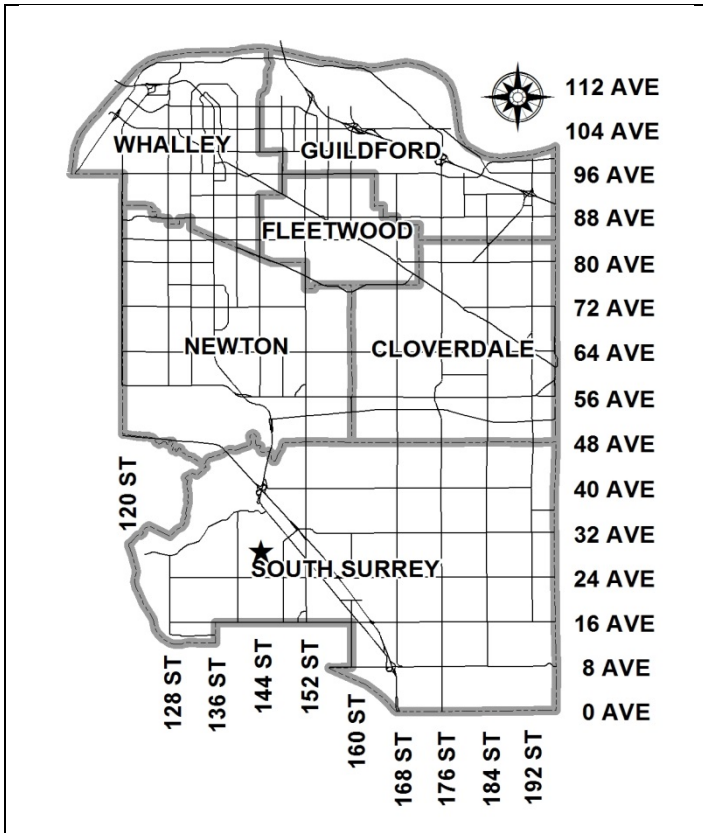


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0102-00

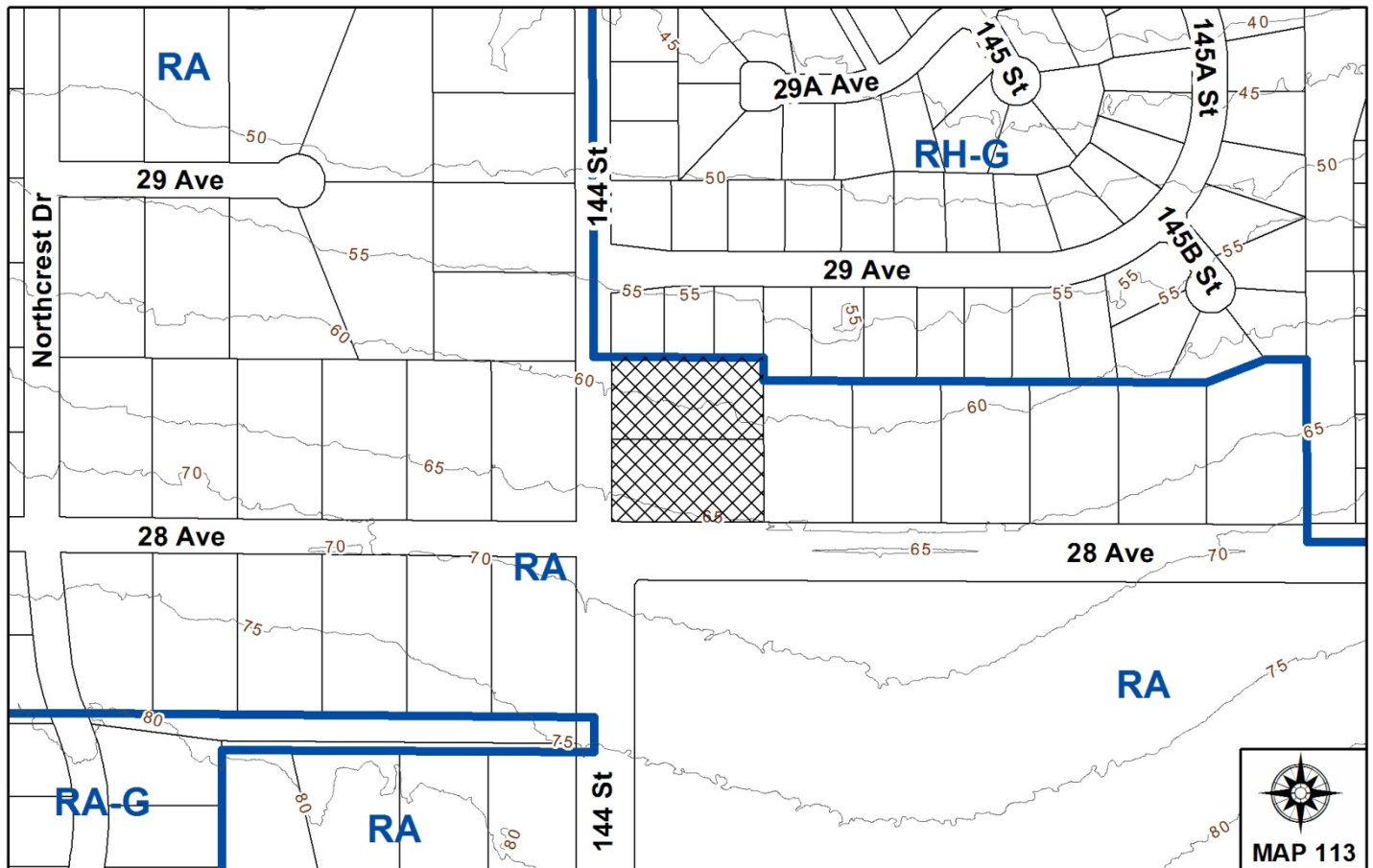
Planning Report Date: December 14, 2015



PROPOSAL:

- **Rezoning** from RA to RH
 - **Development Variance Permit**
- to allow subdivision into four (4) single family lots.

LOCATION: 2810 and 2840 - 144 Street
OWNER: Tara Development Ltd.
ZONING: RA
OCP DESIGNATION: Suburban (density exception area 5 uph (2 upa) max)
LAP DESIGNATION: One Acre



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 subject site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The Applicant proposes to amend the Central Semiahmoo Peninsula LAP from "One Acre" to "Half-Acre Gross Density".
- A variance is proposed to allow for a reduction of the minimum lot width and side yard (west) setback of the RH zone for one of the proposed lots.

RATIONALE OF RECOMMENDATION

- Complies with Suburban designation in the OCP and the suburban density exception area of the OCP (max. 5 units per hectare or 2 units per acre).
- The application proposes the RH zone as a transition between the smaller RH-G zoned properties to the north of the subject site and RA zoned properties to the east and west along 28 Avenue.
- The proposed lots meet the minimum lot area requirements of the RH zone. The proposed variances apply to Lot 4 and are supported given that this lot is proposed to be over 20% larger in area than the minimum required lot size of the RH zone, and the west side yard setback reduction only affects the newly created lots within the proposed development.

School District: Projected number of students from this development:

2 Elementary students at Semiahmoo Trail Elementary School
 1 Secondary student at Semiahmoo 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. The applicant should meet with Parks staff to discuss an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single family residences

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North:	Single family residences	Suburban	RH-G
East	Single family residences	Suburban / One Acre	RA
South (Across 28 Avenue):	Sunnyside Acres Urban Forest Park	Conservation and Recreation / One Acre	RA
West (Across 144 Street):	Single family residences	Suburban / One Acre	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from "One Acre" to "Half-Acre Gross Density". The density being proposed by the applicant is 5 units per hectares (2 units per acre), which is consistent with the Suburban designation in the OCP and suburban density exception area in the OCP.
- The proposed rezoning to RH will act as a transition between the smaller RH-G zoned lots to the north (on the east side of 144 Street) and the larger RA zoned lots to the east and west (on the north side of 28 Avenue).
- The proposed lots meet the minimum lot area requirements of the RH zone, with Lot 4 proposed to be over 20% larger in area than the minimum required lot size of the RH zone.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The 0.8 hectares (2 acre) subject site is located at the north-east corner of the intersection of 144 Street and 28 Avenue. The site is designated Suburban in the OCP, "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP) and zoned "One-Acre Residential Zone (RA)". It is also identified as a "suburban density exception area" in the OCP, with a maximum density of 5 units per hectare (2 units per acre).
- The applicant is proposing to subdivide the two (2) parent lots into four (4) lots. Proposed Lots 1-3 will front onto 144 Street and proposed Lot 4 will front onto 28 Avenue. All of the existing dwellings will be removed.
- The proposed lots range in size from 1,858 square metres (20,000 sq. ft.) to 2,240 square metres (24,111 sq. ft.), which complies with the minimum lot area for the RH Zone. Proposed Lots 1-3 also meet the minimum required lot width and lot depth for the RH zone. While proposed Lot 4 exceeds the requirements for lot area and lot depth, a variance is required to reduce the minimum lot width from 30 metres (100 ft.) to 24 metres (79 ft.).

Building Scheme and Lot Grading

- The applicant has retained Michael E. Tynan, from 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 Hub Engineering Inc., has been reviewed by staff and was 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 June 13, 2015 and pre-notification letters were mailed to surrounding property owners on August 6, 2015. Staff have received responses from three (3) area residents.
- The primary concern expressed by area residents relates to drainage issues and run-off from the existing site onto the neighbouring properties to the north. The applicant has been advised of these concerns and appears to have addressed these issues satisfactorily through the preliminary lot grading plan and site servicing concept. The City's Land Development Division advises that:

Onsite drainage is to be properly addressed and surface flows from filled areas adjacent to the neighbouring properties do not discharge onto private property. The proposed

development should ensure that no new surface or exfiltration water is directed onto the properties to the north.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head 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			
Red Alder	13	13	0
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cascara	2	2	0
Cherry/Plum	4	4	0
Japanese Maple	1	1	0
Laurel	2	2	0
Maidenhair Tree	1	1	0
Paper Birch	4	4	0
Plum	1	1	0
Western Flowering Dogwood	1	1	0
Coniferous Trees			
Cypress	5	1	4
Douglas Fir	12	12	0
Ellwood Lawson Cypress	1	1	0
Norway Spruce	4	3	1
Sawara Cypress	1	1	0
Western Redcedar	6	6	0
Total (excluding Alder and Cottonwood Trees)	45	40	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		19	
Total Retained and Replacement Trees		24	
Contribution to the Green City Fund		\$22,200	

- The Arborist Assessment states that there are a total of 45 protected trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 22% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 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.

- 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 93 replacement trees on the site. Since only 19 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 74 replacement trees will require a cash-in-lieu payment of \$22,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with a contribution of \$22,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 7, 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 applicant proposes to amend the LAP designation from "One Acre" to "Half-Acre Gross Density" and rezoning from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The density being proposed is 5 units per hectares (2 units per acre), which is consistent with the suburban density exception area in the OCP. • The development allocates space for backyard gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates the following Low Impact Development Standards (LIDS): roof downspout disconnection, dry swales, and sediment control devices • The application proposes to retain 5 trees and plant an additional 19 trees on site. • Recycling and organic waste pick-up will be made available.
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"> • The application proposes well-lit pedestrian walkways.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on site and pre-notification letters were mailed to surrounding property owners. Residents and community stakeholders will be invited to attend the public hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 24 metres (79 ft.) on proposed Lot 4;

Applicant's Reasons:

- Proposed Lot 4 exceeds the minimum requirements of the RH zone for lot depth (30 metres, 100 ft.) and lot area (1,858 square metres, 0.5 acres). The proposed lot depth is 91.8 metres (301 ft.) and lot area is 2,240 square metres (0.55 ac.).
- The proposed RH will supply the market with the type of lots that are in demand.
- The proposed development is otherwise consistent with the Suburban designation in the OCP, with a density of 5 units per hectare (2 units per acre).

Staff Comments:

- Proposed Lot 4 is a large lot which exceeds the minimum 1,858 square metres (0.5 ac.) lot area requirement of the RH zone. Lot 4 also proposes a lot depth that is approximately three times the minimum 30 metre (100 ft.) lot depth requirement of the RH zone.
- Staff support the proposed variance.

(b) Requested Variance:

- Reduce the minimum side yard (west) setback for the principal building of the RH Zone from 4.5 metres (15 ft.) to 2.75 metres (9 ft.) for proposed Lot 4.

Applicant's Reasons:

- Variances are requested to reduce the side yard setback to compensate for the reduced lot width.
- Without a variance, the width of the building envelope will be less than a typical RH lot and comparable to what could be achieved on a smaller RH-G lot.
- The reduced side yard setback will respect the character of the existing neighbourhood.

Staff Comments:

- The proposed variance to the west side yard setback is supported by staff, as it only affects the newly created lots within the proposed development. The impact to proposed Lots 1-3 is minimal, given that these lots are relatively deep and provide opportunity for generous rear yard setbacks and landscape buffering at the rear of the

lots. The east side yard setback is proposed to be a minimum 4.5 metres (15 ft.) in compliance with the RH zone.

- The proposed variance to the west side yard setback allows for a wider home that is more in keeping with the neighbourhood.

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 Preservation
Appendix VII.	Development Variance Permit No. 7915-0102-00
Appendix VIII	LAP Amendment Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.99
Hectares	0.81
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	26.8m – 31.3m
Range of lot areas (square metres)	1859m ² – 2,510 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.9 lots/ha or 2 lots/acre
Lots/Hectare & Lots/Acre (Net)	4.9 lots/ha or 2 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	50%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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
Setbacks	YES (lot width and west side yard setback on proposed Lot4)

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

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

DATE: **December 3, 2015** PROJECT FILE: **7815-0102-00**

RE: **Engineering Requirements
Location: 2810 & 2840 144 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 m along 28 Avenue for ultimate 24.0 m Collector road allowance;
- dedicate 5 m x 5 m corner cut at 144 Street/28 Avenue;
- dedicate 0.942 m along 144 Street for ultimate 22.0 m Collector road allowance; and
- register 0.5 m statutory right-of-way for inspection chambers and sidewalk maintenance.

Works and Services

- construct north side of 28 Avenue to Collector road standard;
- construct east side of 144 Street to modified Collector standard;
- construct storm drainage facilities required to properly manage road drainage and site servicing;
- construct sanitary sewer along 28 Avenue frontage from 144 Street; and
- construct service connections (water, sanitary, and storm) to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



RD
Rémi Dubé, P.Eng.
Development Services Manager

MS



Monday, December 07, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0102 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 2015 Enrolment/School Capacity

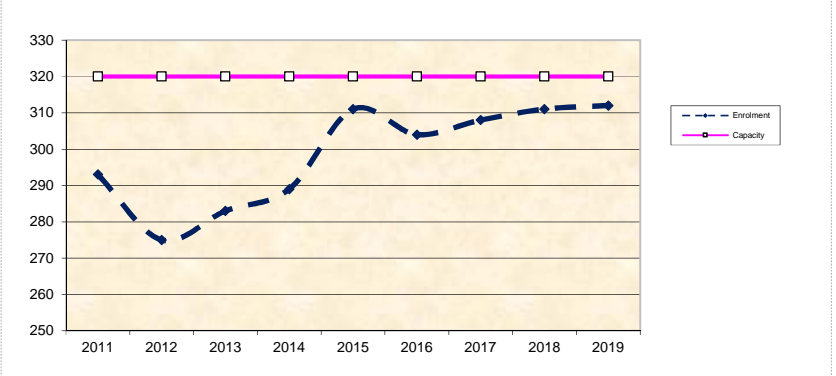
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	32 K + 279
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1584
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

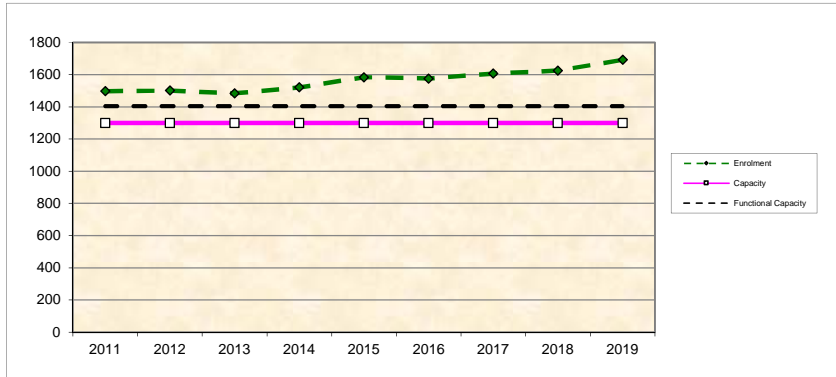
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. A new secondary school in the Grandview Heights area is requested as a high priority in the School District's Five-Year Capital Plan. This new school, once approved by the province, will relieve overcrowding at Semiahmoo Secondary and Earl Marriot Secondary.

Semiahmoo Trail Elementary



Semiahmoo 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: 7915-0102-00
 Project Location: 2810 and 2840 - 144 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 area was built out over a time period spanning from the 1960's to present (there is one neighbouring home under construction). The age distribution from oldest to newest is: 1960's (17%), 1970's (50%), 1980's (8%), 1990's (17%), and Under Construction (8%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (8%), 1501 - 2000 sq.ft. (8%), 2001 - 2500 sq.ft. (25%), 2501 - 3000 sq.ft. (33%), 3001 - 3550 sq.ft. (17%), and over 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (25%), "West Coast Traditional (Bavarian emulation)" (8%), "West Coast Traditional" (33%), "Rural Heritage" (8%), "Traditional English" (8%), and "Neo-Traditional" (17%). Home types include: Bungalow (25%), Bungalow with above-ground basement (8%), Split Level (8%), 1 ½ Storey (8%), Cathedral Entry (25%), and Two-Storey (25%).

Massing scale (front wall exposure) characteristics include: Low-scale massing (33%), Mid-scale massing (25%), Mid-scale massing with proportionally consistent, well balanced massing design (8%), Mid to high scale massing (25%), and High scale massing (8%). The scale (height) range for front entrance structures include: One storey front entrance (58%), One storey front entrance veranda in heritage tradition (8%), and 1 ½ storey front entrance (33%).

The range of roof slopes found in this area is: 4:12 (15%), 5:12 (15%), 6:12 (15%), 7:12 (15%), 8:12 (8%), 10:12 (15%), 12:12 (8%), and greater than 12:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (33%), Main common gable roof (50%), Main Dutch hip roof (8%), and Main Boston gable roof (8%). Feature roof projection types include: None (15%), Common Hip (15%), Common Gable (38%), Dutch Hip (8%), Boston Gable (8%), and Shed roof (15%). Roof surfaces include: Interlocking tab type asphalt shingles (8%), Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (25%), Cedar shingles (25%), and unknown (roof surface not installed) (8%).

Main wall cladding materials include: Horizontal cedar siding (8%), Vertical channel cedar siding (33%), Aluminum siding (8%), Horizontal vinyl siding (8%), Stucco cladding (17%), Wood wall shingles (8%), Under construction - cladding not installed (8%), Full height brick at front (8%). Feature wall trim materials used on the front facade include: No feature veneer (17%), Brick feature veneer (33%), Stone feature veneer (25%), Horizontal cedar accent (8%), Tudor style battens over stucco accent (8%), and Unknown - not installed (8%). Wall cladding and trim colours include: Neutral (41%), Natural (47%), Warm (6%), and Unknown - not installed (6%).

Covered parking configurations include: No covered parking (18%), Double carport (9%), Double garage (55%), and Triple garage (18%).

A variety of landscaping standards are evident, including: Old suburban landscape standard with sod and modest plantings (25%), Old suburban landscape standard - average plantings for this area (42%), Old suburban landscape standard - high quality with numerous plantings (8%), Modern suburban landscape standard - high quality with numerous plantings (8%), Extraordinary suburban-estate landscape standard (8%), Unknown - not installed (8%). Driveway surfaces include: Asphalt (50%), Broom finish concrete (10%), Exposed aggregate (30%), and Unknown - not installed (10%).

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 for a post year 2010 RH(G) development, including 2867 - 144 Street, 14411 - 29 Avenue, 14408 - 29 Avenue, 14461 - 28 Avenue, 14519 - 28 Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RH(G) zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH(G) zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** Surrounding context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style and compatible styles. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** 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) **Massing Designs :** Massing designs should meet new standards for RH(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 projections 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 between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Roof surfacing materials used in this area include cedar shingles, 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 :** 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 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. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: This neighbourhood was developed over a 75 year period, and there are a wide range of home sizes, home types, and massing designs ranging from "simple small rectangular Bungalows" to "estate quality Two-Storey type. Construction materials, feature materials, and trim and detailing standards are similarly diverse. Landscapes range from "modest old urban" to "above-average" suburban. The streetscape character is one in transition from "old suburban" to "modern suburban estate".

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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 homes in this area (2867 - 144 Street, 14411 - 29 Avenue, 14408 - 29 Avenue, 14461 - 28 Avenue, 14519 - 28 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 2010) RH(G) zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH(G) zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"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 7:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

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 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 50 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 25 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:** August 14, 2015

Reviewed and Approved by:  **Date:** August 14, 2015

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	2810 & 2840 144 th Street, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	58
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 13 X one (1) = 13	93
- All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = 80	
Replacement Trees Proposed	19
Replacement Trees in Deficit	74
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and
submitted by:

Arborist



Nov. 13,
2015

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0102-00

Issued To: TARA DEVELOPMENT LTD.

("the Owner")

Address of Owner: 1493 - West 32nd Avenue
Vancouver, BC V6H 2J4

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: 001-192-035
 Lot 41 Section 22 Township 1 New Westminster District Plan 54430
 2840 - 144 Street

Parcel Identifier: 005-244-714
 Lot 42 Section 22 Township 1 New Westminster District Plan 54430
 2810 - 144 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

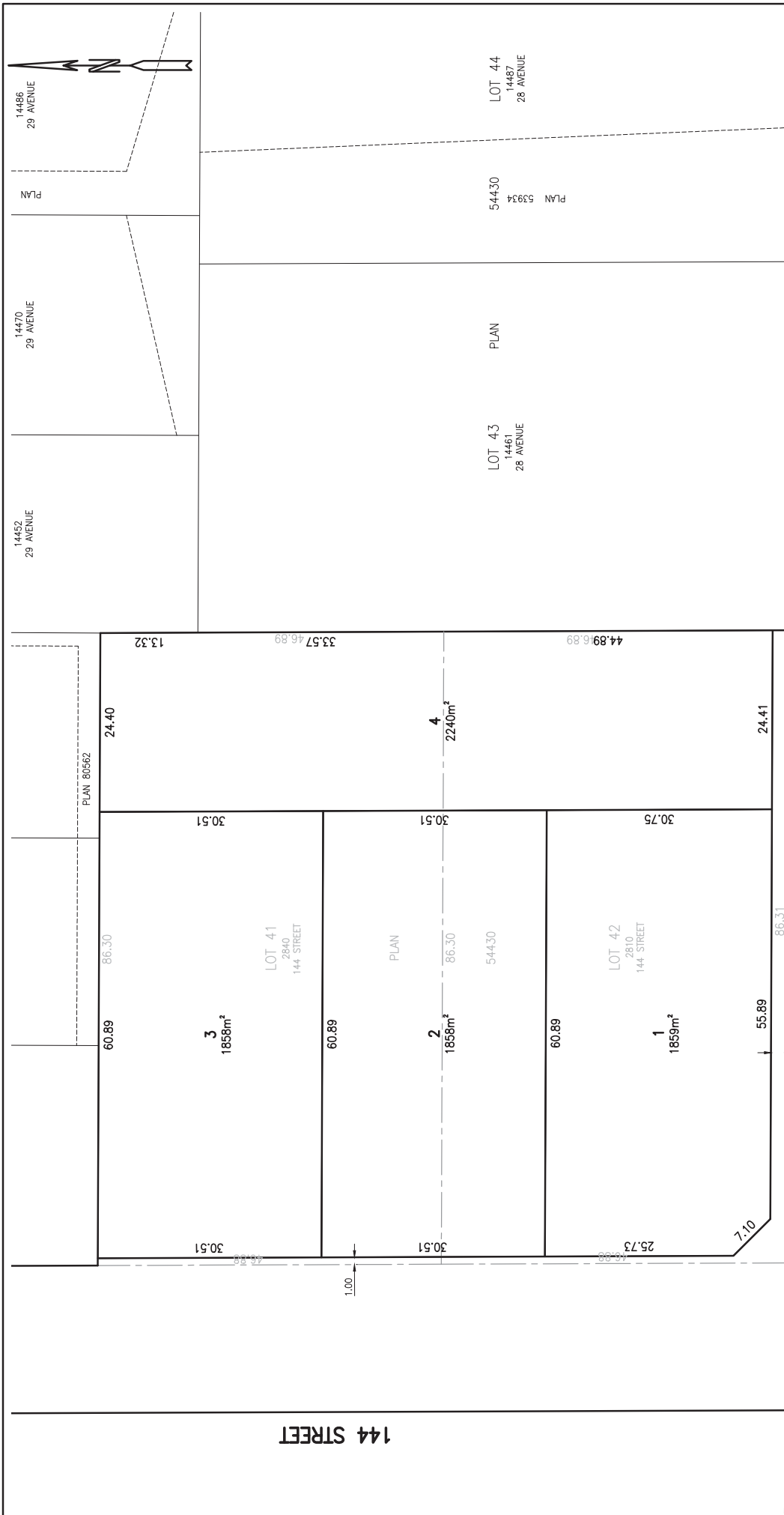
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.3 Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum *Lot Width* is reduced from 30 metres [100 ft.] to 24 metres [79 ft] on proposed Lot 4.
 - (b) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone (RH), the minimum *Side Yard setback* for the *Principal Building* is reduced from 4.5 metres [15 ft.] to 2.75 metres [9 ft.] on the west side yard of proposed Lot 4.
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



144 STREET

28 AVENUE

LOT 41
2840
144 STREET

LOT 42
2810
144 STREET

LOT 43
14461
28 AVENUE

LOT 44
14487
28 AVENUE

PLAN 80562

PLAN 53934

CLIENT: PROJECT: 2810 & 2040 144 STREET SURREY

DRAWING TITLE: RESIDENTIAL SUBDIVISION

PROJECT No: 15028 DATE: AUG 2015

LEGAL: SCALE: 1:500 MUNICIPAL PROJECT No:

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

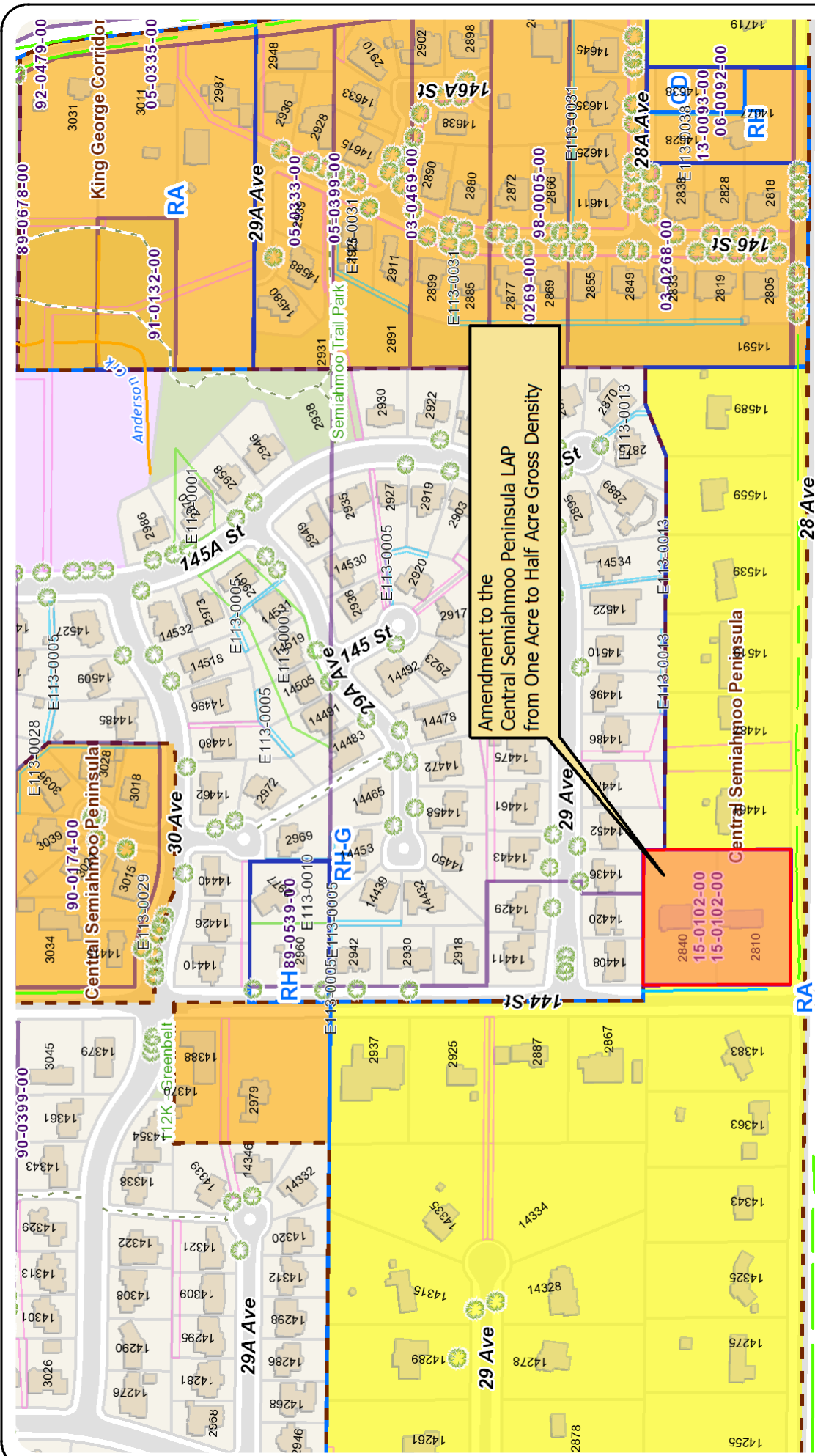
Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC HUB GROUP
Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com



Central Semiahmoo Peninsula LAP



Appendix VIII

Scale: 1:3,540

0 0.0225 0.045 0.09 0.135 km

Map created on: 07/12/2015

North arrow symbol

Sunnyside Acres Urban Forest Park

Elgin Estates Park

7915-0102-00 Proposed Amendment

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