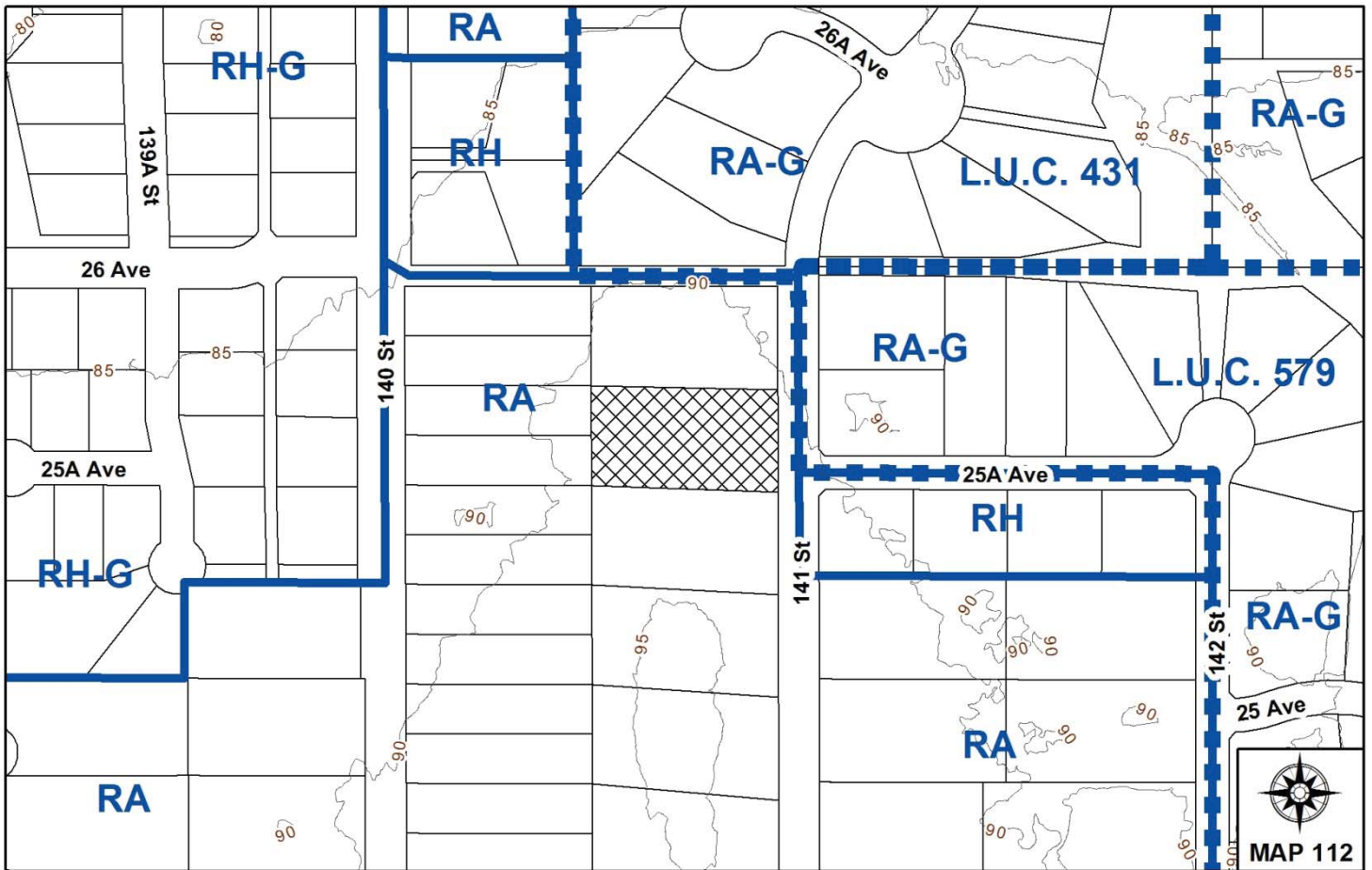


PROPOSAL:

- **Rezoning** from RA to RH
- **LAP Amendment** from “One-Acre” to “Half-Acre Gross Density”
- **Development Variance Permit**

to allow subdivision into 2 half-acre lots.

LOCATION: 2561 - 141 Street
OWNER: Overseas Homes Ltd.
ZONING: RA
OCP DESIGNATION: Suburban (density exception area 5 uph (2 upa) max)
LAP DESIGNATION: One-Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the site from “One-Acre” to “Half-Acre Gross Density”.
- The applicant is seeking to reduce the minimum lot width for both proposed lots from 30 metres (98 ft.) to 25.1 metres (82 ft.).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the OCP, and the Suburban Density Exception Area of the OCP (max. 5 units per hectare or 2 units per acre).
- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed development matches the size and width of existing lots to the immediate west, along 140 Street. The RH zoning is also consistent with the RH subdivision recently approved on the east side of 141 Street, along the south side of 25A Avenue under Development Application No. 7915-0286-00.
- The properties to the north and south along the west side of 141 Street have the potential to develop into similar size and width of RH lots in the future. The property to the immediately south of the subject site has recently submitted a development application to allow an identical two half-acre lot subdivision (Development Application No. 7917-0236-00).

School District: Projected number of students from this development:

1 Elementary students at Chantrell Creek Elementary School
 1 Secondary students at Elgin Park 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 Spring 2018.

SITE CHARACTERISTICS

Existing Land Use: one dwelling on an acreage lot

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling on acreage lot	Suburban / One-Acre Residential	RA
East (Across 141 Street):	Single family dwelling on gross density acreage lot and recently created half-acre subdivision (Development Application No. 7915-0286-00).	Suburban / Half-Acre Gross Density (south of 25A Avenue)	LUC 579 (underlying zone RA-G) and RH
South:	Single family dwelling on acreage lot currently under application to develop (Development Application No. 7917-0236-00).	Suburban / One-Acre Residential	RA
West:	Single family dwelling on acreage lot	Suburban / Half-Acre Gross Density	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing that the site be redesignated to "Half-Acre Gross Density".
- The applicant proposes to rezone the site to "Half-Acre Residential Zone (RH)", to allow subdivision into 2 half-acre lots. The proposed density of 4.4 units per hectare (1.78 units per acre) is consistent with the Suburban designation in the OCP, and the Suburban Density Exception Area in the OCP.

- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed half-acre lots match the size and width of existing lots to the immediate west, along 140 Street. The RH zoning is also consistent with the RH subdivision recently approved on the east side of 141 Street, along the south side of 25A Avenue under Development Application No. 7915-0286-00.
- The properties to the north and south along the west side of 141 Street have the potential to develop into smaller size and width of RH lots in the future. It is noted that the property to the immediately south of the subject site has recently submitted a development application to allow an identical 2 half-acre lot subdivision (Development Application No. 7917-0236-00).

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site consists of one property with a total area of 4,535 square metres (1.1 acres). The site is located on the west side of 141 Street. It is designated Suburban in the OCP, and zoned "One-Acre Residential Zone (RA)". It is also identified as a "suburban density exception area" in the OCP, with a maximum density of 5 units per hectares (2 units per acre). The site is designated as "One-Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The applicant is proposing an amendment to the LAP to redesignate the site from "One-Acre" to "Half-Acre Gross Density" and to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", to permit subdivision into 2 half-acre single family lots.
- The area of proposed Lot 1 is 2,267 square metres (24,402 sq. ft.) and proposed Lot 2 has an area of 2,268 square metres (24,413 sq. ft.), both of which exceed the minimum lot area of 1,858 square metres (20,000 sq. ft.) required in the RH zone. The proposed lots also comply with the minimum lot depth of 30 metres, but do not meet the minimum lot width requirement of 30 metres (98 ft.). The applicant is proposing a Development Variance Permit to reduce the width of proposed Lots 1 and 2 from 30 metres (98 ft.) to 25.1 metres (82 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent on January 30, 2017 to 44 properties that are within 100 metres (328 ft.) of the subject site, including the Semiahmoo Residents Association. Development proposal signs were also installed on the site on January 26, 2017. Staff received 1 response from an area resident. A summary of the concern is noted below with staff comments shown in italics.

- Concerns expressed about the proposed lot widths. The resident felt smaller lots would take away from the existing character of the neighbourhood.

(The proposed density of 4.4 units per hectare (1.78 units per acre) complies with the site's OCP designation and density exception area. Similarly, the proposal is consistent with the lot areas that were approved on the lots to the east under Development Application No. 7915-0286-00.

The applicant has also tried to sensitively interface with the existing character of the community through the retention of existing mature trees on the site. The applicant proposes to retain 11 trees on the site.)

DESIGN PROPOSAL AND REVIEW

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan, from Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Cherry, Bitter	1	1	0
Black locust	1	1	0
Cherry	4	3	1
Lombardy Poplar	1	1	0
Pacific Dogwood	2	2	0
Coniferous Trees			
Douglas Fir	22	12	10
Western Hemlock	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	34	23	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	

Total Retained and Replacement Trees	23
Contribution to the Green City Fund	\$14,400

- The Arborist Assessment states that there are a total of 34 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on the site.
- There are also 21 offsite neighbouring trees and 3 City trees adjacent to the subject property. Two offsite trees and 3 City trees are proposed to be removed. City staff will confirm the appropriateness of removal of the City trees through the detailed design stage associated with the Servicing Agreement process.
- The original arborist report submitted with the application proposed to retain 6 onsite trees. Staff worked with the applicant to improve upon tree retention, by looking at alternative driveway locations, location of services and lot grading. As a result, the applicant was able to retain an additional 5 trees, for a total of 11 onsite trees being retained, which is approximately 32 percent of the mature trees located on the site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 46 replacement trees on the site. Since only 10 replacement trees are proposed to be replaced on the site, the deficit of 36 replacement trees will require a cash-in-lieu payment of \$14,400 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 also be planted on 141 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$14,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 12, 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 proposal complies with the sites OCP designation and the permitted density. • The application proposes an amendment to the Local Area Plan to accommodate the proposed density.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal is consistent with the density associated with the sites Suburban designation and the density exception area [max 5 uph (2 upa)] that is permitted in the Official Community Plan.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The application proposes the retention of 11 trees, with 10 replacement trees proposed to be planted on the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> New sidewalks are proposed along 141 Street.
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"> n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement of the RH Zone from 30 metres (98 ft.) to 25.1 metres (82 ft.) for proposed Lot 1 and 2.

Applicant's Reasons:

- The proposed variance will allow the subject property to be subdivided into two residential lots with lot widths that would be compatible with the existing neighbouring properties to the west of the subject site.

Staff Comments:

- While lot widths are proposed to be reduced, both lots have areas of 2,267 and 2,268 square metres, which significantly exceeds the minimum 1,858 square metre lot area requirement of the RH zone.
- The proposed lots match the width of existing lots to the immediate west, along 140 Street. Furthermore, the proposed lot width is expected to be continued north and south of the subject site along the west side of 141 Street with future development applications.
- Staff support this proposed variance proceeding to Public Notification.

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. 7916-0329-00
- Appendix VIII. LAP Plan Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1
Hectares	0.45
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25.1 m
Range of lot areas (square metres)	2,267 sq. m. – 2,268 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.4 uph. & 1.78 upa
Lots/Hectare & Lots/Acre (Net)	4.4 uph. & 1.78 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25 %
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	
Works and Services	NO
Building Retention	NO
Others	YES

Appendix II

PLAN 55870
2609
141 STREET

PLA

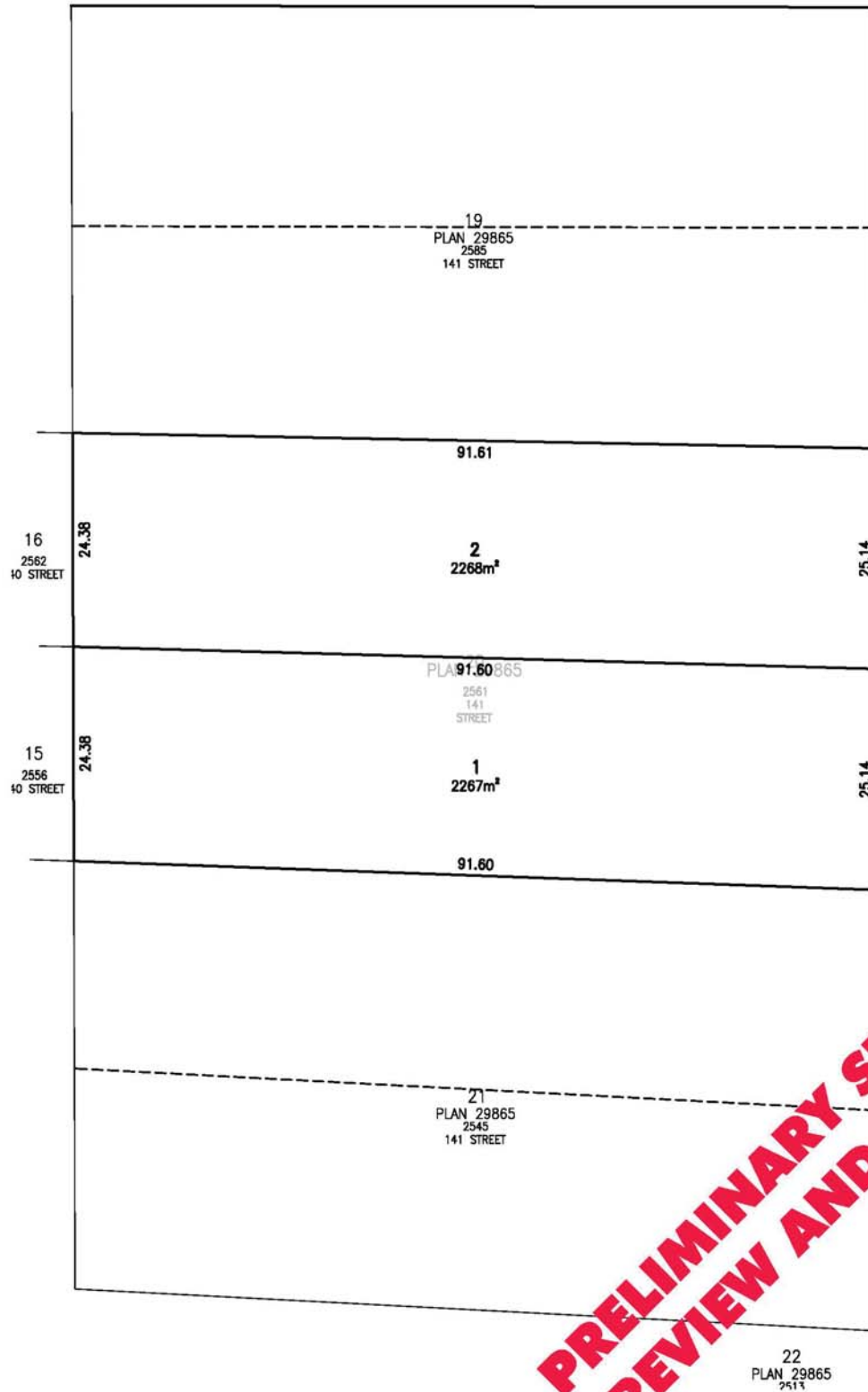
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**PRELIMINARY SUBJECT TO
REVIEW AND APPROVAL**

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

CLIENT:		PROJECT: 2561 - 141 STREET, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16082	DATE: MAY 2017	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			

G:\Projects\16082\asm\0 Drawings\Layouts\Lot_Layout - Op 2 - Oct 31, 2016.dwg [Lot_Plot: 11x17] 5/03/2017 9:07AM

INTER-OFFICE MEMO

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

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

DATE: **May 16, 2017** PROJECT FILE: **7816-0329-00**

RE: **Engineering Requirements
Location: 2561 141 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- register 0.5-metre statutory right-of-way for inspection chambers and sidewalk maintenance along 141 Street.

Works and Services

- construct west side of 141 Street to the local road standard including sidewalk;
- construct fronting storm and sanitary sewers to service the proposed development;
- construct storm, sanitary, and water services to service each lot;
- provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements; and
- pay applicable Sanitary Latecomer fee.

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

A3H



Planning June-21-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0329-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

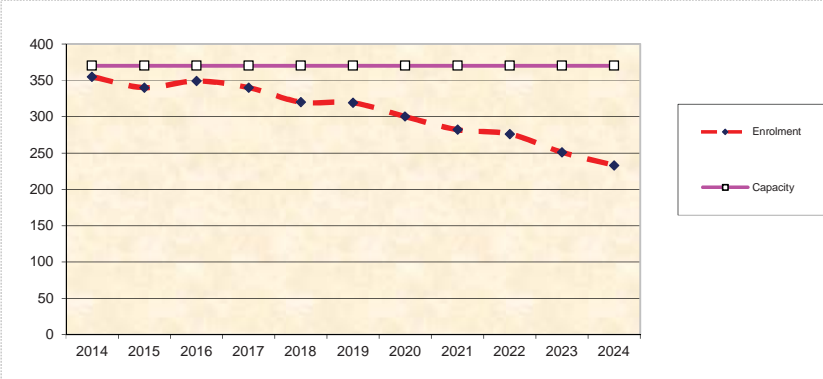
Chantrell Creek Elementary	
Enrolment (K/1-7):	33 K + 316
Capacity (K/1-7):	20 K + 350
Elgin Park Secondary	
Enrolment (8-12):	1206
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

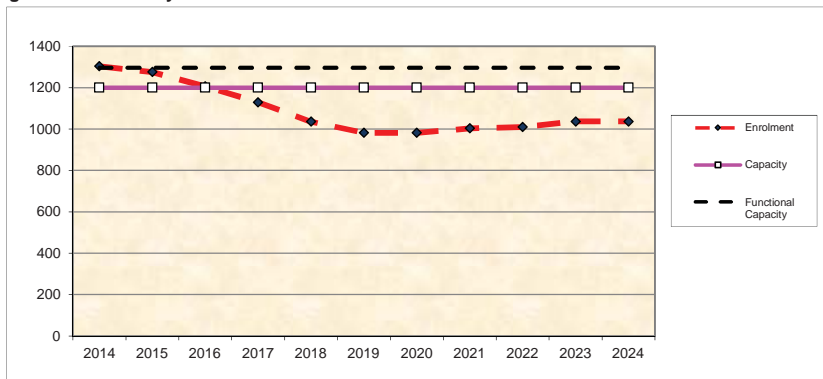
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. A new secondary school in the Grandview Heights area has received Ministry approval and is projected to open in 2020. This new school will relieve overcrowding at Semiahmoo Secondary, Earl Marriott Secondary and Elgin Park. The proposed development will not have an impact on these projections.

Chantrell Creek Elementary



Elgin Park 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: 7916-0329-00
Project Location: 2561 - 141 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 character of the area surrounding the subject site can be classified as "forested suburban"; the lots are large and densely foliated with mature shrubs and numerous mature trees. There are a variety of attractive older homes set well back from the street in a quiet, natural setting.

This area was built out over a time period spanning from the 1950's to the 1980's. The age distribution from oldest to newest is: 1950's (11%), 1960's (5%), 1970's (47%), and 1980's (37%). Home size distribution is: 1000 - 1500 sq.ft. (11%), 1501 - 2000 sq.ft. (11%), 2001 - 2500 sq.ft. (5%), 2501 - 3000 sq.ft. (32%), 3001 - 3550 sq.ft. (32%), over 3550 sq.ft. (11%). Styles found in this area include: "Old Urban" (21%), "West Coast Traditional (English Tudor emulation)" (5%), "West Coast Traditional" (26%), "Cape Cod Log" (5%), "Traditional Colonial" (11%), "Traditional" (16%), "Traditional English" (11%), and "Traditional Cape Cod" (5%). Home types include: Bungalow (32%), Split Level (5%), 1.1/2 Storey (11%), Cathedral Entry (5%), and Two-Storey (47%).

Massing scale (front wall exposure) characteristics include: Low mass structure (37%), Low to mid-scale massing (11%), Mid-scale massing (16%), Mid-scale massing with proportionally consistent, well balanced massing design (5%), Mid to high scale massing (11%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (5%), High scale, box-like massing (16%). The scale (height) range for front entrance structures include: One storey front entrance (79%), One storey front entrance veranda in heritage tradition (21%).

The range of roof slopes found in this area is: 3:12 (6%), 5:12 (6%), 6:12 (11%), 7:12 (22%), 8:12 (22%), 10:12 (6%), and 12:12 (28%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (35%), Main common gable roof (53%), Main Dutch hip roof (6%), Main Boston gable roof (6%). Feature roof projection types include: None (11%), Common Hip (21%), Common Gable (47%), Dutch Hip (11%), and Boston Gable (11%). Roof surfaces include: Metal (6%), Rectangular profile type asphalt shingles (19%), Shake profile asphalt shingles (25%), Concrete tile (shake profile) (6%), and Cedar shingles (44%).

Main wall cladding materials include: Horizontal cedar siding (6%), Vertical channel cedar siding (18%), Vertical Board and Batten cedar siding (6%), Horizontal vinyl siding (18%), Stucco cladding (18%), Log siding (6%), and full height brick at front (29%). Feature wall trim materials used on the front facade include: no feature veneer (14%), Brick feature veneer (50%), Stone

feature veneer (7%), Wood wall shingles accent (7%), Horizontal cedar accent (7%), and Tudor style battens over stucco accent (14%). Wall cladding and trim colours include: Neutral (30%), Natural (65%), and Primary derivative (4%).

A variety of landscaping standards are evident, ranging from "sod and modest plantings" to above average standards for suburban lots. Driveway surfaces include: gravel (8%), asphalt (50%), broom finish or smooth concrete (25%), and exposed aggregate (17%).

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

- 1) **Context Homes:** 58 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 35 percent of homes are considered 'non-context'). Context homes include: 2513 - 141 Street, 14137 - 25A Avenue, 14145 - 25A Avenue, 14157 - 25A Avenue, 14181 - 25A Avenue, 14189 - 25A Avenue, 2570 - 142 Street, 2560 - 142 Street, 2534 - 142 Street, 2516 - 142 Street, and 2515 - 142 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH zone subdivisions now exceed standards evident on the older context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Surrounding homes exhibit an "old suburban-estate" style character, and architecturally interesting massing designs. Styles suited for neighbourhoods of this character include "Traditional" (including French Country, English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and compatible styles as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH 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 :** All neighbouring homes have a one storey high front entrance portico. The recommendation however 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, but also in consideration of the expected larger size of new dwellings.
- 6) **Exterior Wall Cladding :** This is an estate home area in which all homes and lots are of high value. 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. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof

surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** 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 RH 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: High quality 30- 50 year old suburban homes are set well back from the street, situated on large, heavily treed, heavily vegetated suburban lots, in a desirable, quiet, natural setting.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including French Country, English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and compatible styles as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

58 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 35 percent of homes are considered 'non-context'). Context homes include: 2513 - 141 Street, 14137 - 25A Avenue, 14145 - 25A Avenue, 14157 - 25A Avenue, 14181 - 25A Avenue, 14189 - 25A Avenue, 2570 - 142 Street, 2560 - 142 Street, 2534 - 142 Street, 2516 - 142 Street, and 2515 - 142 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH zone subdivisions

now exceed standards evident on the older context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl not permitted.

“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. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Metal feature roofs permitted.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete or coloured concrete in dark earth tones or medium to dark neutral colours.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: November 15, 2016

Reviewed and Approved by:  Date: November 15, 2016

Tree Preservation Summary

Surrey Project No: 16-0329-00


Address: 2561 - 141 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)	34
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46	46
Replacement Trees Proposed	10
Replacement Trees in Deficit	36
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	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist: 	Date: June 9, 2017
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0329-00

Issued To: OVERSEAS HOMES LTD.

(the "Owner")

Address of Owner: 13615 - 60A Avenue
Surrey, BC V3X 3L1

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: 004-824-938
 Lot 20 Section 21 Township 1 New Westminster District Plan 29865
 2561 - 141 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 address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

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

In Section K Subdivision (3) of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (98 ft.) to 25.1 m (82 ft.) for proposed Lot 1 and 2.

5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

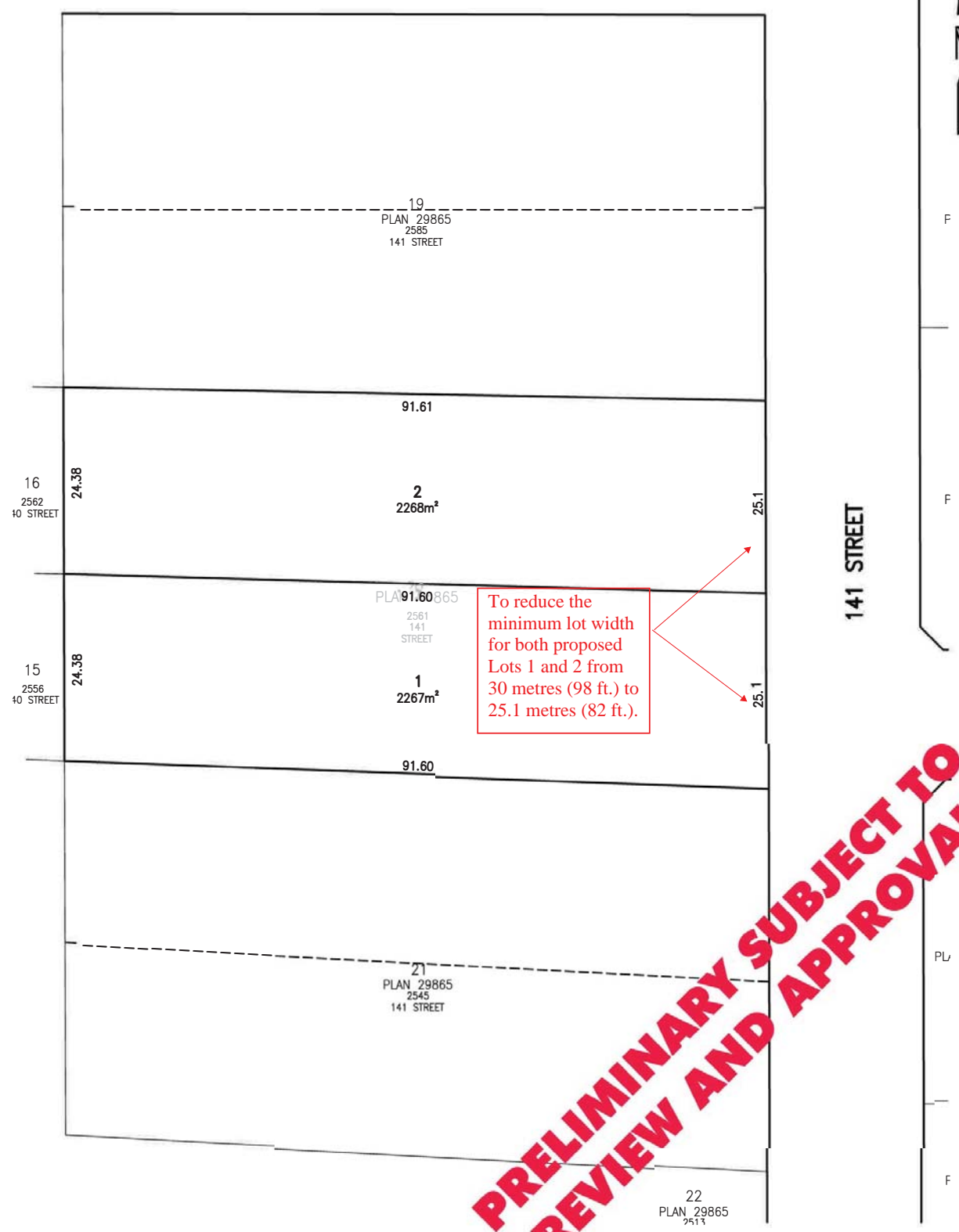
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule A

PLAN 55870
2609
141 STREET



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member PACIFIC HUB GROUP
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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CLIENT:		PROJECT: 2561 - 141 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 16082	DATE: MAY 2017	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

