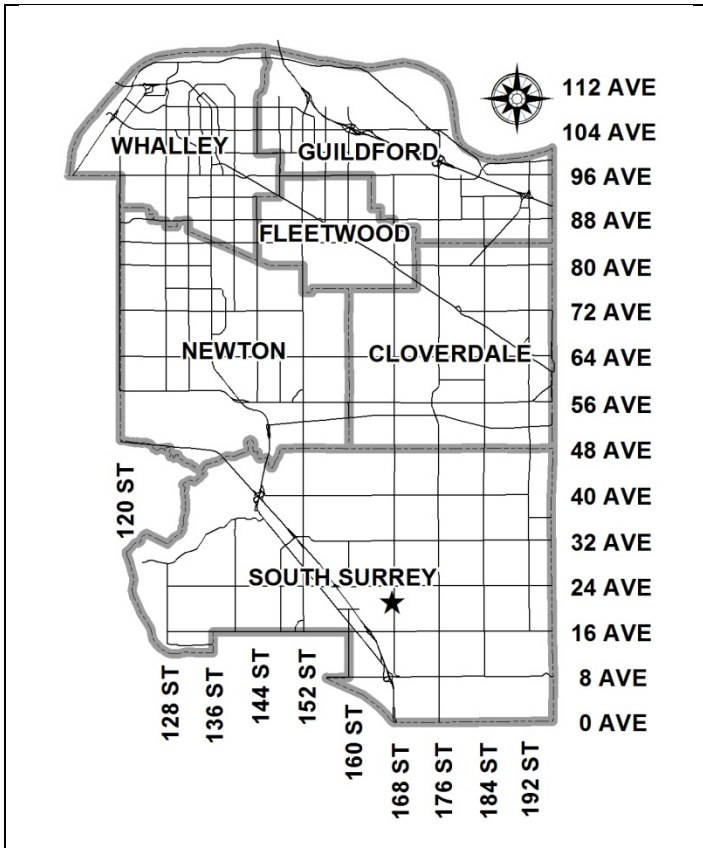


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0100-00

Planning Report Date: February 05, 2018



**PROPOSAL:**

- **Rezoning** from RA to RF, RF-13 and RF-10
- **Development Variance Permit**

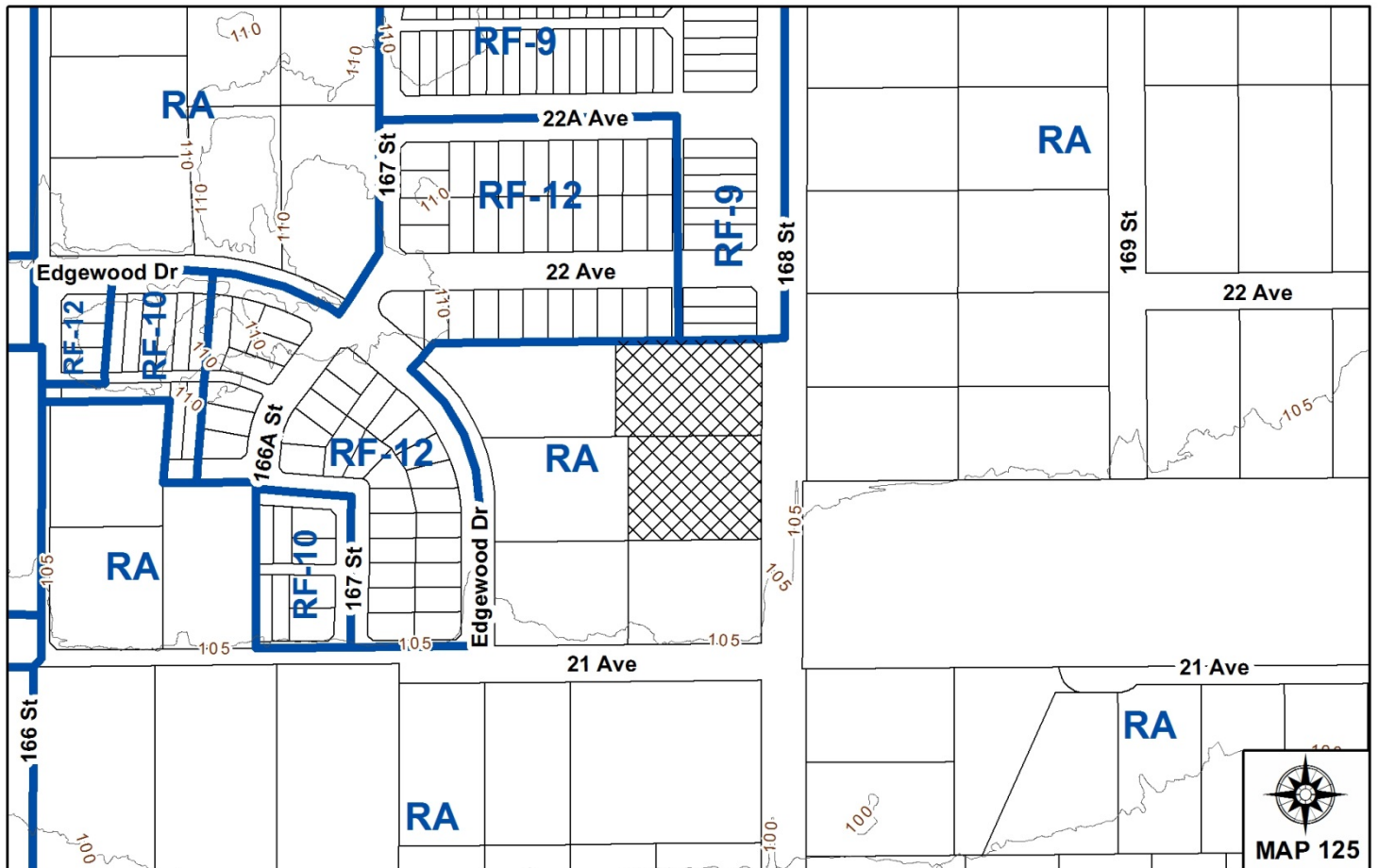
to allow subdivision into 13 residential lots.

**LOCATION:** 2171 - 168 Street  
 2145 - 168 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Residential 6-10 upa;  
 Buffer; 5 m Drainage Corridor



### 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

- Seeking a variance for reduced lot width of a proposed Single Family Residential (RF) lot.

### RATIONALE OF RECOMMENDATION

- The proposal complies with Urban designation in the OCP and with the site land use designation in the Sunnyside Heights Neighbourhood Concept Plan.
- The proposed density and building form are appropriate for this part of Sunnyside Heights in the Grandview Heights Area.
- The variance for the one proposed RF lot provides an adequate transition between smaller lots proposed to the east as part of the subject application, and larger lots proposed to the west as part of Development Application No. 7916-0026-00, which received Third Reading on May 30, 2016.

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:
  - (a) "Single Family Residential Zone (RF)" for the portion of the site shown as Block A on the attached Survey Plan (Appendix II);
  - (b) "Single Family Residential (13) Zone (RF-13)" for the portion of the site shown as Block C on the attached Survey Plan (Appendix II);
  - (c) "Single Family Residential (10) Zone (RF-10)" for the portion of the site shown as Blocks B and D on the attached Survey Plan (Appendix II);and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0100-00 (Appendix VII), to reduce the minimum lot width required under the Single Family Residential (RF) Zone from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 7, to proceed to Public Notification.
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to install and maintain a 2.3-metre (7.5 ft.) wide landscape buffer along 168 Street and an additional 5-metre (16 ft.) building setback from the landscape buffer; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

4 Elementary students at Pacific Heights Elementary School  
2 Secondary students 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 late 2019.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family homes (acreages).

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family small lots.	Low Density Residential 6-10 upa	RF-12 and RF-9
East (Across 168 Street):	Single family homes.	Suburban Residential (1 to 2 upa) [GLUP]	RA
South:	Single family homes.	Low Density Residential 6-10 upa	RA
West:	Single family homes (Development Application No. 7916-0026-00, currently at Third Reading and Conditional Approval)	Low Density Residential 6-10 upa	RA

DEVELOPMENT CONSIDERATIONS

- The 0.81-hectare (2-acre) site is designated Urban in the Official Community Plan (OCP) and designated "Low Density Residential 6-10 upa", "Buffer" and "5 m Drainage Corridor" in the Sunnyside Heights NCP. The site is currently zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the site to "Single Family Residential Zone (RF)", "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to create a total of 13 lots (1 RF, 6 RF-13 and 6 RF-10).

- The proposed net density of 9.9 units per acre (upa) is within the range permitted in the Sunnyside Heights NCP. All of the proposed RF-13 lots and RF-10 lots conform to the minimum subdivision requirements of the respective zones. The applicant is proposing a reduction on the width of the proposed RF lot (Lot 7) from 15 metres (50 ft.) to 14.2 metres (47 ft.), discussed later in this report.
- To accommodate a multi-use pathway and landscape buffer along the west side of 168 Street, the following arrangement is proposed:
  - 2.7 metres statutory right-of-way to accommodate the pathway;
  - 2.3 metres landscape buffer; and
  - 5 metres building setback from the buffer.
- The road network is consistent with the Sunnyside NCP, with the continuation of an existing north-south lane west of 168 Street, and the introduction of a new east-west road 21B Avenue. A 5-metre (16 ft.) wide drainage corridor is proposed along the south side of the road. To help protect the drainage corridor, no driveways are proposed on the south side of the new road. All lots on the south side are proposed with lane access.

#### Building Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan 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). Recommendations include roof pitch of 8:12 in grey, brown or black. For the exterior siding, no more than three cladding materials may be applied, with no vinyl siding. Colours will range from brown, grey, white, cream, clay and earth tone hues.
- A preliminary lot grading plan has been prepared by Hub Engineering Inc. and has been reviewed by staff. All lots are proposed with basements.

#### Landscape Buffer

- A landscape buffer is proposed on all lots along the west side of 168 Street, in accordance with the Sunnyside NCP, to provide a transition from the Urban lots on the west side of 168 Street to the Suburban lands on the east side of 168 Street.
- The Sunnyside NCP calls for a 10-metre (33 ft.) building setback to accommodate a 5-metre (16 ft.) landscape buffer and a 5-metre (16 ft.) setback between the landscape buffer and the building.
- With the introduction of a multi-use pathway on the west side of 168 Street after the adoption of the NCP, the buffer has been split into a 2.7-metre (8.8 ft.) statutory right-of-way for the pathway, and 2.3-metre (7.5 ft.) landscape buffer, and a 5-metre (16 ft.) additional setback. This meets the intent of the NCP.
- A landscape plan and cost estimate will be required before final adoption to facilitate the planting of the buffer.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 23, 2017 to 62 properties within 100 metres (328 ft.) of the subject site and to the Grandview Heights Stewardship Association. A development proposal sign was also installed on the site on December 01, 2017. Staff has received no comments or concerns in response to the pre-notification.

TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	7	7	0
Silver Birch	2	2	0
Black Locust	5	5	0
Black Walnut	1	1	0
European Beech	1	1	0
Silver Birch	1	1	0
<b>Coniferous Trees</b>			
Alcock's Spruce	1	1	0
Deodar Cedar	3	3	0
Douglas Fir	6	6	0
Eastern White Cedar	5	5	0
Giant Redwood	1	1	0
Japanese Cedar	2	2	0
Scots Pine	4	4	0
Shore Pine	1	1	0
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	43	43	0
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		22	
<b>Total Retained and Replacement Trees</b>		22	
<b>Contribution to the Green City Fund</b>		<b>\$26,000</b>	

- The Arborist Assessment states that there are a total of 43 protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 2.3 % of the total trees on the site, is an Alder tree. It was determined that no 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 the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 87 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 65 replacement trees will require a cash-in-lieu payment of \$26,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- There are a number of existing trees located adjacent the subject site within the 168 Street road right-of-way. Staff from the City's Transportation Planning, Land Development Engineering and Area Planning Divisions will be working with the applicant to identify any trees that may be available for retention within this right-of-way.
- This approach to retain significant trees along 168 Street is consistent with previous efforts to retain trees directly north of the subject property and for those located north of 22 Avenue.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$26,000 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 27, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposal complies with both the OCP and NCP land use designations for the site.
2. Density & Diversity (B1-B7)	• A mix of RF, RF-13 and RF-10 homes is proposed.
3. Ecology & Stewardship (C1-C4)	• The following rain water management considerations are proposed: <ul style="list-style-type: none"> <li>○ Absorbent soils (&gt; 300 mm in depth);</li> <li>○ Roof downspout disconnection;</li> <li>○ On-lot infiltration trenches / sub-surface chambers;</li> <li>○ Rain gardens / bio-swale; and</li> <li>○ Sediment control devices.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	• Multi-use pathway along west side of 168 Street.
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum lot width for the proposed RF lot (Lot 7), from 15 metres (50 ft.) to 14.2 metres (47 ft.).

## Applicant's Reasons:

- The requested reduction represents 5% reduction in the width, while still maintaining the minimum lot depth and area.

## Staff Comments:

- The proposed 14.2 metre (47 ft.) lot width is reasonable in this context, as it will provide an appropriate transition between the narrower (RF-13) lot proposed to the east and wider (RF) lots proposed to the west, under Development Application No. 7916-0026-00. This application currently sits at Third Reading.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan and 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. 7917-0100-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

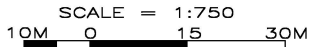
## SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-13, RF-10

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.0
Hectares	0.81
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	13
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 m to 14.2 m
Range of lot areas (square metres)	330 m <sup>2</sup> to 560 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16 uph / 6.5 upa gross
Lots/Hectare & Lots/Acre (Net)	24 uph / 9.9 upa net
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60% / 52% / 50%
Estimated Road, Lane & Driveway Coverage	20% / 28% / 30%
Total Site Coverage	80% / 80% / 80%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Lot width	YES
Works and Services	NO
Building Retention	NO
Others	NO

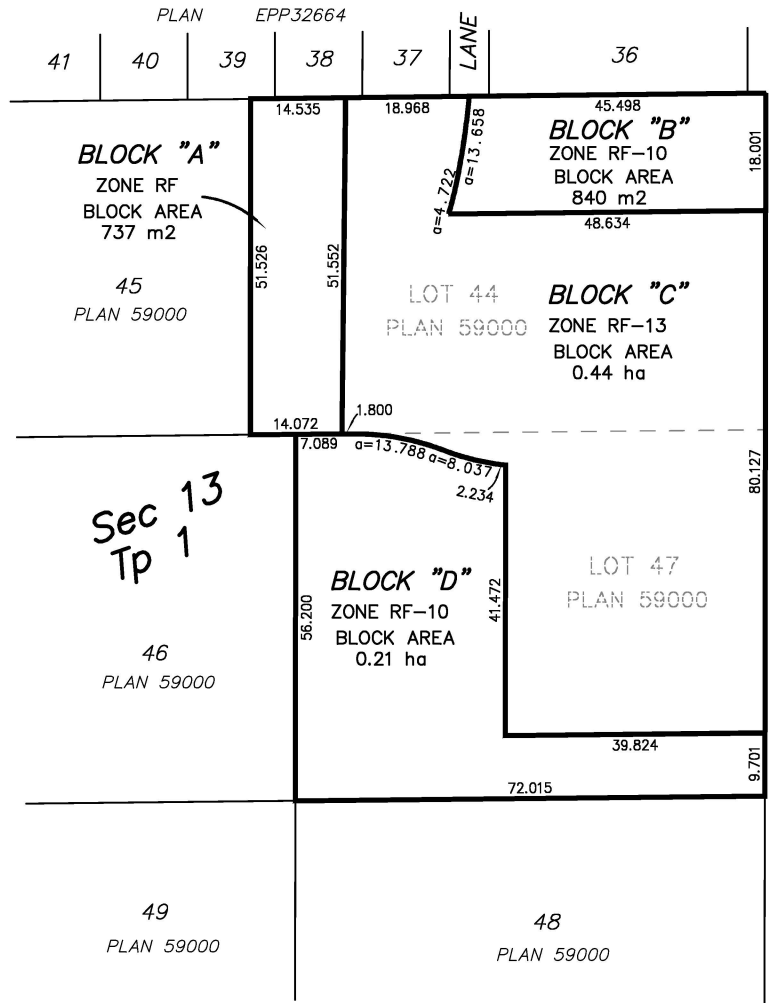
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_**  
**LOTS 44 AND 47 BOTH OF SECTION 13 TOWNSHIP 1**  
**NEW WESTMINSTER DISTRICT PLAN 59000**

CITY OF SURREY  
 B.C.G.S. 92G.007



"ALL DISTANCES ARE IN METRES"

P.I.D. 002-181-355
CIVIC ADDRESS: #2171 168th STREET
P.I.D. 002-267-209
CIVIC ADDRESS: #2145 168th STREET



BOOK OF REFERENCE					
LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 44	SECTION 13 TOWNSHIP 1	59000	737 m2	BLOCK "A"	RF
PART OF LOT 44		59000	840 m2	BLOCK "B"	RF-10
PARTS OF LOT 44 & LOT 47		59000	0.44 ha	BLOCK "C"	RF-13
PART OF LOT 47		59000	0.21 ha	BLOCK "D"	RF-10

SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 171186-ZONE

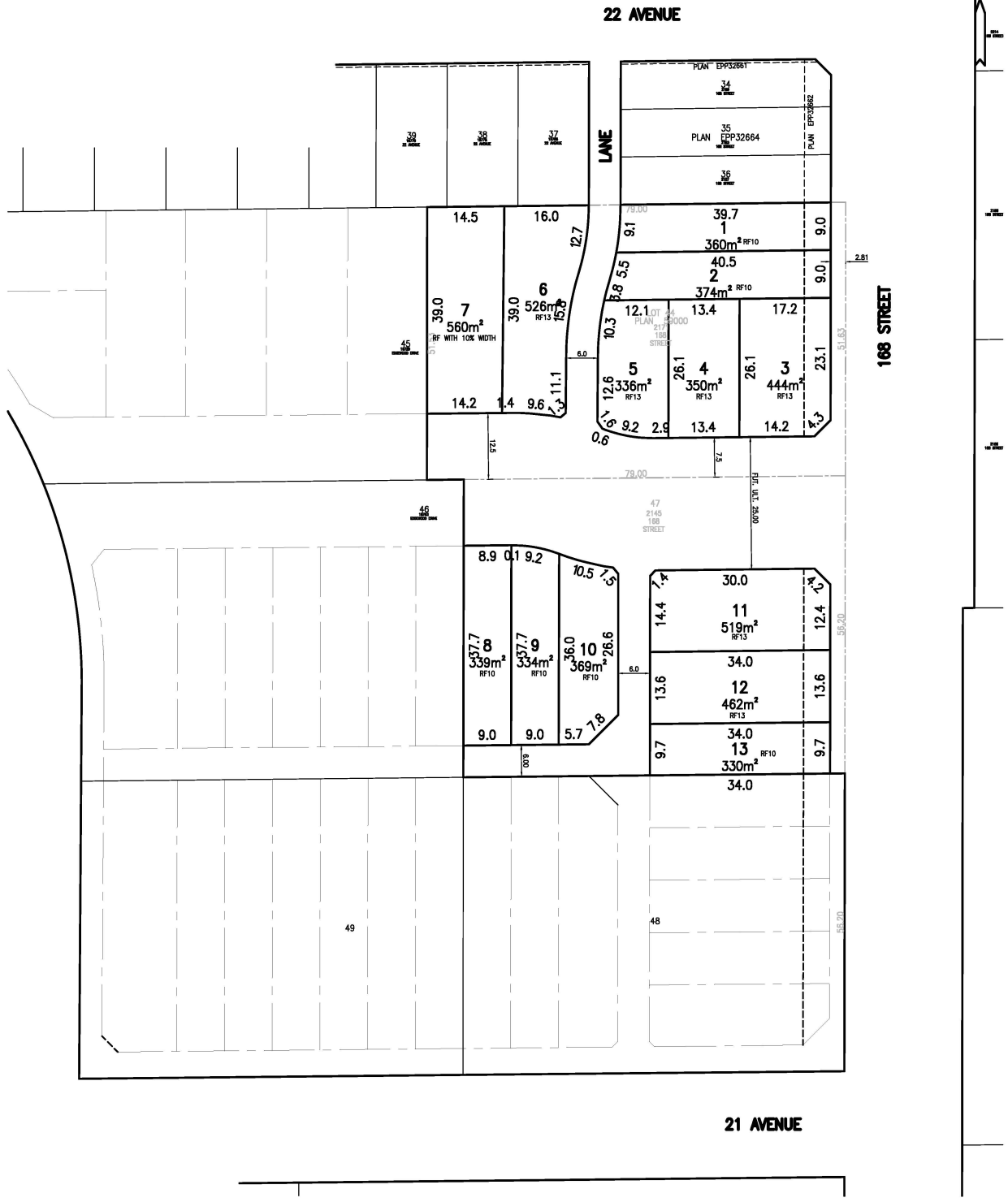
THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE  
 CITY OF SURREY  
 CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 13th DAY OF DECEMBER, 2017

SIGNATURE OF GENE PAUL NIKULA B.C.L.S.(803)  
 171186-ZONE

APPENDIX II.

G:\Projects\16115.well\Drawings\Layouts\Lot\_Layouts - Op 9 - Oct 16, 2017.dwg [Lot\_Porrait 11x17 (2)] 10/16/2017 5:02PM



**Hub Engineering Inc.** Member  
 Engineering and Development Consultants  
 PACIFIC LAND GROUP

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: 2171 & 2145 168 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16115	DATE: OCT 2017	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			

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

---

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

**FROM: Development Project Engineer, Engineering Department**

**DATE: Jan 29, 2018**                      **PROJECT FILE: 7817-0100-00**

---

**RE: Engineering Requirements  
Location: 2145 - 168 Street**

### REZONE/SUBDIVISION

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

- Dedicate 2.808 m along 168 Street toward ultimate 30.0 m Arterial Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 168 Street and 21A Avenue.
- Register 2.7 m SRW along 168 Street north of 21A Avenue toward Multi-Use Path (MUP).
- Dedicate an additional 2.2 m along 168 Street south of 21A Avenue toward MUP.
- Dedicate 25.0 m along 21A Avenue toward Local Road allowance.
- Dedicate 1.0 m x 1.0 m corner cut at north and south lane intersections.
- Dedicate 6.0 m toward lane allowance north of 21A Avenue.
- Dedicate 6.0 m toward lane allowance south of 21A Avenue.
- Dedicate 5.5 m x 5.5 m corner cut on lane intersection south of 21A Avenue.
- Register 0.5 m SRW along 168 Street and 21A Avenue.

#### *Works and Services*

- Construct 4.0 m MUP along 168 Street.
- Construct 21A Avenue to Local Road standard.
- Construct lane north and south of 21A Avenue to City standard.
- Register an RC for on-site stormwater mitigation according to Sunnyside Heights Neighborhood Concept Plan.
- Construct 200 mm water main along 21A Avenue.
- Construct sanitary main along site frontage to service the development.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file



Planning

January-31-18

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0100 00

**SUMMARY**

The proposed 13 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	4
Secondary Students:	2

September 2017 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating 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. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

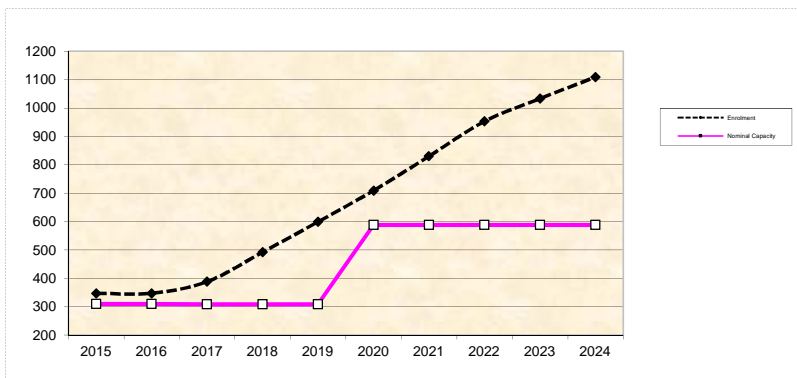
In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary and
- A new 25 classroom school on Edgewood drive

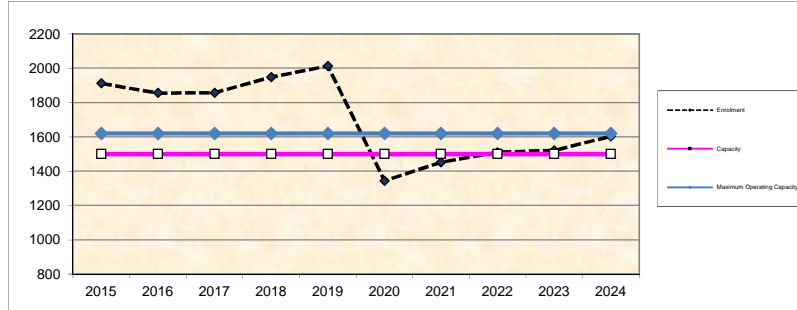
Though the District has NOT gone thru any official process to determine catchment boundaries for the new elementary school on Edgewood Drive, this development is close enough to be likely considered in the new school's catchment. The school is targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary

**Pacific Heights Elementary**



**Earl Marriott Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0100-00  
 Project Location: 2145 and 2171 - 168 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 in an old growth (1940's - 1970's) suburban area in which lots to the west, east, and south are large RA zoned properties. The housing stock is comprised of small (under 1000 sq.ft.) simple rectangular Bungalows, small old BC Heritage 1½ Storey homes, old urban Bungalows with above ground basements, a 1980's Cape Cod style 1 ½ Storey home, several larger (2000+ sq.ft). old urban Bungalows, and a few agricultural outbuildings. Yards are landscaped to an old suburban standard. None of these home or yards are considered to provide suitable architectural context for a post year 2017 RF, RF-10, and RF-13 zone development.

Adjacent to the north side of the subject site are dozens of new (less than 7 year old) compact lot homes including RF-9 and RF-12 homes developed under Surrey projects 12-0153-00 and 12-0329-00. These developments and others a block to the west are transforming this area from an old suburban character to a modern compact urban character. The new "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes are all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 8:12 main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. Most of the homes also have a stone accent. All of these newer homes can be considered suitable "context homes".

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

- 1) **Context Homes:** There are only a few homes within the study area that could be considered to provide acceptable architectural context for the subject site including 2221, 2199, 2193, and 2187 - 168 Street. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes or should meet high standards for compatibility, as determined by the design consultant.

- 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 including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF, RF-13, and RF10 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 on the RF-10 lots should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. Front entrance porticos on the RF and RF-13 lots should be limited to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also in consideration that a slightly larger entrance will be proportional to the larger home size on the RF and RF-13 lots.
- 6) **Exterior Wall Cladding** : This is a South Surrey area in which new homes and lots are valuable. 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 estate quality. Vinyl therefore, is not recommended, even though it has been used at the adjacent new site to the north.
- 7) **Roof surface** : This is area in which all new homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. However, 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 8:12. A provision is also recommended to allow slopes less than 8:12 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:** Homes east, west and south of the subject site are small (under 1000 sq.ft.) simple rectangular Bungalows, small old BC Heritage 1½ Storey homes, old urban Bungalows with above ground basements, a 1980's Cape Cod style 1 ½ Storey home, several larger (2000+ sq.ft). old urban Bungalows, and a few agricultural outbuildings. Yards are landscaped to an old suburban standard. Adjacent to the north side of the subject site are dozens of new (less than 7 year old) compact lot homes including RF-9 and RF-12 homes developed under Surrey projects 12-0153-00 and 12-0329-00. These new "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes are all designed to a modern



standard with well balanced, consistently proportioned, architecturally interesting designs. These homes have 8:12 pitch main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. Most of the homes also have a stone accent. All of these newer homes can be considered suitable "context homes".

## 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", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, 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 2016'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 storey on RF-10 lots 1, 2, 8, 9, 10, and 13 and to 1 ½ storeys on RF and RF-13 *lots* 3, 4, 5, 6, 7, 11, and 12.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes" including 2221, 2199, 2193, and 2187 - 168 Street. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

#### **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 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:** 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 also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- 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 18 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 26 shrubs of which not less than 8 shrubs of a minimum 3 gallon pot size are 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:** January 22, 2018

**Reviewed and Approved by:**       **Date:** January 22, 2018

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	2171 and 2145 168 Street
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>44</b>
<b>Protected Trees to be Removed</b>	<b>44</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	<b>87</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = 86	
<b>Replacement Trees Proposed</b>	<b>22</b>
<b>Replacement Trees in Deficit</b>	<b>65</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    </u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:



January 16, 2017

Arborist

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0100-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-181-355  
 Lot 44 Section 13 Township 1 New Westminster District Plan 59000  
 2171 - 168 Street

Parcel Identifier: 002-267-209  
 Lot 47 Section 13 Township 1 New Westminster District Plan 59000  
 2145 - 168 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection K. Subdivision of Part 16 Single Family Residential Zone, the minimum lot width is reduced from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 7.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

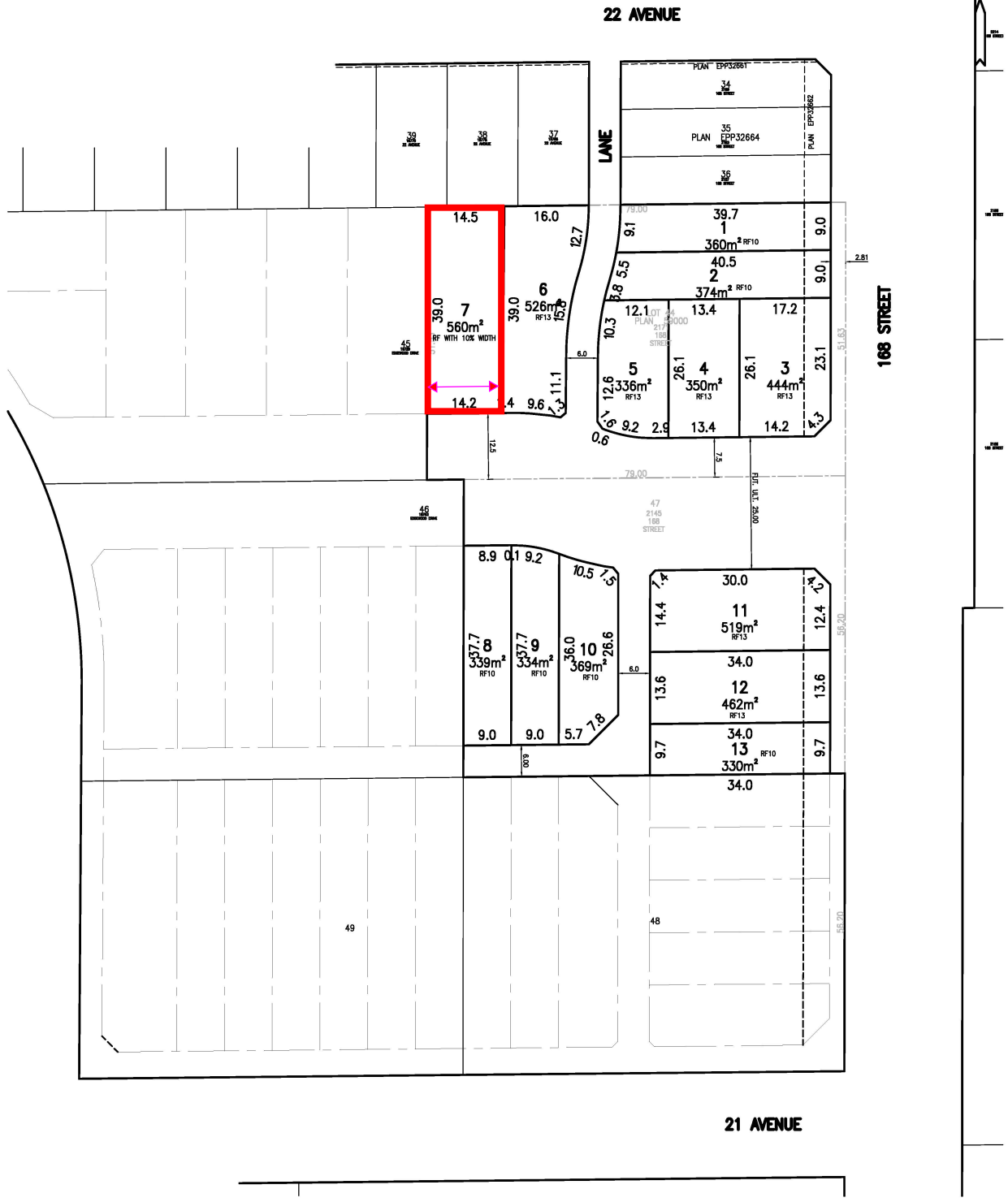
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

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**Hub Engineering Inc.** Member  
**Engineering and Development Consultants** **PACIFIC LAND GROUP**

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: 2171 & 2145 168 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16115	DATE: OCT 2017	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	