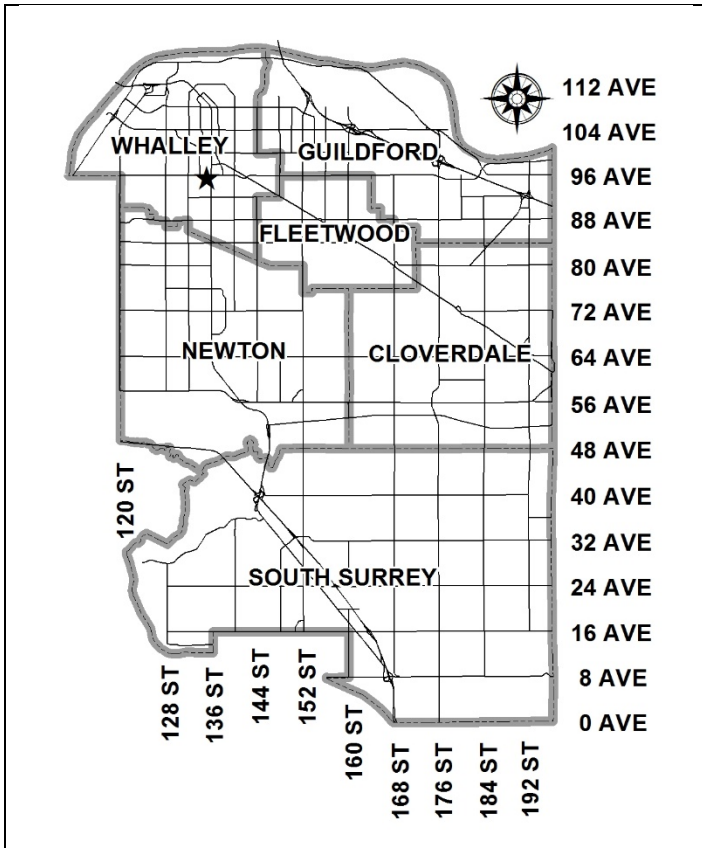


Planning Report Date: June 24, 2019



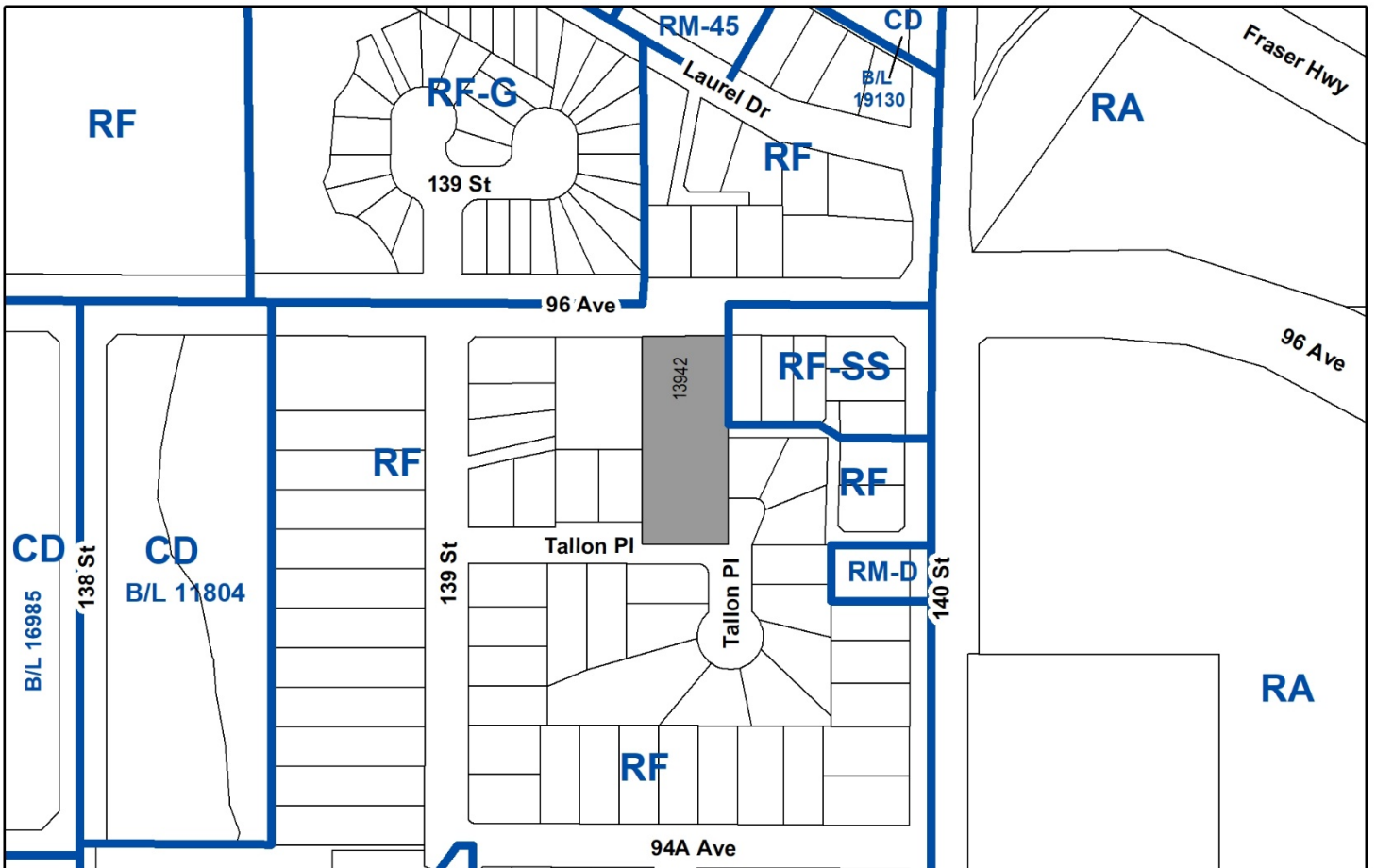
PROPOSAL:

- **Development Variance Permit**
 to allow subdivision into five (5) single family lots,
 three (3) with reduced lot width.

LOCATION: 13942 - 96 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced lot width under the RF Zone for proposed Lots 1 and 2 from 15.0 metres (50 ft.) to 13.2 metres (43 ft.); and for proposed Lot 3 from 15.0 metres (50 ft.) to 13.6 metres (45 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed subdivision aligns with OCP infill policies that support infill development that is appropriate in scale and density to the neighbourhood context.
- The proposed subdivision is consistent with the established single family residential lots in the surrounding neighbourhood.
- The proposed density and building form are appropriate for this part of Whalley, just south of City Centre.
- Proposed Lots 1 to 3 exceed both the minimum depth and lot area requirements of the RF Zone. Proposed Lots 4 and 5 conform to all requirements of the RF Zone.
- Proposed Lots 1 to 3 will require rear lane driveway access thereby reducing the visual impact of the garage on the narrower lots along 96 Avenue.
- Without the requested variances only two lots could be achieved fronting 96 Avenue and those lots would be considerably wider and larger in area than those in the surrounding residential neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0295-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone for proposed Lot 1 and 2 from 15 metres (50 ft.) to 13.2 metres (43 ft.); and
 - (b) to reduce the minimum lot width of the RF Zone for proposed Lot 3 from 15 metres (50 ft.) to 13.6 metres (45 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (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.

REFERRALS

Engineering: 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:**

3 Elementary students at Simon Cunningham Elementary School
1 Secondary students at Queen Elizabeth 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 early 2021.

Parks, Recreation & Culture:

Parks supports the proposed layout and will accept 5% cash-in-lieu of parkland dedication.

SITE CHARACTERISTICS

Existing Land Use: Oversized RF lot occupied by a single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 96 Avenue):	Single family dwellings Application No. 7918-0322-00 proposing 162 apartment units.	Residential Low to Mid Rise up to 2.5 FAR (City Centre Plan)	RF
East:	Single family dwellings	Urban	RF-SS & RF
South (Across Tallon Place):	Single family dwellings	Urban	RF
West:	Single family dwellings Application No. 7918-0250-00 proposing subdivision into three (3) single family lots with reduced lot width.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 0.39-hectare (0.96-acre) subject site is located on the south side of 96 Avenue, just west of 140 Street in Whalley. It is an oversized RF lot that is much larger than its immediate neighbours and is one of the last remaining lots on the block that has not yet been subdivided under the RF Zone.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)". The site is just south of the boundary of the City Centre Plan.

Current Proposal

- The proposal is to subdivide the site into five (5) single family residential lots under the existing RF Zone (Appendix II). Lots 1 to 3 will be oriented towards 96 Avenue, with vehicular access from a proposed rear lane. Lot 4 and 5 will be oriented towards Tallon Place.

- The minimum dimensional requirements of the RF Zone for width and depth are 15 metres (50 ft.) and 28 metres (90 ft.), respectively.
- Proposed Lots 1 to 3 meet the minimum area and lot depth requirements of the RF Zone; however, a Development Variance Permit is requested to reduce the minimum lot widths. Lot 1 and 2 require a variance to reduce minimum lot width from 15.0 metres (50 ft.) to 13.2 metres (43 ft.). Lot 3 requires a variance to reduce minimum lot width from 15.0 metres (50 ft.) to 13.6 metres (45 ft.).
- Lots 4 and 5 conform to all requirements of the RF Zone and do not require a variance.
- The proposed subdivision pattern is consistent with the established single family residential lots in the surrounding residential neighbourhood.

Neighbourhood Character Study & Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant.
- The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on the site on February 7, 2019 to inform adjacent property owners about the proposed development. Staff have received no phone calls, letters or emails from the neighbouring property owners to date.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	16	16	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Oak	3	3	0
Maple (Bigleaf)	1	1	0
Coniferous Trees			
Western Red Cedar	21	20	1
Douglas Fir	2	2	0
Sitka Spruce	5	5	0
Western Hemlock	8	7	1
Total (excluding Alder and Cottonwood Trees)	40	38	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		13	
Contribution to the Green City Fund		\$34,000	

- The Arborist Assessment states that there is a total of 40 protected trees on the site, excluding Alder and Cottonwood trees. Twenty (20) existing trees, approximately 50% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 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.
- There are five (5) off-site protected trees, all of which will be retained.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- 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 96 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site, the deficit of 85 replacement trees will require a cash-in-lieu payment of \$34,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of thirteen (13) trees are proposed to be retained or replaced on the site with a contribution of \$34,000 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot width of the RF Zone for proposed Lot 1 and 2 from 15 metres (50 ft.) to 13.2 metres (43 ft.); and
- to reduce the minimum lot width of the RF Zone for proposed Lot 3 from 15 metres (50 ft.) to 13.6 metres (45 ft.).

Applicant's Reasons:

- To allow subdivision into five (5) RF-zoned lots.

Staff Comments:

- Proposed Lots 1 to 3 exceed both the minimum lot depth (28 metres / 92 ft.) and lot area (560 sq.m. / 6,027 sq. ft.) requirements of the RF Zone. Proposed Lot 1 will have a depth of 46.0 m (151 ft.) and an area of 597 sq.m. (6,426 sq. ft.). Proposed Lot 2 will have a depth of 44.0 m (144 ft.) and an area of 571 sq.m. (6,146 sq. ft.). Proposed Lot 3 will have a depth of 42.0 metres (137 ft.) and an area of 562 sq.m. (6,049 sq. ft.).
- The variance is only requested for Lots 1 to 3. Both Lot 4 and 5 conform to all requirements of the RF Zone.
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to the neighborhood context.
- The proposed subdivision is consistent with the established single family residential lots in the surrounding neighbourhood.
- Proposed Lots 1 to 3 will require rear lane driveway access thereby reducing the visual impact of the garage on the narrower lots along 96 Avenue.
- Without the requested variances only two lots could be achieved fronting 96 Avenue and those lots would be considerably wider and larger in area than those in the surrounding residential neighbourhood.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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. 7917-0295-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

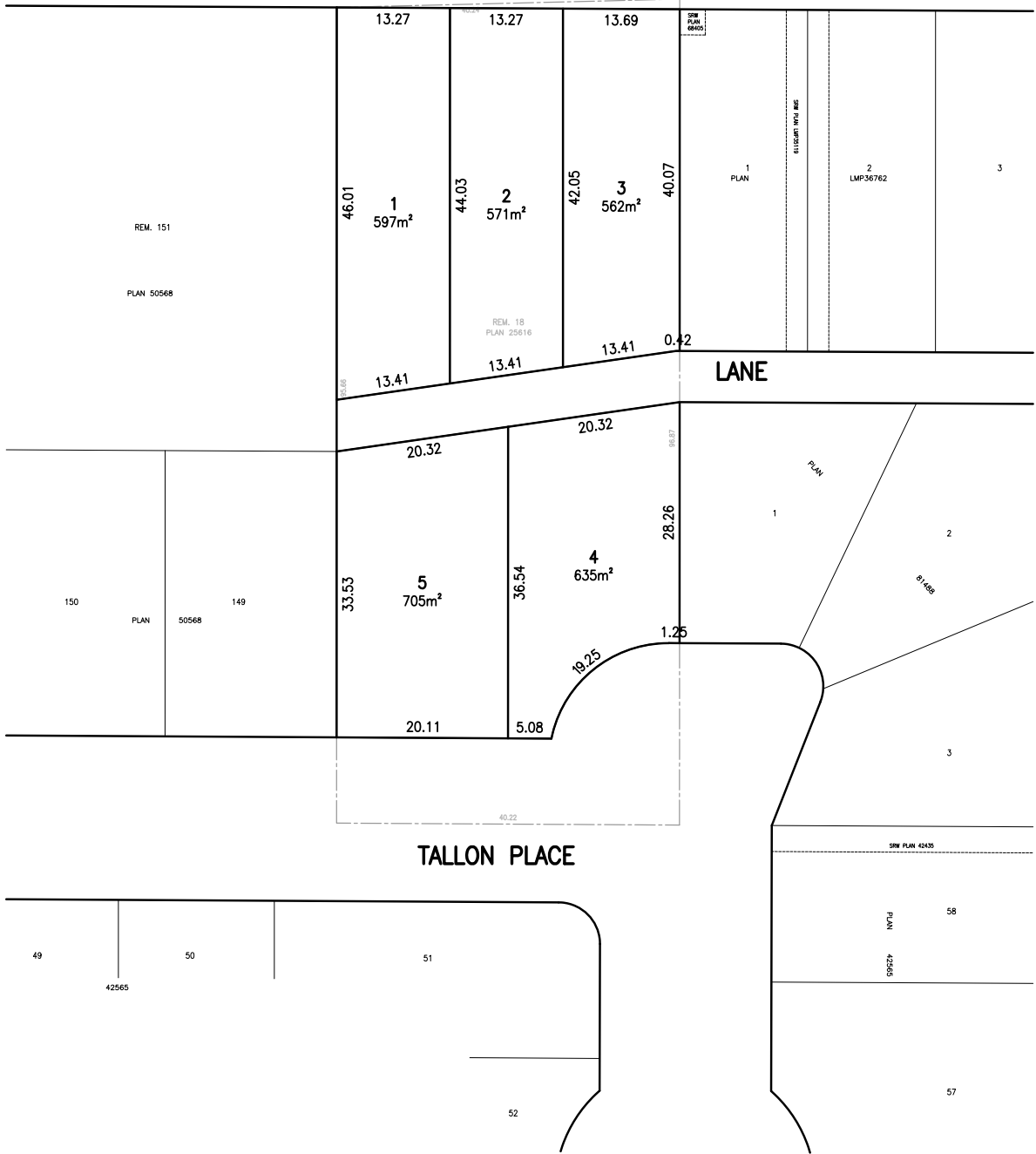
SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.96
Hectares	0.39
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.27 - 20.32
Range of lot areas (square metres)	562 - 705
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.4 lots / hectare (6.3 lots / acre)
Lots/Hectare & Lots/Acre (Net)	19.4 lots / hectare (7.9 lots / acre)
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)	0
% of Gross Site	0
	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 (Lot Width)	YES



96 AVENUE



TALLON PLACE

Hub Engineering Inc.
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

CLIENT:	PROJECT: 13942 96 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 17024	DATE: JAN 2019	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

G:\Projects\17024_pur\AU Drawings\Layout\Lot_Layout - Up / - Jan 3, 2019.dwg [Lot_Plan 11x17] 2/01/2019 10:59AM

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 29, 2019** PROJECT FILE: **7817-0295-00**

RE: **Engineering Requirements
Location: 13942 96 Avenue**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths along 96 Avenue from 1.192 m at east lot line tapering to meet the existing west lot line for ultimate 30.0 m Arterial Road Standard;
- Dedicate 10.0 m along Tallon Pl for 20.0 m Limited Local Standard, including a 14.0 m radius cul-de-sac (CDS);
- Dedicate 6.0 m along the lane for ultimate Residential Lane Standard;
- Register a 0.5 m Statutory Right-of-Way along 96 Avenue and Tallon Place; and
- Register a 5.0 m Statutory Right-of-Way on lot 3 for temporary storm main, if required.

Works and Services

- Dedicate as road Bylaw road for Parcel F of lot 18 section 33 Township 2 (PID 001-068-962) on a road dedication or subdivision plan;
- Dedicate as road gazetted road for the southerly 10.058 m of 96 Avenue on a road dedication or Section 115 Land Title act Gazette Dedication;
- Construct south side of 96 Avenue to the City Center Arterial Road Standard;
- Construct north side of Tallon Place to Limited Local Standard with CDS bulb;
- Construct lane as per Residential Lane Standard;
- Remove existing driveway letdown on 96 Avenue and reinstate to City Standards;
- Construct storm main along the rear lane to service the development;
- Extend existing 200 mm storm main, fronting 13958 – 96 Avenue, to connect with the proposed storm main along the lane;
- Discharge existing SRW (Plan LMP35119) in-between property 13958 & 13968 -96 Avenue and decommission the 250 mm temporary storm main to City Standards;
- Provide on-site stormwater mitigation features to meet the Quibble Creek Integrated Stormwater Management Plan (ISMP); and
- Provide sanitary, storm and water service connection to each lot.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file

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- North Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

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Tommy Buchmann, P.Eng.
Development Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0295 00 00 (updated)

SUMMARY

The proposed are estimated to have the following impact on the following schools:

5 Single family with suites

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

Simon Cunningham Elementary	
Enrolment (K/1-7):	82 K + 503
Operating Capacity (K/1-7)	57 K + 536
Queen Elizabeth Secondary	
Enrolment (8-12):	1422
Capacity (8-12):	1600

School Enrolment Projections and Planning Update:

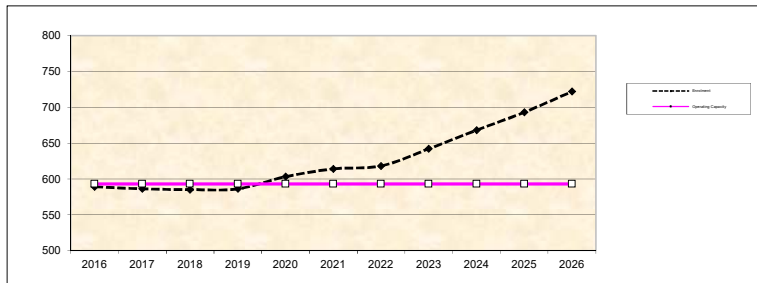
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Simon Cunningham Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment since 2016.

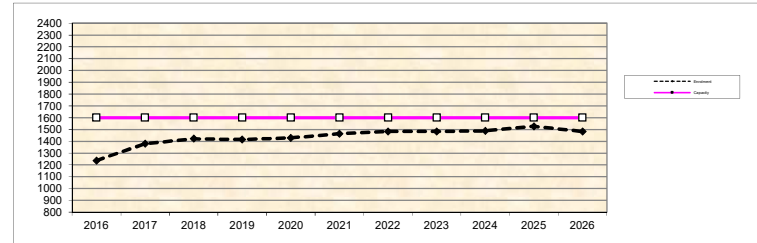
As of September 2018, Simon Cunningham was operating at 98% capacity and is projected to grow 133% in 2028. Recent increased high rise construction will begin to show up as student registration after 2022. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

As of September 2018, Queen Elizabeth Secondary enrolment continued to modestly grow from the previous 3 years. Over the next 10 years, the enrolment projections show this trend continuing. The school's 10 year projections show that any growth can easily be accommodated by the school.

Simon Cunningham Elementary



Queen Elizabeth 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: 17-0295-00
 Project Location: 13942 – 96 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 a double-fronting property located within an old urban development area. The site borders a busy arterial to the north (96 Avenue) and a quiet culdesac to the south (Tallon Place). As a result, there are two distinctly different character areas bordering this site.

Ninety sixth Avenue is a busy four lane arterial. The subject site home and one other home (both constructed in the 1960's) have driveways accessing 96 Avenue. However, no other homes in the immediate area have driveway access to 96 Avenue, and nor will future homes including the three proposed lots at the north side of the site, fronting 96 Avenue.

Northwest of the subject site (north side of 96 Avenue) is an RF-G zone development built out in the 1980's. These small (by current standards) Two-Storey homes are set a considerable distance from 96 Avenue, and are substantially concealed behind fencing and/or dense native vegetation. Due north of the subject site are several RF zone homes which are completely concealed behind dense coniferous vegetation, and these six RF homes are to be demolished under Surrey project 18-0332-00 and replaced by 162 Apartment Units to be developed under a CD zone.

Tallon Place at the south side of the site is a quiet road ending in a culdesac. Homes in this area were constructed in the 1980's. The style of most homes can be described as "West Coast Traditional" or "Old urban". There are two exceptions: one "West Coast Contemporary" style home at 13921 Tallon Place, and one new "Neo-Traditional" style Two-Storey home at 13924 Tallon Place. Home types include Split Level (one home), Two-Storey (one home), Cathedral (Split) Entry (two homes) and Basement Entry (five homes), all ranging in size from 2200 - 3000 sq.ft.

A variety of massing designs are evident, including homes with low to mid-scale massing (the Split Level), homes with mid-scale massing (the Two Storey home), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, carousel hip, and shed. Roof slopes range from 2:12 to 10:12, but a majority of homes have roof slopes in the 4:12 - 6:12 range. Roof surfaces include asphalt shingles concrete roof tiles, and tar and gravel. Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Half of the homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1980's.

Overall, landscaping standards are considered average for 1980's era homes.

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

- 1) **Context Homes:** With the exception of one desirable new context quality Two-Storey home at 13924 Tallon Place, the housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 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 homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation 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.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. 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, 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 upper floor windows can be installed without interference with the roof structure below.

Streetscape: The site borders a busy arterial to the north (96 Avenue) and a quiet culdesac to the south (Tallon Place). As a result, there are two distinctly different character areas. Northwest of the subject site are 1980's RF-G zone Two-Storey homes substantially concealed behind fencing and/or dense native vegetation. Due north of the subject site are several RF zone homes which are completely concealed behind dense coniferous vegetation. The style of most homes can be described as "West Coast Traditional" or "Old urban". Home types include Split Level (one home), Two-Storey (one home), Cathedral (Split) Entry (two homes) and Basement Entry (five homes), all ranging in size from 2200 - 3000 sq.ft. A variety of massing designs are evident, ranging from low profile, low scale to box-like. There are a wide variety of roof forms. Roof slopes range from 2:12 to 10:12. Roof surfaces include asphalt shingles concrete roof tiles, and tar and gravel. Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Overall, landscaping standards are considered average for 1980's era homes.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017'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 is one home in this area (13924 Tallon Place) 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 2017) RF zone subdivisions now meet or exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2017 RF12 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours 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, and small metal feature roofs also permitted.

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: November 6, 2018


Reviewed and Approved by:  Date: November 6, 2018

Arborist Report – 13942 96th Avenue, Surrey

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Address:	13942 - 96th Avenue, Surrey BC
Registered Arborist:	Conor Corbett MSFM ISA Certified Arborist (PN-8429A) ISA Tree Risk Assessment Qualified (TRAQ) Forester in Training
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)	61
Protected Trees to be Removed	58
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>20</u> X one (1) = 20 - All other Trees Requiring 2 to 1 Replacement Ratio 38 X two (2) = 76	96
Replacement Trees Proposed	11
Replacement Trees in Deficit	85
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and submitted by:



 Arborist

May 5, 2018

 Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0295-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 001-068-971

Lot 18 Except: Parcel "F" (Bylaw Plan 68719), Section 33 Township 2 New Westminster
District Plan 25616

13942 – 96 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) In Section K of Part 16 “Single Family Residential Zone (RF)” the minimum lot width is reduced from 15.0 metres (50 ft.) to 13.2 metres (43 ft.) for Lots 1 and 2; and
- (b) In Section K of Part 16 “Single Family Residential Zone (RF)” the minimum lot width is reduced from 15.0 metres (50 ft.) to 13.6 metres (45 ft.) for Lot 3.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

DVP for reduced lot width from 15m to 13.2m for Lots 1 and 2 under the RF Zone.

DVP for reduced lot width from 15m to 13.6m for Lot 3 under the RF Zone.



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

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 13942 96 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 17024	DATE: JAN 2019	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:

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

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