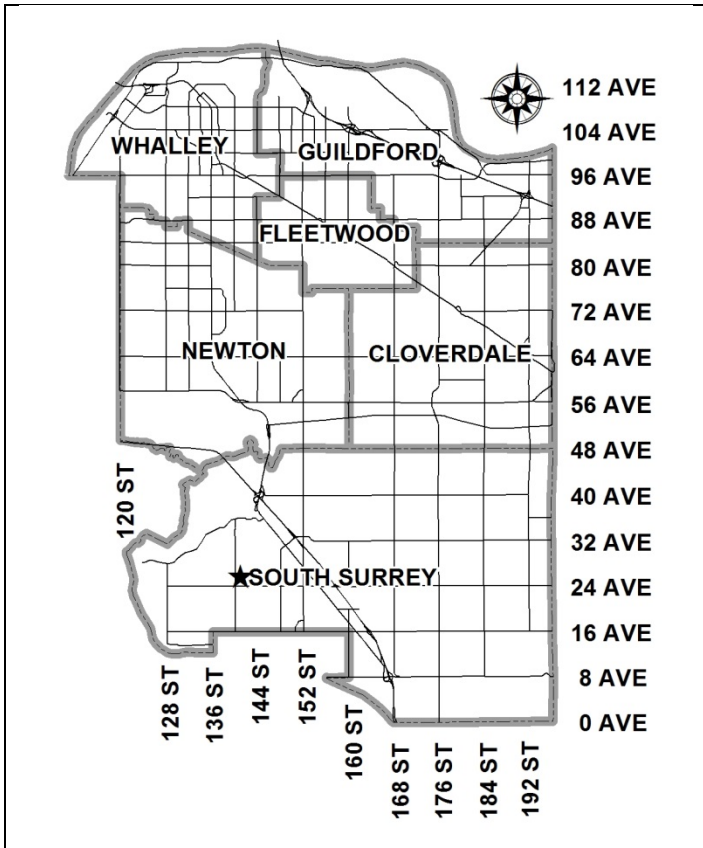


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0236-00

Planning Report Date: March 12, 2018



**PROPOSAL:**

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

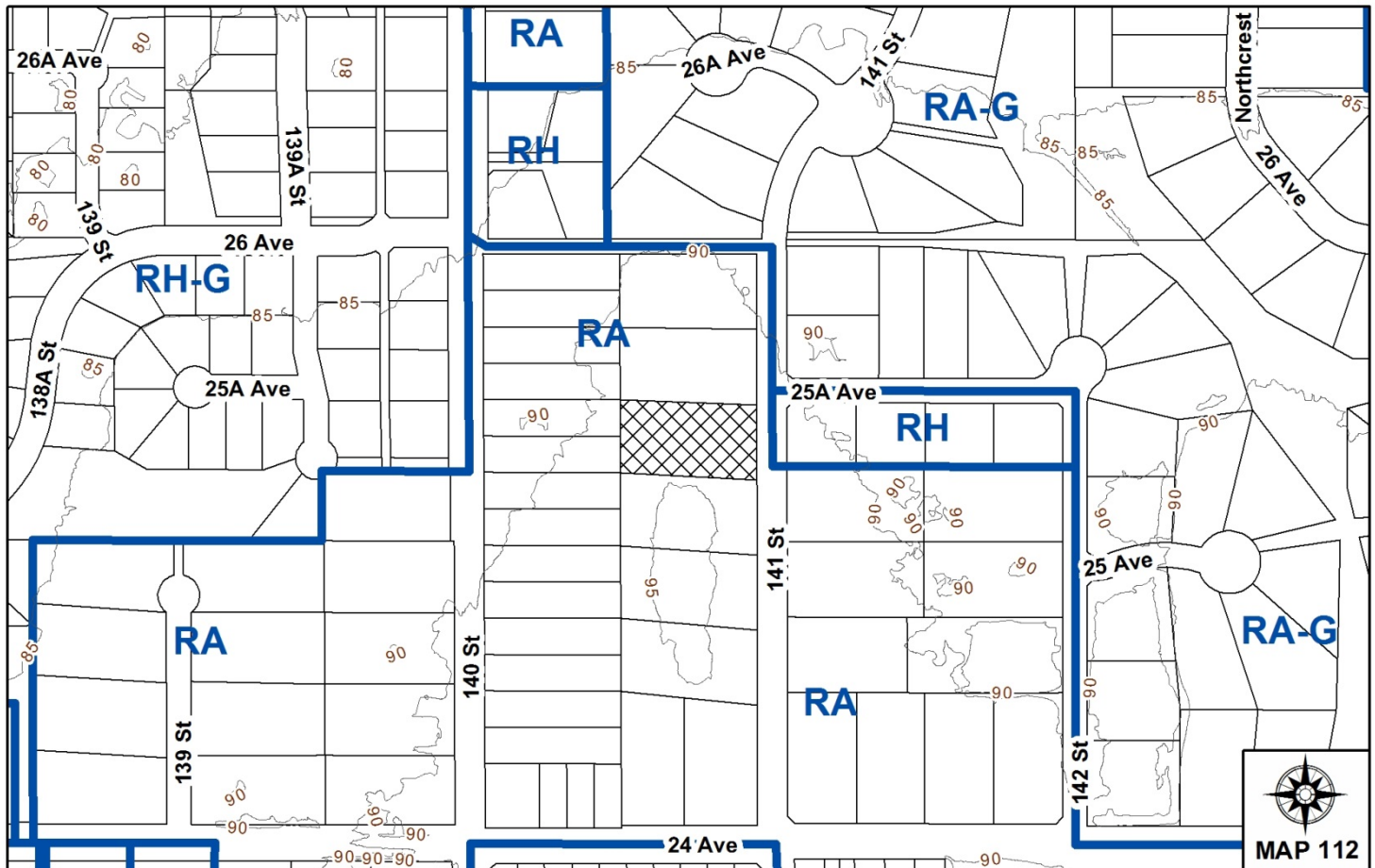
to allow subdivision into 2 half-acre lots.

**LOCATION:** 2545 - 141 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban (Density Exception Area 5 uph (2 upa) max)

**LAP DESIGNATION:** One-Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP), and the Suburban Density Exception Area of the OCP (max. 5 units per hectare or 2 units per acre).
- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed development matches the size and width of existing lots to the immediate west, along 140 Street. The proposal is also consistent with the development proposed on the adjacent property to the north at 2561 - 141 Street, under Development Application No. 7916-0329-00. This Development Application received Third Reading on July 10, 2017.
- The properties further north and south along the west side of 141 Street have the potential to develop into similar size and width of RH lots in the future. The property further south of the subject site at 2487 141 Street has recently submitted a development application to allow an identical two half-acre lot subdivision (Development Application No. 7917-0419-00). This Development Application is at a preliminary review stage.

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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0236-00 (Appendix VIII), to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 25.1 metres (82 ft.) for proposed Lots 1 and 2, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" 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:**

1 Elementary students at Chantrell Creek Elementary School  
1 Secondary students at Elgin Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling on an acreage lot

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>LAP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling on half-acreage lot currently under application to develop (Development Application No. 7916-0329-00).	One-Acre Residential	RA
East (Across 141 Street):	Single family dwellings on half acre and acreage lots.	Half-Acre Gross Density (south of 25A Avenue)	RH & RA
South:	Single family dwelling on acreage lot	One-Acre Residential	RA
West:	Single family dwelling on half-acreage lot	Half-Acre Gross Density	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing that the site be redesignated to "Half-Acre Gross Density".
- The applicant proposes to rezone the site to "Half-Acre Residential Zone (RH)", to allow subdivision into 2 half-acre lots. The proposed density of 4.4 units per hectare (1.78 units per acre) is consistent with the Suburban designation in the Official Community Plan (OCP), and the Suburban Density Exception Area in the OCP.
- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed half-acre lots match the size and width of existing lots to the immediate west, along 140 Street. The proposal is also consistent with the RH subdivision recently approved on the east side of 141 Street, along the south side of 25A Avenue under Development Application No. 7915-0286-00 and to the immediate north of the subject site, along 141 Street under Development Application No. 7916-0329-00. The latter application received Third Reading on July 10, 2017.
- The properties further north and south along the west side of 141 Street have the potential to develop into similar size and width of RH lots in the future.

## DEVELOPMENT CONSIDERATIONS

### Background and Proposal

- The subject lot has a total area of 4,525 square metres (1.1 acres). The site is located on the west side of 141 Street. It is designated Suburban in the OCP, and zoned "One-Acre Residential Zone (RA)". It is also identified as a "suburban density exception area" in the OCP, with a maximum density of 5 units per hectares (2 units per acre), and is designated as "One-Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The applicant is proposing an amendment to the LAP to redesignate the site from "One-Acre" to "Half-Acre Gross Density" and to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", to permit subdivision into 2 half-acre single family lots.
- The applicant is also proposing a Development Variance Permit to reduce the width of proposed Lots 1 and 2 from 30 metres (100 ft.) to 25.1 metres (82 ft.).
- The area of proposed Lot 1 is 2,264 square metres (24,369 sq. ft.) and proposed Lot 2 has an area of 2,261 square metres (24,337 sq. ft.), both of which exceed the minimum lot area of 1,858 square metres (20,000 sq. ft.) required in the RH zone.

### Building Design and Lot Grading:

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings has proposed a set of Building Design Guidelines. A summary of the Building Design Guidelines is attached as Appendix V.
- "Traditional", "Neo-Traditional", "Neo-Heritage", and "Heritage" will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Coastland Engineering Inc. The information has been reviewed by staff and found to be generally acceptable.

## PRE-NOTIFICATION

- Pre-notification letters were sent on November 6, 2017 to 45 properties that are within 100 metres (328 ft.) of the subject site, including the Semiahmoo Residents Association. Development proposal signs were also installed on the site on August 18, 2017. To date, staff have not received any response from area residents.

## TREES

- Michael Harray, ISA Certified Arborist of Diamond Head Consulting 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	2	1	1
<b>Coniferous Trees</b>			
Eastern White Cedar	4	3	1
Douglas Fir	17	9	8
Colorado (blue) Spruce	2	1	1
<b>Total (excluding Alder Trees)</b>	<b>23</b>	<b>13</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Fund</b>		<b>\$7,600</b>	

- The Arborist Assessment states that there are a total of 23 protected trees on the site, excluding Alder trees. Two existing trees, approximately 8 % of the total trees on the site, are Alder trees. It was determined that 10 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 27 replacement trees on the site. Since only 8 replacement trees are proposed, the deficit of 19 replacement trees will require a cash-in-lieu payment of \$7,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$7,600 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 12, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The proposal complies with the sites OCP designation and the permitted density.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposal is consistent with the density associated with the sites Suburban designation and the density exception area [max 5 uph (2 upa)] that is permitted in the Official Community Plan.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The application proposes the retention of 10 trees, with 8 replacement trees proposed to be planted on the site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>New sidewalks are proposed along 141 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>n/a</li> </ul>

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement of the RH Zone from 30 metres (100 ft.) to 25.1 metres (82 ft.) for proposed Lot 1 and 2.

Applicant's Reasons:

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

Staff Comments:

- While lot widths are proposed to be reduced, both lots have areas of 2,261 and 2,264 square metres, which significantly exceeds the minimum 1,858 square metre lot area requirement of the RH zone.
- The proposed lots match the width of existing lots to the immediate west, along 140 Street. Furthermore, the proposed lot width is expected to be continued north and south of the subject site along the west side of 141 Street with future development applications. A similar development variance permit was supported for the application to the north (7916-0329-00).

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. 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. Tree Preservation, Removal and Replacement Plans
- Appendix VIII. Development Variance Permit No. 7917-0236-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/da



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.1
Hectares	0.45
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	25.1 m
Range of lot areas (square metres)	2,261 sq. m. – 2,264 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.4 uph. & 1.78 upa
Lots/Hectare & Lots/Acre (Net)	4.4 uph. & 1.78 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25 %
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55%
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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>	
Road Length/Standards	
Works and Services	NO
Building Retention	NO
Others	YES

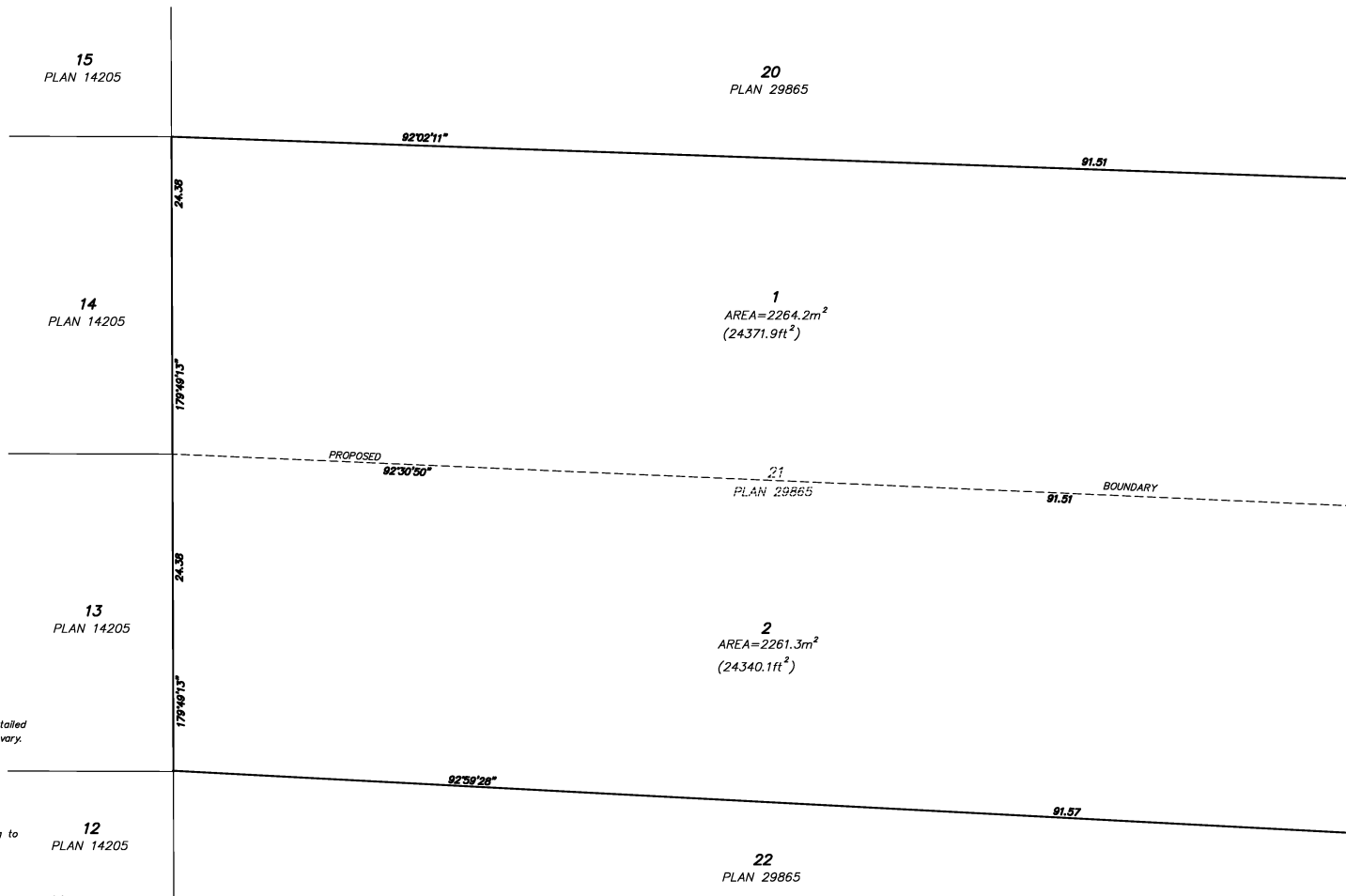
**BC LAND SURVEYORS PROPOSED SUBDIVISION  
SURVEY PLAN OF LOT 21 SECTION 21 TOWNSHIP 1  
NWD PLAN 29865**

0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METRES

PID : 004-662-971

**CIVIC ADDRESS :**

2545 - 141st STREET  
SURREY, B.C.



**NOTE :**

Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to  
Field Survey.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 4th DAY OF AUGUST, 2017.

B.C.L.S.

LAKHJOT S. GREWAL

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8587  
EMAIL: Office@GrewalSurveys.com  
FILE : 1707-056  
DWG : 1707-056 T2

## INTER-OFFICE MEMO

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

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

DATE: **December 11, 2017** PROJECT FILE: **7817-0236-00**

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RE: **Engineering Requirements  
Location: 2545 141 Street**

### REZONE/SUBDIVISION

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

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

#### *Works and Services*

- Construct west side of 141 Street to the local road standard including sidewalk.
- Construct fronting storm and sanitary sewers to service the proposed development.
- Construct storm, sanitary, and water services to service each lot.
- Construct 6.0-metre concrete driveways for each lot.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.
- Pay applicable Sanitary Latecomer fee.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Development Engineer

A3H



September-22-17  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0236 00

**SUMMARY**

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

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

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

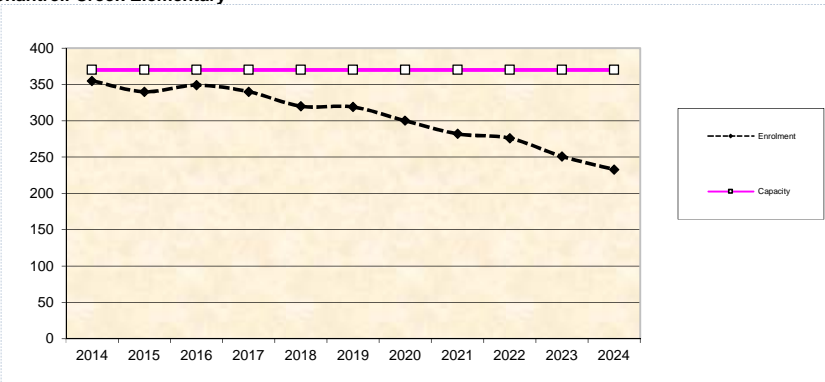
<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	33 K + 316
Capacity (K/1-7):	20 K + 350
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1206
Nominal Capacity (8-12):	1200
Maximum Operating Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

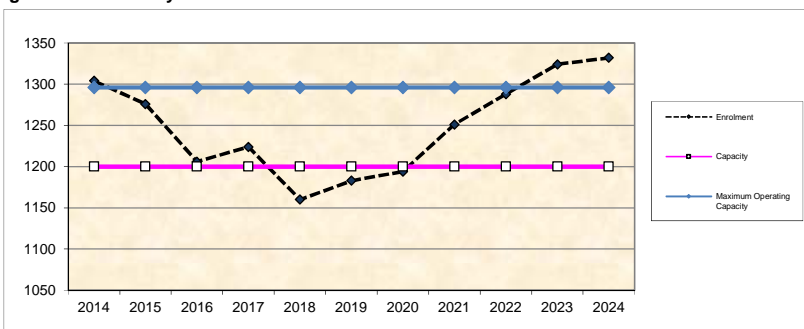
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

**Chantrell Creek Elementary**



**Elgin Park Secondary**



\* 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: 17-0236-00  
 Project Location: 2545 - 141 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located within an old rural/suburban development area in the 2400 and 2500 blocks of 141 Street. With the exception of one RA-G zone lot and one RH lot, all lots in this area are zoned "One Acre Residential Zone" (RA). Lots are large in relation to home size, and most of the lot area (other than the home and driveway) is covered in native growth including numerous mature conifers. This area has a quiet, natural, forested ambiance and desirable suburban character. Most homes have either asphalt or gravel driveways.

Homes include :

- 1970's, 3000 sq.ft. 1 ½ storey Traditional style home with 12:12 pitch roof and horizontal cedar siding. Asphalt shingle roof.
- 1960's, 2800 sq.ft. "West Coast Traditional" style Bungalow with 6:12 slope main common gable roof. Horizontal cedar siding. Stone feature veneer.
- 1970's, 2800 sq.ft. 1 ½ storey "West Coast Traditional" style home with 6:12 slope main common gable roof. Concrete roof tiles. Horizontal Cedar siding. Brick.
- 1970's, 3400 sq.ft. 1 ½ storey, 100 foot wide home with three street facing dormers. 10:12 slope common gable roof with metal surface. Waney edge cedar siding.
- 1960's, 2500 sq.ft. "West Coast Traditional" style Bungalow with 6:12 slope main common gable roof. Vertical siding. (Subject site home to be demolished).
- 1970's, 2500 sq.ft. "West Coast Traditional" style Bungalow with 6:12 slope main common gable roof. Cedar shingle roof. Horizontal cedar siding.
- 1970's, 1600 sq.ft. Bungalow with 7:12 pitch common gable roof with asphalt shingles. Stucco cladding with blue-grey horizontal cedar siding.
- 1980's, 2600 sq.ft. "Traditional" style Bungalow with 6:12 slope main common hip roof with cedar shingle roof. Stucco cladding with stone feature veneer.
- Year 2017, 5000 sq.ft. "Traditional" Two Storey under construction. High scale massing is well balanced. Architecturally significant home at 14120 - 25A Street.
- 1970's, 2000 sq.ft, 50 year old Split Level with 3:12 slope roof with tar and gravel surface. Vertical channel siding.
- 1980's, 3000 sq.ft. "West Coast Traditional" Split Level. Horizontal vinyl siding.
- Early 2000's, 5000 sq.ft. high mass "Traditional" Two-Storey estate home with Mansard roof. >20:12 roof slope. Shake profile concrete tile roof and roll roofing.

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

- 1) **Context Homes:** There are two large estate homes likely to be indicative of the future character of this area; a 15 year old 5000 sq.ft. "Traditional French" Two-Storey home with Mansard roof and full height stone at the front at 2438 - 141 Street, and a 5000 sq.ft. Traditional Two-Storey home under construction at 14120 - 141 Street. The remaining housing stock in this area does not provide specific architectural context for a post year 2016 suburban estate development.
- 2) **Style Character :** Most neighbouring homes can be classified as "Old urban", "West Coast Traditional", or "Traditional". Rather than emulating the existing older homes, the recommendation is to utilize estate styles including "Traditional", "Neo-Traditional", "Neo-Heritage", "Heritage" and other compatible styles that impart a suburban estate character. 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 RH zoned subdivisions. New homes should exhibit "mid-scale" massing, unless the particular style requires a higher mass form for authenticity. 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 are one to two storeys high. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, and also to ensure that the entrance size can be large enough to be proportionally consistent with the expected large suburban homes.
- 6) **Exterior Wall Cladding :** This is an estate home area in which the high value context homes have been constructed with high quality cladding materials. 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.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, 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. Membrane roofs should be permitted where required by the BC Building Code (for low slope feature areas), and metal should be permitted for small feature areas if internally consistent with the design.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the 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:** The 2400 and 2500 blocks of 141 Street are characterized by large RA zoned lots that contain substantial quantities of native shrubs and mature trees, resulting in a quiet forest setting. Gravel and asphalt driveways contribute to the rural look and feel. There are two 5000 sq.ft. suburban estate "Traditional" style Two-Storey homes that are dominant architecturally. Otherwise, the housing stock consists of a variety of 40-60 year Bungalows and low mass 1 ½ Storey type homes ranging in size from 1600 sq.ft. to 3000 sq.ft. There are a wide variety of roof slopes, roof surface materials, and cladding materials

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or 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 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

There are homes in this area that could be considered to provide acceptable architectural context including the two 5000 sq.ft. "Traditional" suburban-estate Two-Storey homes at 14120 - 25A Avenue, and 2438 - 141 Street. The recommendation is to adopt standards commonly found in post year 2016 RH zoned subdivisions, meeting or exceeding standards evident 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 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. Small metal feature roofs also permitted if determined appropriate by the consultant.

**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:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 60 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** December 3, 2017


**Reviewed and Approved by:**       **Date:** December 3, 2017

## Arborist Report – 2545 141 street

Table 3. Tree Preservation Summary.

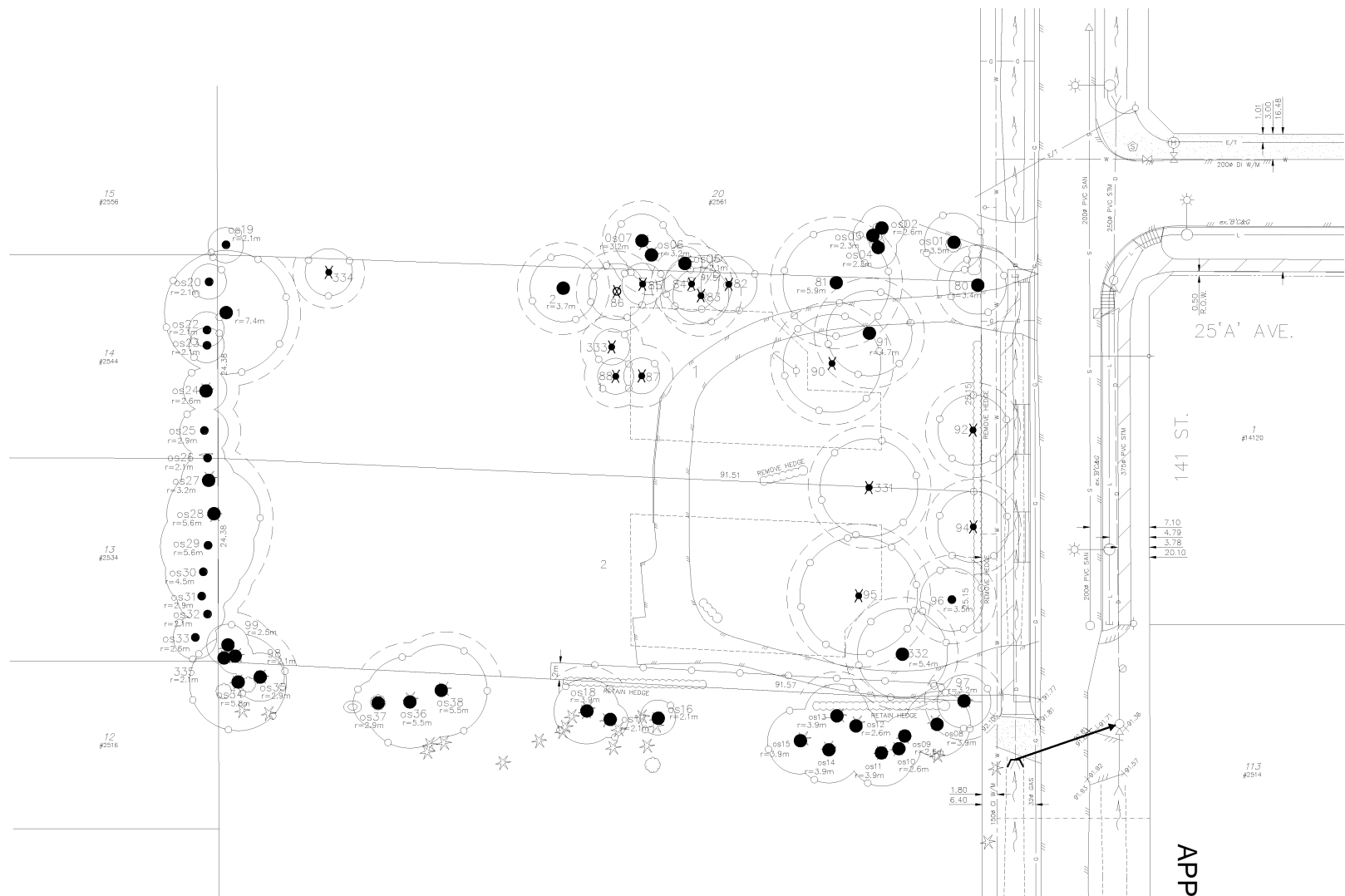
TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	2545 – 141 Street, Surrey, BC
Registered Arborist:	Michael Harrhy, B.Sc., MSFM ISA Certified Arborist (PN-8025A) ISA Qualified Tree Risk Assessor (TRAQ) Forester in Training Biologist in Training
On-Site Trees	Number of Trees
<b>Protected 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>25</b>
<b>Protected Trees to be Removed</b>	<b>13</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>11</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{1}{1} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $13 \times \text{two (2)} = 26$	<b>27</b>
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>19</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>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

  
Arborist

March 1, 2018

Date



**LEGEND**

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3R 3S8  
 PHONE (604) 857-2376

CLIENT  
 Mr. B. GUOKIN  
 c/o MIKE HELLE  
 COASTLAND ENGINEERING & SURVEYING LTD.  
 SUITE #101  
 19292 - 50th AVENUE  
 SURREY, B.C.  
 V3S 3M2  
 PHONE (604) 850-0577

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 2 LOT SUBDIVISION  
 2545 - 141 STREET  
 SURREY, B.C.  
 CESL #2587

SCALE	DATE
1:250	FEB 21 2018
DRAWN	CHK'D
ENL.	CHK'D
APP'D	AS BUILT
PRINTED	JOB No.
	DRAWING No.
	TR -1



APPENDIX VII

NOTES / GENERAL

1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BE LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONITA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW WARE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNSPECIFIED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARDS"

2) ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS" PRIOR TO CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE B.C./B.C.S.A. "LANDSCAPE STANDARDS"

3) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

4) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 4 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

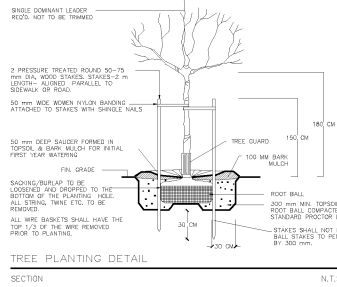
5) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE FREELY FREE FROM SUBSOIL, ROOTS, KILN, WOOD PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

6) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

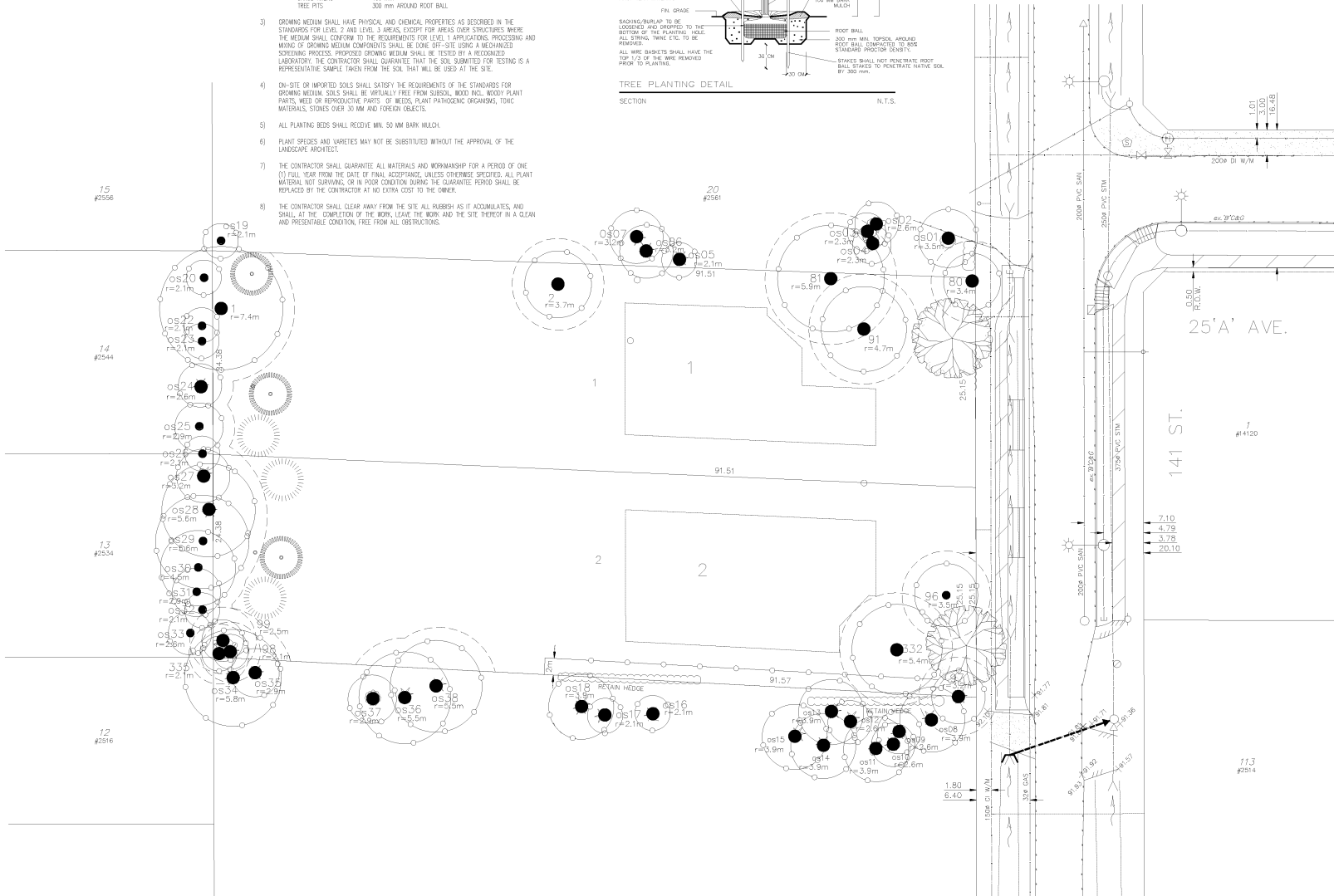
7) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

8) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

9) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERODIPHYLLUM JAPONICUM	KATSURA TREE	2	6 CM. CAL.	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	3	3.00 METERS	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	3	3.00 METERS	AS SHOWN	B. & B.



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	BY

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JIMMILL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
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19282 - 80th AVENUE  
SURREY, B.C.  
V3S 3M2  
PHONE (604) 850-0577

TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
2 LOT SUBDIVISION  
2848 - 141 STREET  
SURREY, B.C.  
CSL #2597

SCALE 1:250	DATE FEB 21 2018
DRAFT CHW	CHK'D
ENL. SH'D	
APPROD AS BUILT	

PROJECT	JOB No.
DRAWING No.	
TR - 2	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0236-00

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: 004-662-971  
 Lot 21 Section 21 Township 1 New Westminster District Plan 29865  
 2545 - 141 Street

(the "Land")

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

Parcel Identifier:  
 \_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - In Section K Subdivision (3) of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 25.1 m (82 ft.) for proposed Lot 1 and 2.
  
5. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

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

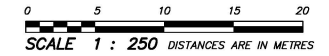
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

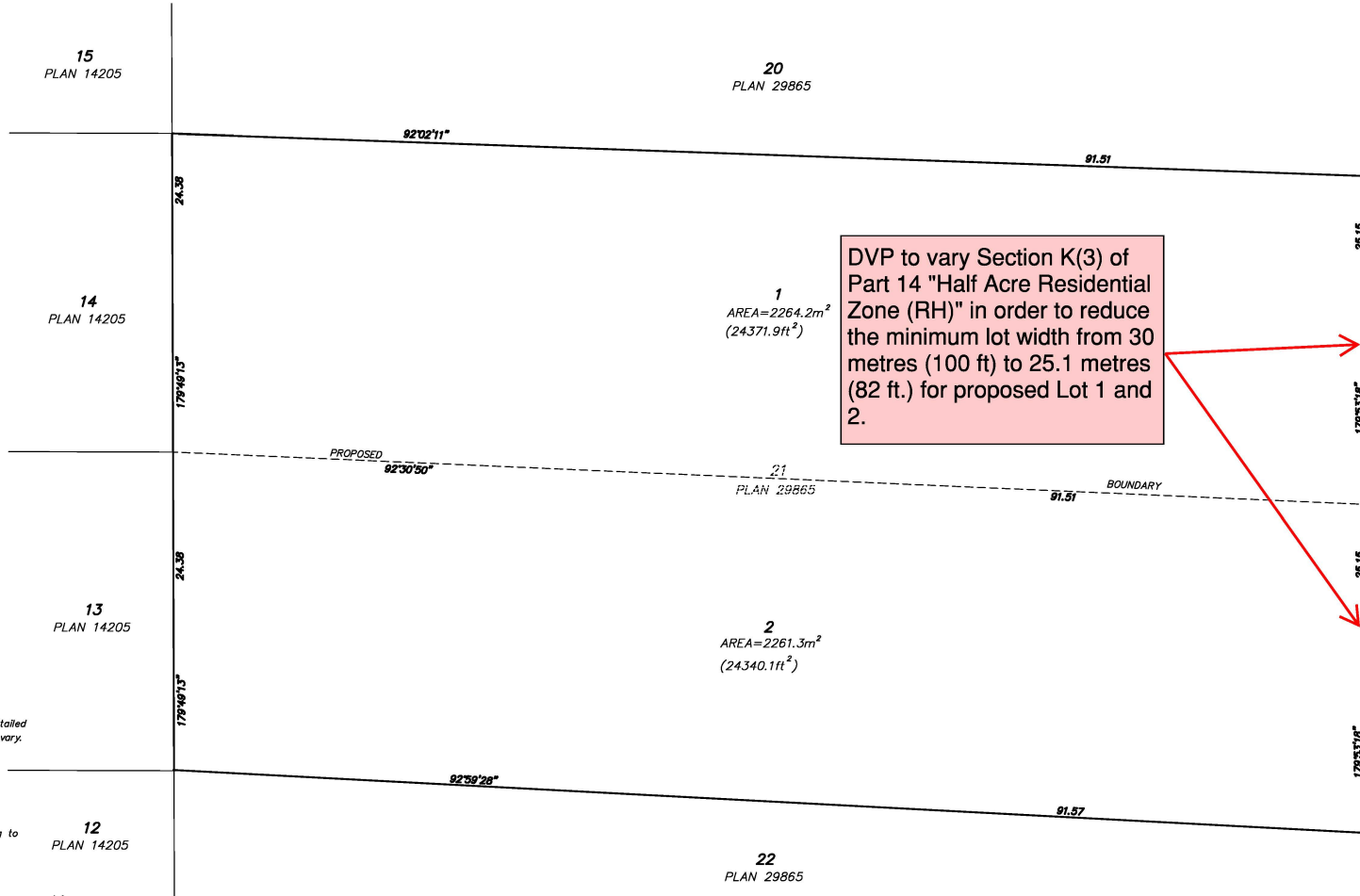
**BC LAND SURVEYORS PROPOSED SUBDIVISION  
SURVEY PLAN OF LOT 21 SECTION 21 TOWNSHIP 1  
NWD PLAN 29865**



PID : 004-662-971

**CIVIC ADDRESS :**

2545 - 141st STREET  
SURREY, B.C.



DVP to vary Section K(3) of Part 14 "Half Acre Residential Zone (RH)" in order to reduce the minimum lot width from 30 metres (100 ft) to 25.1 metres (82 ft.) for proposed Lot 1 and 2.

**NOTE :**

Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to  
Field Survey.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 4th DAY OF AUGUST, 2017.

B.C.L.S.

LAKHJOT S. GREWAL

SCHEDULE A

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-9587  
EMAIL: Office@GrewalSurveys.com  
FILE : 1707-056  
DWG : 1707-056 T2