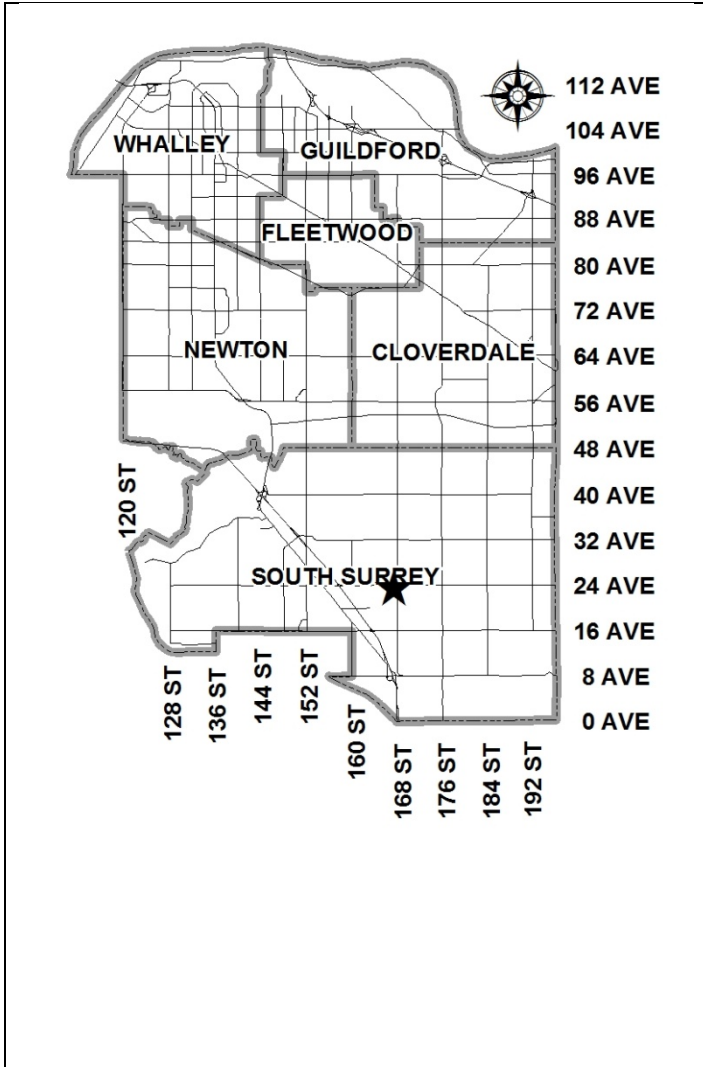


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Files: 7912-0153-00

Planning Report Date: April 8, 2013



PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Partial NCP amendment** to change the location of roads and drainage corridors
- **Rezoning** from RA to RF-9 and RF-12
- **Development Variance Permit**

in order to allow subdivision into 69 single family residential lots.

LOCATION:

- 16704 - 23 Avenue
- 2261 - 168 Street
- 2219 - 168 Street
- 2197 - 168 Street
- 16695 - Edgewood Drive

OWNER:

- Jaylin Homes Ltd.
- Infinity Properties Ltd.
- Morningstar Neighbourhoods Ltd.
- R A B Ventures #1 Ltd.
- Benchmark Management Ltd.

ZONING:

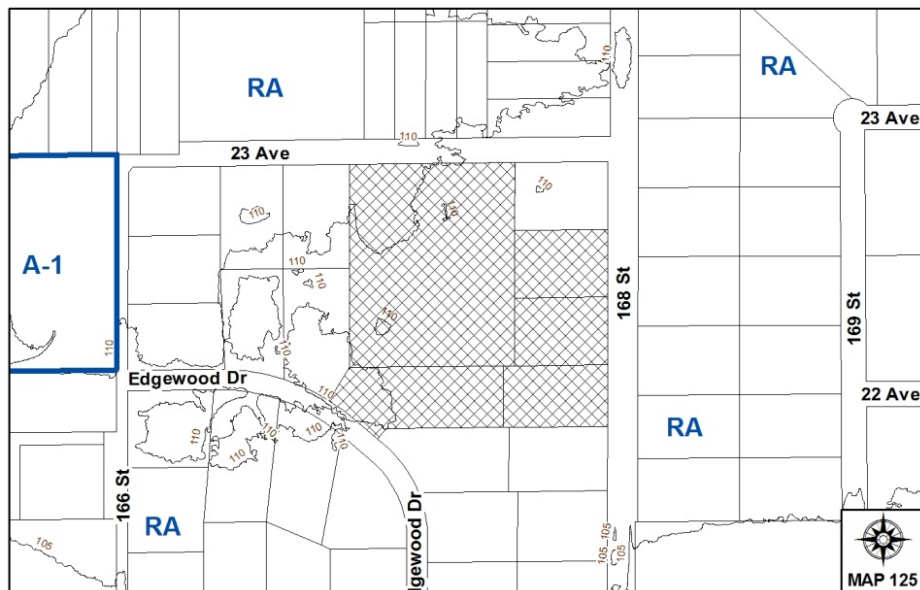
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

Low Density Residential 6-10 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposed amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to change the location of roads and drainage corridors.
- Vary the RF-12 Zone in order to permit driveway access for three (3) single family lots from the front lot line instead of from the rear lane.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the Sunnyside Heights NCP in order to achieve the approved land use designations and density.
- The proposed amendment to the Sunnyside Heights NCP is intended to improve the local road network. The drainage corridors follow the local road network and therefore needed to be amended concurrently.
- The proposed density and building form are appropriate for this part of Sunnyside Heights in the Grandview Heights area.
- The proposed Development Variance Permit to allow driveway access from the front lot line is appropriate in order to maintain streetscape consistency.

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 Block A of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000), and to rezone Block B as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7912-0153-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway accesses along the front of proposed Lots 37, 60 and 61, rather than from the lane flanking the side of these lots.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and arborist report including the registration of Section 219 Restrictive Covenants for the protection of existing trees, to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate for the 168 Street Landscape Buffer and registration of a 5 metre (16 feet) statutory right-of-way as per the requirements of the Sunnyside Heights NCP, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 26 until future consolidation with the adjacent property, 16768-23 Avenue; and

- (h) the applicant adequately address the shortfall in tree replacement.
6. Council pass a resolution to amend the Sunnyside Heights NCP to change the location of roads and associated drainage corridors when the project is considered for final adoption (Appendix VII).

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:**

35 Elementary students at Pacific Heights Elementary School
18 Secondary students at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late spring 2014.

(Appendix IV)
- Parks, Recreation & Culture: No objection.
- Watercourse & Wildlife Assessment: The applicant provided confirmation from a Registered Professional Biologist (R.P. Bio.) that the existing Class C watercourses on the site are not considered fish habitat, however they may contain wildlife. When development occurs, the applicant will need to assess any wildlife potential and follow Best Management Practices (BMPs).

SITE CHARACTERISTICS

Existing Land Use: Single Family homes.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 23 Avenue):	Single family homes	Suburban/ Special Residential 15-25 upa	RA
East (Across 168 Street):	Single family homes	Suburban/ Suburban Residential 1-2 upa	RA
South:	Single family homes	Suburban/ Low Density Residential 6-10 upa	RA
West:	Single family homes	Suburban/ Low Density Residential 6-10 upa. Proposed alternate school site location. An amendment to the Sunnyside Heights NCP will be brought forward to Council for consideration under other development applications currently under review.	RA

JUSTIFICATION FOR PLAN AMENDMENTS

- The site is designated "Suburban" in the Official Community Plan (OCP) and "Low Density Residential 6-10 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix VIII). 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 applicant is proposing to amend the Sunnyside Heights NCP by changing the location of local roads and drainage corridors (Appendix VII). The intent of the proposed changes are to improve the street connectivity, and to use the land more efficiently. The proposed changes include the replacement of North-South local roads with an East- West orientation. The drainage corridors follow the local road network, and therefore needed to be amended concurrently.
- The proposed changes to the local road network and drainage corridors have been reviewed by the Engineering Department and determined to be acceptable based on the following:
 - The applicant has demonstrated that the proposed changes to the road network maintain the integral grid road network principle established in the Sunnyside Heights NCP.

- Additionally, the road network changes have the added benefit of fewer properties directly fronting the arterial road, 168 Street, and provide additional curb space for on-street parking.
- The applicant’s engineer has assessed the impact of relocating the 21A Avenue drainage corridor from the North to the South side of the street and has determined that there is no drainage impact on the proposed relocation provided that the boulevards are designed with a cross-fall towards the frontage roads. This will ensure that there is no increased potential of having run-off from the road allowance and drainage flowing onto private property.

DEVELOPMENT CONSIDERATIONS

- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the site to "Single Family Residential 9 Zone (RF-9)" and "Single Family Residential 12 Zone (RF-12)" and to subdivide the land into 69 single family residential lots.
- The proposed net density of 10 units per acre (upa) is within the range permitted in the Sunnyside Heights NCP. Table 1 outlines the Sunnyside Heights NCP requirements pertaining to this site and how the applicant has addressed these requirements:

Table 1: Summary of Sunnyside Heights NCP

	NCP Requirements	Proposed Development
Density	6-10 upa net density	10 upa net density
Form & Character	372 sq. m (4,000 sq. ft.) to 465 sq. m (5,000 sq. ft.) urban sized lots	374 sq. m (4,026 sq. ft.) average lot size
	Serviced primarily by rear lanes	Rear lane access is proposed for lots facing 168 Street, 23 Avenue and the Northern portion of 22A Avenue
168 Street Buffer	35m (115 ft) to 40m (131 ft) lot depth; and 5m (15 ft) landscape buffer with a double row of trees	40m (131 ft) lot depth; and 5m (16 ft) landscape buffer, requiring a 5m (16 ft) statutory right of way, with a double row of trees including protection of mature trees, and a 4m (13 ft) multi-use pathway

- All 69 proposed single family lots conform to the minimum requirements of the respective RF-12 and RF-9 Zones in terms of average lot area, width and depth. All of the proposed RF-9 lots have a lot depth of between 35 metres (115 feet) and 40 metres (131 feet) in order to increase the liveability of these lots and to allow for a parking pad between the garage and the lane. A Development Variance Permit (DVP) has been requested for proposed Lots 37, 60 and 61 in order to permit driveway access from the front lot line instead of from the flanking lane in order to maintain streetscape consistency.

- Based on the proposed concept plan and the placement of roads and lanes, a portion of proposed Lot 26 has additional subdivision potential once it is consolidated with the adjacent property, 16768-23 Avenue. In order to protect the future subdivision potential of proposed Lot 26, a Section 219 "No Build" Restrictive Covenants will need to be registered on this lot until future consolidation with the adjacent property, 16768-23 Avenue.

Transportation Network

- The following transportation network improvements are required for this proposal:
 - 2.8 metres (9 feet) road dedication for the widening of 168 Street including the construction of a 4 metre (13 feet) multi-use pathway and a 5 metre (16 feet) statutory right of way;
 - 2.5 metres (8 feet) road dedication for the widening of 23 Avenue including the construction of the South half of the street;
 - 25 metres (82 feet) road dedication and construction of 22A Avenue including the construction of the 5 metre (16 feet) drainage corridor on the North side of the street;
 - 20 metres (66 feet) road dedication and construction of 22 Avenue;
 - 11.5 metres (38 feet) dedication and construction of the East half of 167 Street;
 - 4.25 metres (14 feet) dedication for the widening of Edgewood Drive including the construction of the North half of the street; and
 - 6 metres (20 feet) dedication and construction of lanes required for rear lane access.
- In order to address the parking related concerns associated with RF-9 Zoned lots adjacent to arterial roads, the applicant has agreed to increase the lot depth of the lots facing 168 Street and to provide a 6 metre (20 feet) parking area in front of the garage.

Building Design Guidelines & Lot Grading:

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan has been prepared by Raymond Sull, McElhanney Consulting Services Ltd. and has been reviewed by staff. Based on preliminary staff comments, revisions to the proposed lot grading plan will be required prior to final approval of the proposed subdivision. 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, in-ground basements and to facilitate proper lot drainage.

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 84 protected trees on the site, of which 18 are proposed for retention. The following table provides the breakdown by tree species on the subject site:

Table 2: Summary of Tree Preservation by Tree Species

Tree Species	Proposed for Retention	Proposed for Removal	Total
Japanese Maple	0	2	2
Norway Maple	2	0	2
Horse Chestnut	0	2	2
Red Alder	0	3	3
Paper Birch	0	5	5
Buckthorn	0	2	2
Himalayan Cedar	1	1	2
Sawara Cypress	0	3	3
Nootka Cypress	0	3	3
English Walnut	1	1	2
Apple	0	4	4
Norway Spruce	0	1	1
Lodgepole Pine	0	1	1
Scots Pine	0	2	2
Londonplane	5	0	5
Cherry Plum	0	1	1
Cherry	0	3	3
Douglas Fir	6	9	15
Weeping Willow	0	2	2
American Mountain Ash	0	1	1
Sumac	0	1	1
Western Red Cedar	3	17	20
Western Hemlock	0	1	1
Ivy Stump	0	1	1
Total	5 + 13 within boulevards= 18	66	84

- 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 reduces 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.
- It was determined that five (5) trees could be saved within the proposed single family lots. An additional thirteen (13) trees have been identified for conditional retention within the boulevards of 22 Avenue and 168 Street. Through co-ordination with the civil engineering for the site and the implementation of special measures at the design and construction stage, it is anticipated that these trees can be retained. The special measures may include:
 - Low impact trenching for services and utilities;
 - The use of pop-jacking or directional boring;
 - Trench excavation using an air spade with a vacuum truck method; and
 - Root pruning supervised by an arborist.
- For the trees that cannot be retained, 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 141 replacement trees on the site. Since only 88 replacement trees can be

accommodated on the site, the deficit of 41 replacement trees will require a cash-in-lieu payment of \$12,300, representing \$300 per tree, to the City's Green Fund, in accordance with the City's Tree Protection By-law, prior to the final approval of this application.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 29, 2012 to 73 households within 100 metres (328 feet) of the site.
- A Public Information Meeting (PIM) was held on December 10, 2012 to obtain more detailed input from area residents with respect to the proposed application. Seven (7) people attended the meeting.
- As a result of the pre-notification letters and the PIM, City staff received a combination of approximately ten (10) letters, e-mails, phone calls and comments concerning this proposal. Majority of the respondents requested information only, and were interested to find out when the school site would be constructed, when the subdivision would be constructed, and when the sewer would be available to service the area.
- The City received a letter from the Little Campbell Watershed Society (LCWS) requesting confirmation that the City's drainage and environmental standards would be followed by the applicant during development of the site. The LCWS also expressed concerns with the efficiency standards of the SSD-D.5 water/quality sediment control chamber identified in the Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610 Manual. They indicated that there are better devices, such as the Mycelx system to improve the quality of discharged water.

(The Engineering Department has confirmed that all developments in the Sunnyside Heights NCP are required to comply with the engineering servicing requirements in the NCP document. These include on-site stormwater management of run-off from frequently occurring rain events.

With regards to the Surrey Supplementary Standard Drawing for a water quality chamber (SSD-D.5), this is only a generic example of a basic design showing the main requirements of a water quality chamber (sediment trap, oil / water separation, maintenance access, etc.). The City of Surrey does not endorse specific brands or models of water quality chambers; and the applicant's Engineer is required to specify a chamber to meet the needs of the site for the City to review and accept.)

- Only a few area residents expressed concerns regarding the proposal. The main concerns were expressed by the neighbour directly south of the site. These concerns included:
 - the proposed drainage on the development site may negatively impact their property and specifically, their old septic system and field that is located close to the property line;
 - retention of mature trees and shrubs on the shared property line and how they would be maintained during construction of the site; and
 - the fencing along the property line and how they would safely contain their large dog in their yard during construction.

(In response to the drainage concerns, the applicant's engineer has confirmed that they do not anticipate any increase in drainage runoff entering the neighbouring property. Additionally, in response to the drainage concerns, the applicant has agreed to take the following additional measures to prevent any problems by:

- *providing retaining wall details on proposed Lot 36, including a French drain at the base of the foundation wall and to ensure that the pipe is lower than the existing grade; and*
- *tying the rain water leader (RWL) to the storm pipe on the south side of proposed Lot 36.*

In response to the concerns raised regarding trees and fencing, the applicant has indicated they will work with the neighbour to resolve these issues and to ensure that the property interface between the development site and the neighbouring site is dealt with adequately.)

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 21, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within close proximity and walking distance to community amenities including: <ul style="list-style-type: none"> ○ a proposed elementary school; ○ a planned neighbourhood commercial area; and ○ the future Grandview Aquatic Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A mix of RF-9 and RF-12 zoned lots provides housing choice to area residents.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Rain garden system within the site running along 23 Avenue, 22A Avenue and Edgewood Drive. • During the building/ construction phase, a recycling program will be in place to ensure responsible disposal of materials.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Located within walking distance of 24th Avenue which has current transit service. It is anticipated that the level of transit service will increase as the area develops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principals will be incorporated into the single family building design to ensure "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • One of the builders that will be constructing the homes is Built Green certified.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The community has had an opportunity to provide input on the proposal during the public notification process and the public information meeting held on December 10, 2012.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To permit driveway accesses along the front lot lines of proposed Lots 37, 60 and 61 where there is a lane up to or along the rear or side lot lines.

Justification for Variances:

- Under the provisions of the RF-12 Zone, where a lot abuts both a road and a lane, driveway access to the lot is only permitted from the lane. This regulation is to ensure that streetscapes are consistent within neighbourhoods where lots have both a lane and frontage on a street. In the case of this subdivision, only 3 proposed RF-12 lots (Lots 37, 60 and 61) have both a lane and frontage on a street. The remaining 30 RF-12 lots do not abut a lane and, therefore will all have driveway access to the fronting roadways. In order to maintain streetscape consistency, it is recommended that all the proposed RF-12 lots obtain driveway access from the front lot line even where the lot abuts a 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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed NCP Amendment
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit File No. 7912-0153-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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- (e) Civic Address: 2197 - 168 Street
 Owner: Jaylin Homes Ltd
 Infinity Properties Ltd
 Morningstar Neighbourhoods Ltd
 R A B Ventures #1 Ltd
 Benchmark Management Ltd
 PID: 000-538-892
 Lot 79 Section 13 Township 1 New Westminster District Plan 63183
- (f) Civic Address: 16695 - Edgewood Drive
 Owner: Jaylin Homes Ltd
 Infinity Properties Ltd
 Morningstar Neighbourhoods Ltd
 R A B Ventures #1 Ltd
 Benchmark Management Ltd
 PID: 000-538-906
 Lot 80 Section 13 Township 1 New Westminster District Plan 63183

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the subject properties.
- (b) Introduce By-laws to rezone the subject properties.
- (c) Proceed with Public Notification for Development Variance Permit No. 7912-0153-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-12

Requires Project Data	Proposed
SITE AREA	
Gross Site Area -Acres	9.9 ac
Net Site Area- Acres	6.58 ac
NUMBER OF LOTS	
Existing	5
Proposed	69
SIZE OF LOTS	
Range of lot widths (metres)	9m to 15.4m
Range of lot areas (square metres)	315 sq. m to 529 sq. m
Average Lot Size (square metres)	374 sq. m
DENSITY	
Lots/Acre (Net)	10 units per acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	54%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
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	YES

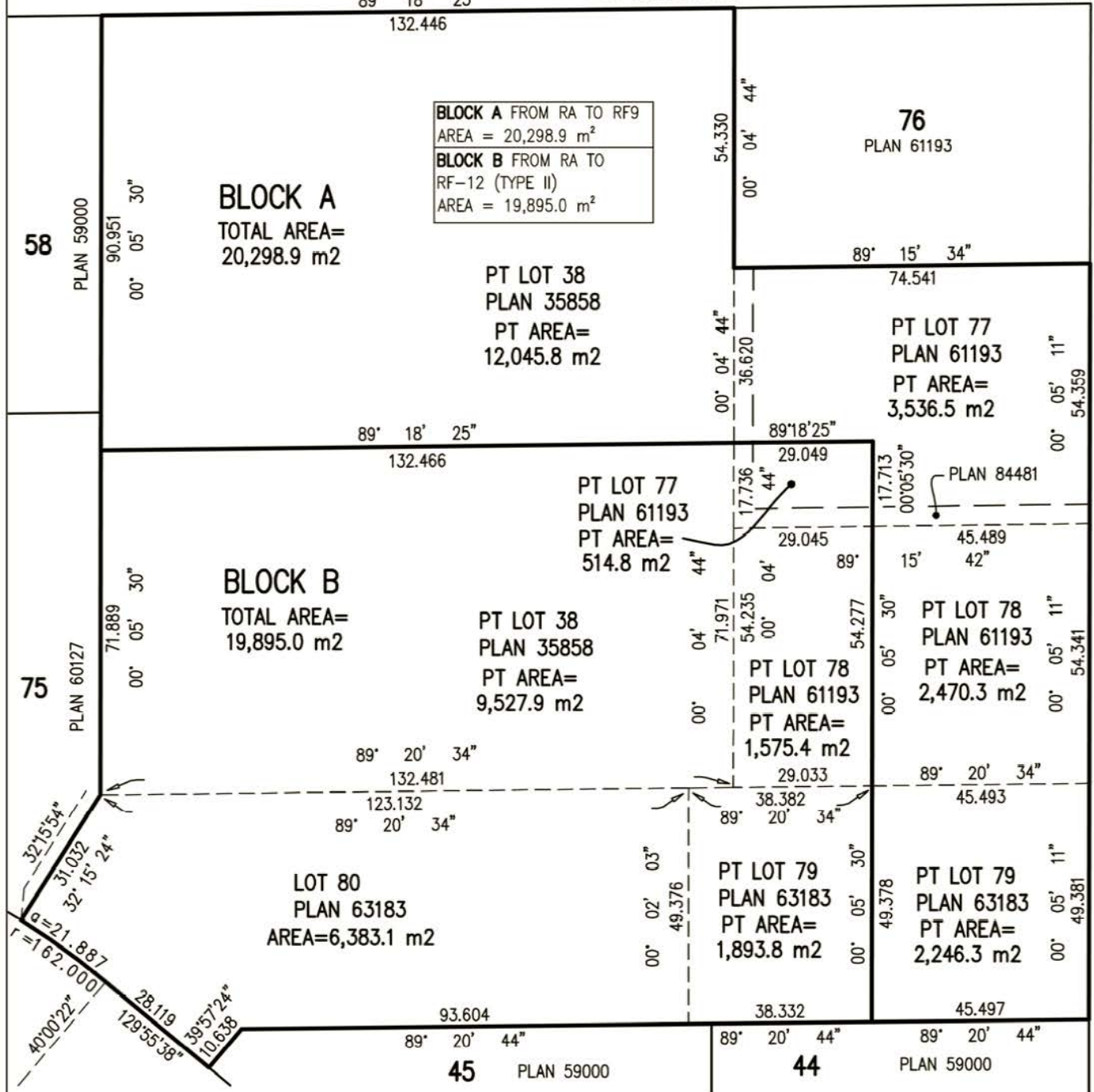
**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _ _ _ OF LOT 38 PLAN 35858,
LOTS 77 AND 78 PLAN 61193 AND LOTS 79 AND 80
PLAN 63183 ALL OF SECTION 13 TOWNSHIP 1
NEW WESTMINSTER DISTRICT**

BCGS 92G.007

SCALE: 1:1250



23 AVENUE

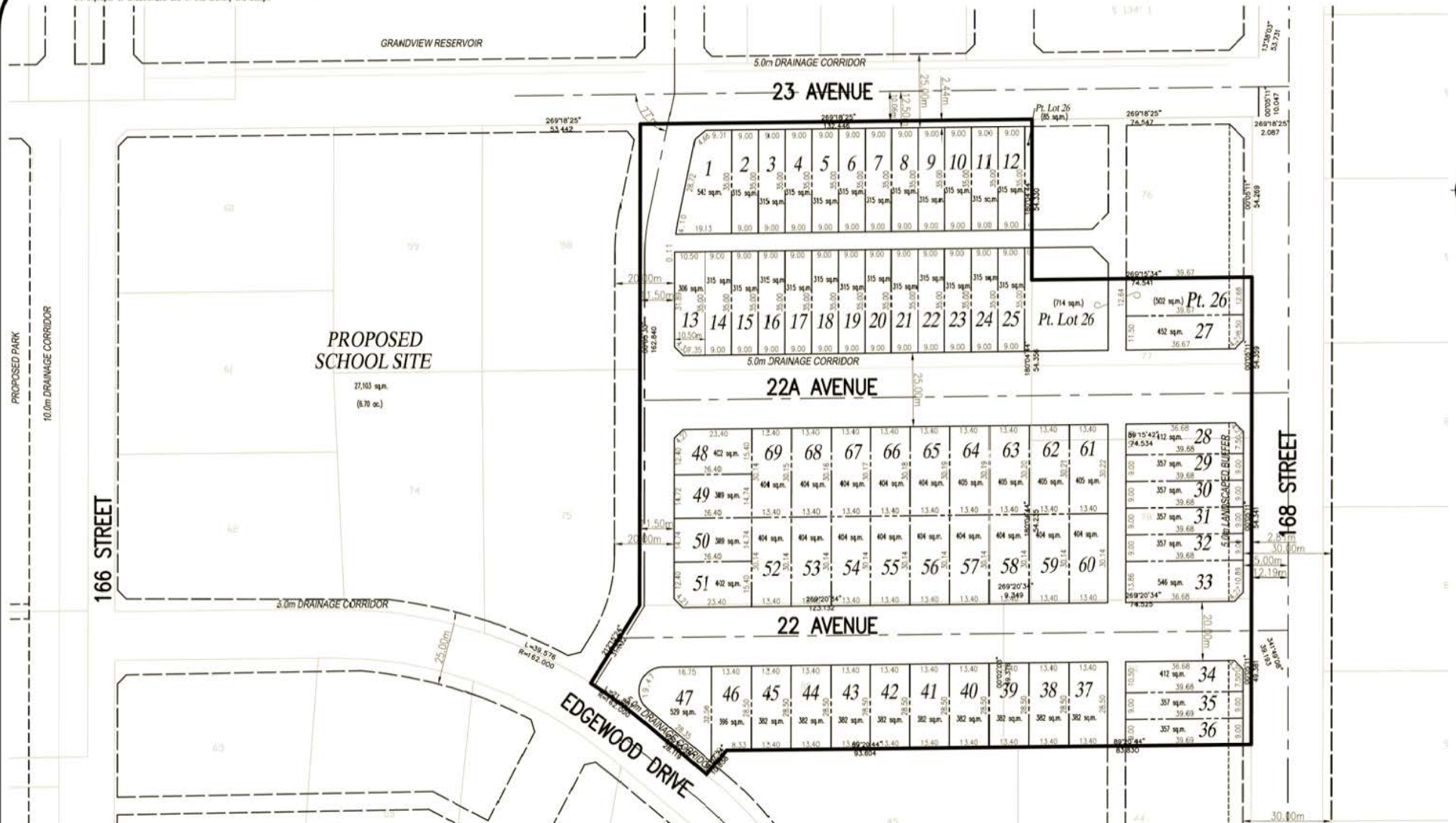


CERTIFIED CORRECT ACCORDING TO SURVEY
THIS 20th DAY OF MARCH, 2013

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
2300-13450 102 AVENUE
SURREY, BC V3T 5X3
TEL: 604-596-0391
FILE: 2112-62918-03 R1

G.A. HOL, BCLS

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



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

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.

TOTAL AREA 40,194 sq.m. (9.93 ac)
 LAYOUT ASSUMES RF-9 LOTS 1 - 36; MINIMUM 250 sq.m. 9.0m WIDE 28.0M DEEP
 AND RF-12 LOTS 37 - 69; MINIMUM 320 sq.m. 13.4m WIDE 22.0m DEEP
 REVIEW OF ROAD ROW WITH 5.0m DRAINAGE CORRIDORS IS REQUIRED.

SKETCH 9

Scale: 1:1250
 Date: March 13, 2013
 Job No.: 2112-62918-0

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

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

DATE: **April 2, 2013** PROJECT FILE: **7812-0153-00**

RE: **Engineering Requirements
Location: 16704 23 Ave, 2261, 2219 & 2197 – 168 St. and 16695 Edgewood Dr.**

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 2.808 metre width on 168 Street for the ultimate 30.00 metre wide road allowance.
- Dedicate 2.442 metre width on 23 Avenue for the ultimate 25.00 metre wide road allowance with 5.00 metre wide drainage corridor, as required in the NCP
- Dedicate 4.250 metre width on Edgewood Drive, for the ultimate 25.00 metre wide road allowance.
- Register 5.00 metre wide Statutory Right of Way (SRW) on 168 Street for Landscaping Buffer, and for the Coast Meridian Multi Use Pathway (MUP) which is to meander in order to protect the existing trees.
- Register 0.50 metre wide SRW on 23 Avenue and on Edgewood Drive.
- Dedicate 25.00 metre wide road allowance for 22A Avenue, with 5.00 metre wide drainage corridor.
- Dedicate 20.00 metre wide road allowance for 22 Avenue
- Dedicate 3.00 metre x 3.00 metre corner cuts at the intersection of 22A Avenue with 168 Street, and at the intersection of 22 Avenue and 168 Street.
- Dedicate 11.50 metre width for 167 Street half road standard, for the ultimate 20.00 wide road allowance.
- Dedicate 3.00 metre x 3.00 metre corner cuts at the intersection of 167 Street with 23 Avenue, 22A Avenue and 22 Avenue.
- Dedicate 6.00 metre width for the north-south and east-west lanes, 5.00 metre x 5.00 corner cuts at the intersection of two lanes.
- Register 0.50 metre wide SRW for City Service Connection and Sidewalk Maintenance on 22A Avenue, 22 Avenue and 167 Street.
- Secure SRW for offsite servicing corridors, if required.

NOTE: Detailed Land Development Engineering Review available on file

Works and Services

- Construct 4 m wide MUP on 168 Street.
- Construct South side of 23 Avenue to through local road standard.
- Construct North side of Edgewood Drive complete with sidewalk and 8 m drainage swale.
- Construct 22A Avenue to limited local road standard (10.5 m pavement, 1.5 m sidewalks both sides and drainage swale).
- Construct 22 Avenue to limited local standard (10.5 m pavement, 1.5 m sidewalks both sides).
- Construct 167 Street to half road standard (minimum 6 m pavement, 3.25 utility strip, 1.5 m sidewalk).
- Design and provide Cash-in-lieu for full construction of unique intersection of Edgewood Drive, 22 Avenue and 167 Street.
- Construct rear lanes with let downs at road intersections.
- Construct storm sewers to service the proposed development, including road drainage for all existing, and proposed roads.
- Construct drainage corridors on 23 Avenue, 22A Avenue and Edgewood Drive.
- Provide on-lot sustainable drainage features according to the NCP.
- Construct a 300mm dia water main on 23 Avenue; the City will fund the upsizing costs from 200mm dia to 300mm dia main.
- Construct a 300mm dia water main on 167 Street; the City will fund the upsizing costs from 200mm dia to 300mm dia main.
- Construct 200mm dia water mains on 22A Avenue and 22 Avenue.
- Construct sanitary sewers to service the proposed lots, including construction of sanitary sewers on all existing and proposed roads of the subject development.

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.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Monday, December 03, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7912 0153 00

SUMMARY

The proposed 70 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	35
Secondary Students:	18

September 2012 Enrolment/School Capacity

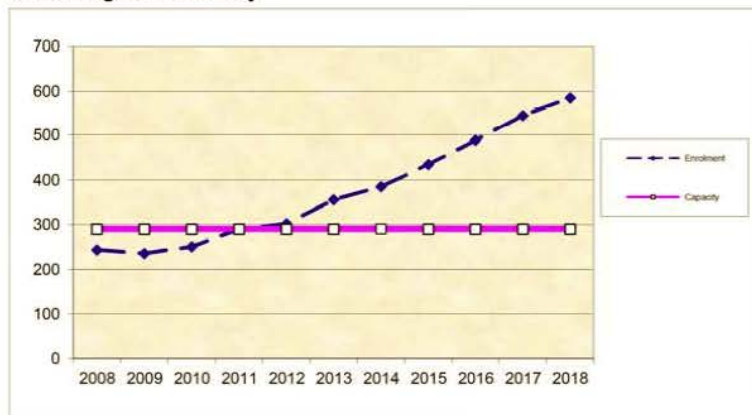
Pacific Heights Elementary	
Enrolment (K/1-7):	43 K + 259
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

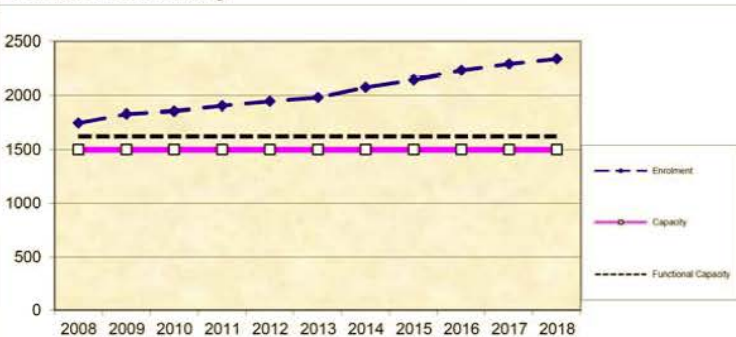
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) is under construction on 28th Avenue near 160th Stree, and the School Distric has approved boundary moves from Pacific Heights to help adress the projected overcrowding. A new elementary school site has been purchased (adjoining the subject property) - Site #206 on Edgewood Drive. The school district is also completing purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #5 priority (funding year is 2014 - yr. 3) in the districts 2012-2016 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #13 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth expectations of the NCP #2 are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors.

Pacific Heights Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0153-00
 Project Location: 16704 - 23 Avenue, 16695 Edgewood Drive, and 2197, 2219, 2261 - 168 Street Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This is an "old growth" area that was built out over a time period spanning from the pre-1950's to the 1980's. The age distribution from oldest to newest is: more than 60 years old (4%), 60 years old (17%), 40 years old (67%), 30 years old (13%). Most homes are in the 2000-3000 sq.ft. size range. Home size distribution in this area is as follows: under 1000 sq.ft. (13%), 1000-1500 sq.ft. (17%), 1501-2000 sq.ft. (13%), 2001-2500 sq.ft. (25%), 2501-3000 sq.ft. (25%), 3001-3550 sq.ft. (4%), over 3550 sq.ft. (4%).

Styles found in this area include: "Old Urban" (38%), "West Coast Traditional (English Tudor emulation)" (8%), "West Coast Traditional" (17%), "West Coast Modern" (8%), "Rural Heritage" (21%), and "Traditional English" (8%). Home types include: Bungalow (50%), Split Level (13%), 1.1/2 Storey (13%), Basement Entry (8%), and Two-Storey (17%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale, box-like structures. The massing scale distribution is: low mass structures (50%), low to mid-scale structures (4%), mid-scale structures (25%), mid-to-high-scale structures (8%), high scale structures with box-like massing (8%), high-scale massing, but consistent with style (style authentic design) (4%). All neighbouring homes have a single storey high front entrance element.

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (46)%, moderate slope (6:12 to 7:12) = (26)%, and steeply sloped (8:12 and steeper) = (29)%. Main roof forms (largest truss spans) include: common hip (21%), common gable (71%), Dutch hip (8%). Roof surfaces include: metal (8%), interlocking tab type asphalt shingles (25%), rectangular profile type asphalt shingles (8%), shake profile asphalt shingles (21%), and cedar shingles (38%).

Main wall cladding materials include: horizontal cedar siding (21%), vertical channel cedar siding (4%), vertical board and batten cedar (4%), aluminum siding (8%), horizontal vinyl siding (21%), stucco cladding (38%), and wood wall shingles (4%). Feature veneers on the front façade include: no feature veneer (27%), brick (27%), stone (8%), Hardiplank shingles (4%), horizontal cedar (23%), and Tudor style battens over stucco (12%). Wall cladding and trim

colours include : Neutral (white, cream, grey, black) (50%), Natural (earth tones) (43%), Primary derivative (red, blue, yellow) (7%),

Covered parking configurations include : No covered parking (5%), Single carport (5%), Double carport (19%), Single vehicle garage (14%), Double garage (43%), Triple garage (10%), Rear garage (5%).

A variety of landscaping standards are evident ranging from 'natural state' with dense native tree stands to high quality old urban. Driveway surfaces include: gravel (24%), asphalt (62%), broom finish concrete (10%), exposed aggregate (5%).

Although there are several homes with a pleasing appearance, none provide suitable architectural context for a year 2012 RF-12 and RF9 zone development.

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

- 1) Context Homes: Homes in the surrounding area do not provide suitable residential design context for a year 2012 RF-12 and RF-9 zone development. Therefore the existing homes will not be emulated. A new character area is to be created.
- 2) Style Character : The proposal is to introduce a new style character that is reasonably compatible with styles found in the existing neighbourhood. Proposed styles include "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage".
- 3) Home Types : A wide variety of home types are found in this area, including Two-Storey, Basement Entry, Split Level, and Bungalow, and a wide range could be permitted. However, it is expected that 100% of the new homes will be Two-Storey type with in-ground basement, in order to fully utilize the lots.
- 4) Massing Designs : Surrounding homes are not being used for massing design context. Proposed homes will have desirable mid-scale massing characteristics, and massing shall be well balanced and correctly proportioned across the entire front facade.
- 5) Front Entrance Design : On RF-9 zoned lots, the front entrance should not exceed a height of one storey. On RF-12 lots a 1 ½ storey entrance could be considered proportional to other elements, and so a 1 ½ storey height limit is recommended for RF12 lots 72-78 inclusive.
- 6) Exterior Wall Cladding : Vinyl is not normally used on new developments in this general area and is therefore not recommended.
- 7) Roof surface : A wide variety of roof surfaces are evident in this area. However, for internal consistency, only shake profile asphalt shingles are recommended.
- 8) Roof Slope : 8:12 or higher roof slopes are appropriate given the proposed style range and given the relatively small footprint of the homes.

Window/Door Details: Rectangular dominant.

Streetscape: This is a "varied character" area. Homes include small simple 1000 sq.ft. Bungalows, wide low profile 2000+ sq.ft. estate type Bungalows, Split Level types with mid-scale massing characteristics, high mass, box-like Basement Entry homes, and large estate size Two-Storey "Traditional English" homes. A wide variety of cladding and finishing materials and

roofing products have been used. Landscapes vary from "natural state" with trees and a minor amount of sod only, to high quality well developed estate scale landscapes.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey on RF9 zoned lots and to 1 ½ storeys on RF12 zoned lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF-9 and RF-12 zone homes at the subject site. Interfacing treatments are therefore not contemplated.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted.

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

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey or black colours only

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. On RF-12 zone corner lots, one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from these one-storey elements. On RF-9 zone corner lots, one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: All lots should have sod from the street to the front face of the home in any areas not covered by the driveway, sidewalk, and any planting beds. In addition, a minimum of 12 shrubs of a 3 gallon pot size are required for RF-9 type lots, and a minimum of 17 shrubs of a 3 gallon pot size are required for RF-12 type lots. Corner lot homes should have an additional 10 shrubs of a 3 gallon pot size planted in the flanking street sideyard.

Front entrance height: On lots 1 – 36 inclusive, the single family dwelling does not have a front entrance exceeding a height of 3.05 metres [10'-0"] measured from the top of the stoop slab to the underside of the entry roof. On lots 37 - 69 inclusive, the single family dwelling does not have a front entrance exceeding a height of 3.66 metres [12'-0"].

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 27, 2012

Reviewed and Approved by:  **Date:** June 27, 2012

TREE PRESERVATION SUMMARY

Surrey Project No.: 7912-0.329-00
 Project Location: 168th St at 23rd Ave Surrey, BC
 Consulting Arborist: Norman Hol

1 Summary description of the existing tree resource. See also the arborist report on file

See report.

2 Summary of Proposed Tree Removal and Replacement

Quantity of Bylaw Protected Trees Identified	(A)	<u>84</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>66</u>
Trees to be Retained on Lots		<u>5</u>
Trees to be Conditionally Retained in Road R-O-W's		<u>13</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>18</u>
Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio)	(E)	<u>129</u>
Quantity of Replacement Trees Proposed	(F)	<u>88</u>
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>41</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>106</u>
Number of Lots Proposed in the Project	(I)	<u>69</u>
Average Number of Trees per Lot	(H/I)	<u>1.5</u>

3 Tree Survey and Preservation/Replacement Plan Attached **Yes**

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



Norman Hol, Consulting Arborist

Dated: March 27, 2013

Direct: 604 813 9194

Email: norm@aclgroup.ca

NOTES ON USE:

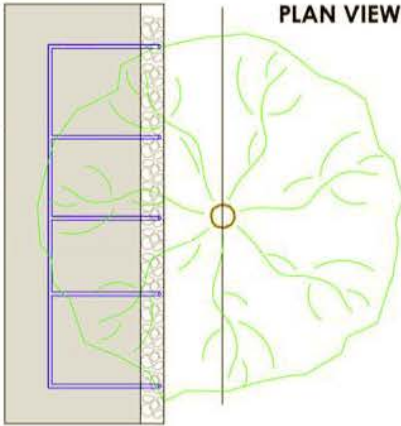
THIS AERATION AND ROOT PROTECTION CONCEPT IS A PROPRIETARY DESIGN BY ARBORTECH CONSULTING AND MAY ONLY BE USED PURSUANT TO OUR EXPLICIT APPROVALS. A NON-ENCROACHMENT STRATEGY FOR TREE PROTECTION ZONES (TPZ) IS THE FIRST AND BEST OPTION.

THIS AERATION SYSTEM IS ONLY TO BE CONSIDERED AS A POSSIBLE ALTERNATIVE WHEN UNAVOIDABLE ENCROACHMENTS INTO THE TPZ ARE NECESSARY AND WHERE CONSTRUCTION OF THOSE ENCROACHING FEATURES ARE LIKELY TO CAUSE SIGNIFICANT IMPACTS TO A TREE.

CONVENTIONAL SITE PREPARATION TO EXCAVATE FOR BEARING GROUND PURPOSES FOR HARD LANDSCAPE FEATURES COULD DESTROY OR MATERIALLY INJURE A TREE. THIS ALTERNATIVE OPTION FOR USING NON-CONVENTIONAL METHODS AND MATERIALS PROVIDES A COMPROMISE IN TERMS OF ALLOWING AN ENCROACHMENT, BUT ENSURES DURABILITY AND PERFORMANCE. EXCESSIVE OF THE FINISHED SURFACE MAY RESULT. THE IMPLEMENTATION OF THIS SYSTEM WILL REQUIRE THAT THE OWNER ACCEPT THESE POTENTIAL DEFICIENCIES. IT IS STRONGLY ENCOURAGED THAT APPROPRIATE DESIGN PROFESSIONALS BE CONSULTED TO DETERMINE THE SCOPE OF THESE DEFICIENCIES.

THE APPROPRIATENESS AND RELATED TOLERANCE VARIABILITY FOR USE OF THIS AERATION SYSTEM AS A MEANS TO ACCOMMODATE MANAGED FILL OVER A PORTION OF A TREE ROOT ZONE IS DEPENDENT ON ANALYSIS BY THE PROJECT ARBORIST FROM THIS OFFICE. MANY FACTORS ARE CONSIDERED, INCLUDING BUT NOT LIMITED TO:

- GRADING REQUIREMENTS OR OPPORTUNITIES,
- EXISTING SLOPES,
- DRAINAGE,
- SOIL PROPERTIES,
- TREE SPECIES TOLERANCE,
- TREE CONDITION,
- FREQUENCY AND SCOPE OF DESIRED ENCROACHMENT,
- ETC.

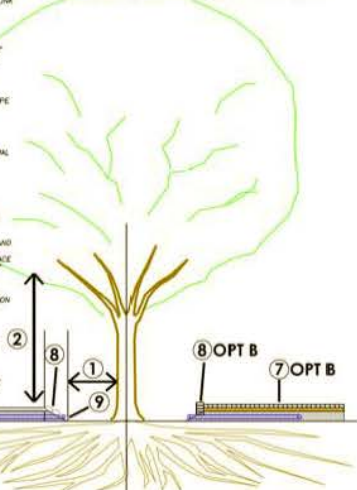


PLAN VIEW

CONSTRUCTION NOTES:

1. MAINTAIN AT LEAST A SETBACK BETWEEN FILL ENCROACHMENT AND THE TRUNK AS POSSIBLE OR FRACTURE TO PROTECT ROOT SYSTEM. NO COMPACTION OR EXCAVATION IS PERMITTED.
2. CONSIDER IMPACTS FROM FINISHING REQUIREMENTS TO ACCOMMODATE PEDESTRIAN OR VEHICLE CLEARANCES.
3. PREPARE SURFACE OF THE TREATMENT AREA UNDER DIRECTION OF PROJECT ARBORIST TO REMOVE LOOSE DEBRIS AND TO PROTECT ROOT SYSTEM. NO COMPACTION OR EXCAVATION IS PERMITTED.
4. AT PROJECT ARBORIST DISCRETION, INSTALL AERATION PIPE (NOT FOR DRAINAGE PURPOSES). INSTALL 30mm (1 1/8") PERFORATED PVC PIPE OR EQUIVALENT WITH PERFORATIONS ALIGNED TO TOP AND BOTTOM OF PIPE. PIPE NETWORK TO BE FIXED AND GLEED USING STANDARD FITTINGS IN A GRID PATTERN AT 1.0M O.C. FOR AS DIRECTED BY PROJECT ARBORIST AND EMBEDDED IN THE GRAVEL LAYER.
5. INSTALL 150 TO 300mm (6 TO 12") DEPTH LAYER OF CLEAR CRUSHED GRAVEL (NO FINES) USING 20MM OR 25MM (3/4" OR 1") DIAMETER MATERIAL OR APPROVED EQUIVALENT.
6. COMPACT SUB-BASE AS REQUIRED.
7. **OPTION A - ASPHALT FINISH:** INSTALL DRIVING/WALKING SURFACE USING ASPHALT. IF ROAD WEDGE OR DRIVE AS REQUIRED AS SUB-BASE USE SEPARATION LAYER OF LANDSCAPE FABRIC OVER THE CLEAR CRUSHED TO REDUCE FORWARD MIGRATION OF FINES. SETTLEMENT OCCURS ASPHALT PATCHING MAY BE REQUIRED IN THE FUTURE.
8. **OPTION B - UNFINISHED FINISH:** INSTALL LANDSCAPE FABRIC, THEN BASE SAND AND COMPACT AS REQUIRED. INSTALL FINISH SLAB OR UNFINISHED TO MANUFACTURER REQUIREMENTS. FINISH SETTLEMENT OCCURS THE SURFACE MAY REQUIRE RE-LEVELING IN THE FUTURE BY REMOVAL AND REPLACEMENT OF FINISH PAVERS.
9. **OPTION C - SLOPE TRANSITION:** USE 1 TO 2 MAN LANDSCAPE BOULDERS TO ANCHOR THE TRANSITION SLOPE AND MAINTAIN POSITIVE AIR FLOW TO AERATION LAYER AND PIPE NETWORK.
10. **OPTION D - RETAINING WALL:** OPTIONAL TO REDUCE SLOPE TRANSITION FOOTPRINT. INSTALL RETAINING WALL - TYPICAL OR OWNER PREFERRED MATERIALS. (NOTE: NO FOOTINGS ARE PERMITTED) DESIGN OF WALL TO BE REVIEWED FOR APPROVAL BY PROJECT ARBORIST FROM THIS OFFICE.
11. LANDSCAPE DRAIN COVERS CAN BE USED TO HIDE PIPE ENDS.

CROSS-SECTION VIEW



DETAIL: DRIVEWAYS, SIDEWALKS AND PATHS WITHIN OR ADJACENT TO TPZ'S:

SPECIAL MEASURES:

LOW IMPACT FINISHING FOR SERVICES OR UTILITIES: THE USE OF PIPE-JACKING OR DIRECTIONAL BORING MAY BE REQUIRED. THE OPTION TO USE AN SPADE WITH VACUUM TRUCK METHOD OF TRENCH EXCAVATION MAY BE REQUIRED.

ROOT PRUNING:

WILL CONSIST OF A PROJECT ARBORIST FROM THIS OFFICE WILL ATTEND THE SITE TO DIRECT A MAN-AND-OR BACK-HOE AND OPERATOR SUPPLIED BY THE CIVIL CONTRACTOR AND WORKING WITH ITS TRACKS/PAVING OUTSIDE OF THE TPZ TO JOB LAYERS OF SOIL IN A GENERALLY RADIAL DIRECTION AWAY FROM THE TRUNK OF THE TREE. TO THE FULL DEPTH OF THE ORGANIC OVER-BUILDUP AND WITH CARE TO AVOID HIPPING ROOTS OUT. THE PROJECT ARBORIST WILL IDENTIFY AND CUT ROOTS AS NECESSARY.

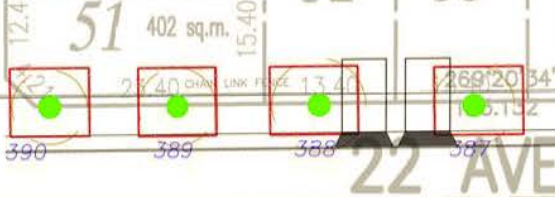
CONTRACTOR OBLIGATIONS:

- THE CIVIL CONTRACTOR WILL ACCURATELY SURVEY AND STAKE OUT THE LOCATIONS OF ALL INFRASTRUCTURE, UTILITIES, SERVICES AND HARD SCAPES INSTALLED IN PRIORITY TO TPZ'S.
- CIVIL CONTRACTOR WILL PROVIDE AT LEAST 3 BUSINESS DAYS ADVANCE NOTICE TO THIS OFFICE FOR ATTENDANCE ON SITE BY THE PROJECT ARBORIST TO DIRECT OR APPROVE OF CERTAIN CONSTRUCTION WORKS IN AND AROUND THE TPZ'S.
- CIVIL CONTRACTOR TO INCLUDE IN THE TENDER A UNIT COST FOR LOW IMPACT INSTALLATION OF CASINGS FOR UTILITIES AND/OR SERVICES AND VACUUM TRUCK SERVICES. LOW USE AS AND WHEN REQUIRED AND IMPLEMENTED WHEN DIRECTED BY THE PROJECT ARBORIST. THESE UNIT COSTS SHOULD INCLUDE ALL ASSOCIATED MATERIALS AND LABOR WITH THEIR LOGS.
- CIVIL CONTRACTOR TO INCLUDE IN THE TENDER A HOURLY UNIT COST TO PROVIDE BACKHOE OR MAN-AND-EXCAVATION SERVICES TO BE UNDERTAKEN AS DIRECTED BY THE PROJECT ARBORIST, INCLUDING THE MACHINERY AND UTILITY WITH OPERATOR CHARGE-OUT RATE. NO SPOT, REMOVAL WILL BE REQUIRED.
- CIVIL CONTRACTOR TO REVIEW WITH PROJECT ARBORIST TO ADDRESS COSTS, SCOPE/DURATION AND TO ENSURE THAT BUDGET CONTINGENCIES ARE APPROVED AND CARRIED FORWARD.

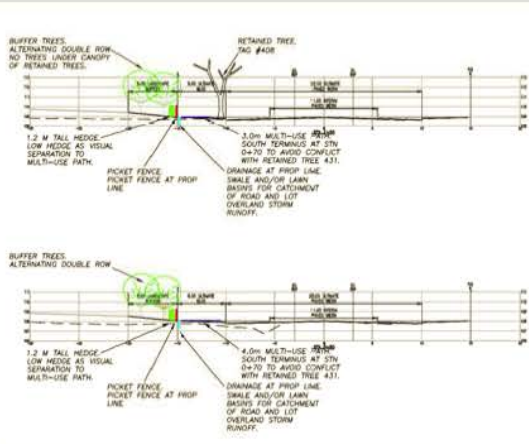
DETAIL: SPECIAL MEASURES

NOTES:

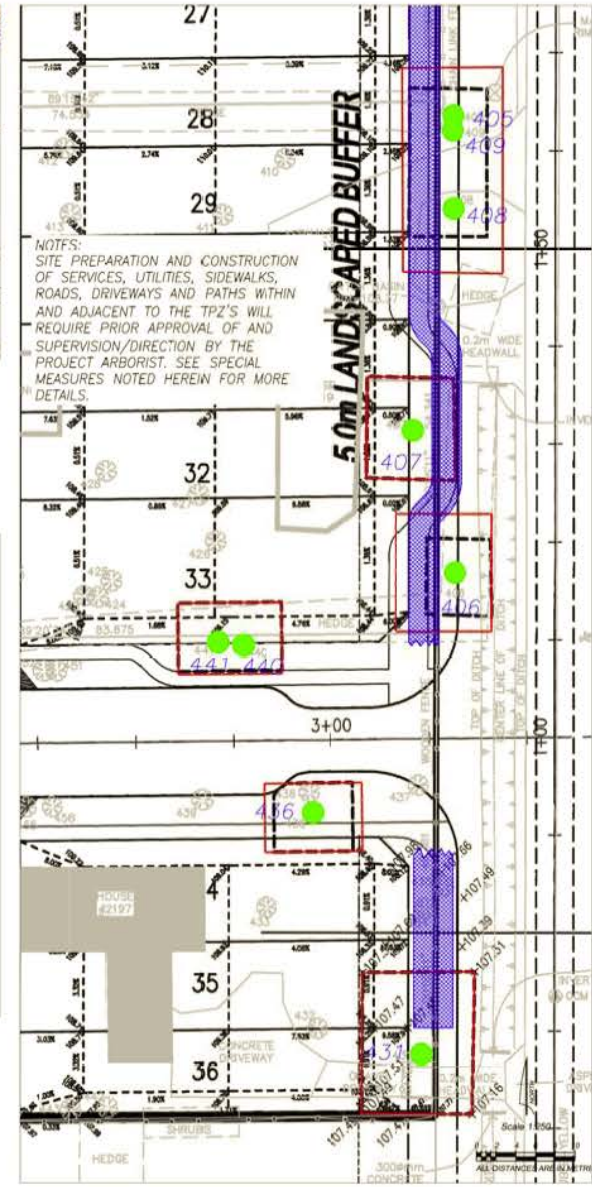
SITE PREPARATION AND CONSTRUCTION OF SERVICES, UTILITIES, SIDEWALKS, ROADS, DRIVEWAYS AND PATHS WITHIN AND ADJACENT TO THE TPZ'S WILL REQUIRE PRIOR APPROVAL OF AND SUPERVISION/DIRECTION BY THE PROJECT ARBORIST. SEE SPECIAL MEASURES NOTED HEREIN FOR MORE DETAILS.



DETAIL: CROSS-SECTIONS 168TH STREET



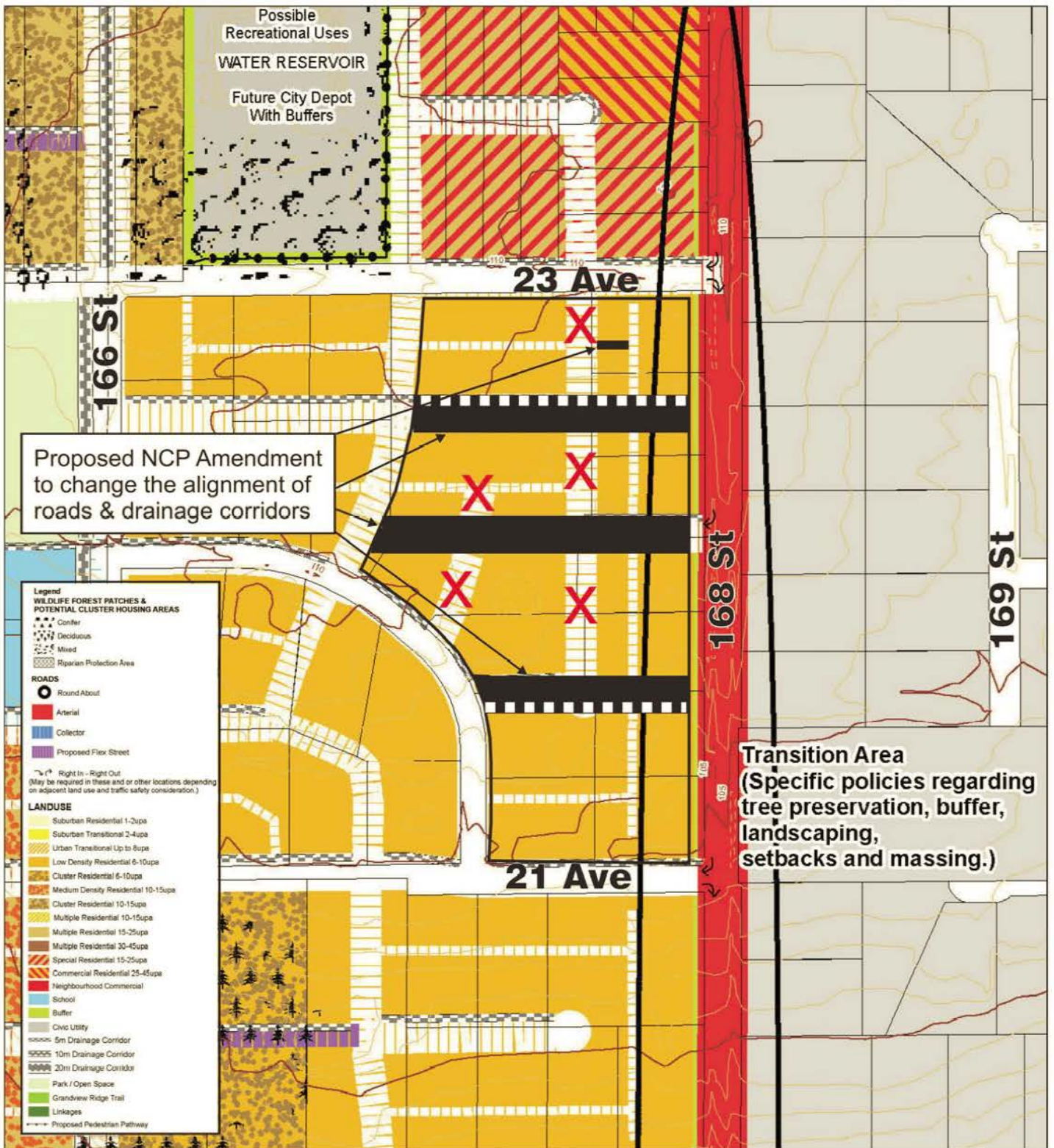
DETAIL: DRIVEWAYS, SIDEWALKS AND PATHS WITHIN OR ADJACENT TO TPZ'S:



NOTES:
SITE PREPARATION AND CONSTRUCTION OF SERVICES, UTILITIES, SIDEWALKS, ROADS, DRIVEWAYS AND PATHS WITHIN AND ADJACENT TO THE TPZ'S WILL REQUIRE PRIOR APPROVAL OF AND SUPERVISION/DIRECTION BY THE PROJECT ARBORIST. SEE SPECIAL MEASURES NOTED HEREIN FOR MORE DETAILS.

SHEET 2

<p>ARBORTECH CONSULTING</p> <p>1875 200 - 3740 CHAMBERLAIN STREET, RICHMOND, BC CANADA V6V 3E9</p> <p>TEL: 604.275.2844</p> <p>WWW.ARBORTECHCONSULTING.COM</p>		<p>TREE MANAGEMENT DETAILS</p> <p>PROJECT: GRANDVIEW PH 1: 7912-0329-00</p> <p>ADDRESS: 148TH ST AND 23RD AVE SURREY BC</p> <p>CLIENT: INFINITY PROPERTIES LTD</p> <p>DATE: 2024-08-27</p> <p>SCALE: 1:200</p>	
<p>DATE: 2024-08-27</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>	<p>DATE: 2024-08-27</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>	<p>DATE: 2024-08-27</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>	<p>DATE: 2024-08-27</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>



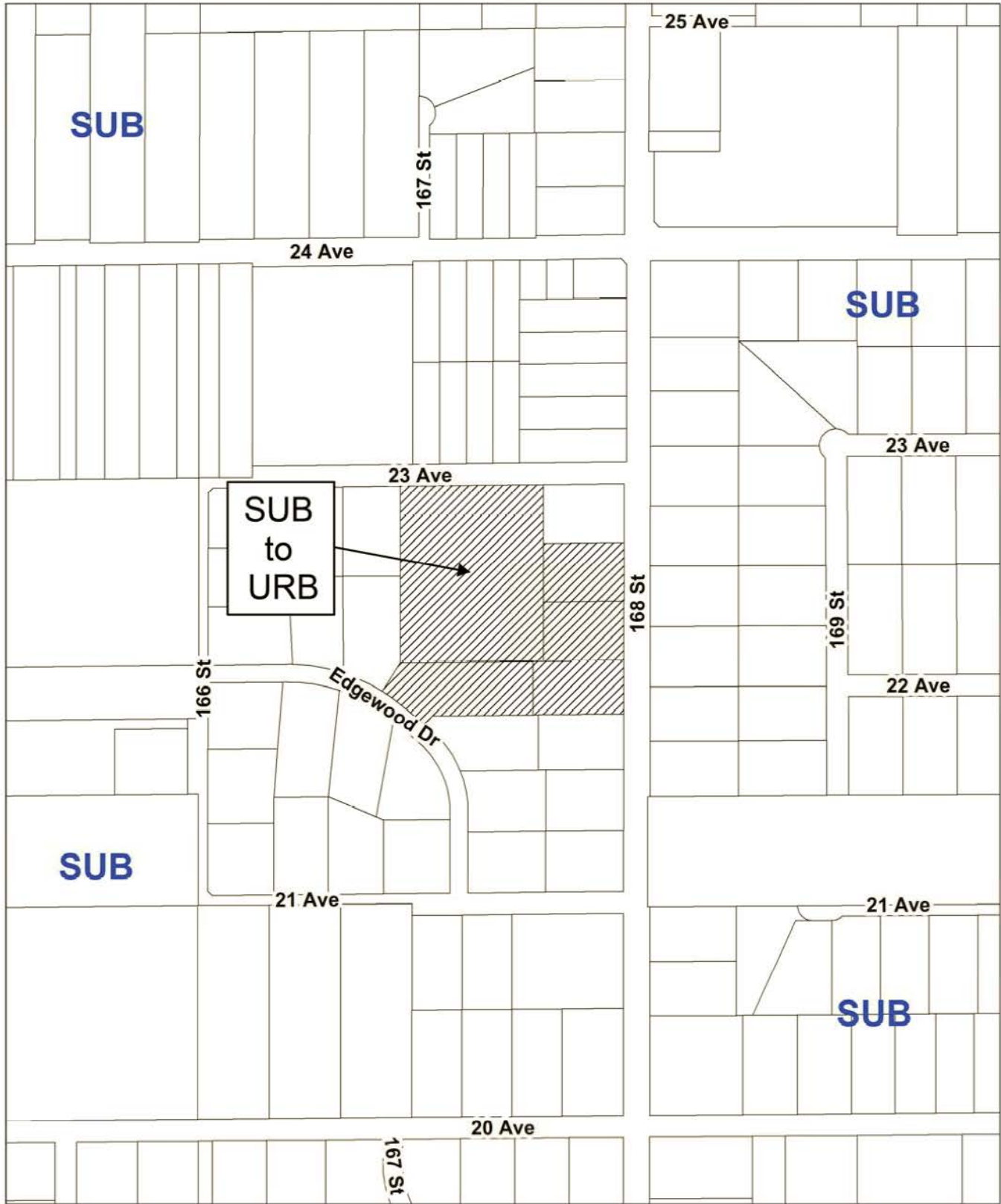
Grandview Heights NCP Area #2 (Sunnyside Heights)

Stage 2 Land Use Concept

City of Surrey Planning & Development Department

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





OCP Amendment

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0153-00

Issued To: BENCHMARK MANAGEMENT LTD

Address of Owner: 100, 20120 - 64 Avenue
Langley, BC V2Y 1M8

Issued To: R. A. B. VENTURES #1 LTD

Address of Owner: 200, 20111 - 93A Avenue
Langley, BC V1M 4A9

Issued To: MORNINGSTAR NEIGHBOURHOODS LTD

Address of Owner: 946 – Brunette Avenue Floor 2
Coquitlam, BC V3K 1C9

Issued To: INFINITY PROPERTIES LTD

Address of Owner: 205, 6360 - 202 Street
Langley, BC V2Y 1N2

Issued To: JAYLIN HOMES LTD

Address of Owner: 204, 6360 - 202 Street
Langley, BC V2Y 1N2

(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: 007-245-688

Lot 38 Section 13 Township 1 New Westminster District Plan 35858

16704 - 23 Avenue

Parcel Identifier: 002-691-230
Lot 77 Section 13 Township 1 New Westminster District Plan 61193

2261 - 168 Street

Parcel Identifier: 002-691-256
Lot 78 Section 13 Township 1 New Westminster District Plan 61193

2219 - 168 Street

Parcel Identifier: 000-538-892
Lot 79 Section 13 Township 1 New Westminster District Plan 63183

2197 - 168 Street

Parcel Identifier: 000-538-906
Lot 80 Section 13 Township 1 New Westminster District Plan 63183

16695 - Edgewood Drive

(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) to vary Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway accesses along the front lot line of Lots 37, 60 and 61, rather than from the lane flanking these lots.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

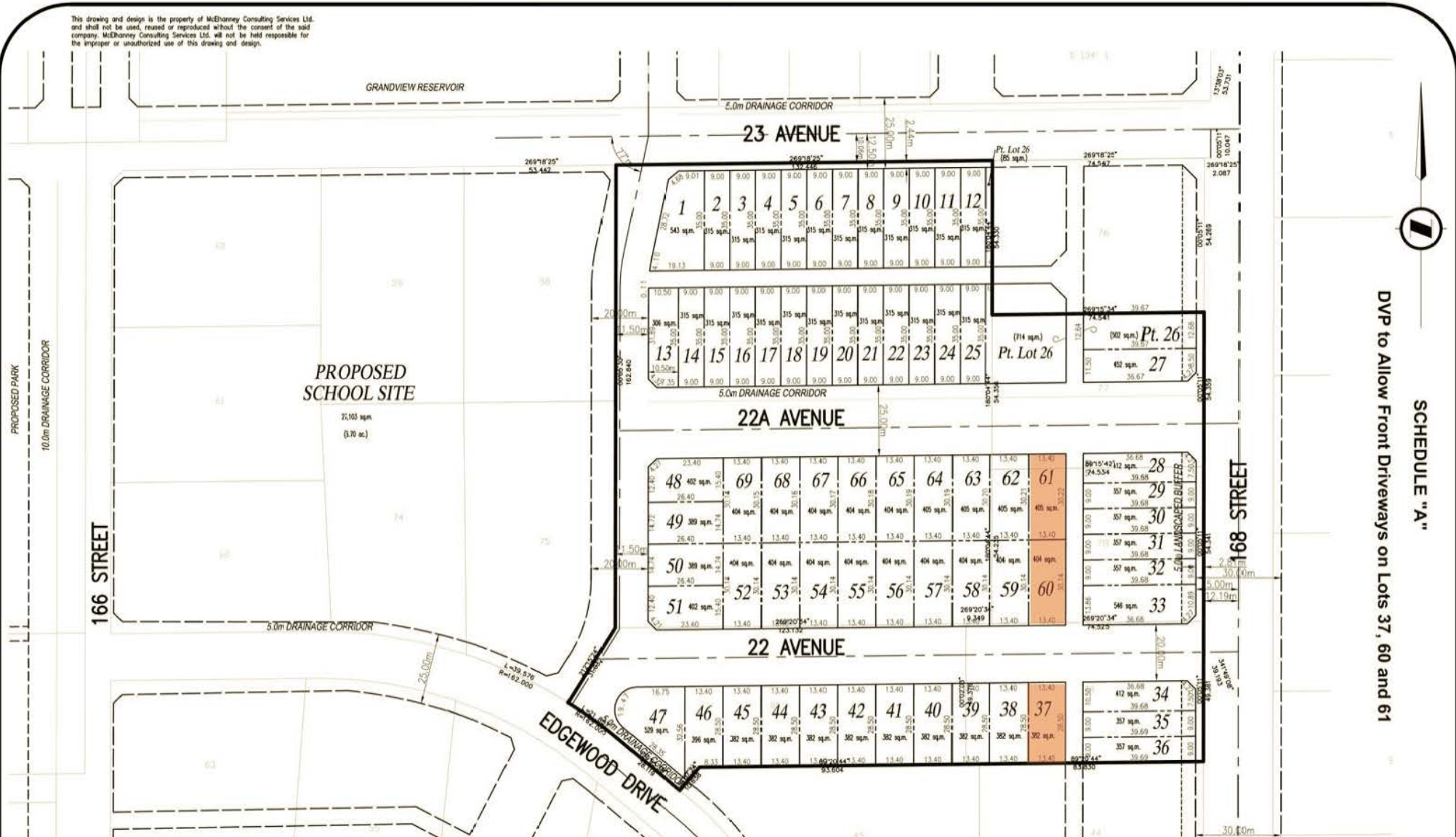
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development 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

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DVP to Allow Front Driveways on Lots 37, 60 and 61

SCHEDULE "A"

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

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.

TOTAL AREA 40,194 sq.m. (9.93 ac)
 LAYOUT ASSUMES RF-9 LOTS 1 - 36; MINIMUM 250 sq.m. 9.0m WIDE 28.0M DEEP AND RF-12 LOTS 37 - 69; MINIMUM 320 sq.m. 13.4m WIDE 22.0m DEEP
 REVIEW OF ROAD ROW WITH 5.0m DRAINAGE CORRIDORS IS REQUIRED.

SKETCH 9

Scale: 1:1250
 Date: March 13, 2013
 Job No.: 2112-62918-0

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