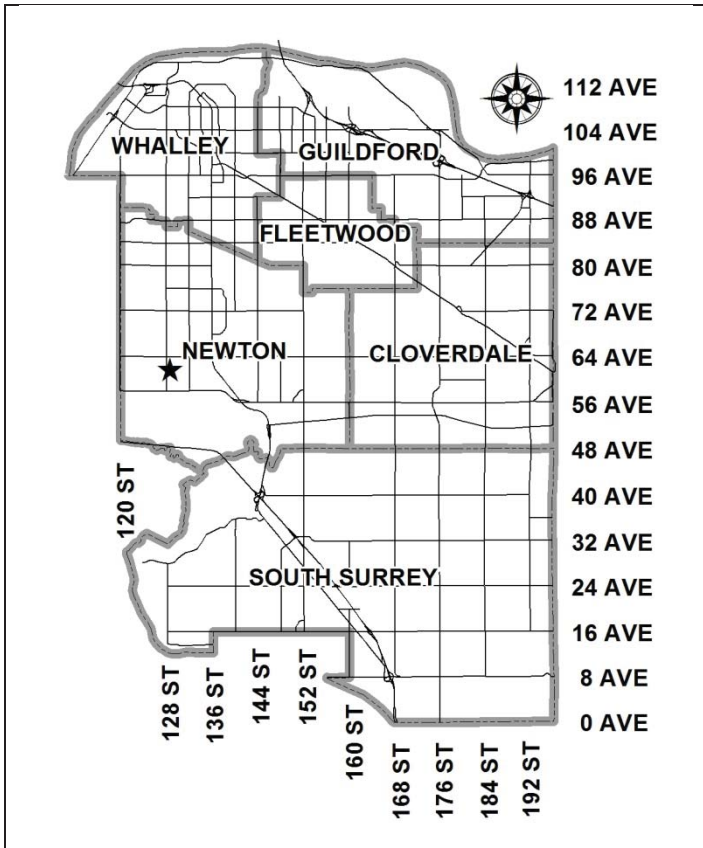


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0369-00

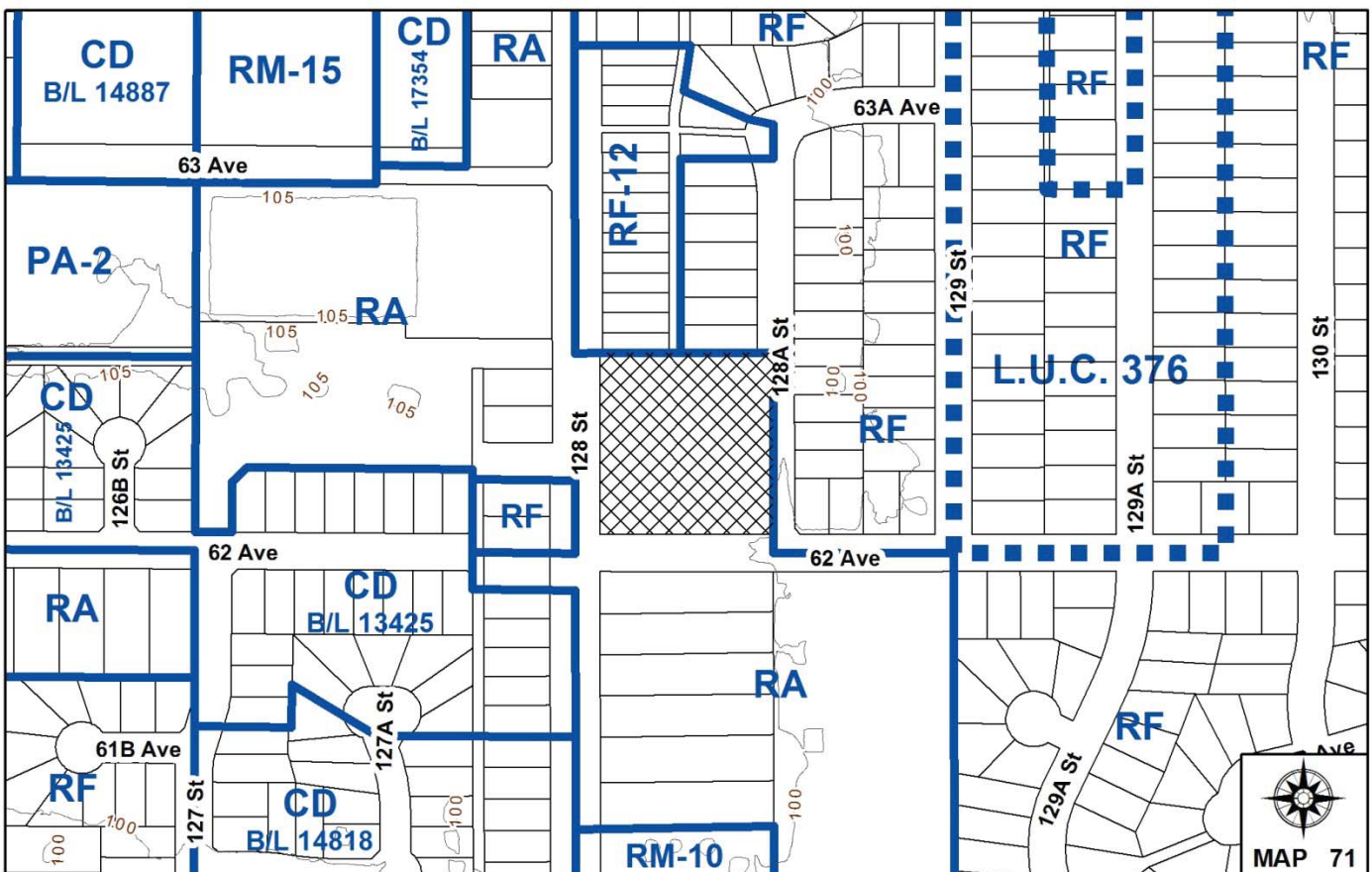
Planning Report Date: April 24, 2017



PROPOSAL:

- **Rezoning** from RA to RF and RF-13
 - **Development Variance Permit**
- to allow subdivision into 17 single family lots.

LOCATION: 6234 - 128 Street
OWNER: Pro Ridge Homes Ltd.
ZONING: RA
OCP DESIGNATION: Urban



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 proposes a Development Variance Permit (DVP) to reduce the minimum lot width requirement under the RF-13 Zone for Lots 1 to 9 and RF Zone for Lot 13.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities as well as its location on an arterial road which offers direct access to public transit along 128 Street and 64 Avenue.
- The proposal will continue the development pattern established directly north under Development Application No. 7911-0166-00, while providing an appropriate transition between the proposed RF lots on 128A Street and the proposed RF-13 lots at the south end of the site along 62 Avenue.
- The proposed RF transition lot will meet the minimum depth and area requirements under the Zoning By-law. In addition, it provides an appropriate transition from the RF lots to the north and the north-south oriented RF-13 lots fronting 62 Avenue. The proposed variance for lot width will have a negligible impact on the surrounding neighbourhood while providing an efficient layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, as shown in Block A, on the attached Survey Plan from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Single Family Residential Zone (RF)” (By-law No. 12000) and a portion of the subject site, as shown on Block B, on the attached Survey Plan from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Single Family Residential (13) Zone (RF-13)” (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0369-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of a Type 1 interior lot under the RF-13 Zone from 12 metres (40 ft.) to 10.7 metres (35 ft.) for proposed Lots 1 to 8;
 - (b) to reduce the minimum width of a Type 1 corner lot under the RF-13 Zone from 14 metres (46 ft.) to 12 metres (39 ft.) for proposed Lot 9; and
 - (c) to reduce the minimum width under the RF Zone from 15 metres (49 ft.) to 13.5 metres (44 ft.) for proposed Lot 13.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (i) registration of a Section 219 Restrictive Covenant to restrict the driveway locations on Lots 1 to 9 to the rear lane; and

- (j) registration of a Section 219 Restrictive Covenant to require a minimum 6 metre (20 ft.) setback from the rear property lines (off the lane) to the garage on lots fronting 128 Street (proposed Lots 1 to 9).

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:**

9 Elementary students at Panorama Park Elementary School
 4 Secondary students at Panorama Ridge 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 the summer of 2018.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no objection to the project. The applicant should address Parks' concern that the application will place additional pressure on existing Park facilities.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF and RF-12
East (Across 128A Street):	Single family dwellings	Urban	RF
South (Across 62 Avenue):	Single family dwellings	Urban	RA
West (Across 128 Street):	Single family dwellings and Newton Reservoir Park	Urban	RA and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is designated “Urban” in the Official Community Plan (OCP) and zoned “One-Acre Residential Zone (RA)”. The property is located on the north side of 62 Avenue, just east of 128 Street.
- The proposal will continue the development pattern established directly north of the subject property under Development Application No. 7911-0166-00 which included a combination of RF lots on 128A Street and RF-12 lots, with variances approved for lot width, along 128 Street.

Current Proposal

- The applicant proposes to rezone the site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” and “Single Family Residential (13) Zone (RF-13)” in order to permit subdivision into seventeen single family lots (5 RF lots and 12 RF-13 lots) (Appendix II).
- The RF-type lots range in size from 571 square metres (6,146 sq. ft.) to 625 square metres (6,727 sq. ft.). In contrast, the RF-13 lots will range in size from 336 square metres (3,617 sq. ft.) to 404 square metres (4,349 sq. ft.). All lots will conform to the minimum requirements of the RF and RF-13 Zone in terms of depth and area.
- The applicant requests a variance to reduce the minimum required widths for the following lots:
 - Reduce the minimum width requirement for a Type I interior RF-13 lot from 12 metres (40 ft.) to 10.7 metres (35 ft.) for proposed Lots 1 to 8;
 - Reduce the minimum width requirement for a Type I corner RF-13 lot from 14 metres (46 ft.) to 12 metres (39 ft.) for proposed Lot 9; and
 - Reduce the minimum width requirement from 15 metres (49 ft.) to 13.5 metres (44 ft.) for one proposed RF lot (Lot 13).
- The proposed RF-13 lots are required to have vehicle access from the rear lane given no access is permitted from 128 Street. The existing RF-12 lots to the north are similarly accessed from the rear lane. By extending the existing rear lane further south, it will allow the rear lane to outlet to 62 Avenue which improves vehicle circulation, removes additional access points to/from 128 Street, and provides direct rear lane access for the proposed RF-13 lots on the subject property.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the surrounding neighbourhood.

- The Character Study involved reviewing a number of existing dwellings in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing design standards applied to dwellings located directly north of the subject site provide an appropriate context for future re-development. As such, the applicant will continue the pattern of neo-traditional and neo-heritage style dwellings established under File No. 7911-0166-00.
- The preliminary Lot Grading Plan submitted by Hub Engineering Inc. was reviewed by City staff and considered generally acceptable. According to the Lot Grading Plan, the applicant proposes in-ground basements on all lots. The plans show that minimal amounts of fill are required in order to achieve the in-ground basements.

TREES

- Trevor Cox, ISA Certified Arborist of Diamondhead 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
Alder and Cottonwood Trees			
Red Alder	38	38	0
Black Cottonwood	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	1	1
Beaked Hazelnut	1	1	0
Bigleaf Maple	1	1	0
Black Walnut	3	3	0
Honey Locust	2	2	0
Pin Oak	6	0	6
Coniferous Trees			
Douglas Fir	51	51	0
Western Red Cedar	25	25	0
Total (excluding Alder and Cottonwood Trees)	91	84	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		40	
Contribution to the Green City Fund		\$69,000	

- The Arborist Assessment states that there are a total of 91 protected trees on the site, excluding Alder and Cottonwood trees. 46 existing trees, approximately 34% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 on-site tree and 6 City trees located within the City boulevard could be retained as part of this development proposal. The on-site tree retention was assessed taking into consideration the location of services, road dedication, building footprints 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 214 replacement trees on the site. Since only 33 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 181 replacement trees will require a cash-in-lieu payment of \$69,000, representing a maximum of \$30,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 1 on-site tree and 6 trees located within the City boulevard are proposed to be retained or replaced on the site with a contribution of \$69,000 to the Green City Fund.

PRE-NOTIFICATION

The development proposal sign was installed on October 20, 2016.

A pre-notification letter was mailed to 101 property owners within one-hundred metres (300 ft.) of the subject property on September 20, 2016. Staff received the following response from an adjacent property owner:

- One resident expressed concern about the subdivision configuration and wanted to ensure the proposed lots on the west side of 128A Street reflected the established residential development pattern along the east side of 128A Street. In addition, the resident indicated that proposed Lot 10, 11, 12 and 13 are smaller than normal and expressed concerns the proposed subdivision layout will negatively impact the nearby school as well as overall property values.

(The proposed subdivision layout on the west side of 128A Street is a continuation of the existing development pattern on the northerly properties, established under Development Application No. 7911-0166-00, and includes a transition RF lot (Lot 13) between the RF lots along 128A Street and RF-13 type lots on 62 Avenue. The proposed RF lots on 128A Street (Lots 14 to 17) comply with the minimum width, depth and area requirements in the Zoning By-law and reflect the width, depth and area of the northerly RF lots. In addition, the proposed RF lots on the west side of 128A Street are similar in width but exceed the depth and area of the existing RF lots on the east side of 128A Street. The transition RF lot (Lot 13) exceeds the minimum lot depth and area requirement in the Zoning By-law and provides a suitable transition between the northerly RF lots and RF-13 lots on 62 Avenue.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in August, 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 proposed subdivision complies with the OCP designation. The subject property is located within an urban infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a variety of single family lot sizes.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal includes low-impact development standards (LIDS) in the form of: [1] on-lot infiltration trenches and/or sub-surface chambers; [2] roof downspout disconnection; [3] dry swales; [4] vegetated bio-swales, rain gardens and/or bio-swales; as well as [5] sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project is connected to pedestrian sidewalks with direct linkages to transit stops and covered outdoor waiting areas.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Community surveillance is promoted through dwellings with front yards that provide “eyes-on-the-street” along 128 Street.
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 width of a Type 1 interior lot under the RF-13 Zone from 12 metres (40 ft.) to 10.7 metres (35 ft.) for proposed Lots 1 to 8.
- to reduce the minimum width of a Type 1 corner lot under the RF-13 Zone from 14 metres (46 ft.) to 12 metres (39 ft.) for proposed Lot 9.
- to reduce the minimum width under the RF Zone from 15 metres (49 ft.) to 13.5 metres (44 ft.) for proposed Lot 13.

Applicant's Reasons:

- The proposed RF-13 lots on 128 Street are oversized and exceed the minimum lot depth and area requirements for Type I interior lots and corner lots under the Zoning By-law.
- In addition, the proposed RF-13 lots are consistent, in terms of width, with the existing RF-12 lots directly north of the subject property which similarly required a variance for lot width under Development Application No. 7911-0166-00.
- The proposed transition RF lot (Lot 13) provides a suitable transition from the RF lots to the north and RF-13 lots fronting 62 Avenue and helps to create an efficient layout.

Staff Comments:

- The proposed RF-13 lots front an arterial road as well as exceed the minimum depth and area requirements in the Zoning By-law. In addition, the RF-13 lots are consistent, in terms of area and width, with the existing RF-12 lots approved under Development Application No. 7911-0166-00 directly north of the site.
- The proposed transition RF lot (Lot 13) exceeds the minimum lot depth and area requirements in the Zoning By-law. In addition, it provides a suitable transition between the northerly RF lots proposed along 128A Street and southerly RF-13 lots fronting 62 Avenue.

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 and Block Plan
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. 7916-0369-00

Original signed by Ron Hintsche

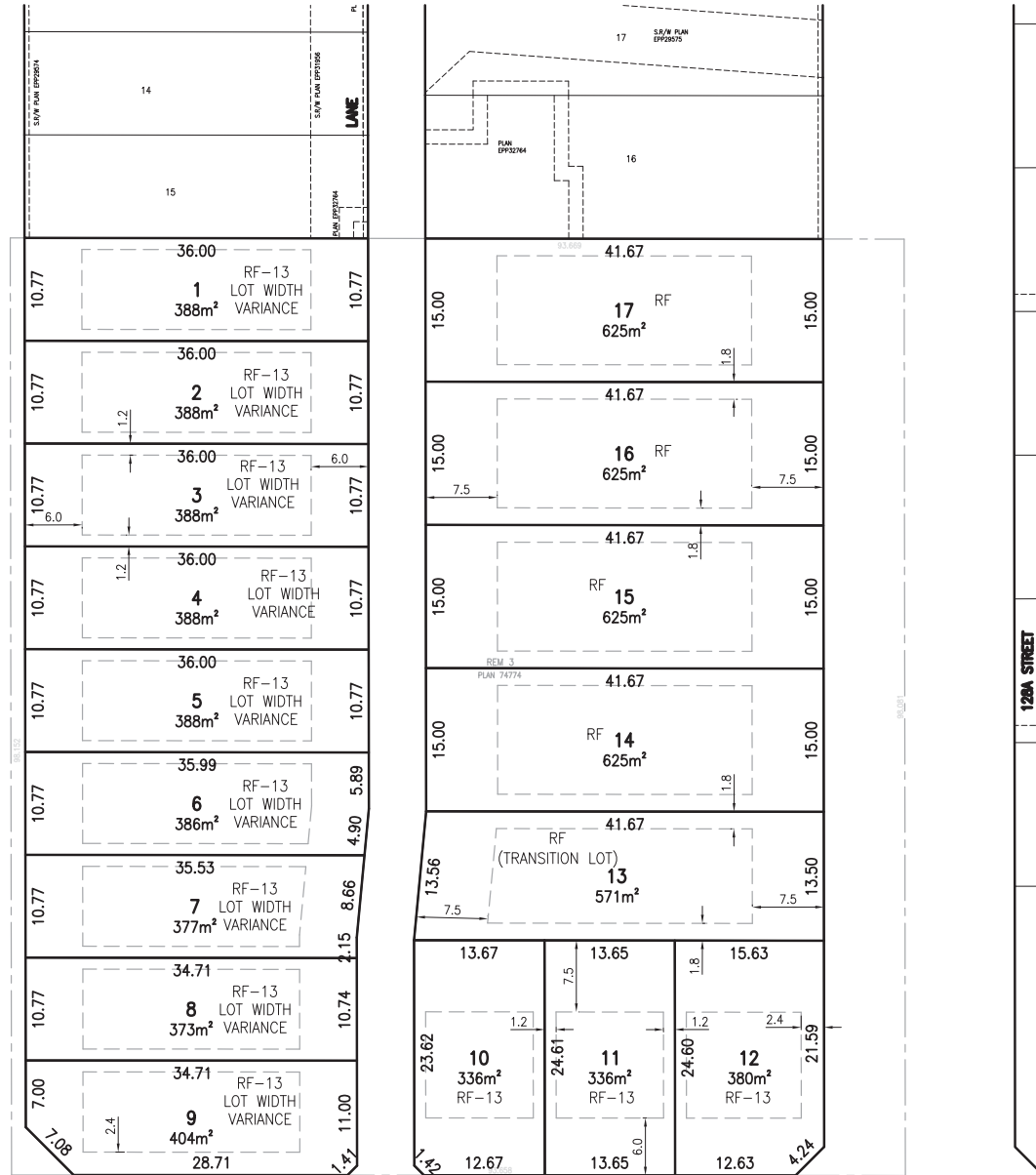
Jean Lamontagne
General Manager
Planning and Development

MRJ/dk

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-13

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	2.30 ac.	
Hectares	0.93 ha.	
NUMBER OF LOTS		
Existing	1	
Proposed	17 (5 RF and 12 RF-13)	
SIZE OF LOTS		
	RF	RF-13
Range of lot widths (metres)	13.5 m. to 15 m.	10.7 m. to 15.6 m.
Range of lot areas (square metres)	571 m ² to 625 m ²	336 m ² to 404 m ²
DENSITY		
	RF	RF-13
Lots/Hectare & Lots/Acre (Gross)	12.5 u.p.ha./5.2 u.p.a.	22.6 u.p.ha./9.2 u.p.a.
Lots/Hectare & Lots/Acre (Net)	16.1 u.p.ha./6.6 u.p.a.	26.5 u.p.ha./10.7 u.p.a.
SITE COVERAGE (in % of gross site area)		
	RF	RF-13
Maximum Coverage of Principal & Accessory Building	38%	50%
Estimated Road, Lane & Driveway Coverage	27%	30%
Total Site Coverage	65%	80%
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
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	
Lot Width	YES	



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62 AVENUE

128A STREET

**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc. Member PACIFIC LAND 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

CLIENT:		PROJECT: 6234-128 STREET SURREY			
DRAWING TITLE: 17 LOT SUBDIVISION					
PROJECT No. 16076	DATE: MAR 2017	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
LOT 3 EXCEPT: PART ROAD PLAN BCP12601; SECTION 8 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 74774

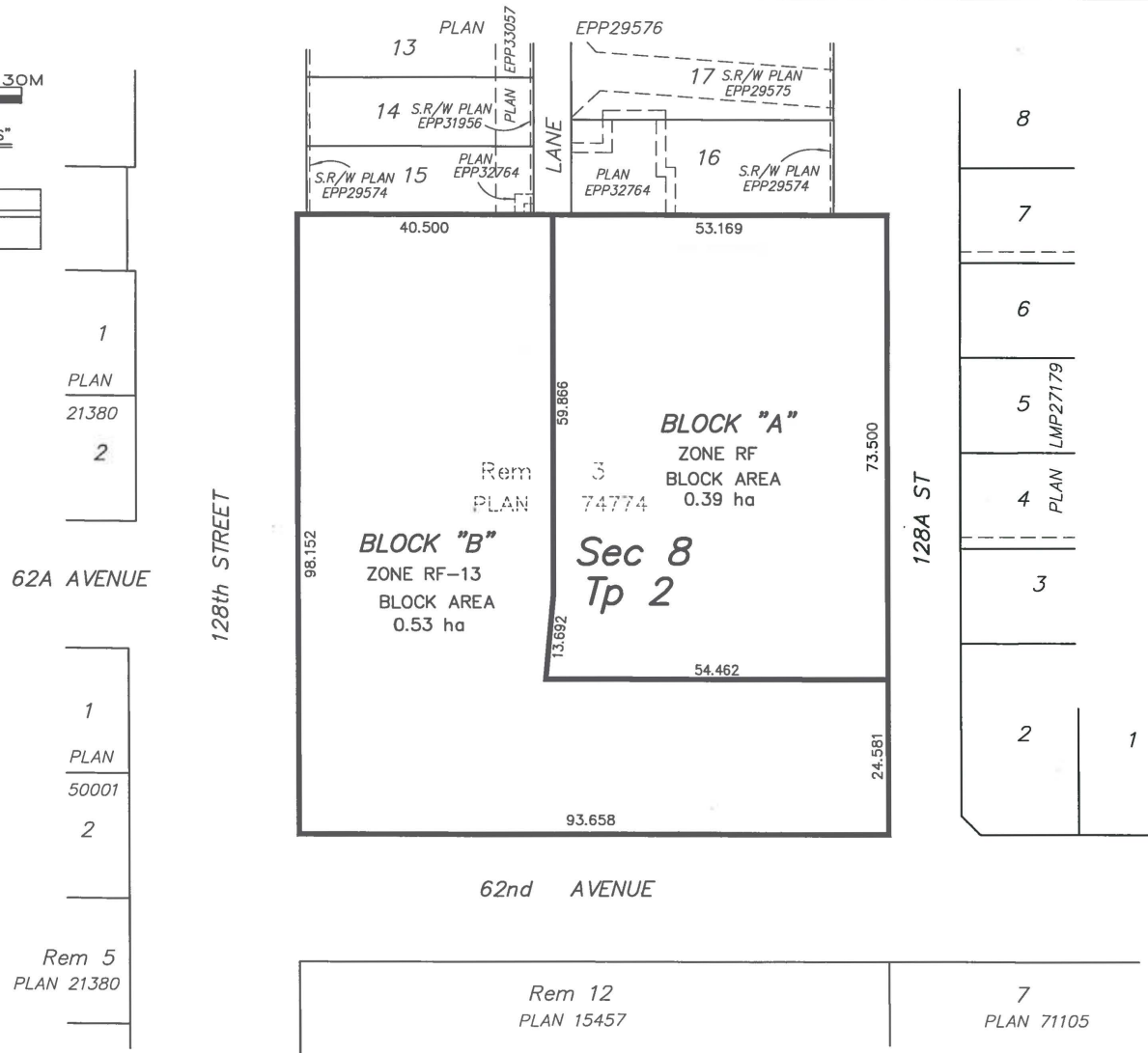
CITY OF SURREY
 B.C.G.S. 92G.016
 SCALE = 1:750

 "ALL DISTANCES ARE IN METRES"

P.I.D. 007-749-449
 CIVIC ADDRESS: #6234 128th STREET



BOOK OF REFERENCE					
LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF Rem LOT 3	SECTION 8	74774	0.39 ha	BLOCK "A"	RF
PART OF Rem LOT 3	TOWNSHIP 2	74774	0.53 ha	BLOCK "B"	RF-13



SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 212 - 12992 76th AVENUE
 SURREY, B.C. V3W 2V6
 TELEPHONE: 604 599-1886
 FILE: 161080-ZONE

Rem 12
 PLAN 15457

7
 PLAN 71105

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE
 CITY OF SURREY
 CERTIFIED CORRECT REFERRING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 4th DAY OF APRIL, 2017

SEAL
 SIGNATURE OF GENE PAUL NINOLA B.C.L.S.(803)
 161080-ZONE

INTER-OFFICE MEMO

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

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

DATE: **April 18, 2017** PROJECT FILE: **7816-0369-00**

RE: **Engineering Requirements
Location: 6234 - 128 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 m along 128 Street toward 30.0 m Arterial Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at 128 Street and 62 Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at 128A Street and 62 Avenue.
- Dedicate 8.5 m along 128A Street toward 20.0 m Local Through Road allowance.
- Dedicate 6.0 m toward 6.0 m Residential Land allowance.
- Dedicate 1.0 m x 1.0 m corner cut at Lane entrance and 62 Avenue.

Works and Services

- Grade property line along 128 Street to ± 300 mm from centerline road elevation.
- Construct the north side of 62 Avenue to Local Through Road standard.
- Construct the west side of 128A Street to Local Through Road standard.
- Construct lane to Residential Lane standard.
- Construct drainage, sanitary, and water main to service the proposed development.
- Provide on-site stormwater mitigation as per Hyland Creek Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MB

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, October 12, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0369 00

SUMMARY

The proposed 17 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

September 2016 Enrolment/School Capacity

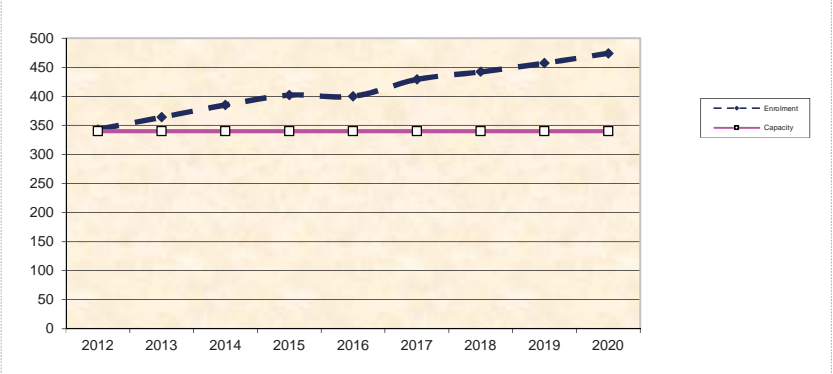
Panorama Park Elementary	
Enrolment (K/1-7):	45 K + 355
Capacity (K/1-7):	40 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1603
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

School Enrolment Projections and Planning Update:

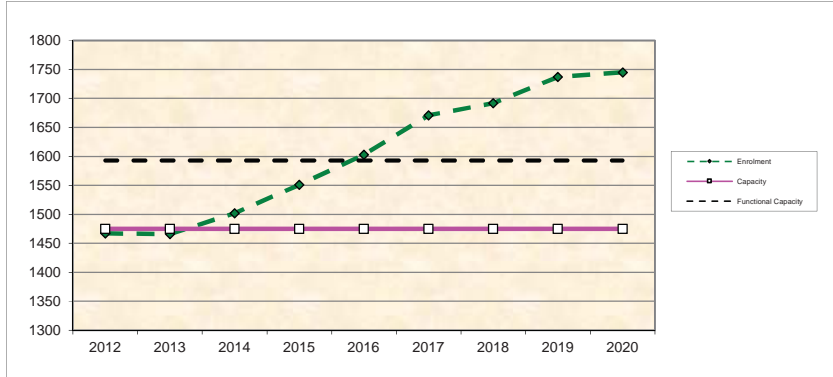
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Panorama Park Elementary is above capacity with enrolment growth expected to continue. The school district received capital funding approval for an addition to Panorama Park, the scope of which is not confirmed and a new addition would open no earlier than September 2018. There are also enrolment pressures at Panorama Ridge Secondary but a recent addition that increased the capacity from 1100 to 1475 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortages.

Panorama Park Elementary



Panorama Ridge 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: 7916-0369-00
Project Location: 6234 - 128 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 surrounded by roads on three sides; 128 Street to the west, 128A Street to the east, and 62 Avenue to the south. As a result, the site interfaces with several different character areas.

South of the site, on 62 Avenue, is a 93 metre deep RA zoned lot with a 60 year old home. East of that is the Panorama Park Elementary School. Neither of these provides suitable context for a year 2017 compact urban and urban residential development.

Adjacent to the north of the site on 128A Street are several new (less than 5 year old) homes, developed under Surrey project 11-0166-00. All are 3000 + sq.ft. Neo-Traditional style Two-Storey homes situated on 15 metre wide RF zone lots. These homes have 10:12 - 12:12 pitch main common gable or common hip roofs with several street facing common gable projections articulated with high quality feature materials. Roofs have a shake profile asphalt shingle surface. Massing designs are mid-scale, typically featuring a 1 ½ storey front entrance portico, double garage, and have upper floors set back in accordance with RF zone requirements. Homes are clad in vinyl at the sides and rear, with wood shingles, Hardiplank, and stone accents at the front. Driveways are exposed aggregate or interlocking masonry pavers. Landscapes are "average modern urban". These homes provide suitable architectural context for the proposed RF zoned lots.

Adjacent to the north of the site on 128 Street are several new (less than 5 year old) homes on RF-12 lots, developed under Surrey project 11-0166-00. All are 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes situated on 12 metre wide lots with rear lane access. These homes have 8:12 - 12:12 pitch main common gable or common hip roofs with several street facing common gable projections articulated with high quality feature materials. Roofs are surfaced in shake profile asphalt shingles. Massing designs are mid-scale, typically featuring a 1 - 1½ storey front entrance veranda. Homes are clad in vinyl at the sides and rear, with wood shingles, Hardiplank, wood battens over Hardipanel, and stone accents at the front. Landscapes are "average modern urban". These homes provide suitable architectural context for the proposed RF-13 lots.

East of the site (east side of 128A Street) are numerous RF zone homes on 15 metre wide lots developed under Surrey project 93-0433-00. The homes are 20 year old "Modern California Stucco" and "West Coast Modern" style 2800-3300 sq.ft. Two storey type with mid to high scale massing designs. Several homes have two storey high front entrances that appear exaggerated in relation to other elements. Roofs are common hip type with two or more street facing common gable or common hip projections. Roof slopes range from 4:12 to 6:12. Roof surfaces include shake profile

asphalt shingles and cedar shingles. Wall cladding materials include stucco (some with stucco pillar detailing) and vinyl. There are some homes with stucco-only and vinyl-only cladding (no masonry accent). Landscapes range from modest to average. These homes do not provide suitable context for the subject site.

Homes west of the site (west side of 128 Street) include a 1970's old urban Basement Entry home with box-like massing characteristics, 2:12 slope roof, and prominent street facing balcony across two thirds of the width of the home. There is also a 1990's, 3500 sq.ft "Neo-Traditional" style home with 8:12 pitch concrete tile roof, and vinyl siding with a stone accent. There is also a late 1980's, 3500 sq.ft. "Modern California Stucco" style Basement Entry home with rounded roof tiles and a stucco only finish. None of these west side homes provide suitable context.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. Homes at 6269, 6279, and 6287 - 128A Street provide suitable context for the proposed RF zone lots. Homes at 6272 and 6276 - 128 Street provide suitable context for the proposed RF-13 homes. New homes should be compatible with the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding context homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 two storeys in height. 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.
- 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 developments.
- 7) **Roof surface :** This is area in which most homes 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 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF and RF-13 bylaws. A provision is also recommended to allow slopes less than 7:12 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: North of the site on east side of 128 Street are new 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage style Two-Storey homes with rear lane garages. These homes have desirable mid-scale massing characteristics and high quality cladding materials. All are context quality. North of the site on west side of 128A Street are new 3000+ sq.ft. "Neo-Traditional" and "Neo-Heritage style Two-Storey homes with front access double garages. These homes have desirable mid-scale massing characteristics and high quality cladding materials. All are context quality. East of the site are 20 year old 2800 - 3300 sq.ft. "Modern California Stucco" and "West Coast Modern" Two-Storey homes with mid to high scale massing characteristics, some of which have exaggerated two storey high front entrances. Several of these homes are all-stucco or all-vinyl (no masonry veneers) and some have feature stone veneers. None of these are context homes. West of the site are a variety of old urban homes including a box-like Basement Entry home from the 1970's, a 1990's 3500 sq.ft. "Neo-Traditional" style home and a 3500 sq.ft. "Modern California Stucco" style Basement Entry, none of which are considered context homes. South of the site is one large RA zoned property with a small 1960's dwelling, and the Panorama Park Elementary School.

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 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)

There are a few homes in this area that could be considered to provide acceptable architectural context. Homes at 6269, 6279, and 6287 - 128A Street provide suitable context for the proposed RF zone lots. Homes at 6272 and 6276 - 128 Street provide suitable context for the proposed RF-13 homes. New homes should be compatible with the aforesaid context homes.

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 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

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. Metal permitted on small feature roofs only.

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 33 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 on RF-13 lots and 20 shrubs of a minimum 3 gallon pot size on the RF lots. Corner RF lots shall have an

additional 10 shrubs of a minimum 3 gallon pot size, and corner RF-13 lots shall have 8 additional shrubs 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:** February 18, 2017

Reviewed and Approved by:  **Date:** February 18, 2017

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 6234 128 Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	137
Protected Trees to be Removed	130
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>46</u> X one (1) = 46 - All other Trees Requiring 2 to 1 Replacement Ratio 84 X two (2) = 168	214
Replacement Trees Proposed	33
Replacement Trees in Deficit	181
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:



 Arborist

June 27, 2016

 Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0369-00

Issued To: PRO RIDGE HOMES LTD.

(the Owner)

Address of Owner: 18272 – 70 Avenue
Surrey, B.C. V3S 6Z1

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: 007-749-449

Lot 3 Except: Part Road on Plan BCP12601; Section 8 Township 2 New Westminster District Plan 74774

6234 – 128 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:
 - In Section K, Sub-section 2., of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width requirement for a Type I Interior Lot is reduced from 12 metres (40 ft.) to 10.7 metres (35 ft.) for proposed Lots 1 to 8;
 - In Section K, Sub-section 2., of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width requirement for a Type I Corner Lot is reduced from 14 metres (46 ft.) to 12 metres (39 ft.) for proposed Lot 9; and
 - In Section K, Sub-Section 3., of Part 16 Single Family Residential Zone (RF), the minimum lot width requirement is reduced from 15 metres (49 ft.) to 13.5 metres (44 ft.) for proposed Lot 13.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse 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 variance to reduce the minimum width of Type 1 interior lots under the RF-13 Zone from 12 metres (40 ft.) to 10.7metres (35 ft.) for proposed Lots 1 - 8.

Proposed variance to reduce the minimum width of a Type 1 corner lot under the RF-13 Zone from 14 metres (46 ft.) to 12 metres (39 ft.) for proposed Lot 9.

Proposed variance to reduce the minimum width of the RF Zone from 15 metres (49 ft.) to 13.5 metres (44 ft.) for proposed Lot 13.



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**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc. Member PACIFIC LAND 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

CLIENT:		PROJECT: 6234-128 STREET SURREY			
DRAWING TITLE: 17 LOT SUBDIVISION					
PROJECT No. 16076	DATE: MAR 2017	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					