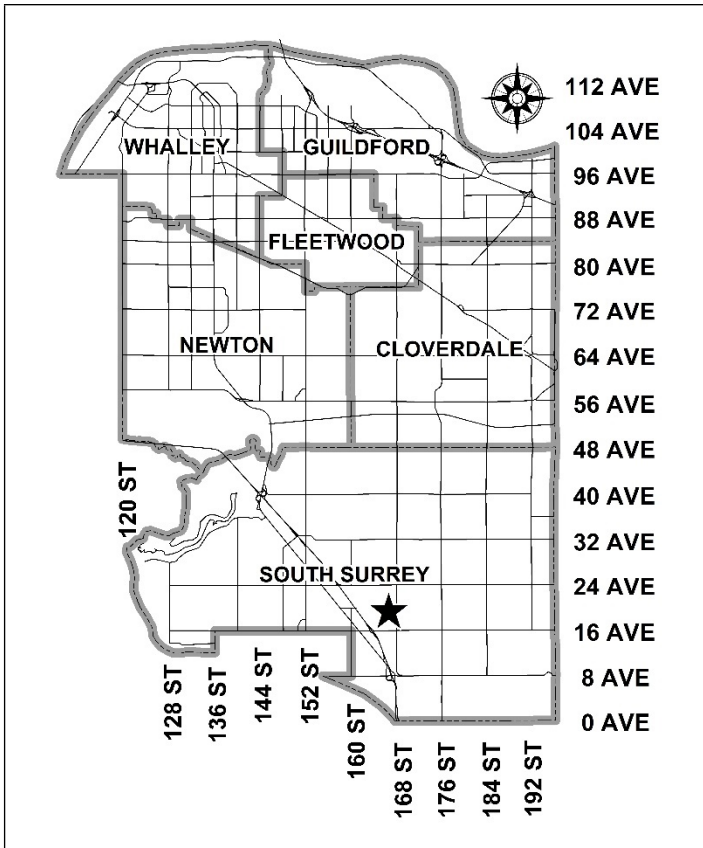


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0080-00

Planning Report Date: January 31, 2022



PROPOSAL:

- **NCP Amendment** from Low Density Residential (6 to 10 upa) to Medium Density Residential (10 – 15 upa) and for changes to the drainage corridor
- **Rezoning** from RA to RF-10 and RF-13
- **Development Variance Permit**

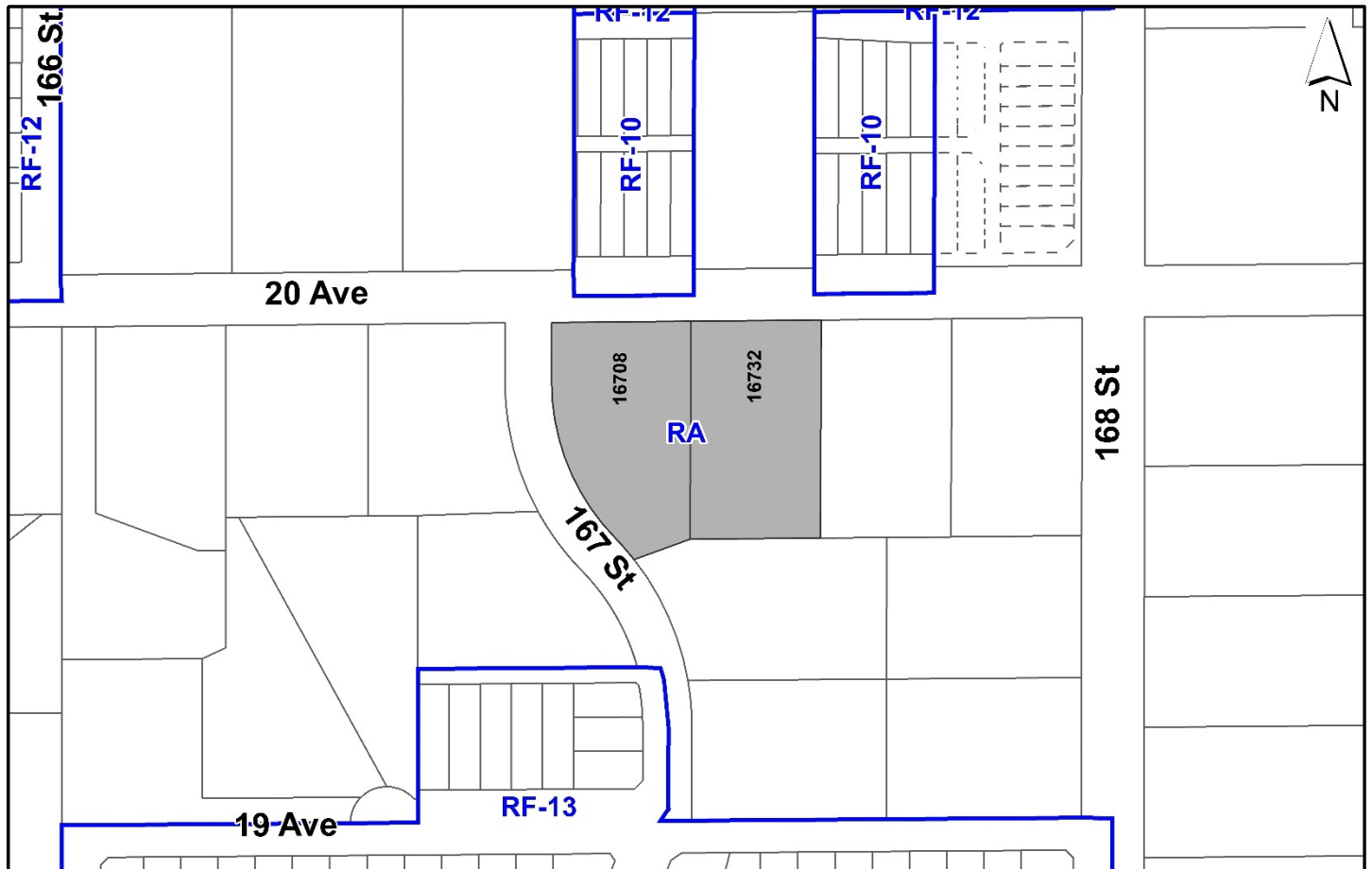
to allow subdivision into 19 single family small lots

LOCATION: 16732 – 20 Avenue
 16708 – 20 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential (6 – 10 upa), Drainage Corridor 5 metres and Drainage Corridor 10 metres



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Low Density Residential (6 – 10 upa) to Medium Residential (10 – 15 upa) and changes to the 10 metre drainage corridor along 20 Avenue.
- Proposing a Development Variance Permit to reduce the minimum lot depth of proposed lot 1 and 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally meets the intent of the Sunnyside Neighbourhood Concept Plan (NCP).
- An amendment to the Sunnyside Heights NCP is proposed to accommodate 19 single family small lots, 17 of which are proposed to be zoned "Single Family Residential (10) Zone (RF-10)" and 2 of which are proposed to be zoned "Single Family Residential (13) Zone (RF-13)". The proposed NCP amendment will allow for the creation of four (4) additional single family lot.
- The proposed amendment to the NCP will result in a modest density increase. The proposed density and building form are appropriate for this part of Sunnyside Heights and will help provide a mixture of housing types in the neighbourhood as supported by the NCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The 10 metre drainage corridor will be relocated from the centre of 20 Avenue to the south side of 20 Avenue to remain consistent with changes previously made to the 20 Avenue cross section to the east and west of the site.
- Proposed lot 1 and 2 are irregularly shaped lots due to the curvature of 167 Street. The north side of the lots are much deeper than the south side of the lots.
- The average lot depth of proposed lot 2 meets the minimum depth requirement of a RF-13 Type I Interior Lot.
- Proposed lot 1 is considerably larger than the minimum lot area required of a RF-13 Type II Corner Lot.
- Both proposed lot 1 and 2 can accommodate an efficient building envelope.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" for Block A on the attached Survey Plan (Appendix II) and "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan.
2. Council approve Development Variance Permit No. 7921-0080-00 (Appendix VIII), varying the following, to proceed to Public notification:
 - (a) to reduce the minimum lot depth of a Type II Corner Lot in the RF-13 Zone from 24 metres to 18 metres for Lot 1; and
 - (b) to reduce the minimum lot depth of a Type I Interior lot in the RF-13 Zone from 28 metres to 27.6 metres for Lot 2.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Low Density Residential (6 – 10 upa) to Medium Density Residential (10 – 15 upa) and for changes to the 10 metres drainage corridor on 20 Avenue when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	"Low Density Residential (6-10 u.p.a.)"; "Drainage Corridor 5 m"; "Drainage Corridor 10 m".	RA
North (Across 20 Ave):	Single Family Small Lot & Telecommunication Facility.	"Low Density Residential (6-10 u.p.a.)""Drainage Corridor 10 m".	RF-10 & RA
East:	Single Family Residential (under Development Application No. 7920-0227-00)	"Low Density Residential (6-10 u.p.a.)"; "Urban Transitional up to 8 u.p.a."; "Drainage Corridor 5 m"; "Drainage Corridor 10 m".	RA
South:	Single Family Residential (under Development Application No. 7920-0099-00)	"Low Density Residential (6-10 u.p.a.)"	RA
West (across 167 St):	Single Family Residential (under Development Application No. 7920-0159-00)	"Proposed Flex Street 20 m"; "Low Density Residential (6-10 u.p.a.)"; "Drainage Corridor 5 m".	RA

Context & Background

- The site is located at 16708 and 16732 – 20 Avenue within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and is approximately 8,338 square metres in area.
- The site is designated "Urban" in the Official Community Plan (OCP), designated "Low Density Residential (6-10 u.p.a.)", "Drainage Corridor 5 m", and "Drainage Corridor 10 m" in the Sunnyside Heights NCP and is zoned "One-Acre Residential Zone (RA)".
- The site is located in a section of Sunnyside Heights that is currently in the process of redeveloping, with properties at various stages in the land use approval process. Only one project (Development Application No. 7916-0309-00) on the adjacent block to the south west has been approved and constructed as RF-13 homes. All remaining properties in this area are currently under development and building permit applications in various stages of review. A range of residential densities and building forms are proposed in this area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment for a portion of the site from "Low Density Residential (6-10 u.p.a.)" to "Medium Density Residential (10-15 u.p.a)" and for changes to the 10 metre Drainage Corridor on 20 Avenue, and a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 19 lots.
- A Development Variance Permit is proposed on lot 1 and lot 2 to vary the minimum lot depth of the RF-13 Zone.

	Proposed
Lot Area	
Gross Site Area:	8,338 square metres
Road Dedication:	+/- 2,356 square metres
Undevelopable Area:	N/A
Net Site Area:	5,982 square metres
Number of Lots:	19
Unit Density:	31.76 units per hectare (12.84 units per acre)
Range of Lot Sizes	291 square metres – 426 square metres
Range of Lot Widths	9.7 m – 18.5 m
Range of Lot Depths	18 m – 32 m

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: **The School District has advised that there will be approximately 16 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

8 Elementary students at Edgewood Elementary School
3 Secondary students at Earl Marriot Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2023.

Parks, Recreation & Culture: Parks, Recreation & Culture has no objection to the project.

Transportation Considerations

- The applicant will be required to provide dedication for 20 Avenue along the north frontage, a rear lane, 167 Street, and the future 19A Avenue along the south frontage.
- Dedication of approximately 5 metres in width will be required for 20 Avenue, 6 metres of dedication is required for the proposed lane, 1 metre for 167 Street and approximately 12.5 metres of dedication is required for the future 19A Avenue. The dedication for 19A Avenue will also feature a 5 metre drainage corridor that is required by the NCP.
- Approximately 2,356 square metres of road dedication will be provided by the applicant.
- The subject site is in close proximity to the Coast Meridian Greenway, which is located along 168 Street. The Coast Meridian Greenway is in various stages of development and once completed it will run the length of 168 Street connecting the Peach Arch border crossing to Tynehead Park.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - Achieve planned capacities;
 - Balance residential and business development;
 - Support high-quality public transit investments;
 - Use infrastructure efficiently provide housing options;
 - Create local commerce and workplaces; and
 - Provide amenities for residents.
- Sunnyside Heights is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and work towards the City's growth management strategy of locating urban densities in planned areas. The proposal will help provide a diversity in housing types within the area and support the development of planned infrastructure.

Secondary Plans

Land Use Designation

- The site is currently designated "Low Density Residential (6-10 u.p.a.)" and "Drainage Corridor 5 m" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The applicant is proposing an amendment to the Sunnyside Heights NCP.

Amendment Rationale

- The applicant is proposing an NCP amendment to redesignate the site to "Medium Density Residential (10-15 u.p.a)". An amendment is also required to accommodate changes to the 10 metre drainage corridor location on 20 Avenue.
- The Sunnyside Heights NCP encourages a wide variety of density and housing forms. The proposed amendment will allow additional RF-10 lots to be located in this section of Sunnyside Heights. This area of Sunnyside Heights does not have many approved development applications, but there are a number of instream projects that propose a variety of single family densities and multi-family building forms. The proposal will contribute to the variety of residential building forms and density that the NCP seeks to establish.
- The proposed amendment will result in a modest density increase of four (4) additional lots.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The Sunnyside Heights NCP shows a 10 metre drainage corridor in the centre median on 20 Avenue between 164 Street and 168 Street. Starting with application 7912-0290-00, located to the west of the site, the location of the drainage corridor was shifted from the centre of the road to the side of the road. The width of the drainage corridor was maintained. This minor NCP amendment to shift the location of the drainage corridor will align the site with previous decisions to relocate the drainage corridor within the 20 Avenue cross-section.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 4.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 3 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 3 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.2 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.2 metres
Lot Size		
Lot Size		
Corner Lot:	369 square metres	406 square metres
Interior Lot:	291 square metres	291 – 308 square metres
Lot Width		
Corner Lot:	12.8 metres	13.7 metres
Interior Lot:	9.7 metres	9.7 – 10.1 metres
Lot Depth:	30 metres	30 – 30.5 metres
Parking (Part 5)		
Required		Proposed
Number of Spaces/Lot	3	3

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
------------------------------	----------------------------------	-----------------

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Size		
Lot Size		
Corner Lot (Type II):	380 square metres	426 square metres
Interior Lot (Type I):	336 square metres	355 square metres
Lot Width		
Corner Lot (Type II):	15.4 metres	17.1 metres
Interior Lot (Type I):	12 metres	18.5 metres
Lot Depth:		
Corner Lot (Type II):	24 metres	18 metres
Interior Lot (Type I):	28 metres	27.6 metres
Parking (Part 5)	Required	Proposed
Number of Spaces/Lot	3	3

Lot Depth Variance

- The applicant is requesting the following variance:
 - proposal to reduce the minimum lot depth of a Type II Corner Lot in the RF-13 Zone from 24 metres to 18 metres for Lot 1; and
 - proposal to reduce the minimum lot depth of a Type I Interior lot in the RF-13 Zone from 28 metres to 27.6 metres for Lot 2.
- Proposed lot 1 and lot 2 are irregularly shaped lots due to the curvature of 167 Street along the frontage. The north side of the lots are much deeper than the south side of the lot.
- The Zoning Bylaw specifies that lot depth shall be calculated as the shortest distance between the frontage and the opposing lot line. By this definition, a Development Variance Permit is needed to reduce the minimum lot depth requirement of the RF-13 Zone.
- When considering the average lot depth of proposed lot 2, the lot meets the minimum depth requirement of a RF-13 Type I Interior Lot. The average depth of the lot is 29.4 metres and the required depth in the zone is 28 metres.
- When considering the average depth of proposed Lot 1, the lot depth is 23.6 metres, 0.4 metres less than the depth required of a RF-13 Type II Corner Lot. The lot makes up for its lack of depth by being 46 square metres larger than the minimum area requirements for a RF-13 Corner Lot at 426 square metres.

- Both lots exceed the minimum lot area requirements of RF-13 and can support a functional dwelling.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- Styles recommended for this site include 'traditional west coast' and 'west coast modern' style homes.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated September 17, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$2,000 per new unit (2022 rate)).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$20,000 per dwelling unit above the approved secondary plan density).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 21, 2021 and the Development Proposal Signs were installed on August 5, 2021. The pre-notificaiton letter was sent the Little Campbell Watershed Society. Staff received have not received any comments on the application to date.

TREES

- Tim Vandenberg**, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Weeping Birch	2	2	0
Cherry	3	3	0
Holly	3	3	0
Lilac	1	1	0
Honey Locust	3	2	1
Japanese Maple	4	3	1
Red Maple	3	3	0
Red Oak	1	1	0
Coniferous Trees			
Atlas Cedar	1	1	0
False cypress	1	1	0
Grand Fir	1	1	0
Western Red Cedar	9	9	0
Total (excluding Alder and Cottonwood Trees)	33¹	31	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		7	
Contribution to the Green City Program		\$28,050	

¹ Note that the tree summary shown in Appendix V does not include the 3 Holly Trees that are proposed for removal, as compensation is not being sought for these trees. As a result Appendix V indicates that there are 30 protected trees on the property.

- The Arborist Assessment states that there are a total of 33 mature trees on the site, none of which are Alder and Cottonwood trees. It was determined that two (2) 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.
- The Japanese Maple that was marked for retention was not surveyed as part of the Arborist Assessment. Should Council support the proposal, the applicant will survey the tree prior to final adoption of the rezoning bylaw and its retention suitability will be confirmed by the project Arborist.
- Three (3) of the trees proposed for removal are Holly Trees, which are located on City land in the existing 20 Avenue road allowance. located within the future drainage corridor. Holly Trees are considered invasive species and the Parks Department actively targets their removal. The applicant will remove the trees at their expense, but compensation through replacement trees or contribution to the Green City Program will not be required based on the program to remove Holly Trees from City property.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio, except for the Holly Trees, which will not require replanting. This will require a total of 56 replacement trees on the site. Since 5 replacement trees can be accommodated on the site, the deficit of 51 replacement trees will require a cash-in-lieu payment of \$28,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$28,050 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Building Scheme Summary
Appendix VII.	NCP Amendment Map
Appendix VIII.	Development Variance Permit No. 7921-0080-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 16708 & 16732 - 20 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 21019	DATE: JAN 2022	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

G:\Projects\21019\10 Drawings\Layouts\Lot_Layout - Op. 2 - 2022-01-26.dwg [Lot: Portrait: 1147] 1/25/2022 4:36PM

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
No: _____ OF: LOT 40 & 41 SECTION 13 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 57371

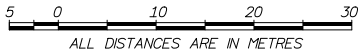
FOR REZONING PURPOSES

LEGEND

ha DENOTES HECTARES
 Sq.m. DENOTES SQUARE METERS



SCALE 1 : 500



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.

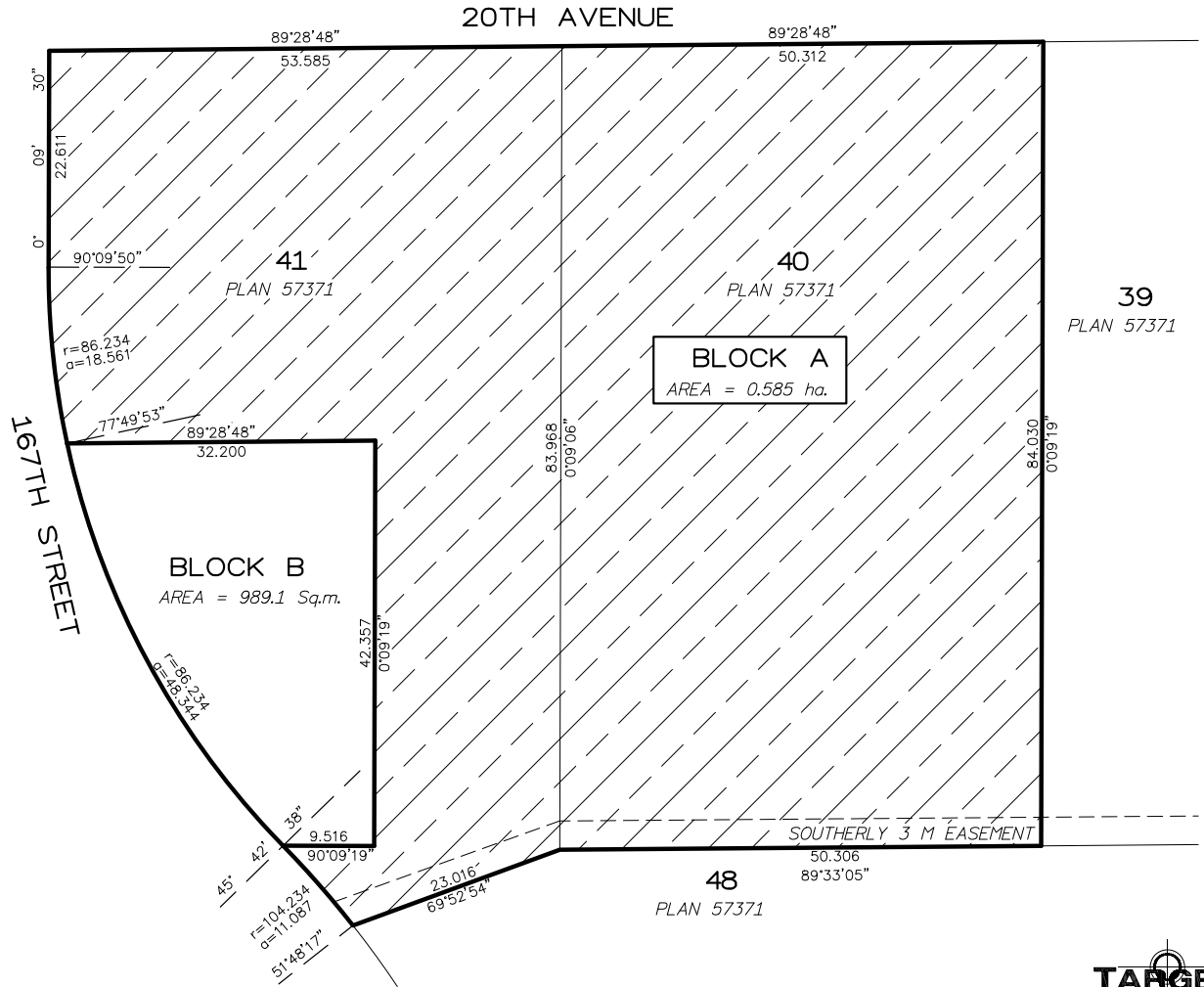
Notes:
 Property boundary dimensions shown hereon, are derived from Field Survey.

CERTIFIED CORRECT

Digitally signed by
 Mark Fulkerson 49P629
 Date: 2021.11.15
 13:13:01 -08'00'

B.C.L.S.

M. Adam Fulkerson





INTER-OFFICE MEMO

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

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

DATE: **January 25, 2022** PROJECT FILE: **7821-0080-00**

RE: **Engineering Requirements
Location: 16708 20 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

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

- Dedicate 5.042 m along 20 Avenue;
- Dedicate vary amount (12.50 to 20.50 m) for 19A Avenue;
- Dedicate 1.0 m along 167 Street;
- Dedicate 6.0 m for residential lane;
- Dedicate corner cuts as required;
- Register 0.5 m statutory right-of-way (SRW) along 20 Avenue, 19A Avenue, and 167 Street frontages for inspection chambers and sidewalk maintenance.

Works and Services

- Construct south side of 20 Avenue;
- Construct north side of 19A Avenue;
- Construct east side of 167 Street;
- Construct residential lane;
- Construct adequate storm drainage for residential lane;
- Construct an adequately-sized water, sanitary, and storm service connections, complete with inspection chambers and water meters, to each lot.

Servicing of this site is contingent on adjacent application(s) to construct and provide access for lots along 19A Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Engineer
M5

NOTE: Detailed Land Development Engineering Review available on file



January 25, 2022

Planning

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.

The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment will feed two Secondary schools: Grandview Heights and Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0080 00

SUMMARY

The proposed 19 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	8
Secondary Students:	3

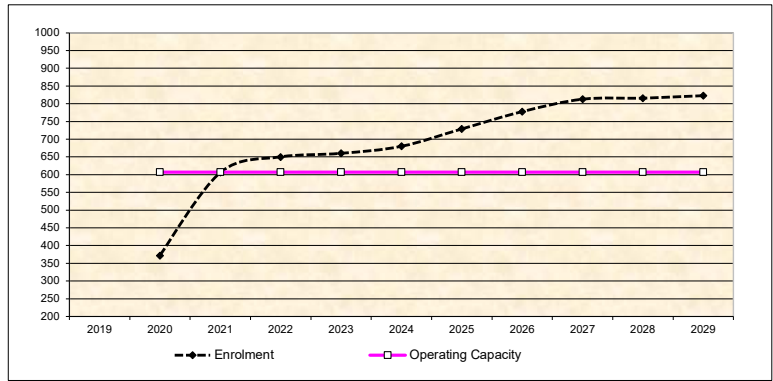
September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

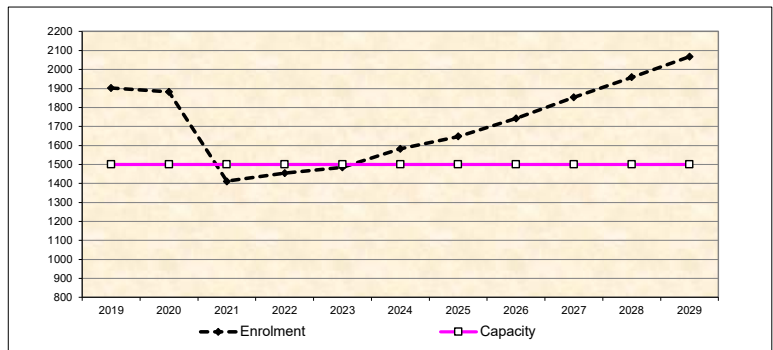
Projected population of school-age children for this development:	16
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Population : The projected population of children aged 0-19 Impacted by the development.
Enrolment : The number of students projected to attend the Surrey School District ONLY.

Edgewood Elementary



Earl Marriott Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0080-00

Address: 16708 16732 20 Avenue

Registered Arborist: Tim Vandenberg

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 and holly trees)	30
Protected Trees to be Removed	28
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	56
Replacement Trees Proposed	5
Replacement Trees in Deficit	51
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	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	6
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:

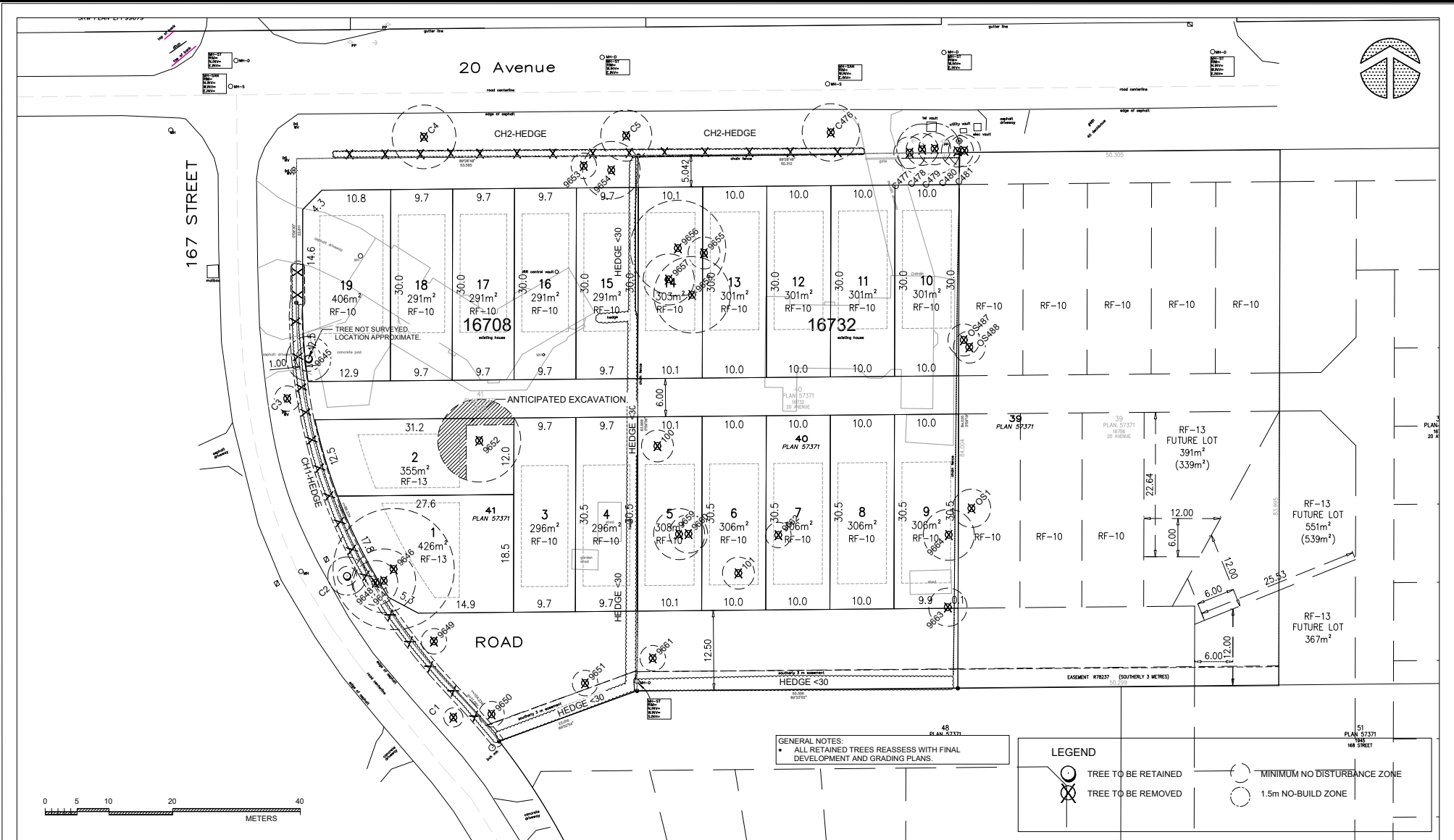


Date: January 26, 2022



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





NO.	DATE	BY	REVISION
1	NOV 25/21	MK	SUBDIVISION LOT LAYOUT

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

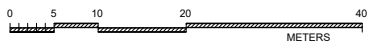
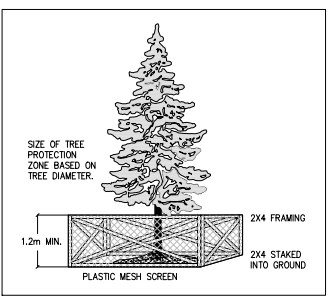
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PROJECT TITLE
16708 16732
20th AVENUE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN MK
 SCALE AS SHOWN
 DATE MARCH 04, 2021

T-1
 SHEET 1 OF 2



- GENERAL NOTES:**
- ALL RETAINED TREES REASSESS WITH FINAL DEVELOPMENT AND GRADING PLANS.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC S/LAB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO-DISTURBANCE ZONE
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	NOV 25/21	MK	SUBDIVISION LOT LAYOUT

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PROJECT TITLE
 16708 16732
 20th AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

DRAWN MK
SCALE AS SHOWN
DATE MARCH 04, 2021

T-2
 SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0080-00
 Project Location: 16708-16732 20 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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 area surrounding the subject property primarily has homes that are under construction. Seemingly the style of the homes being built currently in the area "traditional west coast" and "west coast modern" which range from 3000sf up to 4000 sf. There are a few existing homes that are one level bungalows.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built and under construction are of "traditional west coast" and "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey,



Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: September 30, 2021

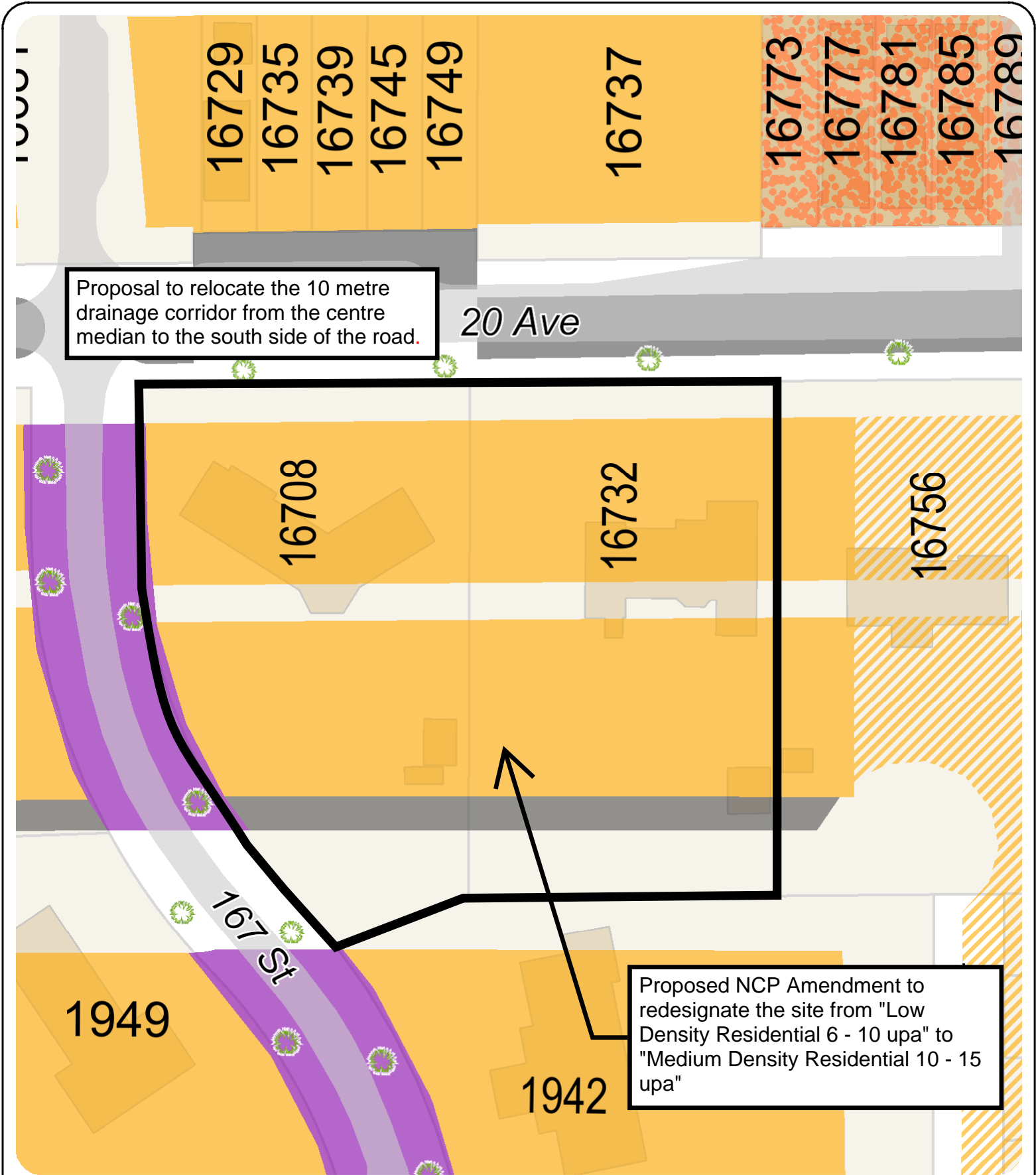
Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: September 30, 2021





NCP Amendment Map



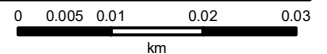
Proposal to relocate the 10 metre drainage corridor from the centre median to the south side of the road.

Proposed NCP Amendment to redesignate the site from "Low Density Residential 6 - 10 upa" to "Medium Density Residential 10 - 15 upa"

Enter Map Description

Scale: 1:818

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0080-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-577-772

Lot 40 Section 13 Township 1 New Westminster District Plan 57371

16732 – 20 Avenue

Parcel Identifier: 005-577-799

Lot 41 Section 13 Township 1 New Westminster District Plan 57371

16708 – 20 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 section K of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot depth for a Type II Corner Lot is reduced from 24 metres to 18 metres for Lot 1.
- (b) In section K of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot depth for a Type I Interior Lot is reduced from 28 metres to 27.6 metres for Lot 2.

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

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

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

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

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

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

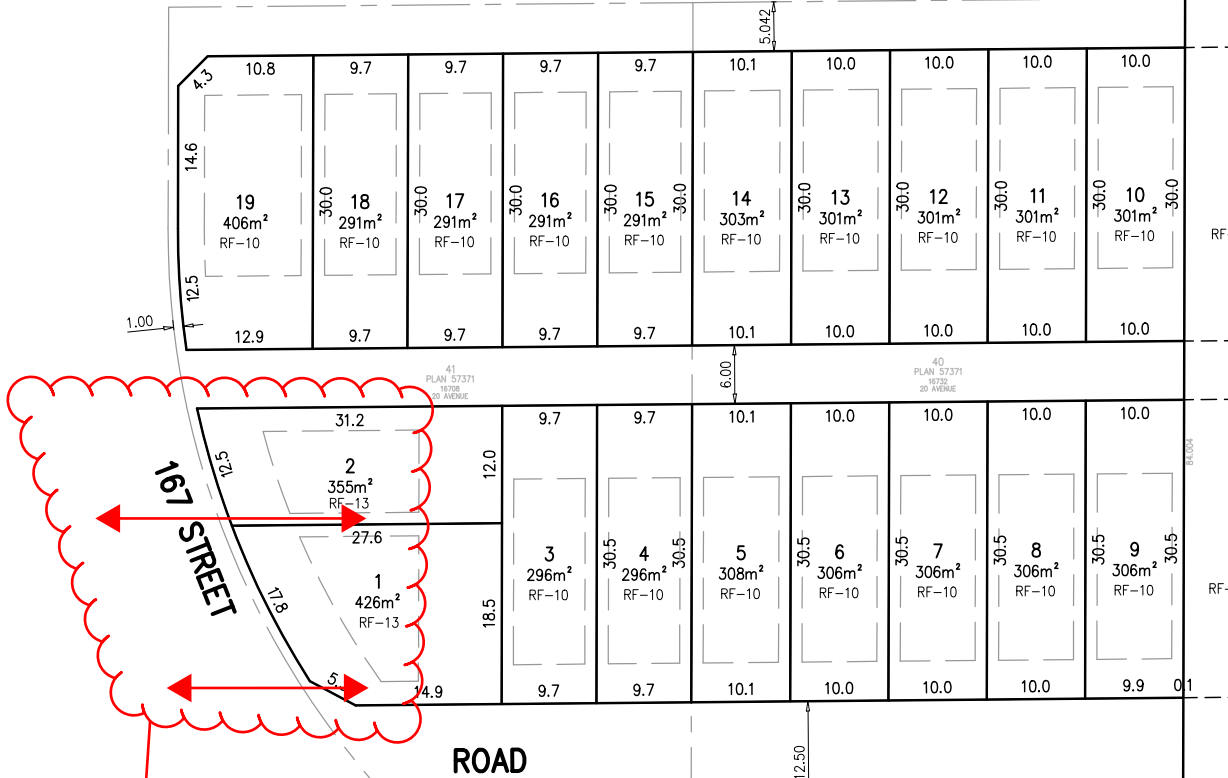
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

PLAN NWP34842
16732
20 AVENUE

16732
20 AVENUE

20 AVENUE



Development Variance Permit to reduce the minimum lot depth from 24 metres to 18 metres for a RF-13 Type II Corner Lot for Lot 1; and to reduce the minimum lot depth from 28 metres to 27.6 metres for a RF-13 Type I Interior Lot for Lot 2.

**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 16708 & 16732 - 20 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 21019	DATE: JAN 2022	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:			

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