

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0241-00

Planning Report Date: February 25, 2019

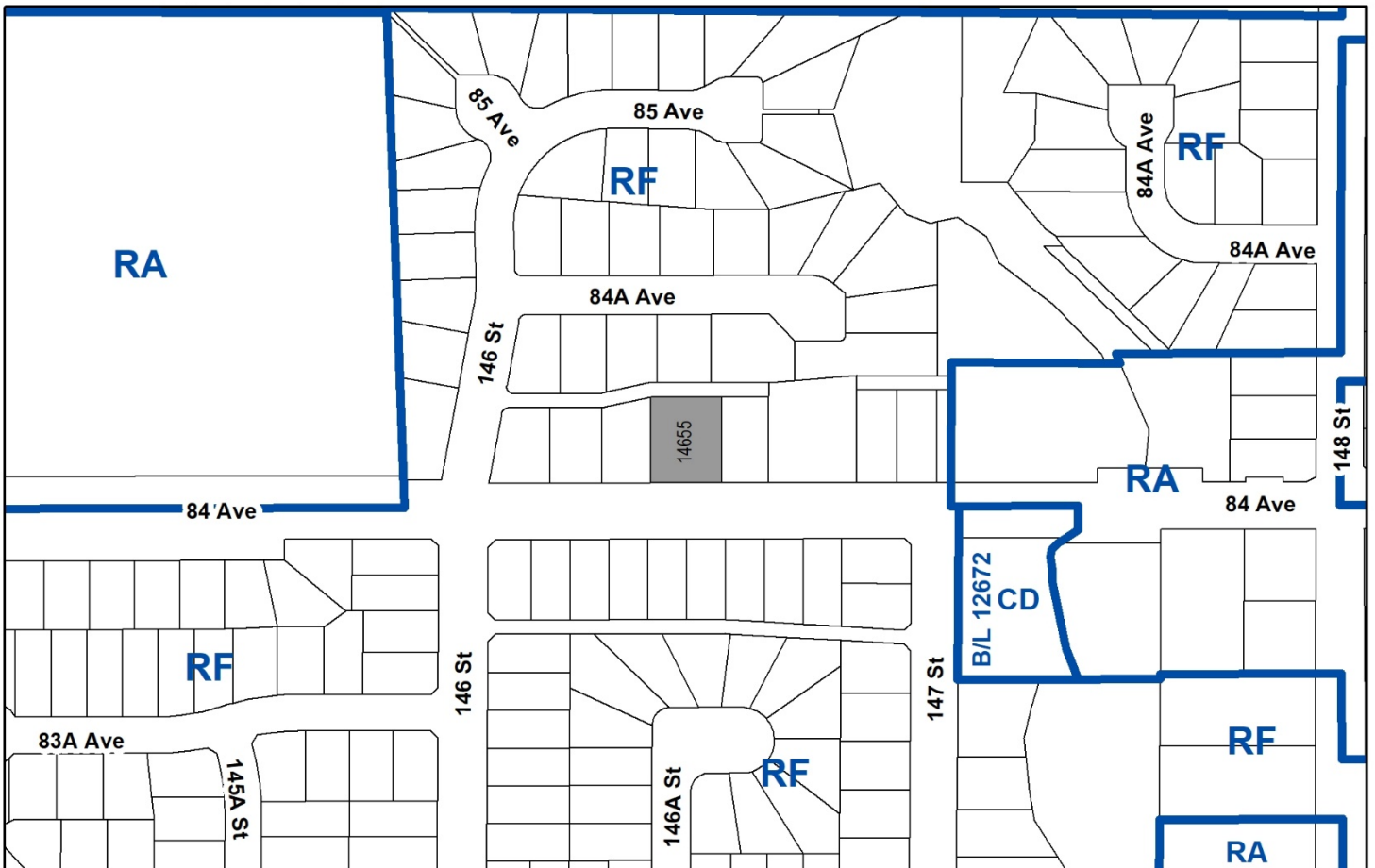
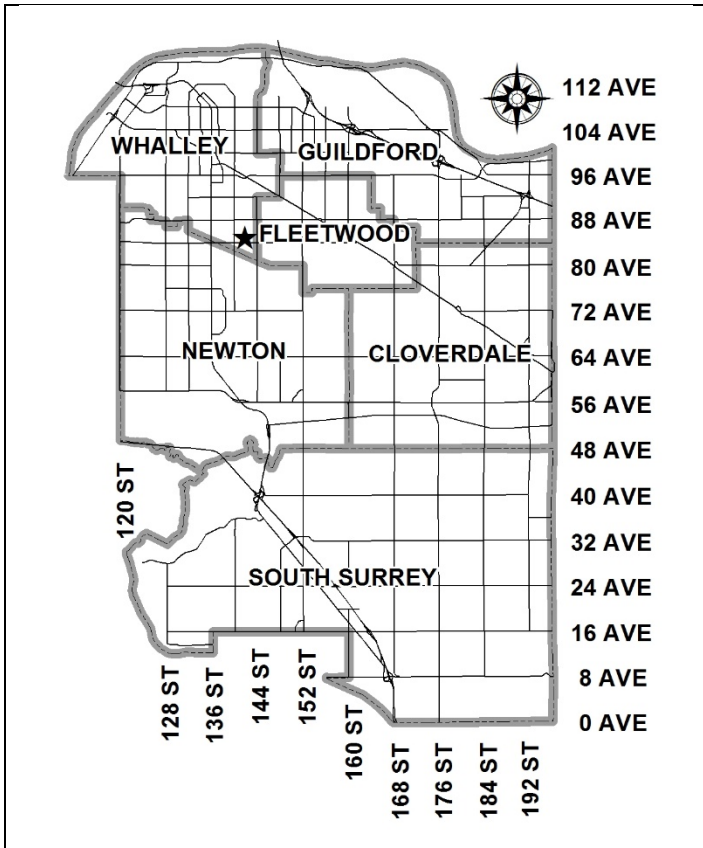
PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into two (2) single family small lots.

LOCATION: 14655 - 84 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposed rezoning and subdivision, creating two (2) RF-13-zoned lots with proposed lot widths of 15.1 metres (50.5 ft.), will create a streetscape that is generally consistent with the existing RF-Zone pattern of development in the neighbourhood, specifically, existing lots along the south side of 84 Avenue across from the subject property.
- The proposed RF-13 Zone lots will be the first small lot zoning in this neighbourhood. However, the proposed lots are considerably larger in width, depth and lot area than the minimum RF-13 Zone requirements. The proposed lots are close to the minimum lot area (560 square metres / 6,000 sq.ft.) and meet the minimum lot width (15 metres / 50 ft.) and depth (28 metres / 92 ft.) requirements of the RF Zone and as such will fit the character of the established area.
- Each proposed lot will be able to accommodate a minimum of four (4) off-street parking spaces (two (2) in the garage and two (2) within the driveway), which exceeds the requirements of the RF-13 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant to require driveway access from the rear lane only for proposed Lots 1 and 2;
 - (h) registration of a Section 219 Restrictive Covenant to increase the west side yard setback of proposed Lot 1 and the east side yard setback of proposed Lot 2 from 1.2 metres (4 ft.) to 1.5 metres (5 ft.) and setback a portion of the upper floor a minimum of 3.0 metres (10 ft.) from the front face of the floor level below; and
 - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 to require a minimum front (south) yard setback of 6.0 metres (20 ft.) for a principal building and 4.0 metres (16.5 ft.) for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

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 student at Janice Churchill Elementary School
 1 Secondary student at Enver Creek 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 Winter/Spring 2020.

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling, which is to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across 84 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 1,106-square metre (11,905-sq.ft.) subject property is located at 14655 – 84 Avenue in Fleetwood.
- The subject property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".

Current Proposal

- The applicant is proposing to rezone from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into two (2) single family small lots.

- Proposed Lots 1 and 2 are interior lots and are each 15.1 metres (50.5 ft.) in width, 31.6 metres (103.5 ft.) in depth and 478 square metres (5,145 sq.ft.) in lot area, thereby exceeding the minimum lot area and dimensional requirements of the RF-13 Zone (Type I lots).
- The surrounding neighbourhood is characterized predominantly by single family, RF Zone lots. The proposed RF-13 Zone lots will be the first small lot zoning in this neighbourhood. However, the proposed lots are considerably larger in width, depth and lot area than the minimum RF-13 Zone requirements. The proposed lots are close to the minimum lot area (560 square metres / 6,000 sq.ft.) and meet the minimum lot width (15 metres / 50 ft.) and depth (28 metres / 92 ft.) of the RF Zone and as such will fit the character of the established area.
- A comparison of the proposed lots to the RF-13 Zone and the RF Zone is provided in the following table:

	RF-13 Zone		Proposed Type I RF-13 Lots	RF Zone
	Type I	Type II		
Interior Lot				
Lot Area	336 sq.m. (3,595 sq.ft.)	336 sq.m. (3,595 sq.ft.)	478 sq.m. (5,134 sq.ft.)	560 sq.m. (6,000 sq.ft.)
Lot Width	12 m. (40 ft.)	13.4 m. (44 ft.)	15.1 m. (50.5 ft.)	15 m. (50 ft.)
Lot Depth	28 m. (92 ft.)	24 m. (79 ft.)	31.6 m. (103.5 ft.)	28 m. (92 ft.)

- The proposed RF-13-zoned houses will be comparable to the existing RF-zoned houses in the neighbourhood. The maximum house size for the proposed RF-13-zoned lots compared to the RF-13 Zone and RF Zone regulations is provided in the following table:

	RF-13	Proposed RF-13 Lots	RF Zone
Lot Size	336 sq.m. (3,595 sq.ft.)	478 sq.m. (5,134 sq.ft.)	560 sq.m. (6,000 sq.ft.)
Floor Area Ratio (FAR)	0.72	0.72	0.60
House Size (based on Lot Size x FAR)	242 sq.m. (2,604 sq.ft.)	265 sq.m. (2,860 sq.ft.)	336 sq.m. (3,617 sq.ft.)
Maximum House Size	265 sq.m. (2,860 sq.ft.)	265 sq.m. (2,860 sq.ft.)	465 sq.m. (5,000 sq.ft.)

Road Dedication and Transportation Considerations

- The subject property currently fronts and has driveway access from 84 Avenue, an Arterial Road with an ultimate road right-of-way width of 30 metres (100 ft.). There is an existing 6-metre (20-ft.) constructed rear lane to the north of the subject property.
- The applicant will be required to dedicate 4.942 metres (16 ft.) along 84 Avenue in order to achieve the 15 metres (50 ft.) from the ultimate road right-of-way centerline and register a 0.5-metre (1.5-ft.) wide statutory right-of-way along the new south property line.

- In accordance with the RF-13 Zone, proposed Lots 1 and 2 will have vehicular access from the existing rear lane only, which will be enforced through the registration of a Restrictive Covenant on title.
- The proposed development is adjacent to the 84 Avenue east-west bike route and is approximately 500 metres (1,640 ft.) from the north/south bike route on 146 Street. Furthermore, the subject site is approximately 100 metres (330 ft.) and 120 metres (393 ft.) from the nearest westbound and eastbound bus stops on 84 Avenue, which are serviced by TransLink's Route 341 ('Guildford/Newton Exchange').

Neighbourhood Character Study and Building Scheme

- Ran Chahal, of Apex Design Group Inc., prepared the Neighbourhood Character Study and Building Scheme for the subject application. The Character Study involved the review of surrounding homes in the immediate area in order to establish suitable design guidelines for the proposed subdivision.
- The guidelines, a summary of which is attached (Appendix V), recommend updated design standards, including "mid-scale" massing improved construction materials and higher trim/detailing standards in line with recent RF-13 Zone developments.
- Several of the lots along the north side of 84 Avenue adjacent to the subject property are encumbered by an easement requiring a minimum 11-metre (36 ft.) setback from the existing front (south) lot line.
- As the subject development requires approximately 5 metres (16.5 ft.) of road dedication along 84 Avenue, in order to maintain a consistent setback between existing and future homes the applicant has proposed a Section 219 Restrictive on proposed Lots 1 and 2 requiring a minimum front (south) yard setback of 6.0 metres (20 ft.) for a principal building and 4.0 metres (16.5 ft.) for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.
- In order to facilitate a smooth transition between any future, two-storey with basement homes constructed on proposed Lots 1 and 2 and existing homes on lots adjacent to the subject site, the Design Consultant has proposed the following additions to the Building Scheme:
 - Ensuring that the top side of the basement slab is set at the Minimum Basement Elevation (MBE) specified on the final lot grading plan accepted by the City; and
 - Increase the side yard setback from 1.2 metres (4 ft.) to 1.5 metres (5 ft.) and setback a portion of the upper floor a minimum of 3.0 metres (10 ft.) from the front face of the floor level below for proposed Lots 1 (west) and 2 (east).

Lot Grading Plan

- Preliminary lot grading plans were prepared and submitted by Terra Nobis Consulting Ltd. The plans have been reviewed by staff and found to be generally acceptable.

- Basements are proposed for all lots with a minimum of cut and fill. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification Letters were sent to area residents on June 15, 2017 and a Development Proposal Sign was installed on the subject property, along the 84 Avenue frontage, on January 17, 2019. To date, staff have received responses from three (3) residents with the following concerns (*staff comments in italics*):

- Concern with the construction of oversized homes on the two (2) proposed lots.

(The RF-13 Zone restricts the maximum principal building floor area, inclusive of a garage or carport, to 265 square metres (2,860 sq.ft.). The proposed RF-13-zoned homes will be comparable to the existing RF-zoned homes in the neighbourhood. In addition, the Design Consultant has included provisions in the Building Scheme on proposed Lots 1 and 2 requiring additional side yard setbacks and staggered building massing between the future two-storey with basement homes on the subject site and existing, adjacent homes.)

- Concern that the proposal will exacerbate existing parking issues on the rear lane.

(Proposed Lots 1 and 2 will be accessed via a rear lane. Provisions have been added to the Building Scheme requiring an attached garage with a minimum rear (north) yard setback of 6.0 metres (20-ft.), as measured between the rear lot line and the face of the attached garage.

The Design Consultant has undertaken a building footprint study (Appendix V) illustrating that both proposed lots will be able to accommodate a minimum of four (4) off-street parking spaces, two (2) in the garage and two (2) in the driveway, thereby exceeding the 3 off-street parking spaces required under Surrey Zoning By-law, 1993, No. 12000, as amended, to accommodate the principal building and a secondary suite.)

TREES

- Corey Plester, ISA Certified Arborist from Mike Fadum and Associated 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
Coniferous Trees			
Douglas Fir	3	2	1
Norway Spruce	1	0	1
Total	4	2	2

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	6
Total Retained and Replacement Trees	8
Contribution to the Green City Fund	\$1,600

- The Arborist Assessment states that there is a total of four (4) mature trees on the site, all within the existing 84 Avenue right-of-way. There are no Alder or Cottonwood trees. It was determined that two (2) 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.
- Parks, Recreation & Culture staff have confirmed that they support the proposed tree retention and removal strategy, however, Arborist supervision will be required for the removal of trees within the Tree Protection Zone (TPZ) of retained trees and any onsite works which could impact the tree roots within 1-metre (3-ft.) of the TPZ.
- The roots of a Norway Maple and Western Red Cedar, located on the property to the west (14639 – 84 Avenue), extend onto the subject property and are expected to be impacted by on-site development. The applicant has obtained permission from the adjacent property owners for the removal of the two (2) off-site trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of four (4) replacement trees on the site. The applicant is proposing six (6) replacement trees, exceeding City requirements.
- In summary, a total of eight (8) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund for on-site trees. However, the applicant will be required to make a cash-in-lieu payment of \$1,600, based on \$400 per tree, to the Green City Fund for the removal of two (2) off-site trees, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 10, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is an urban infill lot, and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	• Secondary suite will be permitted on both proposed lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship	• The project will incorporate Low Impact Development Standards (LIDS), including absorbent soils, dry-swales and sediment control

Sustainability Criteria	Sustainable Development Features Summary
(C1-C4)	devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site is directly abutting the east/west 84 Avenue bike route and is within biking distance of the north/south bike route on 146 Street. • Transit service runs along 84 Avenue, with two (2) transit stops within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed on the subject property and Pre-notification Letters were provided to area residents within 100 metres (333 ft.) of the subject site as part of the Pre-Council development application process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary and Footprint Study (Lots 1 and 2)
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Neighbourhood Context Photo (COSMOS Aerial, April 2018)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

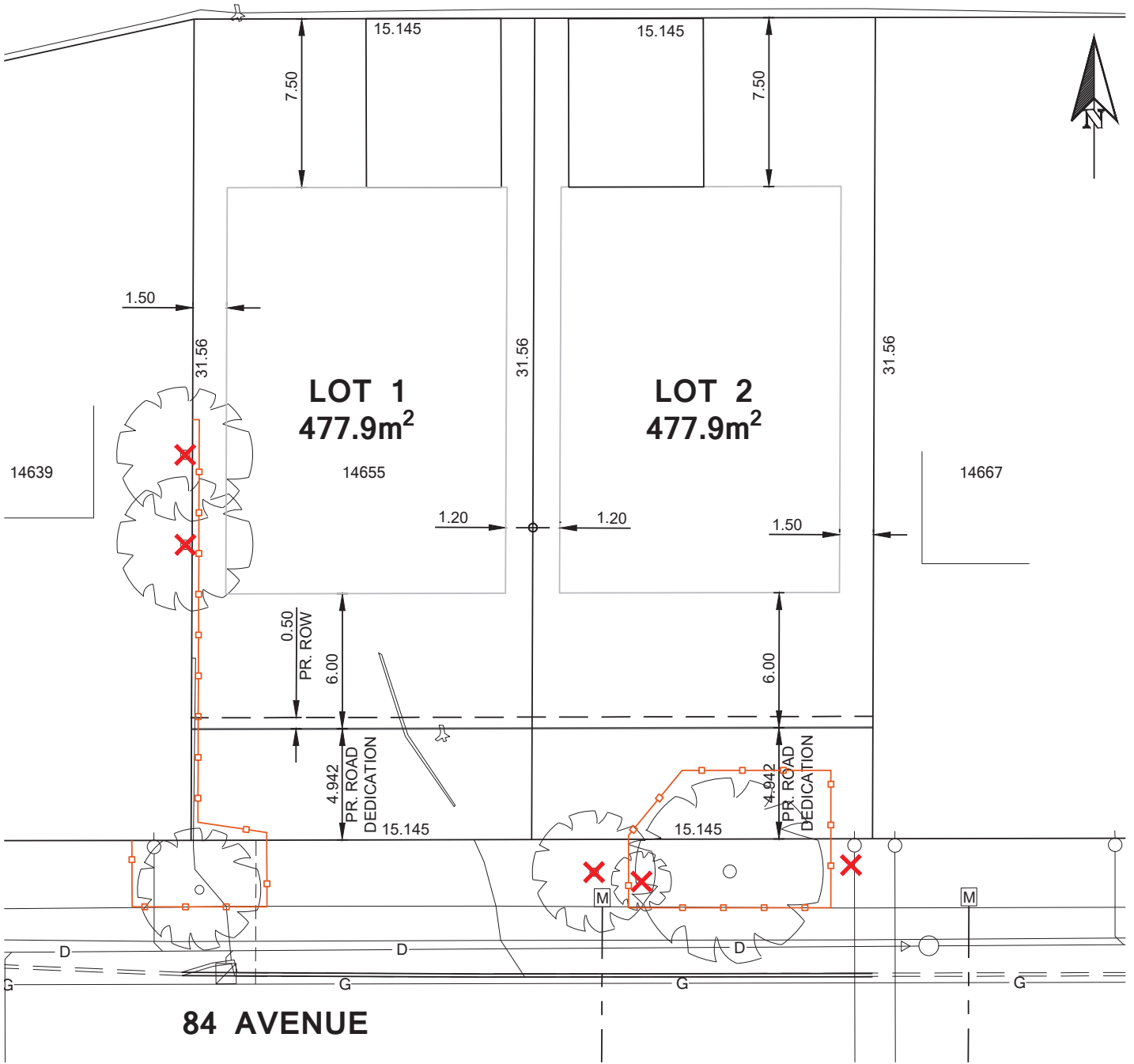
SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.27 ac.
Hectares	0.1106 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.1 m.
Range of lot areas (square metres)	478 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.0 lots/hectare or 7.32 lots/acre
Lots/Hectare & Lots/Acre (Net)	20.9 lots/hectare or 8.5 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	NO
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	NO



LANE



PLAN

SCALE: 1:250

ELEVATIONS ARE GEODETIC DERIVED FROM CONTROL MONUMENT #5456
B.M. ELEVATION = 43.299 (DATUM CVD28GVRD 2005)

No	DATE	BY	CK	REVISIONS DESCRIPTION
5.	15 FEB 2019	JL	PG	FOR REVIEW
4.	12 FEB 2019	JL	PG	FOR REVIEW
3.	29 JAN 2019	JL	PG	FOR DISCUSSION
2.	27 SEP 2018	JL	PG	FOR DISCUSSION
1.	18 SEP 2018	JL	PG	FOR DISCUSSION
0.	06 JUN 2018	JL	PG	FOR DISCUSSION

TITLE : SUBDIVISION LAYOUT
14655 84 AVENUE, SURREY

KULDEEP MATTU

EMAIL: -

SCALE: 1:500

SEAL

NOT FOR CONSTRUCTION

DATE: 15 FEB, 2019

16044

REV

5.

C:\Dropbox (Personal)\Terra-Nobis Consulting\3. Projects\16044 - 14655 84 Ave, Surrey - PRE-APP (KULDEEP MATTU)\Design\Drawings\16044 WORKING.dwg [SITEPLAN] 2/15/2019 11:07AM

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 2, 2019** PROJECT FILE: **7817-0241-00**

RE: **Engineering Requirements
Location: 14655 84 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m along 84 Avenue towards Arterial Road for an ultimate 30.0 m allowance.
- Register 0.5 m Statutory Right-of-Way (SRW) along 84 Avenue frontage.

Works and Services

- Remove existing driveway letdown along 84 Avenue and reinstate to City Standards, lots to have access to Lane only.
- Ensure 84 Avenue property line is graded to +/- 300 mm of centerline road elevation.
- Provide a storm, sanitary and water service connection to each lot. Strategically locate service connections to retain existing trees along 84 Avenue.
- Construct sustainable drainage features in accordance to the Lower Bear Creek Integrated Stormwater Management Plan (ISMP).
- Register a Restrictive Covenant on title for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning September 20, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0241 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 2017 Enrolment/School Capacity

Janice Churchill Elementary	
Enrolment (K/1-7):	31 K + 267
Operating Capacity (K/1-7)	38 K + 349
Enver Creek Secondary	
Enrolment (8-12):	1360
Capacity (8-12):	1400

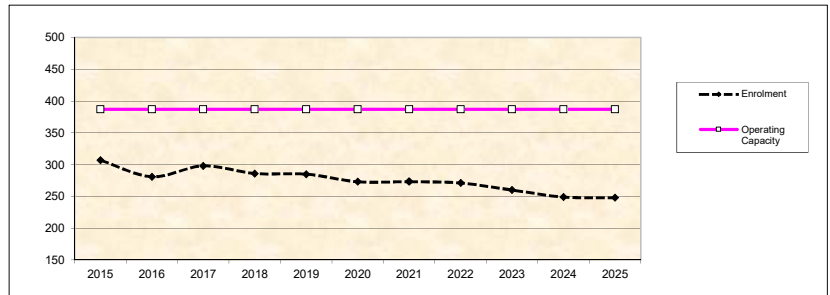
School Enrolment Projections and Planning Update:

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

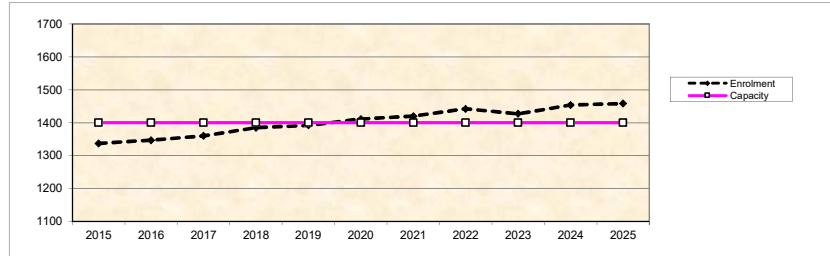
Janice Churchill Elementary serves maturing neighbourhoods. The 10 year projections indicate that the enrolment will slowly decline. There are no current plans to expand this school.

Enver Creek is currently operating at 95% capacity. Though the 10 year projections show a slow growth trend, this will peak around 2025 and then begin to decline. There are no current plans to expand this school.

Janice Churchill Elementary



Enver Creek 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**V.3b**

Surrey Project no.: 17-0241 (Rana Brar Mattu)
Property Location: 14655 – 84 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an urban area built out in the 1980's-2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 62% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Stucco & Cedar for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 85% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing newer homes in the study area only 10-18 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:	"Two-Storey"	73.0%
	"Basement /Cathedral Entry"	8.00%
	"Rancher (Bungalow)"	19.0%
	"Split Levels"	0.00%

Dwelling Sizes: Size range: 4.0% under 2000 sq.ft excl. garage

(Floor Area/Volume)	23.0% 2001 - 2500 sq.ft excl. garage 73.0% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 8.0% Stucco: 8.0% Vinyl: 84.0% Brick or stone accent on 73.0% of all homes
Roofing Materials:	Asphalt Shingles: 46.0% Cedar Shingles: 12.00% Concrete Tiles: 38.00% Tar & Gravel: 0.00% 90.00% of all homes have a roof pitch 6:12 to 10:12.
Window/Door Details:	100% of all homes have rectangular windows
Streetscape:	A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles roof is on most of the homes. Most homes are clad in Vinyl.
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes:	Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry - 2000 sq.ft. minimum
	Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
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Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
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- Building Massing:**
- (a) the top side of the basement slab shall be set at the Minimum Basement Elevation (MBE) specified on the final lot grading plan accepted by the City;
 - (b) for Lot 1, on the West side only:
 - (i) increase the West side yard setback from 1.2 metres to 1.5 metres;
 - (ii) setback the upper floor a minimum of 3.0m from the floor below at the front West corner, closest to the existing home at 14639-84 Avenue, to reduce the building massing height.
 - (c) for Lot 2, on the East side only:
 - (i) increase the East side yard setback from 1.2 metres to 1.5 metres;
 - (ii) setback the upper floor a minimum of 3.0m from the floor below at the front East corner, closest to the existing home at 14667-84 Avenue, to reduce the building massing height; and
 - (d) for Lots 1 and 2, the front yard setback will be a minimum of 6.0m to the principle building and 4.0m for an unenclosed and uninhabitable space such as a porch or veranda.

Roof Pitch: Minimum 6:12

Roof Materials/Colours: Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.

Window/Door Details: Dominant: Rectangular or Gently arched windows.

In-ground basements: Permitted if servicing allows.

Landscaping: Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

February 15 2019
Date



NUMBER	DATE	DESCRIPTION

17-0241 Rana Brar Mathu (RF-13)
 14655-04 Ave 5th B Envelope -
 2019.02.15 R3 Final

DESIGNED BY:
APEX Design Group Inc.
 Rex Chahal, Architectural Technologist, A.I.C.C., C.O.A.S.T.T.I.C.
 Unit 157, 120-128 Street
 Off: 604-543-8281 Fax: 604-543-8248
 info@apexdesigngroup.com

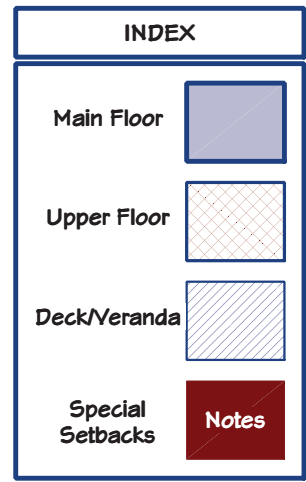
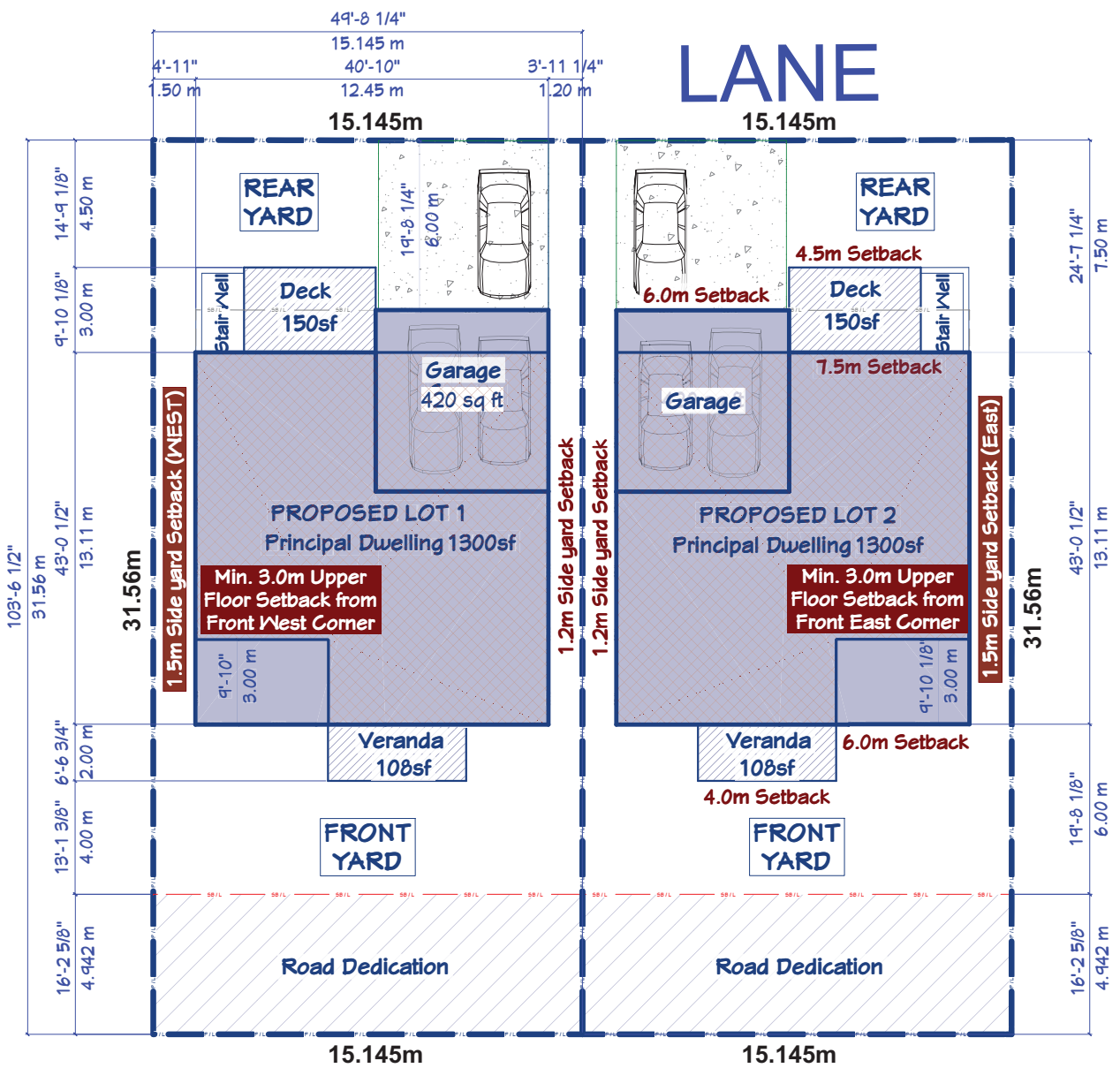
DATE:
 2019-02-15

SCALE:

SHEET:

Basement Floor : 1300.00

LANE



Zoning: RF-13 LOT 1 & 2

TOTAL AREA CALCULATION	
Main Floor :	1300.00
Upper Floor :	1140.00
NET Area:	2440.00
Garage :	420.00
TOTAL GROSS Area :	2860.00

SITEPLAN / BLDG ENVELOPE

Scale: 1/8" = 1'-0"

84 AVENUE

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0241-00

Address: 14655 – 84 Avenue

Registered Arborist: Corey Plester

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)	4
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
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 2 X two (2) = 4 	4
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
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	0
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 1 X two (2) = 2 	2
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: September 10, 2018



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



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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
 TREE PRESERVATION
 AND PROTECTION PLAN
 14655 84 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG30/18	MK	REVISIONS

SHEET TITLE

T1 - TREE PRESERVATION
 AND REMOVAL PLAN

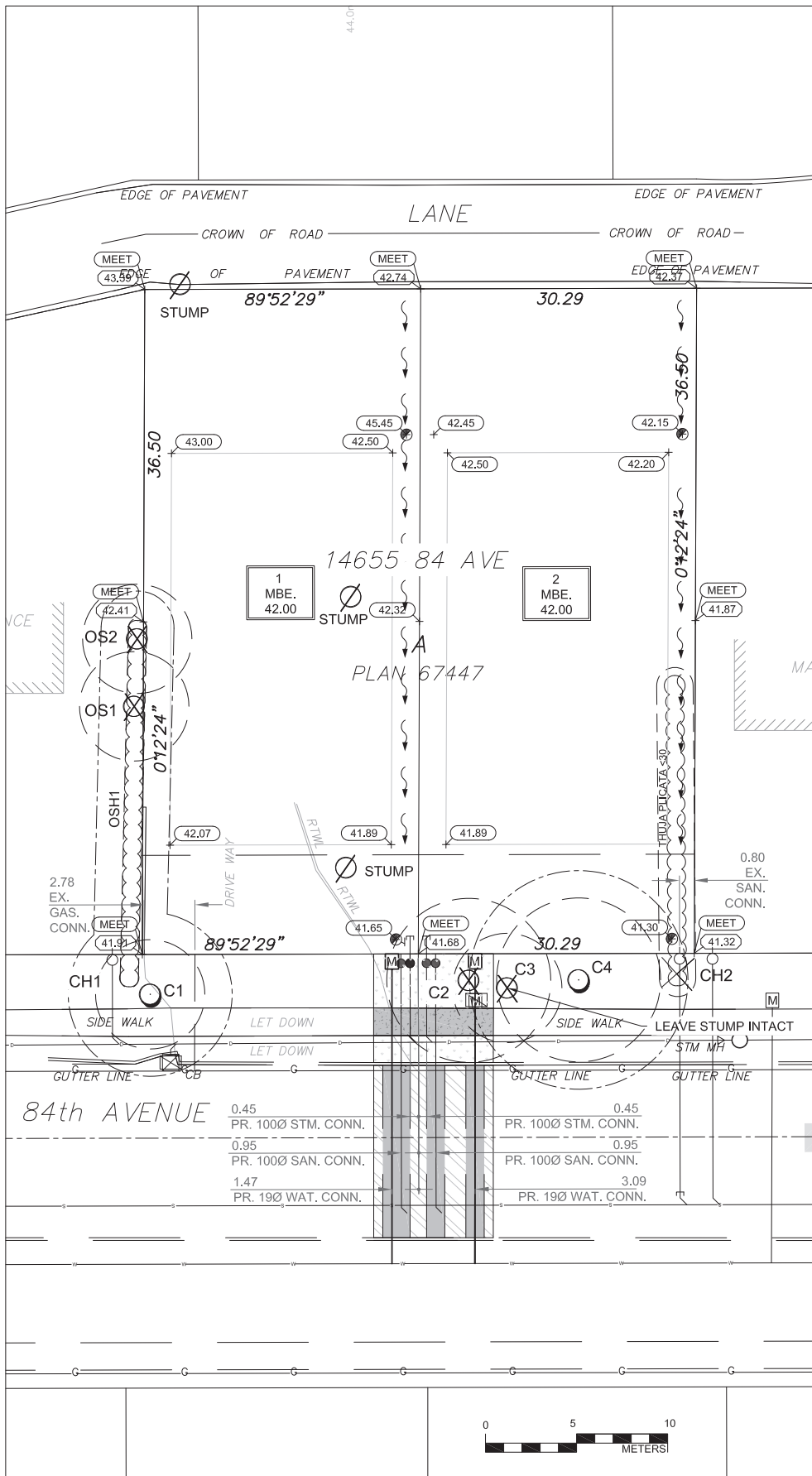
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 APRIL 3, 2018

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE STUMP
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET



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FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

14655 84 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG30/18	MK	REVISIONS

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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MK

SCALE

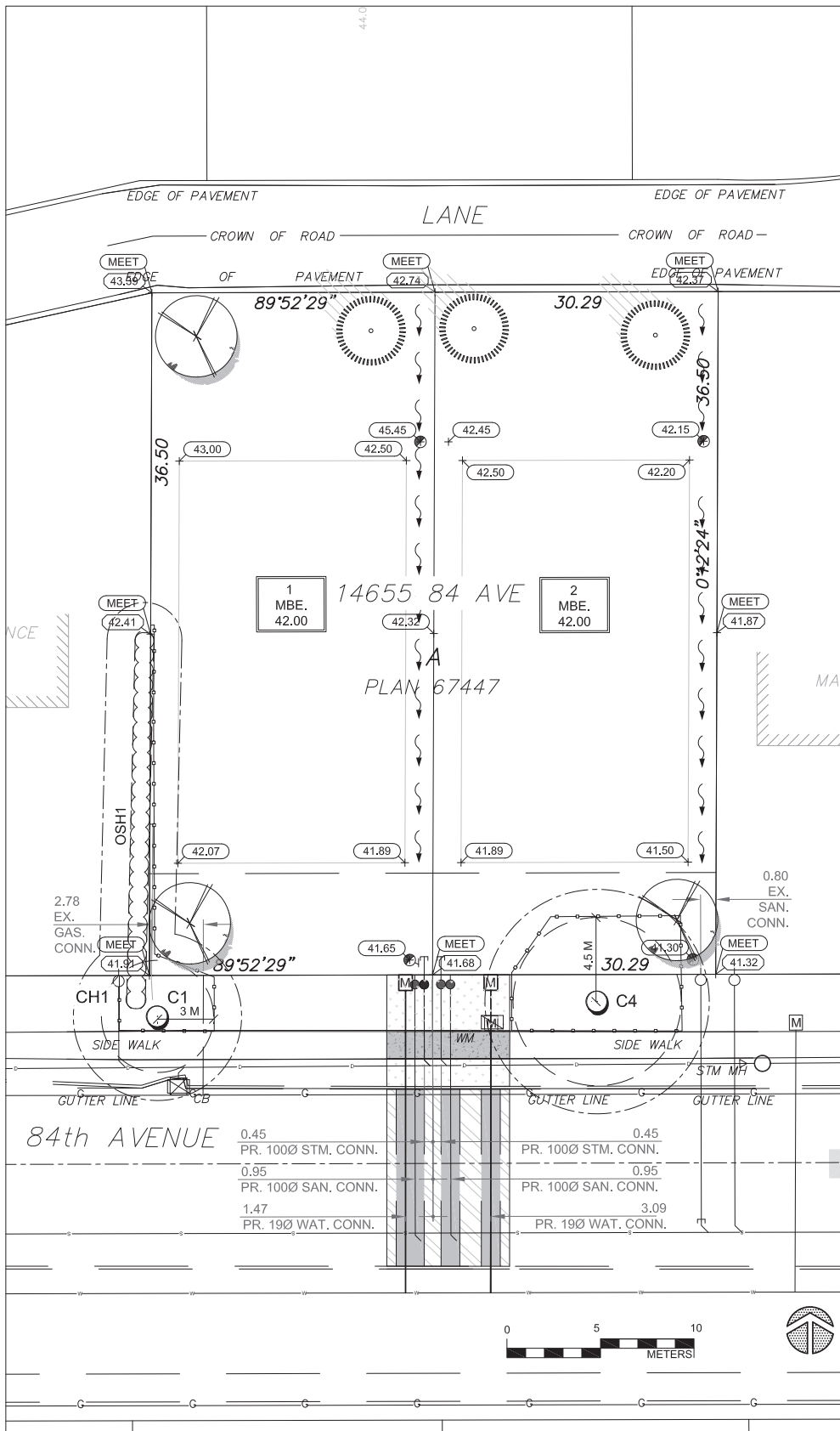
AS SHOWN

DATE

APRIL 3, 2018

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE PROTECTION FENCING
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET

