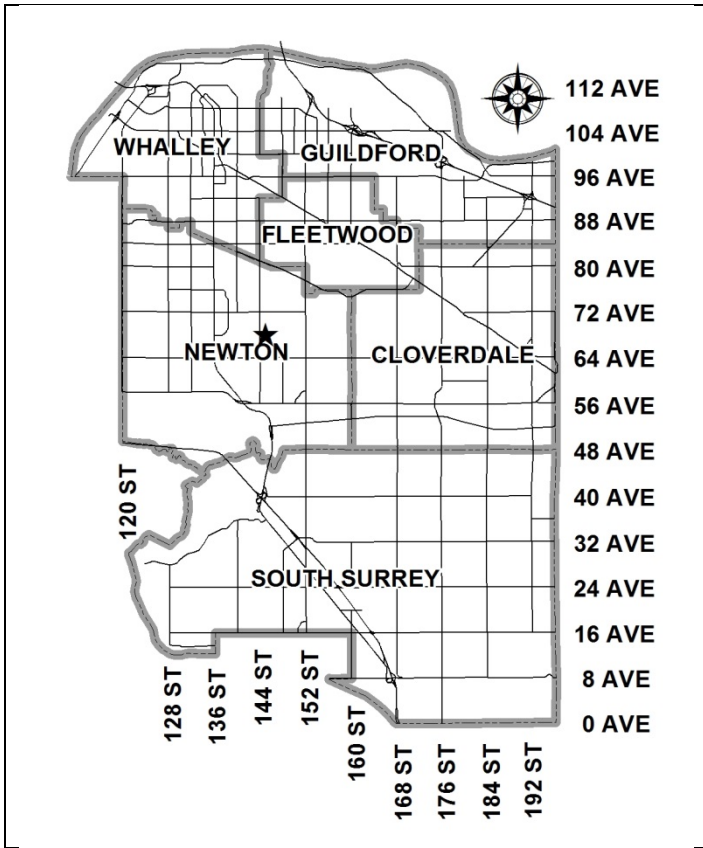


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0047-00

Planning Report Date: July 13, 2015

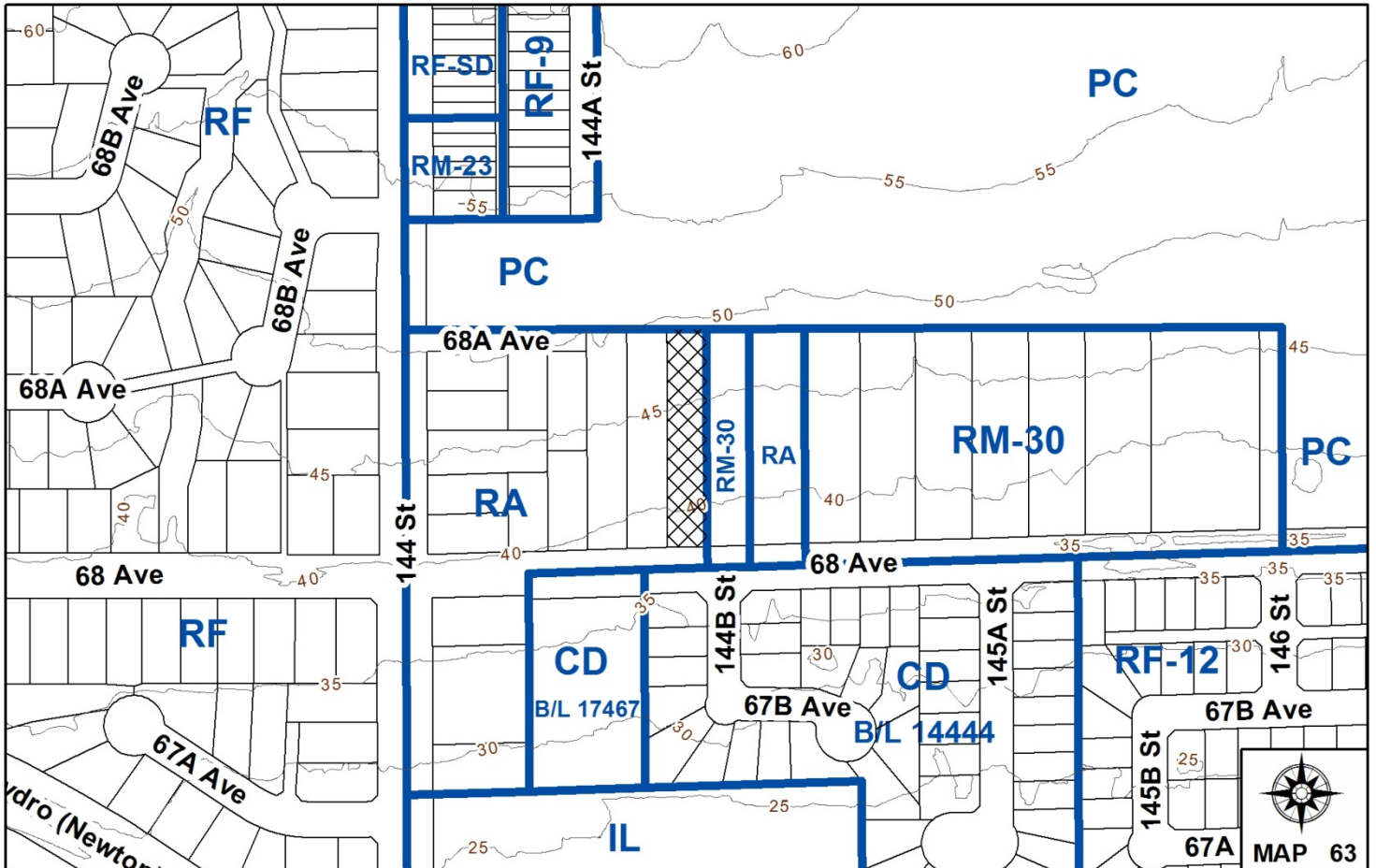


PROPOSAL:

- **NCP Amendment** from "Townhouses (max. 15 upa) to "Single Family Small Lots"
- **Rezoning** from RA to RF-10
- **Development Variance Permit**

in order to allow subdivision into 4 single family small lots.

LOCATION: 14465 - 68 Avenue
OWNER: 1029314 BC Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses (max. 15 upa)



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

- Proposed amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Townhouses (max. 15 upa) to "Single Family Small Lots".
- Proposed variance to increase the maximum percentage of total Type II RF-10 lots permitted in a subdivision from 25% to 50%.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal to amend the East Newton South NCP in order to decrease the allowable density is supported given:
 - the proposal continues the single family small lot development pattern proposed under Development Application No. 7913-0281-00 to the immediate west, which was granted Third Reading;
 - the proposed density under RF-10 (with secondary suites) is comparable to the density that could be achieved under the Townhouse (max. 15 upa) designation; and
 - no objections were received through the pre-notification process.
- The requested variance to increase the percentage of total Type II RF-10 lots in a subdivision to 50% (2 lots) will allow the continuation of the single family small lot development pattern proposed to the immediate west. Both Type II lots are proposed to be substantially larger than the minimum required lot size under the RF-10 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0117-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) To increase the maximum percentage of total Type II lots permitted in a subdivision under the RF-10 Zone (By-law No. 12000) from 25% to 50%.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

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 Georges Vanier Elementary School
1 Secondary students 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 mid-2016.

Parks, Recreation & Culture:

Parks Planning has no objection to the proposed project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Valley View Cemetery	Urban/ Cemetery	PC
East:	Future 144B Street	Urban	N/A
South (Across 68 Avenue):	Single Family Residential	Urban/ Low Density Compact Housing (max. 10 upa)	CD (By-law No. 14444)
	Vacant. Approved Application (No. 7909-0114-00) for 20 townhouse units.	Urban/ Townhouses (max. 20 upa)	CD (By-law No. 17467)
West:	Single Family Residential under Development Application (No. 7913-0281-00) for 8 single family small lots.	Urban/ Townhouses (max. 15 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- Development Application No. 7913-0281-00 to the immediate west of the subject property was granted Third Reading on October 20, 2014. The proposed small lot subdivision was supported based on comparable density that could be achieved under the Townhouses (max. 15 upa) designation. The proposal was also considered the most equitable arrangement for future development of the subject property, which was unable to be secured by the developer with the properties under Application No. 7913-0281-00.
- The subject proposal continues the single family small lot development pattern and density proposed under Application No. 7913-0281-00 and in the context of the surrounding area.

- No objections were received through the pre-notification process.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The subject property is located on the north side of 68 Avenue, east of 144 Street in East Newton. The site is designated "Urban" in the Official Community Plan and "Townhouses (max. 15 upa)" in the East Newton South Neighbourhood Concept Plan (NCP).
- The property is 1,854.4 square metres (0.46 acres) in area, with a width of 18.6 metres (61 feet) and a depth of 100.8 metres (331 feet). The site is currently zoned "One-Acre Residential Zone (RA)".
- The property slopes approximately 11 metres (36 feet) from the north property line towards 68 Avenue.
- The Valley View Cemetery is located to the north of the subject property.
- The abutting property to the east was dedicated for future right-of-way for the northerly extension of 144B Street under Application No. 7913-0036-00, completed December 8, 2014. The new extension will provide a delineation from the properties east of the street in which a single RA Zone property remains and a recently completed Application (No. 7913-0036-00) to develop 119 townhouse units under the RM-30 Zone.
- The two adjacent properties to the west (1441 and 14451 – 68 Avenue) are currently under a similar single family small lot development under Application No. 7913-0281-00, which received Third Reading on October 20, 2014. This application proposes to amend the East Newton South NCP from "Townhouses (max. 15 upa)" to "Single Family Small Lots" and rezone from RA to RF-10 in order to allow subdivision into eight (8) single family residential lots.
- On the south side of 68 Avenue at 14450 – 68 Avenue, Application No. 7909-0114-00 was approved for the development of 20 townhouse units on February 2, 2015. The application amended the NCP from "Townhouses (max. 15 upa)" to "Townhouses (max. 20 upa)".

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to permit development of 4 single family residential lots. An NCP amendment from "Townhouses (max. 15 upa)" to "Single Family Small Lots" is proposed.
- The proposed subdivision consists of Type II (Lots 9 and 11) and Type IV corner lots (Lots 10 and 12) under the RF-10 Zone. The lots range in widths from 8.0 metres (26 feet) to 10.5 metres (34 feet) and lot depths of 39.6 metres (130 feet) to 40.8 metres (134 feet). The proposed lot sizes range from 319.1 square metres (3,435 square feet) to 418.9 square metres (4,509 square feet).

- Under the RF-10 Zone, a maximum of 25% of the total RF-10 lots in a subdivision are permitted to be Type II lots. Half of the number of lots (Lots 9 and 11) are proposed to be Type II, therefore a variance is required to increase the percentage permitted to 50%.
- The proposed subdivision continues the single family small lot development pattern proposed for the two immediate properties to the west under Application No. 7913-0281-00, currently at Third Reading.

Vehicular Access and Parking

- The applicant is require to dedicate:
 - 1.94 metres (6.37 feet) along 68 Avenue complete with a 0.50 metre (1.6 feet) Statutory Right-of-Way;
 - 12.50 metres (41 feet) for 68A Avenue complete with a 0.50 metre (1.6 feet) Statutory Right-of-Way; and
 - 6.00 metres (19.7 feet) for the lane.
- Access to the lots is via a rear lane, which will be accessed through the adjacent new 144B Street extension.

Building Design and Lot Grading

- The applicant retained design consultant, Mike Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and based on the findings, has proposed a set of Building Design Guidelines to suit development for the proposed subdivision.
- The Character Study found that the old existing housing stock in the surrounding area zoned RA and RF does not provide suitable architectural context. The large CD Zone (By-law No. 14444) development across 68 Avenue was built over a time period from the mid 1990's to early 2000's and provides the only relevant source of architectural context in the area for single family dwellings. The adjacent development application (No. 7913-0281-00) for similar RF-10 lots will be the ideal source of establishing modern design styles, including Neo-Traditional and Neo-Heritage which are an ideal bridge between old urban and modern urban.
- The Design Guidelines for the subject property will propose a character commonly found in post year 2013 RF-10 Zone subdivisions and similar to the proposed standards for the adjacent RF-10 development. The design elements for Neo-Traditional and Neo-Heritage homes would exceed the standards evident on the existing context homes. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading a servicing plan, submitted by Coastland Engineering & Surveying Ltd. has been reviewed by the staff and is generally acceptable. Based on the proposed lot grading, basements are proposed on all lots.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 27, 2015 to 58 property owners within 100 metres (328 feet) of the subject site, as well as the Sullivan Community Association. Staff received no comments.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	33	33	0
Norway Spruce	1	1	0
Scots Pine	7	7	0
Western Redcedar	25	25	0
Total (excluding Alder and Cottonwood Trees)	72	72	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		141	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$42,300	

- The Arborist Assessment states that there are a total of seventy-two (72) protected trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately 4% of the total trees on the site, are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, topography, and road dedication.

- 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 one hundred forty-one (141) replacement trees on the site. Since no replacement trees can be accommodated on RF-10 lots, the deficit of one hundred forty-one (141) replacement trees will require a cash-in-lieu payment of \$42,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 22, 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
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the East Newton South NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density of 21.5 uph (8.7 upa) is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Rain water management design features including absorbent soils, roof downspout disconnection, dry swales, and sediment control devices are proposed. • Composting, recycling, and organic waste pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Standard City sidewalks to the local road network will be constructed.
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"> • Public notification has taken place • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum percentage of total Type II lots permitted under the RF-10 Zone from 25% to 50%.

Applicant's Reasons:

- The proposed variance allows the continuation of the single family small lot development pattern proposed to the immediate west under Application No. 7913-0281-00, currently at Third Reading.

Staff Comments:

- The variance will allow one additional Type II lot under the proposed RF-10 Zone (Lots 9 and 11).
- Both proposed Lots 9 and 11 significantly exceed the minimum required lot size requirement of Type II lots of 237 square metres (2,550 square feet). Both lots are substantially deeper than the minimum lot depth of the RF-10 Zone of 30 metres (98 feet) and therefore can accommodate four parking stalls on each lot (two in a garage plus two on the garage apron).

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
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.	East Newton South NCP Plan
Appendix VIII.	Development Variance Permit 7915-0047-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DRV 7/9/15 10:05 AM

Information for City Clerk

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

1. (a) Agent: Name: Gagan Dhaliwal/Sunny Bhan

Address: 14465 - 68 Avenue
Surrey, BC V3S 2A8

Tel: 604-754-2883

2. Properties involved in the Application

(a) Civic Address: 14465 - 68 Avenue

(b) Civic Address: 14465 - 68 Avenue
Owner: 1029314 BC Ltd.
Director Information:
Gagandeep S Dhaliwal

No Officer Information Filed

PID: 010-303-154
Lot 7 Section 15 Township 2 New Westminster District Plan 17647

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Proceed with Public Notification for Development Variance Permit No. 15-0047-00 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-10

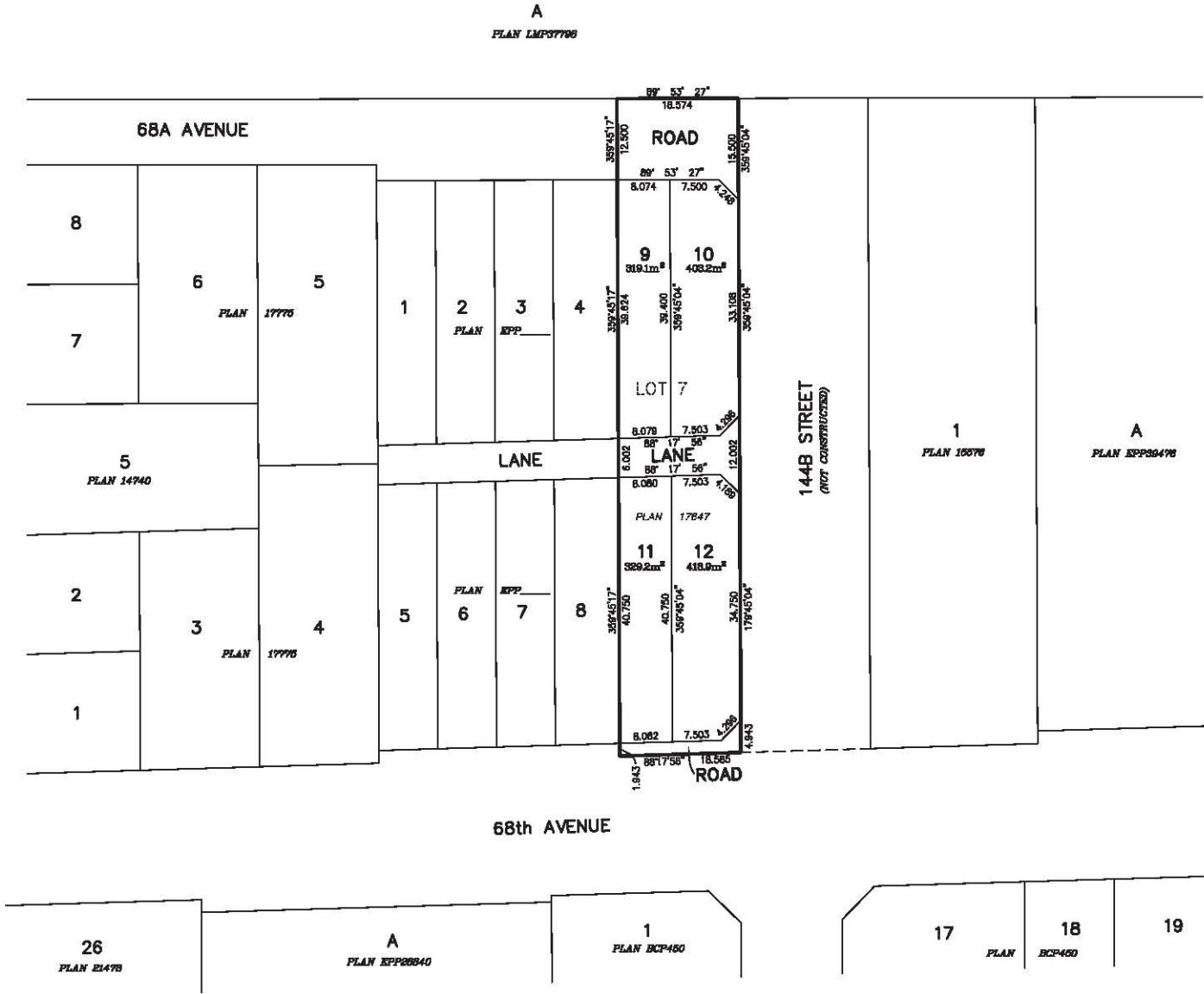
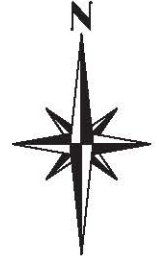
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.458
Hectares	0.185
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	8m – 10.5m
Range of lot areas (square metres)	319m ² – 418.9m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.5 lots/ha & 8.7 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	21.5%
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF LOT 7 SECTION 15
TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 17647**

10 5 0 10 20 30
 All Distances are in Metres.
 The intended plot size of this plan is
 432mm in height by 560mm in width
 (C size) when plotted at a scale of 1:500

14485 68th AVENUE
 SURREY B.C.
 P.I.D. 010-303-154

Note: This plan is only a proposal which
 may not be approved by the City of
 Surrey. This plan should not be used
 for marketing or sales purposes.



Underwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104-5680 176A Street
 Cloverdale B.C.

FILE: JS1530_PS1A MARCH 17/2015

*This Plan Lies Within The
 Greater Vancouver Regional District*

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

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

DATE: **July 8, 2015** PROJECT FILE: **7815-0047-00**

RE: **Engineering Requirements
Location: 14465 68 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres along 68th Avenue for the ultimate Collector Road Standard.
- Dedicate 12.500 metres for 68A Avenue for an ultimate 12.500 metre Unique Local Road.
- Dedicate 3.0 x 3.0 m corner cuts at intersections.
- Dedicate 6.000 metres for the Lane.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) on all road frontages.
- Provide SRW's as required for servicing.

Works and Services

The site is being pre-serviced through adjacent project 7813-0281-00 which is currently being designed. Should the pre-servicing not proceed, the following works are required.

- Construct the north half of 68th Avenue to the Collector standard.
- Construct 144B Street to local standard (funding provided through 7813-0036-00).
- Construct 68A Avenue to the 12.500 metre Unique Local Road Standard.
- Construct 6.0 metre lane.
- Provide on-site sustainable drainage features as per the NCP requirements.
- Construct drainage mains, sanitary mains, water mains, and service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR

NOTE: Detailed Land Development Engineering Review available on file



Planning

May-28-15

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 Georges Vanier Elementary or Frank Hurt Secondary. Capacity in the table below is adjusted for the inclusion a 'Strongstart' program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150. Although there is currently room for additional enrolment at both schools, projections indicate both schools reaching capacity in the coming years.

THE IMPACT ON SCHOOLS

APPLICATION #: 7915 0047 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

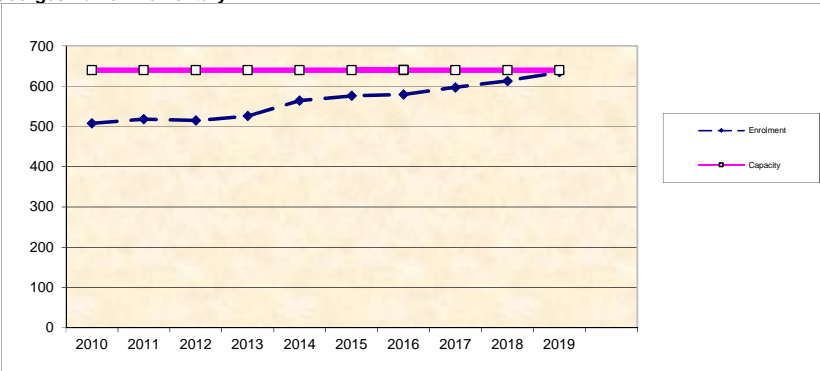
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

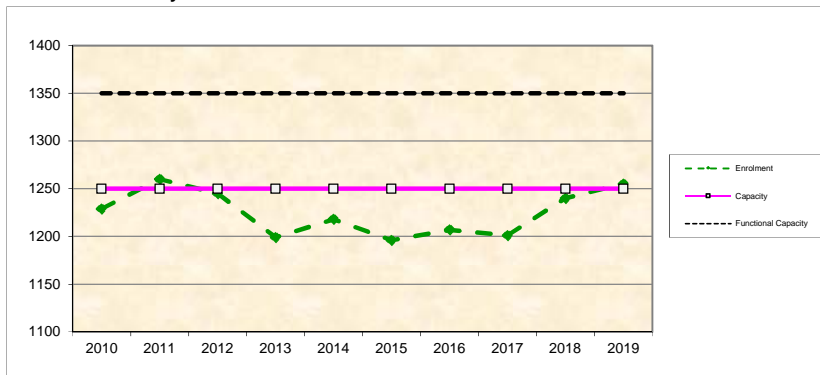
September 2014 Enrolment/School Capacity

Georges Vanier Elementary	
Enrolment (K/1-7):	83 K + 481
Capacity (K/1-7):	40 K + 600
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Georges Vanier 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: 7915-0047-00
 Project Location: 14465 - 68 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 an old suburban / old urban area in which lots are zoned either RF or RA. The exception is a large CD zoned development (7993-0312-00) located south of the subject site (on the south side of 68 Avenue), that was built out over a time period from the mid 1990's to early year 2000's. That urban CD development is of a significant size (more than 30 lots), and has transformed the area into "new growth" status, providing the only source of suitable architectural context in the area. There is however a new rezoning (RA to RF-10) application, City of Surrey project 7913-0281-00, creating 8 new RF-10 lots that is an ideal source of "regulations context" for the subject site (therefore regulations for the subject site and 7913-0281-00 will be very similar).

Home size distribution in the area surrounding the subject site is: under 1000 sq.ft. (23%), 1000 - 1500 sq.ft. (15%), 1501 - 2000 sq.ft. (15%), 2001 - 2500 sq.ft. (23%), and 2501 - 3000 sq.ft. (23%). Styles found in this area include: "Old Urban" (62%), "West Coast Traditional (English Tudor emulation)" (8%), "West Coast Modern" (15%), and "Neo-Traditional" (15%). Home types include: Bungalow (38%), Split Level (8%), Basement Entry (15%), Cathedral Entry (8%), and Two-Storey (31%).

Massing scale (front wall exposure) characteristics include: low mass structures (39%), low to mid-scale massing (8%), mid-scale massing with proportionally consistent, well balanced massing design (15%), mid to high scale massing (8%), high scale massing (23%), and box-like massing (8%). The scale (height) range for front entrance structures include: one storey front entrance (69%), 1½ storey front entrance (23%), and 2½ storey front entrance (non context) (8%).

The range of roof slopes found in this area is: 2:12 (15%), 4:12 (23%), 5:12 (31%), and 7:12 (31%). Main roof forms (largest upper floor truss spans) include: main common hip roof (38%), main common gable roof (46%), and flat roof (15%). Feature roof projection types include: none (41%), common hip (18%), common gable (29%), and Dutch hip (12%). Roof surfaces include: tar and gravel (15%), interlocking tab type asphalt shingles (23%), shake profile asphalt shingles (31%), and concrete tile (shake profile) (31%).

Main wall cladding materials include: horizontal cedar siding (15%), horizontal vinyl siding (62%), and stucco cladding (23%). Feature wall trim materials used on the front facade include: no feature veneer (25%), brick feature veneer (19%), stone feature veneer (25%), horizontal cedar accent (6%), vertical board and batten cedar accent (13%), 1x4 vertical battens over Hardipanel in gable ends (6%), and Tudor style battens over stucco accent (6%). Wall cladding and trim colours include: neutral (55%), natural (36%), primary derivative (Heritage palette) (9%).

Covered parking configurations include: no covered parking (46%), single carport (8%), single vehicle garage (15%), and double garage (31%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "average modern urban" featuring numerous shrubs and trees. Driveway surfaces include: no driveway (8%), gravel driveway (15%), asphalt driveway (38%), exposed aggregate driveway (31%), and interlocking masonry pavers driveway (8%).

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

- 1) Context Homes: There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-10 zoned subdivisions now exceed standards evident on the context homes which are now 15-20 years old. The recommendation therefore is to adopt standards commonly found in post year 2013 RF-10 zoned subdivisions, rather than to emulate the aforesaid context homes. "Regulations context" for the subject site will be provided from the building scheme for the adjacent site to the west identified as Surrey project number 7913-0281-00.
- 2) Style Character: There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. 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: There is 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) Massing Designs: Massing designs should meet new standards for RF-10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) Front Entrance Design: Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) Exterior Wall Cladding: 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 developments.
- 7) Roof surface: A range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. 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: All neighbouring homes have a roof slope less than 7:12. Emulation of the low slope roof characteristic is not recommended. Roofs slopes of 8:12 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 contains a variety of single family residential zonings including RF and RA, which were developed over a 60 year (plus) period. This has resulted in a wide variety of homes of different types (Bungalow, Two-Storey, Cathedral Entry), sizes (under 1000 sq.ft. to over 3000 sq.ft.), and styles (Old urban, West Coast Modern, Modern California Stucco, and Neo-Traditional). There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average modern urban". The area is considered a "varied character area".

2. Proposed Design Guidelines

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

- "Neo-Traditional" and "Neo-Heritage" style homes are a good bridge between the old urban homes and those contained within the adjacent CD zone development to the south, and are the recommended styles for this site. 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 storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (14478 - 68 Avenue and 14466 - 68 Avenue) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2013) RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2013 RF-10 zoned subdivisions, rather than to specifically emulate the aforesaid two 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 are not recommended for this development. "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, 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.

Treatment of Corner Lots: 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 25 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 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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. Broom finish concrete is permitted only 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:** March 10, 2015

Reviewed and Approved by:  **Date:** March 10, 2015

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 14465 68 Ave Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	72
Bylaw Protected Trees to be Removed	72
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 3 times 1 = 3	
All Other Bylaw Protected Trees at 2:1 ratio: 67 times 2 = 134	
TOTAL:	137
Replacement Trees Proposed	0
Replacement Trees in Deficit	137
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	5
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 5 times 2 = 10	
TOTAL:	10
Replacement Trees Proposed	0
Replacement Trees in Deficit	10

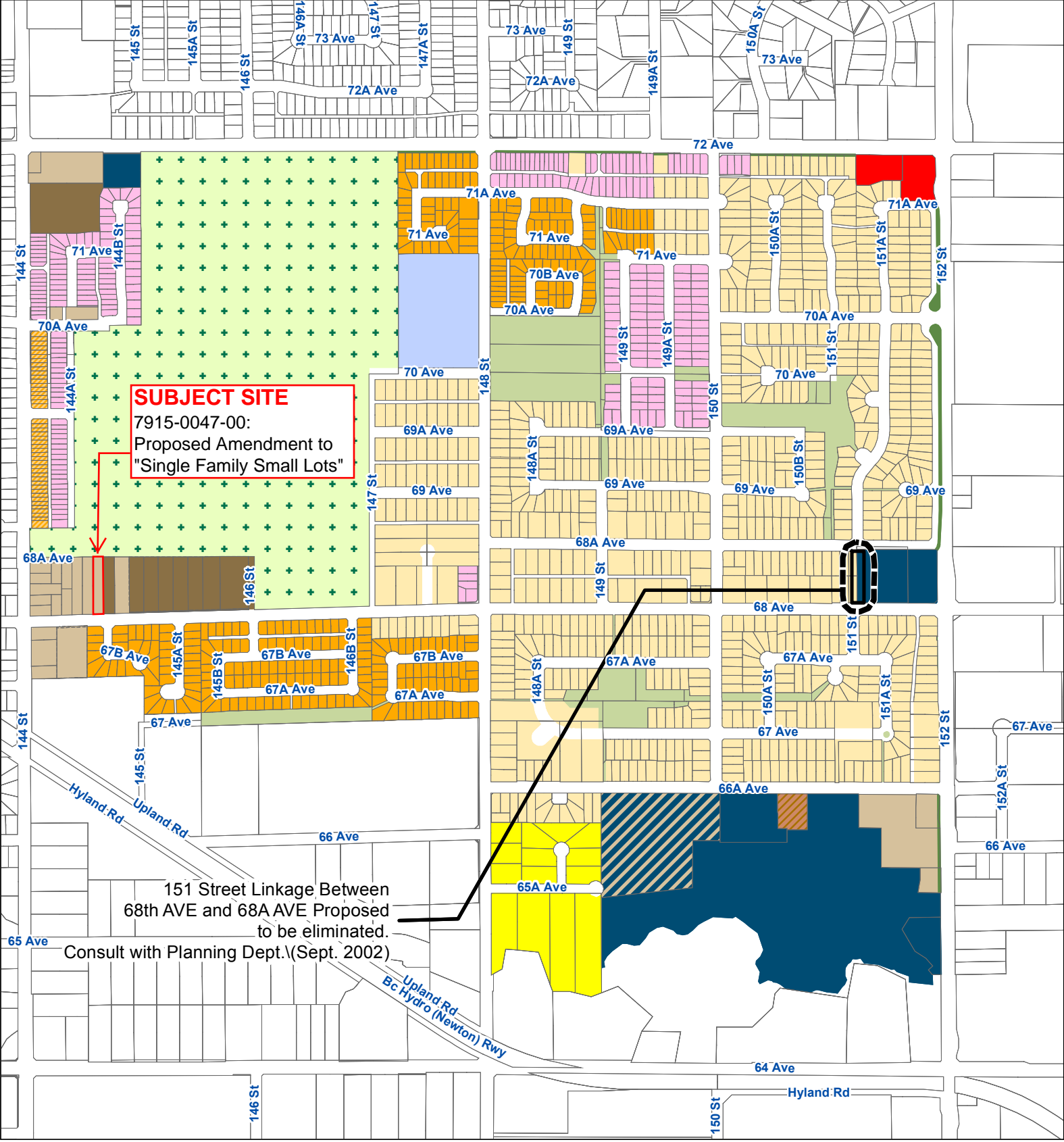
This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist
















Dated: July 7, 2015

Direct: 604 813 9194
 Email: norm@aclgroup.ca



SUBJECT SITE
 7915-0047-00:
 Proposed Amendment to
 "Single Family Small Lots"

151 Street Linkage Between
 68th AVE and 68A AVE Proposed
 to be eliminated.
 Consult with Planning Dept. (Sept. 2002)

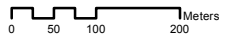
 HALF ACRE SINGLE FAMILY RESIDENTIAL	 INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
 URBAN SINGLE FAMILY RESIDENTIAL	 INSTITUTIONAL / TOWNHOUSES
 SINGLE FAMILY SMALL LOTS	 NEIGHBOURHOOD / LOCAL COMMERCIAL
 SEMI-DETACHED	 ELEMENTARY SCHOOL
 LOW DENSITY COMPACT HOUSING (max. 10 upa)	 PARKS AND OPEN SPACE
 TOWNHOUSES (max. 15 upa)	 CEMETERY
 Townhouses (max. 20 u.p.a.)	 LANDSCAPE BUFFER STRIPS
 MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)	

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 1 Dec. 2014

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.: 7915-0047-00

Issued To: 1029314 BC LTD.
("the Owner")

Address of Owner: 14465 - 68 Avenue
Surrey, BC V3S 2A8

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: 010-303-154
Lot 7 Section 15 Township 2 New Westminster District Plan 17647

14465 - 68 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 changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.2 of Part 17C "Single Family Residential (10) Zone (RF-10)" the maximum percentage of total Type II lots permitted in a subdivision is increased from 25% to 50%.
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 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.
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 – Linda Hepner

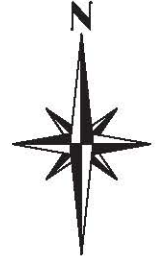
City Clerk – Jane Sullivan

**PROPOSED SUBDIVISION PLAN OF LOT 7 SECTION 15
TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 17647**

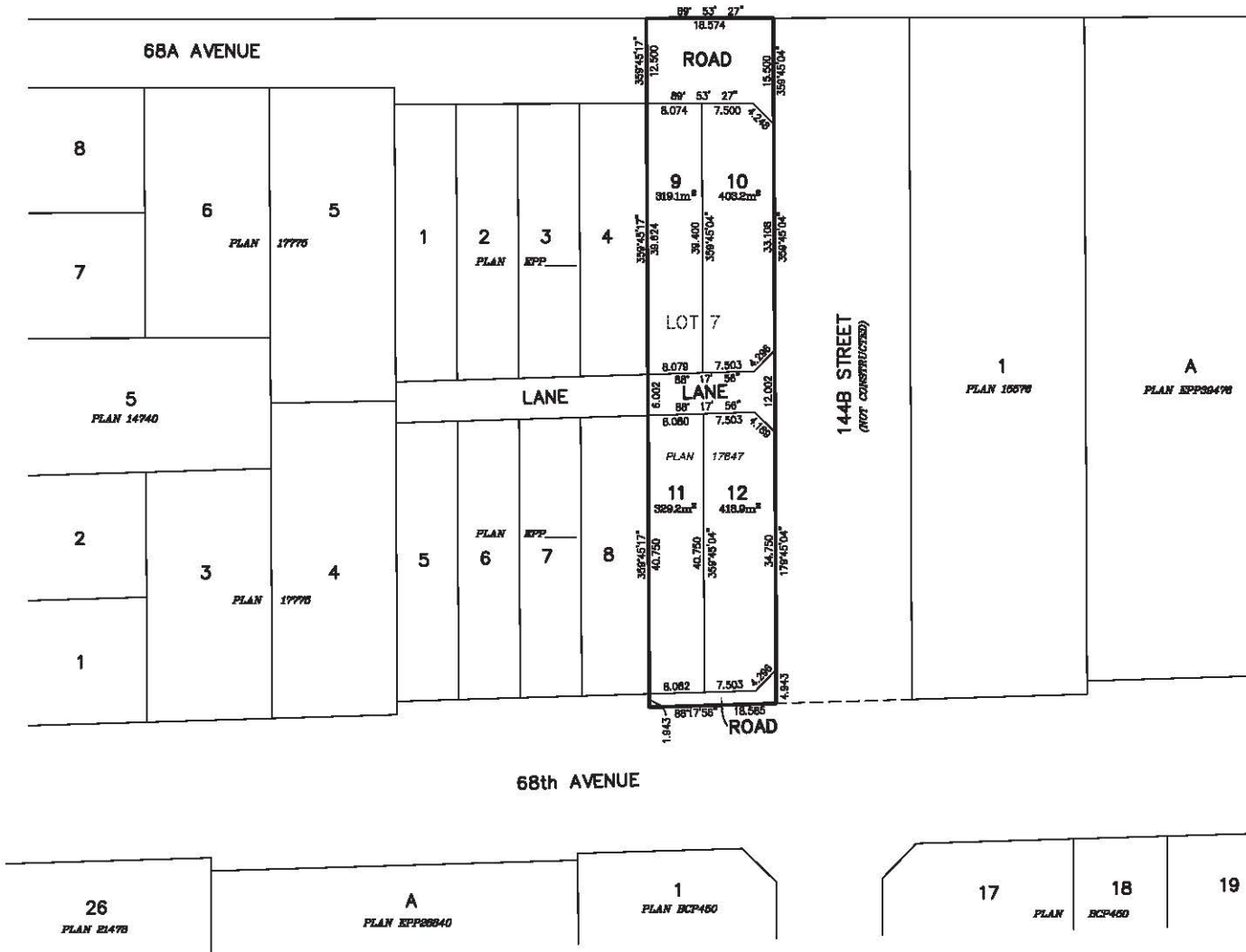
10 5 0 10 20 30
All Distances are in Metres.
The intended plot size of this plan is
432mm in height by 560mm in width
(C size) when plotted at a scale of 1:500

14485 68th AVENUE
SURREY B.C.
P.I.D. 010-303-154

Note: This plan is only a proposal which
may not be approved by the City of
Surrey. This plan should not be used
for marketing or sales purposes.



A
PLAN LMP97798



Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104-6680 176A Street
Cloverdale B.C.

FILE: JS1530_PS1A MARCH 17/2015

*This Plan Lies Within The
Greater Vancouver Regional District*