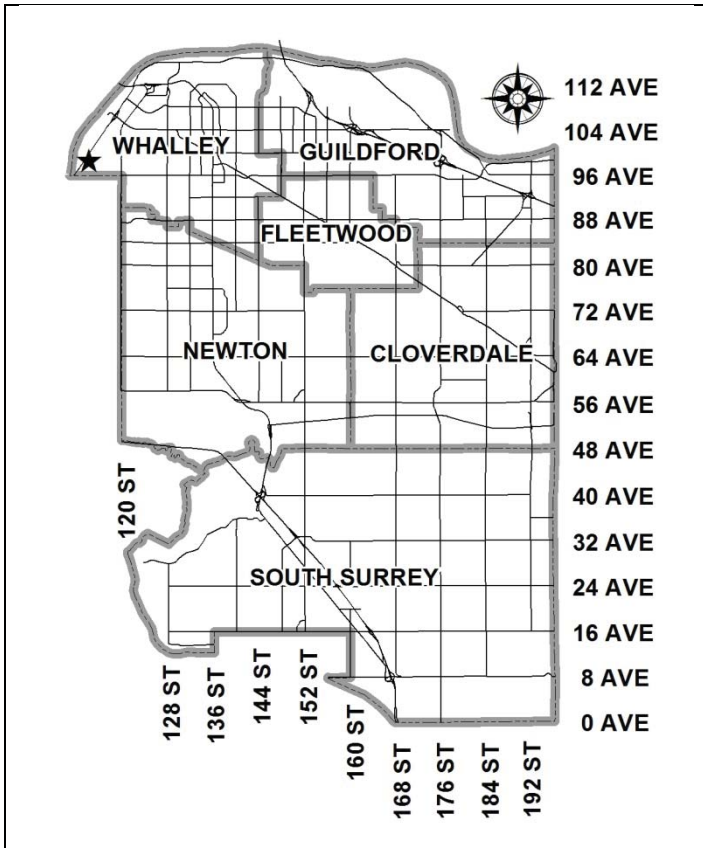


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0207-00

Planning Report Date: March 6, 2017



**PROPOSAL:**

- **Rezoning** a portion from RF to RF-13
- **Development Permit**
- **Development Variance Permit**

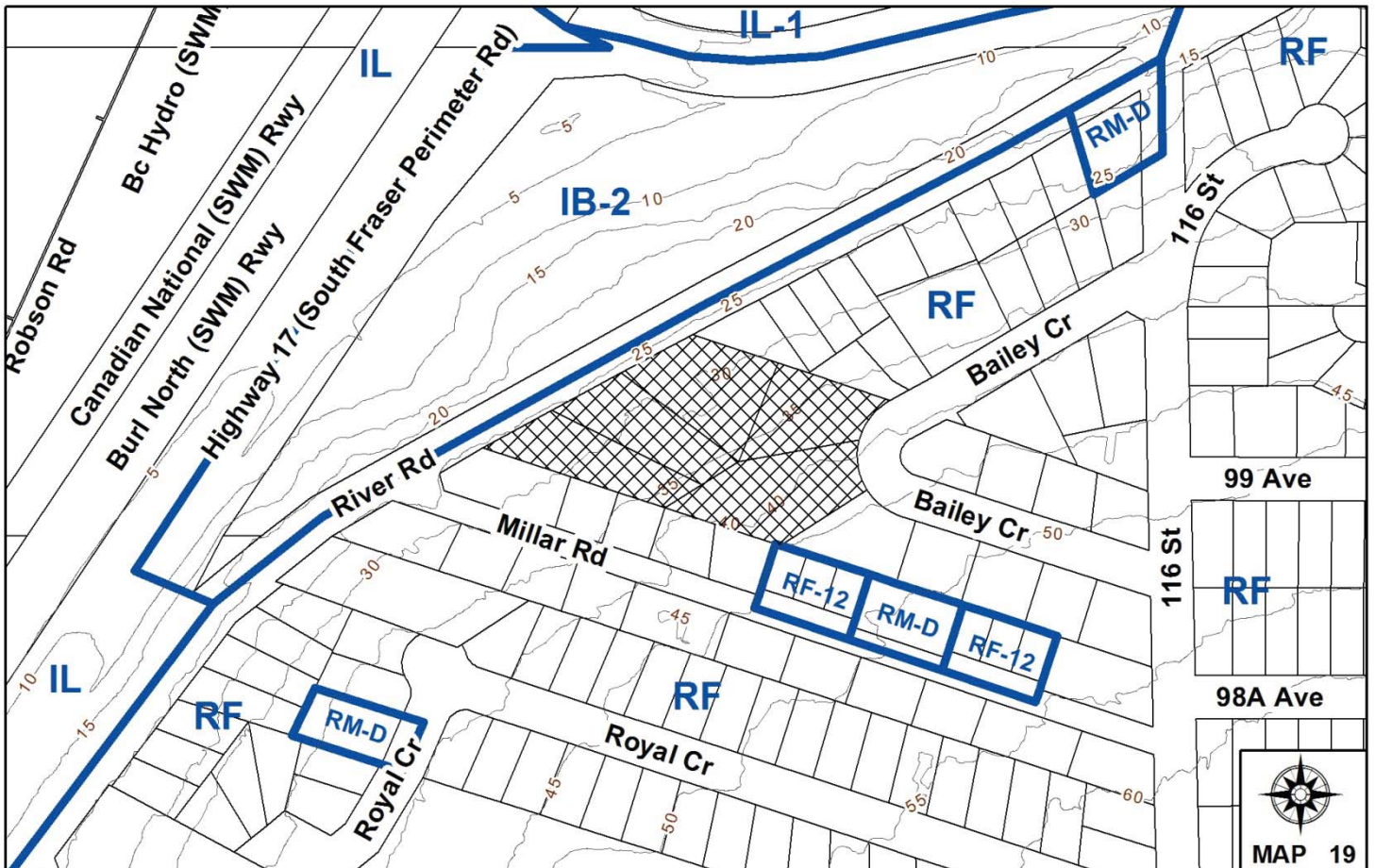
to permit subdivision into 20 single family lots.

**LOCATION:** 11452, 11464 and 11496 - River Road  
 11528 and 11524 - Bailey Crescent

**OWNER:** Tara Development Ltd

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning the western portion.
- Approval to draft Hazard Lands Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Several variances requested for lot depth, front, rear and side yard setbacks.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed small lots on the western portion are considered to have merit within this part of Whalley, providing more variety in single family lot choices. RF-zoned lots will be maintained along Bailey Crescent to preserve the existing streetscape and neighbourhood character along this street.
- The proposed small lots comply with the Small Lot Residential Zones Policy by being proposed within a self-contained area with minimal impact on the neighbourhood.
- The applicant has requested several variances to ensure functional building envelopes on irregular-shaped lots or lots impacted by the Special Building Setbacks in the Zoning By-law. The applicant's design consultant has demonstrated functional building envelopes with usable yard space on these lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Hazard Land Development Permit No. 7916-0207-00 generally in accordance with the geotechnical assessment prepared by Able Geotechnical Ltd. and lot grading plan prepared by Hub Engineering Inc.
3. Council approve Development Variance Permit No. 7916-0207-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum required lot frontage in Part 4 General Provisions of Zoning By-law No. 12000 from 4.5 metres (15 ft.) to 2.2 metres (7 ft.) for proposed Lot 1;
  - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 1.2 metres (4 ft.) for a rear garage on proposed Lot 1;
  - (c) to reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 1;
  - (d) to reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 0.4 metre (1.5 ft.) for the principal building on proposed Lot 16;
  - (e) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lot 17;
  - (f) to reduce the minimum front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 17;
  - (g) to reduce the minimum front yard setback of the RF-13 Zone from 2.0 metres (7 ft.) to 1.4 metres (5 ft.) for the porch or veranda on proposed Lot 17;
  - (h) to reduce the minimum southeast front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.6 metres (15 ft.) for the garage on proposed Lot 14;
  - (i) to reduce the minimum southeast front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.4 metres (8 ft.) for the principal building on proposed Lot 14;
  - (j) to reduce the minimum rear yard setback of the RF-13 Zone from 6.0 metres (20 ft.) for 50% of the width and 7.5 metres (25 ft.) for 50% of the width to 6.0 metres (20 ft.) for 100% of the width of the principal building on proposed Lot 14;
  - (k) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.9 metres (82 ft.) for proposed Lot 19;

- (l) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 19; and
  - (m) to reduce the minimum rear yard setback of the principal building of the RF Zone from 7.5 metres (25 ft.) to 7.5 metres (25 ft.) for 50% of the width and 6.0 metres (20 ft.) for 50% of the width of the principal building on proposed Lot 19.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

### 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:**

10 Elementary students at Royal Heights Elementary School  
5 Secondary students at L.A. Matheson 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 Summer 2018.

**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 will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwellings, to be demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban in OCP	RF
East (Across Bailey Crescent):	Single family dwellings.	Urban in OCP	RF
South:	Single family dwellings with one lot under Application No. 7916-0185-00 to rezone to RF-13 (pre-Council).	Urban in OCP	RF and RF-12
West (Across River Road):	Vacant City-owned land.	Industrial in OCP and Parks and Open Spaces in NCP	IB-2

**DEVELOPMENT CONSIDERATIONS****Background**

- The 1-hectare (2.5-acre) subject site is comprised of five (5) lots (3 lots on River Road and 2 lots on Bailey Crescent), just south of the South Westminster Neighbourhood Concept Plan (NCP) area.
- The site is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The site slopes down from east to west, toward River Road, and is moderately treed with deciduous and coniferous trees.
- Two properties to the south, along Millar Road, were granted final adoption in 2013 and 2014 to rezone to RF-12 under Development Application Nos. 7907-0190-00 and 7910-0132-00, respectively. Each of the properties were subdivided into 3 RF-12 lots and additional road widening was achieved on Millar Road.

- The property to the north was subdivided into six (6) RF-zoned lots in 2015 under Development Application 7910-0049-00. As part of this application, a no-build restrictive covenant was registered over a portion of Lot 4 (11502 River Road) for future consolidation with the subject property. However, the owner of 11502 River Road has recently provided staff with written confirmation that they do not wish to consolidate the no-build portion with the subject site.

### Current Proposal

- The applicant proposes to rezone the western 0.83-hectare (2-acre) portion of the site (see Block A in Appendix I) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", in order to permit subdivision into seventeen (17) RF-13 lots. The remaining 0.18-hectare (0.4-acre) eastern portion (Block B in Appendix I) will remain "Single Family Residential Zone (RF)" and is proposed to be subdivided into three (3) RF lots, for a total of twenty (20) single family lots.
- In order to provide a better density transition with the existing RF lots on Bailey Crescent, and to help mitigate traffic safety and parking concerns, the applicant revised the initial application and is now proposing RF lots along Bailey Crescent.
- Access for proposed Lots 1 and 17 is proposed from River Road, and access for proposed Lots 2 through 16 is proposed from a new Juniper Place cul-de-sac, which was named after the native juniper species in the area.
- Proposed Lots 18 to 20 are proposed to remain under the RF Zone. Each of these proposed lots meets the minimum dimensions of the RF Zone, with the exception of proposed Lot 19, which has a depth of 24.91 metres (82 ft.). A Development Variance Permit is required to reduce the minimum lot depth of the RF Zone for proposed Lot 19, as well as the front and rear yard setbacks (see By-law Variances Section).
- Proposed Lots 1 to 17 are proposed to be rezoned to RF-13. Each of these proposed lots meets the minimum lot depth, width and area requirements of the proposed RF-13 Zone. However, proposed Lot 1 requires a variance to the minimum frontage in Part 4 General Provisions of the Zoning By-law from 4.5 metres (15 ft.) to 2.2 metres (7 ft.) due its irregular triangular shape. The RF-13 Zone received Third Reading on November 7, 2016 (By-law No. 18772). Final adoption of the RF-13 Zone will be in order immediately prior to the first RF-13 rezoning being in order for final adoption.
- Setback variances to the RF-13 Zone are requested for proposed Lot 14, due to its irregular shape (see By-law Variances Section).
- River Road, which flanks proposed Lots 1, 16 and 17, is classified as a collector road. The Engineering Department has determined that there are no plans to widen this portion of River Road to its ultimate 24-metre (79-ft.) standard in the foreseeable future. However, since the special setback requirements of Part 7 of the Zoning By-law continue to apply for building siting, the applicant is seeking variances to accommodate a typical RF-13 house on proposed Lots 1, 16 and 17 (see By-law Variances Section).

### Development Permit for Hazard Lands

- The site is subject to a Development Permit (DP) for Hazard Lands under the new Official Community Plan (OCP), given there are existing slopes on the property in excess of 15% grade.
- As part of a Development Feasibility Study, the applicant has submitted a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development, and has determined that a geotechnical setback is not required. The report has been reviewed by Drainage Engineering staff and found to be generally acceptable.

### Road Construction Requirements

- The applicant will be required to construct the fronting portion of River Road to a modified Collector Road standard, the new Juniper Place cul-de-sac to a Limited Local Road standard, and the fronting portion of Bailey Crescent to a Through Local Standard.

### Neighbourhood Character Study and Building Scheme.

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V) consistent with the other new development projects in the area.

### Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. and the plans have been reviewed by staff and are generally acceptable.
- Basements are proposed for each of the lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

## PUBLIC INFORMATION MEETING AND PRE-NOTIFICATION

### Public Information Meeting

The initial proposed layout, proposed rezoning the entire subject site to the RF-13 Zone, for a total of twenty-one (21) RF-13 lots, including four (4) RF-13 lots along Bailey Crescent. Due to the proposal not fully complying with the Small Lot Residential Zones Policy, staff requested that the applicant hold a Public Information Meeting (PIM) in order to gauge neighbourhood support. The PIM was held on November 1, 2016 at Royal Heights Elementary School located at 11665 - 97 Avenue. Approximately eighty-four (84) invitations were sent by mail informing neighbouring residents of this PIM.

Approximately nineteen (19) residents attended the meeting. Those in attendance had an opportunity to review the RF-13 proposal and discuss any concerns with the applicant's consultant.

A total of five (5) comment sheets were submitted in response to the PIM. Of the 5 comment sheets, two (2) were in support and three (3) were in opposition.

A summary of the concerns raised by residents are as follows (*staff comments in italics*):

- One resident expressed concern about the loss of trees and the destruction of the natural hillside. The trees provide a benefit to the surrounding community by providing a natural buffer from the wind, as well as from the noise, dust and odours from the industrial lands to the west.

*(The developer has submitted an arborist report, which identifies five (5) out of fifty-nine (59) trees are proposed to be retained (see Trees Section). The developer has indicated that additional tree retention on the subject is not possible due to the sloped nature of the site and the extent of the necessary re-grading that is required for any potential redevelopment to occur.*

*The applicant will be required to submit an acoustical report for the proposed development. Building recommendations outlined in the report to mitigate noise from the industrial lands will be secured by way of a restrictive covenant on title.)*

- One resident expressed concerns about the potential traffic safety hazards created by on-street parking along Bailey Crescent. In particular, the resident expressed concern about the existing curve adjacent to 11524 and 11528 Bailey Crescent (part of the subject application), which is steep, sharp and narrow. Allowing four (4) RF-13 lots where there are currently only two (2) RF lots will increase demand for on-street parking along this portion of Bailey Crescent, making it more unsafe than it is currently. The development should provide all necessary parking on site.

*(Partially in response to resident and staff concerns with respect to traffic safety, the applicant revised their application to keep the existing RF zoning along Bailey Crescent, thereby reducing the number of proposed lots along Bailey Crescent from four (4) to three (3). The reduced lot yield along this curved portion of Bailey Crescent will help to mitigate traffic safety concerns by reducing the number of driveways and the amount of potential on-street parking.*

*A minimum of four (4) off-street parking spaces will be provided on each lot along Bailey Crescent, in accordance with the Zoning By-law.)*

- One resident expressed concern that the RF-13 density was not compatible with the existing neighbourhood, which is predominantly RF-zoned.

*(Staff also expressed concerns that the originally proposed RF-13 lots along Bailey Crescent were not consistent with the existing RF character along the remainder of the road and did not comply with the Small Lot Residential Zones Policy. In response, the applicant has revised their application and is now proposing to create three (3) RF-zoned lots along Bailey Crescent.*



*From a land use perspective, rezoning the lots off of River Road to RF-13 has merit, in consideration of the proximity to the South Westminster NCP employment area and other amenities in the area.*

*The proposal is consistent with an existing development application (No. 7916-0185-00) under review on the adjacent property to the south (at the corner of River Road and Millar Road) to rezone from RF to RF-13. Previous development applications (Nos. 7907-0190-00 and 7910-0132-00.) along Millar Road have been completed which have rezoned properties from RF to RF-12 and provided needed widening of Millar Road.)*

- Two residents expressed concern that there are no provisions for safe pedestrian access to Royal Heights Elementary School and Royal Heights Park along River Road and Millar Road.

*(The applicant will be required to construct sidewalks along the Bailey Crescent, River Road, and Juniper Place frontages as part of the development. Sidewalks interfacing other properties will be required as redevelopment occurs.*

*Given the site grades, a pedestrian walkway connecting Juniper Place to Bailey Crescent would be too steep and therefore is not a requirement.)*

### Pre-Notification

Subsequent to the PIM, pre-notification letters were sent out on November 22, 2016 to a total of eighty-four (84) addresses and the development proposal signs were installed on November 18, 2016. Staff received no responses.

### TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bigleaf Maple	1	1	0
English Oak	1	0	1
European Beech	1	1	0
Honey Locust	1	1	0
Horsechestnut	2	2	0
Korean Dogwood	1	1	0
Magnolia (Evergreen)	1	1	0
Prunus sp.	1	1	0
Silver Birch	1	1	0

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Weeping Willow	2	2	0
Western Flowering Dogwood	2	2	0
<b>Coniferous Trees</b>			
Douglas-Fir	9	8	1
Leyland Cypress	5	4	1
Norway Spruce	2	2	0
Western Hemlock	1	1	0
Western Red Cedar	27	25	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>54</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees</b>		<b>44</b>	
<b>Contribution to the Green City Fund</b>		<b>\$28,400</b>	

- The Arborist Assessment states that there are a total of 59 mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 3% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five (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 110 replacement trees on the site. Since only 39 replacement trees can be accommodated on the site (based on an average of 2 to 3 trees per lot), the deficit of 71 replacement trees will require a cash-in-lieu payment of \$28,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on River Road, Bailey Crescent and the new Juniper Place. The number of boulevard trees will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$28,400 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on April 28, 2016. The following table summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The proposed development is consistent with the Urban designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed development is within the allowable density for Urban lots.</li> <li>One secondary suite will be permitted in each future home.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification letters were mailed to area residents and a development proposal sign was installed on site. A Public Information Meeting (PIM) was also held.</li> </ul>

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

- To reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 0.4 metre (1.5 ft.) for the principal building on proposed Lot 16.

**Applicant's Reasons:**

- The revised collector road standard of 24 metres (79 ft.) requires any new principal building on proposed Lot 16 to be set back 4.4 metres (14 ft.) from the existing side property line flanking River Road, which is 2.0 metres (6 ft.) greater than the RF-13 Zone requires on lots where these Special Building Setback regulations do not apply.

## Staff Comments:

- Proposed Lot 16 has a side yard flanking River Road, which is a designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24 metre (79 ft.) wide road allowance for collector roads. The current 24 metre (79 ft.) wide road allowance for a collector road, which was approved in 2011, is a 2.0 metre (7 ft.) increase from the previous collector road allowance of 22 metres (72 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centreline of the road plus the required setback of the zone in which the lot is located.
- On this basis, the required side yard setback flanking River Road for proposed 16 is 12 metres (39 ft.) from the ultimate centreline of River Road plus the 2.4-metre (8 ft.) flanking side yard setback requirement of the RF-13 Zone for a total setback of 14.4 metres (47 ft.) from the ultimate centreline of River Road. Given that the existing road allowance for River Road is 20 metres (66 ft.) in width, an additional 2.0 metres (7 ft.) of setback is required from the flanking side yard of proposed Lot 16.
- In reviewing this portion of River Road, the Engineering Department has concluded that a reduced road allowance of 20 metres (66 feet), or 10 metres (33 feet) from centreline, is sufficient as this portion of the road will not be widened in the foreseeable future. However, the Special Building Setbacks of the Zoning By-law still apply.
- To achieve a consistent streetscape along this portion of River Road, a variance to the side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 feet) to 0.4 metre (1.5 ft.) for proposed Lot 16 is supported.
- Rather than vary the road allowance requirement for a collector road, as specified in Schedule K of the Subdivision and Development By-law, staff support a variance to the side yard setback on a flanking street and front yard setback requirements of the RF-13 Zone.

## (b) Requested Variances:

- To reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lot 17;
- To reduce the minimum front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 17; and
- To reduce the minimum front yard setback of the RF-13 Zone from 2.0 metres (7 ft.) to 1.4 metres (5 ft.) for the porch or veranda on proposed Lot 17.

**Applicant's Reasons:**

- The revised collector road standard results in front yard setbacks to the garage, principal building, and veranda which are 2.0 metres (7 ft.) greater than the RF-13 Zone requires on lots where these Special Building Setback regulations do not apply. Variances to reduce the front yard setback to the garage from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) and to the principal building from 4.0 metres (13 ft.) to 2.0 metres (7 ft.) are therefore requested.
- Due to lot geometry, a variance to reduce the veranda or porch from 2.0 metres (7 ft.) to 0.0 metre (0.0 ft.) is not required, but rather a reduction from 2.0 metres (7 ft.) to 1.4 metres (5 ft.).

**Staff Comments:**

- Proposed Lot 17 has a front yard fronting River Road, which is a designated Collector Road and subject to the Special Building Setback regulations as described above.
- The required front yard setback from River Road for proposed Lot 17 is 12 metres (39 ft.) from the ultimate centreline of River Road plus the front yard setback requirements of the RF-13 Zone, which are 6.0 metres (20 ft.) for the garage, 4.0 metres (13 ft.) for the principal building and 2.0 metres (7 ft.) for the porch or veranda. Given that the existing road allowance for River Road is 20 metres (66 ft.) in width, an additional 2.0 metres (7 ft.) of setback is required from the front yard of proposed Lot 17.
- In reviewing this portion of River Road, the Engineering Department has concluded that a reduced road allowance of 20 metres (66 feet), or 10 metres (33 feet) from centreline, is sufficient as this portion of the road will not be widened in the foreseeable future. However, the Special Building Setbacks still apply.
- The applicant has demonstrated that proposed Lot 17 can accommodate three vehicles parked on the driveway.
- To achieve a consistent streetscape along this portion of River Road, variances to the front yard setbacks of the RF-13 Zone for proposed Lot 17 are supported.
- Rather than vary the road allowance requirement for a collector road, as specified in Schedule K of the Subdivision and Development By-law, staff support variances to the front yard setback requirements of the RF-13 Zone.

**(c) Requested Variances:**

- To vary the minimum lot frontage from 4.5 metres (15 ft.) to 2.2 metres (7 ft.) for proposed Lot 1;
- To reduce the minimum side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 1; and

- To reduce the minimum rear yard setback from 6.0 metres (20 ft.) to 1.2 metres (4 ft.) for a rear garage on proposed Lot 1.

#### Applicant's Reasons:

- The irregular geometry of proposed Lot 1 results in the frontage being from the 2.2-metre (7-ft.) lot line, which is a portion of the required corner cut along Juniper Place.
- In practice, the frontage of proposed Lot 1 will appear to be from River Road. A variance is required to ensure the principal building is set back a minimum of 4.0 metres (13 ft.) from the side lot line flanking River Road, which is the same setback that would apply to the front yard of a standard RF-13 lot.
- A reduced rear yard setback to the garage is required in order to locate the garage such that no part of the driveway is less than 6.0 metres (20 ft.) long. Locating the garage near the rear lot line would result in a functional rear yard space behind the garage which is buffered from noise from River Road.

#### Staff Comments:

- Proposed Lot 1 is an irregular-shaped lot on the corner of River Road and the proposed Juniper Place cul-de-sac. According to the Zoning By-law, the front lot line of a corner lot is defined as "*the shortest of the lot lines abutting a highway*". Based on this definition, and as a result of the required corner cut dedication, proposed Lot 1 fronts Juniper Place. The length of the frontage is 2.2 metres (7 ft.), which is less than minimum frontage requirement of 4.5 metres (15 ft.) in Part 4 General Provisions of the Zoning By-law.
- Although Juniper Place will be the legal frontage for proposed Lot 1, the house will be oriented so that, in practice, the house will function as if its frontage is River Road. Therefore, the applicant is requesting to vary the flanking side yard setback along River Road to function as if it were the front yard setback, which is 4.0 metres (13 ft.) to the principal building in the proposed RF-13 Zone.
- However, proposed Lot 1 has a side yard flanking River Road, which is a designated Collector Road and subject to the Special Building Setback regulations as described above.
- To achieve a configuration whereby the house functions as if the frontage were from River Road, and thereby set back 4.0 metres (13 ft.) from River Road, a variance to the side yard setback on a flanking street of the RF-13 Zone from 2.4 metres (8 feet) to 2.0 metres (7 ft.) for proposed Lot 1 is required.
- Given the irregular geometry of the lot, the garage must be located along the rear lot line in order to ensure that a minimum driveway length of 6.0 metres (20 ft.) can be achieved. The request to vary the minimum rear yard setback for the garage from 6.0 metres (20 ft.) to 1.2 metres (4 ft.) will allow for three vehicles to be parked on the driveway.

- The applicant has submitted sample house plan drawings, demonstrating how functional floor plans can be achieved while maintaining adequate yard space.
- Staff support the requested variances.

(d) Requested Variances:

- To reduce the minimum southeast front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 4.6 metres (15 ft.) for the garage on proposed Lot 14;
- To reduce the minimum southeast front yard setback of the RF-13 Zone from 4.0 metres (13 ft.) to 2.4 metres (8 ft.) for the principal building on proposed Lot 14; and
- To reduce the minimum rear yard setback of the RF-13 Zone from 6.0 metres (20 ft.) for 50% of the width and 7.5 metres (25 ft.) for 50% of the width to 6.0 metres (20 ft.) for 100% of the width for the principal building on proposed Lot 14.

Applicant's Reasons:

- The "shoulder lot" geometry of proposed Lot 14 requires that front yard setbacks be applied to both the south and southeast lot lines, resulting in a smaller house size. In order to accommodate a larger house, a reduction to the minimum southeast front yard setback and the minimum rear yard setback is requested.
- Without the variances, the owner is only able to achieve a maximum house size of approximately 184 square metres (1,978 sq. ft.) on the subject lot, which is 63 square metres (681 sq.ft.) less than the maximum permitted floor area. With the proposed variances, the owner can achieve a larger house size by gaining an additional footprint area of 26 square metres (277 sq.ft.) and an overall floor area increase of 46 square metres (495 sq.ft.), excluding the basement, as shown in the table below:

RF-13 Zone House Size	Maximum Permitted Floor Area Based on RF-13 Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 343 sq.m. (3,692 sq.ft.) in size	247 square metres (2,659 sq.ft.)	184 square metres (1,978 sq.ft.)	230 square metres (2,477 sq.ft)

Staff Comments:

- Although there is near full exposure to the street on both the south and southeast lot lines, this is not considered a corner lot since there are not two streets, and therefore the front yard setbacks must be applied to both lot lines.
- The applicant has submitted sample house plans drawings, demonstrating how functional floor plans can be achieved while maintaining adequate yard space.

- Staff support the requested variances.

(e) Requested Variances:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.9 metres (82 ft.) for proposed Lot 19;
- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 19; and
- To reduce the minimum rear yard setback of the principal building of the RF Zone from 7.5 metres (25 ft.) to 7.5 metres (25 ft.) for 50% of the width and 6.0 metres (20 ft.) for 50% of the width on proposed Lot 19.

Applicant's Reasons:

- The reduced lot depth of proposed Lot 19 results in a smaller house size. In order to accommodate a larger house size, a reduction to the minimum front and rear yard setbacks is requested.
- Without the variances, the owner is only able to achieve a maximum house size of approximately 293 square metres (3,155 sq. ft.) on the subject lot, which is 47 square metres (510 sq.ft.) less than the maximum permitted floor area. With the proposed variances, the owner can achieve a larger house size by gaining an additional footprint area of 17 square metres (180 sq.ft.) and an overall floor area increase of 30 square metres (323 sq.ft.), excluding the basement, as shown in the table below:

RF Zone House Size	Maximum Permitted Floor Area Based on RF Zone (excluding the basement)	Achievable Floor Area (no DVP and excluding the basement)	Achievable Floor Area (with DVP and excluding basement)
Subject lot 573 sq.m. (6,168 sq.ft.) in size	340 square metres (3,666 sq.ft.)	293 square metres (3,155 sq.ft.)	323 square metres (3,479 sq.ft)

- The proposed variance to the front yard setback would increase the functionality of the room behind the garage by adding 1-metre (3-ft.) of depth.
- Given the shape of the lot, the proposed variances to the lot depth and the rear yard setback would not impact the functionality of the rear yard space.

Staff Comments:

- Proposed Lot 19 meets the minimum lot area of the RF Zone. Although it is shallower than a typical RF lot, it is considerably wider, particularly at the rear of the lot. As such, there will still be considerable rear yard space even though the lot depth is reduced.



- The applicant has submitted sample house plans drawings, demonstrating how a functional floor plan can be achieved while maintaining adequate yard space and allowing for three vehicles to be parked on the driveway.
- Staff support the requested variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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.	Development Variance Permit No. 7916-0207-00
Appendix VIII.	Proposed Building Footprints

#### INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Able Geotechnical Ltd. dated April 15, 2016
- Geotechnical Study Prepared by Able Geotechnical Ltd. dated February 20, 2017

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

Information for City Clerk

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

1. (a) Agent: Name: Sarah Atkinson  
Plan Van  
Address: 928 - Homer Street Suite 409  
Vancouver, BC V6B 1T7
  
2. Properties involved in the Application
  - (a) Civic Addresses: 11452 - River Road  
11464 - River Road  
11528 - Bailey Crescent  
11496 - River Road  
11524 - Bailey Crescent
  
  - (b) Civic Address: 11452 - River Road  
Owner: Tara Development Ltd  
PID: 010-005-871  
Lot 1 Section 35 Block 5 North Range 3 West New Westminster District Plan 14598
  
  - (c) Civic Address: 11464 - River Road  
Owner: Tara Development Ltd  
PID: 006-948-774  
Lot 2 Section 35 Block 5 North Range 3 West New Westminster District Plan 14598
  
  - (d) Civic Address: 11528 - Bailey Crescent  
Owner: Tara Development Ltd  
PID: 010-443-398  
Lot 11 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795
  
  - (e) Civic Address: 11496 - River Road  
Owner: Tara Development Ltd  
PID: 010-443-401  
Lot 12 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795
  
  - (f) Civic Address: 11524 - Bailey Crescent  
Owner: Tara Development Ltd  
PID: 010-443-410  
Lot 13 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone a portion of the site.


- (b) Proceed with Public Notification for Development Variance Permit No. 7916-0207-00 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

Existing and Proposed Zoning: RF & RF-13

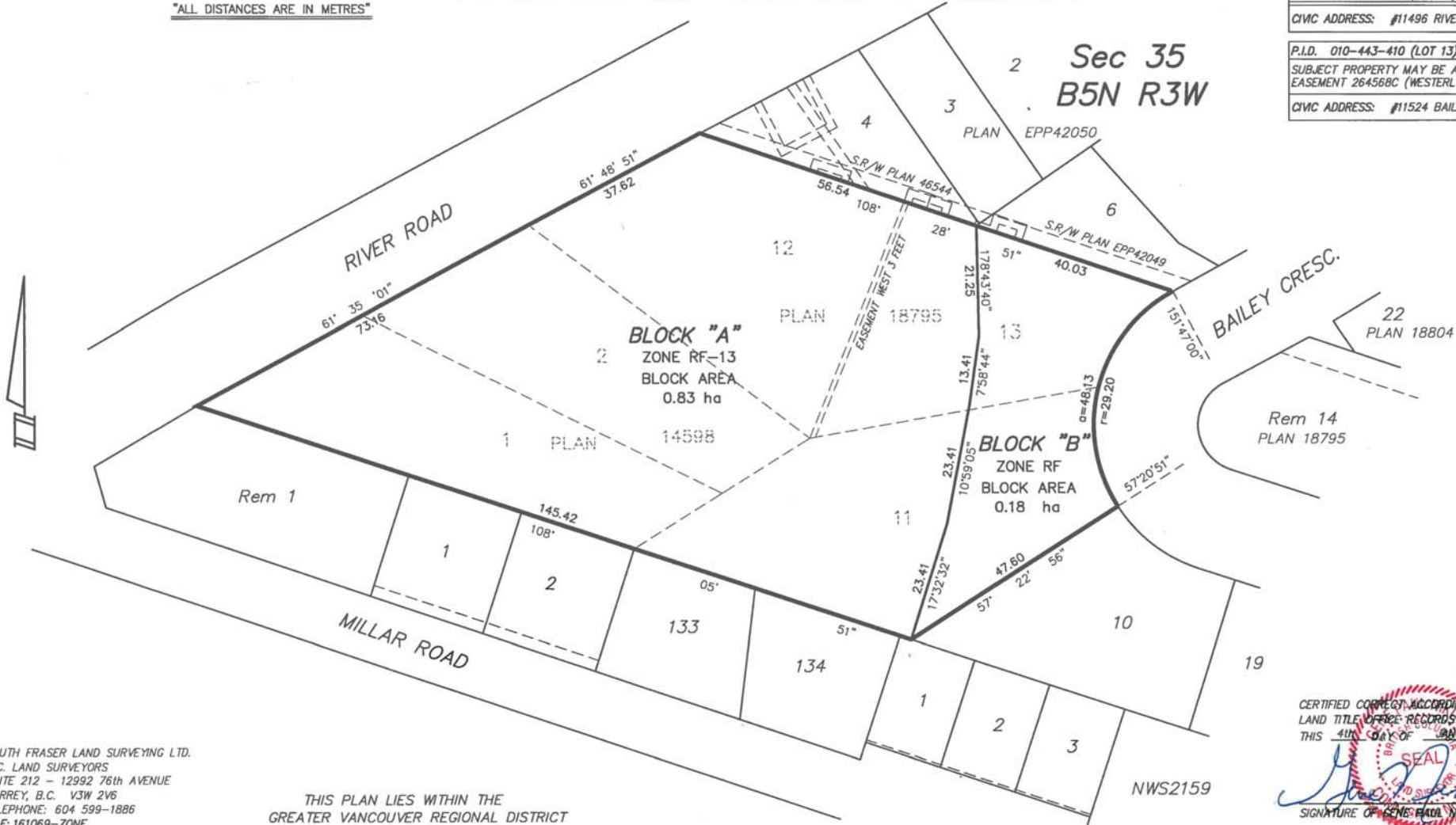
Requires Project Data	Proposed	
	RF	RF-13
<b>GROSS SITE AREA</b>		
Acres	2.5 acres	
Hectares	1.0 hectare	
<b>NUMBER OF LOTS</b>		
Existing	5	0
Proposed	3	17
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	15 m – 22 m	13.4 m – 18.4 m
Range of lot areas (square metres)	573 m <sup>2</sup> – 620 m <sup>2</sup>	336 m <sup>2</sup> – 545 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	19.8 lots/ha & 8 lots/ac	
Lots/Hectare & Lots/Acre (Net)	23.5 lots/ha & 9.5 lots/ac	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	38%	50%
Estimated Road, Lane & Driveway Coverage	27%	30%
Total Site Coverage	65%	80%
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site	N/A	
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>		
YES		
<b>MODEL BUILDING SCHEME</b>		
YES		
<b>HERITAGE SITE Retention</b>		
NO		
<b>FRASER HEALTH Approval</b>		
NO		
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Lot Depth and Setbacks	YES	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_**  
**OF LOTS 1 & 2 PLAN 14598 AND LOTS 11, 12 & 13 PLAN 18795**  
**ALL IN SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT**

CITY OF SURREY  
 B.C.G.S. 92G.016  
 SCALE = 1:750  
  
"ALL DISTANCES ARE IN METRES"

LOT	BOOK OF REFERENCE			BLOCK	ZONE
	DESCRIPTION	PLAN	AREA		
LOTS 1 & 2 PLAN 14598 and LOT 12 & PART OF LOTS 11 & 13 PLAN 18795	SECTION 35 B5N RW3	----	0.83 ha	BLOCK "A"	RF-13
PART OF LOTS 11 & 13		18795	0.18 ha	BLOCK "B"	RF

P.I.D. 010-005-871 (LOT 1)
CIVIC ADDRESS: #11452 RIVER ROAD
P.I.D. 006-948-774 (LOT 2)
CIVIC ADDRESS: #11464 RIVER ROAD
P.I.D. 010-443-398 (LOT 11)
CIVIC ADDRESS: #11528 BAILEY CRESCENT
P.I.D. 010-443-401 (LOT 12)
CIVIC ADDRESS: #11496 RIVER ROAD
P.I.D. 010-443-410 (LOT 13)
SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENT 264568C (WESTERLY 3 FEET).
CIVIC ADDRESS: #11524 BAILEY CRESCENT

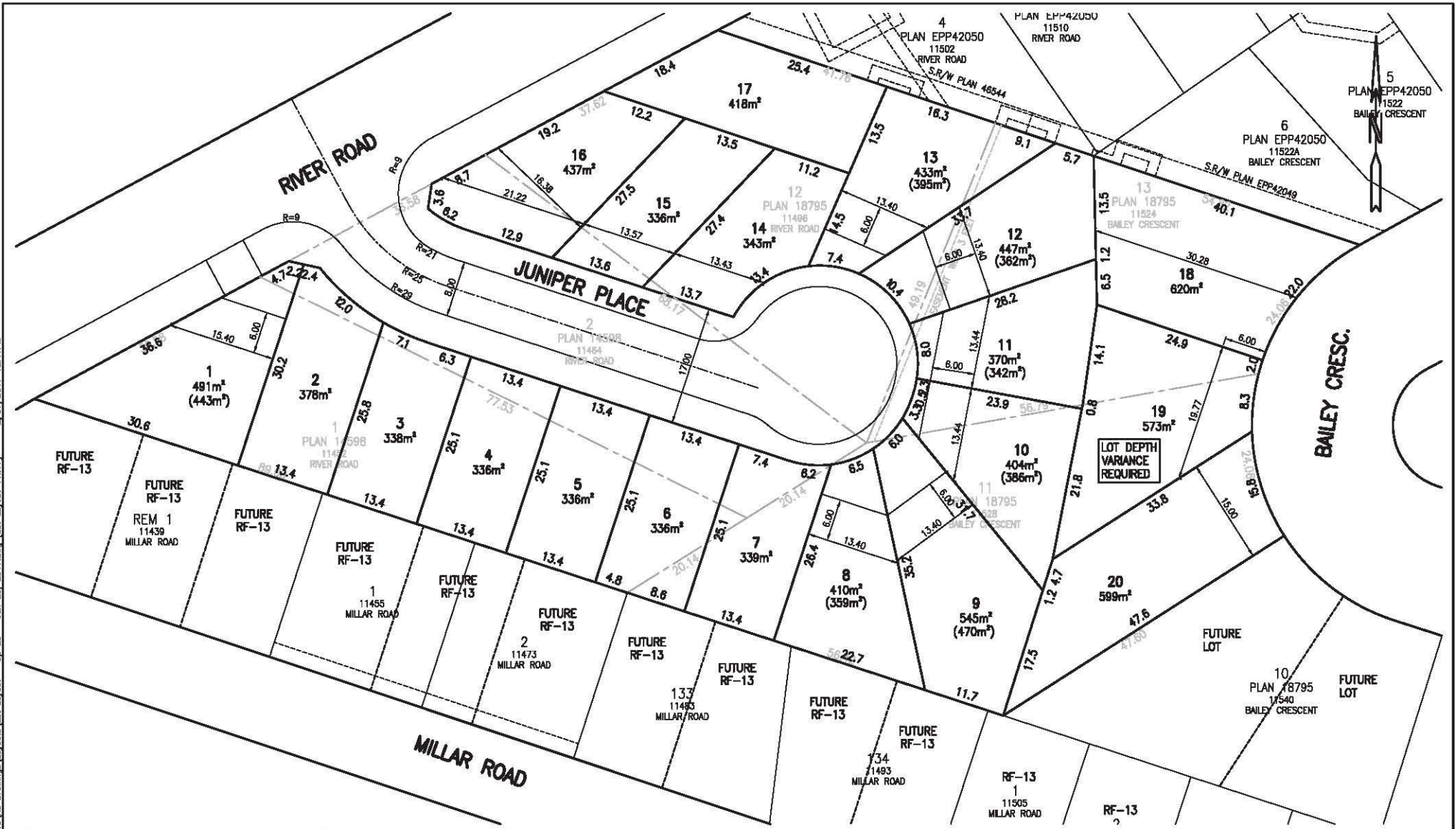


SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 161069-ZONE

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 4th DAY OF JANUARY, 2017

  
 SIGNATURE OF GENE HALA B.C.L.S.(803)  
 161069-ZONE



CLIENT:	PROJECT: 11452, 11464 & 11496 RIVER ROAD AND 11528 & 11524 BAILEY CR		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	16039	DATE:	JAN 2017
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

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **February 15, 2017** PROJECT FILE: **7816-0207-00**

---

RE: **Engineering Requirements  
Location: 11452 River Road**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 17.0 m along Juniper Place (new road) towards Limited Local Road allowance; including completion of 14.0 m radius cul-de-sac bulb.
- Dedicate 3.0 m x 3.0 m corner cuts at Juniper Place and River Road.
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance along Juniper Place and Bailey Crescent.
- Review and amend as required, to meet current City Standards, the existing 3.0 m SRW for drainage main.

#### *Works and Services*

- Construct south/east side River Road to Collector Road standard;
- Construct west side Bailey Crescent to Local Road standard.
- Construct Juniper Place to Local Road standard, including 11.0 m radius cul-de-sac.
- Construct sanitary, drainage, and water facilities along Juniper Place to service lots.
- Provide on-site stormwater mitigation features in accordance with South Westminster ISMP.
- Construct water, storm, and sanitary service connections to service the development.
- Abandon the 200 mm sanitary main located in SRW (E1974-0198).
- Applicant to confirm lot layout has not changed since geotechnical report was submitted. If changes were made, a geotechnical engineer must confirm that there is no impact to the slope stability or the previous assessment.

A Servicing Agreement is required prior to rezoning and subdivision.

### DEVELOPMENT VARIANCE PERMIT

A special setback applies to lots fronting River Road. A Development Variance Permit can be supported by the Engineering Department.

### DEVELOPMENT PERMIT

The site is located in the Hazard Land Development Permit Area. As part of this development the applicant should address the objectives, policy recommendations and actions of a Hazard Land Development Permit, as outlined in the Official Community Plan, specifically section DP2.



Rémi Dubé, P.Eng.  
Development Services Manager  
MB

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, January 24, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0207 00

**SUMMARY**

The proposed 20 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	10
Secondary Students:	5

September 2016 Enrolment/School Capacity

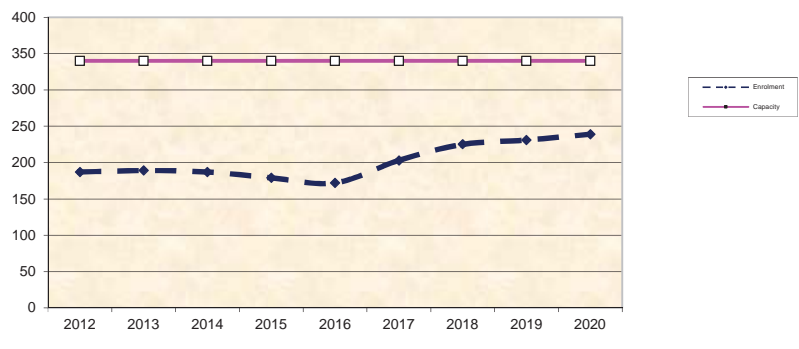
<b>Royal Heights Elementary</b>	
Enrolment (K/1-7):	28 K + 144
Capacity (K/1-7):	40 K + 300
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1121
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

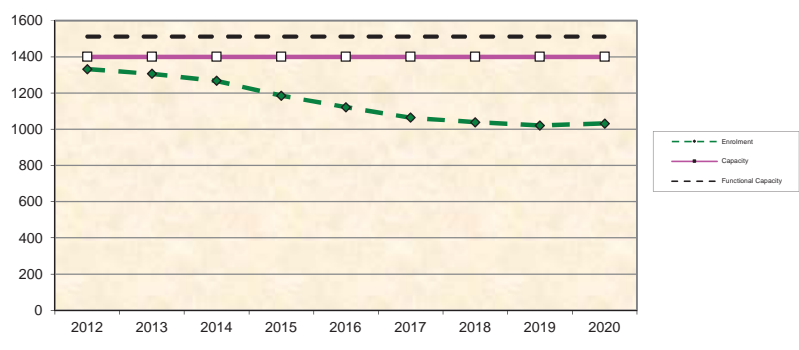
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There is capacity for additional enrolment at Royal Heights Elementary and L.A. Matheson Secondary. There are no new capital projects proposed at either school.

**Royal Heights Elementary**



**L. A. Matheson 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: 7916-0207-00  
 Project Location: 11452, 11464, 11496 River Road, 11524, 11528 Bailey Crescent.  
 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 within an old growth area in recent transition to a mixed modern urban / old urban character.

Seventy five percent of existing homes within the survey area are classified as "old urban" or "West Coast Traditional" homes from the 1970's. (APPENDIX II include:

- 1970's, 3000 sq.ft Split Level (non context) 11510 River Road.
- 1970's, 3000 sq.ft Split Level (non context) Subject site home at 11496 River Road to be demolished.
- 1940's Heritage 1 ½ Storey home at the intersection of River Road and Millar Road. This is an acceptable context home.
- 1960's, 2600 sq.ft. box-like Cathedral Entry home (non context) 11564 Bailey Cres.
- 1960's, 3000 sq.ft high mass Cathedral Entry home (non-context) 11556 Bailey Crescent
- 1970's, 2400 sq.ft. box-like Basement Entry home (non-context) 11540 Bailey Cres.
- 1960's, 2800 sq.ft. Bungalow with above-ground basement (non context) 11528 Bailey Cres. Subject site home to be demolished
- 1960's, 1200 sq.ft. Bungalow (non context) 11524 Bailey Crescent. Subject site home to be demolished.
- 1960's, 2400 sq.ft. box-like Basement Entry home (non-context) 11519 Bailey Cres.

Adjacent to the northeast side of the subject site is a new five lot RF zone site identified as Surrey project 10-0049-00. There are currently three homes under construction; two are at lock-up (windows in), and one is framed only to the first floor. These are 3500 sq.ft. "Neo-Traditional" style Two-Storey homes with in-ground basements. These homes have 8:12 and steeper main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends will be articulated with shingles or other wood detailing. None of the homes have siding or feature accent materials or trim installed yet.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF-13 and RF zone development (other than the three homes under construction). Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards. Building scheme regulations should be compatible with those of the adjacent project 10-0049-00.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible manifestations of the "West Coast Contemporary" style. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **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 and RF-13 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 1½ 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 2015 RF and RF-13 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF and RF-13 bylaw, and to take advantage of view preservation opportunities. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that

the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Northeast of the subject site, on River Road are two new homes under construction; one at lockup (no siding), and one framed to the first floor level only. There is also one new 3500 sq.ft. "Neo-Traditional" style Two-Storey home also at lockup (no siding yet) adjacent to the east side of the subject site on Bailey Crescent. All other homes are either 40 - 70 year old small simple Bungalows, or Bungalows with walk out basement, or are box-like Basement Entry or Cathedral Entry homes with the uppermost floor fully exposed to the street. There is one architecturally significant 1½ storey Heritage home at the intersection of River Road and Miller Road.

## 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible manifestations of the "West Coast Contemporary" style, as determined by the design *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 2015'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)**

The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF-13 and RF zone development (other than the three homes under construction). Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards. Building scheme regulations should also be compatible with those of the adjacent project 10-0049-00.

- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.
- “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 6:12, 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:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted if req'd by B.C. Building Code.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

**Compliance Deposit:** \$5,000.00

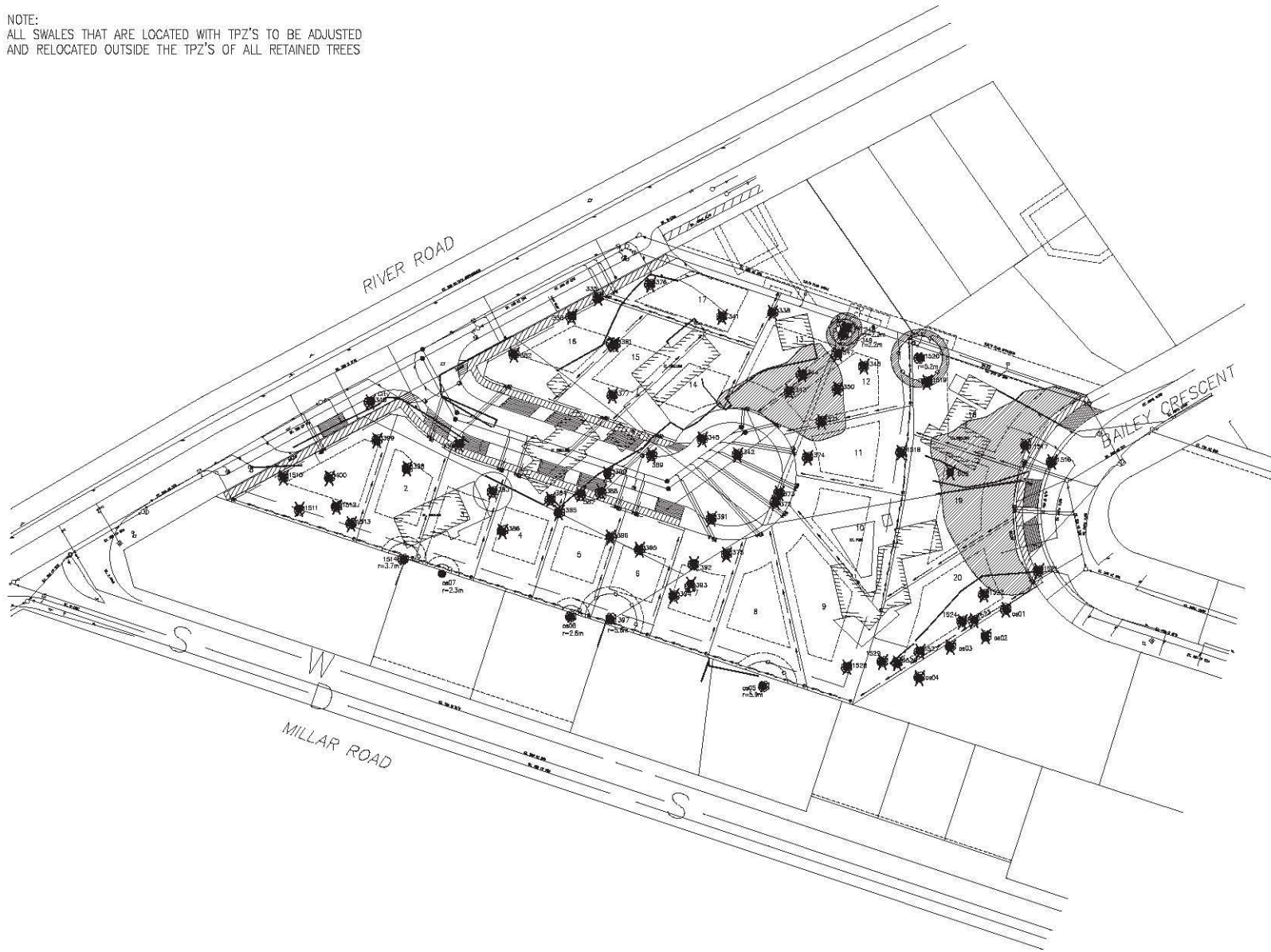
**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** January 14, 2017

**Reviewed and Approved by:**



**Date:** January 14, 2017

NOTE:  
ALL SWALES THAT ARE LOCATED WITH TPZ'S TO BE ADJUSTED  
AND RELOCATED OUTSIDE THE TPZ'S OF ALL RETAINED TREES



LEGEND

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

06/17	DES COMMENTS	3
06/17	DES COMMENTS	2
06/18	REVISED LAYOUT	1
DATE	ISSUES	NO.

C.KAVOLINAS & ASSOCIATES INC  
BCSLA CSLA  
2462 AVONDALE COURT  
ABOYTSFORD, B.C.  
V3B 3E8  
PHONE (604) 857-2378

CLIENT  
TARA DEVELOPMENTS  
40 HIVE AVENUE  
HUB ENGINEERING INC.  
SUITE #212  
10362 - 76 AVONDALE  
SURREY, B.C. V3W 2V6  
854-572-4328

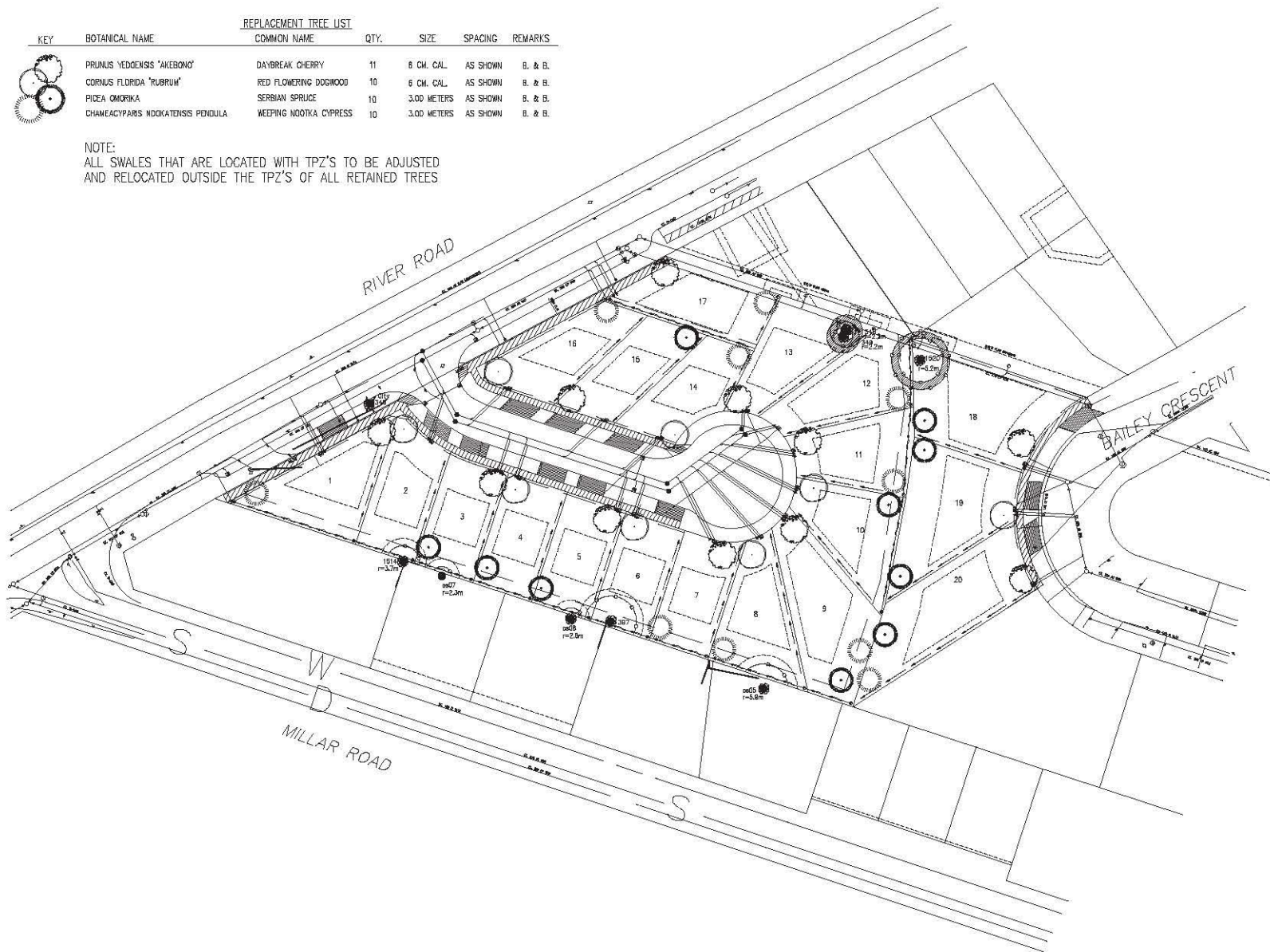
TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE RETENTION PLAN  
21 LOT SUBDIVISION  
11422, 11424 & 11426 RIVER ROAD  
11428 & 11434 BAILEY CRESCENT  
SURREY, B.C.  
SURREY FILE #1918 0507 00

SCALE	1:400	DATE	MAY/18
DRAWN	DND		
CHKD	DND		
APPROV	HS BMLT		

PRINTED	JOB NO.	▲
	STORAGE NO.	
TR-1		

KEY	BOTANICAL NAME	REPLACEMENT TREE LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS 'VEDGEMIS' 'AKEBONO'	DAYBREAK CHERRY	11	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	10	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	10	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NODIKATENSIS PENDULA	WEeping NODIKA CYPRESS	10	3.00 METERS	AS SHOWN	B. & B.

NOTE:  
ALL SWALES THAT ARE LOCATED WITH TPZ'S TO BE ADJUSTED  
AND RELOCATED OUTSIDE THE TPZ'S OF ALL RETAINED TREES





**LEGEND**

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

Feb/17	C&S COMMENTS	3
JAN/17	C&S COMMENTS	2
Dec/16	revised lot layout	1
DATE	ISSUED	NO.

**C. KAVOLINAS & ASSOCIATES INC.**  
BSLA O&A

2482 JOHQUIL COURT  
ARBORESTAD, S.C.  
29038  
PHONE (804) 857-2378

**CLIENT**

TARA DEVELOPMENTS  
c/o MIKE KOMPETER  
HUB ENGINEERING INC.  
SUITE 6015  
12692 - 78 AVENUE  
SURREY, B.C. V3W 2V6  
604-872-4328

**TITLE**

PLAN VIEW

**TREE LOCATION PLAN  
TREE RETENTION PLAN  
21 LOT SUBDIVISION**  
11452, 11464 & 11496 RIVER ROAD  
11520 & 11524 BAILEY CRESCENT  
SURREY, B.C.

SUPPORT FILE #7938 0017 00

SCALE	1:400	DATE	MAY/16
DRAFT	CHK'D	DATE	
ENG.	CHK'D	DATE	
APPRO.	AS BUILT	DATE	

PRINTED	JOB NO.
DRAWING NO.	TR-1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0207-00

Issued To: TARA DEVELOPMENT LTD

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

(the "Owner")

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: 010-005-871

Lot 1 Section 35 Block 5 North Range 3 West New Westminster District Plan 14598

11452 - River Road

Parcel Identifier: 006-948-774

Lot 2 Section 35 Block 5 North Range 3 West New Westminster District Plan 14598

11464 - River Road

Parcel Identifier: 010-443-398

Lot 11 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795

11528 - Bailey Crescent

Parcel Identifier: 010-443-401

Lot 12 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795

11496 - River Road

Parcel Identifier: 010-443-410

Lot 13 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795

11524 - Bailey Crescent

(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:

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- (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:

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

- (a) In Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (15 ft.) to 2.2 metres (7 ft.) for proposed Lot 1;
- (b) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear yard setback is reduced from 6.0 metres (20 ft.) to 1.2 metres (4 ft.) for the rear garage on proposed Lot 1;
- (c) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum side yard setback on a flanking street is reduced from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 1;
- (d) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum side yard setback on a flanking street is reduced from 2.4 metres (8 ft.) to 0.4 metre (1.5 ft.) for the principal building on proposed Lot 16;
- (e) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lot 17;
- (f) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum front yard setback is reduced from 4.0 metres (13 ft.) to 2.0 metres (7 ft.) for the principal building on proposed Lot 17;
- (g) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum front yard setback is reduced from 2.0 metres (7 ft.) to 1.4 metres (5 ft.) for the porch or veranda on proposed Lot 17;
- (h) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum southeast front yard setback is reduced from 6.0 metres (20 ft.) to 4.6 metres (15 ft.) for the garage on proposed Lot 14;
- (i) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum southeast front yard setback is reduced from 4.0 metres (13 ft.) to 2.4 metres (8 ft.) for the principal building on proposed Lot 14;



- (j) In Section F of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear yard setback is reduced from 6.0 metres (20 ft.) for 50% of the width and 7.5 metres (25 ft.) for 50% of the width to 6.0 metres (20 ft.) for 100% of the width of the principal building on proposed Lot 14;
  - (k) In Section K of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 24.9 metres (82 ft.) for proposed Lot 19;
  - (l) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 19; and
  - (m) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 7.5 metres (25 ft.) for 50% of the width and 6.0 metres (20 ft.) for 50% of the width of the principal building on proposed Lot 19.
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.
  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.

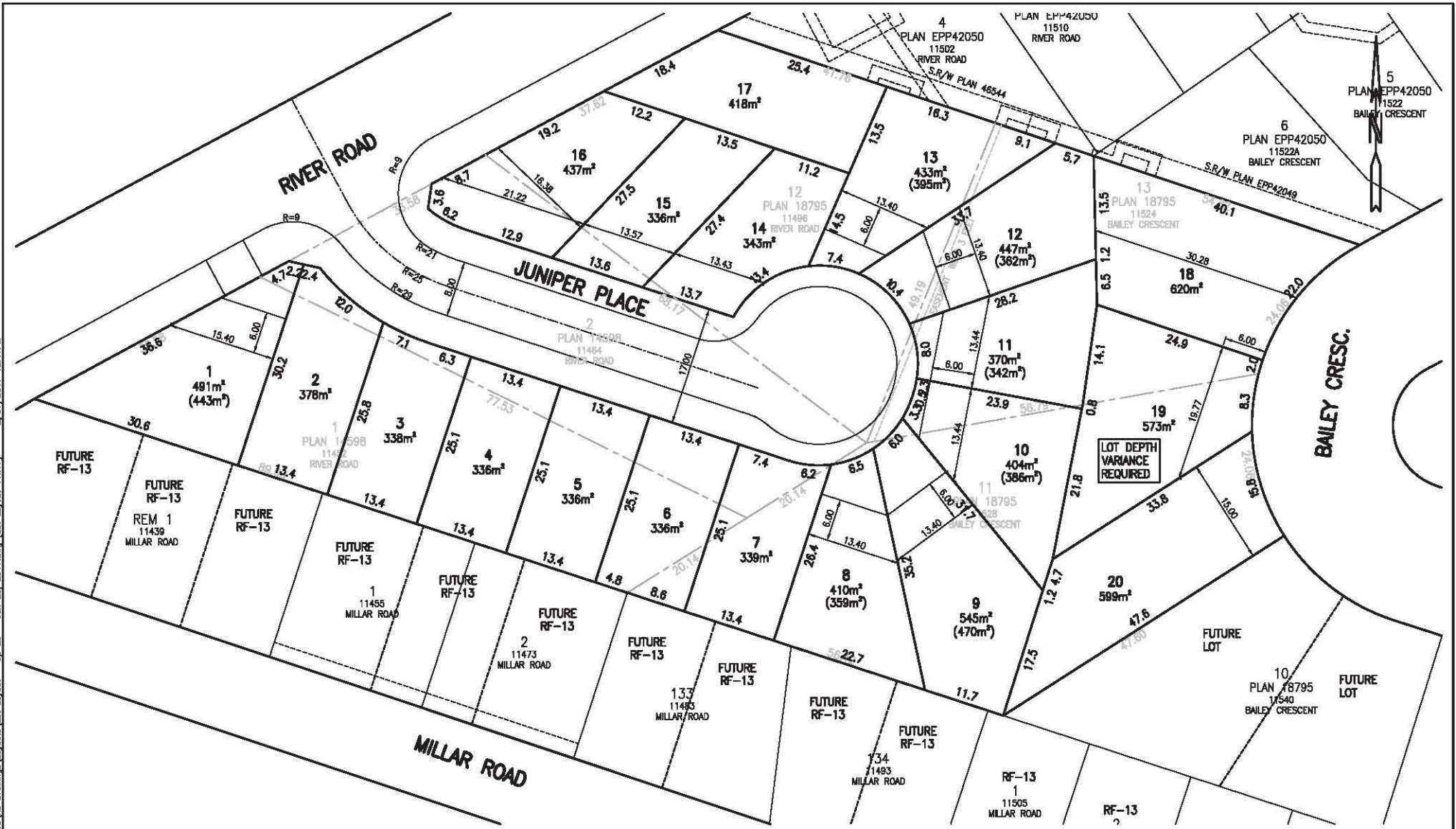
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



CLIENT:	PROJECT: 11452, 11464 & 11496 RIVER ROAD AND 11528 & 11524 BAILEY CR		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	16039	DATE:	JAN 2017
LEGAL:		SCALE:	1:500
MUNICIPAL PROJECT No:			

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

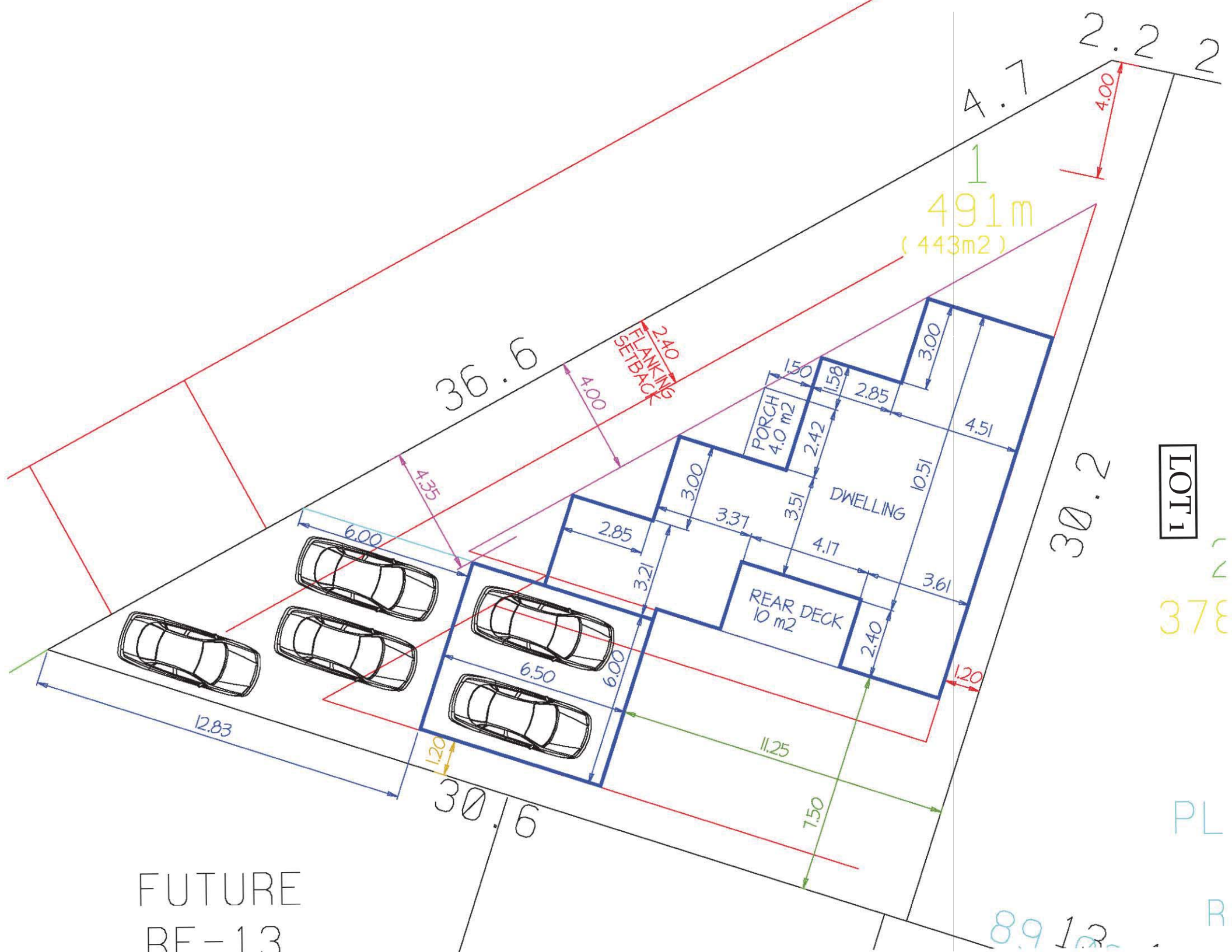
**Hub Engineering Inc.**

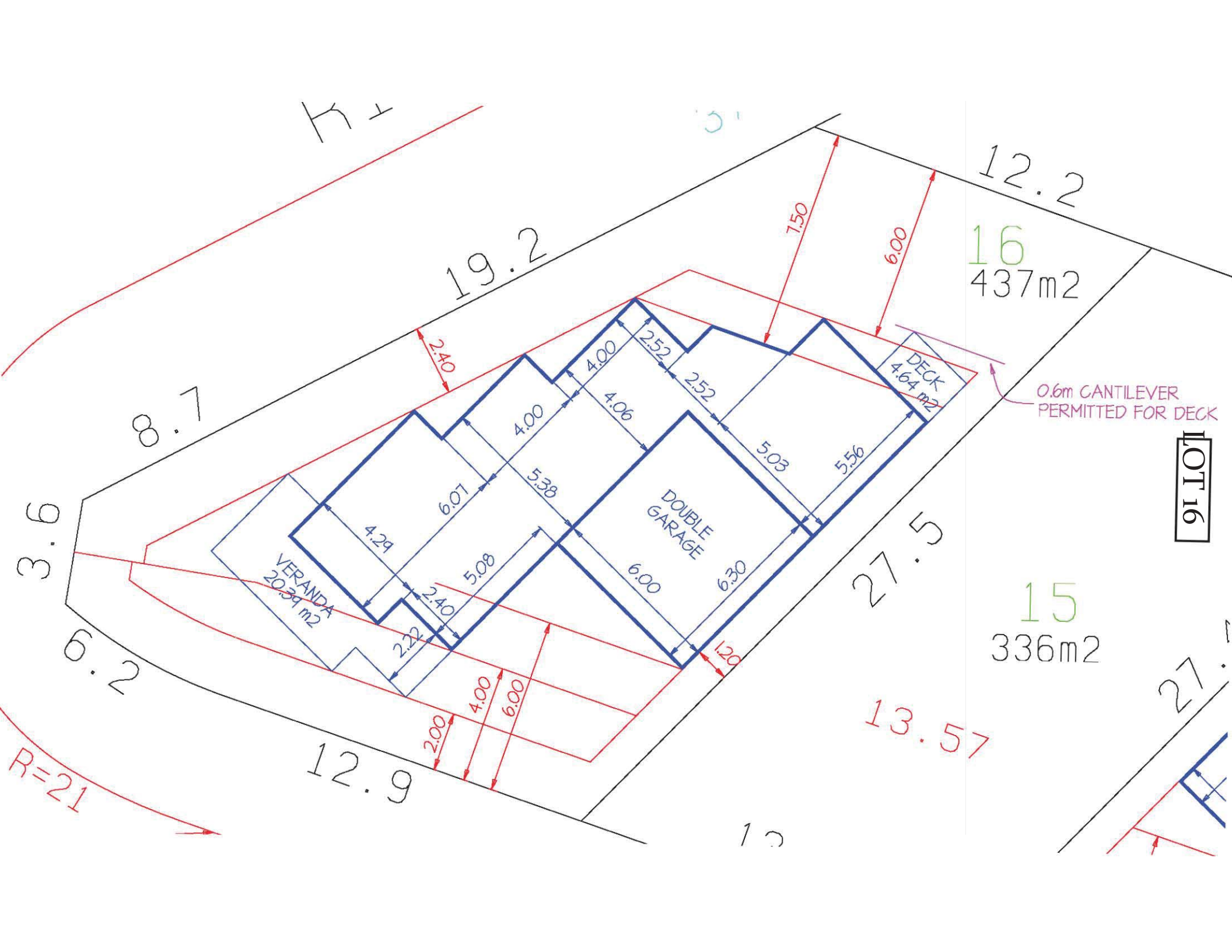


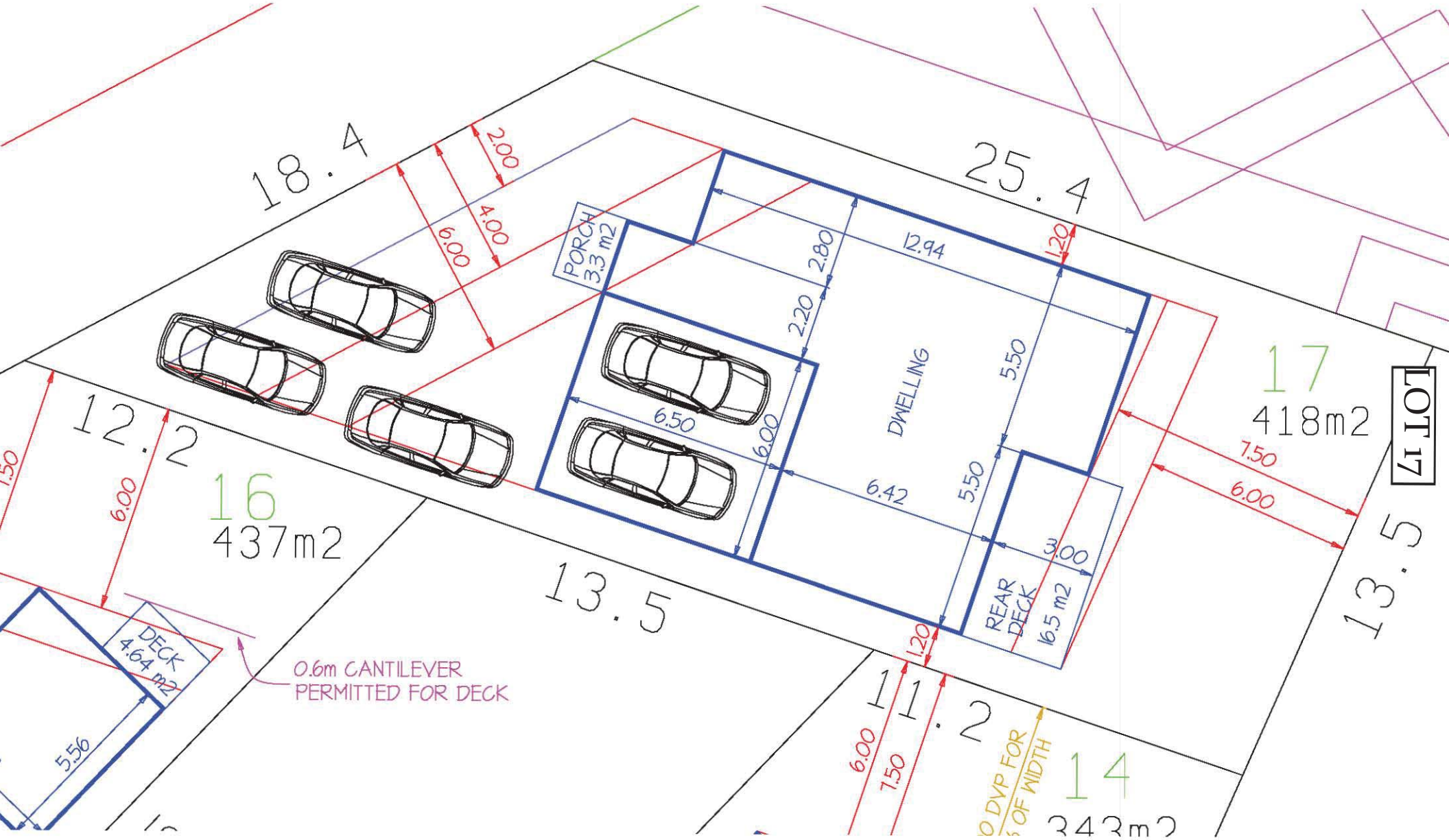
Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

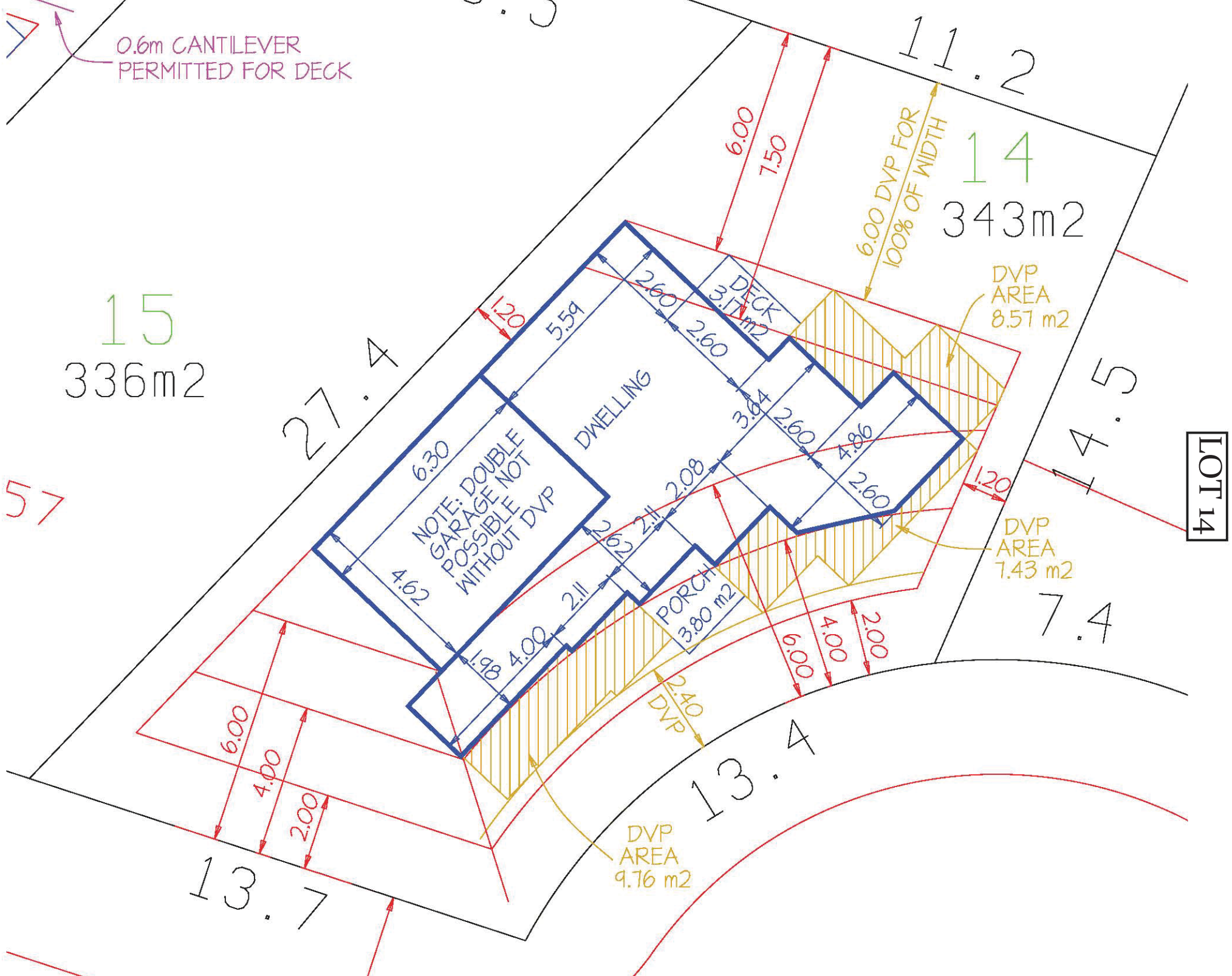
G:\Projects\16039\_00\_Domino\Layouts\Lot\_Layout\_11x171 - 2/07/2017 12:41PM







0.6m CANTILEVER PERMITTED FOR DECK



15  
336m<sup>2</sup>

14  
343m<sup>2</sup>

DVP AREA  
8.57 m<sup>2</sup>

DVP AREA  
7.43 m<sup>2</sup>

DVP AREA  
9.76 m<sup>2</sup>

PORCH  
3.80 m<sup>2</sup>

DECK  
3.17 m<sup>2</sup>

NOTE: DOUBLE GARAGE POSSIBLE WITHOUT DVP

LOT 14

57

13.7

13.4

7.4

14.5

11.2

27.4

6.00

7.50

6.00 DVP FOR 100% OF WIDTH

1.20

1.20

6.00  
4.00  
2.00

6.00  
4.00  
2.00

2.40 DVP

2.11

2.11

2.08

2.11

2.11

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

2.60

DWELLING

6.30

4.62

5.59

3.64

4.86

2.60

2.60

2.60

2.60

2.60

# LOT 19

