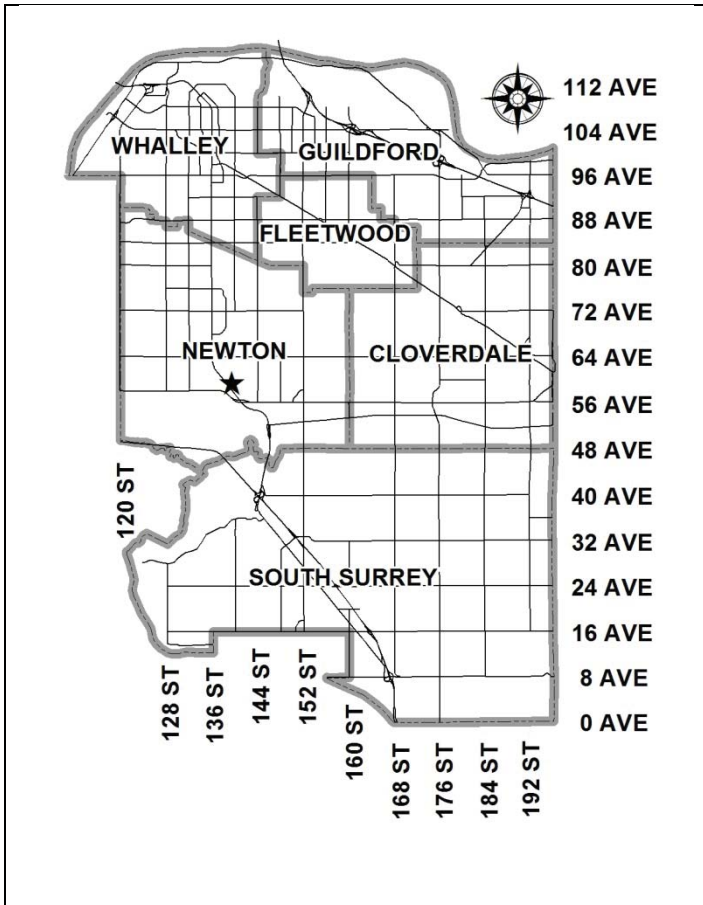


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0107-00

Planning Report Date: July 10, 2017



PROPOSAL:

- **Rezoning** from RA to RF-9, RF-13, and RF
- **Minor NCP Amendment** to accommodate a modified road pattern
- **Development Variance Permit**

to allow subdivision into seven single family lots and one remnant lot.

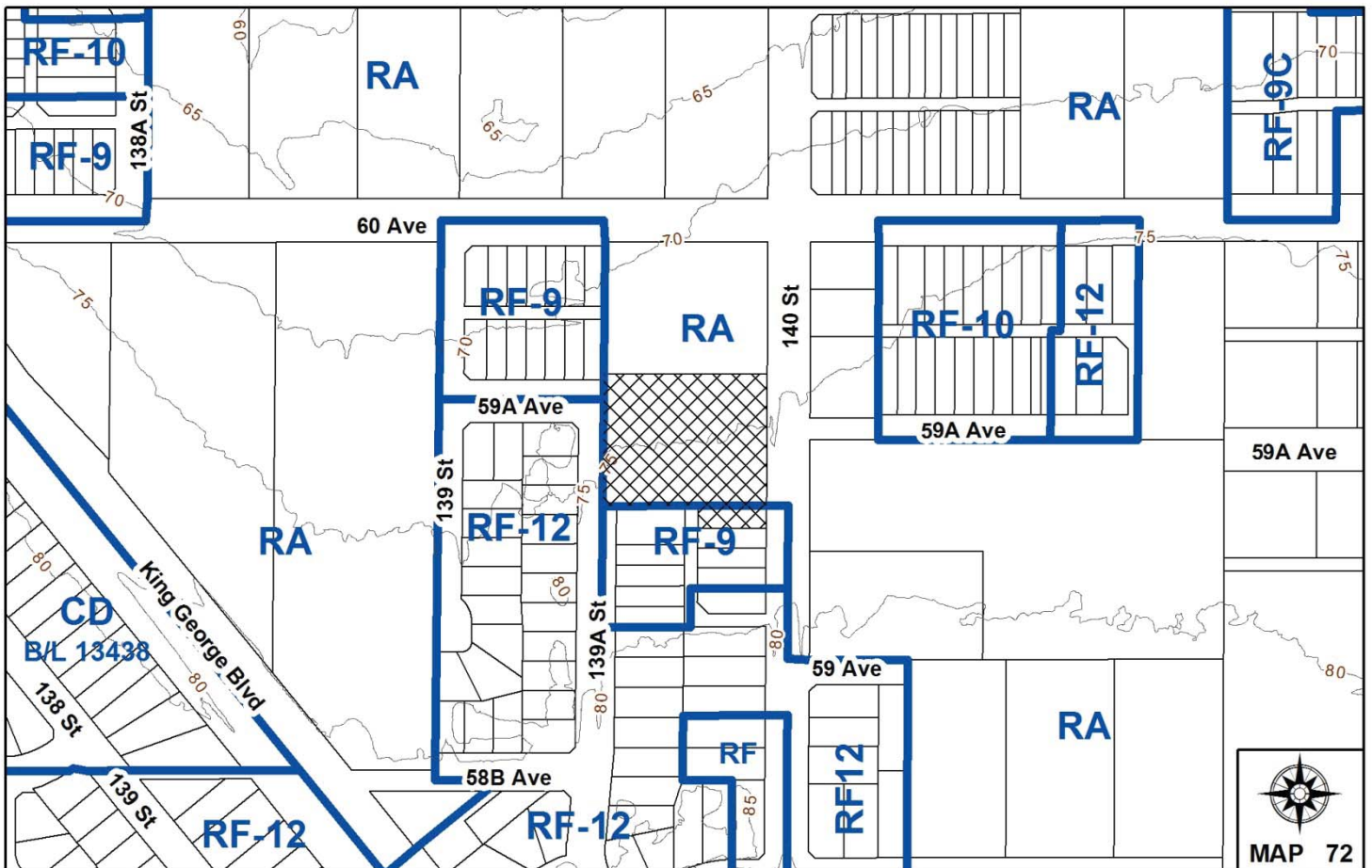
LOCATION: 5927 & 5957 - 140 Street

OWNER: Linda S. Miller
 Iqbal Singhera
 Paramjit Singhera
 Yuvraj Singhera

ZONING: RA & RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



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 proposal requires a minor amendment to the South Newton Neighbourhood Concept Plan to accommodate a modified road pattern.
- The applicant is seeking a variance to reduce the lot width of proposed Lots 3 and 4.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan.
- The proposal complies with the South Newton NCP land use designation.
- The proposed modified road pattern is necessary to ensure consistency in the road network with the modifications that were approved under Development Application Nos. 7910-0175-00 to the west and 7911-0268-00 to the south. Improved alignment of 59A Avenue will be achieved and the existing lane to the south will be extended to 59A Avenue.
- A Development Variance Permit to reduce the minimum lot width of Lots 3 and 4 is proposed in order to accommodate the modified road pattern.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"; and Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0107-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Type I Corner Lot of the RF-13 Zone from 14 metres (46 ft.) to 13.5 metres (44 ft.) for proposed Lot 3; and
 - (b) to reduce the minimum lot width of the Type I Corner Lot of the RF-9 Zone from 10.5 metres (35 ft.) to 9.5 metres (31 ft.) for proposed Lot 4.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of an appropriate Building Scheme to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 to ensure its future subdivision and consolidation with the lot to the south; and
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 to ensure its future subdivision and consolidation with the lot to the north.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout when the project is considered for final adoption.

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 Woodward Hill Elementary School
2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks has no objection to the proposed development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: The site is comprised of two vacant single family lots. The larger northern lot is heavily treed, while the southern lot has previously been cleared of trees under Development Application No. 7911-0268-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling	Urban/Single Family Small Lots	RA
East (Across 140 Street):	Single family dwellings	Urban/Single Family Small Lots	RA
South:	Recently developed small lot subdivision (No. 7911-0268-00)	Urban/Single Family Small Lots	RF-9
West (Across 139A Street):	Single family dwellings recently developed as small residential lots (No. 7910-0175-00)	Urban/Single Family Small Lots	RF-9 & RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed development is consistent with the land use and density provisions of the South Newton NCP designation, but requires a minor amendment to the NCP road pattern.
- The NCP identifies 59A Avenue as bisecting the subject site. The applicant is proposing a minor realignment of 59A Avenue and the addition of a north-south lane south of 59A Avenue in order to connect with the road network that was approved under Development Application Nos. 7910-0175-00 to the west and 7911-0268-00 to the south.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The development site consists of two lots south of 60 Avenue, between 139A Street and 140 Street. The site is approximately 0.5 hectares (1.2 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton NCP.
- The property located at 5957 – 140 Street, is zoned "One-Acre Residential Zone (RA)" and the property at 5927 – 140 Street was rezoned under Development Application No. 7911-0268-00 to "Single Family Residential (9) Zone (RF-9)".

Proposal

- The applicant is proposing to rezone the property at 5957 – 140 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", "Single Family Residential (13) Zone (RF-13)", and "Single Family Residential Zone (RF)" in order to create four RF-9 lots, three RF-13 lots, and one RF remnant lot. The remnant lot would have future development potential in conjunction with the property to the north at 13980 – 60 Avenue.
- The RF-9 Zone was replaced by the RF-10 Zone several years ago largely to help address off-street parking issues. In this instance, however, rezoning to RF-9 for a portion of the site is appropriate in order to allow the development pattern of RF-9 lots to be completed along the west side of 140 Street. The proposed RF-9 lots are a minimum of 9.35 metres (30.5 ft.) wide, which is wider than the minimum 9.0 metres (30 ft.) currently required for Type 1 RF-9 lots. This extra width will help to achieve a minimum three off-street parking stalls at the rear of the lots.
- The four proposed Type I RF-9 lots will have an average lot size of 317 square metres (3,407 sq. ft.) and the three proposed Type I RF-13 lots will have an average lot size of 383 square metres (4,126 sq. ft.).
- All of the proposed lots will meet the minimum lot width and lot depth requirements of the Zoning By-law, with the exception of Lots 3 and 4, for which a Development Variance Permit (DVP) is proposed to reduce the minimum lot width in order to accommodate the modified road pattern.

- As part of the development, the applicant will dedicate and construct the 6 metre (20 ft.) north-south rear lane servicing the lots.
- The applicant will be required to register a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 to ensure its future subdivision and consolidation with the lot to the south at 5926 – 139A Street.
- The applicant will be required to register a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 to ensure its future subdivision and consolidation with the lot to the north at 13980 – 60 Avenue.

Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a Character Study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The Character Study found that the majority of existing older urban homes in the area do not provide a suitable architectural or landscaping context for new development. Instead, the new Guidelines are consistent with those created for recent adjacent and nearby small lot developments.
- The proposed Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading plan, submitted by WSP Canada Inc. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	34	23	11
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	8	6	2
Birch	2	2	0
Japanese Maple	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	93	77	16
Total (excluding Alder and Cottonwood Trees)	105	87	18
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		35	
Contribution to the Green City Fund		\$37,000	

- The Arborist Assessment states that there are a total of 105 protected trees on the site, excluding Alder and Cottonwood trees. Thirty-four (34) existing trees, approximately 24% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 29 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 197 replacement trees on the site. Since only 17 replacement trees can be accommodated on the site, the deficit of 180 replacement trees will require a cash-in-lieu payment of \$37,000, representing \$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 35 trees are proposed to be retained or replaced on the site with a contribution of \$37,000 to the Green City Fund.

PRE-NOTIFICATION

On June 22, 2017, pre-notification letters were mailed out to 108 property owners within 100 metres (300 ft.) of the subject properties and to the Newton Community Association and the Panorama Neighbourhood Association. A Development Proposal Sign was installed on June 23, 2017. To date, staff have received no comments on the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 3, 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)	<ul style="list-style-type: none"> • The subject site is located within the South Newton NCP area. • The proposal is consistent with the OCP and land use and density provisions of the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted gross density within the "Single Family Small Lots" designation in the NCP is 8 to 10 upa. • The proposed gross density is 22.3 uph (9 upa).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards (LIDS) will be incorporated through dry swales, natural landscaping, and sediment control devices. • Composting, recycling, and organic waste pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles will be incorporated through the provision of street lights and houses designed with "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification in the form of a Development Proposal Sign and Pre-notification letters has taken place. • Surrounding residents will have an opportunity to voice their concerns at a future Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- Reduce the minimum lot width of the Type I Corner Lot of the RF-13 Zone on proposed Lot 3 from 14 metres (46 ft.) to 13.5 metres (44 ft.).
- Reduce the minimum lot width of the Type I Corner Lot of the RF-9 Zone on proposed Lot 4 from 10.5 metres (35 ft.) to 9.5 metres (31 ft.).

Applicant's Reasons:

- The proposed reduction in lot width is necessary to provide the required 20 metre (66 ft.) wide road dedication for 59A Avenue.

Staff Comments:

- Modifications to the road network approved under Development Application Nos. 7910-0175-00 and 7911-0268-00 necessitate the proposed road layout under the subject application.
- Proposed Lot 3 has an area of 387 square metres (4,165 sq. ft.), which meets the minimum of 380 square metres (4,066 sq. ft.) required under the RF-13 Zone.
- The width variance for proposed Lot 4 is larger due to the taper along the north boundary of the lot to accommodate the proposed alignment of 59A Avenue. The majority of this lot meets or exceeds the minimum 10.5 metre (35 ft.) width requirement. Furthermore, Lot 4 has an area of 367 square metres (3,950 sq. ft.), which is well in excess of the minimum 275 square metre (2,960 sq. ft.) required under the RF-9 Zone.

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 Rezoning 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.	Proposed South Newton NCP Amendments
Appendix VIII.	Development Variance Permit No. 7917-0107-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Dexter Hirabe
 WSP Canada Inc.
 Address: 65 - Richmond Street, Suite 300
 New Westminister, BC V3L 5P5

2. Properties involved in the Application
 - (a) Civic Address: 5957 – 140 Street
 5927 – 140 Street

 - (b) Civic Address: 5957 – 140 Street
 Owner: Linda S. Miller
 PID: 001-597-124
 Lot 68 Section 9 Township 2 New Westminister District Plan 44314

 - (c) Civic Address: 5927 – 140 Street
 Owner: Iqbal Singh Singhera
 Paramjit Kaur Singhera
 Yuvraj Singh Singhera
 PID: 029-602-360
 Lot 10 Section 9 Township 2 New Westminister District Plan EPP49776

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Application is under the jurisdiction of MOTI.

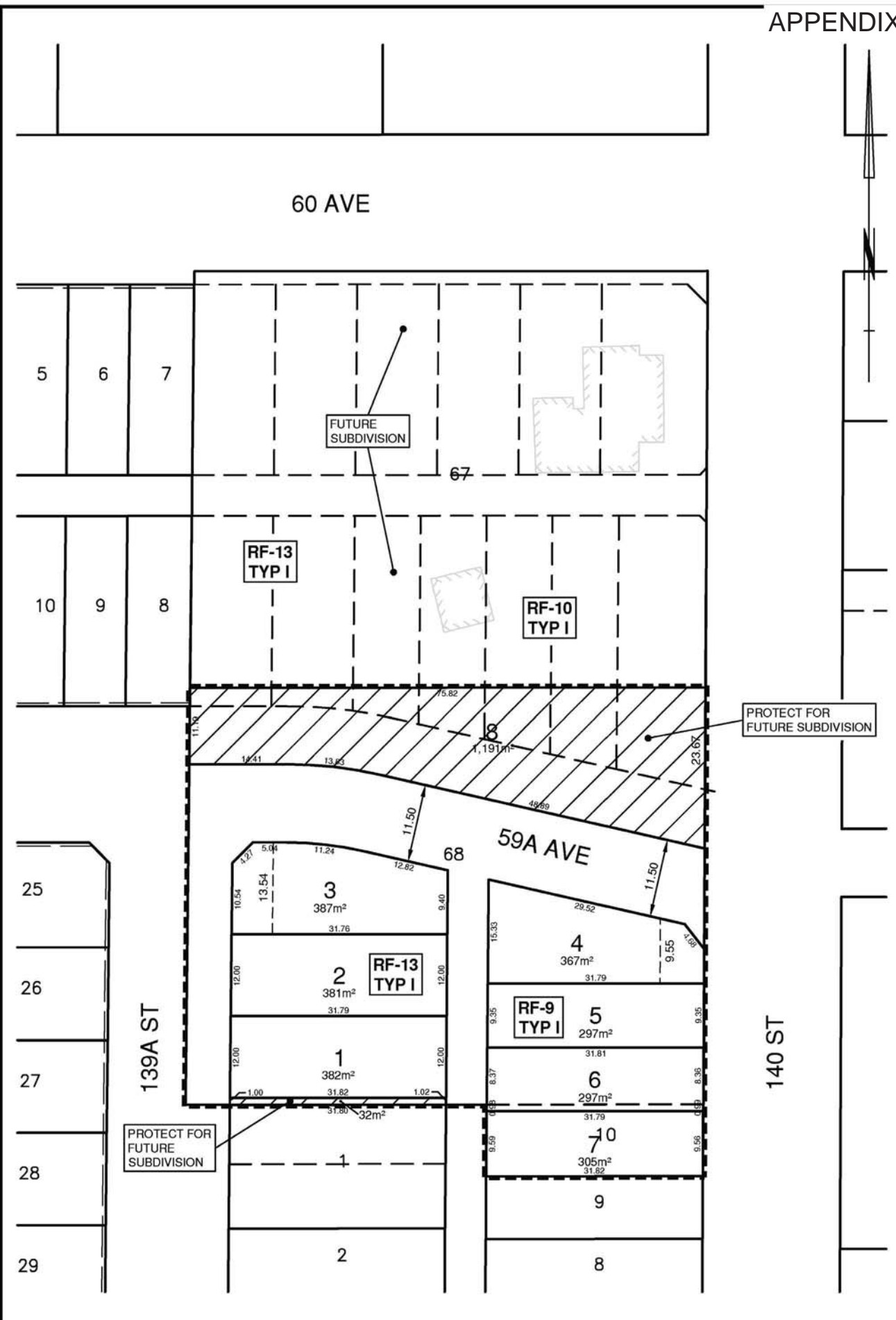
 MOTI File No. 2017-04272

 - (c) Proceed with Public Notification for Development Variance Permit No. 7917-0107-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9, RF-13 & RF

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	1.23		
Hectares	0.50		
NUMBER OF LOTS			
Existing	2		
Proposed	8		
SIZE OF LOTS			
	RF-9	RF-13	RF
Range of lot widths (metres)	9.4 – 9.6m	12.0 -13.5m	22m
Range of lot areas (square metres)	297 – 367 m ²	381 – 387 m ²	1,191 m ²
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	16.1 uph (6.5 upa)		
Lots/Hectare & Lots/Acre (Net)	22.3 uph (9.0 upa)		
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	52% (RF-9) 50% (RF-13) 26% (RF)		
Estimated Road, Lane & Driveway Coverage	20%		
Total Site Coverage			
PARKLAND			
Area (square metres)	N/A		
% of Gross Site			
Required			
PARKLAND			
5% money in lieu	YES		
TREE SURVEY/ASSESSMENT			
	YES		
MODEL BUILDING SCHEME			
	YES		
HERITAGE SITE Retention			
	NO		
FRASER HEALTH Approval			
	NO		
DEV. VARIANCE PERMIT required			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Others	YES		

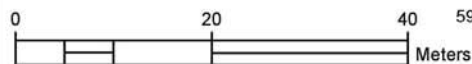


PRELIMINARY SUBDIVISION PLAN

Amrik Sahota
5927 & 5957 140 Street



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-4551 | FAX: 604-525-0715
www.wsp.com



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOT 68
SECTION 9, TOWNSHIP 2, NEW WESTMINSTER
DISTRICT PLAN 44314**

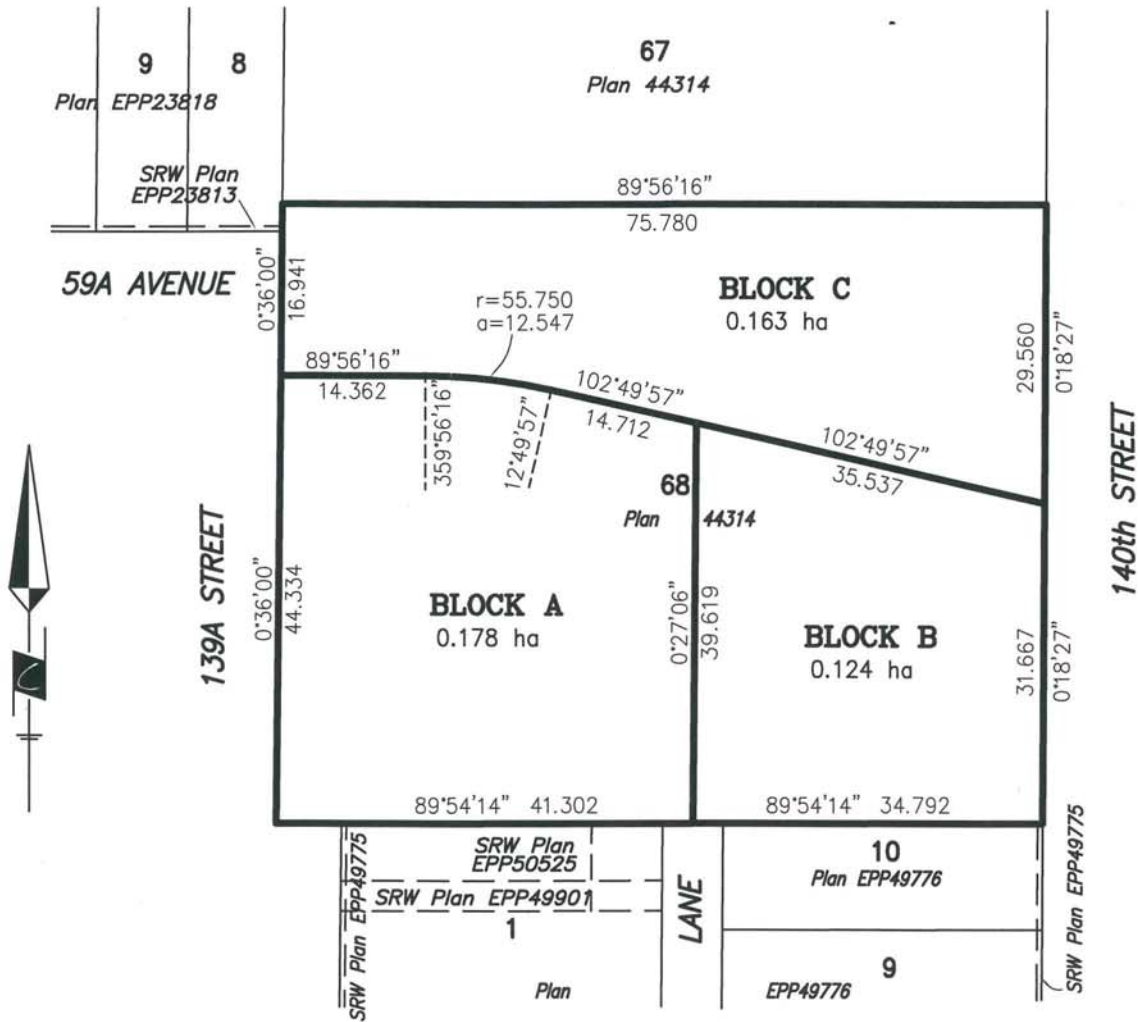
City of Surrey B.C.G.S. 92G.016

0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783



Certified correct to survey dated
this 27th day of June, 2017.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 5066-ZONING2

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

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

DATE: **July 05, 2017** PROJECT FILE: **7817-0107-00**

RE: **Engineering Requirements
Location: 5957 140 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 6.50 m along 139A Street for the ultimate 18.0 m local road allowance;
- dedicate 20.0 m along 59A Avenue for the ultimate 20.0 m local road allowance;
- dedicate 3.0 m x 3.0 m corner cut at the intersections of 140th Street and 59A Avenue and 139A Street and 59A Avenue;

Works and Services

- construct west side of 140 Street to a Neo-Traditional through local;
- construct east side of 139A Street to a Neo-Traditional limited local;
- construct 59A Avenue to half road standard (ultimate Neo-Traditional local road standard);
- construct 6.00 m north-south lane complete with 6.0 m wide lane letdown;
- construct storm, sanitary, and water mains on 59A Avenue fronting the proposed development from 139A Street towards 140 Street;
- continue the 200 mm storm main along the proposed lane;
- construct service connections to all lots.

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

M51



Planning

June-02-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17-0107-00

SUMMARY

The proposed **8 Single family with suites** are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

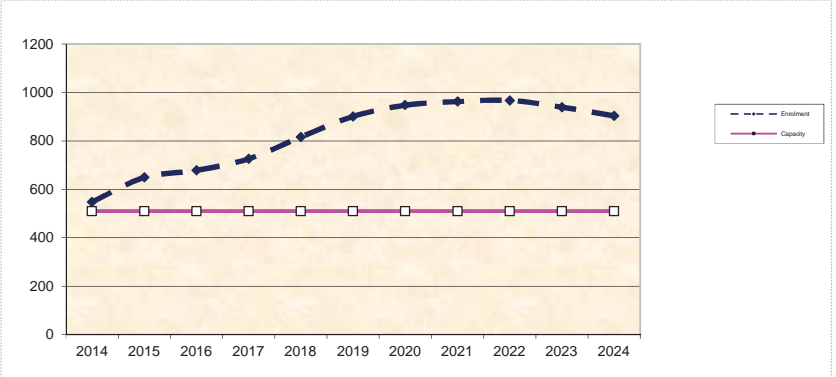
Woodward Hill Elementary	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	60 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

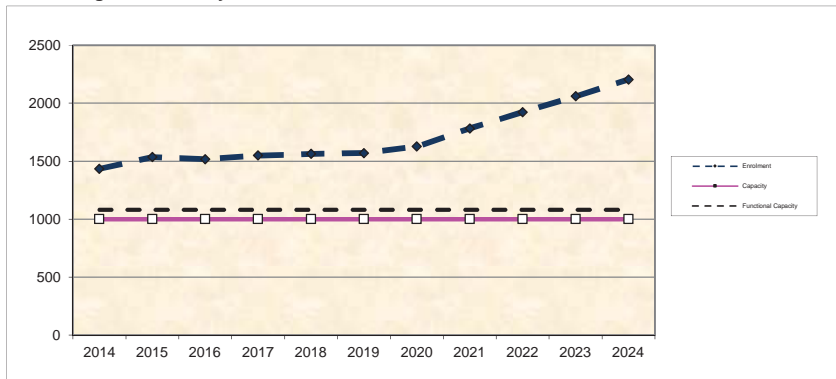
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Woodward Hill Elementary



Sullivan Heights 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: 7917-0107-00
 Project Location: 5957 - 140 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located within an old growth area in an advanced stage of transition to a modern compact urban character. The old urban homes, all situated on large RA zoned lots include small simple 60-80 year old Bungalows, a 40 year old box-like Basement Entry home, and a 30 year old West Coast Traditional Two-Storey. None of these homes provide suitable architectural or landscaping context for a post year 2016 compact lot site. Numerous RA zone properties which recently contained homes similar to the above have recently been redeveloped, with zonings including:

- 14 RF-9 lots to the northwest.
- 24 RF-12 lots to the west and southwest
- 10 RF-9 lots adjacent to the south side
- 16 RF-10 lots northeast of the site.

It is highly likely that this pattern will perpetuate, and so in a relatively short period of time a highly recognizable modern urban character will completely define the surrounding areas.

Homes in all of the compact zonings listed above can be identified as "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, designed to a modern standard with balanced, consistently proportioned, mid-scale massing characteristics. These homes have roof slopes ranging from 7:12 to 12:12 and all have main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood or fibre cement board detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. Approximately half the homes in this area have a stone accent. Landscapes range from "modest to average" for post year 2010 compact zone developments. These can be considered context homes, with the exception that most of the RF-12 zone homes in this area have front access double garages, wherein the proposed zoning allows only garages with access to a rear lane.

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

- 1) **Context Homes:** All new compact lot homes surveyed in this area can be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are

proportionally consistent with one another, and are well balanced across the façade. These new homes provide an appropriate standard for future development in this area, and new homes should be compatible and of an "equivalent or better" standard, as determined by the consultant.

- 2) **Style Character** : Existing surrounding homes are of a "Neo-Traditional" or "Neo-Heritage" style, typical of those found in most modern compact lot developments in Surrey in the past 10 years. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles as determined by the consultant. It should also be recognized that there will be hundreds of new compact lots in this area that will take years to develop, and based on existing style trends, there are likely to be dozens of West Coast Contemporary designs that will begin to widen the style range. It is recommended therefore that West Coast Contemporary designs be permitted providing there is reasonable compatibility with the existing homes. 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-9 and RF-13 zoned subdivisions, meeting or exceeding design standards on surrounding homes. 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 in height from one storey on most surrounding RF9 and RF-10 lots, to 1 ½ storeys on the RF-12 lots. The recommendation is to limit the range of entrance portico heights to one storey for the RF-9 lots and to 1 - 1 ½ storeys for the RF-13 lots 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, 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 2016 compact lot developments in Surrey.
- 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. 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 bylaw. 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: The streetscape is typical of an old suburban area in rapid transition to a compact modern urban character. The small, simple, 70-80 year old Bungalows, 40 year old box-like Basement Entry home and 30 year old Two Storey are situated on large suburban lots covered substantially with native shrubs and mature conifers. The new homes recently constructed in compact zonings include "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes with midscale massing characteristics, steeply sloped common hip and common gable roofs with asphalt shingle surfaces, and a range of cladding materials including vinyl, Hardiplank, cedar, and stone. Landscapes are modest to average quality for new modern urban developments.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible manifestations of "West Coast Contemporary" 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 post 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 on lots 1, 2, 3, and to one storey on lots 4, 5, 6.

2.2 Proposed Design Solutions:

Interfacing Treatment With existing dwellings

There are numerous new homes in the immediate area that provide acceptable architectural context for the subject site. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible manifestations of "West Coast Contemporary" styles as determined by the design *consultant*. 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, 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 are not recommended for this development, except on trim. “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 in small feature areas 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 0.6 metres [2'- 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 on lots 1, 2, 3. And minimum 14 shrubs of a 5 gallon pot size on lot 4, 5, 6. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, coloured concrete in dark earth tones or medium to dark grey only, or broom finish concrete where the driveway connects to the rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 30, 2017

Reviewed and Approved by:



Date: May 30, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0107-00

Address: 5927/5957-140 St.

Registered Arborist: Jeff Ross #PN-7991A

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)	139
Protected Trees to be Removed	110
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	29
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 23 X one (1) = <u>23</u> - All other Trees Requiring 2 to 1 Replacement Ratio 87 X two (2) = <u>174</u> 	197
Replacement Trees Proposed	17
Replacement Trees in Deficit	180
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	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

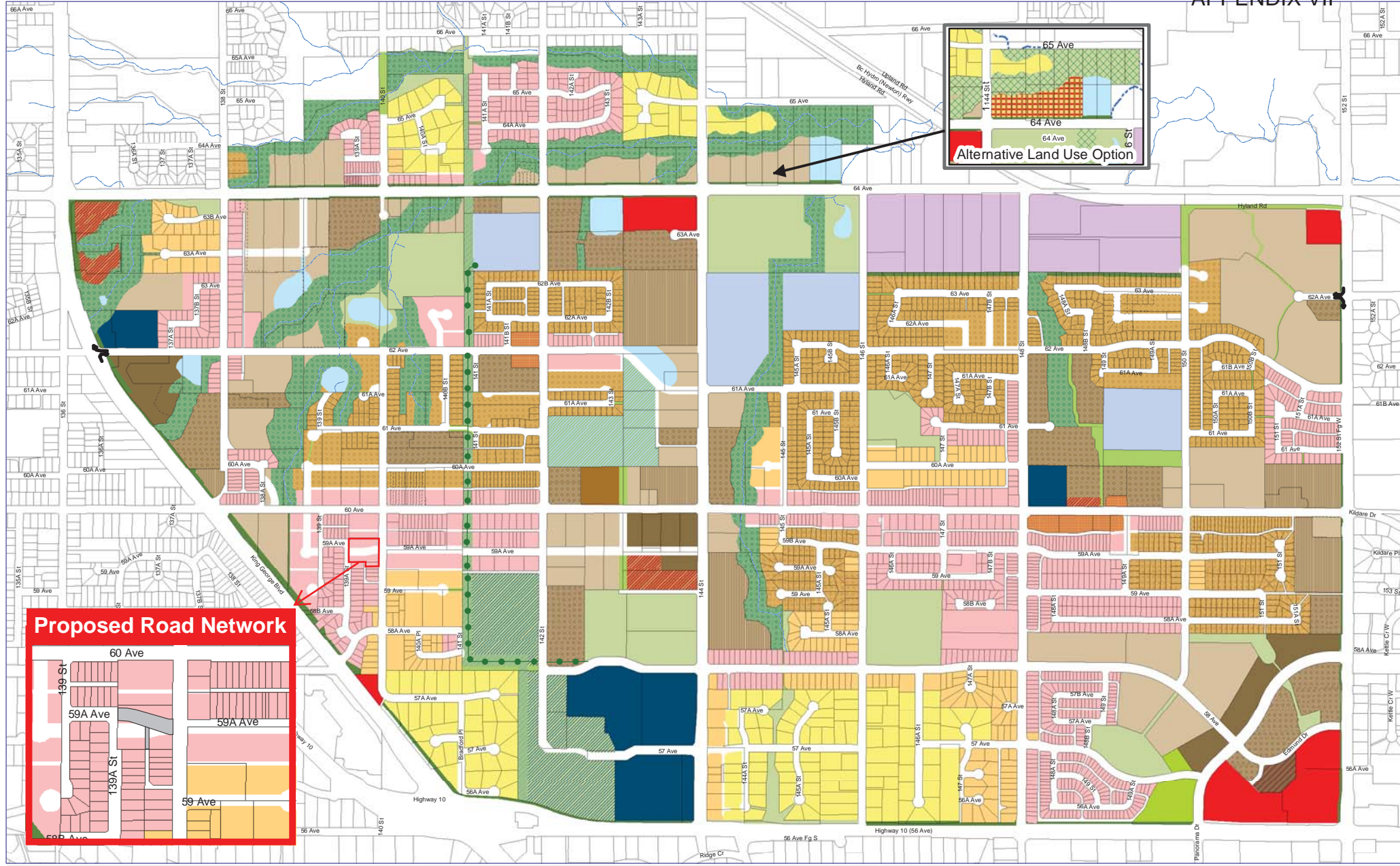
Signature of Arborist:

Date: June 6, 2017



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





Proposed Road Network

60 Ave
59A Ave
59 Ave
139 St
139A St

Alternative Land Use Option

65 Ave
64 Ave
6 S St

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|-----------------------|--|-----------------|------------------------------|------------------|
| Apartments 45 upa max | Single Family Small Lots | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Row Housing | Institutional | Parks | Detention Ponds |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Office Park | Proposed Park and Walkway | Utility R/W Gree |
| Townhouses 25 upa max | Single Family Residential | Industrial | Recreational | WALKWAY |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Schools | Creeks and Riparian Set-back | |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |



Adopted by Council Resolution December 6, 2004 Amended 18 May 2017

This map is provided as general reference only. The City of Surrey makes no warranties, express or as to the fitness of the information for any purpose, or to the results obtained by individuals using the info and is not responsible for any action taken in reliance on the information containe

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0107-00

Issued To: Linda S. Miller
(the Owner)

Address of Owner: 63853 Landers Road, RR1
Hope, BC V0X 1L3

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: 001-597-124
Lot 68 Section 9 Township 2 New Westminster District Plan 44314
5957 - 140 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot width of the Type I Corner Lot is reduced from 14 metres (46 ft.) to 13.5 metres (44 ft.) for Lot 3; and

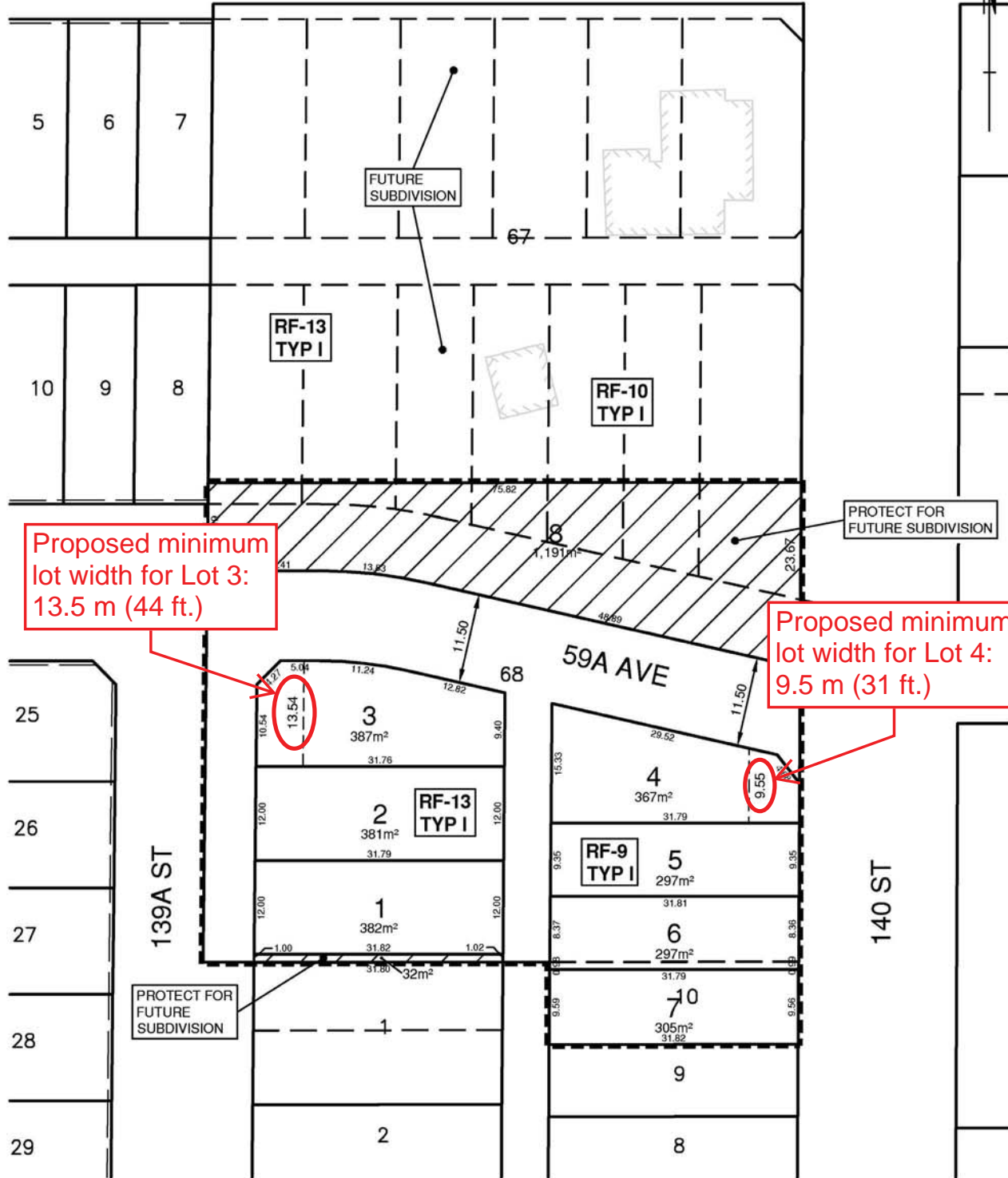
- (b) In Section K. Subdivision of Part 17E “Single Family Residential (9) Zone (RF-9)” the minimum lot width of the Type I Corner Lot is reduced from 10.5 metres (35 ft.) to 9.5 metres (31 ft.) for Lot 4.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

60 AVE



Proposed minimum lot width for Lot 3: 13.5 m (44 ft.)

Proposed minimum lot width for Lot 4: 9.5 m (31 ft.)

PRELIMINARY SUBDIVISION PLAN

Amrik Sahota
5927 & 5957 140 Street



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-0715
www.wsp.com

