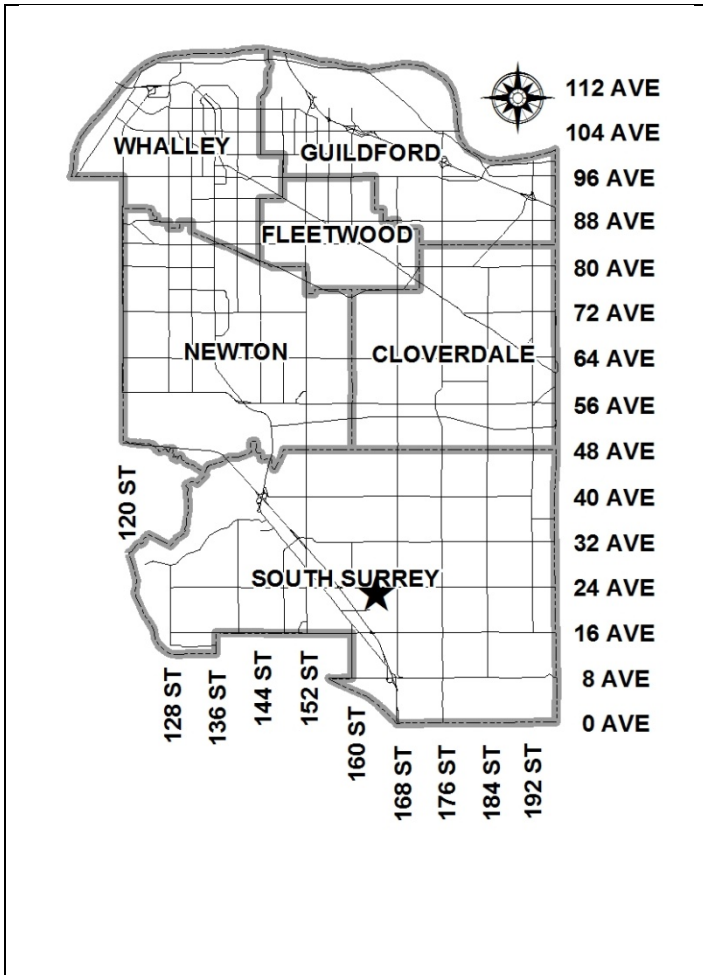


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0204-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **OCF amendment** from Suburban to Urban
- **Partial NCP amendment** to change the location of a drainage corridor
- **Rezoning** from RA to RF-SD
- **Development Variance Permit**

in order to permit the development of a 40-lot subdivision for semi-detached residential housing.

**LOCATION:**

16464 - 23 Avenue  
 2265 - 165 Street  
 2235 - 165 Street

**OWNER:**

Ronald W Honey et al.

**ZONING:**

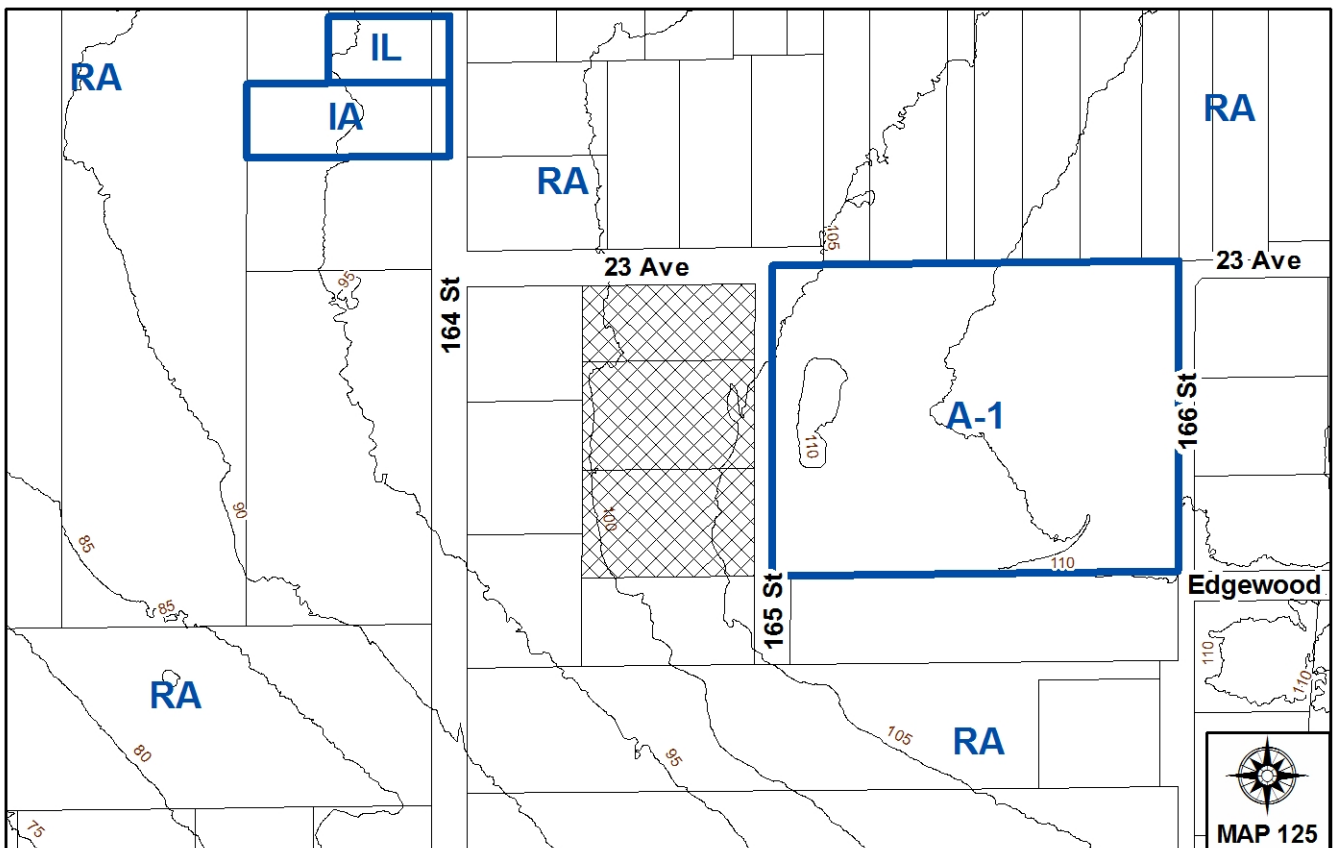
RA

**OCF DESIGNATION:**

Suburban

**NCP DESIGNATION:**

Medium Density Residential 10-15 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 a drainage corridor.
- A relaxation of the 6.0 metre (20 ft.) separation between the principal dwelling and the detached garage is required in order to accommodate the rear exit landing and stairs from the main floor to the back yard on Lots 1, 2, 7, 8 and 11-16.

### 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 drainage and stormwater catchment.
- The proposed land use and density comply with the “Medium Density Residential” designation in the NCP.
- Due to increased front yard setbacks for tree preservation, the proposed rear exit landing and staircase project 1.2 metres (4 ft.) into the back yard, resulting in a rear yard separation distance of 4.8 metres (16 ft.).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7912-0204-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) To reduce the minimum separation of the RF-SD Zone (By-law 12000) between the principal dwelling and the detached garage from 6.0 metres (20 ft.) to 4.8 metres (16 ft.) on Lots 1, 2, 7, 8, and 11-16.
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 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;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department, and registration of a Section 219 Restrictive Covenant to ensure installation of the proposed landscaping;
  - (e) submission of a landscaping plan to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the shortfall in tree replacement;
  - (g) registration of a Section 219 "no build" Restrictive Covenant for structural independence;

- (h) registration of the following easements:
    - i. maintenance of exterior finishes and drainage facilities; and
    - ii. party wall.
  - (i) submission of a satisfactory grading plan and compensation agreement for the lowering of the 165 Street road elevation and associated works within Sunnyside Saddle Club Park to the satisfaction of the General Manager, Parks Recreation and Culture.
6. Council pass a resolution to amend the Sunnyside Heights NCP to change the location of the drainage corridor from the south side of the development site (along 22 Avenue) to the north side of the development site (along the south side of 23 Avenue) when the project is considered for final adoption (Appendix VI).

### 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:**
- 14 Elementary students at Pacific Heights Elementary School  
6 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 Spring, 2014.
- (Appendix IV)
- Parks, Recreation & Culture: Parks requires a 3.0 m off-street Multi-Use Pathway (MUP) along the south frontage of the property, in lieu of a sidewalk.
- Parks notes the applicant's request to construct the full 165 Street, including associated park frontage. This includes curb, gutter, boulevard and sidewalk. Staff concurs and will reimburse the applicant for associated standard frontage costs.
- Lowering of the 165 Street road elevation and associated works within Sunnyside Saddle Club Park is subject to approval by Parks, upon a satisfactory grading plan and compensation agreement.
- Surrey Fire Department: The Fire Department requests that a clear pathway between buildings be provided and maintained.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 23 Avenue):	Single family dwellings.	Suburban/Cluster Residential (10-15 upa)	RA
East (Across 165 Street):	Sunnyside Saddle Club.	Suburban/Park and Open Space	A-1
South:	Single family dwelling.	Suburban/Medium Density Residential (10-15 upa)	RA
West:	Single family dwellings.	Suburban/Cluster Residential (10-15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban" in the Official Community Plan (OCP) and "Medium Density Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix VII). 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 a drainage corridor (Appendix VI). The intent of the proposed changes is to improve drainage and stormwater catchment.
- The proposed change to the drainage corridor has been reviewed by the Engineering Department and determined to be acceptable based on the following:
  - There is an approximately 7 metre (23 ft.) grade change from the south-east corner to the north-west corner of the site. The location of the drainage corridor shown in the NCP is at the high point of the land, therefore the proposed change to the location of the drainage corridor will ensure optimal drainage and stormwater catchment on the subject site.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is currently zoned "One Acre Residential Zone (RA)" and designated "Suburban" in the Official Community Plan (OCP). The subject site is designated "Medium Density Residential (10-15 upa)" in the Sunnyside heights NCP.
- The site is comprised of 3 properties with a total area of 1.56 hectares (3.85 acres) and is located on the south west corner of 22 Avenue and 165 Street, adjacent to the Sunnyside Saddle Club Park.

### Proposal

- The applicant is proposing to rezone from "One Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" to permit the development of a forty (40) lot subdivision for semi-detached residential housing.
- The proposed land use and density is consistent with the "Medium Density Residential" designation in the Sunnyside Heights NCP, which accommodates small-lot duplexes in addition to small lot single family subdivisions.
- The proposed lots range in size from 281 square metres (3,025 sq. ft.) for interior lots to 331 square metres (3,563 sq. ft.) for corner lots with total widths of 7.2 metres (24 ft.) and 8.7 metres (29 ft.) respectively.

### NCP Amendment

- The drainage corridor is located on the south side of the development site (along the north side of 22 Avenue) in the Sunnyside Heights NCP. The applicant proposes to relocate the drainage corridor from the south side of the development site to the north side of the development site (along the south side of 23 Avenue) to ensure optimal drainage and stormwater catchment. The applicant's proposal has been reviewed by Engineering and is acceptable.
- The applicant has made an effort to notify the property owner immediately to the west (2286 - 164 Street) of the proposal to relocate the drainage corridor. The owner of 2286 - 164 Street will also be required to relocate the drainage corridor to the south side of 23 Avenue upon future development. The applicant has received no response. The owner of 2286 164 Street will be required to dedicate 12.5 (41 ft.) metres along 23 Avenue upon future development regardless of the location of the drainage corridor, therefore the relocation of the drainage corridor has no negative impact on the owner of 2286 164 Street.

### Road Network

- The applicant is proposing to dedicate:
  - 2.4 metres (8 ft.) for 23 Avenue;
  - 12.0 metres (39 ft.) for 22 Avenue;
  - 11.5 metres (38 ft.) for 164A Street;
  - 6.0 metres (20 ft.) for the proposed lane; and

- a 3.0 metre x 3.0-metre (10ft. x 10 ft.) corner cut at all intersections;
- All of the lots will be accessed via a rear north/south lane.
- Typical construction of 22 Avenue and 164A Street will require permission of the adjacent owners for the removal of shared and off-site trees. If the applicant is unsuccessful in obtaining permission from the owners of 2205 - 165 Street, 2216 - 164 Street, 2256 - 164 Street and 2286 - 164 Street for the removal of shared trees, the applicant will be required to design and construct interim road works under the supervision of an Arborist to avoid impacting the trees on adjacent properties and will be required to bond for the removal and replacement of the interim road.
- The applicant is proposing to construct the full 165 Street, including associated park frontage.
- The applicant proposes to retain five (5) large, high-quality trees along 165 Street. Retention of these trees requires the applicant to lower the elevation of portions of 165 Street, which will encumber the adjacent western portions of Sunnyside Saddle Club Park.
- A preliminary cross-section plan has been prepared for the interface of the proposed semi-detached lots and the Sunnyside Saddle Club Park. A double set of retaining walls with an intermediate 2:1 grade, planted with appropriate small shrubs, may be acceptable to Parks.
- Lowering of the road elevation and associated works within Sunnyside Saddle Club Park is subject to approval by the Parks Department, upon a satisfactory grading plan and compensation agreement.
- The applicant has committed to working with staff to develop an attractive interface with Sunnyside Park to the east.
- A final lot grading plan to the satisfaction of the City will be required prior to final adoption.

#### Semi-Detached Dwelling Design

- A detailed Building Scheme will be registered on the title of the lots to guide the form and character of the development, which is particularly important in this context given the large number of proposed units (40) and the fact that the development occupies a full city block. Architectural drawings have been prepared by Robert Ciccozzi Architecture Inc. for the Building Scheme, which will help ensure that high standards of aesthetics and the quality of the built form are achieved.
- The RF-SD lots are considerably different from traditional duplexes and generally appear as single family dwellings in terms of building massing, character and form. At the same time, each RF-SD type lot incorporates some variation and articulation in the overall building design in order to provide a sense of identity and avoid mirror-images.
- The proposed dwellings will each have a single-car garage along the common side yard with vehicle access provided from the rear lane. With the exception of Lots 1, 2, 7, 8 and 11-16, one (1) additional parking space will be provided in the form of a full-length driveway apron.

- The architect is proposing four (4) exterior building designs, each with two (2) colour schemes for a total of eight (8) unique building designs to promote diversity and visual interest and to avoid design uniformity and repetition. The homes are proposed to have articulated facades in an asymmetric design to avoid mirror image symmetry. Windows are appropriately proportioned and corner units have one entrance flanking each street.
- Party wall agreements will be required on each fee simple lot for the proposed semi-detached units. The intent is to protect the respective interests of adjacent lot owners. The party wall agreement will include, but not be limited, to the maintenance of one's lot and dwelling and provide for the ability of each lot owner to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building. The required party wall agreement will be a subject condition of final adoption.
- Because each dwelling unit, although connected to the other, is located on its own lot, a Restrictive Covenant will be required to ensure each dwelling unit is structurally independent. Similarly, because there are shared walls between the dwellings and garages, the applicant is required to register party wall agreements and associated easements to facilitate maintenance and future repair as a condition of rezoning.
- Semi-private uses such as dens and informal living rooms face the street. Private bedrooms are located on the upper floor.
- Each unit is designed to be identifiable through varying design features and materials, yet the units appear unified as a whole.
- Sloped gables are used at the roof ends. Roofing materials will consist of charcoal grey and black asphalt shingles.
- Cladding materials and colours will consist mainly of:
  - hardi-board panel and siding and shingles in neutral colours;
  - white trim;
  - black window frames and shutters; and
  - brown and red accent brick.
- Cedar soffits and doors will consist of a walnut finish at the building entrance.
- The applicant has confirmed that in-ground basements are proposed.
- A preliminary Lot Grading Plan submitted by Aplin & Martin Consultants Ltd. has been reviewed by City staff and found to be acceptable.

### Trees and Landscaping

- An Arborist Report was prepared by Norm Hol of Arbortech Consulting Ltd. to examine the impact of the proposed development on the existing on-site trees. There are eighty-two (82) mature (by-law protected) trees on site and five (5) are proposed to be retained. Seventy-seven (77) on-site trees are proposed to be removed for a number of reasons:
  - they are in the proposed building envelope;



- they will be impacted by proposed road construction, services and driveway construction; and
- twenty five (25) trees are in poor condition and are unsuitable for retention.

Species	Total	Removed	Retained
Western Red Cedar	15	15	0
Bigleaf Maple	1	1	0
Douglas Fir	33	29	4
Western Hemlock	4	4	0
Monkey Puzzle	1	0	1
Grand Fir	1	1	0
Dogwood	3	3	0
Poplar	1	1	0
Cherry	1	1	0
Alder	21	21	0
Cottonwood	1	1	0
<b>Total</b>	<b>82</b>	<b>77</b>	<b>5</b>

- The applicant is proposing to remove six (6) shared trees which requires the permission of the property owner on the adjacent property to the south (2205 165 Street) prior to final adoption.
- In addition to these shared trees, the applicant will require the permission of the adjacent owners of 2205 - 165 Street, 2216 - 164 Street, 2256 - 164 Street and 2286 - 164 Street for the removal of off-site trees.
- Staff have worked closely with the applicant to retain five (5) large, high-quality trees along 165 Street. Retention of these trees requires the applicant to lower the elevation of portions of 165 Street, which will encumber the adjacent western portions of Sunnyside Saddle Club Park. Front yard setbacks of the dwelling units on Lots 1, 2, 7, 8 and 11-16 also had to be increased significantly in order to retain these trees.
- Lowering of the road elevation and associated works within Sunnyside Saddle Club Park is subject to approval by Parks, upon a satisfactory grading plan and compensation agreement.
- The applicant also proposes to retain five (5) large, high-quality trees within the south west portion of the Sunnyside Saddle Club. Curbs and sidewalks will be designed and constructed to achieve retention of these trees.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 158 replacement trees on the subject site. The applicant is proposing to plant 80 replacement trees, therefore the deficit of 78 replacement trees will require a cash-in-lieu payment of \$23,400, representing \$300 per tree, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

- Due in part to the grades on the subject site, the applicant is proposing a comprehensive landscape design, which will form part of the Building Scheme. Thomas Kyle of M2 Landscape Architecture prepared the Landscape Plan.
- The proposed landscaping includes stepped retaining walls and boulders to be planted with a variety of shrubs, grasses, perennials and ground cover.
- In addition to the two (2) replacement trees proposed per lot, the landscaping will include the planting of shrubs and columnar trees between the driveways in the rear lane.
- Pedestrian connectivity between the detached rear garages and the dwelling units will be treated with concrete stepping stones, stairs, and permeable pavers. A cedar hedge is proposed to be planted between buildings with walkway on either side for connectivity through each lot.

### PRE-NOTIFICATION

Pre-notification letters were sent out on August 20, 2012 and again on March 14, 2013 to 56 households within 100 metres (328 feet) of the subject site. Staff received the following responses:

- City staff received a phone call and a letter from an adjacent property owner who is opposed to the removal of any trees on their property or any shared trees to accommodate road construction.

*City staff informed the adjacent property owner that removal of off-site trees may only occur with the consent of the land owner. In addition, shared trees may only be removed with the consent of both land owners. In the absence of this consent, the applicant will be required to design and construct interim road works under the supervision of an Arborist to avoid impacting the trees on adjacent properties.*

- City staff received a phone call from an adjacent property owner who is concerned about the impact of the development on the wells in the surrounding area. The property owner would appreciate being connected to City water through the development application.

*The applicant is prepared to offer a service connection to the adjacent property owner. This will be secured through the Engineering Servicing Agreement.*

- City staff received one phone call from an area resident who is opposed to the development proposal and the densities being proposed generally in the Sunnyside Heights NCP.

*City staff informed the area resident that the applicant's proposal is in accordance with the Sunnyside Heights NCP.*

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum separation between the *principal building* and *accessory buildings and structures* of the RF-SD Zone (By-law 12000) from 6.0 metres (20 ft.) to 4.8 metres (16 ft) on Lots 1, 2, 7, 8 and 11-16.

## Applicant's Reasons:

- Tree retention on Lots 1, 2, 7, 8 and 11-16 requires an increased front yard setback and results in the buildings on these lots being pushed back significantly.
- Rear exit landings and stairs are required on these lots due to significant grade changes from the front to the rear of the lots.

## Staff Comments:

- The stairs and landing provide ease of access to back yard amenities through a rear exit door.
- The portion of the building that encroaches into the minimum separation area is approximately 1.2 metres (4 ft.), a relatively small area of the rear yard.
- Staff support the proposed variance.

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 March 27, 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"> <li>• The project is located in the Sunnyside Heights NCP and is consistent with the "Medium Density 10-15 upa" designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• 10.4 units per acre (gross)</li> </ul>

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils</li> <li>• Roof downspout disconnection</li> <li>• Permeable paving used on driveways and walkways</li> <li>• Retention of 5 large mature trees</li> <li>• 80 replacement trees provided on-site</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Connected to pedestrian and multi-use pathway on 22 Avenue</li> <li>• Each garage will include an electric vehicle plug-in.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Reduced setbacks and large windows along street frontage</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Seeking BuiltGreen Bronze Rating</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A sustainable features document will be given to new occupants at the time of sale in accordance with the BuiltGreen program.</li> </ul>

### 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, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7912-0204-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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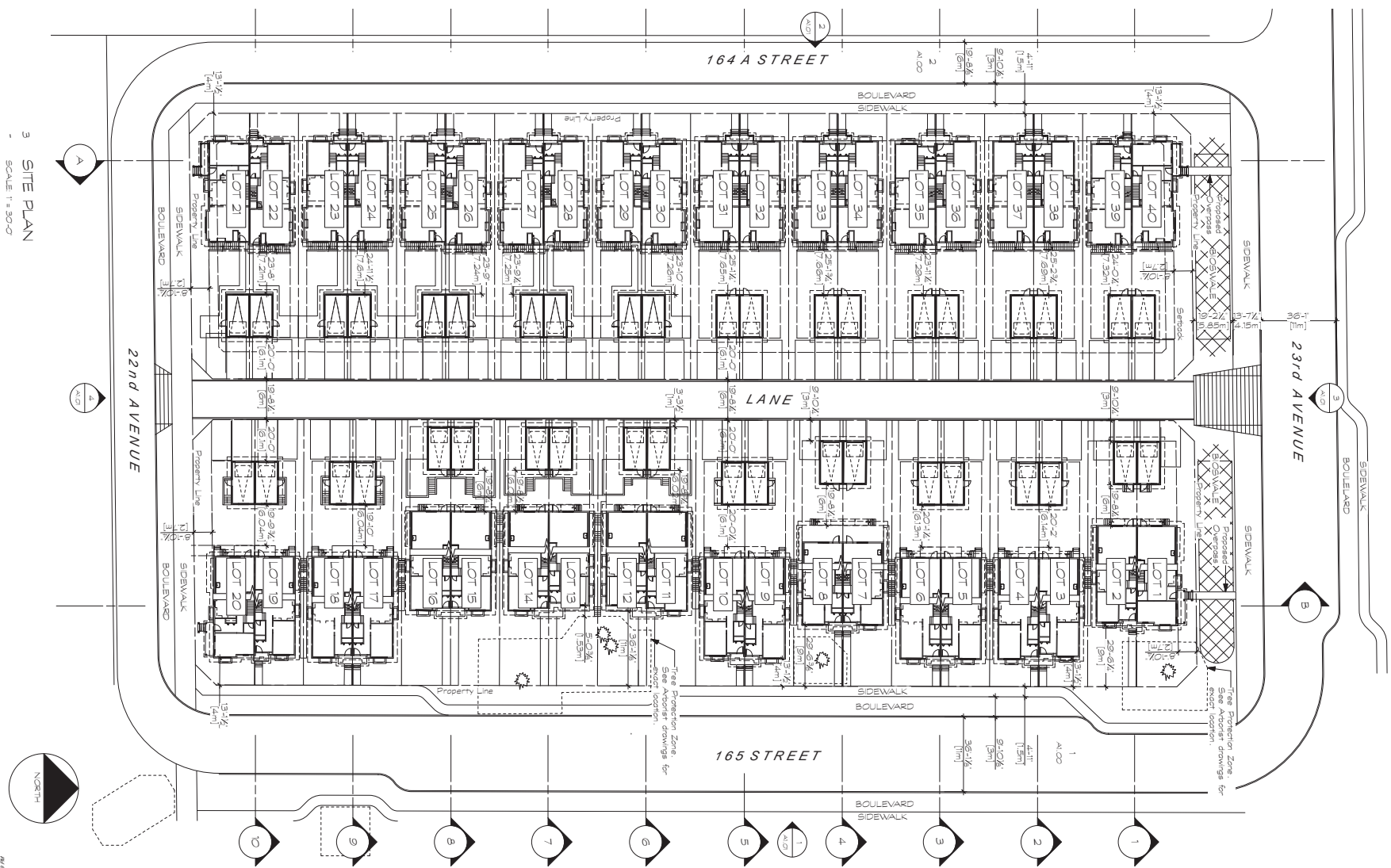
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.9
Hectares	136
<b>NUMBER OF LOTS</b>	
Existing	4 <sup>0</sup>
Proposed	
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.2 m - 8.7 m
Range of lot areas (square metres)	221 m <sup>2</sup> - 331 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.4 upa   25 uph
Lots/Hectare & Lots/Acre (Net)	35 uph   14 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	37%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	67%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<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

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3 SITE PLAN  
SCALE 1" = 30'-0"



NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
02-02-13	ISSUED FOR O.P. REVIEW
05-03-13	ISSUED FOR D.P. REVIEW

**RCA**  
Robert Coccozzi Architecture Inc.  
200 - 2339 Columbia Street  
Vancouver, B.C.  
Canada V5Y 3Y3  
Tel: (604) 687-4741  
Fax: (604) 687-4641  
admin@coccozzifarchitecture.com



**ELEVATE AT THE HAMPTONS**  
165th Street & 23rd Avenue  
Surrey, B.C.

DATE: NV	ISSUED BY: SS
SHEET: AS SHOWN	PROJECT: RCA 200
SHEET TITLE: Site Plan	

ISSUE NO.: -	SCALE: A1.00
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**GENERAL NOTES:**  
1. FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADING REFER TO CIVIL DRAWINGS BY APLN & MARTIN.  
2. REFER TO LANDSCAPE DRAWINGS BY HQ LANDSCAPE ARCHITECTURE FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING, SITE SURFACE TREATMENTS, LANDSCAPE STEPS, SITE FENCING & TRELLES.  
3. FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.  
4. PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.



# SCHEME A

## COLOUR SCHEME 1

**BRICK**  
 Interstate Brick  
 Arctic White (Matte Finish)

**MAIN BODY**  
 James Hardie  
 Iron Gray

**SHINGLES OR BOARD & BATTEN**  
 James Hardie  
 Navajo Beige

**TRIM**  
 White

**SHUTTERS, RAILINGS & DETAIL**  
 Black

**DOOR**  
 Walnut Finish

**GUTTERS**  
 Kaycan  
 White

**DOWNPIPES**  
 Kaycan  
 Charcoal

**ROOF**  
 Dual Black



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
 STYLE ROW HOMES



**NOTE:**  
 All entrances will have stained cedar soffits to match door



# SCHEME A

## COLOUR SCHEME 2

 **BRICK**  
Hebron Architectural  
Silverado (Velour Finish)

 **MAIN BODY**  
James Hardie  
Arctic White

 **SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Timber Bark

 **TRIM**  
White

 **SHUTTERS, RAILINGS & DETAIL**  
Black

 **DOOR**  
Walnut Finish

 **GUTTERS**  
Kaycan  
White

 **DOWNPIPES**  
Kaycan  
White

 **ROOF**  
Dual Black



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**NOTE:**  
All entrances will have stained cedar soffits to match door

# SCHEME B

## COLOUR SCHEME 1



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**BRICK**  
Hebron Architectural  
Red (Velour Finish)



**MAIN BODY**  
James Hardie  
Evening Blue



**SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Evening Blue



**FASCIA**  
James Hardie  
Evening Blue



**TRIM**  
White



**SHUTTERS, RAILINGS & DETAIL**  
Black



**DOOR**  
Walnut Finish



**GUTTERS**  
Kaycan  
White



**DOWNPIPES**  
Kaycan  
Mist Blue



**ROOF**  
Dual Black



**NOTE:**  
All entrances will have stained cedar soffits to match door

# SCHEMEB

## COLOUR SCHEME 2

**BRICK**  
Hebron Architectural  
Chocolate (Velour Finish)

**MAIN BODY**  
James Hardie  
Harris Cream

**SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Harris Cream

**FASCIA**  
James Hardie  
Harris Cream

**TRIM**  
White

**SHUTTERS, RAILINGS & DETAIL**  
Black

**DOOR**  
Walnut Finish

**GUTTERS**  
Kaycan  
White

**DOWNPIPES**  
Kaycan  
Ivory

**ROOF**  
Dual Black



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**NOTE:**  
All entrances will have stained cedar soffits to match door

# SCHEME C

## COLOUR SCHEME 1



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**BRICK**  
Hebron Architectural  
Red (Velour Finish)



**MAIN BODY**  
James Hardie  
Arctic White



**SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Arctic White



**FASCIA**  
James Hardie  
Arctic White



**TRIM**  
White



**SHUTTERS, RAILINGS & DETAIL**  
Black



**DOOR**  
Walnut Finish



**GUTTERS**  
Kaycan  
White



**DOWNPIPES**  
Kaycan  
Wolf White



**ROOF**  
Dual Black



**NOTE:**  
All entrances will have stained cedar soffits to match door



# SCHEME C

## COLOUR SCHEME 2



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**BRICK**  
Interstate Brick  
Arctic White (Matte Finish)



**MAIN BODY**  
James Hardie  
Heathered Moss



**SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Heathered Moss



**FASCIA**  
James Hardie  
Heathered Moss



**TRIM**  
White



**SHUTTERS, RAILINGS & DETAIL**  
Black



**DOOR**  
Walnut Finish



**GUTTERS**  
Kaycan  
White



**DOWNPIPES**  
Kaycan  
MC Sandalwood



**ROOF**  
Dual Black



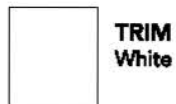
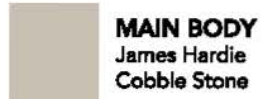
**NOTE:**  
All entrances will have stained cedar soffits to match door

# SCHEMED COLOUR SCHEME 1



## THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**NOTE:**  
All entrances will have stained cedar soffits to match door

# SCHEMED

## COLOUR SCHEME 2



# THE HAMPTONS

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES



**BRICK**  
Hebron Architectural  
Chocolate (Velour Finish)



**MAIN BODY**  
James Hardie  
Navajo Beige



**SHINGLES OR  
BOARD & BATTEN**  
James Hardie  
Navajo Beige



**FASCIA**  
White



**TRIM**  
White



**SHUTTERS, RAILINGS & DETAIL**  
Black



**DOOR**  
Walnut Finish



**GUTTERS**  
Kaycan  
White



**DOWNPIPES**  
Kaycan  
Ivory



**ROOF**  
Dual Black



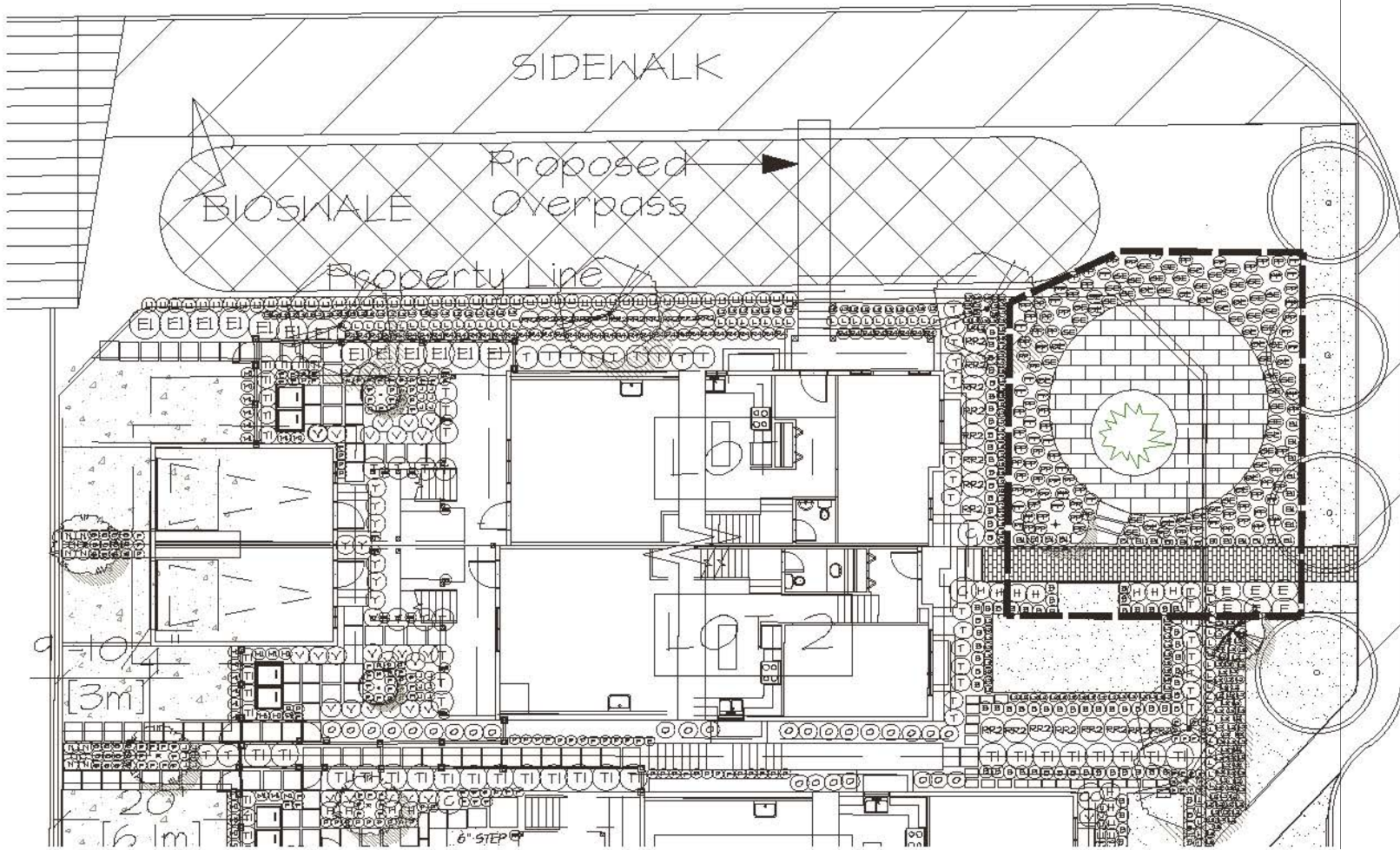
**NOTE:**  
All entrances will have stained cedar soffits to match door







AVENUE



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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604-553-0044  
Fax: 604-553-0045  
Email: office@m2a.com

A PRIVATE RESERVE OF 40 DUPLEX  
STYLE ROW HOMES

LEGENDARY

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT  
**HAMPTONS**  
1038 Ave. and 53rd Street  
SURREY, B.C.

DRAWING TITLE  
**LANDSCAPE  
CONCEPT PLAN**

DATE	1/27/2018	DRAWING NUMBER	
SCALE	1/8"=1'-0"		
DRAWN BY	AM		L1
DESIGN BY			
CHECK BY	MM		CP-1

M2LA PROJECT NUMBER: 22-005

---

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

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

DATE: **April 2, 2013** PROJECT FILE: **7812-0204-00**

---

RE: **Engineering Requirements  
Location: 16464 23 Avenue, 2235/2265-165 Street**

#### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements*

- dedicate 2.442-metres fronting 23 Avenue;
- dedicate 12.0-metres for 22 Avenue;
- dedicate 11.5-metres for 164A Street;
- dedicate 6.0-metres for the proposed lane;
- dedicate 3.0-metre x 3.0-metre corner cut at all intersections; and
- dedicate 0.5-metre Statutory Right-of-way (SRW) along 22 Avenue, 23 Avenue, 164A Street, 164 Street, and 165 Street;
- dedicate a 5.1 metre offsite drainage corridor on 164 Street.

##### *Works and Services*

- construct 22 Avenue, 23 Avenue, 164 Street, 164A Street, and 165 Street to local standards;
- construct lane;
- construct storm, water, sanitary mains to service the development including low impact development features as noted in the NCP; and
- provide a water, sanitary and storm service connection to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager  
AH



Monday, July 30, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0204 00

**SUMMARY**

The proposed 40 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	14
Secondary Students:	6

September 2011 Enrolment/School Capacity

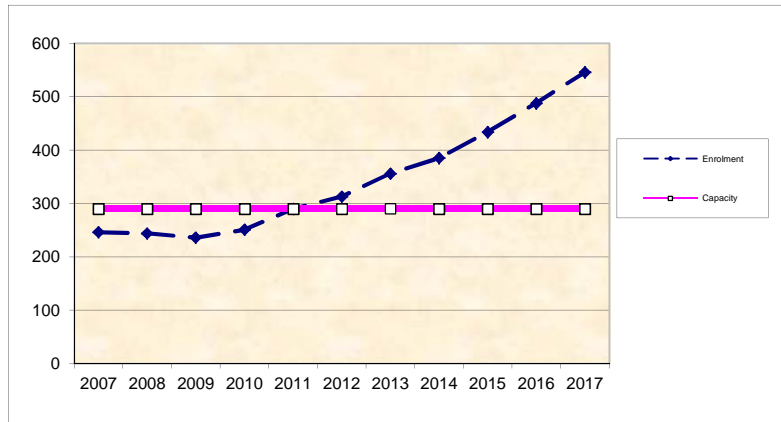
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	34 K + 256
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

**School Enrolment Projections and Planning Update:**

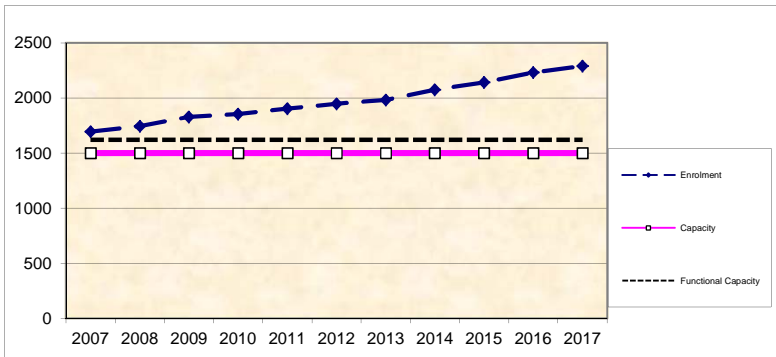
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 new elementary school is also planned on 28th Avenue near 160th Street to help address the projected overcrowding in Northwest Grandview Area and to replace Sunnyside Elementary. The capital plan also proposes the purchase of a new elementary school - Site #206 - in NCP #2 Area which is identified as a high priority (#6) in the capital plan and also proposes a new secondary school site in the Grandview Heights area identified as a high priority (#7) in the Five Year Capital Plan, to relieve projected capacity shortfall for both elementary and secondary students in the long term.

**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.

## TREE PRESERVATION SUMMARY

Surrey Project No: 79  
 Project Location: 16464 23<sup>rd</sup> Avenue and 2235, 2265 165<sup>th</sup> Street Surrey BC  
 Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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

### 1. General Tree Assessment of the Subject Site

The site is comprised of three parent parcels with the existing houses still intact. The 82 on-site trees consist of mostly coniferous trees growing in the as rows, groves and singularly throughout the site. There are also Bigleaf maples, Red alders and Black cottonwood trees growing in fewer numbers. The majority of the trees were found to be in poor to very poor health and/or structural condition that may be as result of over maturity, storm damage, tree topping, and insect infestations, as well as disease infections. Due to the density of the development (only 5) trees can be retained. In addition 13 City trees will need to be removed to accommodate the project.

### 2. Summary of Proposed Tree Removal and Replacement

\_\_\_\_\_ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A) <b><u>95(includes City Trees)</u></b>
Number of Protected Trees to be Removed (hazard)	(B) <b><u>0</u></b>
Number of Protected Trees to be Removed	(C) <b><u>90</u></b>
Number of Protected Trees to be Retained (A-B-C)	(D) <b><u>5</u></b>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E) <b><u>158</u></b>
Number of Replacement Trees Proposed	(F) <b><u>80</u></b>
Number of Replacement Trees in Deficit (E-F)	(G) <b><u>78</u></b>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H) <b><u>5</u></b>
Number of Lots Proposed in the Project	(I) <b><u>40</u></b>
Average Number of Trees per Lot (H/I)	<b><u>2</u></b>

### 3. Tree Survey and Preservation/Replacement Plan

\_\_\_\_\_ Tree Survey and Preservation/Replacement Plan is attached

\_\_\_\_\_ This plan will be available before final adoption.

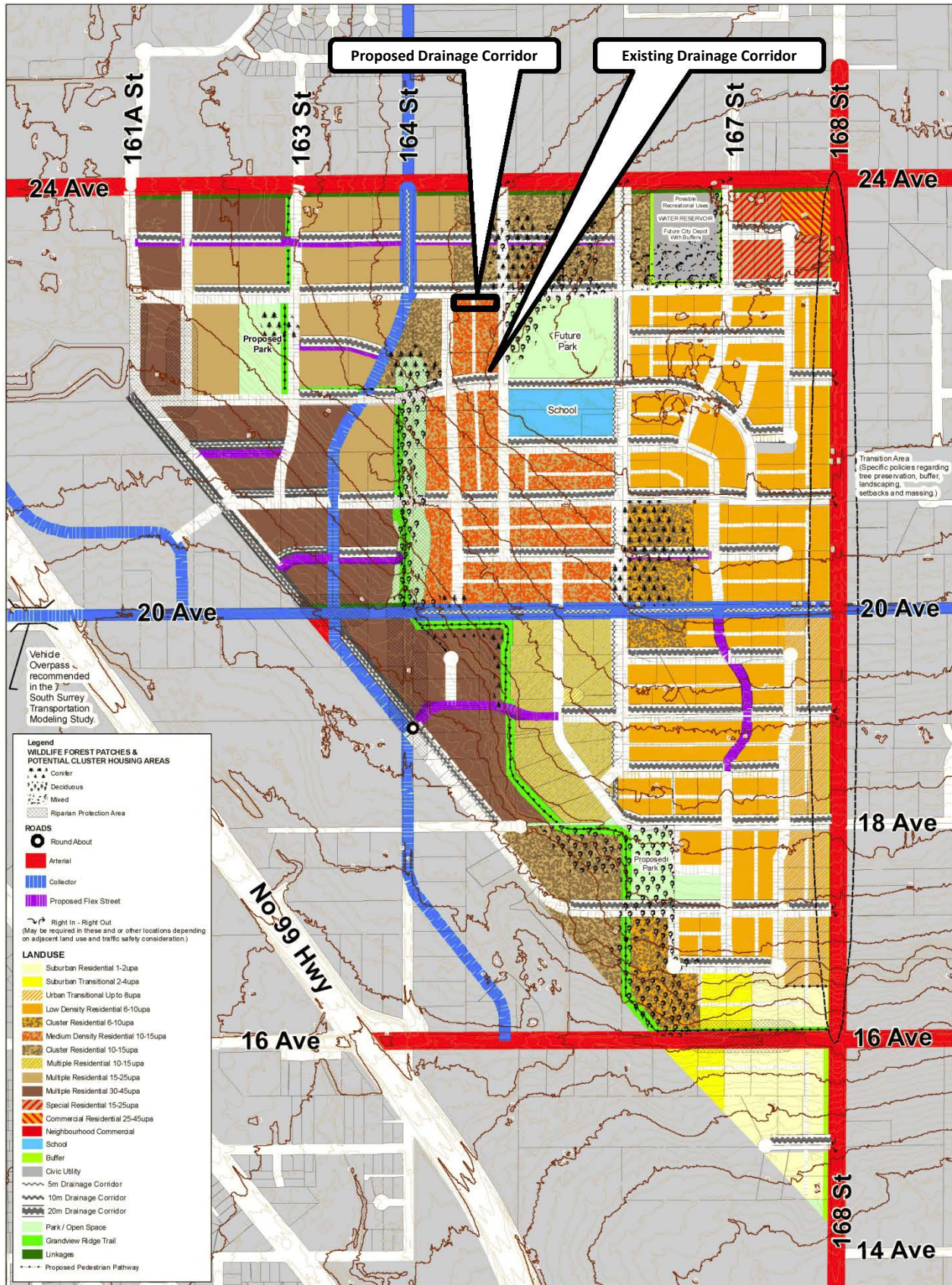
Summary and plan prepared and submitted by:



(Norman Hol - Arborist)

Date: **March 23 2013**



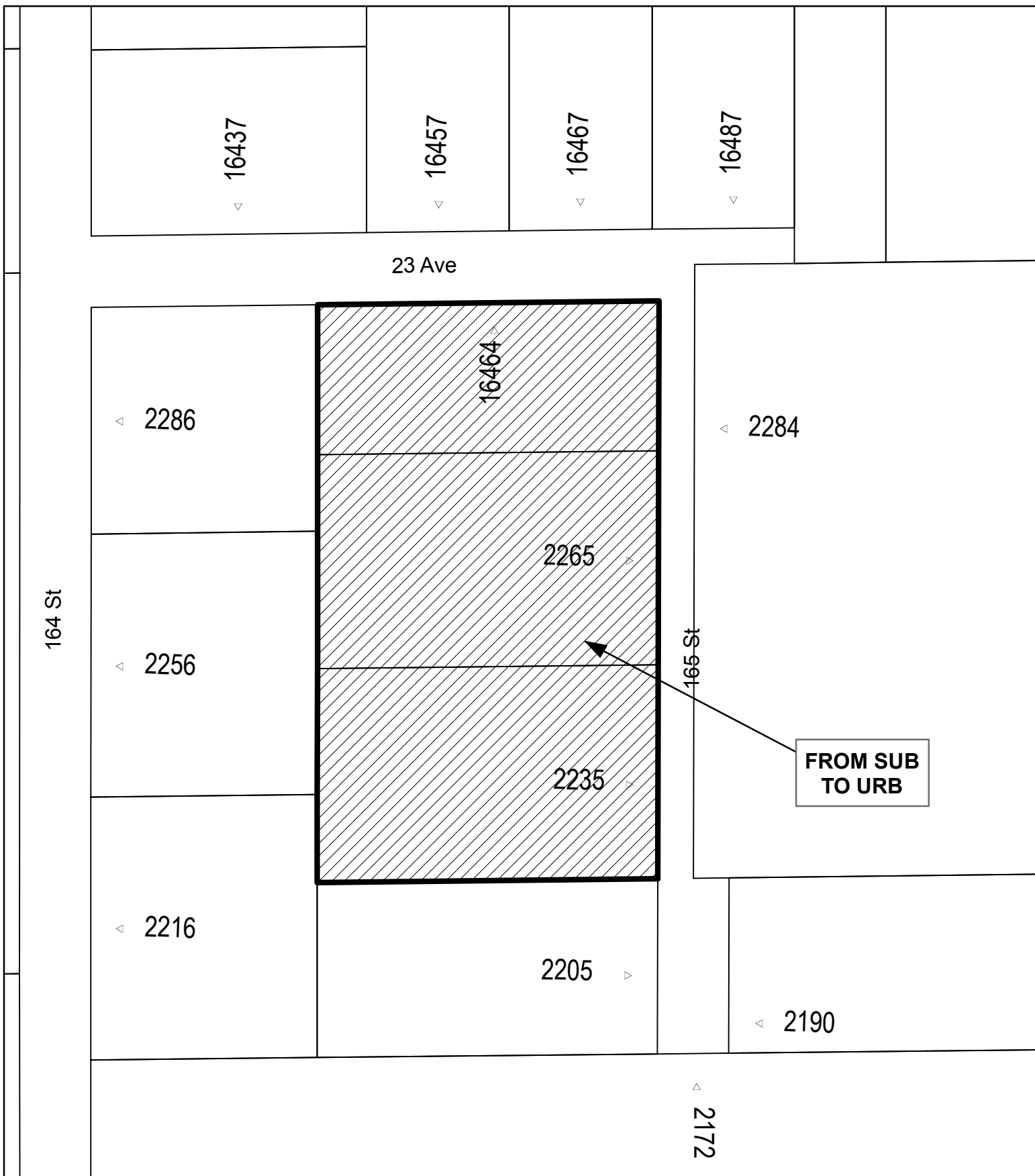


**Grandview Heights NCP Area #2 (Sunnyside Heights)**

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended Oct. 6, 2010





### OCP Amendment

Proposed amendment from  
Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0204-00

Issued To: RONALD W HONEY  
JEAN D HONEY  
  
("the Owner")

Address of Owner: 2265 - 165 Street  
Surrey, BC V4P 2S5

Issued To: BRIAN W MCDOWELL  
KATHLEEN A MCDOWELL  
  
("the Owner")

Address of Owner: 16464 - 23 Avenue  
Surrey, BC V3S 0L8

Issued To: HONG GUO  
  
("the Owner")

Address of Owner: 5080 - Linfield Gate  
Richmond, BC V7C 4L4

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: 010-382-089  
Lot 3 Section 13 Township 1 New Westminster District Plan 18260

16464 - 23 Avenue

Parcel Identifier: 010-382-101  
Lot 4 Section 13 Township 1 New Westminster District Plan 18260

2265 - 165 Street

Parcel Identifier: 010-382-135  
Lot 5 Section 13 Township 1 New Westminster District Plan 18260

2235 - 165 Street

(the "Land")

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

Parcel Identifier:

---

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

---

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

In Section F of Part 17F of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum separation distance between a principal dwelling and an accessory building or structure (specifically, a garage) is varied from 6.0 metres (20 ft.) to 4.8 metres (16 ft.) on Lots 1, 2, 7, 8, and 11-16.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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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**REVISION:**

NO.	DATE	DESCRIPTION

**ISSUE:**

DATE	DESCRIPTION
03.02.13	ISSUED FOR DP
16.03.13	ISSUED FOR D.P. REVIEW

NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_



Robert Ciccotzi Architecture Inc.

200 - 2330 Columbia Street  
Vancouver, B.C.  
Canada V5Y 5Y3  
Tel: (604) 657-4741  
Fax: (604) 657-4641  
admin@rcaarchitects.com



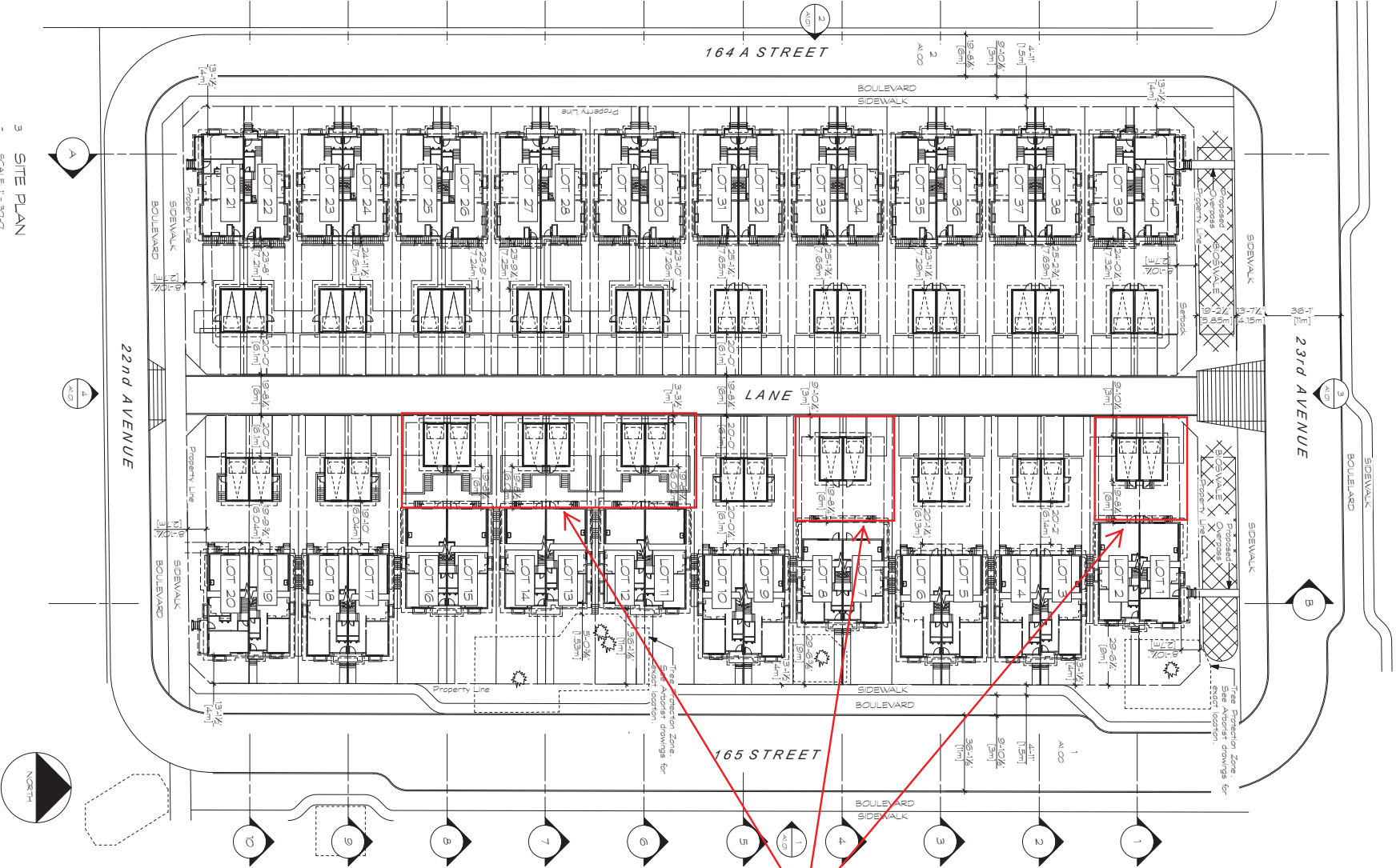
**ELEVATE THE HAMPTONS**  
 165th Street @ 23rd Avenue  
 Surrey, B.C.

SCALE:	NV	PROJECT NO.:	55
SCALE:	AS SHOWN	PROJECT TITLE:	RCA 200

Site Plan

REVISION NO.:	-	SCALE:	A1.00
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SCHEDULE A



**Minimum separation variance from 6.0 metres (20 ft.) to 4.8 metres (16 ft.)**

**GENERAL NOTES:**

1. FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADING REFER TO CIVIL DRAWINGS BY AFLN & MARTIN.
2. REFER TO LANDSCAPE DRAWINGS BY HD LANDSCAPE ARCHITECTURE FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING, SITE SURFACE TREATMENTS, LANDSCAPE STEPS, SITE FENCING & TRELLIS.
3. FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.
4. PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.

3 SITE PLAN  
SCALE: 1" = 30'-0"



FILE: RCA - 200 - 2330 Columbia Street - Site Plan - 16.03.13.dwg