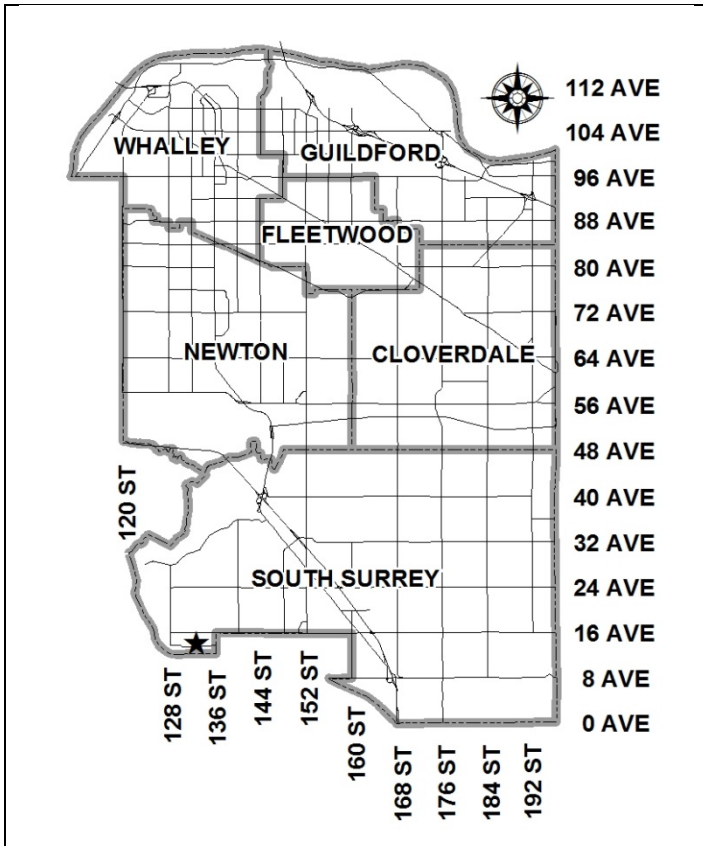


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0194-00

Planning Report Date: October 20, 2014



PROPOSAL:

- **Rezoning** from RF to RF-O
- **Development Variance Permit**

to permit the development of a single family dwelling.

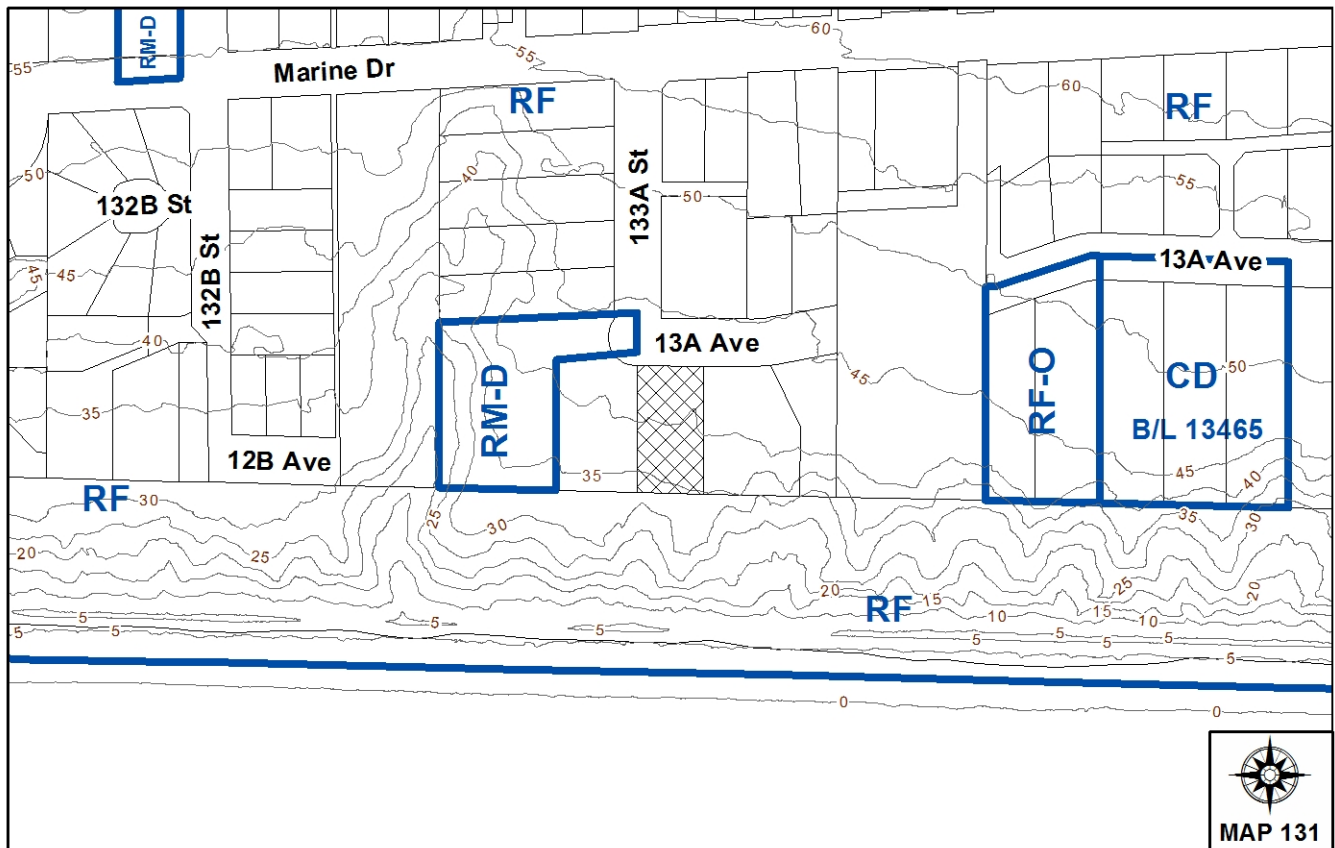
LOCATION: 13368 - 13A Avenue

OWNER: Avondale Development Corporation

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for the Development Variance Permit No. 7914-0194-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the maximum lot coverage from 25% to 43%.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed development complies with the locational criteria of the RF-O Zone.
- The proposed variance is requested due to the slope of the site and the applicant's desire for an outdoor patio area that is easily accessible from the main floor interior living space. The proposed increase in lot coverage is due to the rear patio area along the south side of the proposed dwelling because it is greater than 0.6 metre (2 feet) above finished grade and therefore included in the calculation of lot coverage. The increase in lot coverage does not result in an increase in floor area or site density, which remains within the maximum permitted FAR of 0.32.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0194-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RF-O Zone from 25% to 43%.
3. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
 - (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report;
 - (f) registration of a Section 219 Restrictive Covenant to ensure that no in-ground irrigation systems are installed; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and 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.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East, West, and North (across 13A Avenue:	Single family residential.	Urban/Urban Residential	RF
South:	Burlington Northern Railway.	Urban/Open Space	RF

DEVELOPMENT CONSIDERATIONSProposal

- The subject property is located at 13368 – 13A Avenue, along the ocean bluff in South Surrey, and is 1,506 sq.m. (16,210 sq.ft.) in area. It is designated "Urban" in the OCP and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing a rezoning from RF to "Single Family Residential Oceanfront Zone (RF-O)" to permit the construction of a larger single family dwelling and a Development Variance Permit to increase the allowable site coverage.
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 28.0 metres (92 feet) wide, 53.8 metres (177 feet) deep, and has a total area of 1,506 sq.m. (16,210 sq.ft.); as such it fully satisfies and exceeds the dimensional and area standards of the RF-O Zone [20 metres (65 ft.) width; 45 metres (150 ft.) depth; 1,000 square metres (10,764 sq.ft.) area]; and
 - The proposed floor area for the new dwelling is within the maximum floor area ratio (FAR) of 0.32.

Building Design

- The applicant is proposing a contemporary west coast architectural style with clean lines and extensive use of glazing. The architecture aspires to blend and link interior and exterior spaces seamlessly and transparently. As such, the architect has configured and oriented the house plan to capture southern exposure in order to maximize daylighting at the home's interior. Finishing materials include stone, stucco, fir screens and metal roofing.

- The building plans will be registered on title to ensure that the final construction complies with the approved building plans. Floor plans, elevations and renderings are shown in Appendix II.

Geotechnical Report

- A geotechnical study and landslide assessment assurance statement was prepared by Braun Geotechnical Ltd. to evaluate the slope stability for the proposed single family dwelling. The subject site slopes from north (13A Avenue) to the south with an approximate slope of 5H:1V (horizontal to vertical). The crest of the ocean bluff slope lies just south of the southerly property line.
- The proposed single family dwelling is proposed to be located a minimum of 8 metres (26 feet) away from the crest of the slope. This location is considered to meet the "life safety" criteria defined by the National Building Code of Canada 2012 and adopted by the Association of Professional Engineers of BC (APEGBC). Building Division staff has reviewed the geotechnical study and has found it satisfactory.
- The locational requirements and geotechnical study will be registered on title through a restrictive covenant. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hawthorn	1	1	0
Mountain Ash	1	1	0
Holly	8	4	4
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	2	0	2
Falsecypress	3	2	1
Grand Fir	1	1	0
Monkey Puzzle	1	1	0
Spruce	2	2	0
Norway Spruce	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	21	14	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$8,400 (28 X \$300)	

- The Arborist Assessment states that there are a total of 21 protected trees on the site. There are no Alder and Cottonwood trees on the site. At this stage it has been determined that 7 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 and proposed lot grading. Further work will be done by the applicant to increase the number of retained trees prior to rezoning.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of 28 replacement trees on the site. The applicant has not proposed any replacement trees. The deficit of 28 replacement trees will require a cash-in-lieu payment of \$8,400 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on August 7, 2014 to 27 households within 100 metres (328 ft.) of the subject property. Staff received 2 phone calls. The callers did not have any concerns about the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 11, 2014. 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"> • Urban infill area. • Consistent with OCP and LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed single family dwelling has a garden area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing absorbent soils greater than or equal to 30 cm in depth, infiltration trenches or sub-surface chambers, natural landscaping, sediment control devices, perforated pipe systems,

Sustainability Criteria	Sustainable Development Features Summary
	permeable surfaces, and rain water wetland/detention areas. <ul style="list-style-type: none"> • 3 trees are proposed to be retained. • The City provides organic and recycling pick-up.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The property will be gated and well lit.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

BY-LAW VARIANCE AND JUSTIFICATION

Requested Variance:

- To increase the maximum lot coverage of the RF-O Zone from 25% to 43%.

Applicant's Reasons:

- The rear patio area has been raised to the same elevation as the main floor. Due to the ground sloping down from north to south towards the bluff, the rear patio area is greater than 0.6 metre (2 ft.) above the finished grade, necessitating a variance to lot coverage in the RF-O Zone.

Staff Comments:

- The maximum permitted lot coverage in the RF-O Zone is 25% of the lot area. Under the definition of lot coverage in the Zoning By-law, 1993 (No. 12000), structures, including terraces and patios that are 0.6 metre (2 ft.) above finished grade are included in the calculation.
- The proposed variance is requested due to the slope of the site and the applicant's desire for an outdoor patio area that is on the same level as the main floor interior living space.
- The proposed increase in lot coverage is due to the rear patio area along the south side of the proposed dwelling. The increase in lot coverage does not result in an increase in floor area or site density, which remains within the maximum permitted FAR of 0.32.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan and Building Elevations
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7914-0194-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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DRV 10/16/14 9:51 AM

Information for City Clerk

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

1. (a) Agent: Name: Daniel Martins
 Address: Ankenman Marchand Architects
 1645 - W. 5th Avenue
 Vancouver, BC
 V6J 1N5

 Tel: 604-872-2595

2. Properties involved in the Application
 - (a) Civic Address: 13368 - 13A Avenue

 - (b) Civic Address: 13368 - 13A Avenue
 Owner: Avondale Development Corporation
 PID: 013-191-942
 Parcel "2" (Explanatory Plan 8694) Of Parcel "B" (Reference Plan 29) North East Quarter
 Section 8 Township 1 Except: Part Subdivided By Plan 36105 New Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7914-0194-00 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.

DEVELOPMENT DATA SHEET

Proposed Zoning: RF-O

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,506 sq.m.
Road Widening area		
Undevelopable area		
Net Total		1,506 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	10m	10m
Rear	10m	10m
Side #1 (E)	1.8m	1.8m
Side #2 (W)	1.8m	2.2m
BUILDING HEIGHT (in metres/storeys)		
Principal	9m	9m
Accessory	5m	5m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		482 sq.m. (5,189 sq.ft.)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		482 sq.m. (5,189 sq.ft.)

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.32	0.32
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Residential (single family)	2	4
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	2	4
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
Project Number
Owner
CLIMA Residence
13288 15A Avenue SURREY, B.C.
Drawing:
BASEMENT FLOOR PLAN

Project Status:
RFO REZONING APPLICATION

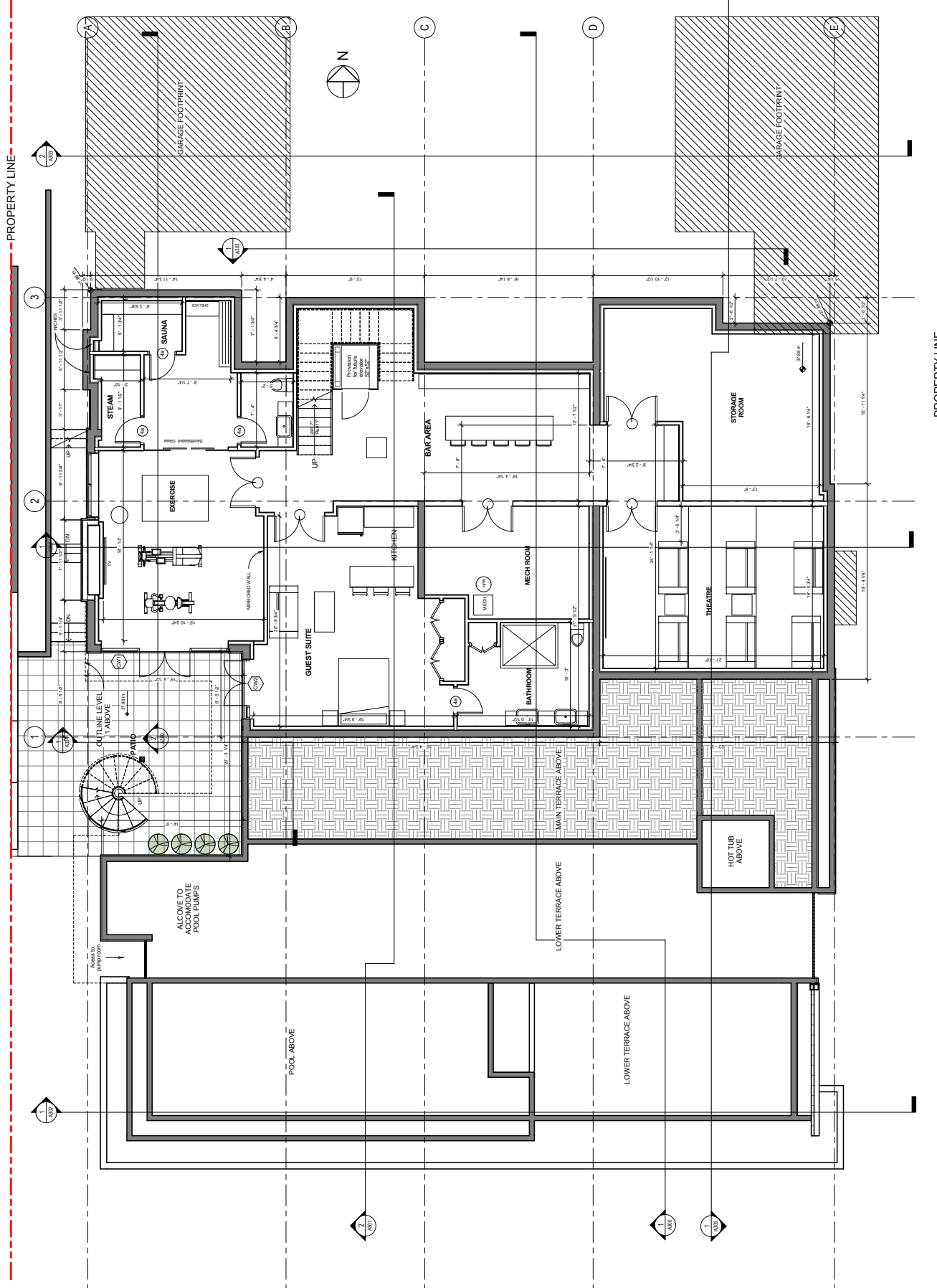
Date	Description

No.	Date	Description

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DWG. NO. **A101**

Scale: 1:50





Project: CLIMA Residence
Owner: CLIMA Residence
 13288 13A Avenue SURREY, B.C.
Drawing: GROUND FLOOR PLAN

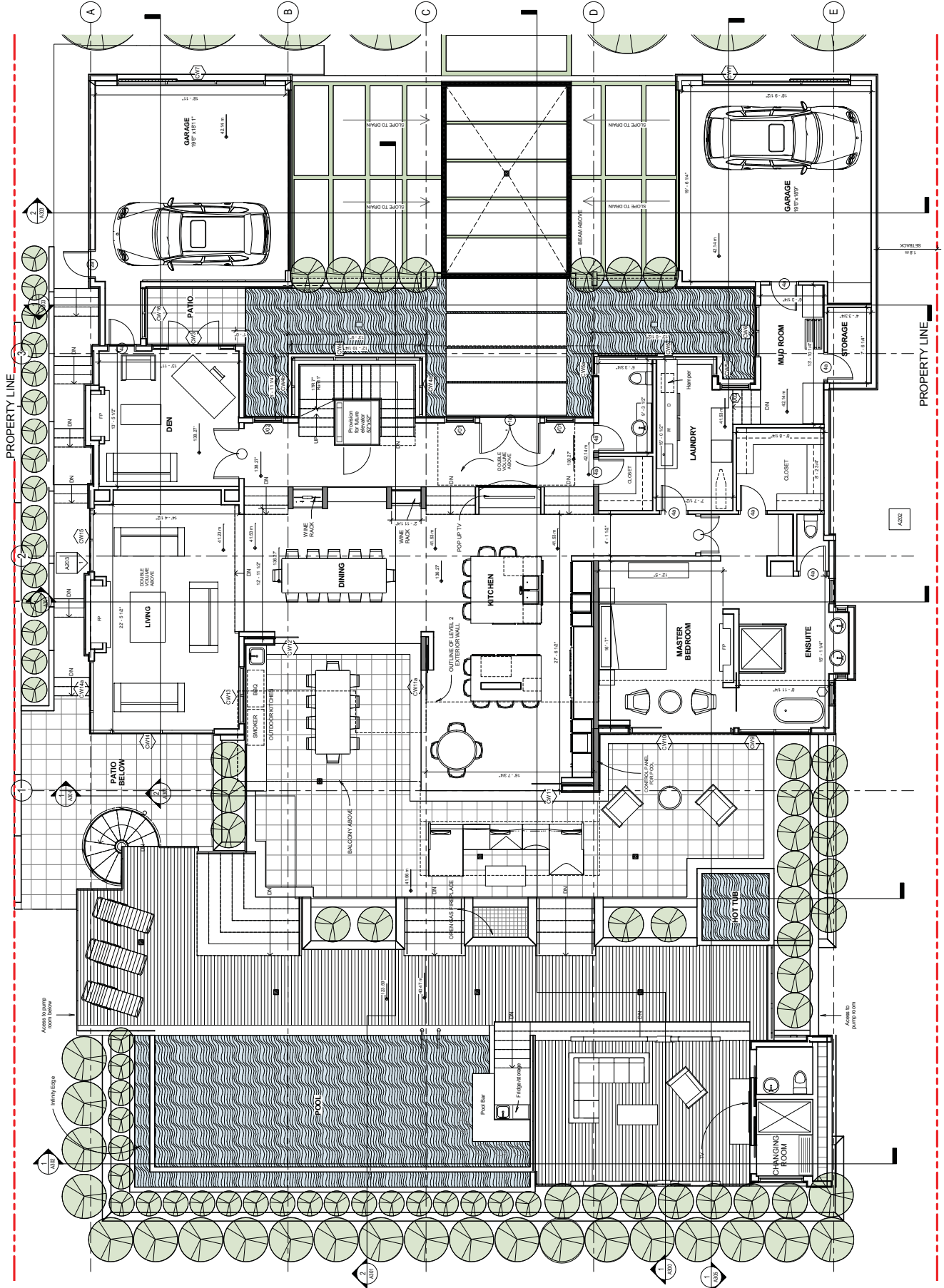
Project Status: RFO REZONING APPLICATION

DATE	SUBMISSION	DESCRIPTION

REVISION	No.	Date	Description

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 DWG. NO. A102





1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595/Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
Project Number
Owner
CLIMA Residence
13288 15A Avenue SURREY B.C.
Drawing:
LEVEL 2 FLOOR PLAN

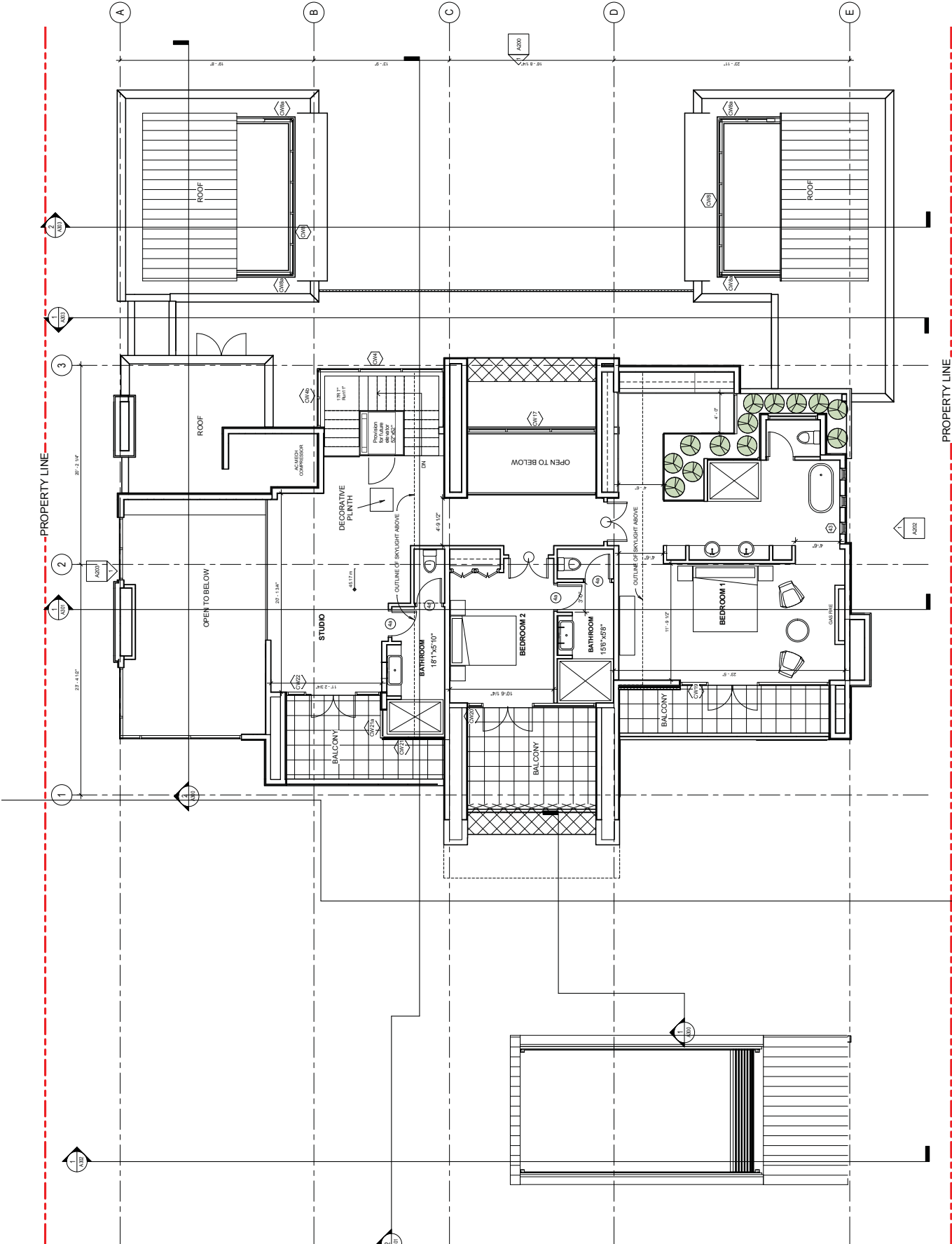
Project Status:
RFO REZONING APPLICATION

DATE	SUBMISSION
	Description

REVISION	DESCRIPTION

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DWG NO. **A103**
Scale: **1:50**



Project:
Project Number:
Owner:
Address:
Drawing:

CLMA Residence
13288 13A Avenue, SURREY, B.C.
ELEVATIONS

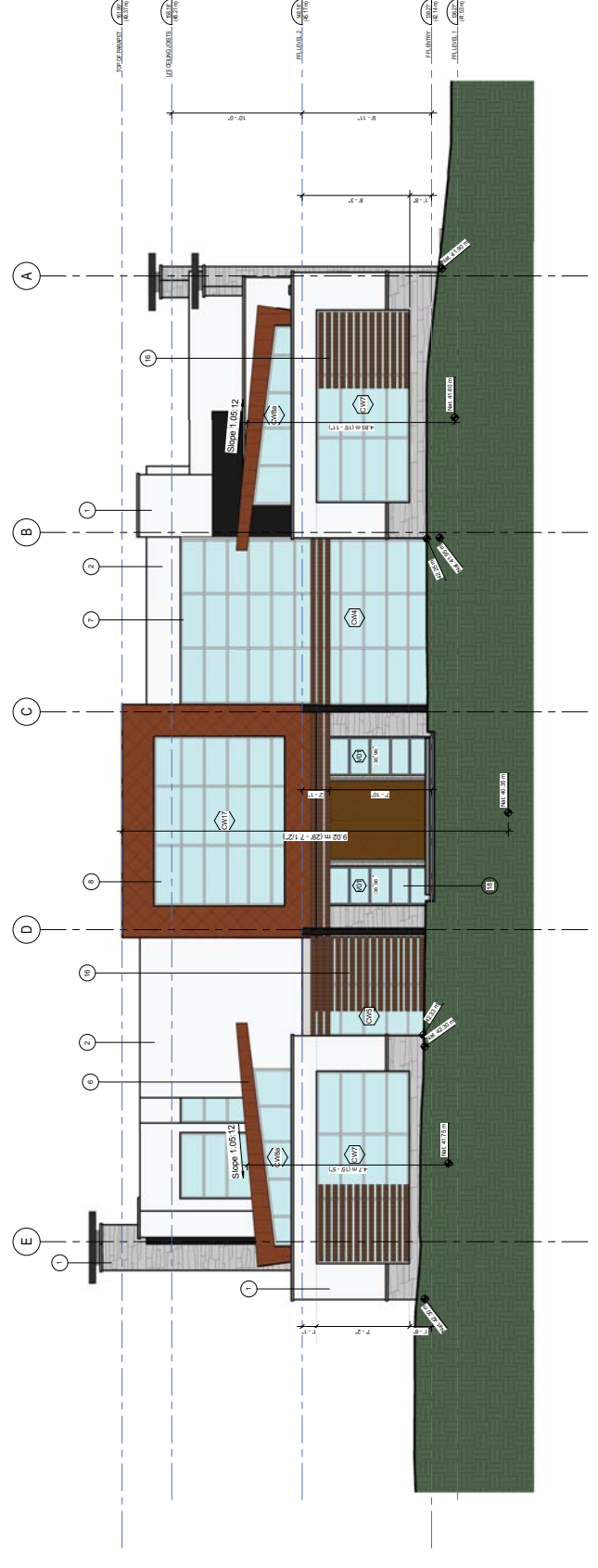
Project Status:
RFO REZONING APPLICATION

Date	Description

SUBMISSION	
No.	Date

All Drawings in this set to be read in conjunction with the accompanying information which is to be provided to the Architect before commencing work. Contractors are responsible to ensure requirements of the appropriate Building Code Authority, e.g. City of Vancouver and Architects. All rights reserved.

1	Stone - Colour: Gravel Gray
2	Siluroco - Colour: Snowfall White
6	Roofing - Metal roofing - colour: Copper
7	Paneling - Colour: White
8	Cabinetry - Colour: White Gray
9	Wallpaper - Colour: White
16	Wood/raincoy screen - FT Timber - Colour: Black rosewood
18	Window - Aluminium - Colour: White/gray



Project:
Project Number

Owner:
CLIMA Residence

13288 13A Avenue SURREY, B.C.

Drawing:
ELEVATIONS

Project Status:
RFO REZONING APPLICATION

Submission

Date:

Description:

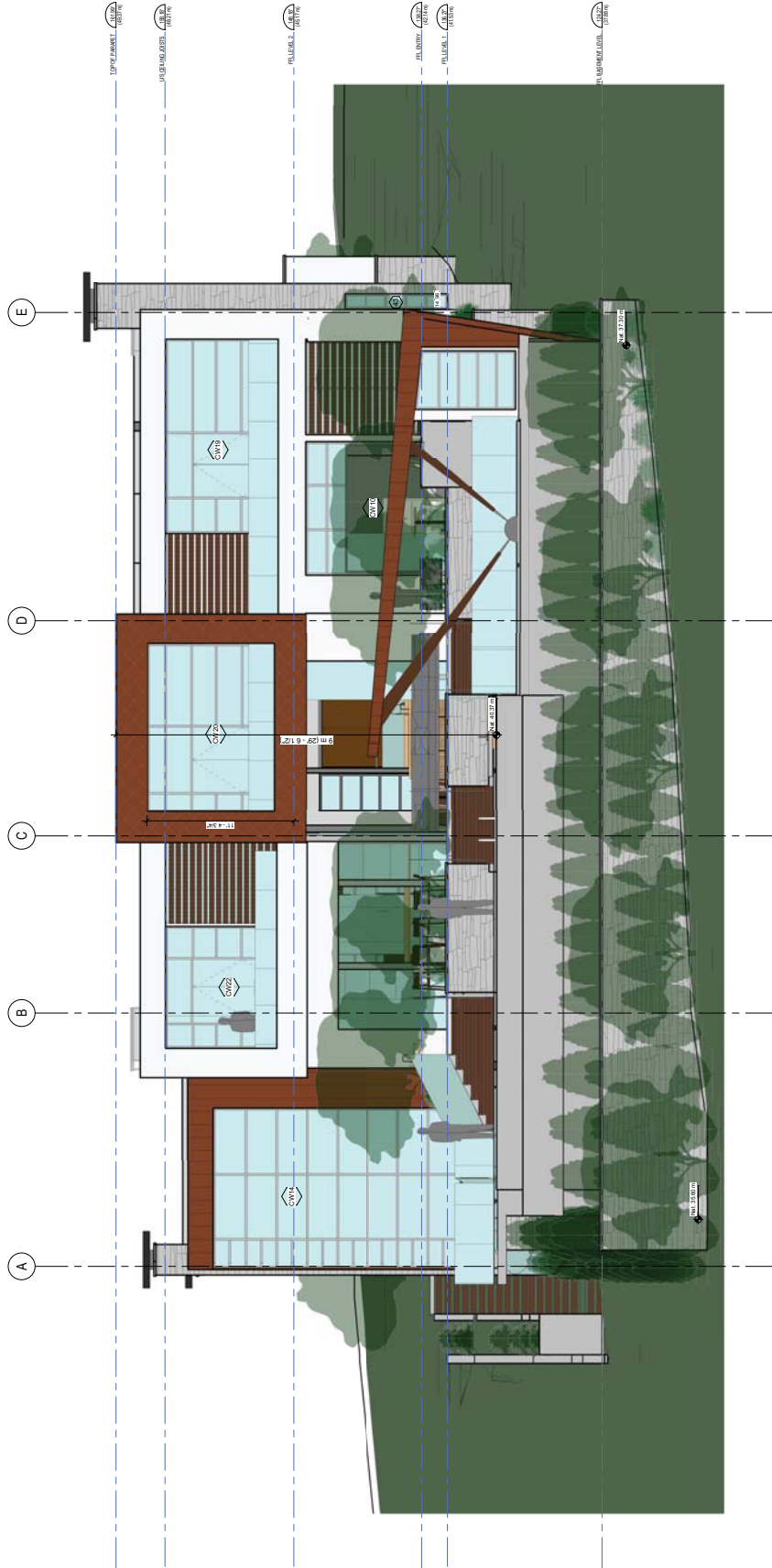
REVISION

No. Date Description

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DWG. NO. **A201**



Project: **CLMA Residence**
 13288 13A Avenue SURREY B.C.
 Drawing: **ELEVATIONS**

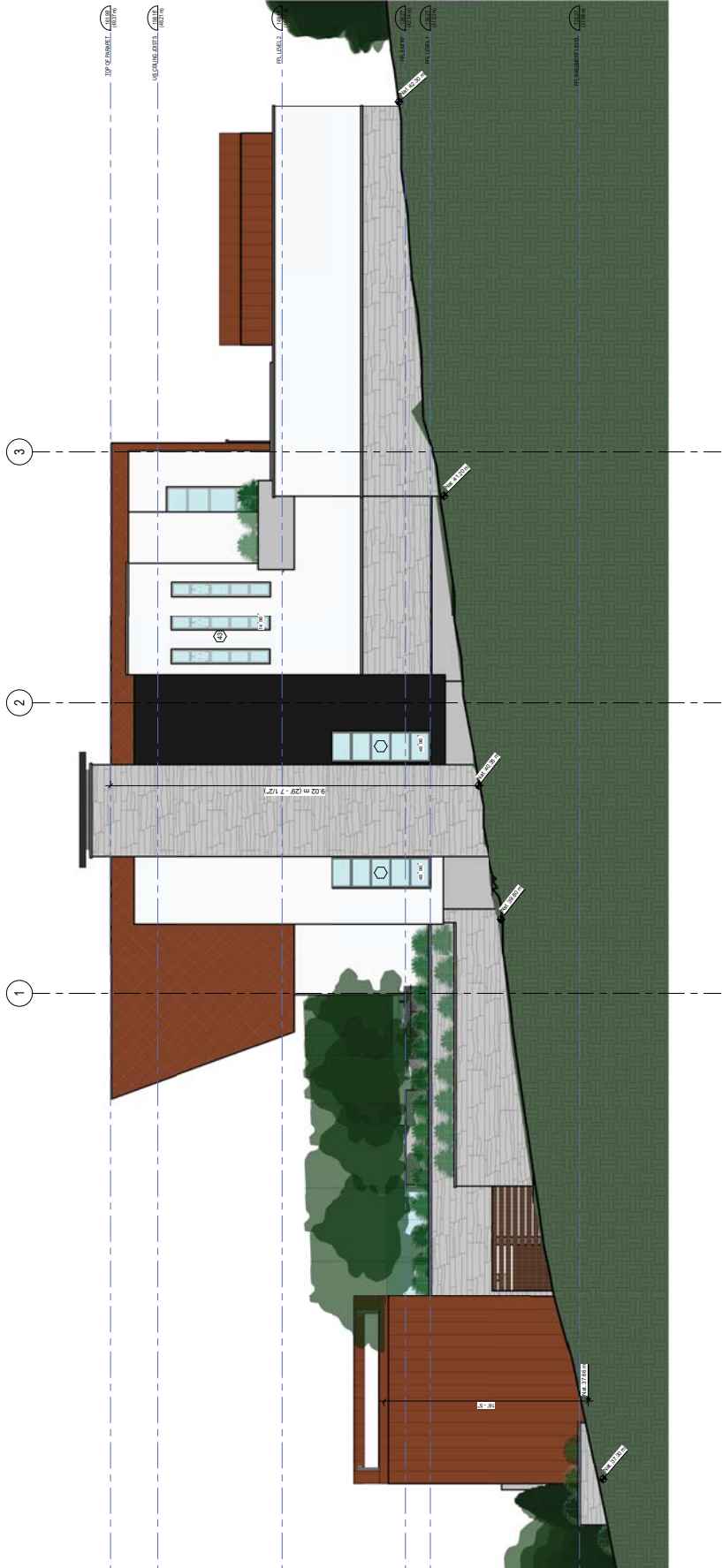
Project Status: **RFO REZONING APPLICATION**

DATE	SUBMISSION

REVISION	
No.	Description

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Scale: **1 : 50**
 DWG. NO. **A202**



Project:
Project Number
Owner
OLMA Residence
13288 13A Avenue SURREY B.C.
Drawing:

ELEVATIONS

Project Status:
RFO REZONING APPLICATION

SUBMISSION	
Date	Description

REVISION		
No.	Date	Description

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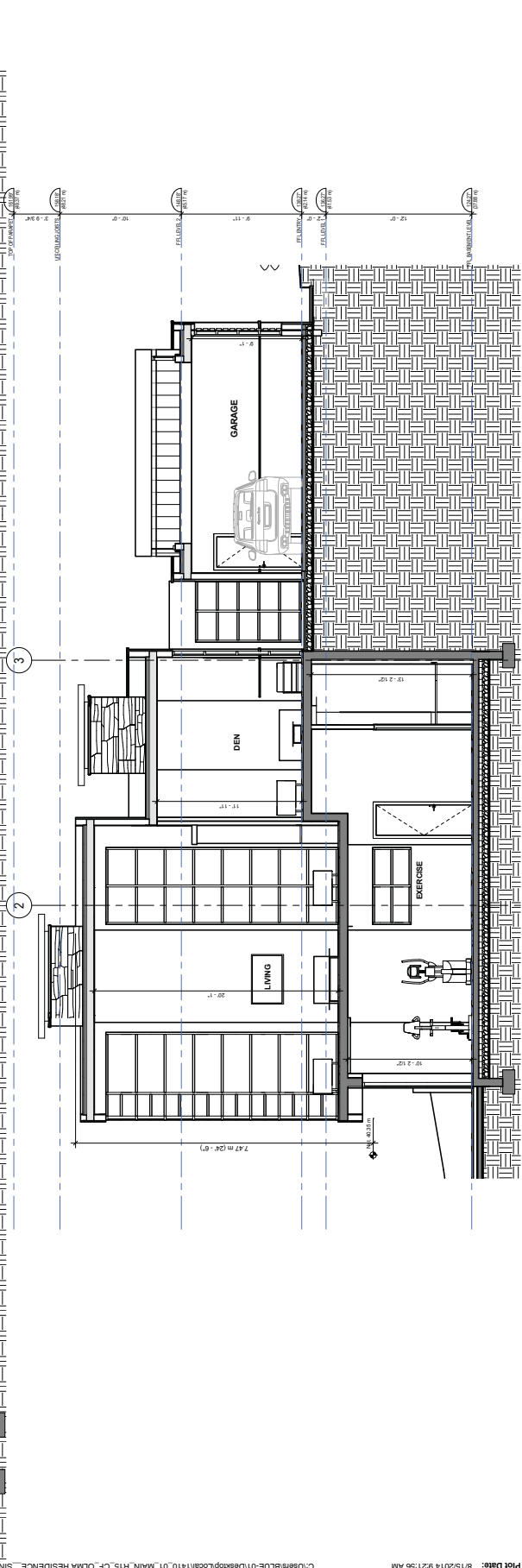
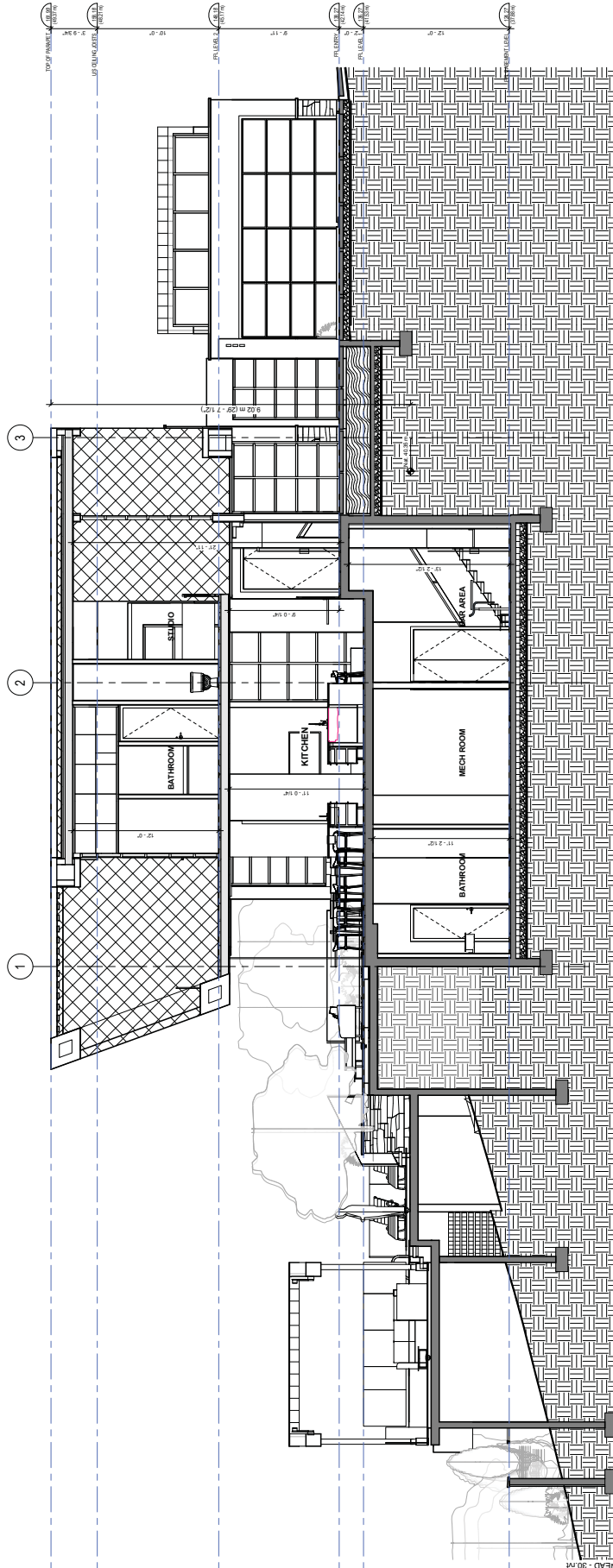
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 DWG. NO. **A203**



Date	Submission
Rev	Description

No.	Date	Revision	Description

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Project:
Project Number
Owner
CLMA Residence
13288 15A Avenue SURREY, B.C.
Drawing:
SECTIONS

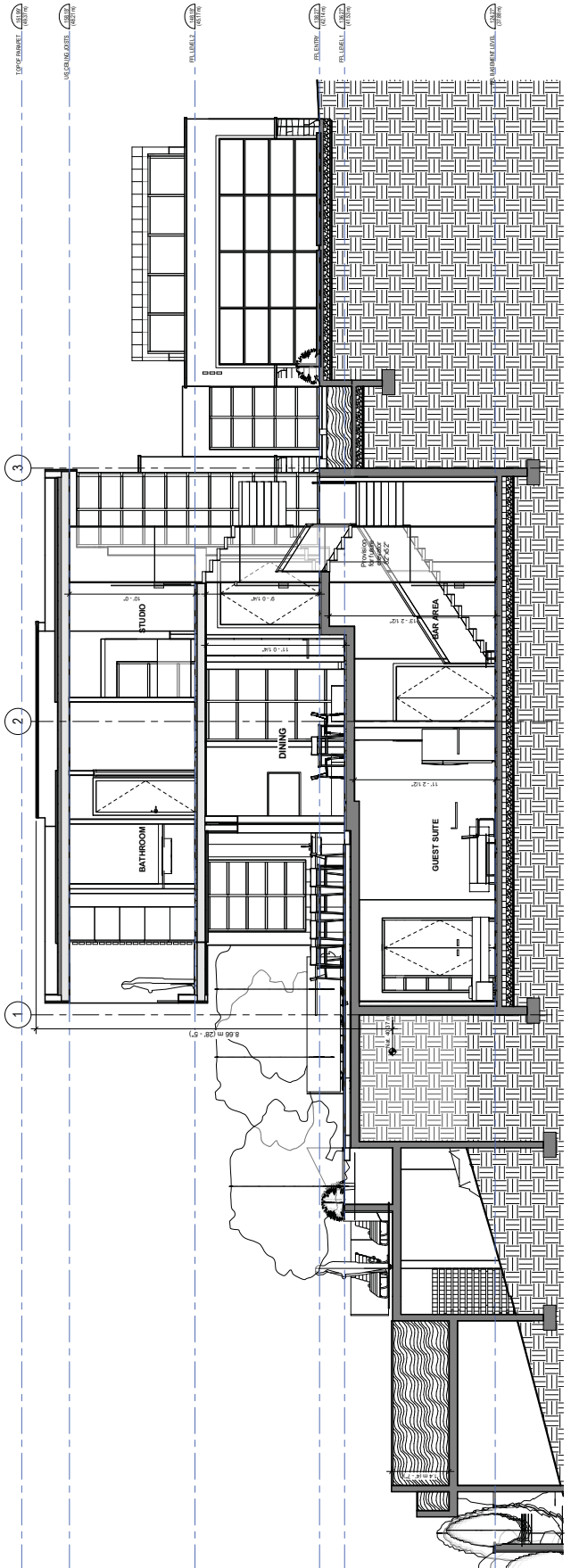
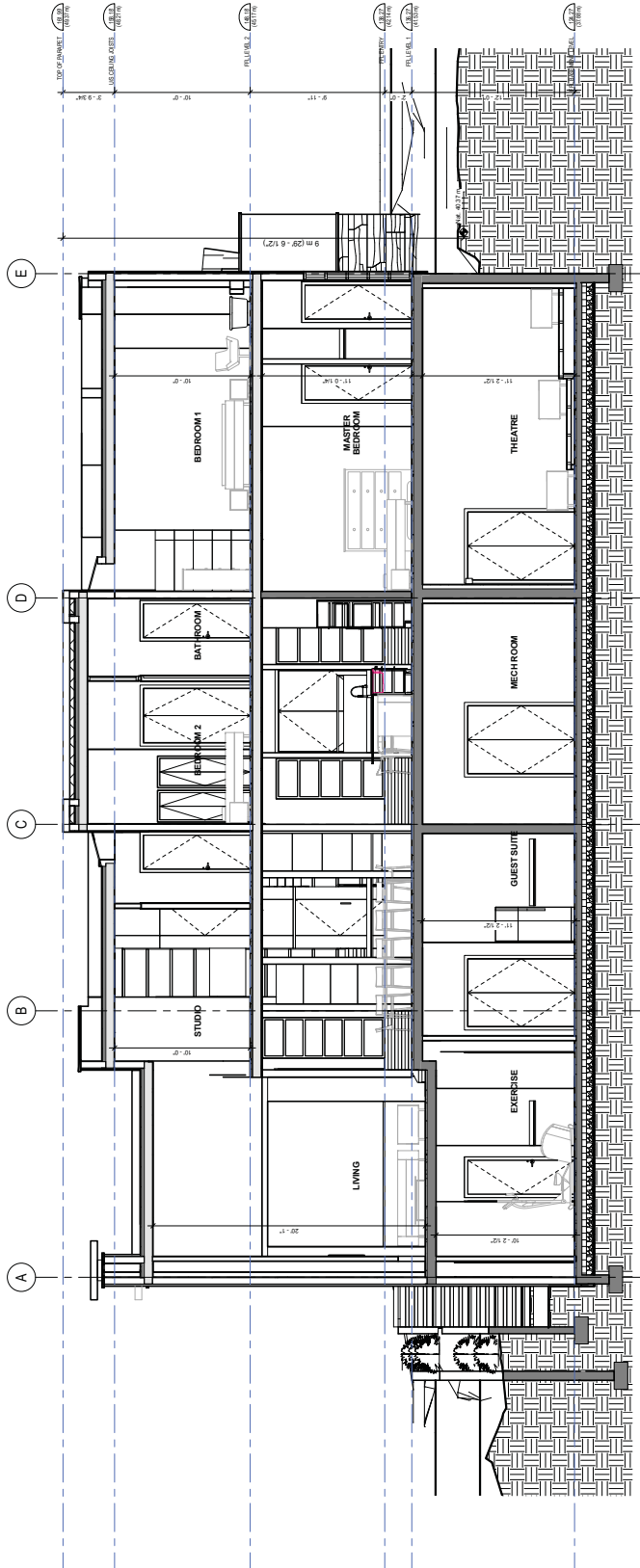
Project Status:
RFO REZONING APPLICATION

DATE: _____
SUBMISSION
Description

REVISION
No. Date Description

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DWG. NO. A301



Project:
Project Number

Owner:
OLMA Residence

13288 13A Avenue SURREY, B.C.

Drawing:
SECTIONS

Project Status:
RFO REZONING APPLICATION

Submission

Date

Description

REVISION

No.

Date

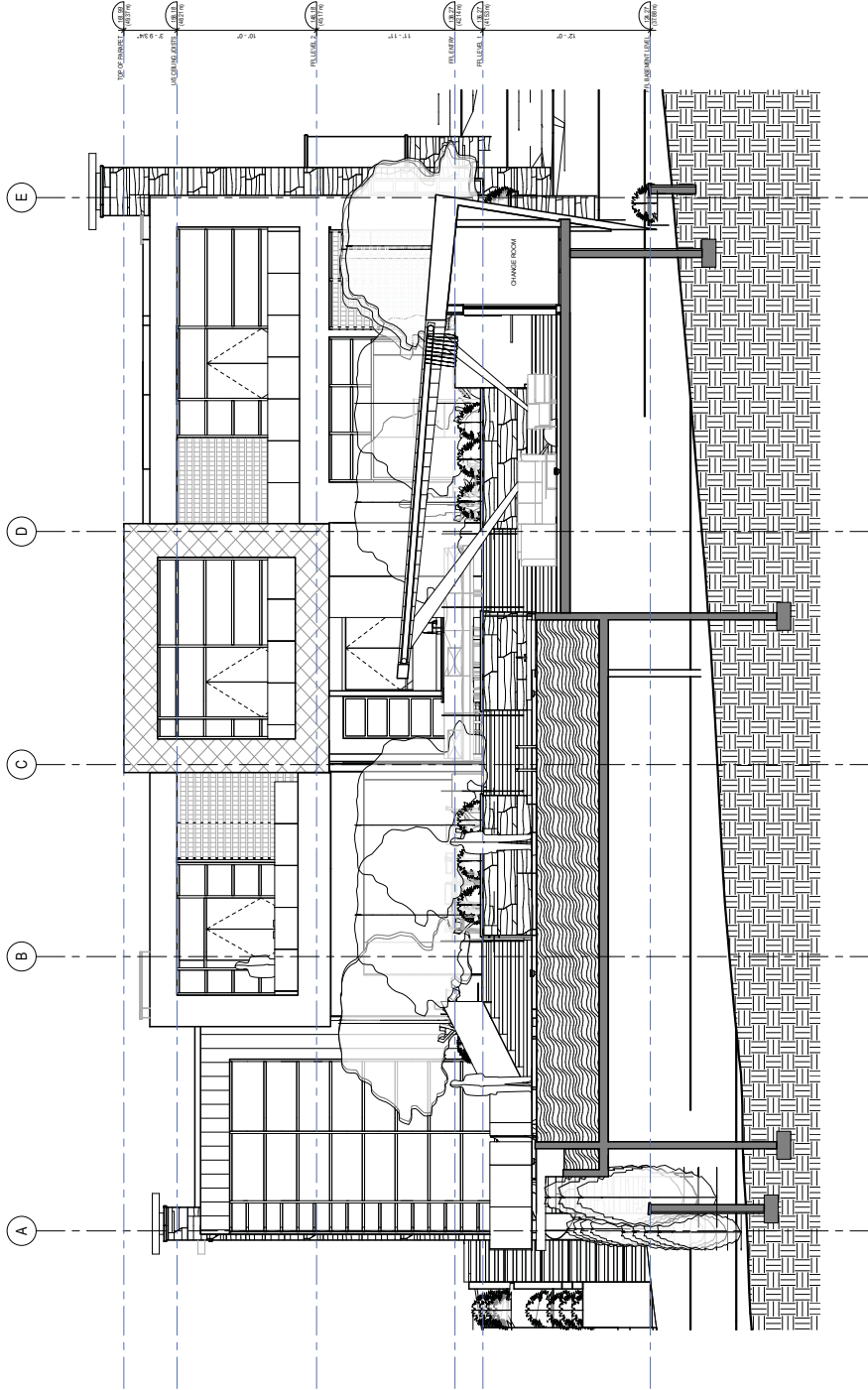
Description

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Scale: 1 : 50

DWG. NO.

A302



Project:
Project Number
Owner
CLIMA Residence
13288 13A Avenue SURREY, B.C.
Drawing:

SECTIONS

Project Status:
RFO REZONING APPLICATION

SUBMISSION

Date
Description

No.	Date	Description

REVISION

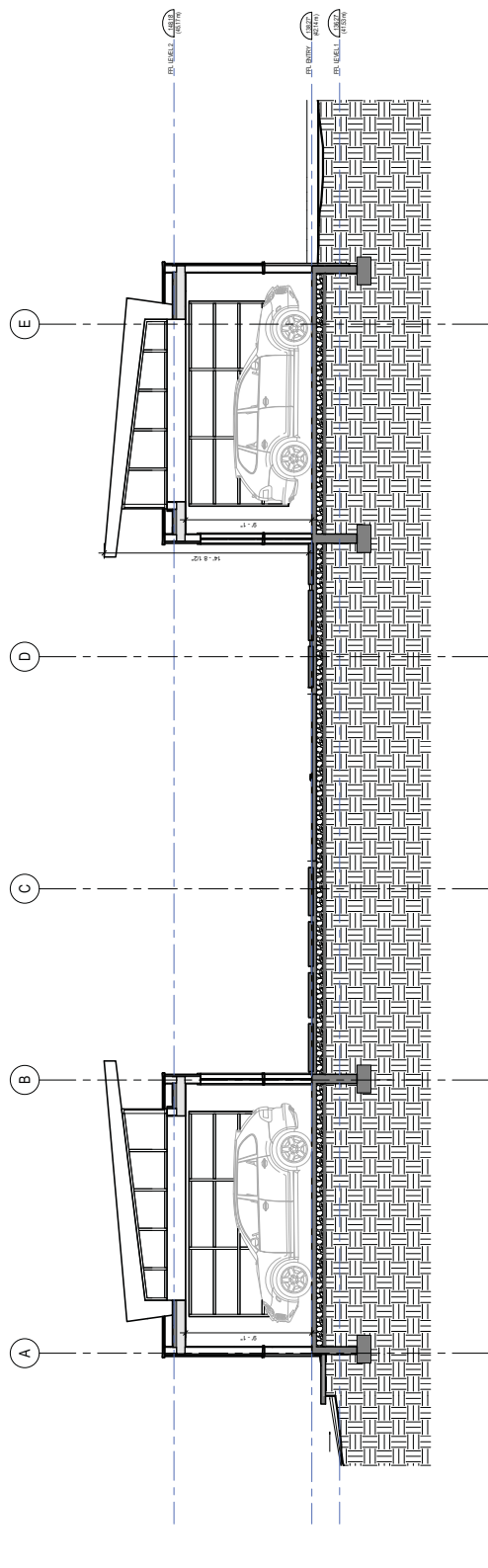
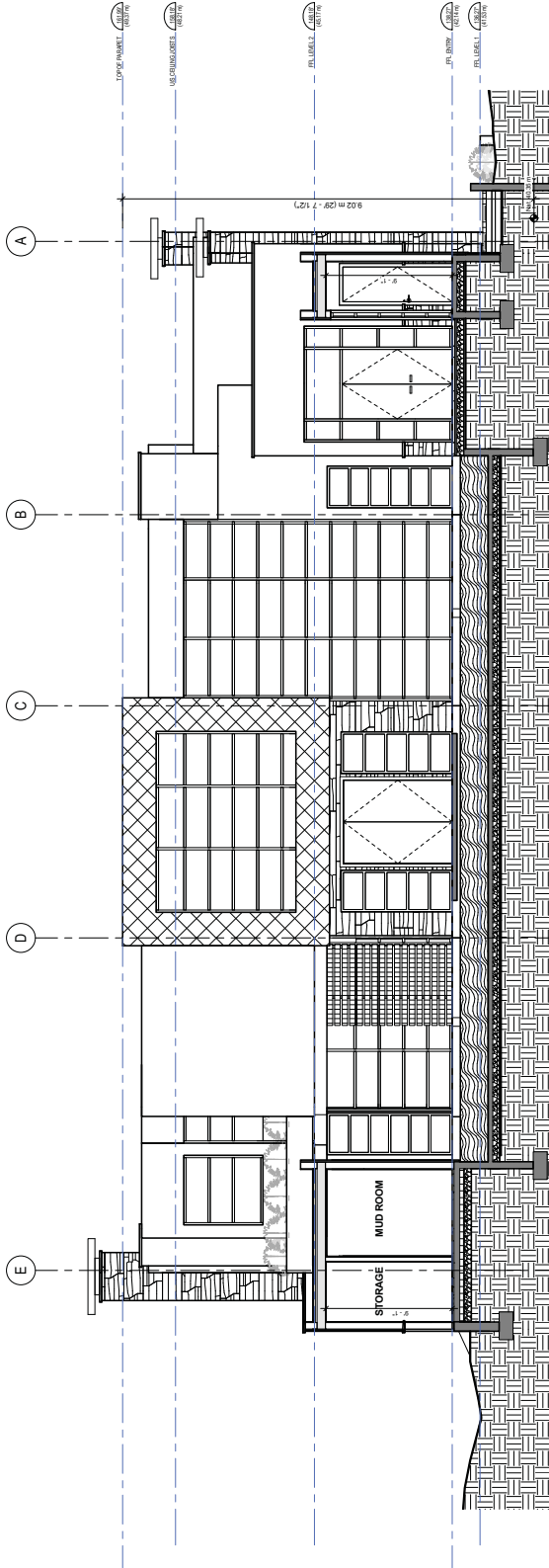
No. Date Description

No.	Date	Description

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Scale: 1:50

DWG. NO. **A303**



OLMA Residence

13368 13A Avenue SURREY B.C.

FLOOR PLAN PRESENTATION



ANKENMAN MARCHAND
ARCHITECTS

3D VIEW

OLMA Residence

13368 13A Avenue SURREY B.C.

FLOOR PLAN PRESENTATION



ANKENMAN MARCHAND
A R C H I T E C T S

Exterior 3D view

OLMA Residence

13368 13A Avenue SURREY B.C.

FLOOR PLAN PRESENTATION



ANKENMAN MARCHAND
ARCHITECTS

Exterior 3D views

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

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

DATE: **October 14, 2014** PROJECT FILE: **7814-0194-00**

RE: **Engineering Requirements
Location: 13368 13A Avenue**

REZONE

Property and Right-of-Way Requirements

- Provide a 0.500 metre Statutory Right-of-Way along the frontage of 13A Avenue.

Works and Services

- Provide cash-in-lieu for the future construction of a 1.50 metre concrete sidewalk, 4.25 metre boulevard, and street lighting.
- Construct 6.0 metre wide concrete driveway letdown.
- Abandon existing service connections greater than 30 years old in accordance with City standards.
- Provide water, storm, and sanitary service connections to the lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE

Tree Preservation Summary

Surrey Project No: NA

Address: 13368 - 13A Avenue, Surrey, BC

Registered Arborist: Peter Mennel (PN-5611-A)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	21
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = <u>28</u> 	28
Replacement Trees Proposed	0
Replacement Trees in Deficit	28
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: October 8, 2014



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0194-00

Issued To: Avondale Development Corporation
("the Owner")

Address of Owner: 3889 - 159 Street
Surrey, BC
V3S 0Y3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-191-942
Parcel "2" (Explanatory Plan 8694) Of Parcel "B" (Reference Plan 29) North
East Quarter Section 8 Township 1 Except: Part Subdivided By Plan 36105
New Westminster District

13368 - 13A Avenue

(the "Land")

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

(a) to increase the maximum lot coverage of the RF-O Zone from 25% to 43%.

4. This development variance permit applies to only the the 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
Project Number:
Owner:
OLMA Residence
13288 13A Avenue SURREY, B.C.
Drawing:
SITE PLAN

Project Status:
RFO REZONING APPLICA
SUBMISSION
DATE:
DESCRIPTION:
2024.07.07 (REVISED) (CONSTRUCTION)

REVISION
No. Date Description

All Drawings in this set to be read in conjunction with the RFO and any amendments or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure compliance with all applicable codes and requirements of the appropriate Building Code Authority. © Ankenman Marchand Architects. All rights reserved.

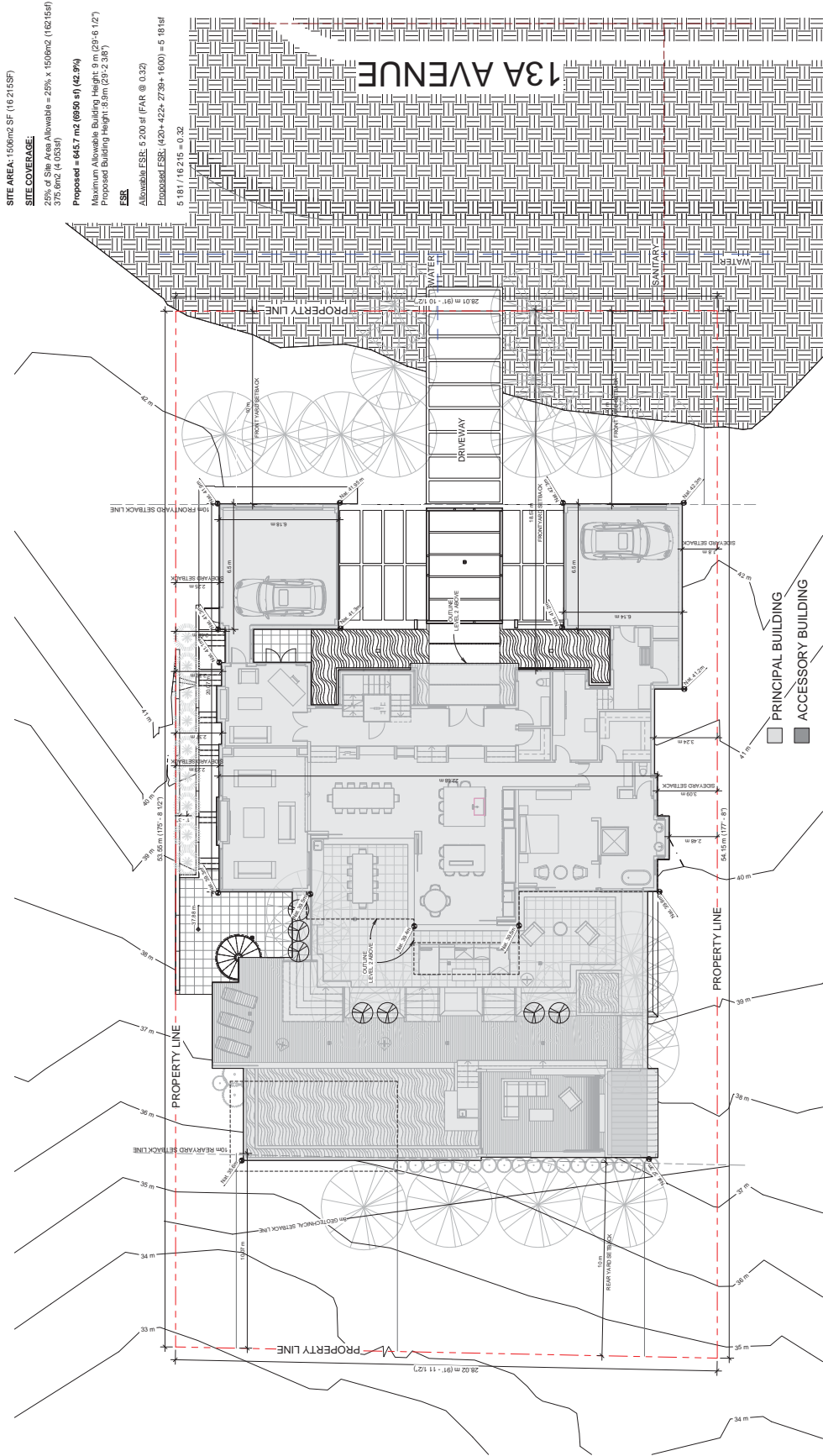
Scale: 1 : 100

DWG. NO. A100

SUBJECT SITE
PROPOSED:
SINGLE FAMILY DWELLING
CIVIC ADDRESS:
13388-13A AVENUE, SURREY, BC
LEGAL DESCRIPTION:
PARCEL 2 (EX) PLANNATORY PLAN 8884 OF PARCEL 8 (REFERENCE PLAN 2) SOCIETY EAST QUARTER SUBDIVIDED BY PLAN 361105, NEW WESTMINSTER DISTRICT.

ZONING: RFO
SITE AREA: 1536m² SF (16 215 SF)
SITE COVERAGE:
25% of Site Area Allowable = 25% x 1536m² (162 153 sf) = 375.6m² (4 033 sf)
Proposed = 645.7 m² (6959 sf) (42.9%)
Maximum Allowable Building Height: 9 m (29'-6 1/2")
Proposed Building Height: 8.9m (29'-2.38")

FSR:
Allowable FSR: 5 200 sf (FAR @ 0.32)
Proposed FSR: (429+ 422+ 2739+ 1600) = 5 181 sf
5 181 / 16 215 = 0.32



PRINCIPAL BUILDING
ACCESSORY BUILDING