

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0293-00

Planning Report Date: November 30, 2015

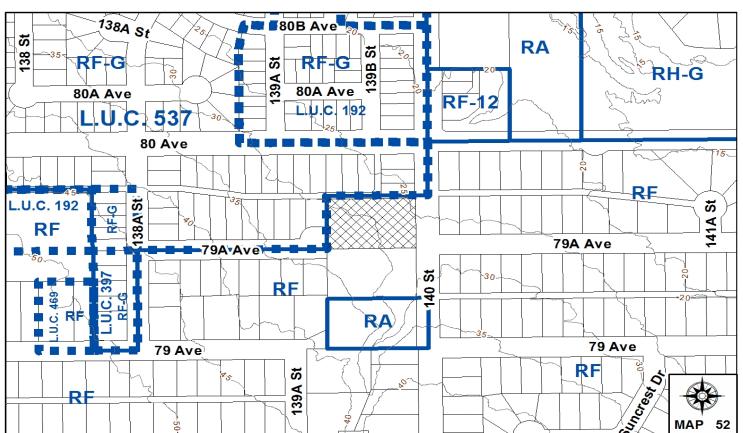
### **PROPOSAL:**

- **Rezoning** a portion of the site from RF to RF-12
- Development Variance Permit

to allow subdivision into seven (7) single family lots.

**LOCATION:** 7955 - 140 Street **OWNER:** 0939827 B.C. Ltd.

ZONING: RF
OCP DESIGNATION: Urban



### **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

 The application proposes variances to setbacks on proposed Lot 1 for the purpose of tree retention.

### **RATIONALE OF RECOMMENDATION**

- Complies with OCP Designation.
- The four (4) RF-12 lots along 140 Street are proposed to assist in tree retention efforts on the subject property. A total of 19 mature conifer trees are proposed for retention, including a large-diameter Giant Sequoia.
- The proposed RF-12 lots are comparable in size to other existing lots along 140 Street in this area. The existing lots to the immediate north are regulated by L.U.C. No. 537, and are slightly larger than the proposed RF-12 lots. The existing lots further north along 140 Street, just north of 80 Avenue, are similar in size to the proposed RF-12 lots in the subject development.
- The three (3) proposed RF lots complete development at the east terminus of the cul-de-sac on 79A Avenue while being sensitive to neighbourhood concerns around retention of existing mature trees on site. The setback variances on proposed Lot 1 support tree retention efforts.

### RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to rezone the portion of the subject site shown as Block B on the attached Survey Plan (Appendix II) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7914-0293-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lot 1;
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) on proposed Lot 1;
  - (c) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.5 metres (5 ft.) for the east side yard on proposed Lot 1; and
  - (d) to increase the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 6.5 metres (21 ft.) for the west side yard on proposed Lot 1.
- 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 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; and
  - (g) registration of a Section 219 Covenant requiring driveway access from the rear lane on proposed Lots 1-3.

### **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:

2 Elementary students at Bear Creek Elementary School 1 Secondary student at Frank Hurt 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 2016.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place

on existing Parks, Recreation and Culture facilities in the

neighbourhood.

### **SITE CHARACTERISTICS**

<u>Existing Land Use:</u> Single family dwellings

### Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single family dwellings	Urban	L.U.C. No. 537 (RF-G underlying zoning)
East (Across 140 Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	L.U.C. No. 537 (RF-G underlying zoning)

### **DEVELOPMENT CONSIDERATIONS**

### **Background**

- The subject property is a 4,073 square metre (1 ac.) parcel located on 140 Street, south of 80 Avenue, at the east end of the cul-de-sac on 79A Avenue. The site is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The properties to the north and west were developed in the early 1980s and are regulated by L.U.C. No. 537. The underlying zone is "Single Family Gross Density Zone (RF-G)". The properties to the east across 140 Street and to the south contain older housing stock constructed in the 1960s and are zoned "Single Family Residential Zone (RF)".

### **Proposal**

• The applicant is proposing to rezone a portion of the site, shown as Block B in Appendix II, from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", in order to subdivide into three (3) RF-zoned lots and four (4) RF-12-zoned lots.

• Four (4) RF-12 zoned lots are proposed on the eastern portion of the site fronting 140 Street and separated from the three (3) RF zoned lots by a lane. The lots are proposed to range in size from 375 square metres (4,036 sq. ft.) for the RF-12 lots to 630 - 700 square metres (6,780 - 7,535 sq. ft.) for the RF lots (Appendix II).

### **Building Scheme and Lot Grading**

- The applicant has retained Michael E. 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, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes 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.

### **PRE-NOTIFICATION**

- A development proposal sign was erected on January 27, 2015 and amended on November 4, 2015. Pre-notification letters were sent on August 6, 2015.
- As a result of the pre-notification process, staff received a number of telephone calls and
  emails from neighbouring residents along 79A Avenue. The primary concerns expressed
  related to the retention of an existing row of mature Douglas-fir trees along the west property
  line of the subject site and the potential for parking issues on 79A Avenue associated with
  redevelopment.
- In response to the neighbourhood concerns, the applicant has revised the lot layout to provide for increased tree retention on the site, with particular attention to maintaining as many trees as possible from the stand of mature Douglas-firs along the west property line.
- The current proposal intends to retain 15 trees (14 Douglas-firs and 1 Western Redcedar) from the row along the west property line of proposed Lot 1 up to the front property line at 79A Avenue. The applicant has indicated that 11 trees and a fence located within the proposed road dedication area on 79A Avenue will need to be removed for underground servicing, required separations of trenching, installation of proper concrete walkways and for driveable access requirements for utility maintenance vehicles. Stumps of the northern three (3) removed trees will be left intact in order to prevent damage to the retained trees.

• The application also proposes to retain a very large mature Giant Sequoia with a 1.18 metre diameter (DBH) on proposed Lot 3, which may be the highest value specimen on the site.

- To support tree retention, all driveways are to be accessed via a rear lane. A covenant will be registered on title of proposed Lots 1-3 to enforce this restriction.
- A minimum of three (3) off-street parking spaces will be provided at the rear of each proposed lot, in accordance with Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000.

### **IUSTIFICATION FOR REZONING**

- The proposed development is generally consistent with the character of the surrounding development in the area. The applicant proposes larger RF lots fronting the cul-de-sac on 79A Avenue, which complies with the existing RF zoning, and smaller RF-12 lots along 140 Street.
- Tree retention on proposed Lots 1 and 3 has shifted the lane further east, which affects the ability to achieve RF sized lots along 140 Street. The proposed location of the lane is also preferable in order to align with the existing lane to the north. However, due to the decrease in lot depth, only two (2) RF lots could be achieved along 140 Street, which would be substantially larger than other lots in the area at approximately 1,005 square metres (10,818 sq. ft.) in size. The applicant has instead proposed Rezoning this portion of the subject property from RF to RF-12 in order to subdivide into four (4) single family lots.
- The proposed RF-12 lots are comparable in size to other existing lots along 140 Street in this area. The existing lots to the immediate north are regulated by L.U.C. No. 537, and are slightly larger than the proposed RF-12 lots in the subject development. The existing lots further north along 140 Street, north of 80 Avenue, are similar in size to the proposed RF-12 lots.
- The applicant has responded to neighbourhood concerns regarding tree retention and parking by proposing to retain 15 trees (14 Douglas-firs and 1 Western Redcedar) from the row along the west property line of proposed Lot 1, as well as a large-diameter Giant Sequoia on proposed Lot 3, and by locating all driveways at the rear of the lots with access via a lane.

### **TREES**

• Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Exis	ting	Remove	Retain		
Alder and Cottonwood Trees						
Alder/Cottonwood 5 5 o						
	Deciduo	us Tree	es			
(excluding	Alder and	d Cotton	wood Trees)			
Cherry	2	2	2	0		
Pacific Dogwood	1	L	1	0		
Norway Maple	1	Į.	1	0		
Lombardy Poplar	5	5	5	0		
Mountain Ash	2	2	2	0		
Trembling Aspen	3		3	0		
	Conifero	us Tree	es			
Douglas-fir	3	5	20	15		
Giant Sequoia	1		0	1		
Scots Pine			1	0		
Spruce 1			0	1		
Western Red Cedar	8	3	6	2		
<b>Total</b> (excluding Alder and Cottonwood Trees)	60		41	19		
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		21				
Total Retained and Replacement Trees		40				
Contribution to the Green City	Fund	d \$15,000				

- The Arborist Assessment states that there are a total of 60 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 19 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 front, rear and side yard setbacks of proposed Lot 1 need to be reduced in order to maximize tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation areas.
- 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 87 replacement trees on the site. Since only 21 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 66 replacement trees will require a cash-in-lieu payment of \$15,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site with a contribution of \$15,000 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 18, 2015. 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
<ol> <li>Site Context &amp;         Location         (A1-A2)</li> <li>Density &amp; Diversity</li> </ol>	<ul> <li>The subject property is a 4,073 square metre (1 ac.) parcel located on 140 Street, south of 80 Avenue, at the east end of the cul-de-sac on 79A Avenue. It is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".</li> <li>The application proposes a gross density of 17 u.p.h. (7 u.p.a.)</li> </ul>
(B1-B7)	The application proposes a gross density of 1/ d.p.n. (/ d.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul> <li>Proposal incorporates Low Impact Development Standards (LIDS) as follows:         <ul> <li>Absorbent soils ≥ 300 mm in depth;</li> <li>On-lot infiltration trenches or sub-surface chambers;</li> <li>Sediment control devices; and</li> <li>Perforated pipe systems.</li> </ul> </li> <li>Trees are proposed to be retained and planted.</li> <li>Development contains provisions for recycling, composting and organic waste pickup, collected by the City.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A development proposal sign was erected on January 27, 2015 and amended on November 4, 2015. Pre-notification letters were sent on August 6, 2015. Neighbouring residents had the opportunity to comment on the proposed development and their input was taken into consideration in the design of the current proposal.

### **BY-LAW VARIANCE AND JUSTIFICATION**

### (a) Requested Variance:

• Reduce the minimum front yard setback of the RF Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);

### Applicant's Reasons:

- The Trees & Landscaping Division requires a separation distance from retained trees to the foundation of the house (the No Build Zone) calculated as 6 times the diameter of the tree plus 1.5 metres (5 ft.) for proper construction without critically impacting the trees. Trees proposed to be retained include 14 Douglas-firs and 1 Western Redcedar located along the west property line of proposed Lot 1 with a no build zone of 6.5 metres (21 ft.), which impacts the building envelope on proposed Lot 1.
- The proposed variance will result in a home that is only 1.02 square metres (11 sq. ft.) smaller than the By-law maximum sized house.

### **Staff Comments:**

• Staff support this variance for the purpose of tree retention.

### (b) Requested Variance:

• Reduce the minimum rear yard setback of the RF Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);

### Applicant's Reasons:

- The requested variance will result in a home that is near to the By-law maximum sized house.
- The proposed rear yard area exceeds the typical rear year area on an RF zoned lot.

### Staff Comments:

- Due to the pie-shaped configuration of the lot, there is ample useable area in the rear yard for the owner's enjoyment.
- Staff support this variance for the purpose of tree retention.

### (c) Requested Variance:

• Reduce the minimum side yard setback of the RF Zone from the east property line on proposed Lot 1 from 1.8 metres (6 ft.) to 1.5 metres (5 ft.).

### Applicant's Reasons:

 The requested variance will result in a home that is near to the By-law maximum sized house.

### **Staff Comments:**

• The proposed variance to the east side yard setback is minimal and will have no impact on existing neighbours.

• The proposed tree retention and required no build zone creates an increased setback on the west side of proposed Lot 1, providing additional privacy for the neighbour to the west.

• Staff support this variance for the purpose of tree retention.

### (d) Requested Variance:

• Increase the minimum side yard setback of the RF Zone from the west property line on proposed Lot 1 from 1.8 metres (6 ft.) to 6.5 metres (21 ft.).

### Applicant's Reasons:

• Same as above.

### **Staff Comments:**

- The proposed variance will reinforce the tree protection no build zone.
- Staff support this variance for the purpose of tree retention.

### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Building Envelope Schematic for Variances and
	Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7914-0293-00

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

### EM/dk

### <u>Information for City Clerk</u>

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

1. (a) Agent: Name: Roger Jawanda

Citiwest Consulting Ltd.

Address: Suite 101, 9030 - King George Blvd

Surrey, BC V<sub>3</sub>V<sub>7</sub>Y<sub>3</sub>

Tel: 604-591-2213 - Work

2. Properties involved in the Application

(a) Civic Address: 7955 - 140 Street

(b) Civic Address: 7955 - 140 Street Owner: 0939827 BC Ltd.

> <u>Director Information:</u> Avtar Singh Saran Sukhninder S. Takhar

No Officer information filed as at May 4, 2015

PID: 008-944-784

Lot 77 Except: Part Dedicated Road On Plan Lmp22275, Section 21 Township 2 New

Westminster District Plan 26983

- 3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone a portion of the property.
  - (b) Proceed with Public Notification for Development Variance Permit No. 7914-0293-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

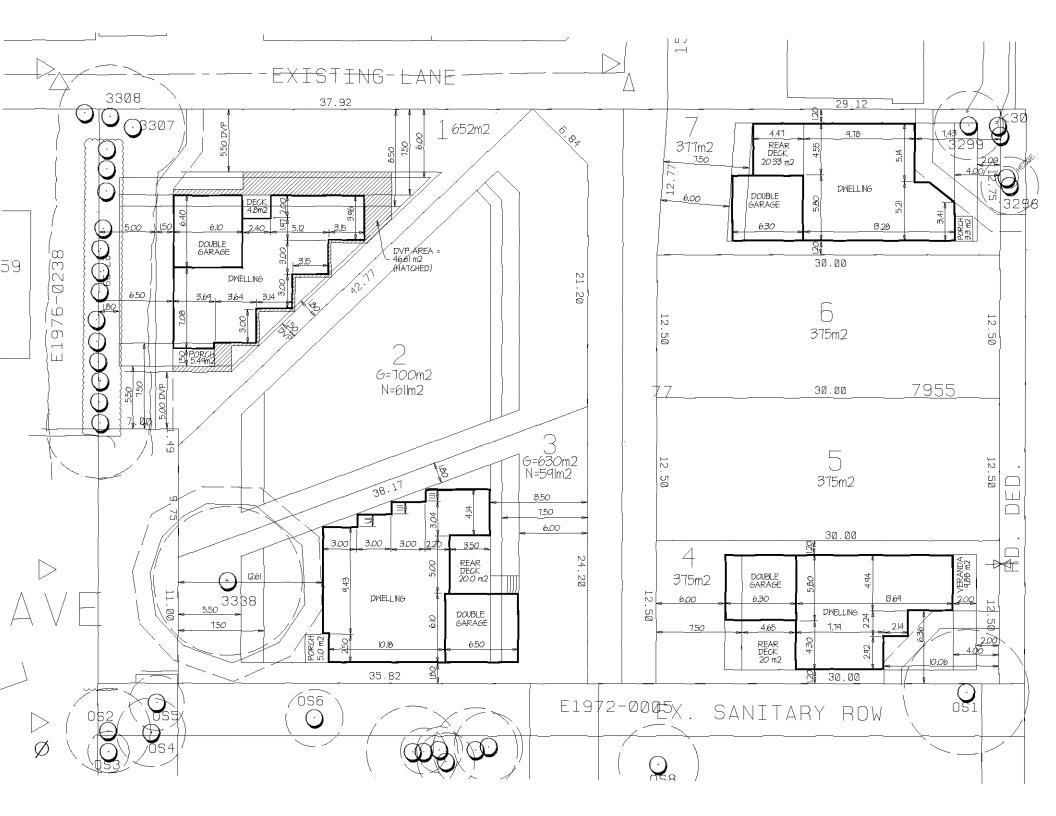
### **SUBDIVISION DATA SHEET**

Proposed Zoning: RF and RF-12

Requires Project Data	Prop	osed
GROSS SITE AREA		
Acres	1 ac	re
Hectares	o.408 hectares	
Trectures	0.400 11	ectures
NUMBER OF LOTS		
Existing	]	[
Proposed	7 (3 RF an	d 4 RF-12)
CUTE OF LOW	D.F.	DE
SIZE OF LOTS	RF	RF-12
Range of lot widths (metres)	Varies	12.5 m
Range of lot areas (square metres)	630 - 700 m²	375 m²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	12.98 lots/ha	22.59 lots/ha
(=====)	5.25 lots/ac	9.14 lots/ac
Lots/Hectare & Lots/Acre (Net)	15.0 lots/ha	25.0 lots/ha
, , ,	6.06 lots/ac	10.09 lots/ac
	,	, , , , , , , , , , , , , , , , , , ,
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal &	40%	50%
Accessory Building	·	
Estimated Road, Lane & Driveway Coverage	10%	8%
Total Site Coverage	50%	58%
PARKLAND		1_
	n,	d
Area (square metres) % of Gross Site		
% of Gross Site	D	• 1
DADIZI AND	Requ	urea
PARKLAND	371	7.0
5% money in lieu	YI	£S
TREE SURVEY/ASSESSMENT	YI	ES
MODEL BUILDING SCHEME	YI	ES
HERITAGE SITE Retention	N	0
	11	-
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	N	0
Works and Services	N	
Building Retention	N	O
Others (setbacks)	YI	

### Appendix II





SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF LOT 77 EXCEPT: PART ROAD DEDICATED ROAD ON PLAN LMP 22275, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 26983

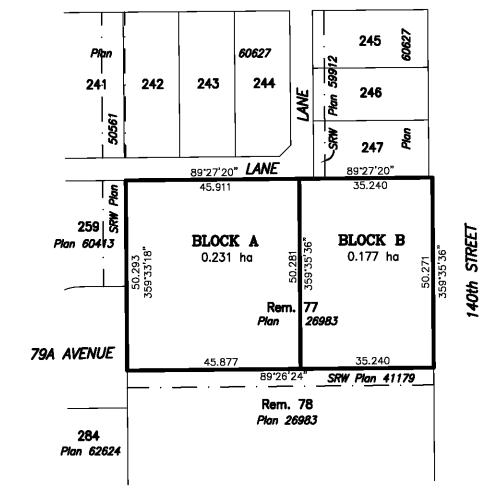
City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1000

All distances are in metres

### 80th AVENUE



### **PRELIMINARY**

Cameron Land Surveying Ltd. B.C. Land Surveyors Unit 206 — 16055 Fraser Highway Surrey, B.C. V4N OG2

Phone: 604-597-3777
Fax: 604-597-3783

This plan lies within the Greater Vancouver Regional District

Certified correct to survey dated this 6th day of November, 2015.

Sean Costello, B.C.L.S.

File: 5672-ZONING



# Appendix III INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

**Development Services Manager, Engineering Department** 

DATE:

November 16, 2015

PROJECT FILE:

7814-0293-00

RE:

Engineering Requirements Location: 7955 140 Street

### **REZONE/SUBDIVISION**

### Property and Right-of-Way Requirements

- Dedicate 2.242 m on 140 Street for the ultimate 27.0 m wide Arterial standard.
- Dedicate 7.0 m on 79A Avenue for the ultimate 14.0 m radius cul-de-sac bulb.
- Dedicate 6.0 m for the residential lane.
- Dedicate 5.5 m x 5.5 m corner cut at the intersection with the east-west lane.
- Register 0.5 m SRW on 140 Street.

### Works and Services

- Construct the north-south lane to the residential lane standard.
- Construct storm drainage system to service the proposed lots.
- Extend 150 mm water main from the existing main on 79A Avenue through the existing SRW to the main on 140 Street.
- Service proposed lots 1 to 3 from the main on 79A Avenue by using special servicing strategies to save the existing trees.
- Extend sewer mains to service the proposed lots.

A Servicing Agreement is required prior to Rezoning and Subdivision.

### **DEVELOPMENT VARIANCE PERMIT**

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

Rémi Dubé, P.Eng.

Development Services Manager

IKı

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, July 29, 2015
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #:

14 0293 00

#### **SUMMARY**

The proposed 7 single family lots are estimated to have the following impact on the following schools:

### Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

#### September 2014 Enrolment/School Capacity

Bear	Creek	Elementary	

Enrolment (K/1-7): 55 K + 398 Capacity (K/1-7): 40 K + 600

#### Frank Hurt Secondary

 Enrolment (8-12):
 1218

 Nominal Capacity (8-12):
 1250

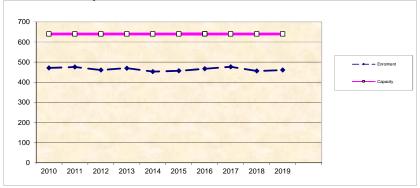
 Functional Capacity\*(8-12);
 1350

#### School Enrolment Projections and Planning Update:

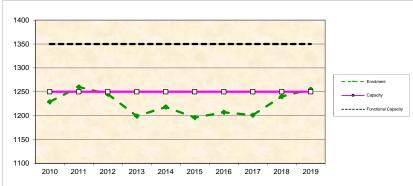
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Bear Creek Elementary School or Frank Hurt Secondary School. The secondary school capacity in the table below includes a modular complex for Frank Hurt with a capacity of 150. Both Bear Creek Elementary and Frank Hurt Secondary have additional capacity and the proposed development will help to increase enrolment

#### **Bear Creek Elementary**



### Frank Hurt 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: 7914-0293-00

Project Location: 7955 - 140 Street, 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 is an old growth area, built out over a time period spanning from the 1950's to the 1980's. The age distribution from oldest to newest is: 1950's (14%), 1960's (36%), 1970's (29%), and 1980's (21%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (14%), 1000 - 1500 sq.ft. (14%), 1501 - 2000 sq.ft. (21%), 2001 - 2500 sq.ft. (36%), 2501 - 3000 sq.ft. (7%), and 3001 - 3550 sq.ft. (7%). The style of all homes found in this area is "Old Urban". Home types include: Bungalow (29%), Split Level (14%), Basement Entry (14%), Cathedral Entry (29%), and Two-Storey (14%).

Massing scale (front wall exposure) characteristics include: Low mass structure (29%), Low to mid-scale massing (14%), Mid-scale massing (14%), Mid to high scale massing (29%), and High scale massing (14%). The scale (height) range for front entrance structures include: One storey front entrance (64%) and 1 ½ storey front entrance (36%).

The range of roof slopes found in this area is: 3:12 (7%), 4:12 (21%), 5:12 (21%), and 6:12 (50%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (14%), Main common gable roof (57%), Main Dutch hip roof (14%), and Main Boston gable roof (14%). Feature roof projection types include: None (43%), Common Hip (7%), Common Gable (36%), Dutch Hip (7%), and Shed roof (7%). Roof surfaces include: Roll roofing (7%), Interlocking tab type asphalt shingles (21%), Shake profile (and rectangular profile) asphalt shingles (64%), and Cedar shingles (7%).

Main wall cladding materials include: Horizontal cedar siding (57%), Vertical channel cedar siding (14%), Horizontal vinyl siding (7%), and Stucco cladding (21%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Brick feature veneer (7%), Stone feature veneer (21%), Horizontal cedar accent (14%), and Other finish (7%). Wall cladding and trim colours include: Neutral (22%), Natural (56%), and Primary derivative (22%).

Covered parking configurations include: No covered parking (14%), Single carport (7%), Double carport (14%), Single vehicle garage (14%), Double garage (21%), and Rear garage (29%). Driveway surfaces include: Asphalt driveway (57%), Broom finish or smooth concrete driveway (7%), Exposed aggregate driveway (7%), and Rear driveway (29%). Landscape materials do not meet standards for modern RF and RF12 zone subdivisions.

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

- 1) <u>Context Homes:</u> The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF and RF-12 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) <u>Style Character:</u> Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage". 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) <u>Home Types:</u> There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) <u>Massing Designs:</u> Massing designs should meet new standards for RF and RF-12 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) <u>Front Entrance Design:</u> Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) <u>Exterior Wall Cladding</u>: A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 RF and RF-12 developments.
- Roof surface: A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and roll roofing. The roof surface is <u>not</u> 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: A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

### Streetscape:

The area surrounding the subject site is an old growth neighbourhood. The housing stock consists of several simple small 50-60 year old Bungalows, numerous Basement Entry and Cathedral Entry type homes from the 1960's and 1970's, all of which have box-like massing designs (upper floor directly above the lower floor), one 1970's Split Level, and one Two-Storey type. Roofs are low-slope (3:12 - 6:12) and most have an asphalt shingle surface. Most homes do not have a double garage. Most driveways are asphalt, and landscapes can be described as "modest old urban".

### 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", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". 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)

Existing neighbouring homes do not provide suitable context for the proposed RF and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF and RF-12 developments constructed in Surrey subsequent to the year 2010.

**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 7:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile

asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing

products. Greys, black, or browns only.

**In-ground basements:** Permitted, subject to determination that service invert locations

are sufficiently below grade. Basements will appear

underground from the front.

**Garages:** Double garage required on all lots. On lots 1,3,4,5,6,7 the

garage is required to be accessed from the rear lane.

**Treatment of Corner Lots:** Not applicable - there are no corner lots.

**Landscaping:** Moderate modern urban standard: Tree planting as specified on

Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size on the RF lots and 17 shrubs of a 3 gallon pot size on the RF12 lots. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only on lots where the driveway directly connects the lane to the garage

slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Nov 19, 2015

Reviewed and Approved by: Mulaul Date: Nov 19, 2015

## MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

### **Tree Preservation Summary**

Surrey Project No: 14-0293-00 Address: 7955 – 140 Street

Registered Arborist: Peter Mennel ISA (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)  Protected Trees to be Removed  Protected Trees to be Retained	65 46
(excluding trees within proposed open space or riparian areas)	19
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  5 X one (1) = 5  - All other Trees Requiring 2 to 1 Replacement Ratio  41 X two (2) = 82	87
Replacement Trees Proposed	21
Replacement Trees in Deficit	66
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	0
Total Replacement Trees Required:	
<ul> <li>Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</li> <li>X one (1) =</li> </ul>	NA
- All other Trees Requiring 2 to 1 Replacement Ratio	
0 X two (2) =	
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: September 22, 2015	





### **CITY OF SURREY**

(the "City")

### **DEVELOPMENT VARIANCE PERMIT**

		NO	.: 7914-0293-00	
Issued To:		0939827 B.C. Ltd.		
		("the Owner")		
Address of Owner:		wner: 13450 - 102 Avenue, Suite 1500 Surrey, BC V3T 5X3		
1.	statute	evelopment variance permit is issued subject to compliance by the Oes, by-laws, orders, regulations or agreements, except as specifically vopment 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: 008-944-784  LT 77 NW SEC 21 T2 PL 26983  7955 - 140 Street			
		(the "Land")		
3.	(a)	As the legal description of the Land is to change, the City Clerk is ditthe new legal description for the Land once titles have been issued,  Parcel Identifier:		
	(b)	If the civic addresses change, the City Clerk is directed to insert the addresses for the Land, as follows:	new civic	

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

- (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Front Yard setback* for the *Principal Building* is reduced from 7.5 metres [25 ft.] to 5.0 metres [16 ft.] on proposed Lot 1;
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Rear Yard setback* for the *Principal Building* is reduced from 7.5 metres [25 ft.] to 5.5 metres [18 ft.] on proposed Lot 1;
- (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard setback* for *Principal Building* is reduced from 1.8 metres [6 ft.] to 1.5 metres [5 ft.] for the south-east side yard on proposed Lot 1; and
- (d) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard setback* for *Principal Building* is increased from 1.8 metres [6 ft.] to 6.5 metres [21 ft.] for the west side yard on proposed Lot 1.
- 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	N PASSED BY THE COUNCIL, THE	DAY OF	, 20 .
ISSUED THIS	DAY OF	, 20 .		

Mayor - Linda Hepner	
City Clerk - Jane Sullivan	

### Schedule A

