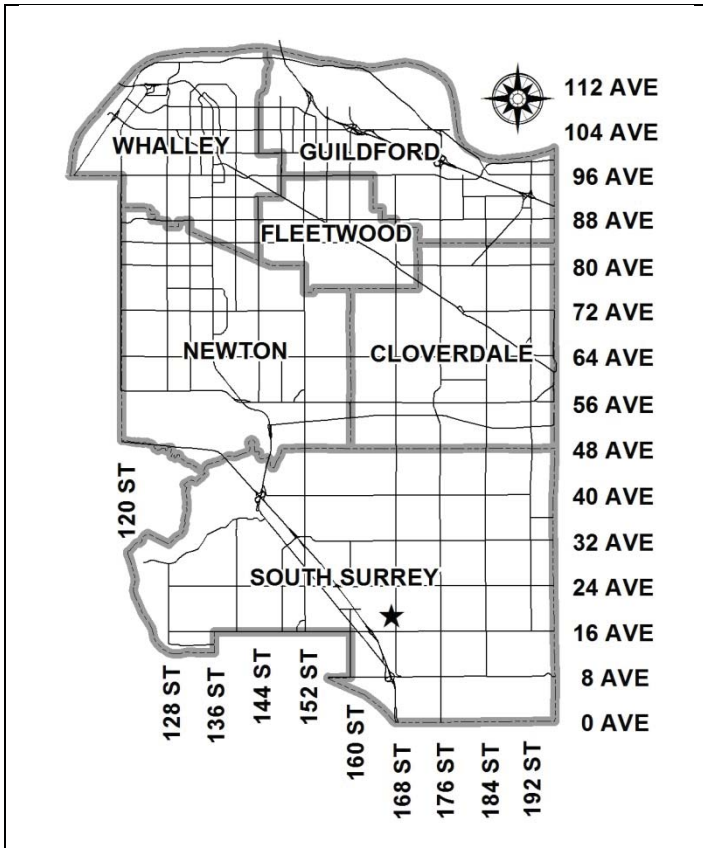


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0309-00

Planning Report Date: January 16, 2017



PROPOSAL:

- **Rezoning** from RA to RF-13
- **Development Variance Permit**

to allow subdivision into eight single family lots.

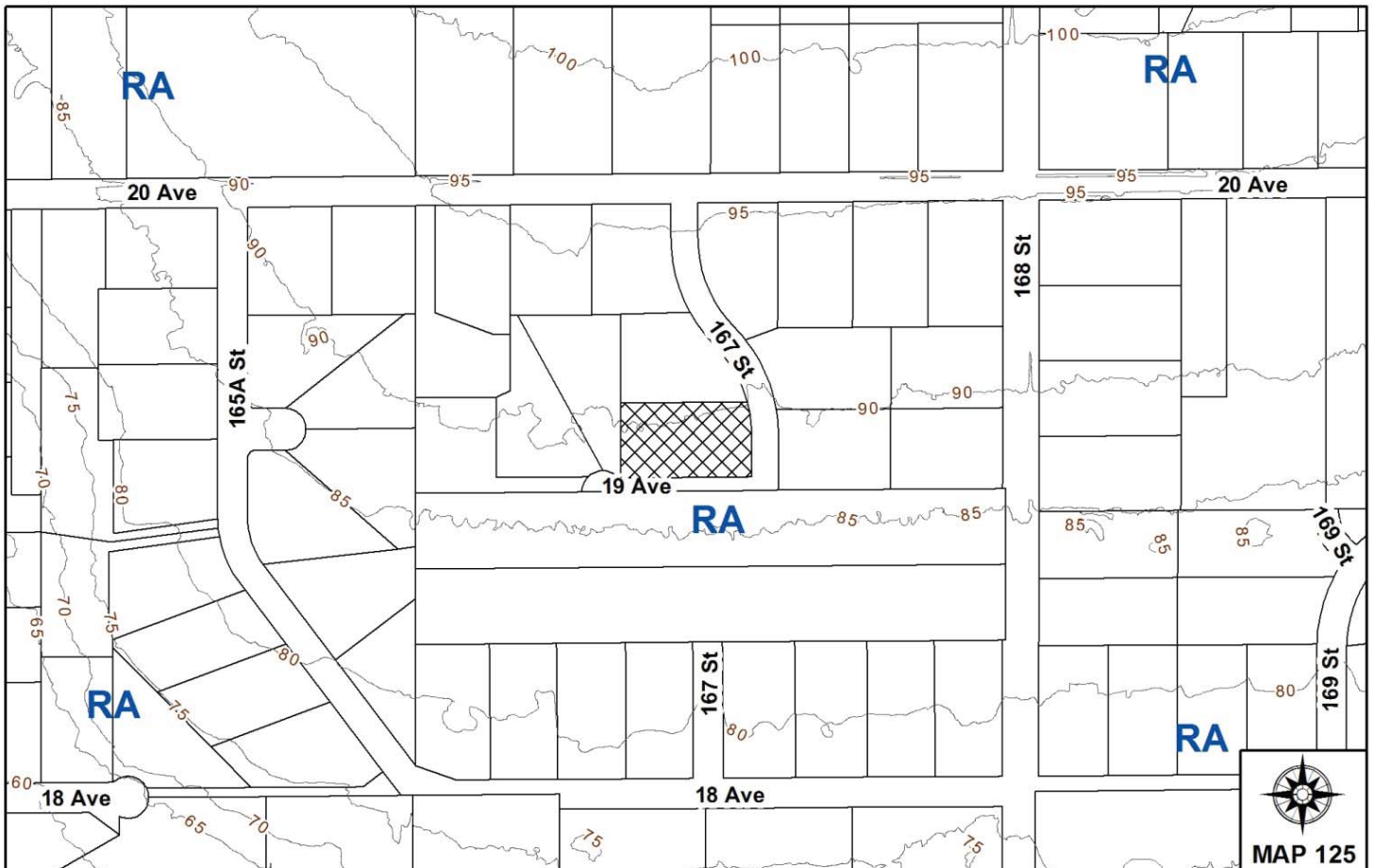
LOCATION: 1919 – 167 Street

OWNER: Anna M. Lebl
 George Lebl

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 u.p.a.
 (78%); Drainage Corridor 5 m
 (10%); N/A (10%)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances on three of the proposed lots to allow for reduced lot widths, front driveway access, and double garages.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposal complies with the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed variances to reduce the minimum lot width for Lots 6, 7, and 8 are considered reasonable and allow for an efficient lot layout. The variances are minimal and the impact on the streetscape will be negligible as the subdivision plan incorporates a 5 metre (16.5 ft.) drainage corridor along 19 Avenue that will contribute to the appearance of a larger setback from the street for proposed Lot 6.
- The proposed variances to permit driveway access from 167 Street for Lot 8, rather than from the side lane, and to allow double garages on Lots 7 and 8 will provide for greater consistency in the streetscape by permitting double, front-loaded garages on all three lots that front 167 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0309-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Type II Corner Lot of the RF-13 Zone for proposed Lot 6 from 15.4 metres (51 ft.) to 14.5 metres (47.5 ft.);
 - (b) to reduce the minimum lot width of the Type II Interior Lot of the RF-13 Zone for proposed Lots 7 and 8 from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lots 7 and 8;
 - (c) to vary the Off-Street Parking requirement of the RF-13 Zone to allow a front access driveway on proposed Lot 8; and
 - (d) to vary the Off-Street Parking requirement of the RF-13 Zone to allow a double garage at the front of the dwelling on lots less than 13.4 m (44 ft.) for proposed Lots 7 and 8.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) 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:

3 Elementary students at Pacific Heights Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2018.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential	Urban/Low Density Residential 6-10 u.p.a.	RA
East (Across 167 Street):	Single Family Residential	Urban/Low Density Residential 6-10 u.p.a. and Drainage Corridor 5 m	RA
South (Across 19 Avenue):	Single Family Residential (Development Application No. 7916-0312-00 proposes to rezone the subject site from RA to RF-12 in order to subdivide into 73 single family lots. This application is in the initial review stage.)	Urban/Low Density Residential 6-10 u.p.a.), Urban Transitional up to 8 u.p.a., Proposed Flex Street 20 m, Drainage Corridor 5 m, and Buffer	RA
West:	Single Family Residential	Urban/Low Density Residential 6-10 u.p.a. and Drainage Corridor 5 m	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property, located on 167 Street north of 19 Avenue, is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. and Drainage Corridor 5 m in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject site is approximately 4,378 square metres (1.08 acres) in size and is currently zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling on the property that will be demolished to accommodate the proposed development.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to facilitate subdivision into eight lots.
- The applicant is also proposing a Development Variance Permit (DVP) to: reduce the minimum required lot width for Lots 6, 7, and 8; to allow driveway access from the front property line for Lot 8; and to allow double garages at the front of the dwelling on Lots 7 and 8.
- The proposed lots will range in size from 338 square metres (3,638 sq. ft.) to 489 square metres (5,264 sq. ft.). With the exception of lot width for proposed Lot 6, 7, and 8, the lots conform to the minimum requirements of the Zoning By-law.
- The proposed subdivision has a net density of 23 units per hectare (u.p.h.) or 9 units per acre (u.p.a.), which is consistent with the Low Density Residential 6-10 u.p.a. designation in the Sunnyside Heights NCP.

Lot Grading and Building Scheme

- 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. A summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

- A development proposal sign was erected on October 7, 2016 and pre-notification letters were mailed on October 11, 2016 to the owners of 28 properties within 100 metres (300 ft.) of the subject property and to the Little Campbell Watershed Society and the Grandview Heights Stewardship Association. No comments have been received to date.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Cherry	3	3	0
Norway Maple	1	1	0
Coniferous Trees			
Blue Spruce	1	1	0
Douglas Fir	19	18	1
European Larch	1	1	0
Pine	1	1	0
Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	7	6	1
Total (excluding Alder and Cottonwood Trees)	37	35	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		19	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$20,800	

- The Arborist Assessment states that there are a total of 37 protected trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 3% of the total trees on the site, is a Cottonwood tree. It was determined that two 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 71 replacement trees on the site. Since only 19 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 52 replacement trees will require a cash-in-lieu payment of \$20,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$20,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 23, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located on the west side of 167 Street, north of 19 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NVP) area. • The site is designated Urban in the Official Community Plan (OCP) and Low Density Residential 6-10 u.p.a. in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 23 units per hectare (u.p.h.) or 9 units per acre (u.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development contains provisions for recycling, compost, and organic waste collection.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was erected on October 7, 2016 and pre-notification letters were mailed on October 11, 2016. The rezoning will be subject to a Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of the Type II Corner Lot of the RF-13 Zone from 15.4 metres (51 ft.) to 14.5 metres (47.5 ft.) for proposed Lot 6; and
- Reduce the minimum lot width of the Type II Interior Lot of the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lots 7 and 8.

Staff Comments:

- The proposed reductions in lot width are minimal and allow for an efficient lot layout.
- The impact on the streetscape will be negligible as the subdivision plan incorporates a 5 metre (16.5 ft.) drainage corridor along 19 Avenue that will contribute to the appearance of a larger setback from the street for proposed Lot 6.

(b) Requested Variance:

- To vary the Off-Street Parking requirement of the RF-13 Zone to allow a front access driveway on proposed Lot 8; and
- To vary the Off-Street Parking requirement of the RF-13 Zone to allow a double garage at the front of the dwelling on lots less than 13.4 m (44 ft.) for proposed Lots 7 and 8.

Staff Comments:

- The RF-13 Zone indicates that lots which have a lane along a side lot line, which is the case for proposed Lot 8, should have their driveway access from the lane.
- The proposed variances to permit driveway access from 167 Street for Lot 8 and to allow double garages on Lots 7 and 8 will provide for greater consistency in the streetscape by permitting double, front-loaded garages on all three lots that front 167 Street.

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.	Development Variance Permit No. 7916-0309-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.08
Hectares	0.44
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	12.0 m – 14.5 m
Range of lot areas (square metres)	338 m ² – 489 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18 uph / 7 upa
Lots/Hectare & Lots/Acre (Net)	23 uph / 9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	14%
Total Site Coverage	64%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



8410
A

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Description	Dr	Ch
1	16/07/27	3.5m RD. DED. ON 19 AVE, 7.0m x 0.0m CORRIER CUT AT LANE ADDED	LC	NH

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



MIRACON DEVELOPMENT
 #100 - 17850 - 88A AVENUE, SURREY, BC, V3S 4S4, PH: 604-372-0880, FAX: 604-372-0882

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 1919 - 167 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NH	Job No. 16-3339	Of
P.W. P.U.	Date JUN/2016	Revision 1
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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APPENDIX II

APPENDIX II

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

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

DATE: **January 11, 2017** PROJECT FILE: **7816-0309-00**

RE: **Engineering Requirements
Location: 1919 167 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.5 m on 19 Avenue for ultimate 25.0 m Local Road (12.5 m from centreline).
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 19 Avenue and 167 Street.
- Dedicate 1.0 m on 167 Street for ultimate 20.0 m Local Road (10.0 m from centreline).
- Dedicate 6.0 m for ultimate 6.0 m Residential Lane.
- Dedicate 1.0 m x 1.0 m corner cut at Lane and 167 Street.
- Register 0.5 m SRW on 167 Street and 19 Avenue.

Works and Services


- Construct north side of 19 Avenue to Local Road standard (minimum 6.0 m pavement).
- Provide cash-in-lieu for removal of temporary works on 19 Avenue. Alternatively, applicant may obtain offsite SRW to the south to construct ultimate works at this time.
- Construct west side of 167 St to local road standard with ultimate 11.0 m pavement width.
- Construct lane to Residential standard with 5.4 m pavement and rollover curb & gutter.
- Construct storm sewers to service the proposed lots and to drain the lane.
- Provide onsite sustainable drainage works and drainage corridor as required in the NCP.
- Construct a 300 mm diameter water main on 167 Street, from 20 Avenue to 19 Avenue.
- Construct sanitary sewers to service the proposed lots and extend the sewer main up to the tie-in point with the existing sanitary system.
- Pay applicable latecomer, DCC and/or DWA Latecomers Charges.

This project is dependent on completion of the Fergus Sanitary Pump Station and cannot be finalized until the pump works and main are completed/accepted by the City.

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.


Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning January-03-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0309 00

SUMMARY

The proposed 8 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2016 Enrolment/School Capacity

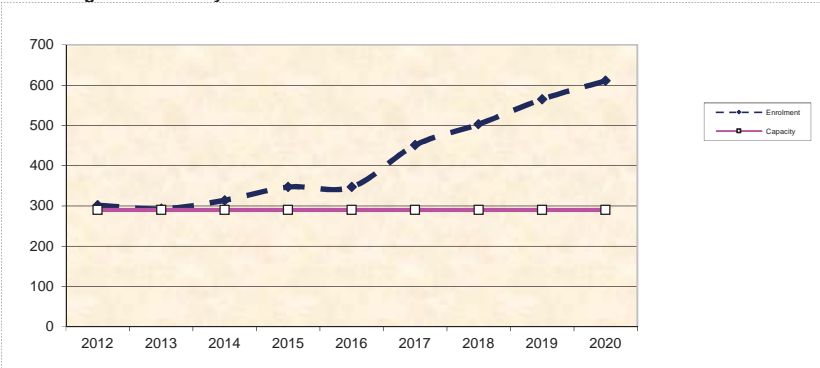
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

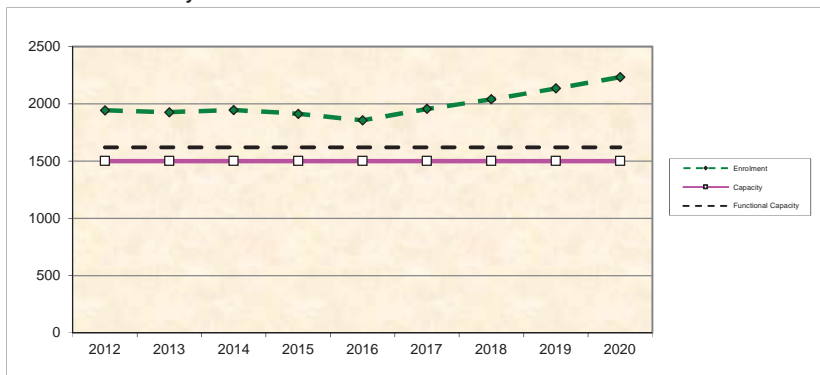
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is the highest priority in the District's 2016/17 5-Year Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020). A proposed addition to Pacific Heights Elementary is also included in the Five-Year Capital Plan as a high priority. The enrolment projections include anticipated residential growth from approved NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time.

Pacific Heights Elementary



Earl Marriott 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: 7916-0309-00
 Project Location: 1919 - 167 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:

The subject site is located within an old (1980's / 1990's) rural / suburban RA zone development area. Most homes are large (but low profile) Bungalows situated on large RA zoned lots. These homes have common gable roofs at slopes ranging from 7:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept.

The area bounded by 16 Avenue to the south, 19 Avenue to the north, 164 Street to the west and 168 Street to the east has been the subject of numerous recent applications comprising hundreds of compact lots. This area is therefore in rapid transition from old suburban to modern compact urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced by a modern urban character.

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 zone development. The existing homes and yards are desirable, but building forms suitable for RF-13 developments are necessarily incompatible with large estate Bungalows. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post 2015 compact zone developments, and therefore the existing homes will not be emulated.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary". 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** : Most surrounding homes are Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. 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-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** : The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which the building schemes for all new applications prohibit the use of vinyl siding. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : It is expected that most new homes in new developments in the surrounding area will 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-13 bylaw. 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: The streetscape in the area surrounding the subject site has an old rural/suburban character. Most homes are large, well kept 25 - 35 year old Bungalows situated on acreages. There is one Rural Heritage Two Storey home and one 1960's Bungalow in the immediate area.

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”, “West Coast Contemporary”, or compatible styles 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)

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site because the existing homes are large Bungalows situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-13 developments constructed in Surrey subsequent to the year 2015.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours 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 where required 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 20 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 only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** November 21, 2016

Reviewed and Approved by:  **Date:** November 21, 2016

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0309-00


Address: 1919 - 167 Street

Registered Arborist: Vanessa Melney

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)	38
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	71
- All other Trees Requiring 2 to 1 Replacement Ratio 35 X two (2) = 70	
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	9
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	16
- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p style="text-align: center;"></p> <p>Signature of Arborist:</p>	<p>Date: November 30, 2016</p>
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0309-00

Issued To: ANNA M. LEBL
GEORGE LEBL

(the "Owner")

Address of Owner: 1919 – 167 Street
Surrey, BC V3Z 9R4

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: 005-577-837
Lot 46 Section 13 Township 1 New Westminster District Plan 57371

1919 – 167 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 titles have been issued, as follows:

Parcel Identifier:

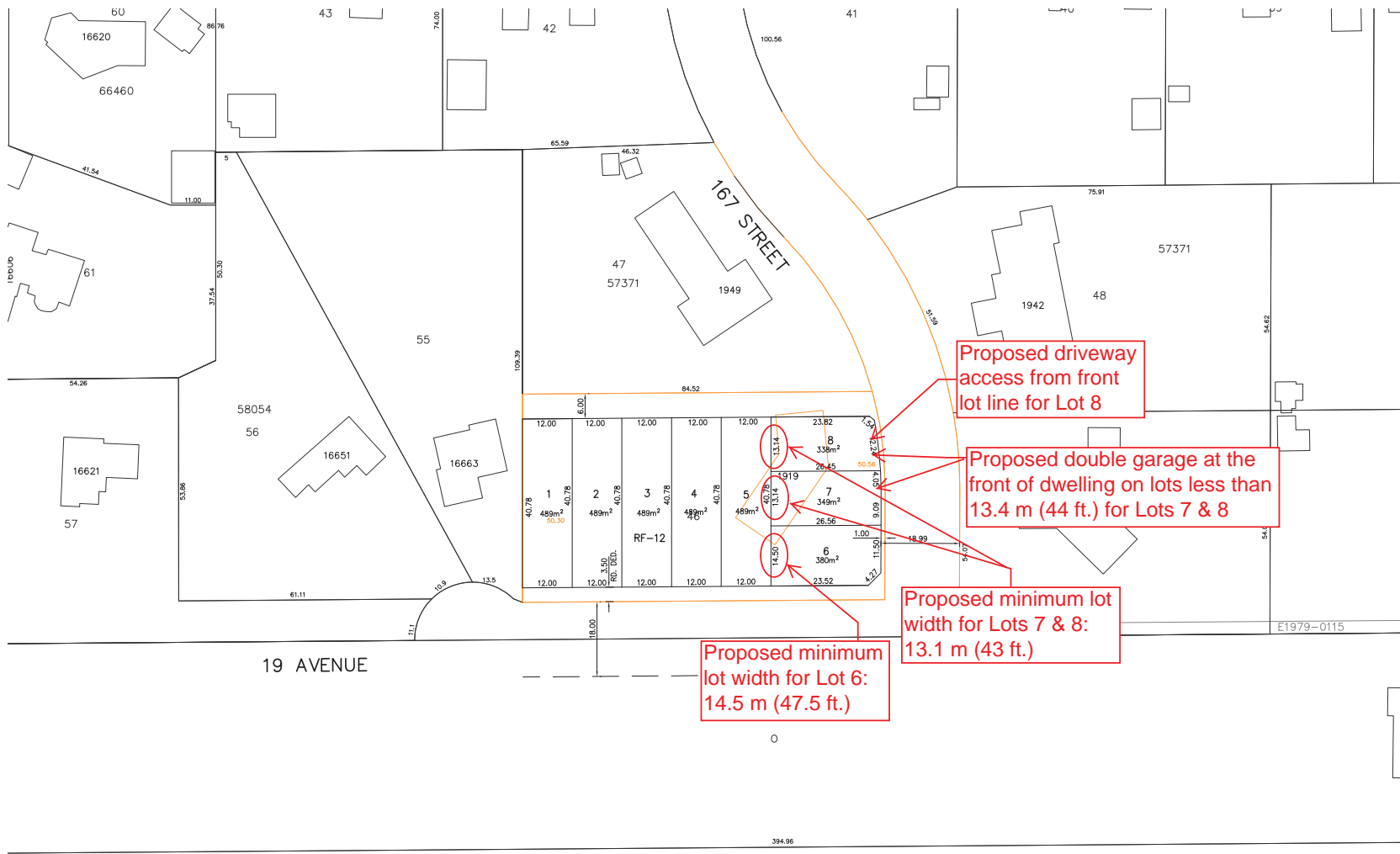
- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.2. of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot width of the Type II Corner Lot is reduced from 15.4 metres (51 ft.) to 14.5 metres (47.5 ft.) for Lot 6;
 - (b) In Section K.2 of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot width of the Type II Interior Lot is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for Lots 7 and 8;
 - (c) In Section H.1. of Part 16B “Single Family Residential (13) Zone (RF-13)” to permit driveway access to the fronting road (167 Street) rather than from the side lane for Lot 8; and
 - (d) In Section H.5. of Part 16B “Single Family Residential (13) Zone (RF-13)” to permit a double garage at the front of the single family dwelling on a lot less than 13.4 metres (44 ft.) wide for Lots 7 and 8.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 driveway access from front lot line for Lot 8

Proposed double garage at the front of dwelling on lots less than 13.4 m (44 ft.) for Lots 7 & 8

Proposed minimum lot width for Lots 7 & 8: 13.1 m (43 ft.)

Proposed minimum lot width for Lot 6: 14.5 m (47.5 ft.)

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Description	LC	NH
1	16/07/27	3.5m RD. DED. ON 19 AVE./1.0mx1.0m CORNER CUT AT LANE ADDED		
		Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



MIRACON DEVELOPMENT
 #100 - 17650 - 66A AVENUE, SURREY, BC, V3S 4S4, PH: 604-372-0880, FAX: 604-372-0882
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 1919 - 167 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NH	Job No. 16-3339	Of
P.W. P.U.	Date JUN/2016	Revision 1
Approved:		

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destroy all prints bearing previous number

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SCHEDULE A