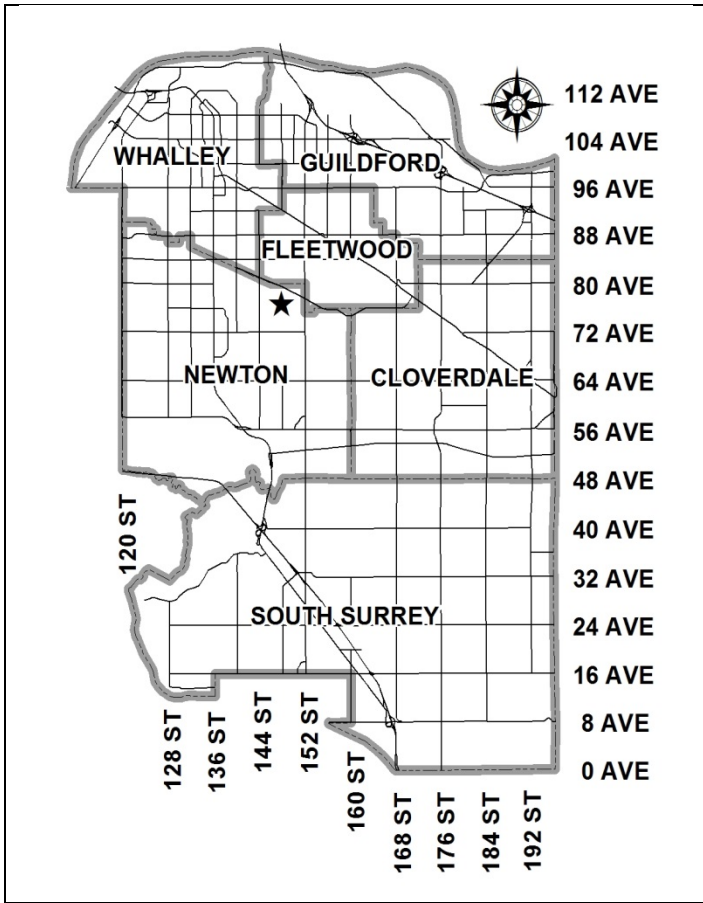


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0169-00

Planning Report Date: November 2, 2015



PROPOSAL:

- **OC**P amendment from Suburban to Urban
- **NCP** amendment from Transitional Suburban to Urban Residential
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into 3 single family lots.

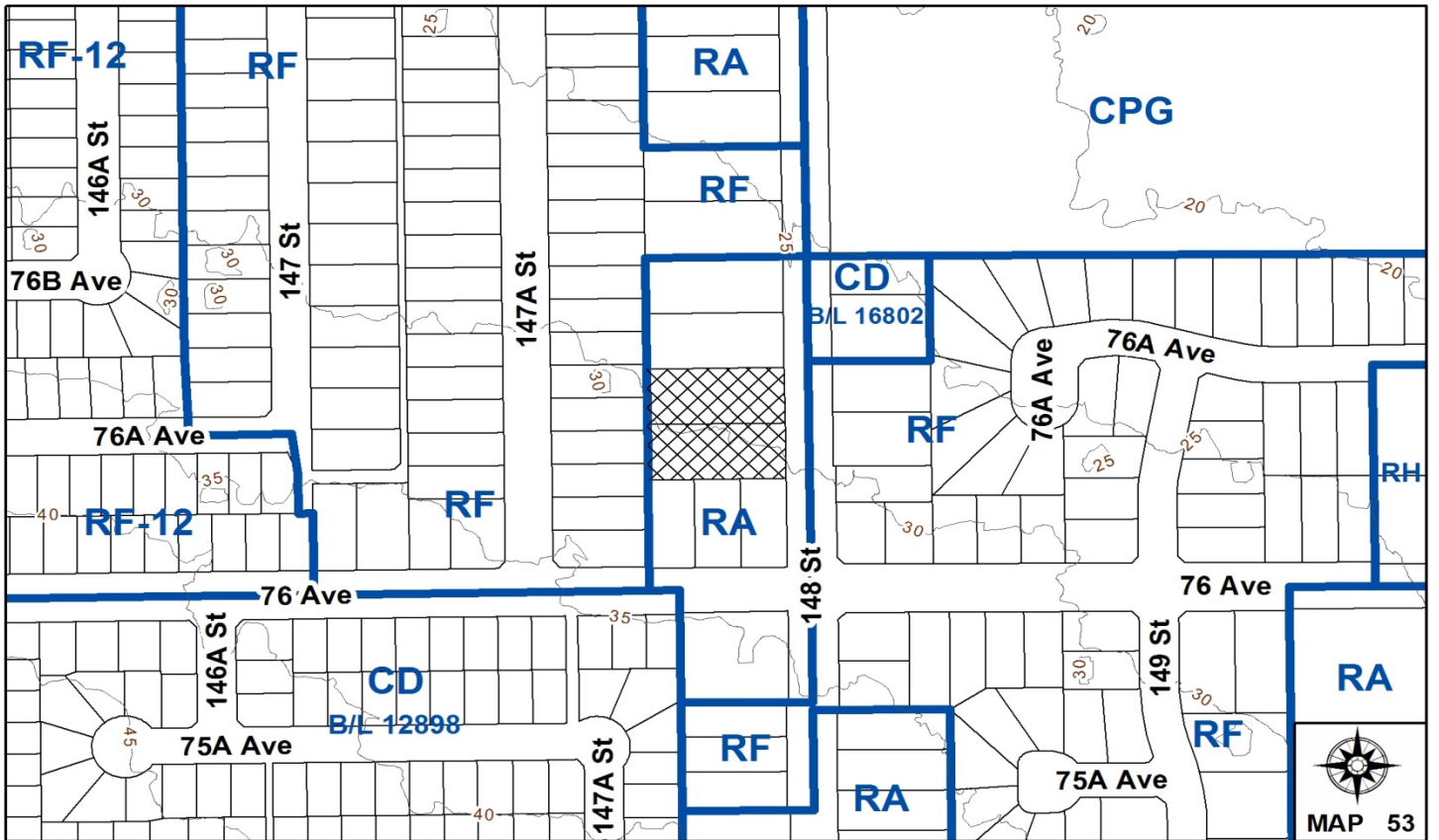
LOCATION: 7627 and 7643 - 148 Street

OWNER: Superstar Homes Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Transitional Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an OCP amendment from Suburban to Urban to allow subdivision of the site.
- The application proposes an amendment to the East Newton North NCP from Transitional Suburban to Urban Residential to allow subdivision of the site.
- The application proposes a variance to the front yard and side yard setbacks on proposed Lot 2 for the purpose of tree retention.

RATIONALE OF RECOMMENDATION

- There is a group of 19 properties along 148 Street between 76 Avenue and 78 Avenue that are designated Suburban in the OCP but surrounded by Urban designated properties. This application would redesignate the two subject properties to urban, matching the designation of other properties to the east and west, and to the south across 76 Avenue.
- The proposed NCP redesignation from Suburban Transitional to Urban Residential is consistent with development to the east, west and south across 76 Avenue. The remaining suburban properties have the potential to develop into urban lots in the future.
- The proposed lots exceed the minimum lot area of the RF Zone and are 60% larger than the adjacent RF lots to the west. The proposed lots are very deep, which will allow for ample backyard space and significant setbacks from the RF lots to the west.
- The relaxation of the front and side yard setbacks on proposed Lot 2 is supported by staff for the purpose of tree retention in the rear yard.
- No concerns have been expressed from area residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the properties located at 7643 - 148 Street and 7627 - 148 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0169-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - (b) to reduce the minimum front yard setback for a maximum 50% of the width of the principal building of the RF Zone on proposed Lot 2 from 5.5 metres (18 ft.) to 5 metres (16 ft.); and
 - (c) to reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.5 metres (5 ft.).
5. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farming operations.
6. Council pass a resolution to amend East Newton North NCP to redesignate the land from Transitional Suburban to Urban Residential 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:**

- 1 Elementary student at Chimney Hill Elementary School
- 0 Secondary students at Frank Hurt Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2016.

(Appendix IV)

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

SITE CHARACTERISTICS

Existing Land Use: Single family homes on large suburban lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Suburban/Transitional Suburban	RA
East (Across 148 Street):	Single family residential	Urban/Transitional Suburban	RF
South:	Single family residential	Suburban/Transitional Suburban	RA
West:	Single family residential	Urban/Urban Residential	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North NCP designates the site for Transitional Suburban, which is consistent with the Suburban designation in the OCP.
- The original intention of the designation was to buffer the land uses between urban residential to the west and agricultural land to the north-east. Although these agricultural lands are within the Agricultural Land Reserve (ALR), the lands are currently zoned CPG (Golf Course Zone) and used by the Guildford Golf & Country Club.
- If in the future the lands are reverted back to agricultural use, 148 Street will act as a buffer between residential use and farm use.

- The proposed redesignation from Transitional Suburban to Urban Residential will be consistent with developments to the east, west and south across 76 Avenue. There are 19 properties currently designated Transitional Suburban along 148 Street between 76 Avenue and 78 Avenue, and if this application is approved, only 17 properties will remain as Transitional Suburban with future opportunities to also redesignate to Urban Residential.
- A number of properties in the area have already been redesignated, subsequent to the adoption of the NCP, or propose to redesignate from Transitional Suburban to Urban Residential. Across 148 Street to the east, Development Application No. 7910-0204-00 to redesignate the property was approved and Development Application No. 7915-0009-00 located at 7640 – 148 Street is currently under review and also proposes to amend the NCP from Transitional Suburban to Urban Residential.
- There were no concerns expressed as a result of pre-notification to neighbouring residents.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The 0.29 hectare (0.72 ac.) subject site consists of 2 properties located on the west side of 148 Street north of 76 Avenue. The total site area is 2,901 m² (31,226 sq. ft.). The site is zoned "One-Acre Residential Zone (RA)" (By-Law No. 12000), designated Suburban in the Official Community Plan (OCP) and designated Transitional Suburban in the East Newton North Neighbourhood Concept Plan (NCP).

Subject Proposal

- The application proposes an Official Community Plan (OCP) amendment from Suburban to Urban. The application also proposes an amendment to the East Newton North NCP from Transitional Suburban to Urban Residential to rezone the subject site from "One-Acre Residential Zone (RA)" (By-Law No. 12000) to "Single Family Residential Zone (RF)" (By-Law No. 12000), in order to permit subdivision into three (3) single family lots. A Development Variance Permit (DVP) is also proposed as part of the subject application.
- The proposed lots exceed the minimum lot size requirement of the RF zone. The minimum required area is 560 square metres (6,000 sq. ft.) whereas the proposed area of each lot will be approximately 966 square metres (10,398 sq. ft.). The proposed lot depth is 57.7 metres (189 ft.) and proposed lot width is 16.8 metres (55 ft.), both of which are in excess of the minimum requirements identified in the RF Zone.
- The proposed development will have a density of approximately 10 units per hectare (4 units per acre), which complies with the Urban designation in the OCP, and the Urban Residential designation in the East Newton North NCP.
- The existing houses are proposed to be removed as part of the subject application.

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 H.Y. Engineering 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.

Tree Preservation

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	6	3	3
Black Locust	1	1	0
Cherry	1	1	0
Coniferous Trees			
Western Red Cedar	30	5	25
Western Hemlock	1	1	0
Lawson Cypress	2	1	1
Total (excluding Alder and Cottonwood Trees)	41	12	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		31	
Contribution to the Green City Fund		\$6,600	

- The Arborist Assessment states that there are a total of 41 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 29 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 2 to 1 replacement ratio. This will require a total of 24 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 22 replacement trees will require a cash-in-lieu payment of \$6,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 31 trees are proposed to be retained or replaced on the site with a contribution of \$6,600 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were mailed on October 6, 2015 and a Development Proposal Sign was erected on October 9, 2015. To date staff have received no correspondence in response to the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 28, 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)	• The application requires both an NCP and OCP amendment.
2. Density & Diversity (B1-B7)	• The proposal is for single family residential lots at 10.3 units per hectare (4.2 upa)
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard setback of the RF Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);

Applicant's Reasons:

- A reduction in the minimum front yard setback is required to achieve the maximum size house while providing for tree retention in the rear yard.

Staff Comments:

- Staff support this variance for the purpose of tree retention in the rear yard.

(b) Requested Variance:

- Reduce the minimum front yard setback for a maximum 50% of the width of the principal building of the RF Zone on proposed Lot 2 from 5.5 metres (18 ft.) to 5 metres (16 ft.).and

Applicant's Reasons:

- As above.

Staff Comments:

- The requested variance to the front yard setback is minimal and will have little impact on the overall streetscape.
- Staff support this variance for the purpose of tree retention in the rear yard.

(c) Requested Variance:

- Reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- A reduction in the minimum side yard setback is needed to achieve the maximum size house while providing for tree retention in the rear yard.
- The reduction to the side yard setbacks is only required on proposed Lot 2 due to the location of two large Western Redcedars (trees #310 and #311) proposed to be retained

in the rear yard. 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 for proper construction without critically impacting the trees. Therefore, in order to retain these two trees, the future house would need to be designed such that it is wider in order to achieve the maximum size house due to the reduced buildable depth in the rear yard.

Staff Comments:

- The proposed variance to the side yard setbacks is for the middle lot of three newly created lots and will have no impact on existing neighbours.
- Staff support this variance for the purpose of tree retention in the rear yard.

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.	NCP Plan and Redesignation
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit No. 7915-0169-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.71 ac
Hectares	0.29 ha
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16.8 m
Range of lot areas (square metres)	966-967 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.34 lots/ha / 4.189 lots/ac
Lots/Hectare & Lots/Acre (Net)	10.38 lots/ha / 4.189 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	31.9%
Total Site Coverage	5.6%
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
Others - setbacks	YES



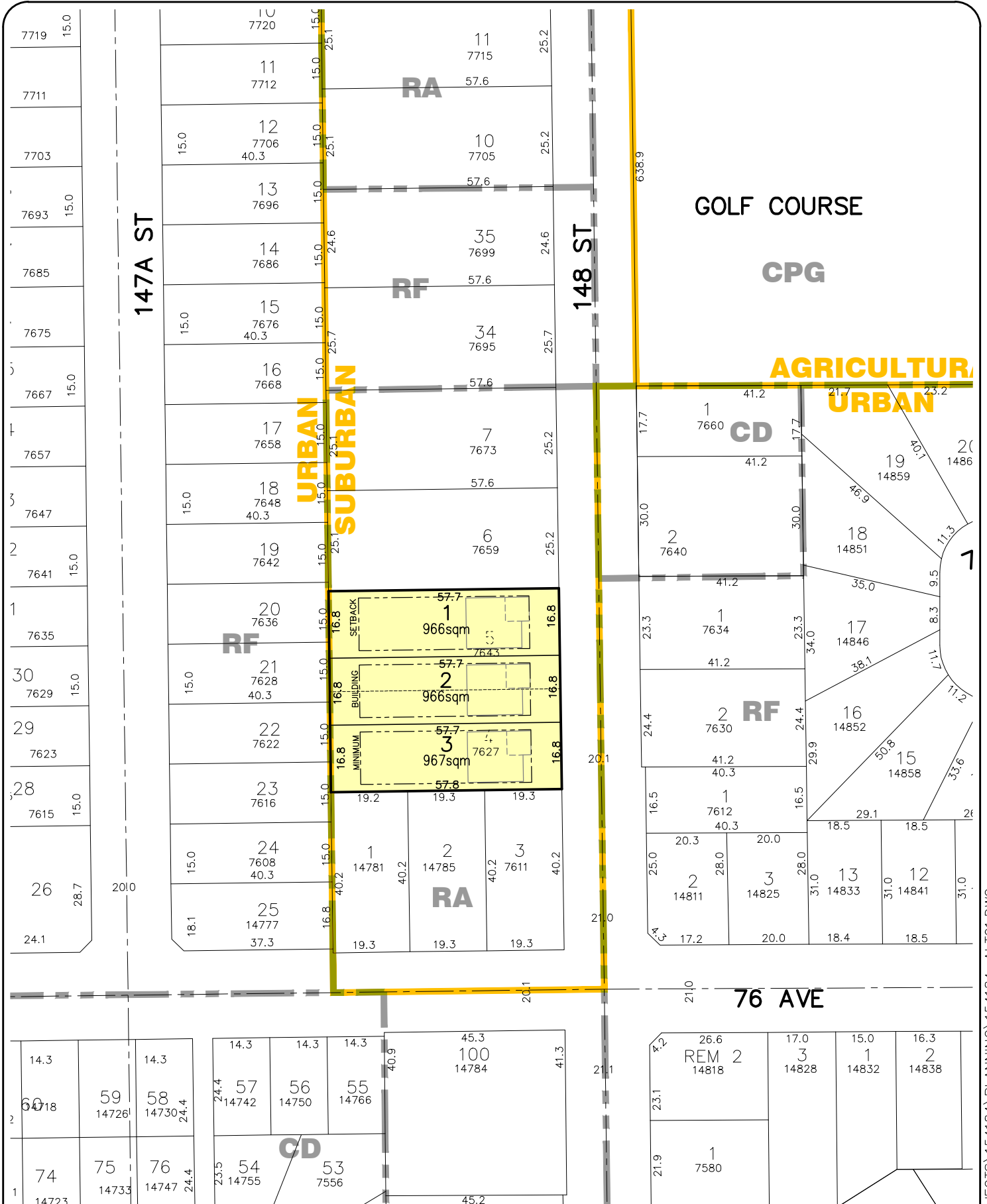
PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 - 0 - 00
 MAP #: 53
 EXIST. ZONE: RA
 PROP. ZONE: RF



CIVIC ADDRESS: 7627/43 - 148th STREET, SURREY, B.C.
LEGAL: LOTS 4&5, SECTION 22 TOWNSHIP 2, NEW WESTMINSTER DISTRICT
PLAN 15539



GROSS SITE AREA: 2,900sqm (0.72ac)

#200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#: 154184

ALTERNATIVE#01

DATE: 06 MAY/15

SCALE: 1:1250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154184\PLANNING\154184-ALT01.DWG



INTER-OFFICE MEMO

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

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

DATE: **October 21, 2015** PROJECT FILE: **7815-0169-00**

RE: **Engineering Requirements
Location: 7627 148 Street**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

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

- Register 0.5 m SRW on 148 Street for Service Connection Works and Maintenance Access to Sidewalk.

Works and Services

- Construct west side of 148 Street to unique local road standard with 8.5 m pavement width and 1.5 m wide sidewalk.
- Pay CIL for ultimate construction of 4.0 m wide MUP (Surrey Lake Greenway).
- Subject to available funding, construct under DCW the west side of 148 Street from the site to 76 Avenue (approximately 40 m).
- Provide onsite measures to ensure no net increase in runoff from pre-development conditions.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Rcode
per
Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Planning October-01-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0169 00

SUMMARY

The proposed 3 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2014 Enrolment/School Capacity

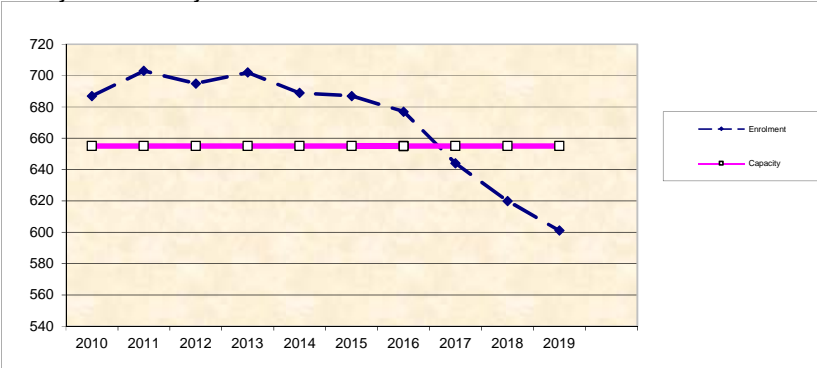
Chimney Hill Elementary	
Enrolment (K/1-7):	77 K + 612
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

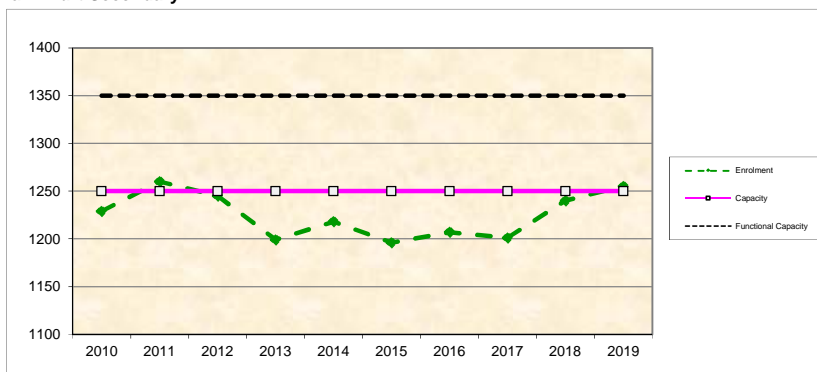
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

Chimney Hill 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: 7915-0169-00
 Project Location: 7627 and 7643 - 127 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 1950's to the post year 2010's. The age distribution from oldest to newest is: 1950's (17%), 1960's (8%), 1970's (33%), 1980's (8%), 2000's (25%), and post 2010's (8%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (17%), 1000 - 1500 sq.ft. (8%), 1501 - 2000 sq.ft. (17%), 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (8%), and 3001 - 3550 sq.ft. (42%). Styles found in this area include: "Old Urban" (25%), "West Coast Traditional" (17%), "West Coast Contemporary" (8%), "Rural Heritage" (8%), and "Neo-Traditional" (42%). Home types include: Bungalow (25%), Split Level (17%), Basement Entry (8%), and Two-Storey (50%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structures (17%), low mass structure (8%), mid-scale massing (33%), mid-scale massing with proportionally consistent, well balanced massing design (25%), mid to high scale massing (8%), and mid-to-high scale massing with proportionally consistent, well balanced massing design (8%). The scale (height) range for front entrance structures include: One storey front entrance (75%), One storey front entrance veranda in heritage tradition (8%), and 1 ½ storey front entrance (17%).

The range of roof slopes found in this area is: 2:12 (7%), 4:12 (29%), 6:12 (7%), 7:12 (21%), 8:12 (21%), 10:12 (7%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (25%), Main common gable roof (58%), Main Dutch hip roof (8%), and main Shed roof (8%). Feature roof projection types include: None (6%), Common Gable (63%), Dutch Hip (19%), and Shed roof (13%). Roof surfaces include: Tar and gravel (8%), Interlocking tab type asphalt shingles (17%), Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (25%), Concrete tile (shake profile) (8%), and Cedar shingles (8%).

Main wall cladding materials include: Horizontal cedar siding (17%), Vertical channel cedar siding (17%), Horizontal vinyl siding (17%), Hardiplank siding (8%), and Stucco cladding (42%). Feature wall trim materials used on the front facade include: No feature veneer (31%), Brick feature veneer (8%), Stone feature veneer (38%), Wood wall shingles accent (8%), Horizontal cedar accent (8%), and Stucco feature accent (8%). Wall cladding and trim colours include: Neutral (23%), Natural (69%), and Primary derivative (8%).

Covered parking configurations include: No covered parking (8%), Single carport (8%), Single vehicle garage (17%), and Double garage (67%). A variety of landscaping standards are evident, ranging from an old urban landscape standard featuring sod and a few shrubs (33%), to an extraordinary modern urban landscape standard (8%). Driveway surfaces include: Gravel (8%), Asphalt (33%), Broom finish concrete (17%), Exposed aggregate (33%), and Interlocking masonry pavers (8%).

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

- 1) **Context Homes:** 50 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 50 percent of homes are considered 'non-context'). Context homes include: 7611 - 148 Street, 7660 - 148 Street, 7640 - 148 Street, 7634 - 148 Street, 7612 - 148 Street, and 14811 - 76 Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2010 RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in new RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are 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. However, given the wide range of styles in this neighbourhood, and the small size of this development, some flexibility is justifiable, providing reasonable compatibility with neighbouring context homes is achieved. 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 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 RF 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 :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, 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 :** 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. 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 is an old urban area in transition to modern urban. Structures include small 60-70 year old simple Bungalows, 40-50 year old Basement Entry and Cathedral Entry type homes with high scale, box-like massing characteristics, some 1970's Split Level homes, and several recently constructed (less than 20 year old) Two-Storey type homes. These newer homes have well balanced mid-scale massing characteristics, front entrances 1 - 1 ½ storeys high, and main common hip roofs and common gable projections at steep (8:12+) slopes. Roofs on new homes are surfaced with shake profile asphalt shingles or concrete roof tiles. Stucco vinyl, and Hardiplank have been used on walls and stone is a common element. Landscapes vary from below average featuring sod and a few shrubs to above average featuring numerous shrubs, planting beds, and high quality feature driveway materials.

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”, “Rural Heritage”, or compatible styles as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (7611 - 148 St., 7660 - 148 St., 7640 - 148 St., 7634 - 148 St., 7612 - 148 St., and 14811 - 76 Ave. 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) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the 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, except on trim where subdued (dark) shades will be required. “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 exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots, to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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:

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. 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: October 1, 2015

Reviewed and Approved by:



Date: October 1, 2015

Tree Preservation Summary

Surrey Project No:

Address: 7627 and 7643 148th Street, Surrey

Registered Arborist: Glenn Murray

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)	41
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	29
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 12 </u> X two (2) = 24	24
Replacement Trees Proposed	2
Replacement Trees in Deficit	22
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 3 </u> X two (2) = 6	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

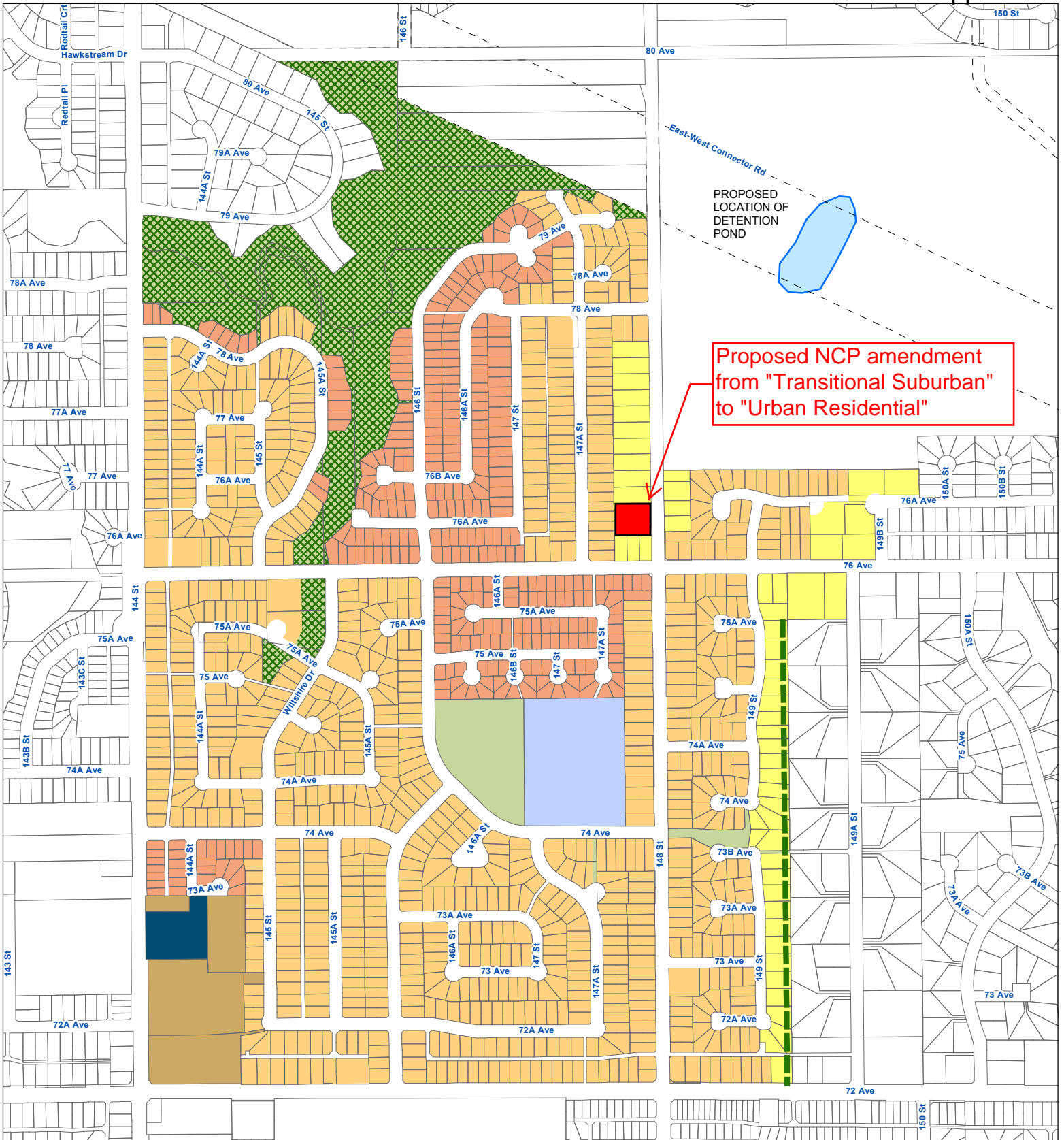
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

23-Sep-15

Date



Proposed NCP amendment from "Transitional Suburban" to "Urban Residential"

EXISTING TRANSITIONAL SUBURBAN

MULTIPLE RESIDENTIAL (Townhouses)

OPEN SPACE PARK

URBAN RESIDENTIAL

SCHOOL

COVENANT TREE RETENTION AREA

URBAN COMPACT HOUSING

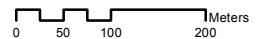
INSTITUTIONAL

PROP. WET DETENTION POND

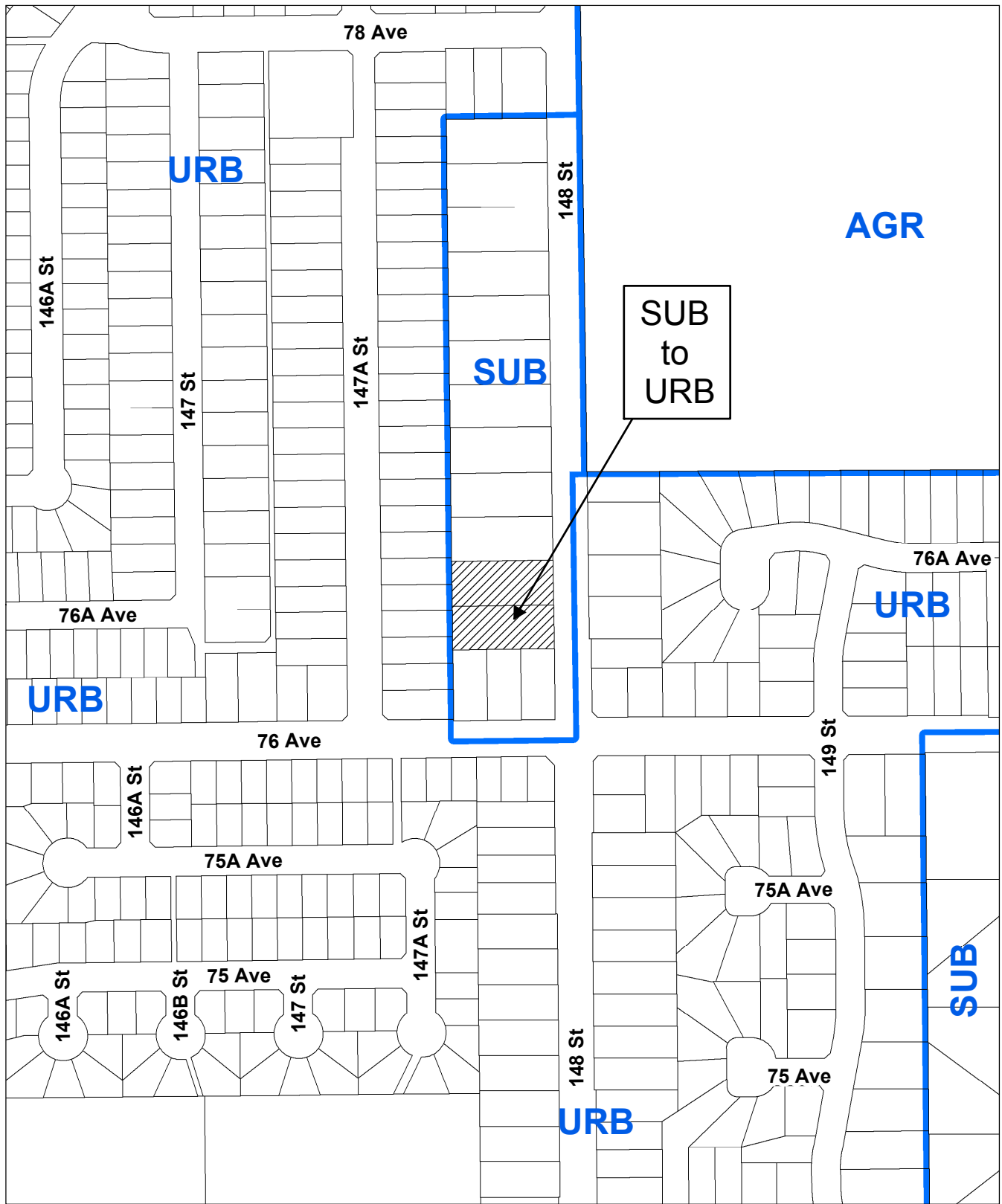
CREEK PRESERVATION AREA (approximate)

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 27 July 2015



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



OCP Amendment 7915-0169-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0169-00

Issued To: Superstar Homes Ltd.

("the Owner")

Address of Owner: 5757 - Kettle Crescent West
Surrey, BC V3S 8R6

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: 010-105-867
 Lot 4 Section 22 Township 2 New Westminster District Plan 15539
 7627 - 148 Street

Parcel Identifier: 002-357-194
 Lot 5 Section 22 Township 2 New Westminster District Plan 15539
 7643 - 148 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 F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Front Yard setback* for *Principal Building* is reduced from 7.5 metres [25 ft.] to 6.5 metres [21 ft.] on proposed Lot 2;
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Front Yard setback* for a maximum 50% of the width of the *Principal Building* is reduced from 5.5 metres [18 ft.] to 5.0 metres [16 ft.] on proposed Lot 2; and
 - (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.] on proposed Lot 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A 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



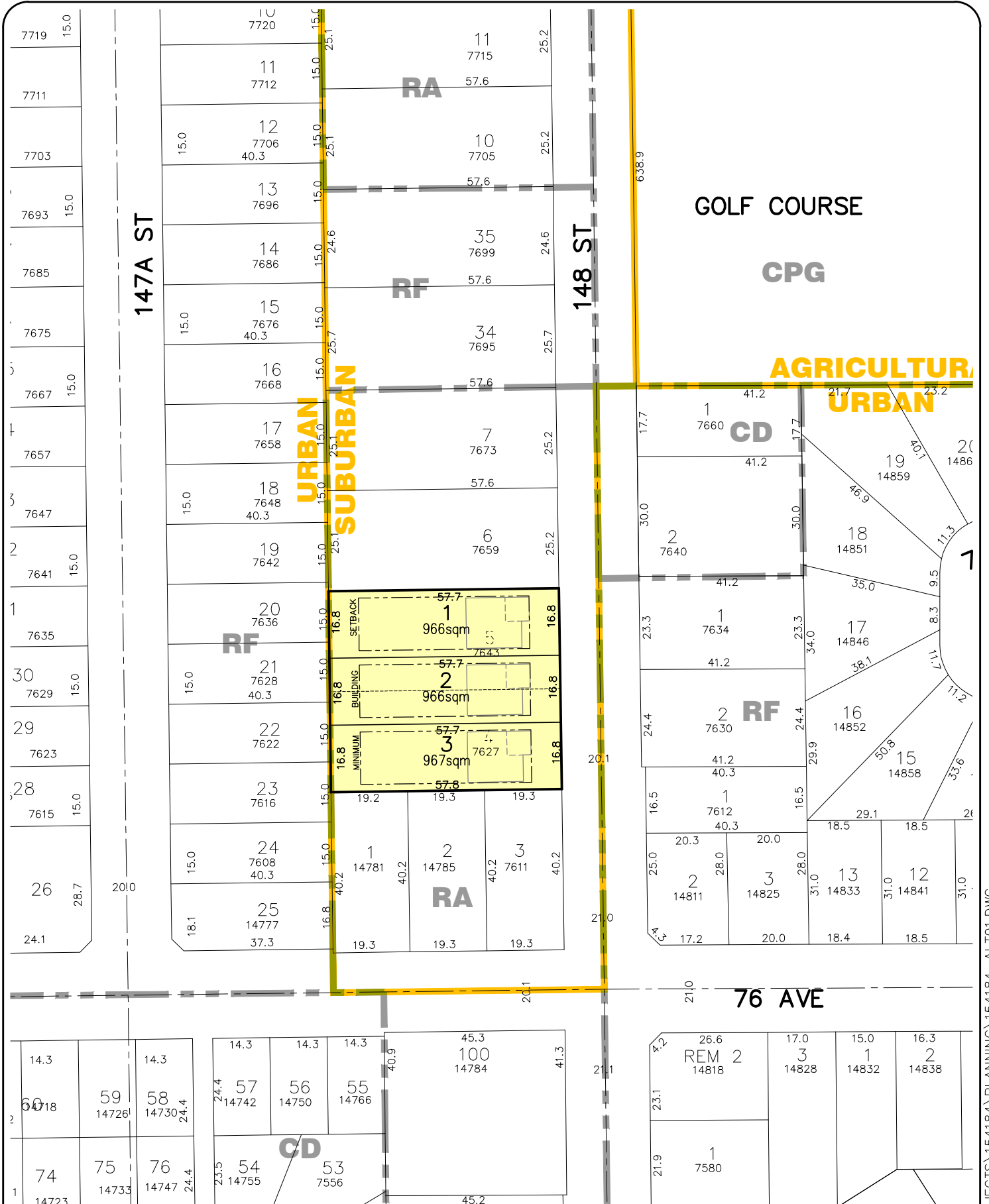
PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 - 0 - 00
 MAP #: 53
 EXIST. ZONE: RA
 PROP. ZONE: RF



CIVIC ADDRESS: 7627/43 - 148th STREET, SURREY, B.C.
LEGAL: LOTS 4&5, SECTION 22 TOWNSHIP 2, NEW WESTMINSTER DISTRICT
PLAN 15539



GROSS SITE AREA: 2,900sqm (0.72ac)

#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#: 154184

ALTERNATIVE#01

DATE: 06 MAY/15

SCALE: 1:1250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required