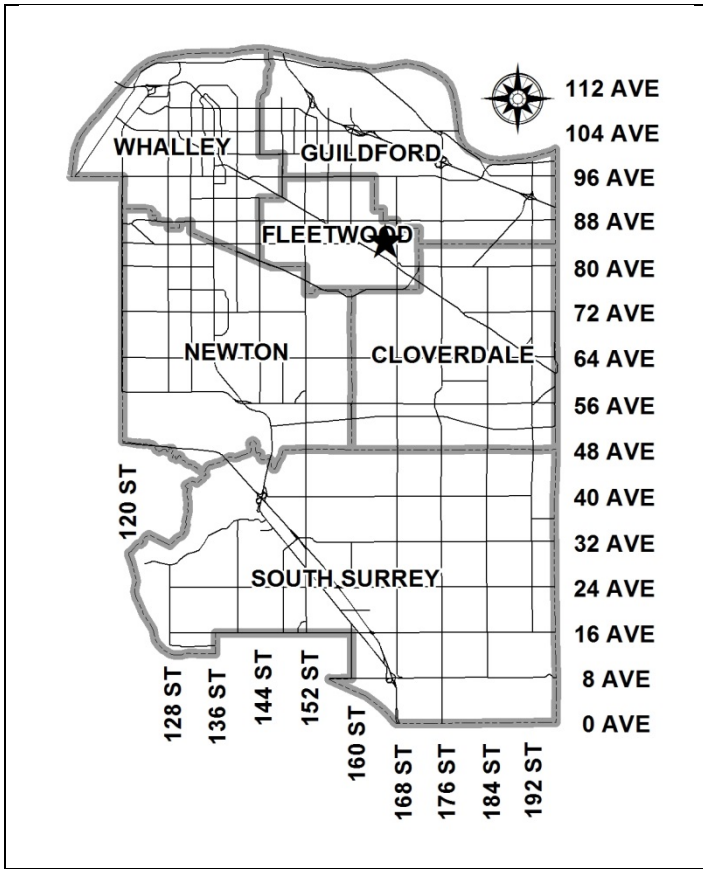


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0041-00

Planning Report Date: December 14, 2015

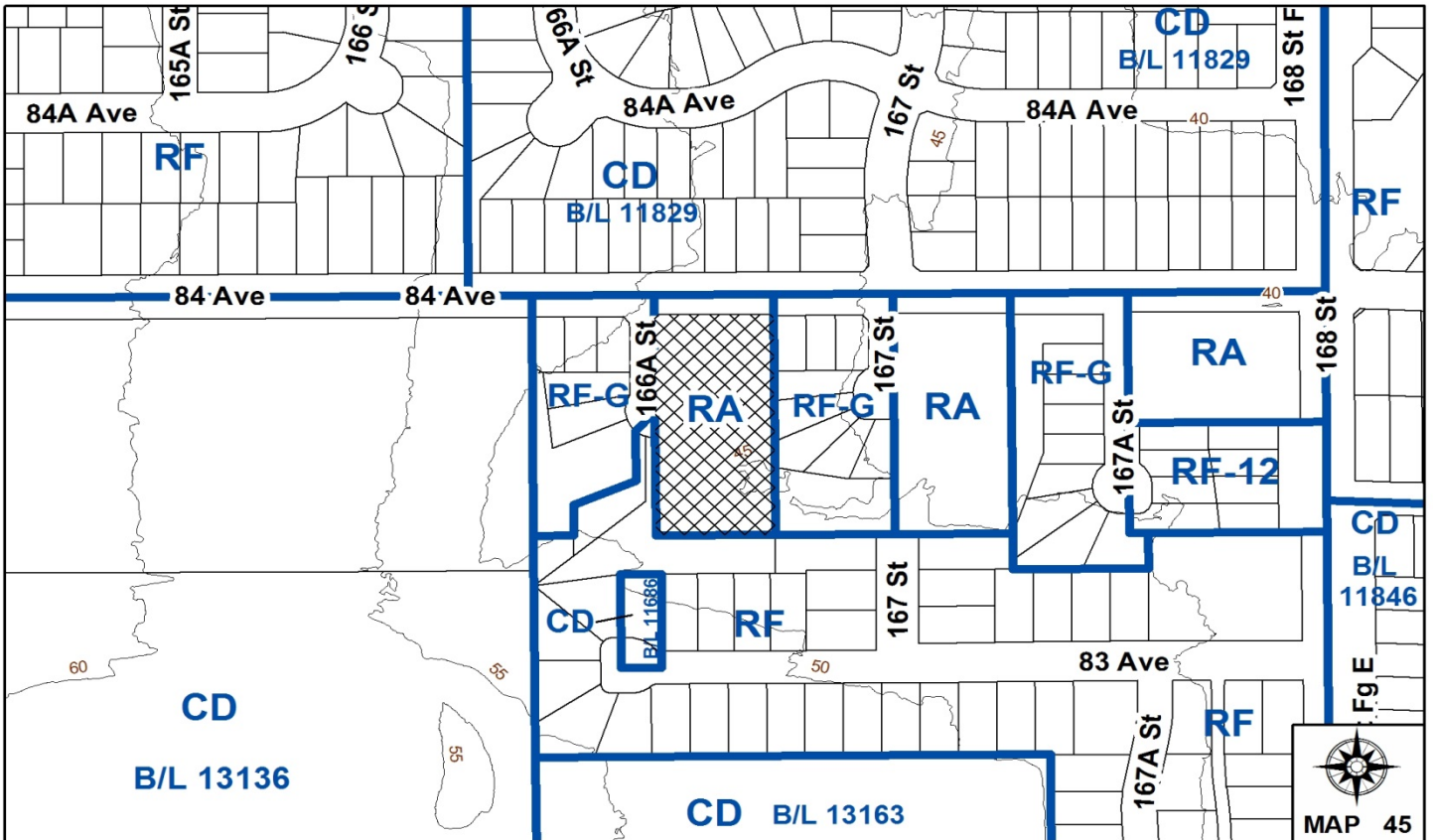


PROPOSAL:

- **TCP Amendment** of portions from Parks & Linear Corridors to Single Family Urban
- **Rezoning** from RA to RF-G and RF
- **Development Variance Permit**

in order to allow subdivision into six (6) small single family lots and open space.

LOCATION: 16664 - 84 Avenue
OWNER: Dream Castle Homes Ltd.
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Single Family Urban and Parks & Linear Corridors



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum lot area for subdivision in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).
- Seeking a variance to reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the intent of the Fleetwood Town Centre Plan.
- The proposal is consistent with the pattern of development that borders the eastern and western property lines
- Upon subdivision, approximately 39% of the gross site area will be dedicated as park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the property shown as Block A on the Survey Plan (Appendix II) from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Single Family Residential Gross Density Zone (RF-G)” (By-law No. 12000) and Block B on the Survey Plan from “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 approve Development Variance Permit No. 7913-0041-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area requirement for subdivision in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.);and
 - (b) to reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4.
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) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;
 - (f) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 6;
 - (g) registration of a Section 219 Restrictive Covenant for “no-build” on the north/south panhandle of proposed Lot 6 until:
 - i. future consolidation with the adjacent property to the south and west located at 8363 – 166A Street. Lot 6; and
 - ii. Water Act approval for the watercourse crossing is obtained from the applicable Provincial Ministry;
 - (h) obtain approval from the applicable Provincial Ministry for the Riparian Area Regulations (RAR) report; and
 - (i) indication of Council support of Development Variance Permit No. 7913-0041-00.

- 4. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate portions of the site from “Parks & Linear Corridors” to “Single Family Urban”, and from “Single Family Urban” to “Parks & Linear Corridors” when the project is considered for final adoption (Appendix VIII).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

School District: **Projected number of students from this development:**

3 Elementary students at Frost Road Elementary School
 2 Secondary students at North Surrey Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2017.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage parcel

Significant Site Attribute: Swanson Brook, a red-coded (Class A) watercourse, traverses the site.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings	Single Family Urban	CD (By-law No. 11829)
East:	Single family dwellings on small urban lots, a greenbelt, and vacant single family panhandle lots	Single Family Urban and Parks and Linear Corridors	RF-G and RF

Direction	Existing Use	TCP Designation	Existing Zone
South:	Vacant oversized single family lot	Parks and Linear Corridors	RF
West (Across 166A Street):	Single family dwellings on small urban lots and a greenbelt	Single Family Urban and Parks and Linear Corridors	RF-G

DEVELOPMENT CONSIDERATIONS

Current Proposal

- The 0.6 hectare (1.5 ac.) subject site is located at 16664 – 84 Avenue in the Fleetwood Town Centre Plan (TCP) area and is zoned “One-Acre Residential Zone (RA)”.
- The site is designated “Single Family Urban” and “Parks and Linear Corridors” in the Fleetwood TCP and is designated “Urban” in the Official Community Plan (OCP).
- The applicant proposes to rezone the site from “One-Acre Residential Zone (RA)” to “Single Family Residential Gross Density Zone (RF-G)” and to “Single Family Residential Zone (RF)” in order to subdivide into six (6) single family lots.
- A Development Variance Permit (DVP) is required to permit subdivision into RF-G-zoned lots (see By-law Variances section).
- A TCP amendment is required to amend portions of the subject site from “Parks & Linear Corridors” to “Single Family Urban” and from “Single Family Urban” to “Parks & Linear Corridors”.
- The RF-G Zone is intended for lands located within the Urban designation in the Official Community Plan (OCP) to permit small urban lots with substantial public open space set aside. Single family residential gross density lots are considered appropriate for this site in order to preserve the integrity of Swanson Brook, a Class A watercourse that flows through the subject site.
- All proposed RF-G-zoned lots will be rezoned to RF-G, however, proposed Lot 6 will be split-zoned, with the buildable portion of the lot being rezoned to RF-G, and a hooked, 4.5-metre (15 ft.) wide panhandle (the “panhandle”) along the west lot line being rezoned to RF.
- All proposed RF-G lots are a minimum of 13.4 (44 ft.) metres wide, which exceeds the minimum 12- metre (40 ft.) width requirement for regular standard lots in the RF-G Zone. The proposed 13.4-metre (44 ft.) width will allow for a double wide garage (two vehicles parked side by side).
- All proposed lots exceed the minimum 370-square metre (4,000 sq. ft.) area requirement of regular standard lots in the RF-G Zone.
- Proposed Lots 1, 2, 5 and 6 exceed the minimum 28-metre (90 ft.) depth requirement of the RF-G Zone.

- Proposed Lots 3 and 4 are 24 metres (79 ft.) deep, which require a Development Variance Permit (DVP) for reduced lot depth (see By-law Variance section).
- 2,440 square metres (0.6 ac.), which amounts to 39% of the subject site, is proposed to be dedicated to the City as Park. This satisfies the open space requirement of the RF-G Zone even, accounting for the undevelopable area.
- Similar developments consisting of small single family lots with dedicated open space, occurred to the immediate east and west of the subject site. Application No. 7993-0205-00 (to the east) received final adoption on June 25, 2007 to permit subdivision into 8 RF-G-zoned lots. Application No. 7903-0476-00 (to the west) received final adoption on June 26, 2007 to permit subdivision into 5 RF-G-zoned lots. Further to the east, and more recently, Application No. 7912-0193-00 received final adoption on July 29, 2013 to permit subdivision into 7 RF-G-zoned lots.
- The project will complete the remaining eastern portion of the 166A Street cul-de-sac south of 84 Avenue.
- The proposed TCP amendment from “Parks & Linear Corridors” to “Single Family Urban” and “Single Family Urban” to “Parks & Linear Corridors”, will more accurately reflect the existing location of the Swanson Brook riparian area. Additionally, Parks confirmed that a linear pathway in these locations is no longer required, as a north/south pedestrian connection to the Surrey Sports and Leisure Complex has been provided through Bonnie Schrenk Park, to the west of the subject site, and an east/west pedestrian connection is provided along the sidewalk on 84 Avenue.
- A portion of the site is within the steep slope Hazard Land Designation in the OCP. With the exception of road dedication and a proposed north/south 4.5-metre (15 ft.) wide panhandle along the west lot line, the designated hazard land area on the subject site is within the area that will be dedicated to the City as Park. Therefore, a Hazard Land Development Permit will not be required.
- There is potential for 8363 – 166A Street to the west and south of the site, to subdivide into two RF-zoned lots under a future subdivision application. Access to the two potential RF-zoned lots would be provided from the proposed panhandle on the subject site, and an existing panhandle to the immediate west of the subject site. 8363 – 166A Street would be subject to the applicable riparian setbacks at the time of subdivision, which could impact its potential lot yield.
- Rezoning the hooked panhandle to the RF Zone will facilitate a future consolidation between the hooked panhandle with the adjoining RF-zoned property located at 8363 – 166A Street.
- As the panhandle crosses a Class A watercourse, Water Act approval from the Province will be required, but will be deferred until a future application is submitted to subdivide the panhandle with 8363 – 166A Street. A no-build restrictive covenant will be registered on the hooked panhandle in this regard.

Riparian Area

- Swanson Brook, a Class A watercourse, flows through the site in an east/west direction.
- The applicant provided a Riparian Areas Regulation (RAR) assessment report for the on-site Class A watercourse. The RAR report supported a 10-metre (33 ft.) setback from the top-of-bank along the north side of the watercourse. As such, proposed Lot 6 is set back a minimum of 10 metres (33 ft.) from the top-of-bank of the watercourse in compliance with the RAR report.
- The top-of-bank line on the south side of the watercourse deviates away from the centerline of the channel. Therefore, the southern streamside protection and enhancement boundary (SPEA), measured from the southern top-of-bank line, generally encumbers the entire area south of the watercourse. The area within the subject site, south of proposed Lot 6, does not have future subdivision potential and will be dedicated to the City as Park.
- The RAR report was peer reviewed and accepted by staff. The applicant is required to have the RAR report audited and accepted by the Province, before the RAR report receives final approval from staff.
- The proposed open space is considered as "undevelopable area" as it lies within a riparian area and is unsuitable for the placement of structures. In accordance with the RF-G Zone, open space set aside in undevelopable areas, is discounted by 50%. Although the applicant is dedicating 39% of the site as open space, for calculation purposes, the amount of open space being dedicated is 1,220 square metres (13,100 sq. ft.), or 20% of the site area, which exceeds the minimum 15% requirement of the RF-G Zone.
- The proposed open space will be added to the existing Swanson Creek Park area that borders portions of the current east and west property lines. This forms part of a linear natural space that follows the area's ravines and watercourses from the Surrey Sports and Leisure Complex on Fraser Highway near 168 Street, down to the Serpentine River near 88 Avenue.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting 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 building design guidelines (Appendix VI). The proposed homes will be compatible with existing homes on the west side of 166A Street.
- A preliminary lot grading plan was provided by WSP Canada Inc. The applicant proposes basements on all six proposed lots. No retaining walls or fill in excess of 0.5 metre (1.6 ft.) are proposed.
- 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.
- The preliminary lot grading plans was reviewed by staff and found generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on May 1, 2014 and staff received one response as summarized below (staff comments in italics):

- The owner of 8363 – 166A Street inquired about the proposed development, and requested that access through the subject site, to the owner’s lot, be provided to allow the owner to subdivide in the future.

(8363 – 166A Street is an oversized RF-zoned lot that is large enough to subdivide under a future development application. However, 8363 – 166A Street requires additional access through the subject site, in order to achieve a future subdivision.

The applicant has agreed to provide a 4.5-metre (15 ft.) wide panhandle hooked to proposed Lot 6 on the subject site, to provide access from 166A Street to the adjoining lot. The panhandle will need to be acquired by the owner of 8363 – 166A Street, and the owner will need to obtain Water Act approval for the watercourse crossing, in order to subdivide in the future.

Initially, two, 4.5-metre (15 ft.) wide panhandles were proposed on the subject site, to provide access to two potential new lots when 8363 – 166A Street subdivides. However, in addition to the two panhandles, additional land on the southern portion of the subject site would need to be consolidated with 8363 – 166A Street in order to have enough area to subdivide into two additional lots. The RAR report for the subject site indicated that nearly all of the area south of the watercourse on the subject site was within the SPEA boundary, and therefore, not appropriate for future development.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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	2	2	0
Cottonwood	12	12	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf Maple	1	1	0
Cherry/Plum	1	1	0
Cypress	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Yellow Cedar	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	7	7	0
Additional Trees in the proposed Riparian Area	14	0	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$3,000	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 67% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no on-site 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.
- Table 1 includes an additional 14 protected trees that are located within the proposed riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 28 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 10 replacement trees will require a cash-in-lieu payment of \$3,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 166A Street and 84 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$3,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within, and complies with the general intent of the Fleetwood Town Centre Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> One secondary suite will be permitted for each lot.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Sediment control devices and dry swales will be applied to the development. The riparian area within the SPEA setback area will be dedicated to the City for Park purposes.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to area residents, and a Public Hearing will be held if the proposed rezoning receives 1st and 2nd Readings by Council.

BY-LAW VARIANCES AND JUSTIFICATION**(a) Requested Variance:**

- To reduce the minimum site area for subdivision in the RF-G Zone, from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).

Applicant's Reasons:

- The size of the parcel does not meet the minimum required lot area for subdivision under the RF-G Zone. The property can be subdivided in accordance with all other RF-G Zone regulations, with the exception of a reduced lot depth for two of the six proposed lots.

Staff Comments:

- The minimum 1 hectare (2.5 acre) lot area requirement for subdivision in the RF-G Zone was intended to encourage land assembly; however, the surrounding properties demonstrated how development could proceed independently. The proposed subdivision meets all other requirements of the RF-G Zone with the exception of a reduced lot depth for proposed Lots 3 and 4.
- A similar variance to reduce the minimum lot area of the RF-G Zone was approved under development Application Nos. 7912-0193-00 and No. 7993-0205-00 to the east, and 7903-0476-00 to the west. These three development applications were approved to permit the development of RF-G-zoned lots.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 24 metres (80 ft.) for proposed Lots 3 and 4.

Applicant's Reasons:

- The proposed variance will allow subdivision into six (6) lots. All six (6) proposed lots exceed the minimum 370-square metre (4,000 sq. ft.) lot size requirement for regular standard lots in the RF-G Zone.

Staff Comments:

- The applicant's design consultant provided a footprint analysis for proposed Lots 3 and 4, and concluded that both lots can achieve a house size that is approximately 11 square metres (120 sq. ft.) less than the maximum allowable floor area, without the need for setback variances.
- The minimum rear yard setback of 7.5 metres (25 ft.), with an allowable reduction to 6 metres (20 ft.) if at least 50% of the rear building face is set back a minimum of 8.5 metres (28 ft.) will apply. Therefore, proposed Lots 3 and 4 will have useable rear yard space.
- The RF-G Zone allows a permissible reduction in dimensional requirements for 50% of the lots contingent upon meeting open space requirements. Under this permissible reduction, the lot width may be reduced from 12 metres (40 ft.) to 10.5 metres (35 ft.) and the lot area may be reduced from 370 square metres (4,000 sq. ft.) to 325 square metres (3,500 sq. ft.). If the lot width of proposed Lots 1 and 2 was reduced from 13.4 metres (44 ft.) to 11.4 metres (37 ft.), the lot depth of proposed Lots 3 and 4 could be increased to 28 metres (90 ft.) and meet the minimum depth requirement of the RF-G Zone. However, proposed Lots 1 and 2 would not be able to accommodate a double wide garage (two vehicles parked side by side) if their lot widths were reduced to less than 13.4 metres (44 ft.).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Town Centre Plan Amendment Map
Appendix IX.	Development Variance Permit No. 7913-0041-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.5 ac.
Hectares	0.6 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m. – 17.6 m.
Range of lot areas (square metres)	390 sq. m. – 978 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 upha / 4 upa
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	2,440 sq. m.
% of Gross Site	39%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Site Area for Subdivision and Lot Width	YES

INTER-OFFICE MEMO

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

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

DATE: **December 8, 2015** PROJECT FILE: **7813-0041-00**

RE: **Engineering Requirements
Location: 16664 84 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 0.942 m along 84 Avenue for the ultimate 22.0 m Collector road allowance;
- register a 0.5 m statutory right-of-way along 84 Ave frontage;
- dedicate 5.0 m along 166A Street to complete the 16.5 m Limited Local road allowance;
- dedicate to complete the 166A Street cul-de-sac to 14.0 m radius; and
- dedicate 3.0 m x 3.0 m corner cut at 84 Avenue and 166A Street.

Works and Services

- construct south side of 84 Avenue to the Collector Road standard;
- construct east side of 166A Street to the Local Road standard including the cul-de-sac; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk



Planning

April-24-14

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.

The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary, and no new capital projects identified for North Surrey Secondary. The school district is working on design drawings for a new secondary school planned in North Clayton Area (approved as a capital project by the Ministry of Education) which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0041 00

SUMMARY

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

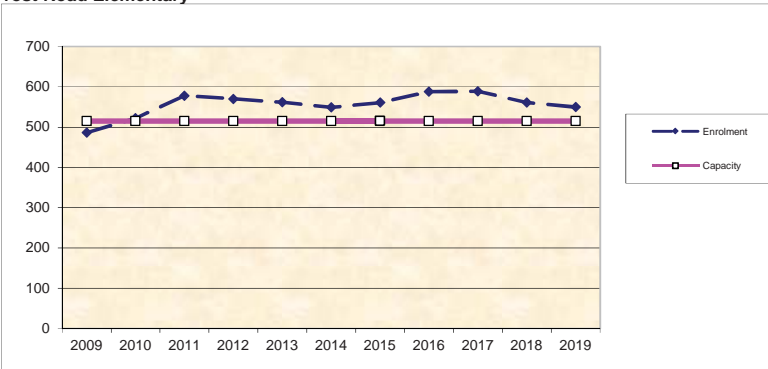
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

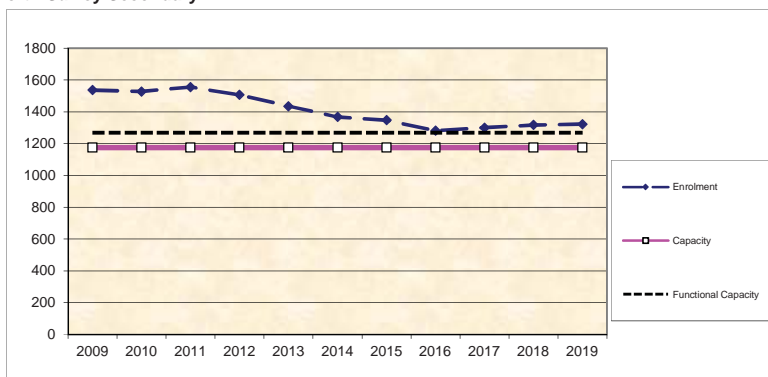
September 2013 Enrolment/School Capacity

Frost Road Elementary	
Enrolment (K/1-7):	65 K + 497
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1435
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

Frost Road Elementary



North Surrey Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0041-00
 Project Location: 16664 - 84 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in a new growth area. On the south side of 84 Avenue, both east and west of the subject site, are newly constructed (post year 2000's) 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes with basements. These homes are constructed to a moderate to high modern urban standard for RF-G zoned lots. There are two lots west of the subject site, one under construction and one recently completed that are constructed to a similar standard. North of the subject site (north side of 84 Avenue) are numerous homes constructed in the 1990's under a CD zone based on the RF zone.

All homes in this area were built out over a time period spanning from the 1990's to the present (under construction). The age distribution from oldest to newest is: 1990's (41%) 2000's (37%), post 2010's (6%), and under construction (6%). All homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Styles found in this area include: "Modern California Stucco" (6%), "Neo-Heritage" (25%), and "Neo-Traditional" (69%). Home types include: 1 ½ Storey (6%), and Two-Storey (94%).

Massing scale (front wall exposure) characteristics include: Low-scale massing (6%), Low to mid-scale massing (13%), Mid-scale massing (38%), Mid-scale massing with proportionally consistent, well balanced massing design (13%), and mid to high scale massing (31%). The scale (height) range for front entrance structures include: One storey front entrance (19%), One storey front entrance veranda in heritage tradition (6%), and 1½ storey front entrance (75%). All homes have a double garage.

The range of roof slopes found in this area is: 5:12 (6%), 6:12 (6%), 7:12 (18%), 8:12 (41%), 10:12 (12%), 12:12 (6%), and greater than 12:12 (12%). Main roof forms (largest upper floor truss spans) include: main common hip roof (81%), and main common gable roof (19%). Feature roof projection types include: common hip (16%), common gable (68%), and Dutch Hip (16%). Roof surfaces include: Shake profile asphalt shingles (44%), Concrete tile (shake profile) (6%), and Cedar shingles (50%).

Main wall cladding materials include: Horizontal vinyl siding (56%), and Stucco cladding (44%). Feature wall trim materials used on the front facade include: No feature veneer (19%), brick feature veneer (11%), stone feature veneer (30%), wood wall shingles accent (22%), horizontal Hardiplank accent (7%), and 1x4 vertical battens over Hardipanel in gable ends (11%). Wall

cladding and trim colours include: Neutral (35%), Natural (43%), Primary derivative (9%), and Warm (13%).

A variety of landscaping standards are evident, including: "modest" modern urban standard with sod and a few shrubs only (25%), average modern urban standard (50%), above-average modern urban standard featuring numerous shrub plantings (19%), and extraordinary modern urban landscape standard (6%). All lots have an exposed aggregate driveway.

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

- 1) **Context Homes:** Sixty nine percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 16618 - 84 Avenue, 16628 - 84 Avenue, 16640 - 84 Avenue, 8387 - 166A Street, 8379 - 166A Street, 16678 - 84 Avenue, 16686 - 84 Avenue, 8397 - 167 Street, 16689 - 84 Avenue, 16663 - 84 Avenue, and 16631 - 84 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area. Therefore, new homes should be consistent in theme, representation and character with homes identified above as context homes.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All homes in this area (except one 1 ½ Storey structure) are Two Storey type, and it is expected that all new homes at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) is no longer regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet common new standards for new (post year 2010) RF, RF-12, and RF-G zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to a similar range to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, 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's RF, RF12 and RF-G zoned developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on most "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: At the context sites to the west and east, there is obvious continuity of appearance. All homes are 2800 square foot "Neo-Traditional" or "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. Most homes have either a cedar shake roof or a shake profile asphalt shingle roof. All homes have either vinyl siding or stucco cladding. A variety of landscaping standards are evident.

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 one of the following styles: "Neo-Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which 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)

There are numerous homes in this area identified herein, that could be considered to provide acceptable architectural context. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" styles (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, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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

Treatment of Corner Lot 3: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lot 3 shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 7, 2013

Reviewed and Approved by:



Date: May 7, 2013

TREE PRESERVATION SUMMARY

Project Location: 16664 84th Ave Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	21	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	21	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required	28	(E)
Number of Replacement Trees Proposed	18	(F)
Number of Replacement Trees in Deficit (E-F)	10	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	18	(H)
Number of Lots Proposed in the Project	6	(I)
Average Number of Trees per Lot (H / I)	3.00	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

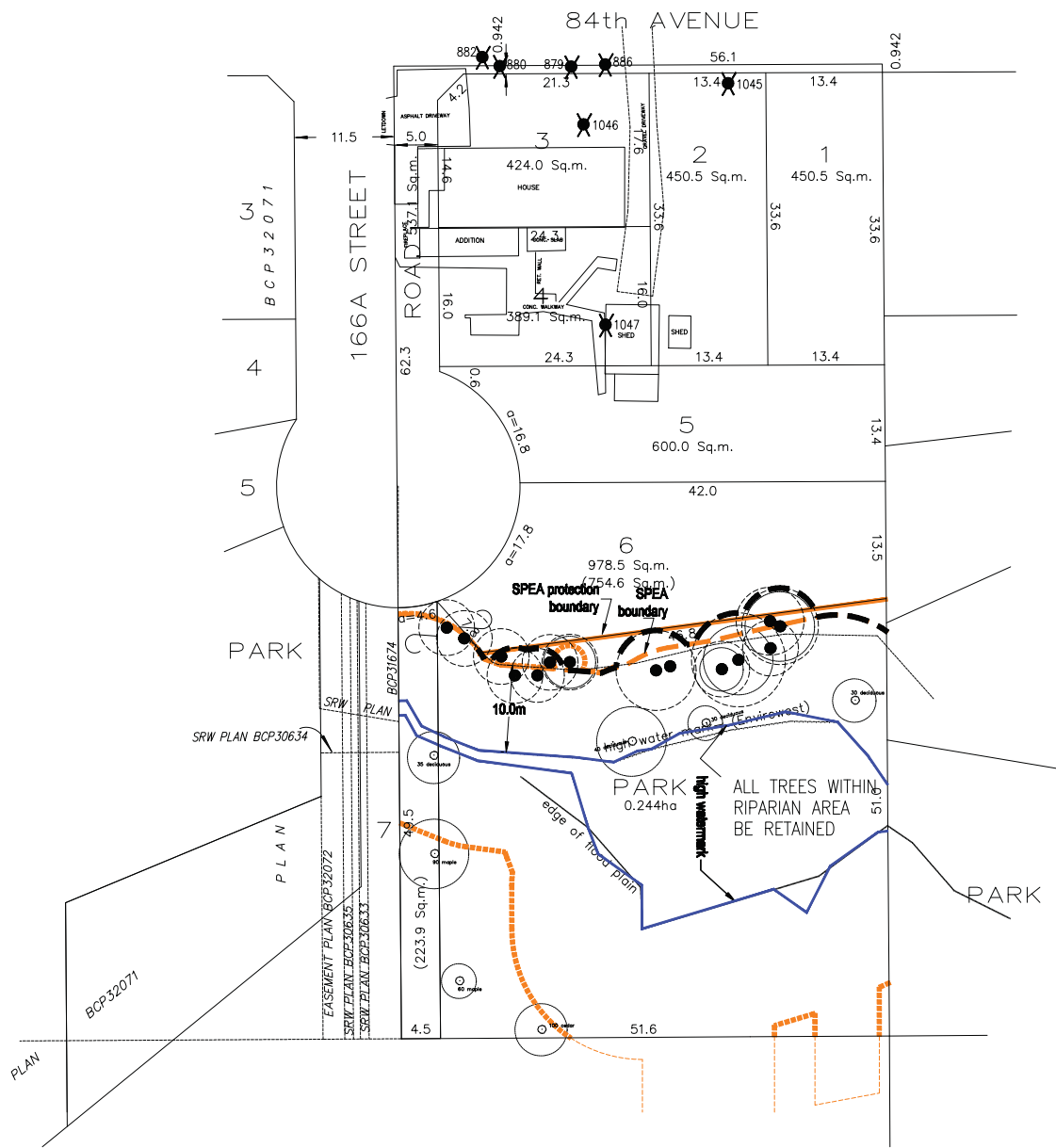
This plan will be available before final adoption

Summary prepared and submitted by:



Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

November 18, 2015



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

NO./15	REVISION	BY
JUN/15	REVISED LOT LAYOUT	2
OCT/13	REVISED LOT LAYOUT	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC
 BC/SA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 5E8
 PHONE (604) 857-2376

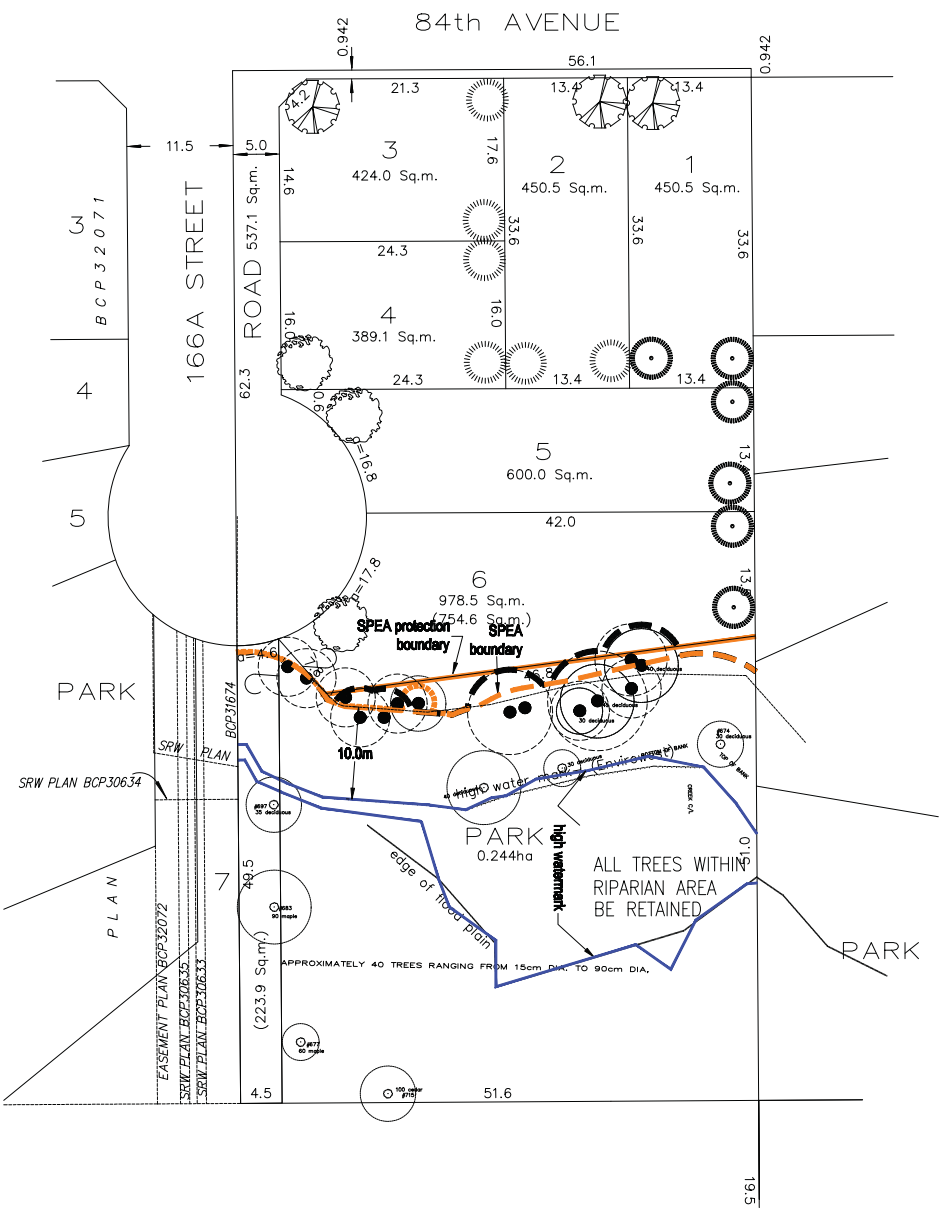
CLIENT
 MR. DEXTER HRAHE
 HUNTER LARO ENGINEERING LTD.
 SUITE #300
 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5
 604 525 4651

HL FILE #6757
 CITY OF SURREY FILE #7913 0041 00

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 6 LOT SUBDIVISION
 1666A - 84 AVENUE
 SURREY, B.C.

SCALE 1:250	DATE MAR/13
DRAFT CHW	
ENL CHW	
APPROV AS BALT	

PRINTED	JOB NO.
	DRAWING NO.
	TR-1



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	6	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	6	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.
NOV/15	PORTLAND	3
JUN/15	REVISED LOT LAYOUT	2
OCT/13	REVISED LOT LAYOUT	1
DATE	REVISION	NO.
	REVISION	

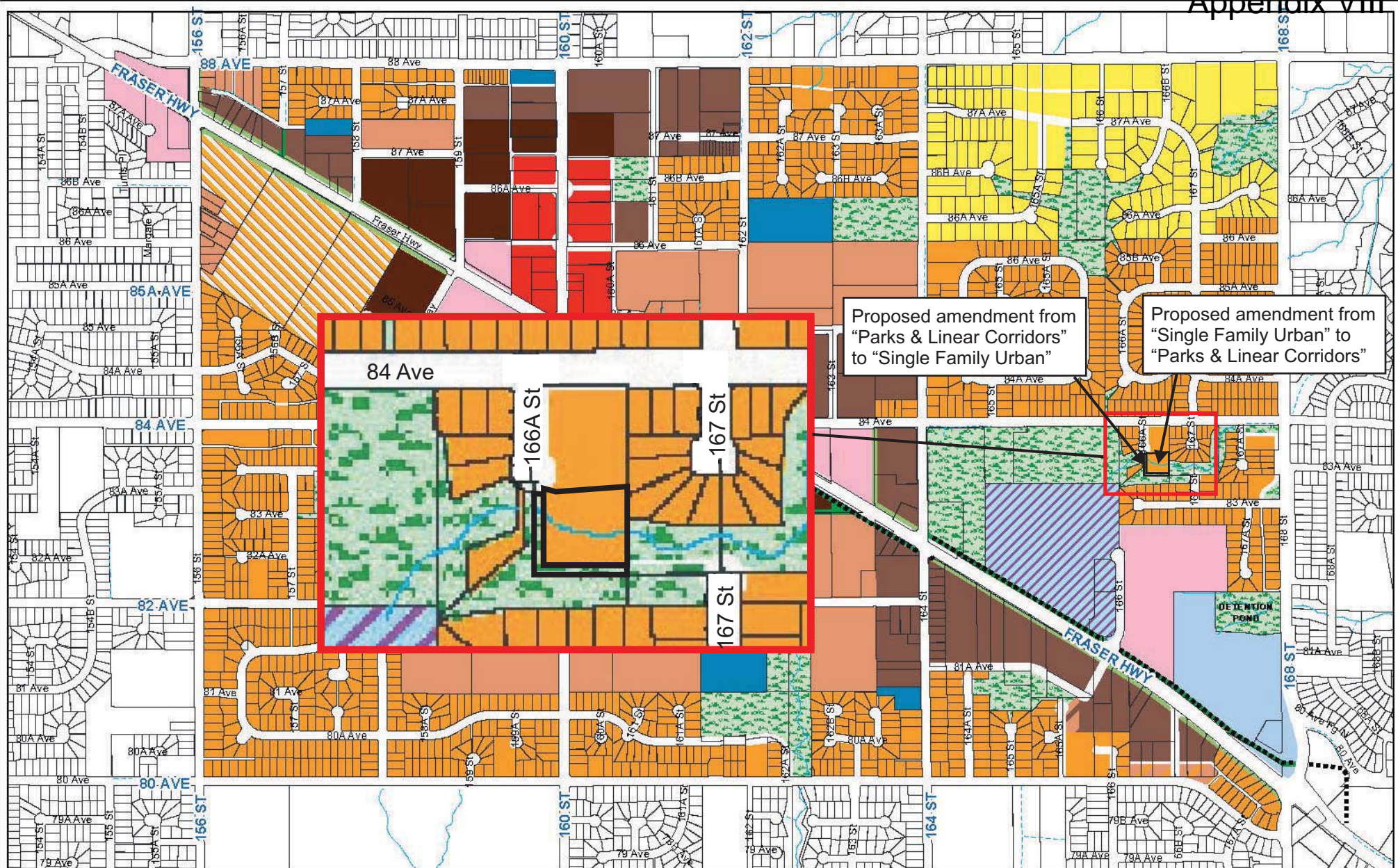
C.KAVOLINAS & ASSOCIATES INC
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CLIENT
 MR. DEXTER HIRAGE
 HUNTER LAIRD ENGINEERING LTD.
 SUITE #500
 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 VOL. SP5
 604 525 4651
 HL FILE #6757
 CITY OF SURREY FILE #7913 0041 00

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 16664 - 84 AVENUE
 SURREY, B.C.

SCALE 1:250	DATE MAR/13
DRAWN CHD	
ENCL CHD	
APPROV AS BUILT	

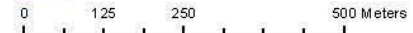
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	DRAWING No.
	TR-2



Proposed amendment from "Parks & Linear Corridors" to "Single Family Urban"

Proposed amendment from "Single Family Urban" to "Parks & Linear Corridors"

- | | | | |
|-----------------------------------------|-----------------------------------------|------------------------|------------------------------------|
| Community Commercial | Apartment and Medium Density Townhouses | Single Family Suburban | Parks && Linear Corridors |
| Highway Commercial | Medium Density Townhouses | Manufactured Homes | Institutional/Commercial |
| Low Density Townhouses or Single Family | Low Density Townhouses | Industrial | Multiuse Corridor/Landscape Buffer |
| Low Density Townhouses In Duplex Form | Single Family Urban | Institutional | Buffer Within Private Land |
| | | 4m Wide Paved Path | |



FLEETWOOD TOWN CENTRE LAND USE PLAN
 City of Surrey Planning & Development Department
 Approved by Council Nov. 1, 2000 - Amended 27 July 2015

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0041-00

Issued To: DREAM CASTLE HOMES LTD

("the Owner")

Address of Owner: Unit 1-13018 - 84 Avenue
Surrey, BC V3W 1L2

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: 008-930-139
Lot 20 Section 25 Township 2 New Westminster District Plan 28071

16664 - 84 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:

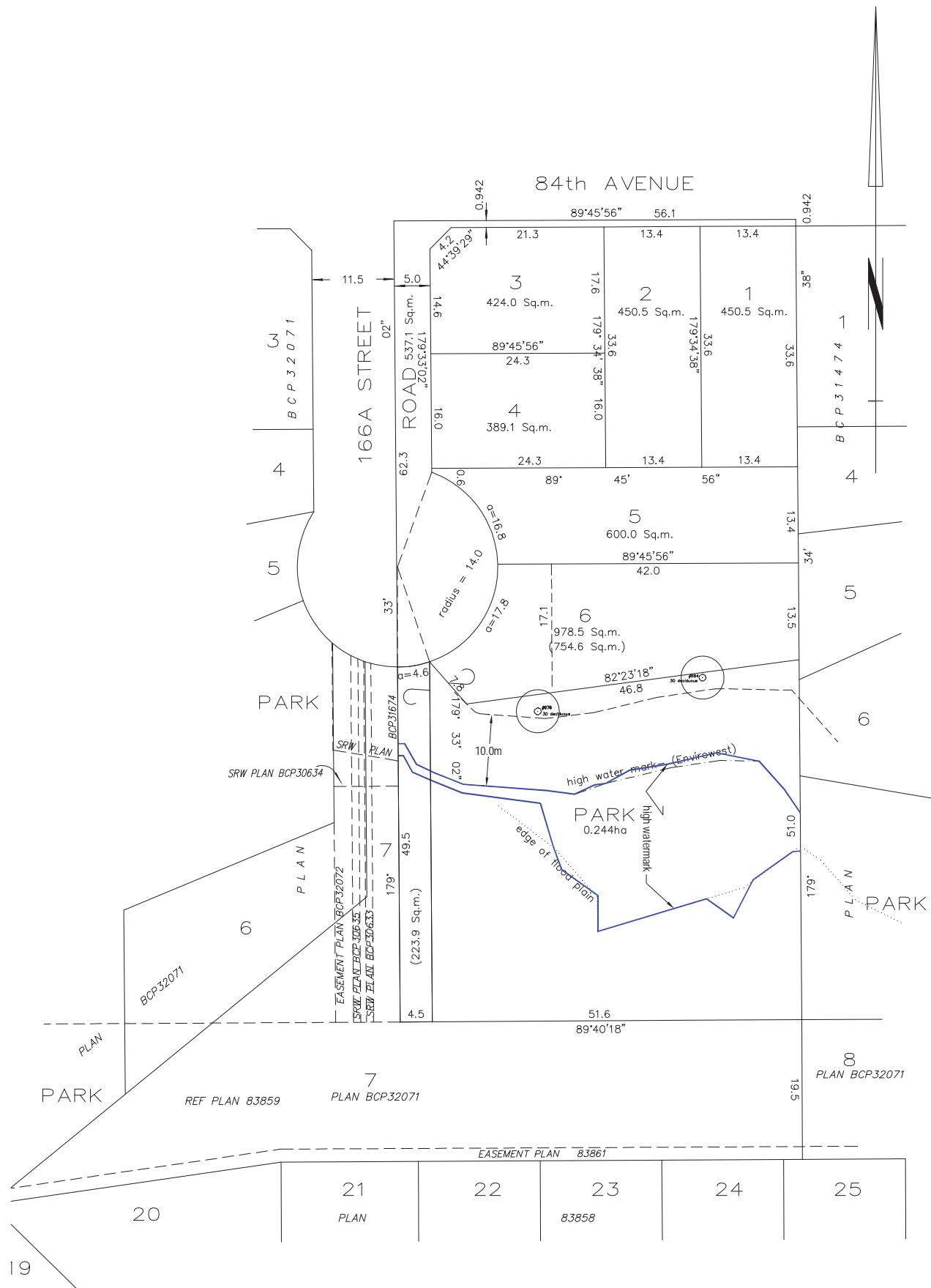
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C, Lot Area, of Part 17 “Single Family Residential Gross Density Zone (RF-G)”, the minimum site area for subdivision is reduced from 1 hectare (2.5 acres) to 0.6 hectare (1.5 acres); and
 - (b) In Section K.2, Subdivision, of Part 17 “Single Family Residential Gross Density Zone (RF-G)”, the minimum lot depth for subdivision is reduced from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule A



Preliminary Subdivision Layout

16664 - 84 Avenue
 Dream Castle Homes Inc.
 7913-0041-00