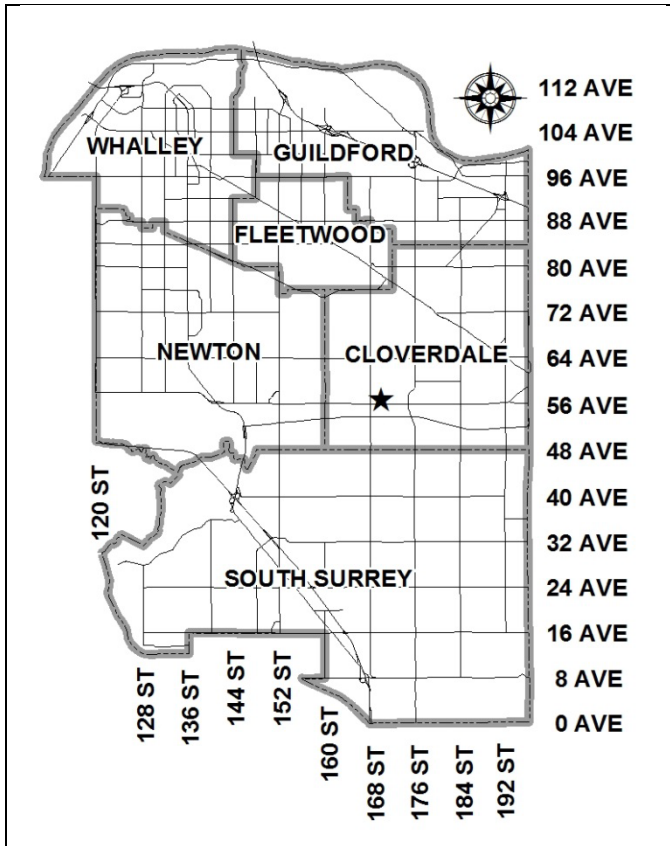


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0265-00

Planning Report Date: December 15, 2014

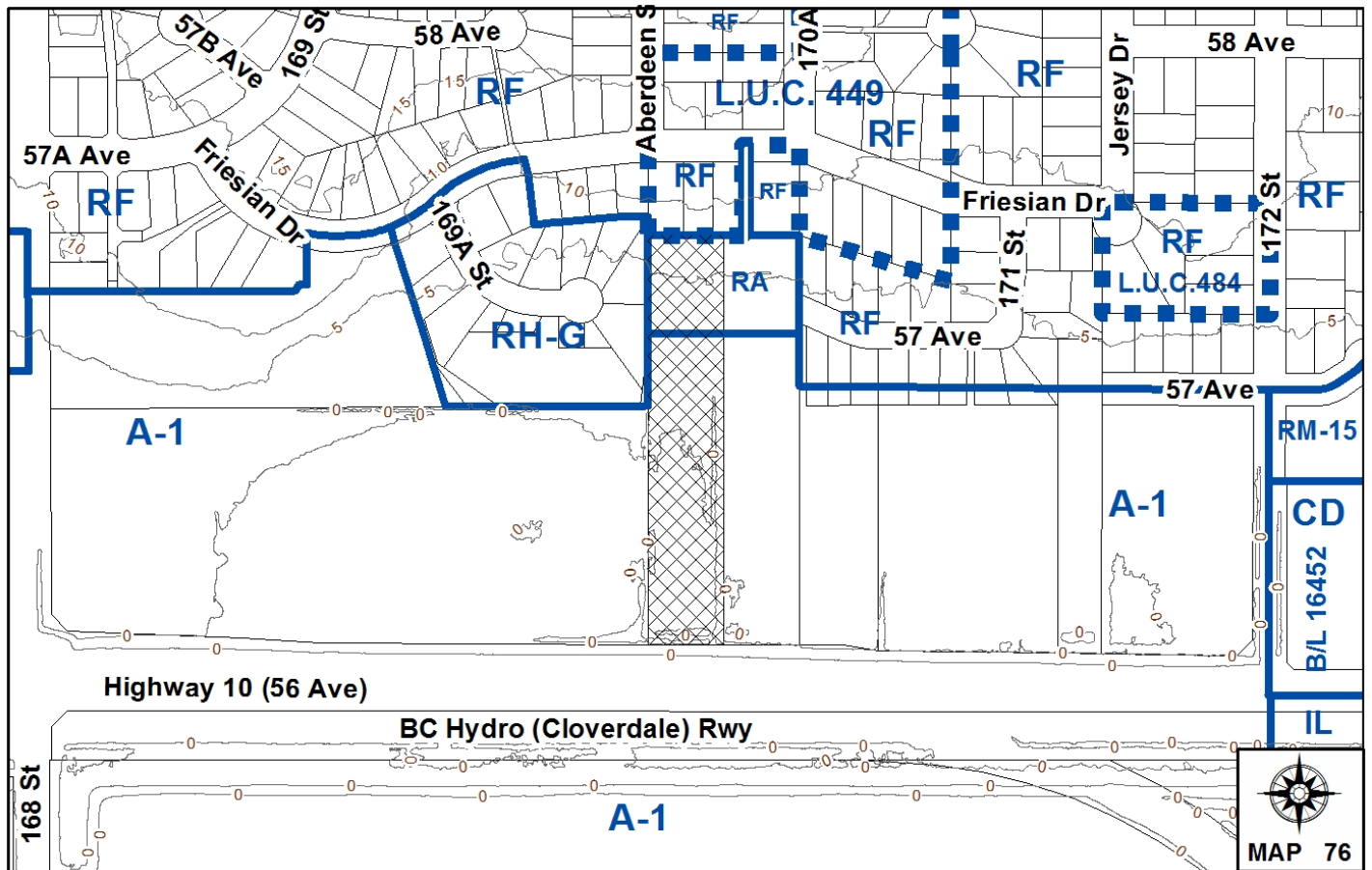


PROPOSAL:

- **Rezoning** a portion from A-1 and RA to RF
- **Development Permit**

in order to allow subdivision into five (5) single family RF lots and one (1) split-zoned RF and A-1 lot.

LOCATION: 16990 - Friesian Drive
OWNERS: Northerncity Land Group Inc., Inc.
 No. BC0997111
ZONING: RA and A-1
OCP DESIGNATION: Urban and Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not fully comply with City Policy No. O-23 Residential Buffering Adjacent to the ALR / Agricultural Boundary or the Farming Protection Development Permit Guidelines in the Official Community Plan (OCP).

RATIONALE OF RECOMMENDATION

- Complies with the Urban and Agricultural designations in the OCP.
- The proposed subdivision is consistent with the existing pattern of development established to the east, and will complete the development in this block.
- The Agricultural and Food Security Advisory Committee (AFSAC) expressed concerns for proposal regarding the lack of conformity to the DP guidelines. The proposed development, however, does not alter the portion of the subject site within the Agricultural Land Reserve (ALR), and is consistent with the lot sizes, setbacks, and landscape buffer proposed on the abutting property to the east (17030 - Friesian Drive), which is under Development Application No. 7913-0141-00 (rezoning by-law received Third Reading on July 7, 2014).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site (Block A, as shown on the Survey Plan attached as Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0265-00 generally in accordance with the attached drawing (Appendix IX).
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to prohibit development and for the installation and maintenance of the 3-metre (10 ft.) wide landscape buffer along the ALR boundary, and to require building setbacks to be measured from the northern edge of the landscape buffer on proposed Lots 5 and 6;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 advising future homeowners of the potential farm operations on the adjacent agricultural lands;
 - (i) approval from the Ministry of Transportation and Infrastructure (MOTI);
 - (j) the applicant satisfy the deficiency in tree replacement on the site by providing a cash-in-lieu payment of \$3,000 to the Green City Fund, to the satisfaction of the Planning and Development Department; and
 - (k) registration of Section 219 "No Build" Restrictive Covenant to protect the 5.0-metre (16.5-ft.) wide riparian setback area located at the south-west corner of proposed Lot 5 and at the south-east corner of the RF-zoned portion of proposed Lot 6.

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 Georges Greenaway Elementary School
 2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2015.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood

Agricultural and Food Security Advisory Committee (AFSAC): When considered at the December 4, 2014 AFSAC meeting, the Committee expressed concerns for the proposal (Appendix V).

Ministry of Transportation and Infrastructure (MOTI): MOTI has no concerns with the proposed rezoning and subdivision. Preliminary approval has been granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Three-acre residential lot with single family dwelling and accessory structures, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	LUC No. 449 (underlying RF Zone)
East:	3-acre lot under Development Application No. 7913-0141-00 proposing 5 RF lots and 1 split-zoned (RF and A-1) lot (currently at Third Reading).	Urban and Agricultural	RA and A-1
South (Across Highway No. 10 and rail right-of-way):	Berry farm.	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
West:	Single family dwellings and park on bare-land strata lots, and agricultural lot with produce store (Farm Fresh Produce).	Urban and Agricultural	RH-G and A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located in West Cloverdale on the north side of Highway No. 10 between 168 Street and 172 Street. Vehicle access to the property is via a driveway through the adjacent lot to the north (17002 Friesian Drive), as driveway access to Highway No. 10 is not permitted.
- The property is approximately 1.2 hectares (3.0 acres) in size, and is split-designated in the Official Community Plan (OCP). The northern half of the property (approximately 5,180 m² / 1.3 acres) is designated Urban, while the southern half (approximately 6,950 m² / 1.8 acres) is designated Agricultural (Appendix VIII).
- The southern half of the property, which is designated Agricultural in the OCP, is also located within the Agricultural Land Reserve (ALR).
- The property is split-zoned, but the zoning boundary does not correspond with the boundaries of the Urban and Agricultural designations in the OCP. The northern-most portion of the property that lies outside of the ALR is zoned both "One-Acre Residential Zone (RA)" and "General Agricultural Zone (A-1)", while the southern portion is zoned A-1.
- The subject property is located within a transition area and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR or the OCP's Agricultural designation boundary: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR / Agricultural boundary, and an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre (656 ft.) line.
- The southern portion of the subject site is located within the ALR while the northern portion is located entirely within the Outer Ring Transition Area (i.e. within 200 metres / 656 feet of the ALR). In accordance with City Policy No. O-23, half-acre subdivisions including gross density development may be considered within the Outer Ring Transition Area provided the separation distance and landscape buffer requirements of the policy are met (see City Policy O-23 section of this report).

Current Subdivision Proposal

- The applicant is proposing to rezone the northern portion of the subject property from RA and A-1 to "Single Family Residential Zone (RF)" to allow subdivision into five (5) single family RF lots and one (1) split-zoned (RF and A-1) lot.

- The proposed RF lots (Lots 1 to 5) range in size from 600 square metres (6,450 sq.ft.) to 915 square metres (9,850 sq.ft.), and are similar in size to the proposed RF lots to the east (17030 - Friesian Drive), which have been considered under Development Application No. 7913-0141-00 (rezoning by-law received Third Reading on July 7, 2014).
- The proposed split-zoned lot (proposed Lot 6) is approximately 0.76 hectare (1.9 acres) in size, with the RF-zoned portion approximately 600 square metres (6,450 sq.ft.) in size and the A-1-zoned portion approximately 0.7 hectare (1.8 acres) in size. The A-1-zoned portion of proposed Lot 6 will remain within the ALR.
- Proposed Lot 6 on the subject site will mirror proposed Lot 6 (also split-zoned RF and A-1) under Development Application No. 7913-0141-00 on the abutting property to the east (17030 - Friesian Drive).
- The A-1-zoned portion of proposed Lot 6 includes a 4.5-metre (15-ft.) wide panhandle for vehicle access to Friesian Drive. The 4.5-metre (15-ft.) wide panhandle complies with the minimum lot width requirement for panhandles under the Zoning By-law.
- In the future, should the adjoining owners of the A-1-zoned lands along Highway No. 10 submit a joint development application, the A-1-zoned portion of proposed Lot 6 on the subject site may be subdivided off and consolidated with adjacent A-1-zoned properties. At this time however, the applicant has been unable to achieve lot consolidation for the A-1-zoned portion with any of the adjacent landowners.
- Part 5 Section 10(1) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation authorizes the Approving Officer to approve a subdivision plan without the approval of the ALC if the proposed plan achieves at least one condition of the set of conditions listed in the Regulation. Specifically, the proposed subdivision establishes a border along the boundary of the Agricultural Land Reserve (Part 5 Section 10(1)(d)).
- The proposed subdivision complies with Part 5 Section 10(1)(d) of the Regulation, and therefore, approval from the ALC is not required.
- The gross density of the proposed subdivision is approximately 5.0 units per hectare (2.0 units per acre). The proposal complies with the OCP in terms of use and density.

Watercourses and Riparian Area

- Three (3) ditches are located within or just outside the boundaries of the subject site. The ditches are mostly located within the ALR portion of the subject property, as well as the abutting properties to the west.
- The 'east ditch' (see Appendix X) runs north / south along the entire length of the east property line, within the ALR.
- The 'west ditch', which is located on the abutting properties to the west, also runs north / south. The ditch then flows onto the subject site at the south-west corner, and runs parallel to Highway No. 10 for most of the south property line.

- A third ditch ('Highway No. 10 ditch') is located entirely off-site, south of the subject property, within the highway right-of-way. Both the east and west ditches flow into culverts near the south-east corner of the subject property before discharging through a floodbox into the Highway No. 10 ditch.
- Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants Inc. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant, and recommends a 5.0-metre (16.5 ft.) wide setback for the Streamside Protection & Enhancement Area (SPEA) from the top-of-bank of each of the ditches.
- A portion of the SPEAs extend onto the south-west corner of proposed Lot 5 and the south-east corner of proposed Lot 6. These SPEAs located on proposed Lots 5 and 6 will be protected by a "no-build" Restrictive Covenant (RC).
- As proposed, the development conforms to the Ministry of Environment's Riparian Areas Regulation (RAR) setback requirements. Further, the report confirms that the proposed development is not expected to have any significant impact on the ditches, provided the standard measures that are identified in the assessment are followed.
- The findings of the RAR Assessment have been peer reviewed by Ken Lambertsen of Phoenix Environmental Services Ltd., and found to be acceptable.

Agricultural and Food Security Advisory Committee (AFSAC)

- The development application was reviewed by AFSAC at the December 4, 2014 meeting. The Committee expressed concerns and provided the following comments on the proposal:
 - The application does not comply with the lot size and setback requirements of City Policy No. O-23 (see City Policy No. O-23 section) or the setback and landscape buffering requirements of the Development Permit (DP) Area Guidelines for Farming Protection in the Official Community Plan (see Farming Protection DP Guidelines section of this Report);
 - The Committee acknowledged that the proposal is similar to the subdivision proposed to the east and that the current proposal will complete the development within this block; but still expressed concerns regarding the lack of conformity to the DP guidelines;
 - It was noted that a change in the subdivision layout pattern to meet the DP guidelines however, could create disparity in the home designs in the area; and
 - The Committee expressed support for the proposal with consideration for designing a wider landscape buffer, more consistent with the DP guidelines.

City Policy No. O-23

- The property is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR: an Outer Ring Transition Area between the 200-metre (656 ft.) line and

the ALR, and an Inner Ring Transition Area between the existing Urban Designation boundary and the 200-metre line.

- The southern half of the subject property is located within the ALR, while the northern half is located within the Outer Ring Transition Area.
- The proposed subdivision does not fully comply with City Policy No. O-23. The proposed subdivision, however, is consistent with the existing pattern of development established to the east. The proposal complies / does not comply, as follows:

Compliance with City Policy No. O-23:

- A Restrictive Covenant (RC) will be registered on all of the RF-zoned lots to advise future lot owners of agricultural practices in the area, as per the Policy.

Non-compliance with City Policy No. O-23:

- Policy No. O-23 requires the minimum setback between the ALR and the principal building for lots backing onto the ALR to be 37.5 metres (123 ft.). The building setbacks for proposed Lots 5 and 6 will be approximately 10.5 metres (34 ft.), which is consistent with the building setbacks established for proposed Lots 4, 5 and 6 on the site directly to the east (proposed under Development Application No. 7913-0141-00 at 17030 Friesian Drive), and the existing lots further to the east; and
- Proposed lot sizes do not meet the minimum lot size (half-acre) for the Outer Ring Transition Area, but are consistent with the proposed lots directly to the east and the existing lots further to the east.

Farming Protection DP Guidelines

- On October 20, 2014, Council adopted the Official Community Plan (OCP) By-law No. 18020. The OCP requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit (DP) and conform to specific guidelines, prior to the subdivision of the site.
- There are four (4) Development Permit (DP) Areas listed in the OCP: Form and Character, Hazard Lands, Sensitive Ecosystem, and Farming Protection. The Farming Protection DP area is applicable to the proposed subdivision.
- The Farming Protection DP guidelines for the subject proposal, are the same as the guidelines required under the previous OCP, and are listed in the table below, together with an explanation on how the subject application complies:

Farming Protection DP Area Guidelines	DP Guideline Requirement	Current Proposal
Restrictive Covenant (RC):	An RC is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the RC.

Farming Protection DP Area Guidelines	DP Guideline Requirement	Current Proposal
Building Setback:	Minimum 30-metre (100-ft.) setback from the building to the ALR border.	The building setbacks for proposed Lots 5 and 6 will be approximately 10.5 metres (34 ft.), which is consistent with the building setbacks established on the proposed lots directly to the east (proposed under Development Application No. 7913-0141-00 at 17030 - Friesian Drive).
Landscape Buffer:	Minimum vegetated landscape buffer of 15 metres (50 ft.). A Restrictive Covenant is also required to ensure maintenance of the landscape buffer. Securities must be provided prior to subdivision approval to ensure installation and maintenance of the landscape buffer.	The applicant proposes a reduced 3.0-metre (10-ft.) wide landscape buffer along the south lot lines of proposed Lots 5 and 6 (Appendix IX), which is consistent with the landscape buffer proposed on Lots 4, 5 and 6 at 17030 Friesian Drive to the east (proposed under Development Application No. 7913-0141-00).
Rear Yard Space:	Minimum 5-metre (16.5-ft.) rear yard space between the landscape buffer and the building.	Proposal complies. An RC will be registered to ensure that the rear yard setback is measured from the north edge of the landscape buffer.

PRE-NOTIFICATION

Pre-notification letters were sent on October 8, 2014 advising property owners in the area of the proposed rezoning and subdivision. Staff received one (1) letter, one (1) e-mail and one (1) telephone call in response (*staff comments in italics*):

- The letter writer expressed concern regarding multiple suites and providing adequate off-street parking.

(Each proposed RF-zoned lot is permitted to have one secondary suite in accordance with the RF Zone. The geometry of the cul-de-sac bulb limits the opportunity for on-street parking along the cul-de-sac itself; however, each RF-zoned lot can accommodate four (4) vehicles on site: two (2) in the garage and two (2) on the driveway.)

- An area resident forwarded an e-mail that was previously sent in response to the pre-notification letter sent on March 17, 2014 regarding Development Application No. 7913-0141-00 for the abutting property to the east (17030 Friesian Drive). The e-mail was unchanged from the original version, and expressed the resident's concern regarding the proposed walkway (proposed under Development Application No. 7913-0141-00 on the adjacent site), stating that teenagers will congregate in the walkway creating excessive noise and disturbance and also increase criminal activity in the neighbourhood.

(The walkway is proposed on the abutting lot to the east under Development Application No. 7913-0141-00, which is currently at Third Reading. The proposed walkway will improve pedestrian connections in the area, which is consistent with the goals and objectives of the Surrey Walking Plan that was approved by Council on March 14, 2011. The Walking Plan emphasizes the City's vision for the expansion of walking as a safe and convenient transportation choice.)

- An area resident expressed concerns that the proposed subdivision will increase traffic along Friesian Drive, making it more difficult to exit their driveway.

(The proposed subdivision will create six (6) new lots. The existing road network is well established and will allow for the dispersion of traffic, resulting in minimal impact on the neighbourhood.)

Building Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated October 20, 2014. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VI).

Trees and Landscaping

- 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Acacia, False	1	1	0
Apple	2	2	0
Birch, Paper	1	1	0
Maple, Big Leaf	1	1	0
Plum	1	1	0
Poplar, Lombardy	1	1	0
Willow, Corkscrew	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Cedar, Western Red	1	1	0
Fir, Douglas	8	8	0
Fir, Grand	1	1	0
Pine, Scots	1	1	0
Sequoia, Giant	1	0	1
Total (excluding Alder and Cottonwood Trees)	20	19	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		29	
Total Retained and Replacement Trees			
		30	
Contribution to the Green City Fund			
		\$3,000 (shortfall of 10 replacement trees)	

- The Arborist Assessment states that there are a total of twenty (20) protected trees on the site, excluding Alder and Cottonwood trees. One (1) other existing tree is a Cottonwood, resulting in a total of twenty-one (21) on-site trees. There are no Alder trees on the subject site. It was determined that one (1) tree (a giant sequoia) 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, grading, and tree health.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-nine (39) replacement trees on the site. The applicant proposes to install a total of twenty-nine (29) replacement trees (including those within the landscape buffer), which is a deficit of ten (10) replacement trees. The tree replacement deficit will require a cash-in-lieu payment of \$3,000 to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The 3.0-metre (10-ft.) wide landscape buffer along the south lot line of proposed Lots 5 and 6 includes eleven (11) trees (maple, spruce, etc.). The landscape buffer is secured through a Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Excerpt of Draft Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	OCP and Zoning Map
Appendix IX.	Proposed Landscape Buffer Adjacent to ALR
Appendix X.	Watercourse Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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SUBDIVISION DATA SHEET

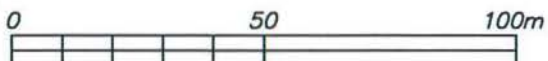
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.0
Hectares	1.2
NUMBER OF LOTS	
Existing	1
Proposed	5 RF lots and 1 RF/A-1 lot
SIZE OF LOTS	
Range of lot widths (metres)	15 metres
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.4 UPH (2.1 UPA)
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32% to 38%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	41% to 47%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW NO. _____ OF PART OF THE
 WEST HALF LOT 7 EXCEPT: FIRSTLY, PART
 SUBDIVIDED BY PLAN 54746, SECONDLY, PART
 ON PLAN BCP13326 SECTION 7
 TOWNSHIP 8 NWD PLAN 1313**

FRIESIAN DRIVE

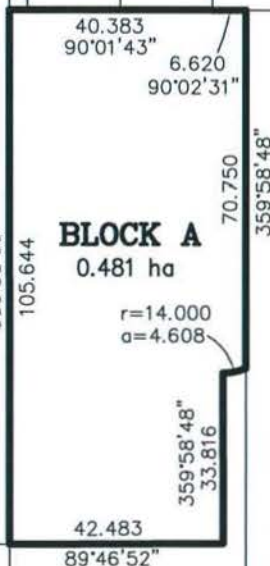
City of Surrey B.C.G.S. 92G.017



SCALE 1 : 1500
 All distances are in metres



Strata Plan
 LMS3006



BLOCK A

0.481 ha

r=14.000
 a=4.608

Rem.
 E. 1/2 7
 Plan 1313

Rem. 90
 Plan
 LMP13931

Rem.
 W. 1/2 7
 Plan 1313

SRW Plan
 LMP13069

No. 10 HIGHWAY



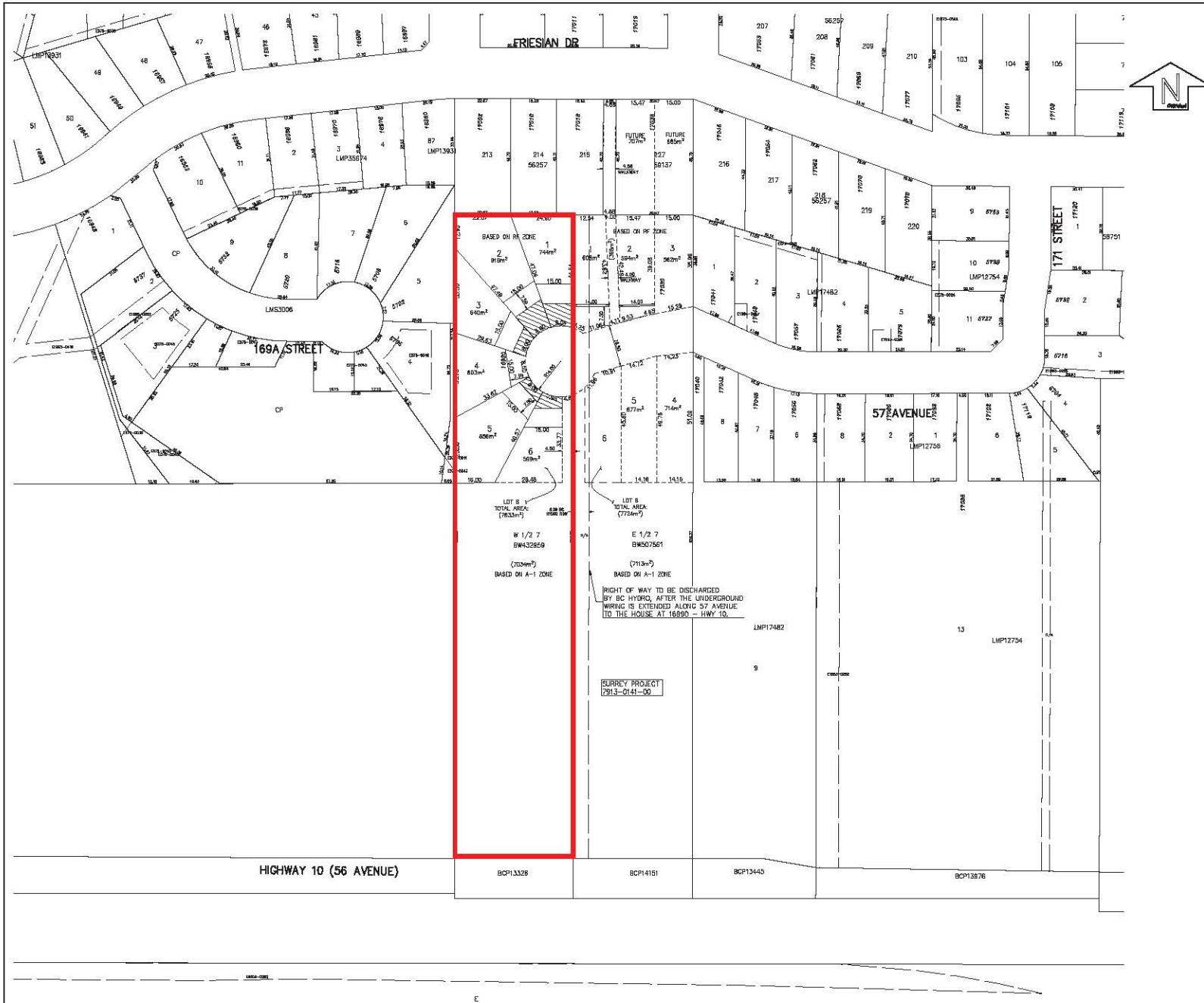
Certified correct to survey dated
 this 2nd day of October, 2014

Sean Costello
 Sean Costello, B.C.L.S.

File: 5404-ZONING

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783

LEGAL DESCRIPTION OF PROPERTY
VCAN 13B, LOT 7, LD 36, SEC 7, TWP 8



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. RIGHT RIGHT OF WAY TO BE DISCHARGED BY BC HYDRO, AFTER THE UNDERGROUND WIRING IS EXTENDED ALONG 57 AVENUE TO THE HOUSE AT 16990 - HWY 10.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com



MICHAEL STEELE
16890 - FRIESIAN DRIVE, SURREY, BC V3S 8P3, PH: 604-578-1790
PRELIMINARY LOT LAYOUT
SUBDIVISION AT 16990 FRIESIAN DRIVE, SURREY, BC

Scale: 1:1500	Wn. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: RJ	Job No. 14-3168	Of
P.W. P.U.	Date SEP / 2014	Revision
Approved:		

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: December 10, 2014 **PROJECT FILE: 7814-0265-00**

**RE: Engineering Requirements
Location: 16990 Friesian Drive**

REZONE/SUBDIVISION

Offsite Servicing Constraints

- The development of this site will be contingent upon the successful completion of application 7813-0141-00 immediately east of this application.

Property and Right-of-Way Requirements

- dedicate the necessary road allowance required for the proposed cul-de-sac bulb (14.00-metre radius).

Works and Services

- construct the balance of an 11.0 metre radius cul-de-sac at the west end of 57 Avenue complete with rollover curb and gutter, street lighting and street trees;
- construct 6.0-metre wide driveways for all lots;
- extend storm, water, and sanitary mains along the proposed 57 Avenue extension, to center of cul-de-sac bulb;
- complete drainage analysis associated with developments impact on the floodplain; and
- provide an adequately sized storm, water, and sanitary service connection, complete with inspection chamber, to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The Engineering Department has no servicing concerns relative to the Development Permit/Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Planning October-07-14

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.

Georges Greenaway Elementary catchment has maturing tendencies, but new housing completions has boosted student numbers. The capacity in the table below has been adjusted for full day Kindergarten implementation and inclusion of a "Strongstart" program for preschool age children and their parents. An adjacent school, AJ McLellan Elementary has received an 8 classroom addition recently to accommodate growth in the adjoining catchment. The projections below include a recent boundary move phased in from Surrey Centre Elementary beginning in September 2013. The school district has received capital project approval for a new Clayton North Area secondary School (Site #215) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0265-00

SUMMARY

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

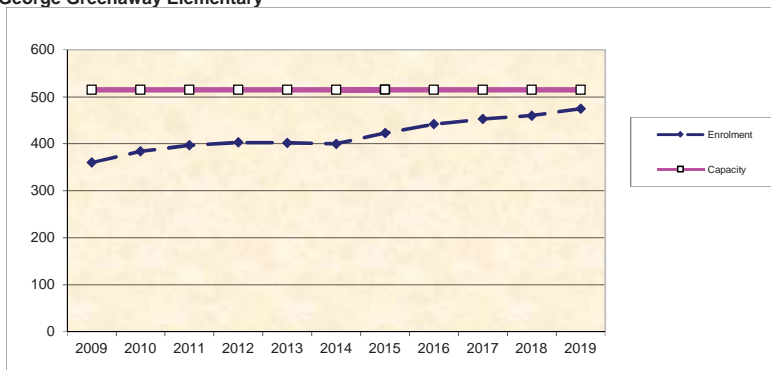
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

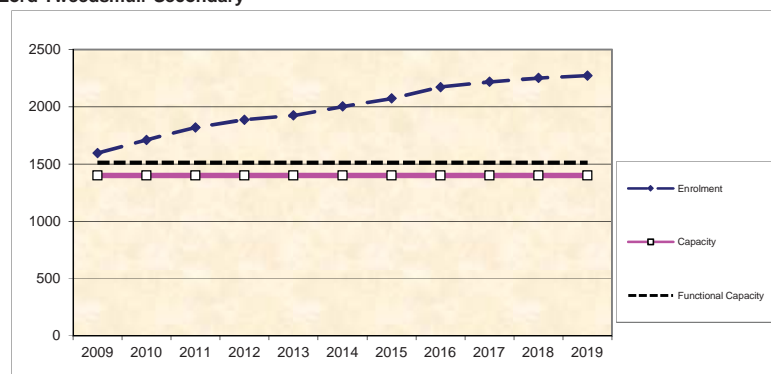
September 2013 Enrolment/School Capacity

George Greenaway Elementary	
Enrolment (K/1-7):	59 K + 343
Capacity (K/1-7):	40 K + 475
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

George Greenaway Elementary



Lord Tweedsmuir 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.



Agriculture and Food Security Advisory Committee Minutes

2E - Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 4, 2014
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Hepner - Chair
M. Bose - Vice-Chair
K. Thiara
J. Sandhar
B. Sandhu
M. Hilmer
D. Arnold

Regrets:

P. Harrison
S. Van Keulen
S. Malhotra

**Environmental Sustainability Advisory
Committee Representative:**

B. Stewart

Ministry of Agriculture Representative:

O. Schmidt, Ministry of Agriculture

Guests:

N. Ensing

Staff Present:

M. Kischnick, Planning & Development
C. Stewart, Planning & Development
R. Dubé, Engineering
C. Craig, Legislative Services

Youth Representatives:

J. Gosal

D. NEW BUSINESS

**1. Proposed Subdivision and Rezoning
16990 Friesian Drive**

File No.: 7914-0265-00; 6880-56

Donald Nip, Planner, was in attendance before the Committee to review the memo from Ron Gill, Acting Current Planning Manager - North, dated October 16, 2014, regarding the above subject line. The following was noted:

- The subject property is located in West Cloverdale and borders Highway No. 10 to the south. The southern half of the property, which is designated Agricultural in the OCP, is located entirely within the ALR.
- The Applicant is proposing to rezone the northern portion of the subject property from RA and A-1 to "Single Family Residential (RF)" to allow subdivision into five (5) single family RF lots and one (1) split-zoned (RF and A-1) lot. If approved, the proposal will complete the development within this block.
- The proposed split-zoned lot (Lot 6) will include the portion of the subject property that is located within the ALR.
- The proposed rezoning and subdivision complies with OCP in terms of use and density.
- Certain portions of this Application do not comply with Development Permit (DP) Guidelines in the OCP including minimum building setback from the ALR and landscape buffer size and setbacks. As it pertains to this Application, the Guidelines have not changed (under the current or previous OCP DPA requirements).
- A Restrictive Covenant (RC) will be registered on all of the RF-zoned lots to advise future lot owners of agricultural practices in the area.

- The building setbacks for proposed Lots 5 and 6 will be approximately 10.5 metres, which is consistent with the building setback established on the proposed lots directly to the east but it does not meet minimum 30 meter setback in Farm Protection DPA.

The Committee made the following comments:

- The site will complete the development for this block (ending in a cul-de-sac). It is contiguous with the existing subdivision to the east.
- There have been a number of issues from different owners in this subdivision with regard to adequate buffering - noise, smell, etc.
- Concern was expressed with regard to agricultural land remaining viable agriculture land by way of meeting the buffering requirements.
- It was noted by staff that with appropriate design a building and subdivision design layout could be prepared to meet the guidelines but would not be consistent with the properties to the east.
- It was noted by one of the AFSAC members that a change in layout pattern to meet the DPA requirement could create a disparity in the home designs and could potentially decrease the value of the homes being built.
- The Committee understands that it is necessary to complete the subdivision but is concerned with the lack of conformity to the Farm Protection Development Permit Guidelines, including the separation distance of residential buildings from the ALR edge and with the reduction in landscape buffering requirements established in the OCP. Discussion ensued with regard to making sure that the buffering stays as close to guidelines as possible. This will minimize the conflicts between urban and rural properties. The right to farm will be protected given that restrictive covenants will be placed on those properties.
- With a proposed setback of 10.5 metres for Lots 5 and 6, if a fence or barrier could be placed on the urban side of the buffer, along the residential side of the landscaping it would help to reduce encroachment into the buffer. Before approved, it would be important to ensure that the general design is consistent with the OCP development permit guidelines for Farm Protection.

It was

Moved by M. Bose

Seconded by J. Sandhar

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0265-00 be approved with consideration for design of an adequate landscaped buffer as part of the landscape plans which is generally consistent with Farm Protection Development permit Area requirements.

Carried

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0265-00
 Project Location: 16990 – Friesian Drive, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1960's to the 2000's. The age distribution from oldest to newest is: 1970's (10%), 1980's (50%), 1990's (20%), and post year 2000's (20%). A majority of homes in this area have a floor area in the 3000 - 3550 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (10%), 2501 - 3000 sq.ft. (40%), and 3001 - 3550 sq.ft. (50%). Styles found in this area include: "Old Urban" (10%), "West Coast Modern" (20%), "Modern California Stucco" (30%), "Neo-Heritage" (10%), and "Neo-Traditional" (30%). Home types include: Bungalow (10%), Basement Entry (10%), and Two-Storey (80%).

Massing scale (front wall exposure) characteristics include: Low mass structure (10%), Low to mid-scale massing (20%), Mid-scale massing (40%), Mid to high scale massing (10%), and High scale massing (20%). The scale (height) range for front entrance structures include: One storey front entrance (60%), 1.1/2 storey front entrance (20%), and proportionally exaggerated two storey front entrance (20%). The range of main roof slopes found in this area is: 5:12 (9%), 6:12 (9%), and 7:12 (80%).

Main roof forms (largest upper floor truss spans) are all (100%) main common hip. Feature roof projection types include: Common Hip (44%), Common Gable (33%), Dutch Hip (6%), Boston Hip (6%), and Shed roof (11%). Roof surfaces include: Shake profile asphalt shingles (50%) and Cedar shingles (50%).

Main wall cladding materials include: Horizontal vinyl siding (30%), Hardiplank siding (10%), and Stucco cladding (60%). Feature wall trim materials used on the front facade include: No feature veneer (80%), Stone feature veneer (10%), and Wood wall shingles accent (10%). Wall cladding and trim colours include: Neutral (47%), Natural (44%), and Primary derivative (10%).

Covered parking configurations include: Double garage (90%) and Triple garage (10%). Driveway surfaces include: Exposed aggregate driveway (89%) and Interlocking masonry pavers driveway (11%). Asphalt has been used as an additional front yard parking pad on one lot.

A variety of landscaping standards are evident, ranging from modest old urban to above average modern urban. Sixty percent of landscapes are considered above-average.

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

- 1) **Context Homes:** There are a number of homes in this area that could be considered to provide acceptable architectural context for the subject site (17080 - 57 Ave., 17068 - 57 Ave., 17056 - 57 Ave., 17042 - 57 Ave., 17041 - 57 Ave., and 17049 - 57 Ave.). These homes meet massing design standards in which various projections on the front of the home are proportionally consistent with one another and are well balanced across the façade. These homes provide an appropriate standard for future development in this area and emulating the standards found on these homes will reinforce the existing neighbourhood character. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study, subject to the normal updating of massing design and finishing materials standards over time.
- 2) **Style Character:** There are a mix of old urban and modern urban styles in this neighbourhood. The preferred style for this site is "Neo-Traditional", as this style are an ideal bridge between old urban and modern urban. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** Surrounding homes are Bungalow, Basement Entry or Two-Storey type and it is expected that all new homes constructed at the subject site will be 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 RF 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 two storeys in height. The recommendation however 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:** A range of cladding materials have been used in this area, including Vinyl, stucco, fibre cement board, wood shingles, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone developments.
- 7) **Roof surface:** This is area in which all homes have either asphalt shingle roofs (50%) or cedar shingles (50%). It is expected that all new homes at this site will have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. Due to precedence in this area cedar shingles are also recommended. There is also an opportunity to introduce new environmentally sustainable products. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles, cedar shingles, and shake profile sustainable products are recommended.
- 8) **Roof Slope:** Roof slopes of 7:12 or higher have been used on context homes. This is 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: The area surrounding the subject site contains RF and RA zoned lots, which were developed over a 60 year period. This has resulted in a variety of house styles including West Coast Modern, Modern California Stucco, Neo-Heritage, and Neo-Traditional. Homes types include Two-storey, Basement Entry, and Bungalows, with floor areas ranging between 1500 sq.ft. and 3550 sq ft. There are significant differences in massing design standards, and a range of exterior construction materials. Landscaping standards are above average and feature multiple shrubs and trees. Homes at 17080 - 57 Avenue, 17068 - 57 Avenue, 17056 - 57 Avenue, 17042 - 57 Avenue, 17041 - 57 Avenue, and 17049 - 57 Avenue provide context for the site.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including: 17080 - 57 Avenue, 17068 - 57 Avenue, 17056 - 57 Avenue, 17042 - 57 Avenue, 17041 - 57 Avenue, and 17049 - 57 Avenue. Homes will therefore be in a compatible style range, including “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, Vinyl, Hardiplank, Brick, and Stone.

“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, 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 7:12.

Roof Materials/Colours: Cedar shingles, 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 sustainable 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: *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. A long (20m plus) driveway on lot 6 could be constructed of asphalt for economic considerations.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: October 20, 2014

Reviewed and Approved by:  Date: October 20, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0265-00

Address: 16990 Friesian Drive

Registered Arborist: Peter Mennel PN-5611A

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	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = 38 	39
Replacement Trees Proposed	29
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	NA
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 	Removed under separate application
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: November 28, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

16990 FRIESIAN DR.
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
NOTE: SOME TREES NOT SURVEYED AND PLOTTED FROM OTHER DATA.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SGL

SCALE

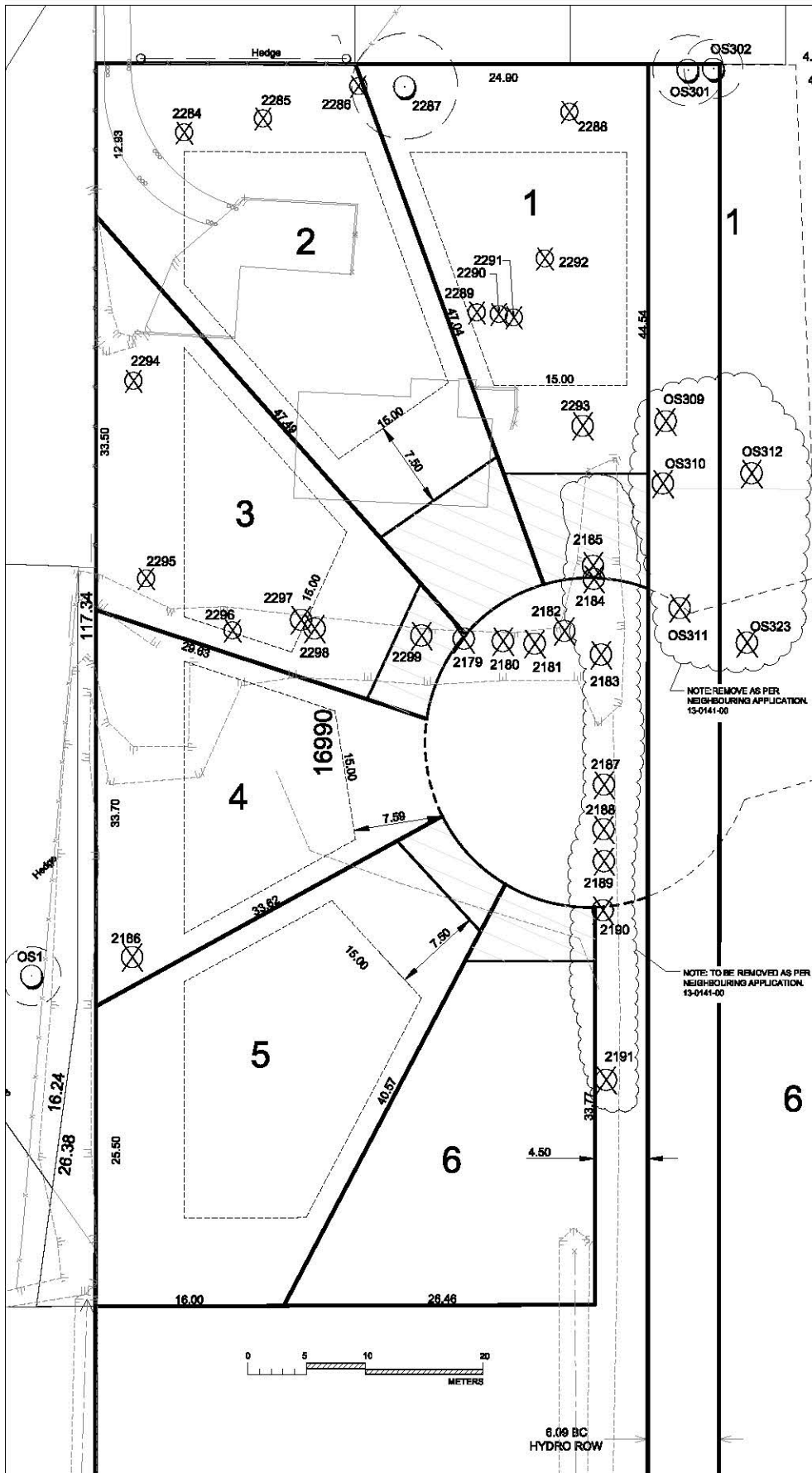
AS SHOWN

DATE

SEPTEMBER 9, 2014

T-1

SHEET 1 OF 3



LEGEND



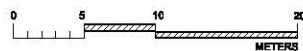
TREE TO BE RETAINED



TREE TO BE REMOVED



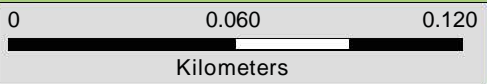
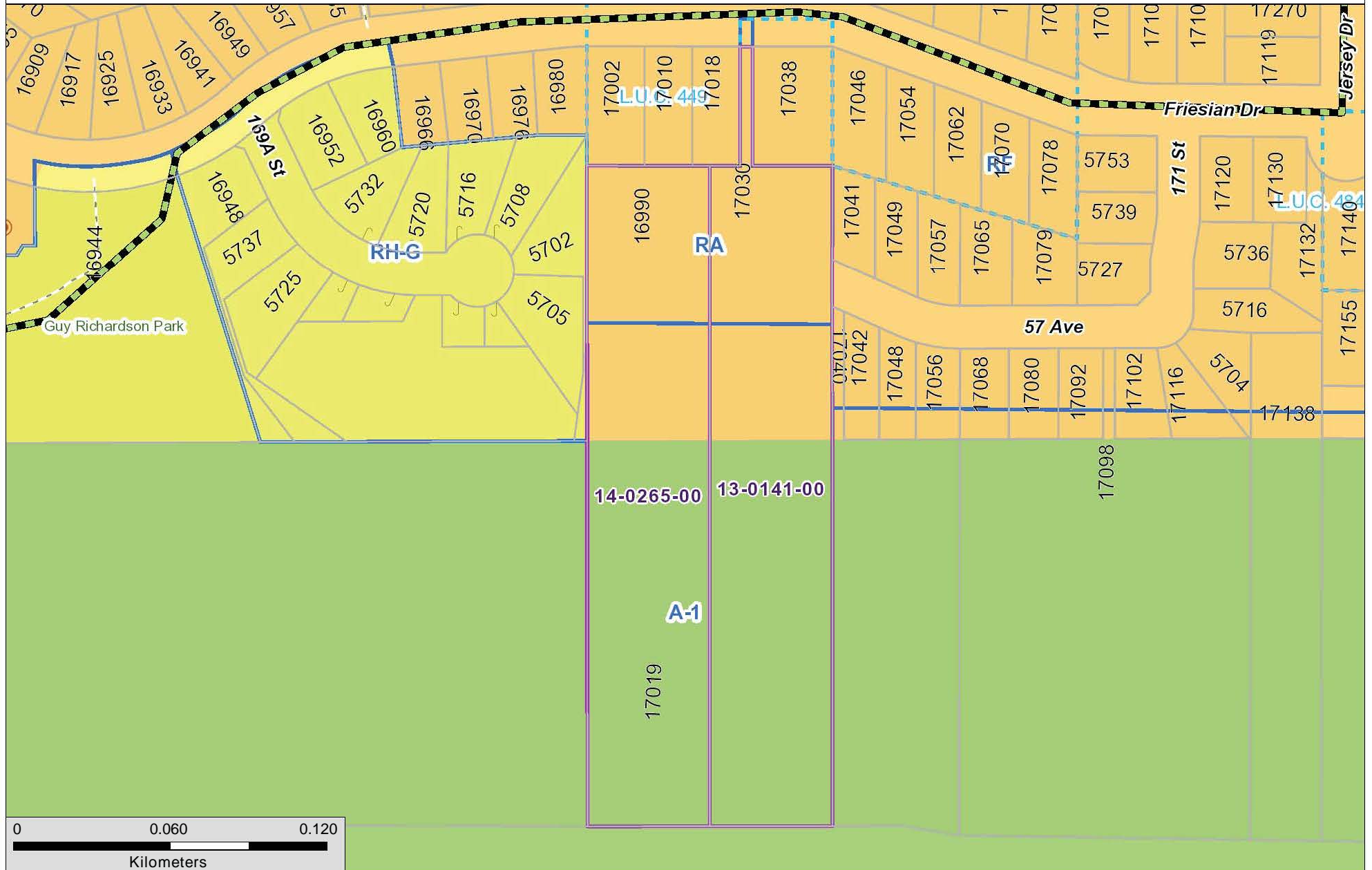
MINIMUM NO DISTURBANCE ZONE
(6X DIAMETER AS PER CITY OF SURREY POLICY)



6.00 BC HYDRO ROW

NOTE: REMOVE AS PER NEIGHBOURING APPLICATION 13-0141-00

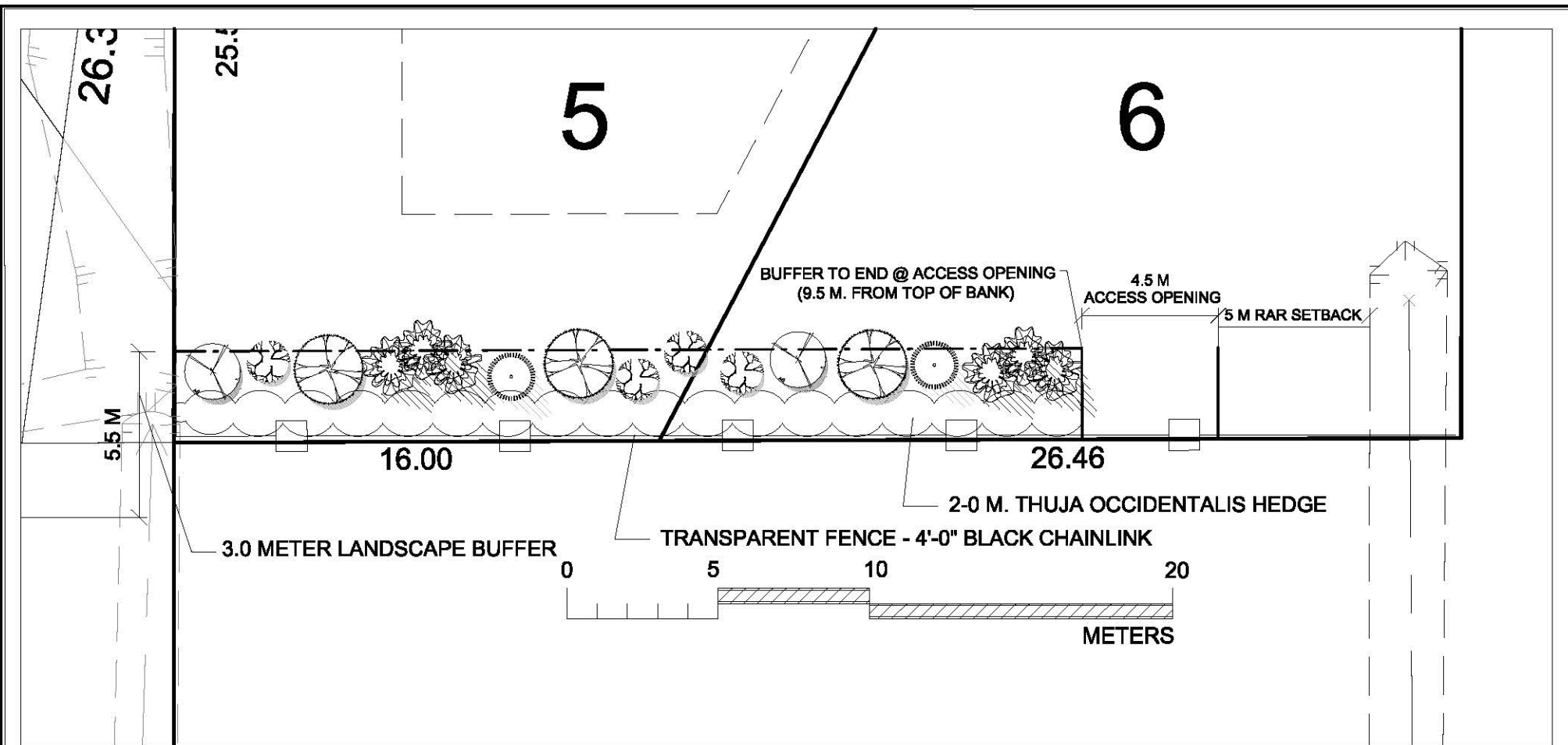
NOTE: TO BE REMOVED AS PER NEIGHBOURING APPLICATION 13-0141-00









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Enter Map Description

 Scale: 1: 2,000
Map created on: October-14-14



LEGEND

-  RHODODENDRON "VULCAN" (# 3) (6)
-  STEWARTIA (5 CM. DIA. MINIMUM) (2)
-  KATSURA (5 CM. DIA. MINIMUM) (3)
-  PAPERBARK MAPLE (5 CM. DIA. MINIMUM) (4)
-  SERBIAN SPRUCE (3.0 M. HT. MINIMUM) (2)
-  TRANSPARENT CHAIN LINK FENCING (43 METERS)

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE
18990 FRIESIAN DR.,
SURREY, B.C.

SHEET TITLE
T3 - LANDSCAPE BUFFER

CLIENT

DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 APRIL 16, 2014

T-3
 SHEET 3 OF 3



Enter Map Description

 Scale: 1: 1,500
 Map created on: November-03-14

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