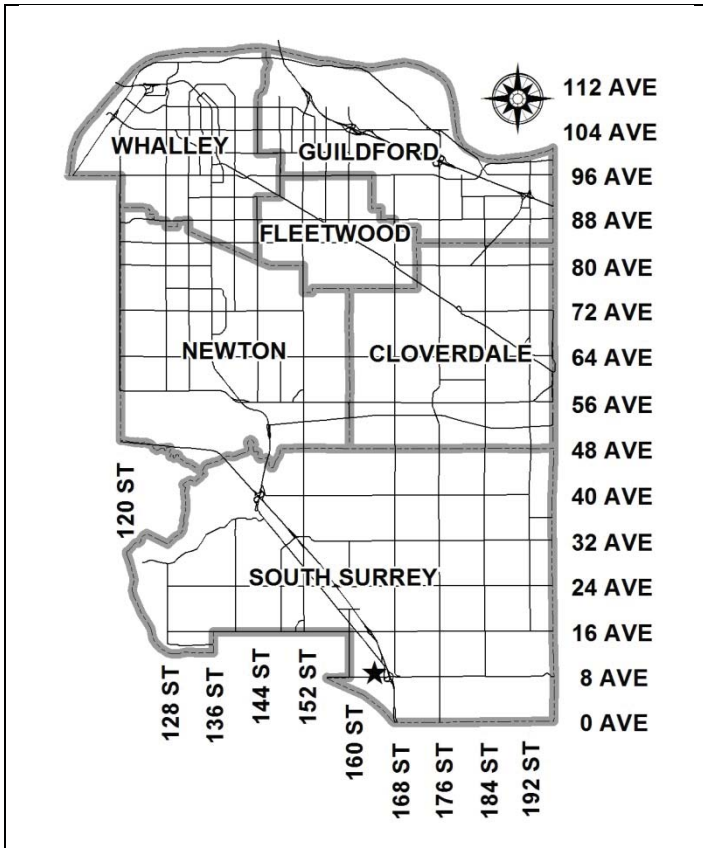


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0184-00

Planning Report Date: June 26, 2017



PROPOSAL:

- **Rezoning** from RA to RF
- **Development Variance Permit** to allow subdivision into six (6) single family lots.

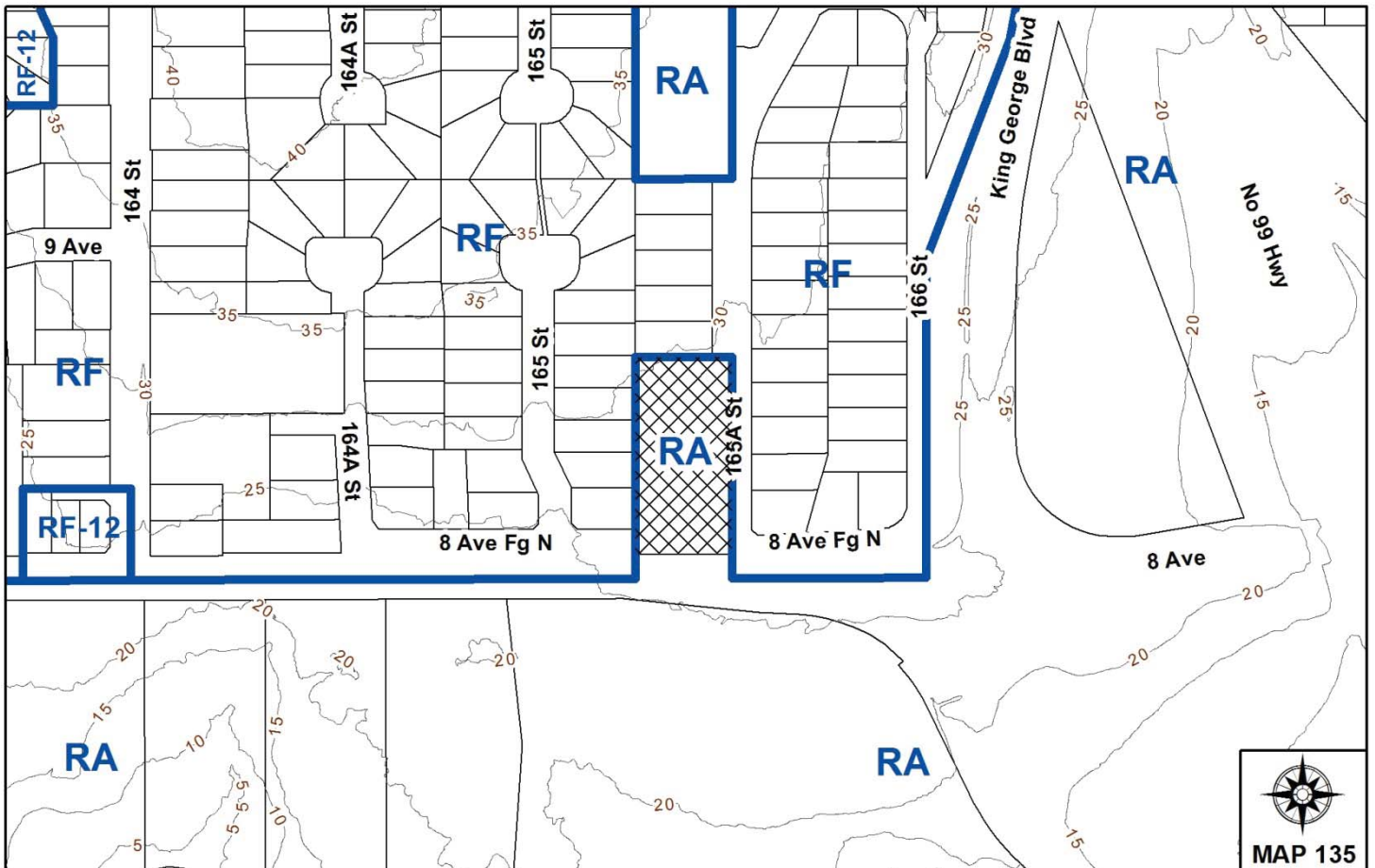
LOCATION: 16537 - 8 Avenue

OWNER: Fred Knezevich
 Joyce Eastland

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Residential (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5 and to 26.5 metres (87 ft.) for proposed Lot 6.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- Complies with the "Single Family Residential (6 u.p.a.)" designation in the King George Corridor Local Area Plan.
- The proposal completes the pattern of development along this neighbourhood block, while the variances allow for an efficient lot layout and lot yield.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0184-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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; and
 - (h) 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:

Three (3) students at South Meridian Elementary School
 Two (2) 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 Summer 2018.

Parks, Recreation & Culture:

Parks have concerns about the pressure this project will place on existing Parks, Recreation, and Culture facilities in the neighbourhood. The applicant has contacted Parks staff and has agreed to pay \$500 per new single family lot, for a total of \$2,500 as a park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval granted for the rezoning for one year. Direct access to 8 Avenue is not permitted. Similarly, no storm drainage shall be directed into MOTI systems. The final road dedication and subdivision plan is to be approved by MOTI.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|-----------------------------|--|---------------|
| North: | Single family dwelling. | Urban / Single Family Residential (6 u.p.a.) | RF |
| East (Across 165A Street): | Single family dwellings. | Urban / Single Family Residential (6 u.p.a.) | RF |
| South (Across 8 Avenue): | First Nations Reserve land. | First Nations Reserve | RA |
| West: | Single family dwellings. | Urban / Single Family Residential (6 u.p.a.) | RF |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential (6 u.p.a.)" in the King George Corridor Local Area Plan, and zoned "One-Acre Residential Zone (RA)".
- At approximately 4,871 square metres (1.2 ac.) in area, the subject property is a remnant acreage parcel within an existing RF Zone neighbourhood.
- The property is currently accessed from 8 Avenue on a portion that is within the jurisdiction of the Ministry of Transportation & Infrastructure (MOTI) given its location adjacent to a controlled access highway (Highway 99 interchange).

Current Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into six (6) single family lots.
- The applicant is also proposing a Development Variance Permit to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5 and to 26.5 metres (87 ft.) for proposed Lot 6.
- The proposed RF lots are consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Single Family Residential (6 u.p.a.)" designation in the King George Highway Corridor Local Area Plan.
- Proposed Lots 1 to 4 meet the minimum lot width, depth and area requirements of the RF Zone. These lots are approximately 15 metres (49 ft.) wide, 39 metres (128 ft.) deep, and 584 square metres (6,286 sq. ft.) in area.
- Proposed Lots 5 and 6 do not meet the minimum lot depth of the RF Zone and require a DVP. However, the lots are wider than what is required under the RF Zone with approximate widths of 20 metres (65 ft.) and 19 metres (62 ft.), respectively.
- At 513 square metres (5,521 sq. ft.), proposed Lot 6 does not meet the minimum area requirements of the RF Zone. However, under Part 4. 21(h) of the Zoning Bylaw, when the last lot in a subdivision does not have the required minimum lot area, the subdivision may be approved by the Approving Officer provided the area of this last lot is not less than 90% of the minimum lot area required in the Zone. Proposed Lot 6 is 91.6% of the minimum lot area required by the RF Zone.
- Under this application, the subject site's current access to 8 Avenue will be removed and a portion of the site will be dedicated to the City for the completion of 8 Avenue Frontage Road and 165A Street.
- All existing buildings on the property are proposed to be removed as a condition of approval of the subject application, should this application be supported by Council.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed a set of building design guidelines based on the findings of the study (Appendix V).
- "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and "West Coast Modern" will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, it appears that in-ground basements could be accommodated on proposed Lots 5 and 6.

PRE-NOTIFICATION

- Pre-notification letters were sent to 93 surrounding property owners on May 29, 2017 and a Development Proposal Sign was installed on May 17, 2017.
- To date, Staff have received one call and two correspondence from neighbouring resident:
 - Two residents expressed concern with the completion of 8 Avenue Frontage Road as it would open neighbourhood to increased traffic.

(Staff advised the caller that connecting 165 Street and 165A Street with 8 Avenue Frontage Road would be a requirement of subdivision and that the road would have been completed previously if this property was developed at the same time as the neighbouring lots.)
 - One resident contacted staff seeking information regarding the application and development process. The resident expressed concern with construction related to the building of new dwellings.

(Staff provided information on the development application process, along with the proposed subdivision layout, arborist report, and building design guidelines.)

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/Cottonwood | 36 | 36 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry | 1 | 1 | 0 |
| Silver Birch | 1 | 1 | 0 |
| Hawthorne | 1 | 1 | 0 |
| Maple | 2 | 2 | 0 |
| Oak | 1 | 1 | 0 |
| Evergreen Trees | | | |
| English Holly | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Pyramidal Cedar | 3 | 3 | 0 |
| Western Red Cedar | 4 | 4 | 0 |
| Douglas Fir | 9 | 7 | 2 |
| Grand Fir | 3 | 3 | 0 |
| Norway Spruce | 4 | 0 | 4 |
| Pine | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 31 | 25 | 6 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 18 | |
| Total Retained and Replacement Trees | | 24 | |
| Contribution to the Green City Fund | | \$27,200 | |

- The Arborist Assessment states that there are a total of 31 protected trees on the site, excluding Alder and Cottonwood trees. 36 existing trees, approximately 53% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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 86 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 68 replacement trees will require a cash-in-lieu payment of \$27,200, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with a contribution of \$27,200 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and
- Reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.

Applicant's Reasons:

- It is possible to comply with the depth requirement for proposed Lot 5 and 6 by moving the south property line of proposed Lot 4 slightly northward. However, in doing so, proposed Lot 4 would be narrower than what is permitted under the RF Zone.
- Further, the applicant's design and engineering consultants have indicated that narrowing proposed Lot 4 and deepening proposed Lots 5 and 6 would result in awkwardly shaped lots and dwellings. The current proposal creates more rectangular lots and a better overall product.

Staff Comments:

- Proposed Lots 5 and 6 are wider than what is required under the RF Zone with approximate widths of 20 metres (65 ft.) and 19 metres (62 ft.) respectively. Proposed Lot 5 meets the 560 square metre (6,000 sq. ft.) minimum lot area requirement of the RF Zone.
- At 513 square metres (5,521 sq. ft.), proposed Lot 6 does not meet the minimum area requirements of the RF Zone. However, under Part 4. 21(h) of the Zoning Bylaw, when the last lot in a subdivision does not have the required minimum lot area, the subdivision may be approved by the Approving Officer provided the area of this last lot is not less than 90% of the minimum lot area required in the Zone. Proposed Lot 6 is 91.6% of the minimum lot area required by the RF Zone.
- The proposed variances provide for an efficient lot layout and increase the maximum subdivision lot yield for the subject property from five (5) to six (6). Without the variance, the subject parent parcel could accommodate five (5) lots fronting 165A Street approximately 17.7 metres (58 ft.) wide and 680 square metres (7,338 sq. ft.) in area.
- Staff supports the variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7917-0184-00

original signed by Ron Hintsche

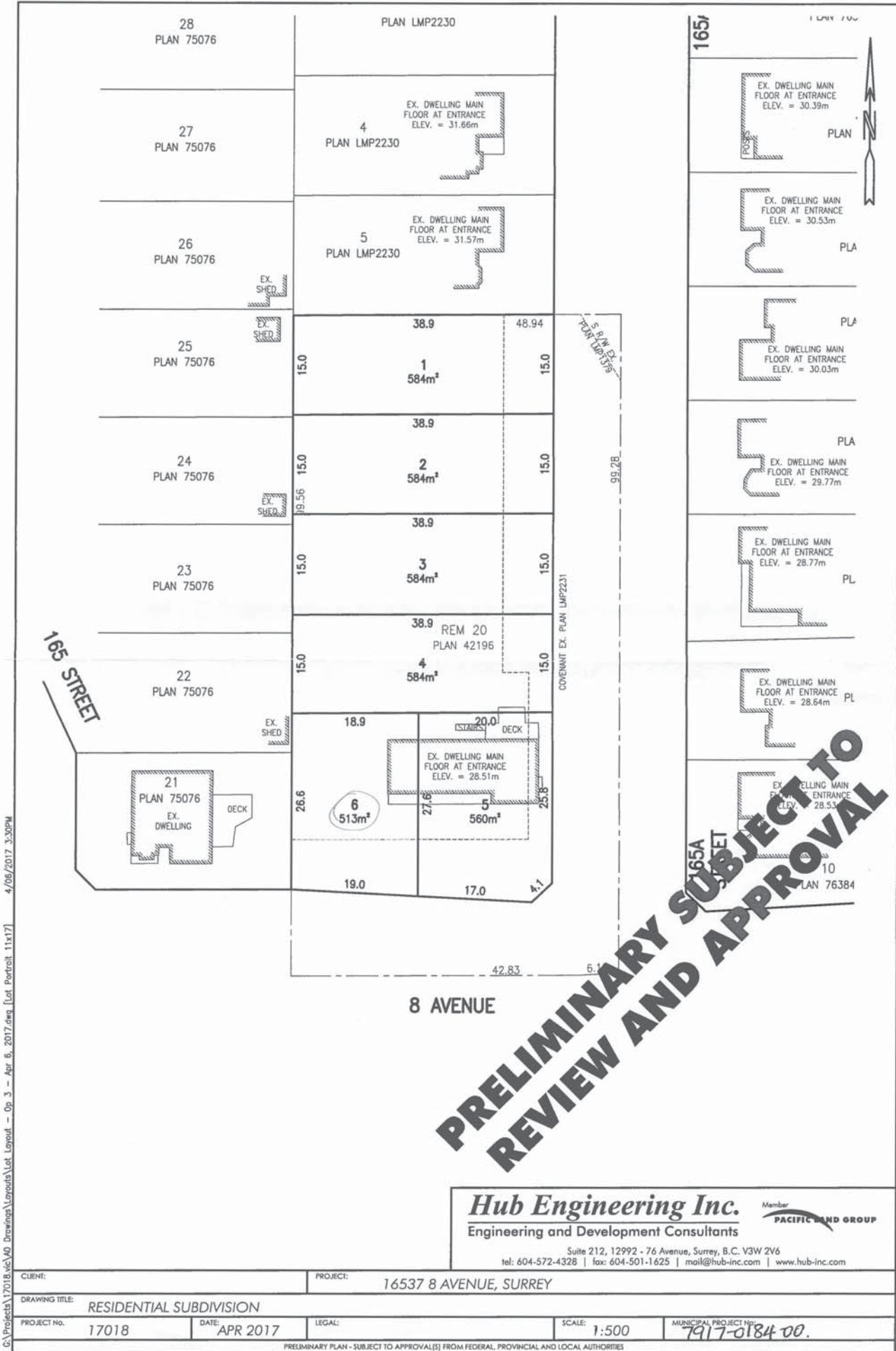
Jean Lamontagne
General Manager
Planning and Development

ARR/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data | Proposed |
|--|--|
| GROSS SITE AREA | |
| Acres | 1.2 acres |
| Hectares | 0.49 hectares |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 6 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 15 metres (49 ft.) to 20 metres (65 ft.) |
| Range of lot areas (square metres) | 513 square metres (5,521 sq. ft.) to 583 square metres (6,275 sq. ft.) |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 12.2 u.p.h. / 5 u.p.a. |
| Lots/Hectare & Lots/Acre (Net) | 17.6 u.p.h. / 7.1 u.p.a. |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 50% |
| Estimated Road, Lane & Driveway Coverage | 30% |
| Total Site Coverage | 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 |
| Others | YES |



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

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

DATE: **June 20, 2017** PROJECT FILE: **7817-0184-00**

RE: **Engineering Requirements
Location: 16537 - 8 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.0 m along 165A Street towards 20.0 m Local Through Road allowance.
- Dedicate 13.0 m at west property line (PL) tapering to 11.0 m at east PL toward 8 Avenue Frontage Road allowance.
- Register 3.0 m x 3.0 m corner cut at 165A Street and 8 Avenue.
- Register 0.5 SRW on 165A Street for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the west side of 165A Street to Local Through Road standard.
- Construct 8 Avenue to Frontage Road standard.
- Construct on-lot stormwater management features to address potential downstream concerns.
- Provide water, drainage, and sanitary service connections to each lot.
- Abandon existing service connections greater than 30 years old.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no issues to be addressed for the Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

MB



Planning

May-15-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0184 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 3 |
| Secondary Students: | 2 |

September 2018 Enrolment/School Capacity

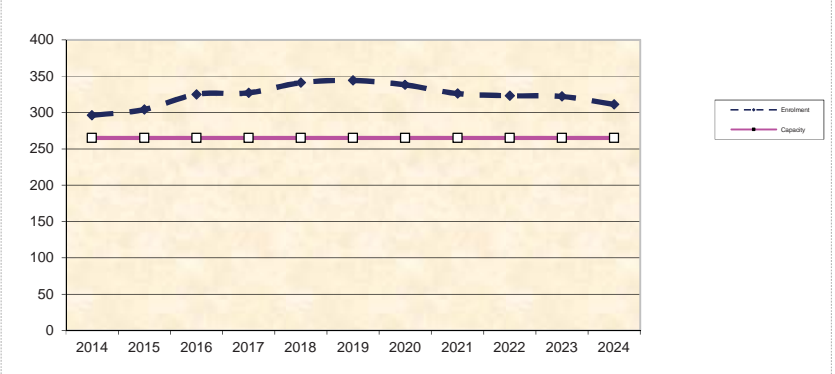
| | |
|----------------------------------|------------|
| South Meridian Elementary | |
| Enrolment (K/1-7): | 49 K + 276 |
| Capacity (K/1-7): | 40 K + 225 |
| Earl Marriott Secondary | |
| Enrolment (8-12): | 1856 |
| Nominal Capacity (8-12): | 1500 |
| Functional Capacity*(8-12): | 1620 |

School Enrolment Projections and Planning Update:

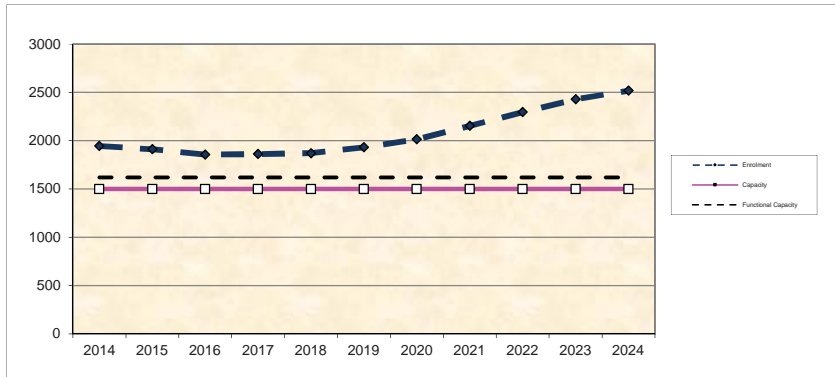
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified at South Meridian in the District's 5-Year Capital Plan. Some of the existing enrolment pressures at South Meridian are from students who reside in the Douglas area where a new school is requested as a part of the District's 5-Year Capital Plan (approval timelines are unknown). A new secondary school in the Grandview Heights area has just received capital project approval and will help alleviate enrolment pressure at Earl Marriot and Semiahmoo (likely open 2020).

South Meridian Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0184-00
Project Location: 16537 - 8 Avenue, 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 urban (1960's - 1990's) development area. Most lots are zoned RF, and most surrounding properties are built out to their ultimate potential (few opportunities for subdivision of larger lots). Therefore the existing character is expected to perpetuate well into the future.

South of the site is a large undeveloped environmental area surrounding the Campbell River. This area is zoned RA but is void of structures.

To the east, west, and north of the site, lots are zoned RF and most are approximately 650 square metres in size. There are a variety of home types including low mass Bungalows, Two Storey and Split Level homes with mid-scale massing characteristics, and Cathedral Entry and Basement Entry types with high scale to box-like massing characteristics. Most homes can be classified as "old urban" or "West Coast Traditional" styles. Roof slopes range from 3:12 to 12:12 and a wide variety of roof forms have been used. All homes have an asphalt shingle roof, metal, or roll roofing (membrane) surface. Wall cladding materials include vinyl, cedar, stucco, and brick. Landscapes are of an "average modern" standard in most cases. Newer homes have exposed aggregate or stamped concrete driveways, and older homes have asphalt or gravel driveways. There are no homes or yards that provide suitable context for a year 2016 RF zone development.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : Most neighbouring homes can be classified as "old urban", "West Coast Traditional" or "Neo-Traditional". The recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and compatible forms of "West Coast Contemporary". Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : 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 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : All surrounding homes have a front entrance portico that is one storey 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 some opportunity for designs in which a front entrance portico is proportional to the expected size of the dwellings and also to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is a South Surrey neighbourhood in which vinyl has been used. However, the lots are highly valuable and it has become standard protocol to disallow the use of vinyl in South Surrey. 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. Vinyl therefore, is not recommended.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including asphalt shingles, roll roofing, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: South of the site is a large undeveloped natural environmental area surrounding the Campbell River. North, east, and west of the site are a wide variety of "Old Urban", "West Coast Traditional", and "Neo-Traditional" style homes constructed between 1960 and the early 1990's. There are a wide variety of home types (Bungalow, Basement Entry, Cathedral Entry, Split Level, and Two-Storey, with massing designs ranging from low mass to box-like. Roof slopes range from 3:12 to 12:12 and roof surfaces include asphalt shingles (dominant), metal, and roll roofing. Cladding materials include vinyl, stucco, and cedar. Landscapes are average. Overall, homes are well kept, and the ambience is pleasing.

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 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 homes in this area (such as 877 - 165A Street - see photo 8 in the appendix to the character study) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid two 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 are not recommended for this development except in subdued tones on trim elements only. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 16, 2017

Reviewed and Approved by:  **Date:** June 16, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 16537-8 Avenue

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) | 67 |
| Protected Trees to be Removed | 61 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 6 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 36 X one (1) = <u>36</u> - All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = <u>50</u> | 86 |
| Replacement Trees Proposed | 18 |
| Replacement Trees in Deficit | 68 |
| 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 | 1 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 | 1 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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

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|--|---------------------|
| Signature of Arborist:  | Date: June 13, 2017 |
|--|---------------------|



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0184-00

Issued To: FRED KNEZEVICH
JOYCE E EASTLAND

(the "Owner")

Address of Owner: 1220 - Chimney Valley Road
Williams Lake, BC V2G 4W6

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: 006-454-984
 Lot 20 Except; Part Subdivided by Plan LMP2230, Section 12 Township 1 New Westminster
 District Plan 42196

16537 - 8 Avenue

(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:

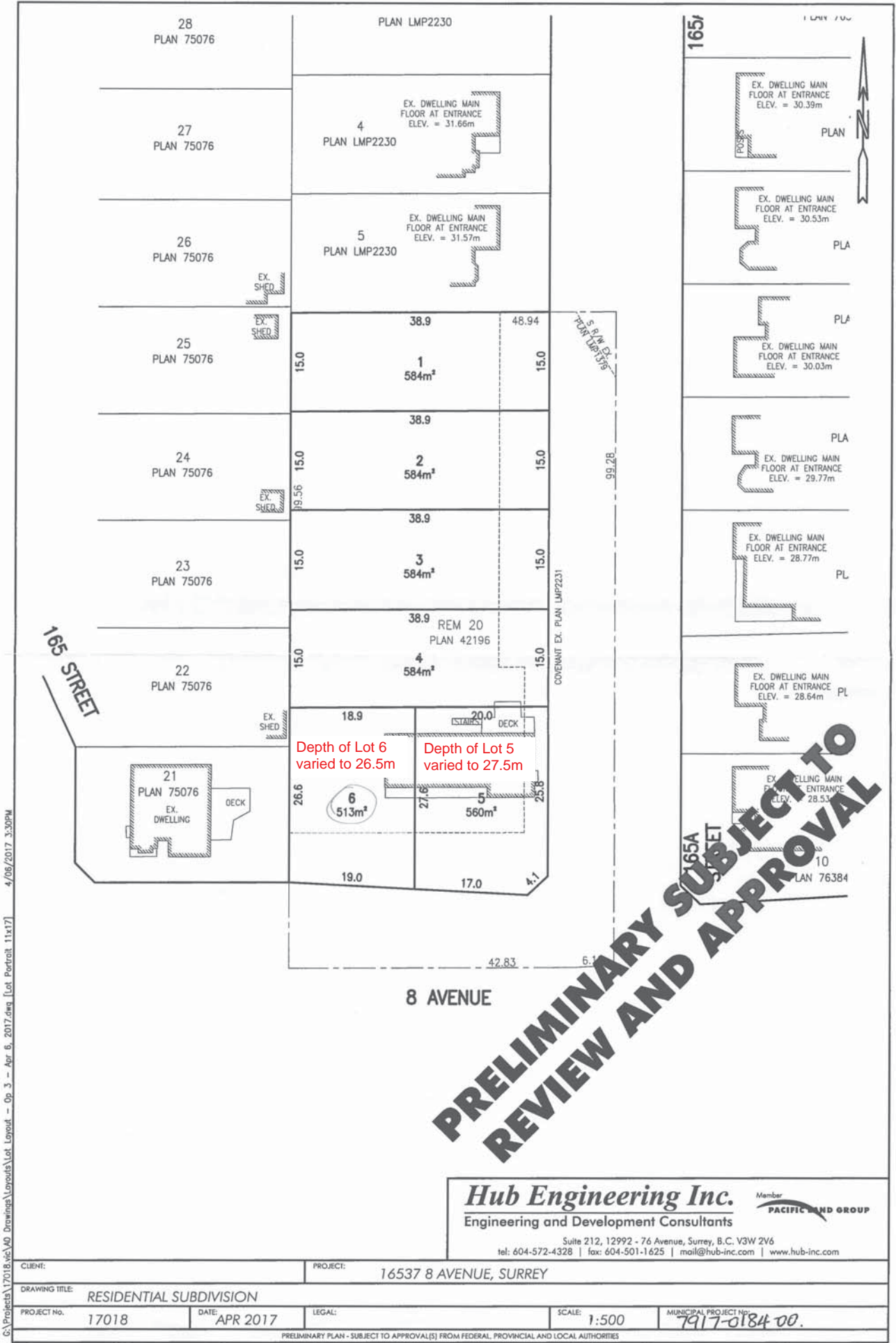
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Subsection K.3. Subdivision of Part 16 - Single Family Residential Zone (RF) is varied to reduce the minimum lot depth from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and
 - (b) Subsection K.3. Subdivision of Part 16 - Single Family Residential Zone (RF) is varied to reduce the minimum lot depth from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.
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



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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

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|--|---------------------------------|--|--------------|
| CLIENT: | PROJECT: 16537 8 AVENUE, SURREY | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | |
| PROJECT No. 17018 | DATE: APR 2017 | LEGAL: | SCALE: 1:500 |
| MUNICIPAL PROJECT No. 7917-0184 00. | | PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES | |