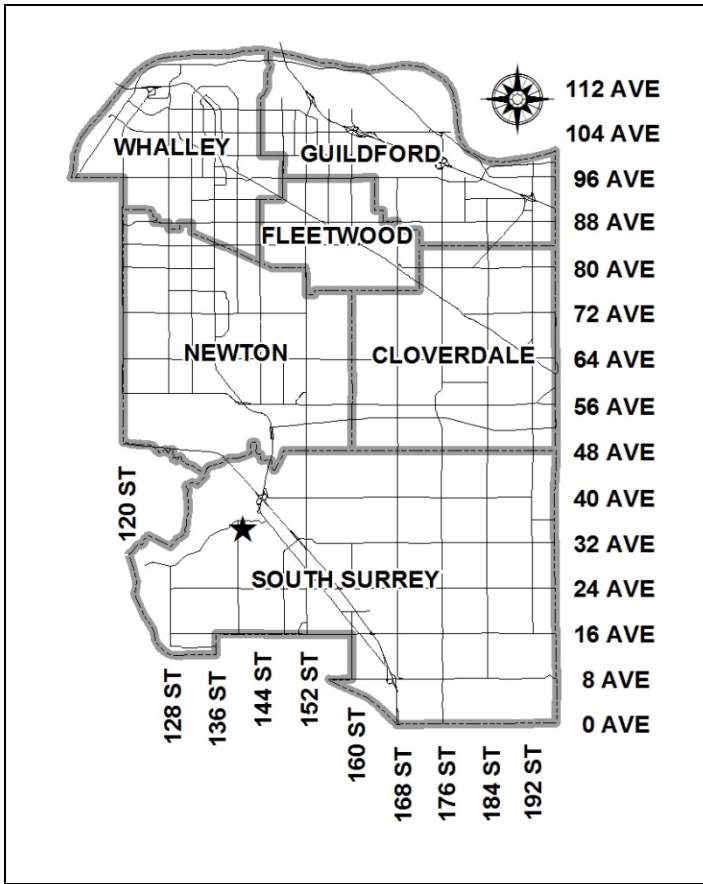


Planning Report Date: November 3, 2014

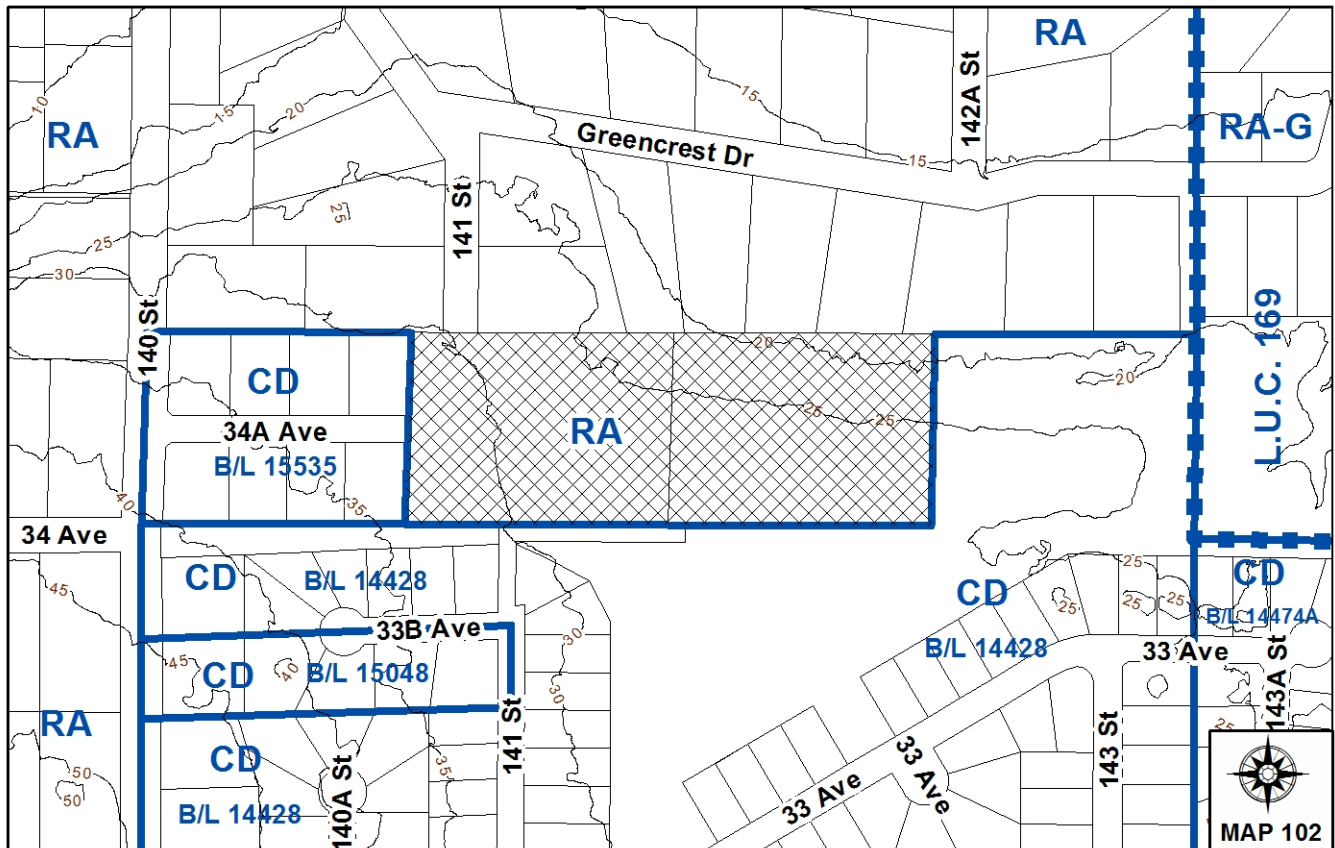


PROPOSAL:

- Rezoning from RA to RH-G
- Development Variance Permit
- Official Community Plan Map Amendment

in order to allow subdivision into 5 single family residential lots and 2.4 hectares of parkland dedication, containing the site of the former Elgin landfill.

LOCATION: 14129 & 14191 - 34 Avenue
OWNER: Hemin Zhang
ZONING: RA
OCP DESIGNATION: Suburban (Semiahmoo Suburban Subdivision Exception Area)



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

- Requires an amendment to the Semiahmoo "Suburban Subdivision Exception Areas" Map, (page 43, Figure 6) in the Land Uses and Densities Section of the Official Community Plan.
- Requires a variance to the minimum lot width of the RH-G Zone for proposed Lots 3.

RATIONALE OF RECOMMENDATION

- The proposal is consistent with the recent pattern of development in the surrounding area.
- The proposal includes conveyance of a substantial amount of parkland to remain in its natural state.
- The proposed open space supports the objectives of and is consistent with the Green Infrastructure Network contained in the recently adopted Biodiversity Conservation Strategy.
- The proposed density and building form is consistent with existing recent developments in the area.
- The applicant has engaged in public consultation with area residents and has sufficiently addressed the outstanding concerns.
- The proposal allows for the City to re-acquire the lands containing the former Elgin Landfill and manage this in perpetuity in accordance with all applicable regulations.
- The proposal includes an improvement in pedestrian connectivity and supports the objectives of the City's Transportation Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by excluding the site from the Semiahmoo "Suburban Subdivision Exception Areas" Map contained in Figure 6, Page 43, Land Uses and Densities Section of the Official Community Plan, 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 "Half-Acre Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0290-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of the RH-G Zone from 30 metres (98 ft.) to 20 metres (65 ft.);
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Environment;
 - (e) final approval from the Greater Vancouver Regional District (Metro Vancouver) for works within the on-site sanitary interceptor statutory right-of-way;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for the purpose of tree retention and additional setback; and
 - (i) submission and approval of a preliminary lot grading plan to the satisfaction of the Planning & Development Department.

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:**

3 Elementary students at Chantrell Creek School
 2 Secondary students at Elgin Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy no sooner than 2017.

Parks, Recreation & Culture: Parks accepts the proposed parkland contribution of 2.4 hectares (6 acres). The applicant will be required to remove any garbage/debris from the land and clear hazardous trees and invasive plants as directed from City Staff.

SITE CHARACTERISTICS

Existing Land Use:

Vacant heavily treed land with an informal pathway network. A large portion of the site contains the former Elgin Landfill.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single Family Residential	Suburban	RA
East):	Parkland (Elgin Estates Park)	Suburban	CD (Bylaw 14428)
South:	Single Family Residential/Parkland (Elgin Estates Park)	Suburban	CD (Bylaw 14428)
West:	Single Family Residential	Suburban	CD (Bylaw 15535)

PROPOSAL SUMMARY:

- The applicant proposes to amend the Official Community Plan to exclude the properties from the Semiahmoo "Suburban Subdivision Exception Areas" map, rezone the subject site from "Once-Acre Residential Zone (RA)" to "Half-Acre Gross Density Residential Zone (RH-G)" and subdivide into 5 lots.

- Concurrent with the proposed subdivision and rezoning, the applicant proposes to convey 2.4 hectares (6 acres) – 70% of the subject site - to the City as parkland.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the Semiahmoo "Suburban Subdivision Exception Areas" Map (Figure 6) contained on page 43 of the Land Uses and Densities section of the Official Community Plan.
- The "Suburban Subdivision Exception Areas" map replaces the "One Acre" area that was contained within the Semiahmoo Peninsula Local Area Plan, adopted by Council Resolution in 1993.
- Subdivision within the "Suburban Subdivision Exception Area" is limited to a minimum 0.4 hectare (1 acre) lot size. An amendment to this map is required to permit rezoning and subdivision as proposed.
- While the proposed lot sizes are smaller than 0.4 hectare (1 acre), the overall gross density of the proposal, 1.47 units per hectare (0.59 u.p.a.), is consistent with the density permitted in the Suburban designation of the Official Community Plan.
- The proposed amendment is consistent with the land use and density pattern that has been established on the east side of 140 Street to the south, west, and east of the subject site. This pattern was established by the 108-lot Elgin Park Estates development (File Nos. 7900-0176-00 and 7902-0365-00) and has been recently continued with a subsequent 8-lot development (File No. 7904-0224-00) located immediately west of the subject site.
- The amendment is shown in Appendix VIII.

DEVELOPMENT CONSIDERATIONS

Context & Background:

- The subject site is comprised of 2 separate properties, addressed at 14129 and 14191 - 34 Avenue, with a total area of 3.41 hectares (8.43 acres). It is currently designated "Suburban" in the City's Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated "Once-Acre" in the Central Semiahmoo Peninsula Local Area Plan. The subject site is also contained within the Semiahmoo "Suburban Subdivision Exception Areas" Map (Figure 6) of the Official Community Plan.
- The subject site is currently heavily treed and contains no structures. There are a number of informal pathways crossing the property, connecting with adjacent parkland and established trails.
- The site contains a large portion of the former Elgin Landfill, previously owned and operated by the City of Surrey as a municipal refuse disposal site from [approximately] the 1950's through to 1970.

- The landfill was capped in 1971 and the site was left unused. The subject properties were sold to a private owner in 1989. The properties again changed ownership in 1997 and in 2012 to the current owner.
- Environmental testing was conducted throughout 2000 – 2001, during the development application process for project 7900-0176-00 (immediately to the south), to determine the extent of the former landfill site and to identify and mitigate any contamination risks.
- At this time, the landfill portion of the site (and where it extends on adjacent properties to the south) was remediated to an "Urban Park" standard, compliant with all requirements of the Ministry of Environment, and issued a Certificate of Compliance in this regard.
- More recently, the applicant retained Active Earth to conduct further soil testing across the subject site to ensure the adequacy of the remediation and state of the landfill cap. No concerns have been identified through this testing.

Detailed Proposal Description:

- The 5 proposed single family lots, ranging in area from 1,144m² to 1,549m², all meet the minimum area of the RH-G Zone. 2 of the lots utilize the area reduction to 1,120m² that is permitted by the RH-G Zone when parkland is provided.
- 1 of the 5 lots requires a variance for lot width, detailed later in this report.
- The applicant has submitted a building envelope analysis of proposed Lots 2 and 5, where existing and proposed trees and statutory right-of-ways will encumber portions of these lots. It has been confirmed that the maximum size permitted house (per the RH-G Zone) can be constructed on these lots without the need for setback variances.
- The RH-G Zone further requires the provision of 15% parkland. As described, 70% of the subject site is proposed to be conveyed to the City as Park.
- The conveyance of the open space, which contains a portion of the former Elgin landfill, allows the City to re-acquire this land at no cost. Furthermore, the City is the most appropriate steward of this land - This proposal ensures appropriate management of both the open space and the on-site contamination, and furthermore that all necessary mitigation of contamination risk and safeguards will continue in perpetuity.
- Immediately south and east of the subject site is existing parkland/open space (Elgin Estates Park). This parkland, also containing the a portion of the former Elgin Landfill, was conveyed to the city as part of application 7900-0176-00. This current application and the proposal to convey 2.4 hectares of open space will bring the entire former landfill site under ownership and management of the City.
- A Certificate of Compliance (CoC), for remediation to an "Urban Park" standard, is registered against the lands containing the former landfill. Given that the proposed use of these lands as parkland is compliant with the existing CoC, no Site Profile is required to be submitted. Upon transfer of the lands to the City, management of the lands as parkland can continue in perpetuity, consistent with the CoC.

Infrastructure & Servicing:

- The 34A Avenue road dedication is proposed to be extended approximately 70 metres to the east (roughly halfway through the 14129 34 Avenue property), to terminate in a 14.0 metre (46 ft.) cul-de-sac bulb.
- 141 Street terminates in a dead end at the north property line of the 14129 property (Appendix II). Based upon previous development applications in the area, it is known that adjacent residents oppose the through connection of this street.
- The applicant will be required to dedicate a 16.5 metre (54 ft.) road right-of-way extending south from the terminus of the existing 141 Street road allowance, and construct this as a 4.0 metre (13 ft.) asphalt walkway. Existing trees within proposed right-of-way are to remain.
- To maintain the character of the existing development to the north, vehicle access from 34A Avenue to 141 Street (north of the subject site) will be prohibited by placement of bollards (at the current terminus of 141 Street). The walkway will serve a dual purpose, functioning as a secondary emergency vehicle access where necessary.
- The applicant is also required to dedicate a 10 metre road right-of-way extending south from the proposed 34A Avenue cul-de-sac bulb, and construct a 4.0 metre (13 ft.) gravel pedestrian pathway, to ultimately connect with the existing pathway running east-west immediately south of the subject site.
- Connection to the proposed parkland and existing trail network will also be provided via the end of the cul-de-sac bulb, as well as the gravel pathway extending south from the 34A Avenue cul-de-sac bulb, formalizing the trail network that already exists on the subject site.
- Located south of the subject site, shown in Appendix I, is an unopened 34 Avenue road allowance. This right-of-way is considered surplus (as established under Development Application 7900-0176-00, immediately south of the subject site); consistent with its current use, management will be transferred from the Engineering Department to the Parks Department under separate process.
- A geo-technical report will be required by the Engineering Department during the detailed design stage to ensure that no disturbance is made to the contaminated site area during construction and servicing. On-site supervision by an appropriate environmental professional will also be required.
- The applicant will be required to coordinate with the Greater Vancouver Regional District regarding their jurisdiction over the existing sanitary interceptor and associated statutory right-of-way (SROW) that traverses the subject site. No excavation within the boundaries of the SROW will be permitted.

Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.

- The Character Study found that because this is an infill proposal extending to a cul-de-sac, there is no opportunity to introduce any new themes as part of this proposal. Houses are therefore proposed to be consistent in theme and character representation with those existing on 34A Avenue.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by Aplin Martin Consultants, has been reviewed by staff and found to be generally acceptable. The applicant proposes fill over portions of the site to accommodate in-ground basements. Where it can be accommodated, houses will be cut into existing slopes to accommodate in-ground basements.
- To address surface drainage concerns raised by adjacent residents to the north, an open swale (ditch) will be constructed across the rear of Lots 2 and 3 to ultimately connect with an existing swale that runs along the northern section of the landfill. This will direct surface water flows from both proposed Lots 2 and 3, as well as from the landfill area of the site, into the City's existing storm sewer catchments (to the north) and alleviate surface water pooling that is occurring to the immediate north of the subject site.
- To address grade discrepancies between proposed Lots 2 and 3 with the existing properties to the north, due to the existing topography, the minimum rear yard setback of these lots will be increased to 15 metres (50 ft.) through the registration of a no-build restrictive covenant.

Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy Green Infrastructure Network map, adopted by Council resolution on July 21, 2014, identifies a "local corridor" traversing through the subject site, connecting with the existing Elgin park to the east, and with the existing unopened 34 Avenue road allowance to the south and west, and through to 34 Avenue on the west side of 140 street.
- Green infrastructure corridors are critical to the movement of species between the fragmented hubs located throughout the City. The closest hub to the subject site, connected by this corridor, is Elgin Heritage Park and is located north of Crescent Road.
- The BCS further identifies the majority of the subject site as having a habitat suitability of 'moderate high'. The proposed conveyance of 70% of the subject site as parkland, and further the intent to leave these lands in their natural state, ensures the long term protection of natural features and allows the City to manage for biodiversity at this location consistent with the guidelines contained in the BCS.
- Protecting existing habitat and maintaining connectivity between habitat sites and hubs, as this proposal ensures, are critical components of the long term success of the objectives of the BCS.

Proposed Parkland

- The proposed 2.4 hectares (6 acres) of parkland is contiguous with the existing Elgin Estates Park. Conveyance of this land will increase the total park area to approximately 10.5 hectares (26 acres).
- The Parks and Recreation Department intends to manage this portion of proposed parkland as 'passive park', meaning that no changes to the landscape will be made.
- The applicant will be required to remove select invasive species from the subject site (not including blackberry bushes), remove any hazardous trees, and remove any surface debris from the site.
- The existing trail network within Elgin Estates Park connects with informal trails contained within private land on the subject site. The existing trail network will be maintained in its current state.

PRE-NOTIFICATION & PUBLIC INFORMATION MEETING

In accordance with City Policy, the applicant posted a Development Proposal sign fronting the site on March 12th, 2014. Pre-notification letters were mailed on March 5, 2014, to the owners of 70 properties within 100 metres of the subject site. Staff received 12 letters of correspondence and 2 phone calls. The responses are grouped and summarized below, with staff comments in italics:

- The portion of the site that contains the former landfill should not be developed. No excavation of landfill or of any leaching should be permitted.

No portion of the landfill or areas above it is proposed to be excavated. The landfill cap will not be disturbed as part of this development proposal. The landfill site will be monitored and managed in accordance with all applicable regulations and the existing Certificate of Compliance.

- The site accommodates habitats of several species of wildlife which needs to be protected and development may negatively impact this.

2.4 hectares (6 acres) of the site is proposed to be conveyed as open space. Upon transfer of this land to the City, it will be maintained in its current state as a passive park. The proposed parkland will connect with an existing pathway located adjacent to the site, consistent with the City's Green Infrastructure Network and objectives in the Biodiversity Conservation Strategy to maintain habitat and wildlife mobility.

- There is a high water table in this area, resulting excessive overland drainage and build-up of surface water on lots adjacent to the subject site. There are concerns that development in this area will increase this surface run-off.

The applicant will be required to assess any excess overland drainage and mitigate/address it appropriately as part of the detailed servicing design of this project. No increase in surface flows will be permitted. Drainage from the proposed open space area will also be assessed during the detailed engineering design stage. An open swale will be constructed across the northern portion of the subject site to direct surface flows into the City's existing storm water catchment system.

- Ensure preservation of existing trails and recreation opportunities.

The existing trail network within the proposed open space on the subject site will be maintained by the Parks, Recreation and Culture Department. Pathway connections to 141 Street to the north and 33B Avenue to the south will be formalized through construction of a pedestrian pathway. Access to the open space will also be provided at the end of the proposed 34A Avenue cul-de-sac.

- 34A Avenue is a narrow street and there is nowhere for garbage trucks to turn around. On-street parking has been problematic. Where will construction vehicles park?

There is currently a statutory right-of-way (SROW) over a portion of the driveway of 14059 - 34A Avenue to ensure garbage truck turnaround, which has previously been blocked at times. The applicant proposes construction of a cul-de-sac, which will provide adequate turnaround area for all vehicles including garbage trucks, rendering the aforementioned SROW obsolete and ensuring efficient vehicle movement.

On-street parking on 34A Avenue is currently permitted only on the north side. Each single family lot currently located on 34A Avenue provides at minimum 2 garage parking spaces, and 2 additional on-site spaces. Proposed new single family lots will also be required to provide for the same. Construction vehicles will be required to park in accordance with all applicable City Bylaws and residents are encourage to contact the City's Bylaw Enforcement Department should parking occur in contravention of these.

The applicants consultant hosted a Public Information Meeting on September 11, 2014 at Elgin Hall (14250 - Crescent Road), in the form of an open house. The meeting was attended by 11 area residents. Three written comments were provided, which echoed the aforementioned key issues that have already been itemized in this report.

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.

TREES

- The applicant has retained Arbortech Consulting to prepare an Arborist report and make recommendations for tree removal and preservation. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder & Cottonwood	40	40	0
Deciduous Trees (excluding Alder and Cottonwood)			
Bigleaf Maple	7	7	0
Paper birch	8	8	0
Bitter Cherry	2	2	0
Coniferous Trees			
Douglas Fir	7	5	2
Western Red Cedar	27	16	11
Totals (excluding Alder and Cottonwood Trees)	51	38	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees		38	
Contribution to the Green City Fund		\$27,300	

- Within the proposed subdivision area (excluding proposed parkland), the Arborist Assessment identifies 91 protected trees. 40 of these existing trees are Alder and Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, proposed lot grading, and tree health.
- There are an extensive number of trees within the proposed parkland that have not been surveyed. Trees within this area will be retained, except where removal is required due to hazardous conditions. This will be determined during the servicing stage, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant is required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees, requiring a total of 116 replacement trees on the site. Since only 25 replacement trees can be accommodated (based on an average of 5 trees per lot), the deficit of 91 replacement trees require a cash-in-lieu payment of \$27,300, representing \$300 per tree, to the Green City Fund in accordance with the City's Tree Protection By-law.

- In summary, a total of 13 trees will be retained, supplanted with 25 replacements trees, as well as a contribution of \$27,300 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RH-G Zone on Lot 3, from 30 metres (100 ft.) to 22.2 metres (73 ft.).

Applicant's Reasons:

- 75% of the site is being conveyed to the City as either park or road.
- The proposal allows for maximization of lot yield provision of parkland containing the entire landfill, and no disturbance of the landfill portion of the site.
- The location of the 141 Street right-of-way and existing landfill restricts the lot layout.

Staff Comments:

- The minimum lot size of the RH-G Zone is detailed in the table below. The Zone allows for a reduction of the minimum lot area and lot width for 50% of the lots in a subdivision when a minimum 15% open space is provided.

	Lot Size	Lot Width	Lot Depth
Regular Lots	1300m ² (30,000 sq.ft.)	30 metres (100 ft.)	30 metres (100 ft.)
Permissible Reduction *	1,120m ² (12,000 sq.ft.)	24 metres (80 ft.)	30 metres (100 ft.)

- Proposed Lot 1 and 2 will utilize the allowable reduction in width and area. The minimum dimensions for these respective lots has been met.
- Proposed Lots 2, 3, and 4 are larger, however Lot 3 is unable to meet the minimum 30 metre width due to site constraints. At 1,549m², Lot 3 is substantially larger than the minimum lot size.
- The cul-de-sac arrangement further constrains the ability to meet the minimum lot width.
- Staff agree that the site constraints justify the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
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.	Development Variance Permit 7913-0290-00
Appendix VIII.	Official Community Plan Amendment Map

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Active Earth Engineering Dated December 2013

Jean Lamontagne
General Manager
Planning and Development

DS/da

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Information for City Clerk

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

1. (a) Agent: Name: Maggie Koka
 Aplin & Martin Consultants Ltd.
 Address: Unit 201, 12448 - 82 Avenue
 Surrey, BC V3W 3E9

 Tel: 604-597-9058 - Primary

2. Properties involved in the Application
 - (a) Civic Address: 14129 - 34 Avenue
 14191 - 34 Avenue

 - (b) Civic Address: 14129- 34 Avenue
 Owner: Hemin Zhang
 PID: 012-192-929
 Lot 3 District Lot 166 Group 2 New Westminster District Plan 1449

 - (c) Civic Address: 14191 - 34 Avenue
 Owner: Hemin Zhang
 PID: 012-192-953
 Lot 4 District Lot 166 Group 2 New Westminster District Plan 1449

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to remove the properties from the Semiahmoo "Suburban Subdivision Exception Area" map (Figure 6, page 43) of the Land Uses and Densities Section.

 - (b) Introduce a By-law to rezone the property.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7913-0290-00 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.

 - (d) Application is under the jurisdiction of MOTI.

SUBDIVISION DATA SHEET

Proposed Zoning: RH-G

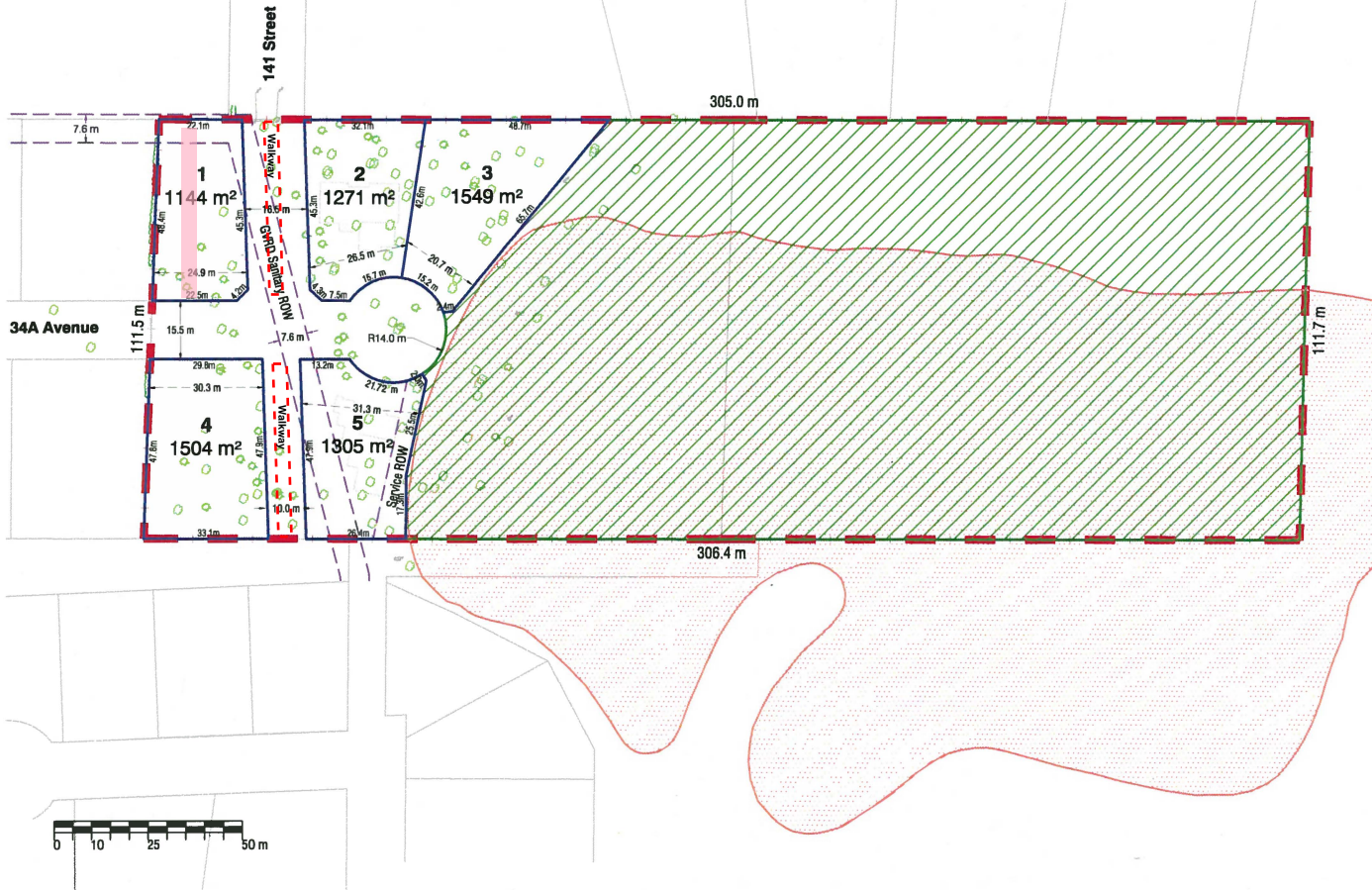
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.4
Hectares	3.4
NUMBER OF LOTS	
Existing	2
Proposed	5 + Park
SIZE OF LOTS	
Range of lot widths (metres)	22.2 – 29.2
Range of lot areas (square metres)	1124 - 1431
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	1.47/0.59
Lots/Hectare & Lots/Acre (Net)	1.55/0.63
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	5
Total Site Coverage	30 (excluding parkland)
PARKLAND	
Area (square metres)	24000
% of Gross Site	70
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

Fred Zhang
Residential Subdivision
14129 & 14191 34 Avenue, Surrey

ELGIN GREEN CONCEPT

-  Former Landfill - Contaminated Area
Active Earth, 2013
-  Park Dedication: 2.4 hectares / 6 acres

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.



LEGAL DESCRIPTION

Lot 3 District Lot 166 Group 2 NWD Plan 1449
PID: 012-192-929
Lot 4 District Lot 166 Group 2 NWD Plan 1449
PID: 012-192-953

GROSS SITE AREA

3.4 hectares / 8.4 acres (approx.)

NET SITE AREA

3.3 hectares / 8.0 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA
NCP: N/A
OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: RH-G
NCP: N/A
OCP: Suburban

LOT YIELD

Existing Number of Lots: 2
Proposed Number of Lots: 5
Park: <70% of Total Area

DENSITY

Gross: 1.5uph / 0.6 upa
Net: 1.5 uph / 0.6 upa

VARIANCES

Lot 3 Width: from 24 m min. to 20.7 m

Surrey File No. 13-0290

APLIN & MARTIN
CONSULTANTS LTD
Project No.: 13-031
Date: 28 October 2014

Drawing
1



INTER-OFFICE MEMO

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

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

DATE: **October 14, 2014** PROJECT FILE: **7813-0290-00**

RE: **Engineering Requirements
Location: 14129/14191 34 Avenue**

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

- Dedicate 15.50 metres along 34A for the ultimate 15.50 metre Limited Local Road.
- Dedicate 16.50 metres along 141 Street for the ultimate 16.50 metre Limited Local Road from 34A Avenue north to connect to existing 141 Street.
- Dedicate 10.0 metre south of 34A Avenue to the existing 141 Street for a walkway and servicing corridor.
- Dedicate 14.0 metre cul-de-sac at the end of 34 Avenue complete with 3.0 x 3.0 metre corner cuts.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersection of 141 Street and 34A Avenue.
- Provide a 0.50 metre Statutory Right's-of-Way along the frontages of 34A Avenue and 141 Street.

Works and Services

- Construct 34A Avenue to the Limited Local Road Standard complete with a cul-de-sac.
- Construct 141 Street north of 34A Avenue with a 4.0 metre asphalt walkway/emergency access.
- Construct a 4.0 gravel pathway along 141 Street south of 34A Avenue
- Construct storm and sanitary mains to service the development.
- Construct 200 mm water main along 34A Avenue and 141 Street north from 34A Avenue.
- Construct a 100 mm water main along 141 Street south from 34A Avenue.
- Provide water, storm, and sanitary service connections to each proposed lot.
- Ensure groundwater and surface water paths possibly impacted by the subject lands have been addressed through design.

A Servicing Agreement is required prior to Rezone/Subdivision.

Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Planning February-26-14

School Enrolment Projections and Planning Update:

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

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0290 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

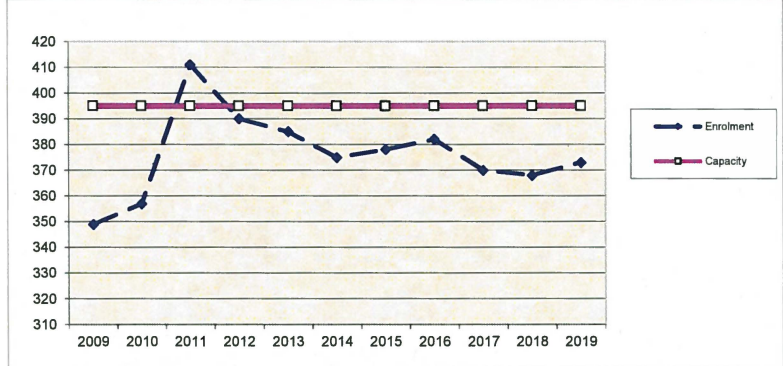
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

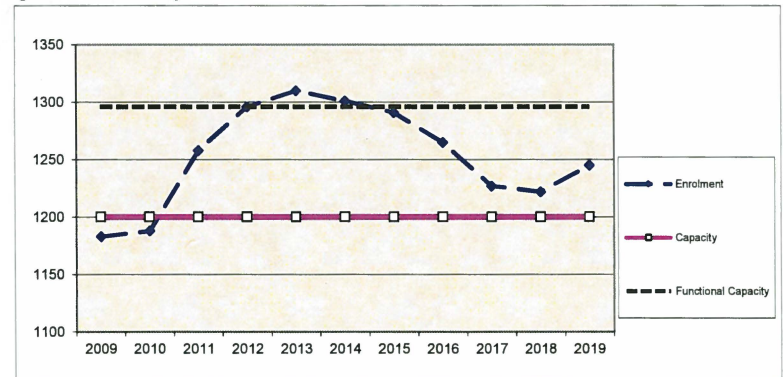
September 2013 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	39 K + 346
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1310
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Chantrell Creek Elementary



Elgin Park 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: 7913-0290-00
 Project Location: 14129 and 14191 - 34A Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located at the east side of 34A Avenue, which dead-ends at the subject site at about the 14100 block. There are eight CD zoned lots located along 34A Avenue between 140 Street to the west and the subject site to the east, which represent the most significant character area relevant to this site. North of the site are large RA zoned parcels with the rear (south) side of homes situated a significant distance from the subject site. East of the site is an old landfill area which is/will be designated as a park. South of the site, 34 Avenue is to be closed and the entire south lot line will be adjacent to a park. A proposed linear park system will provide a public path from the 33B Avenue character area to the south, to the 141 Street area to the north, but will not allow for the passage of vehicles.

The 34A Avenue character area has been recently developed (late 1990's to early 2000's). All homes have a floor area exceeding 3500 sq.ft. (large suburban-estate homes). Styles found in this area include: "Neo-Heritage" (25%), "Traditional English" (13%), and "Neo-Traditional" (63%). Home types include: 1 ½ Storey (25%) and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (50%), Mid-scale massing with proportionally consistent, well balanced massing design (25%), and mid to high scale massing (25%). The scale (height) range for front entrance structures include: One storey front entrance (50%), One storey front entrance veranda in heritage tradition (25%), and 1 ½ storey front entrance (25%). The range of roof slopes found in this area is: 9:12 (13%), 10:12 (38%), and 12:12+ (50%). Main roof forms (largest upper floor truss spans) include: main common hip roof (63%) and main common gable roof (38%). Feature roof projection types include: Common Hip (25%), Common Gable (44%), Dutch Hip (19%), Shed roof (6%), and Carousel Hip (6%). Roof surfaces include: Concrete tile (shake profile) (63%), and Cedar shingles (38%).

Main wall cladding materials include: Hardiplank siding (50%) or Stucco cladding (50%). Feature wall trim materials used on the front facade include: Brick feature veneer (9%), Stone feature veneer (55%), Wood wall shingles accent (27%), and Tudor style battens over stucco accent (9%). Wall cladding and trim colours include: Neutral (33%) or Natural (67%). All homes have a triple garage (100%).

All properties have a high quality modern suburban standard with numerous plantings (100%). Driveway surfaces include: Exposed aggregate driveway (63%), Stamped concrete driveway (25%), and Interlocking masonry pavers driveway (13%).

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with existing homes in the 14000 block of 34A Avenue.
- 2) **Style Character :** Surrounding homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types:** Surrounding homes are 1 ½ storey or Two-Storey type. It is expected that all new homes constructed at the subject site will be 1 ½ storey or Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RH(G) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface:** Cedar shingles and concrete roof tiles have been used as roof surfing materials in this area. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, high quality shake profile asphalt shingles, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope:** Roof slopes of 10:12 or higher have been used on context homes. 8:12 a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: At the context site to the west there is obvious continuity of appearance. All homes are 3500+ sq. ft. “Neo-Heritage” and “Neo-Traditional” style 1 ½ and Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at a 10:12 or greater slope. Homes have common gable projections articulated with either cedar shingles, Tudor style battens over stucco, or 1x4 vertical wood battens. All homes have a cedar shingle or shake profile concrete tile roof surface and are clad in stucco or hardiplank. The colour range includes only natural and neutral hues. Landscaping meets an above average modern suburban standard.

2. Proposed Design Guidelines

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

- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring homes in the 14000 block of 34A Avenue. Homes will therefore be in a compatible style range, including one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Fences adjacent to parkland to be permeable 3 board type, with shrubs less than 1.2m high planted along the fence.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 25, 2014

Reviewed and Approved by:  **Date:** June 25, 2014



a division of:

ACL GROUP

ARBORTECH CONSULTING

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: 7913-0290-00
 Project Address: 14129 and 14191 34th Ave Surrey, BC
 Consulting Arborist: Norman Hol

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	91
Bylaw Protected Trees to be Removed	78
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	13
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 40 times 1 = 40	40
All Other Bylaw Protected Trees at 2:1 ratio: 41 times 2 = 38	76
TOTAL:	116
Replacement Trees Proposed	25
Replacement Trees in Deficit	91
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

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

Norman Hol, Consulting Arborist

Dated: October 10, 2014

Direct: 604 813 9194
 Email: norm@aclgroup.ca

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0290-00

Issued To: HEMIN ZHANG

("the Owner")

Address of Owner: 15388 - Royal Avenue
White Rock, BC V4B 1M8

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: 012-192-929

Lot 3 District Lot 166 Group 2 New Westminster District Plan 1449

14129 - 34 Avenue

Parcel Identifier: 012-192-953

Lot 4 District Lot 166 Group 2 New Westminster District Plan 1449

14191 - 34 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 15, (Half-Acre Gross Density Zone), Section K.3 the minimum Lot Width for a regular stand lot is reduced from 30 metres (100 ft.) to 22 metres (73 ft.) on Lot 3 only.
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.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
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

