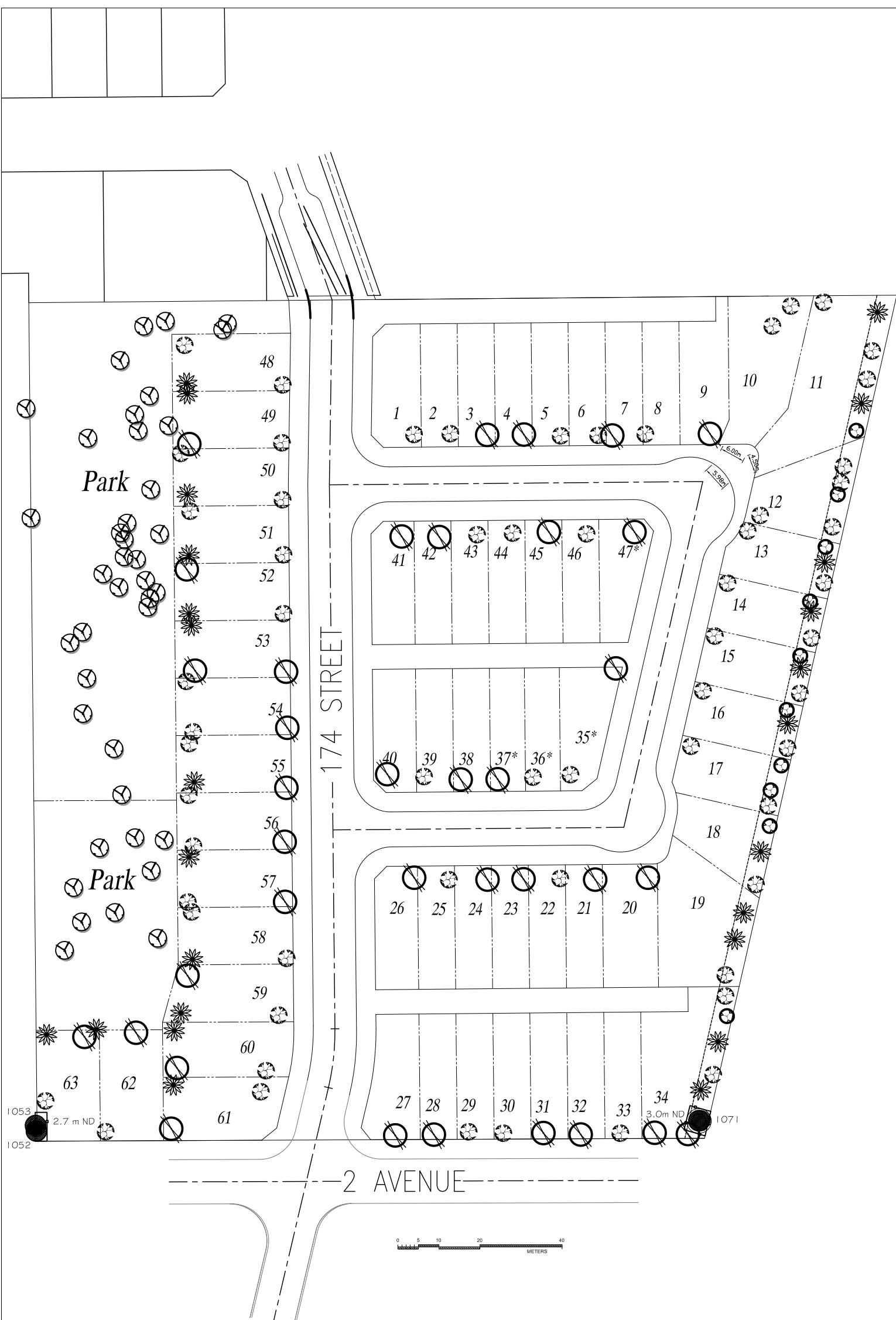
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DATE

JULY, 2010

T-2

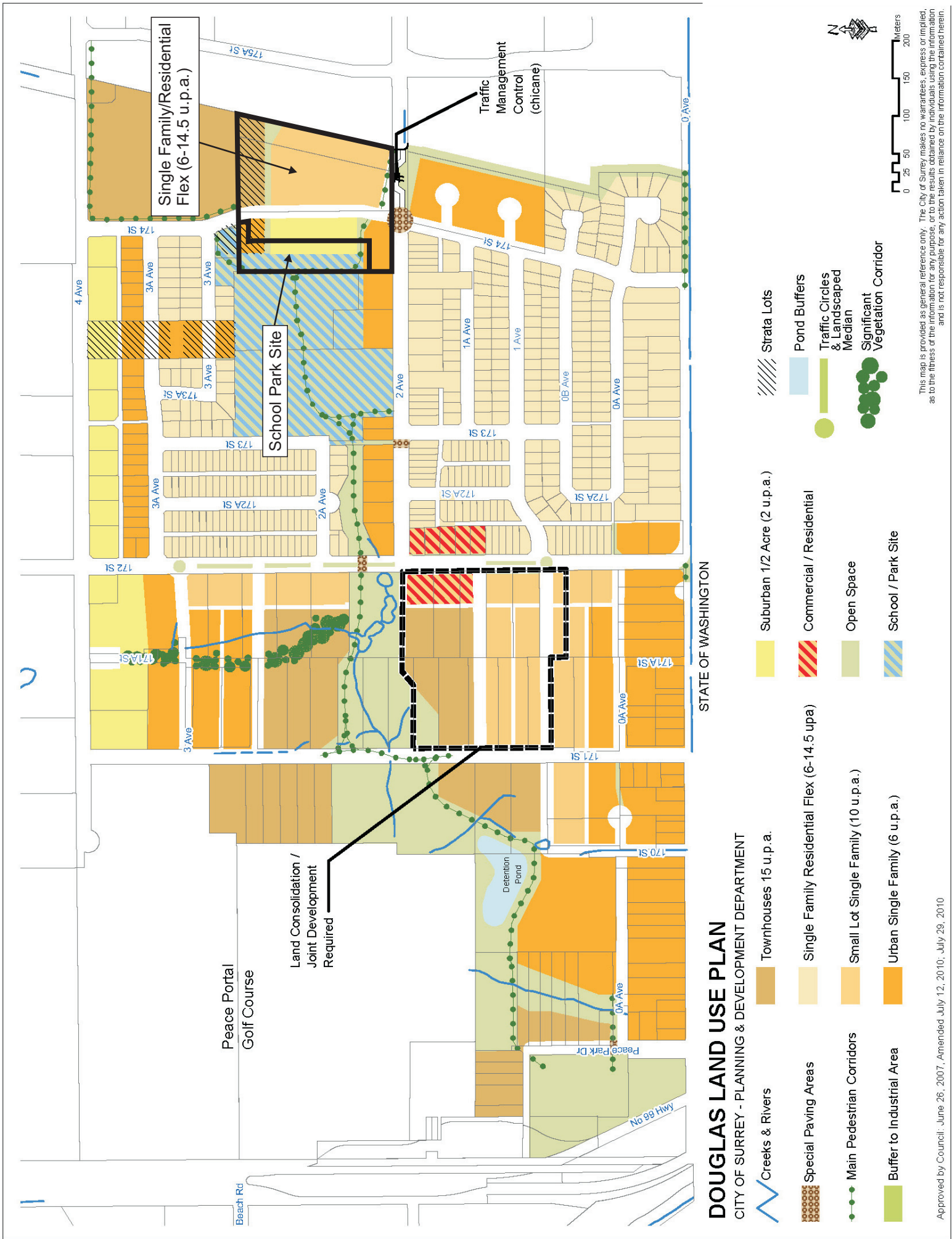
SHEET 2 OF 2



**Replacement Tree**

-  Columnar Red Maple 5 cm Cal or Purple Dawyck Beech 5cm Cal
-  Kousa Dogwood 5 cm Cal or Eastern Redbud 5cm Cal
-  Serbian Spruce 3m Ht or Western Redcedar 3m Ht
-  Japanese Snowbell 5 cm Cal or Stewartia 5cm Cal
-  City Park tree to be reassessed by City of Surrey





### DOUGLAS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- Creeks & Rivers
- Townhouses 15 u.p.a.
- Single Family Residential Flex (6-14.5 u.p.a.)
- Main Pedestrian Corridors
- Buffer to Industrial Area
- Suburban 1/2 Acre (2 u.p.a.)
- Commercial / Residential
- Small Lot Single Family (10 u.p.a.)
- Urban Single Family (6 u.p.a.)
- Open Space
- School / Park Site
- Strata Lots
- Pond Buffers
- Traffic Circles & Landscaped Median
- Significant Vegetation Corridor



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 to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0146-00

Issued To: PEACE PORTAL HOLDINGS LTD., INC. NO. 555884

Address: 504 - 1367 West Broadway  
Vancouver, BC  
V6H 4A7

Issued To: PEACE PARK HOLDINGS LTD., INC. NO. BC813488

Address: 5915 - 154 Street  
Surrey, BC  
V3S 8N9

(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: 005-994-811

Lot 15 Section 32 Block 1 North Range 1 East New Westminster District Plan 43407

17415 - 2<sup>nd</sup> Avenue

Parcel Identifier: 006-876-862

Lot 16 Section 32 Block 1 North Range 1 East New Westminster District Plan 43407

17449 - 2<sup>nd</sup> Avenue

Parcel Identifier: 005-870-259

Lot 14 Section 32 Block 1 North Range 1 East New Westminster District Plan 40918

17467 - 2<sup>nd</sup> Avenue

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K.2 of Part 17C, Single Family Residential (9) Zone (RF-9) the lot width of proposed Lot 35 reduced from 10.5 metres (35 ft.) to 10.02 metres (32.8 ft.);
- (b) In Section H.4 of Part 17C, Single Family Residential (9) Zone (RF-9) the maximum floor area of a garage on proposed Lot 34 is increased from 37 square metres (398 sq.ft.) to 56 square metres (603 sq.ft.);
- (c) In Section H.1 Part 17A, Single Family Residential (12) Zone (RF-12) is varied on Lot 19 to permit a driveway from a front yard; and
- (d) In Section F.1 of Part 17C, Single Family Residential (9) Zone (RF-9) the side yard setback flanking a street on proposed Lot 47 is reduced from 2.8 metres (9 ft.) to 1.2 metres (4 ft.).

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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 .

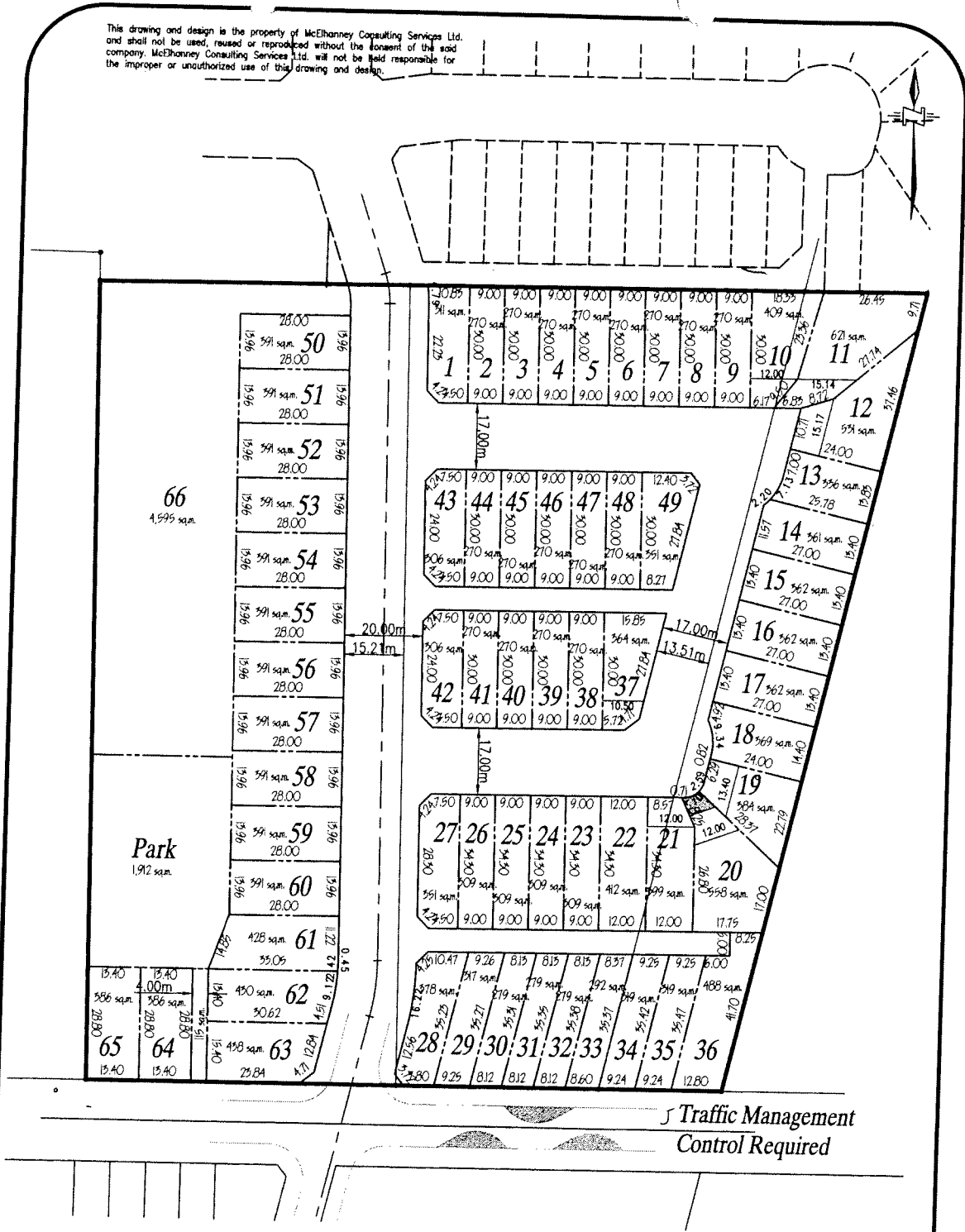
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Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

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Total Area approx. 38,240 sq.m. (9.45 ac)  
 Remainder Lot to be sold for School/ Park site  
 Net area approx. 31,735 sq.m. (7.84 ac)  
 5% 38,240 = 1912 sq.m.  
 Layout assumes R1-9 zone Lots 1-9 and 25-49;  
 minimum 250 sq.m. 9.0m wide 28.0m deep  
 Corner lots min. 275 sq.m. 10.5m wide  
 Lots 10-22 and 50-65 assume R12 zone;  
 minimum 320 sq.m. 13.4m wide 22.0m deep  
 or 12.0m wide 26.0m deep rear access

LAYOUT IS BASED ON THE DOUGLAS NCP LAND USE PLAN,  
 BUT REVISION IS REQUIRED TO ELIMINATE THE GREENWAY ALONG 2 AVENUE  
 AND REDESIGNATE LANDS TO THE WEST OF THE ROAD TO SMALL LOT SINGLE FAMILY

- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
  - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
  - NOT TO BE USED FOR LEGAL TRANSACTIONS.

**McElhanney**  
 McElhanney Consulting Services Ltd.  
 13180-88TH AVENUE  
 SURREY, B.C. PHONE:(804)596-0381  
 FAX:(804)596-8853

*Sketch 24*  
 Revised September 19 '08

Scale: 1:1000  
 Date: November 2006  
 Job No.:2111-02426-1

453