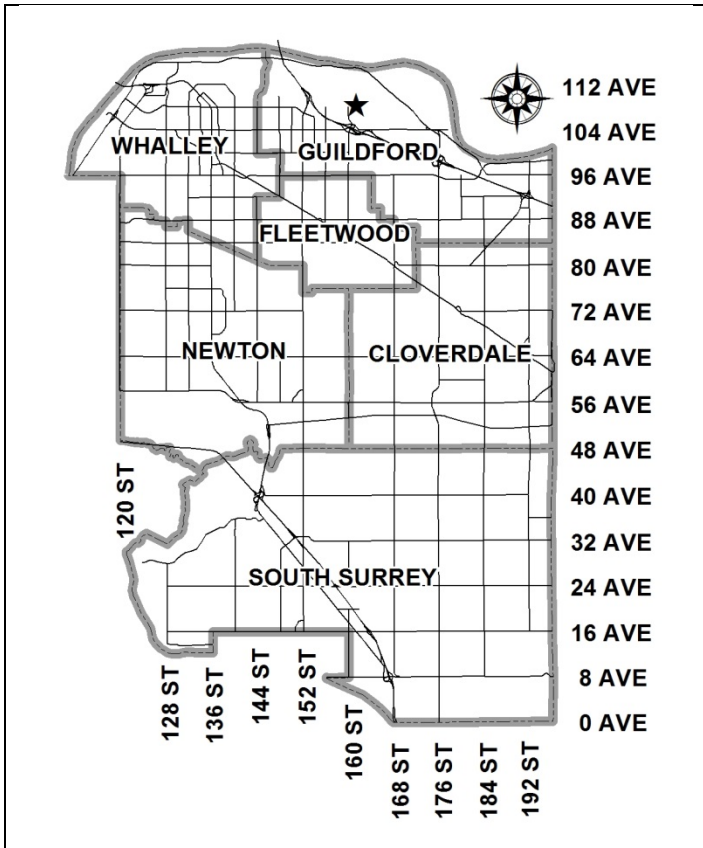


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0306-00

Planning Report Date: April 9, 2018



PROPOSAL:

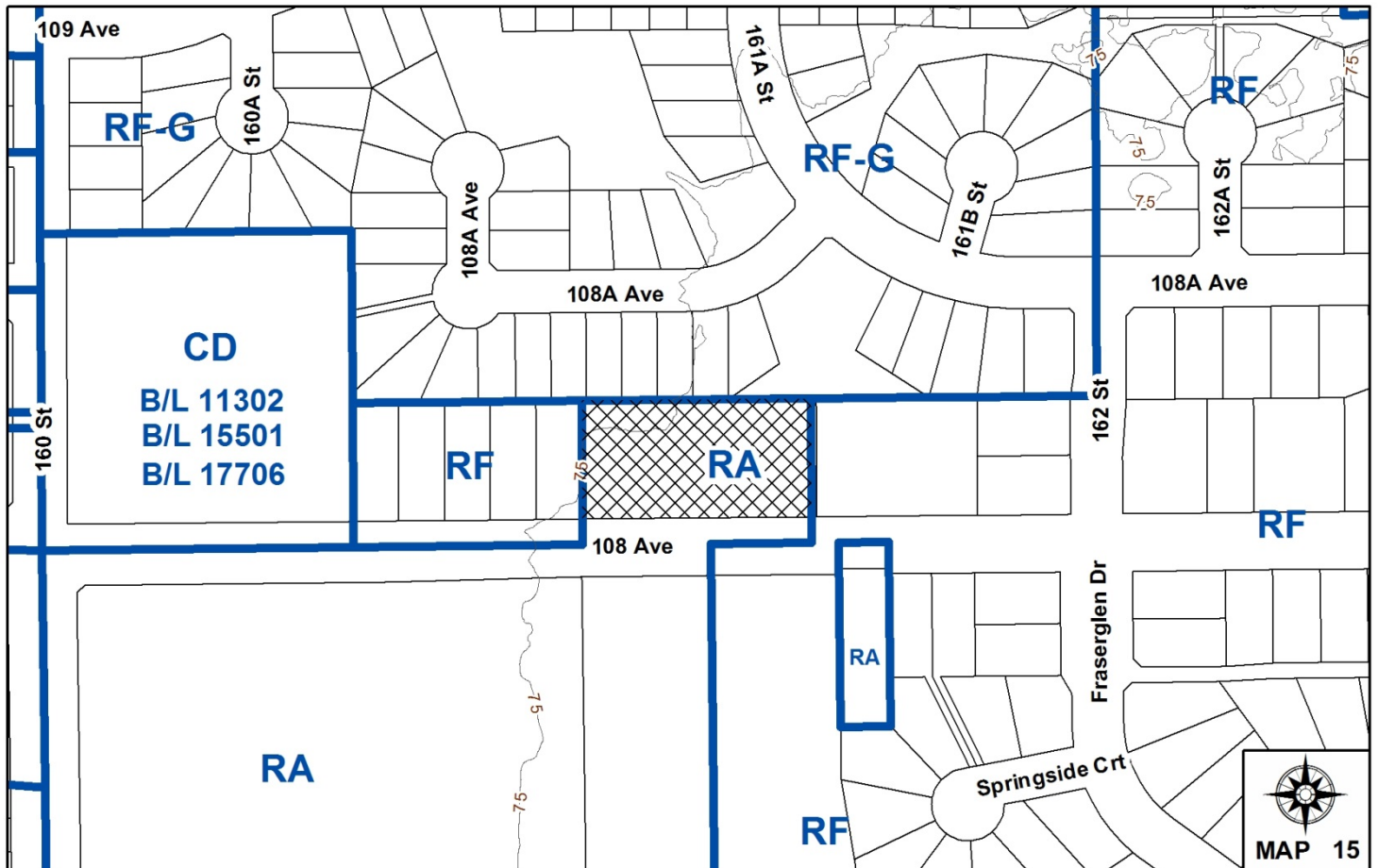
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into five (5) single family lots and one (1) park lot.

LOCATION: 16127 - 108 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the requirements of the RF Zone on proposed Lot 5 as follows:
 - To reduce the front (south) yard setback for the garage portion of the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - To reduce the front (south) yard setback for a maximum of 50% of the width of the lower level of the principal building, excluding the garage portion, from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal complies with City Infill Policy No. O-30.
- The proposed RF Zone lots are consistent with the established residential development pattern along the north side of 108 Avenue.
- The proposal includes dedication of a 251-square metre (2,710-sq.ft.) park lot along the eastern portion of the subject site, amounting to 6.1% of the area of the parent property. This lot will provide future connectivity between 108 Avenue and the existing City-owned park lot ("North Point Park") to the northeast of the subject site.
- The proposed variances will help to ensure the long-term survivability and retention of mature trees while permitting the construction of an adequately sized RF home, with useable rear yard space, on proposed Lot 5.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0306-00 (Appendix VII) varying the following requirements of the RF Zone for proposed Lot 5, to proceed to Public Notification:
 - (a) to reduce the minimum front (south) yard setback for the garage portion of the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (b) to reduce the minimum front (south) yard setback for a maximum of 50% of the width of the lower level of the principal building, excluding the garage portion, from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 4 and 5.

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:

3 Elementary students at Erma Stephenson Elementary School
 1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks supports the application, but has some concerns with the pressure the application will place on park amenities in the area. The applicant has volunteered a Parks Amenity Contribution, totaling \$5,218.00, as a cash-in-lieu payment for the construction of a 1.5-metre (5-ft.) asphalt path and log-rail vehicle barrier within the proposed park dedication. Parks has reviewed the proposal and accepted this amount to address these concerns.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling and detached accessory buildings, which are to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings and City-owned park (North Point Park)	Urban	RF-G
East (Across City-owned Park lot):	Single family dwelling.	Urban	RF
South (Across 108 Avenue):	City-owned park (Fraser Heights Park) containing Hjorth Creek	Urban	RA and RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

Context and Proposal

- The 0.405-hectare (1-acre) subject property is located at 16127 – 108 Avenue in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)."
- The applicant is proposing to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into five (5) single family lots and one (1) park lot.
- Proposed Lots 1 to 5 are all 759 square metres (8,170 sq.ft.) in area, 45.7 metres (150 ft.) in depth and 16.6 metres (54.5 ft.) in width.
- The subject property is within an established single family area. Infill Policy No. 30 requires that the proposed lots reflect the average width of adjacent lots or be a minimum of 16.5 metres (54 ft.) wide. The lot width of proposed Lots 1 to 5 is 16.6 metres (54.5 ft.), while the existing RF-zoned lots to the immediate west, created under Development Application No. 7992-0226-00, are all 17.7 metres (58 ft.) in width.
- Proposed Lots 1 to 5 are consistent with the established residential development pattern along the north side of 108 Avenue.

Road Dedication

- The subject property currently fronts and is accessed from 108 Avenue, a collector road with an ultimate road right-of-way width of 24 metres (79 ft.).
- Proposed Lots 1 to 5 will be oriented and accessed from 108 Avenue.
- Part 7 Special Building Setbacks of the Zoning By-law stipulates that the setback of the buildings on a lot abutting an existing or future collector or arterial road shall be the sum of one-half of the ultimate road right-of-way width, measured from centreline, plus the required setback of the zone in which the lot is located.
- The existing road right-of-way width for that portion of 108 Avenue fronting the subject property is approximately 20 metres (65.6 ft.). The ultimate road width of 108 Avenue is 24 metres (79 ft.); therefore, 1.942 metres (6.3 ft.) of additional widening from the subject property would be required.
- The Engineering Department has determined that for this portion of 108 Avenue no additional dedication will be required as part of the subject application, provided that the applicant relocate and construct the existing 1.5-metre (5 ft.) wide sidewalk adjacent to the front property line.
- Although no additional road widening is required as part of the subject application the resultant front yard setback for proposed Lots 1 to 5 is 1.942 metres (6.3 ft.) plus the required setback under the RF Zone, as per Part 7 requirements of the Zoning By-law. This will not impact house construction on proposed Lots 1 to 4 as the lots have extra depth.

- The applicant is requesting a Development Variance Permit to reduce the minimum front yard setback for the principal building on proposed Lot 5 (see By-law Variances section), in order to achieve an adequately sized RF home, improve the usability of the rear yard space and retain a number mature trees along the northeast portion of the proposed lot area.

Park Dedication

- The proposal includes dedication of a 251-square metre (2,710-sq.ft.) park lot along the eastern portion of the subject site, amounting to 6.1% of the area of the parent property. This lot will provide future connectivity between 108 Avenue and the existing City-owned park ("North Point Park") to the northeast of the subject site.
- Parks, Recreation and Culture have accepted the conveyance of this portion of the parent property to the City as parkland, thereby satisfying the 5% parkland dedication requirements of Section 510 of the Local Government Act. The additional 1.1% is being volunteered by the applicant.

Neighbourhood Character Study and Design Guidelines

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- The Character Study found that there are few homes in the immediate neighbourhood that could be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF standards. Preferred styles for dwellings constructed on the subject site include a "Neo-Traditional", "Neo-Heritage" and compatible forms of "West Coast Contemporary".
- The Design Consultant has incorporated several provisions within the Building Scheme for dwellings on proposed Lots 4 and 5 in order to address safety and the overall pedestrian experience within the adjacent existing and proposed parkland:
 - Fencing along the park boundary (north lot line of proposed Lot 4, as well as the north and east lot lines of proposed Lot 5) shall be view-permeable with a height of no more than 1.2 metres (4 ft.);
 - Landscaping installed along lot lines shared with existing and proposed parkland to the north and east shall consist solely of species with a mature height of 1.2 metres (4 ft.) or less, in order to protect lines of sight;
 - On the north side of a dwelling constructed on proposed Lot 4 as well as the north and east sides of a dwelling constructed on proposed Lot 5, the projection of the main floor and upper floor shall be no less than 2.4 metres (8 ft.) with the upper floor set back from the main floor, thereby reducing apparent wall mass; and

- On the north side of a dwelling constructed on proposed Lot 4 as well as the north and east side of a dwelling constructed on proposed Lot 5, an "eyes on the park" approach shall be used to design the dwelling in a manner that provides adequate window areas (not less than 3.72 square metres (40 sq.ft.)), to ensure unobstructed views of the public space from high-traffic rooms inside the dwelling.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans were reviewed by staff and found to be generally acceptable.
- As the subject site is relatively flat, with a 3% slope gradient running south-east to north-west, the applicant is proposing fill in excess of 0.5 metres (1.5 ft.) in depth along the central portion of proposed Lots 2 to 5. A maximum 0.6-metre (2-ft.) high retaining wall is proposed for the eastern portion of proposed Lot 5, to be set back 0.5 metres (1.5 ft.) from the tree protection zone of Tree #308 (see Appendix VI, Tree Management Plans) in order to limit disturbance to the retained mature tree. Installation of the proposed retaining wall will take place under the supervision of the project Arborist.
- Trees and Landscaping staff have reviewed the preliminary lot grading plans and the proposed retaining wall location and have no objections, subject to the submission of a Comfort Letter by the project Arborist for supervision of the proposed retaining wall installation on proposed Lot 5.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on October 11, 2017 and a Development Proposal Sign was installed on the subject property by the applicant on October 19, 2017. In response, staff received one (1) telephone call from a neighbouring resident with the following concerns (*staff comments in italics*):

- One (1) resident requested further information regarding the proposed development, specifically, tree retention along the eastern portion of the subject site and whether this application involved park dedication.

(Following a review of the additional information provided by staff, the caller indicated that they had no objections to the proposed development.)

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	18	15	3
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf Maple	4	4	0
Hazelnut	1	1	0
Pacific Dogwood	3	3	0
Poplar	1	1	0
Vine Maple	2	2	0
Wild Cherry	1	1	0
Coniferous Trees			
Sitka Spruce	2	2	0
Western Hemlock	1	1	0
Western Red Cedar	15	9	6
Total (excluding Alder and Cottonwood Trees)	31	25	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$21,600.00	

- The Arborist Assessment states that there are a total of fifty (50) protected trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that nine (9) trees (six (6) Western Red Cedars and three (3) Alders) 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.
- The front yard setback of proposed Lot 5 is proposed to be reduced in order to maximize tree preservation on the site (see By-law Variance section). As a condition of the final adoption of the rezoning by-law, the applicant will be required to register a No-Build Restrictive Covenant identifying those on-site trees proposed to be retained and the area of tree preservation on each of the proposed lots.

- All trees within the proposed on-site park dedication area and the existing City-owned park (“North Point Park”) to the immediate north of the subject property are proposed to be retained. Removal of invasive species, garbage and any other hazards within the proposed park dedication area will be completed under Arborist supervision to ensure that no retained trees are damaged.
- The roots of three Western Red Cedar trees, located within the proposed park dedication area, extend onto the area comprising proposed Lot 5. All three of the off-site trees, including two (2) additional on-site Western Red Cedars that form a significant tree cluster with the off-site trees, are proposed for retention.
- A maximum 0.6-metre (2-ft.) high retaining wall is proposed for the eastern portion of proposed Lot 5, to be set back 0.5 metres (1.5 ft.) from the Tree Protection Zone (TPZ) of Tree #308 (see Appendix VI, Tree Management Plans) in order to limit disturbance to the retained mature tree. Installation of the proposed retaining wall will take place under the supervision of the project Arborist.
- 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 sixty-six (66) replacement trees on the site. Since only twelve (12) replacement trees can be accommodated on the site (based on an average of three (3) trees per RF lot), the deficit of fifty-four (54) replacement trees will require a cash-in-lieu payment of \$21,600, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, street trees will be planted within the reconstructed north boulevard of 108 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of twenty-one (21) trees are proposed to be retained or replaced on the site with a contribution of \$21,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is an infill urban lot, and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the established RF Zone type of single family development in the immediate neighbourhood. • Secondary suites will be permitted on all five (5) lots, subject to meeting the zoning and building requirements for a secondary suite.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The project will incorporate Low Impact Development Standards as per the requirements of the Upper Serpentine Integrated Stormwater Management Plan (ISMP), including the use of dry-swales and absorbent soils. 6% of the land is to be conveyed to the City for parks purposes.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Transit service runs along 80 Avenue, with a transit stop within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates Crime Prevention through Environmental Design (CPTED) principles, such as installing view-permeable fencing along the proposed park boundary as well as providing "eyes on the park".
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A Development Proposal Sign was installed on the subject site, and pre-notification letters were mailed to area residents as part of the development application process.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front (south) yard setback of the RF Zone for the garage portion of the principal building on proposed Lot 5, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
- To reduce the minimum front (south) yard setback of the RF Zone for a maximum of 50% of the width of the lower level of the principal building, excluding the garage portion, on proposed Lot 5 from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.).

Applicants Reasons:

- The requested variances will permit the retention of a significant stand of mature trees at the north-east corner of proposed Lot 5, while ensuring that future homeowners will be able to achieve a maximum-sized RF home with useable rear yard space.

Staff Comments:

- 108 Avenue, which fronts the subject property, is classified as a collector road with an ultimate road right-of-way width of 24 metres (79 ft.). Part 7 Special Building Setbacks of the Zoning By-law stipulates that the setback of buildings on a lot abutting an existing or future collector or arterial road shall be the sum of one-half of the ultimate road width, measured from centreline, plus the required setback of the zone in which the lot is located. The existing road right-of-way width of that portion of 108 Avenue fronting the subject property is approximately 20 metres (65.6 ft.), therefore, 1.942 metres (6.3 ft.) of additional road widening from the subject property would be required.
- Although the City's Engineering Department has indicated that no additional road widening is required as part of the subject application the resultant front yard setback for proposed Lots 1 to 5 is 1.942 metres (6.3 ft.) plus the required setback under the RF Zone, as per the Part 7A requirements of the Zoning By-law. This can be accommodated on proposed Lots 1 to 4 due to the extra lot depth, however, this impacts house construction on proposed Lot 5 due to the desired tree retention.
- The proposed variances will contribute to the long-term survivability of a cluster of retained mature trees within the area comprising the rear yard of proposed Lot 5.
- The applicant has demonstrated, by means of a lot analysis diagram provided by the Design Consultant, Mike Tynan of Tynan Consulting Ltd., that the proposed variances will achieve a maximum size RF-zoned home on proposed Lot 5. The result will be a house that is generally consistent with the home siting and streetscape of 80 Avenue.
- Furthermore, the proposed variances will enhance the usability of the rear yard space on proposed Lot 5 by moving the home forward, away from the 0.6-metre (2-ft.) high retaining wall proposed around the Tree Protection Zone (TPZ) of the retained Tree #308 (see Appendix VI, Tree Management Plans), thereby improving circulation around the dwelling.
- The proposed front yard setback reduction for the garage portion of the principal building, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), will ensure that proposed Lot 5 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.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and 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
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7917-0306-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

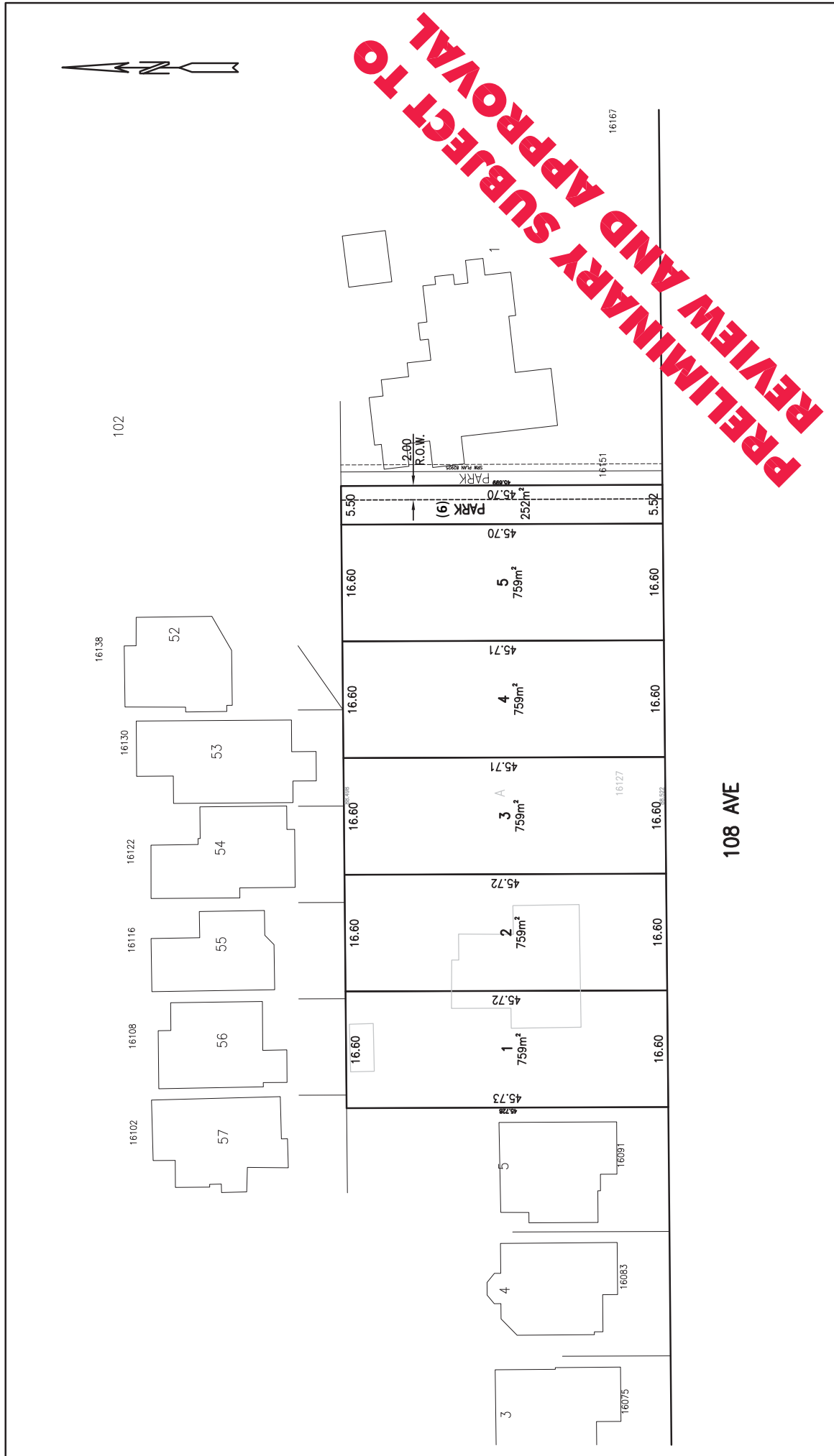
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 acres
Hectares	0.405 hectares
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	16.6 metres
Range of lot areas (square metres)	759 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.3 lots/ha. and 5 lots/ac.
Lots/Hectare & Lots/Acre (Net)	12.3 lots/ha. and 5 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	251.8 square metres
% of Gross Site	6.1%
	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
Front Yard Setback	YES



CLIENT:	Planet Canada Development Inc.		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT NO.:	17027	DATE:	SEP 2017
LEGAL:	16127 108 AVENUE, SURREY		
SCALE:	1:500	MUNICIPAL PROJECT NO.:	7817-0306-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
Engineering and Development Consultants
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2W6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

Member
PACIFIC HUB GROUP

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **Mar 26, 2018** PROJECT FILE: **7817-0306-00**

RE: **Engineering Requirements
Location: 16127 - 108 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.5m wide statutory rights-of-way along the 108 Avenue site frontage; and
- Provide drainage statutory rights-of-way, as determined through detailed design.

Works and Services

- Construct 1.8m wide concrete sidewalk on the north side of 108 Avenue and restore boulevard;
- Construct storm main as determined through detailed design;
- Provide water, storm and sanitary service connections to each lot.
- Provide storm water mitigation features per the upper serpentine ISMP;
- Submit signed and sealed letter supporting proposed storm upgrades and addressing City drainage comments; and
- Register restrictive covenant for on-site detention, if applicable.

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 beyond those noted above.



Tommy Buchmann, P.Eng.
Development Engineer

HB4



September-29-17
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17-0306-00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

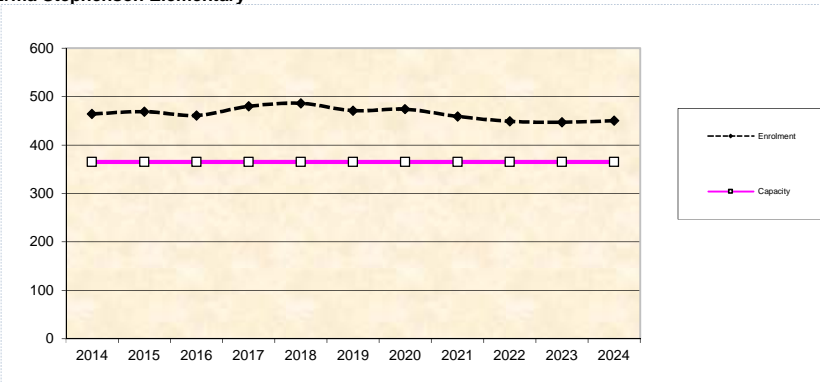
Erma Stephenson Elementary	
Enrolment (K/1-7):	46 K + 415
Capacity (K/1-7):	40 K + 325
Fraser Heights Secondary	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1300
Maximum Operating Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

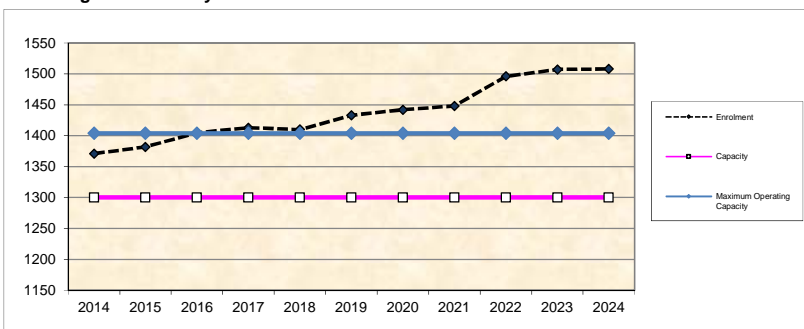
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school. An addition to Fraser Heights Secondary is identified as a top priority in the Five Year Capital Plan. The proposed development will not have an impact on these projections.

Erma Stephenson Elementary



Fraser Heights 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: 17-0306-00
 Project Location: 16127 - 108 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:

Southwest of the subject site, on the south side of 108 Avenue is Fraser Heights Secondary School, which does not provide architectural reference for the subject site.

Due south of the subject site, also on the south side of 108 Avenue is Fraser Heights Park.

The housing stock southeast, west, and east of the site is comprised of a variety of old urban and modern urban structures. The old urban structures include:

- 1980's low mass, 1100 sq.ft. vinyl clad Bungalow. 4:12 slope asphalt shingle roof
- 1980's low mass, 1500 sq.ft. vinyl + brick Bungalow. 5:12 slope asphalt shingle roof
- 1980's low mass, 1100 sq.ft. vinyl clad Bungalow. 6:12 slope cedar shingle roof
- 1980's high mass, 2800 sq.ft. vinyl clad Bsmnt Entry. 5:12 slope. asphalt shingles
- 1970's low mass, 1100 sq.ft. vinyl clad Bungalow. 2:12 slope tar and gravel roof

The modern urban structures with acceptable massing that are not considered context homes include :

- Two 1990's, 3000 sq.ft. "Modern California Stucco" Two-Storey homes with mid-scale massing design. 7:12 slope roof. Asphalt shingle surface. Stucco-only.

The modern urban structures with acceptable massing that are considered to be of context quality include :

- 1990's, 3000 sq.ft. mid-scale mass "Neo-Heritage" Two-Storey home with side entry double garage. 7:12 pitch roof with cedar shingle roof. Vinyl siding. Stone. Wood shingles. Covered veranda at 16158 - 108 Avenue
- 1990's, 2800 sq.ft. mid-scale mass "Neo-Heritage" Two-Storey home 7:12 and 12:12 roof slopes with asphalt shingle roof. Vinyl siding. Stone. Wood shingles. Covered veranda at 10811 - 162 Street.
- 1990's, 3000 sq.ft. "Modern California Stucco" Two-Storey home with highly desirable massing design. 7:12 slope roof. Cedar shingle surface. Stucco, stone. 1½ storey entrance. Most architecturally significant home in area. 16083 - 108 Ave.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban, which could include compatible forms of "West Coast Contemporary". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident (Bungalow, Two-Storey, and Basement Entry), 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 2016 developments. The recommendation however, is that vinyl is not permitted on the front of the home.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, 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.
- 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: Southwest of the subject site is the Fraser Heights Secondary School, and south of the site is Fraser Heights Park. Southeast, east, and west of the site are a mix of modern urban and old urban homes that fit into three main categories. The homes are either small, low mass Bungalows and high mass Basement Entry, or they are Two-Storey "Modern California Stucco" homes with desirable mid-scale massing designs finished in stucco only, or they are context quality, 3000 sq.ft. "Neo-Heritage", "Neo-Traditional", or "Modern California Stucco" homes with well balanced mid-scale massing designs and masonry accents. Landscapes range from a modest to an average standard when compared with common year 2017 standards in Surrey.

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 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 (16158 - 108 Avenue and 10811 - 162 Street, and 16083 - 108 Avenue) 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 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours: Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls, except on the sides and rear of the dwelling.

“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. Feature metal 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 7, 2017

Reviewed and Approved by:  **Date:** December 7, 2017

Tree Preservation Summary

Surrey Project No:

Address:

16127 108 Avenue

Registered Arborist:

Woodridge Tree Consulting, Krisanna Mazur, PN 7530A

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)	50
Protected Trees to be Removed	41
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{16} \quad \times \text{ one (1) } = 16$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{25} \quad \times \text{ two (2) } = 50$ 	66
Replacement Trees Proposed	12
Replacement Trees in Deficit	54
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

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 $\underline{0} \quad \times \text{ one (1) } = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{0} \quad \times \text{ two (2) } = 0$ 	0
Replacement Trees Proposed	-
Replacement Trees in Deficit	-

Summary, report and plan prepared and submitted by:

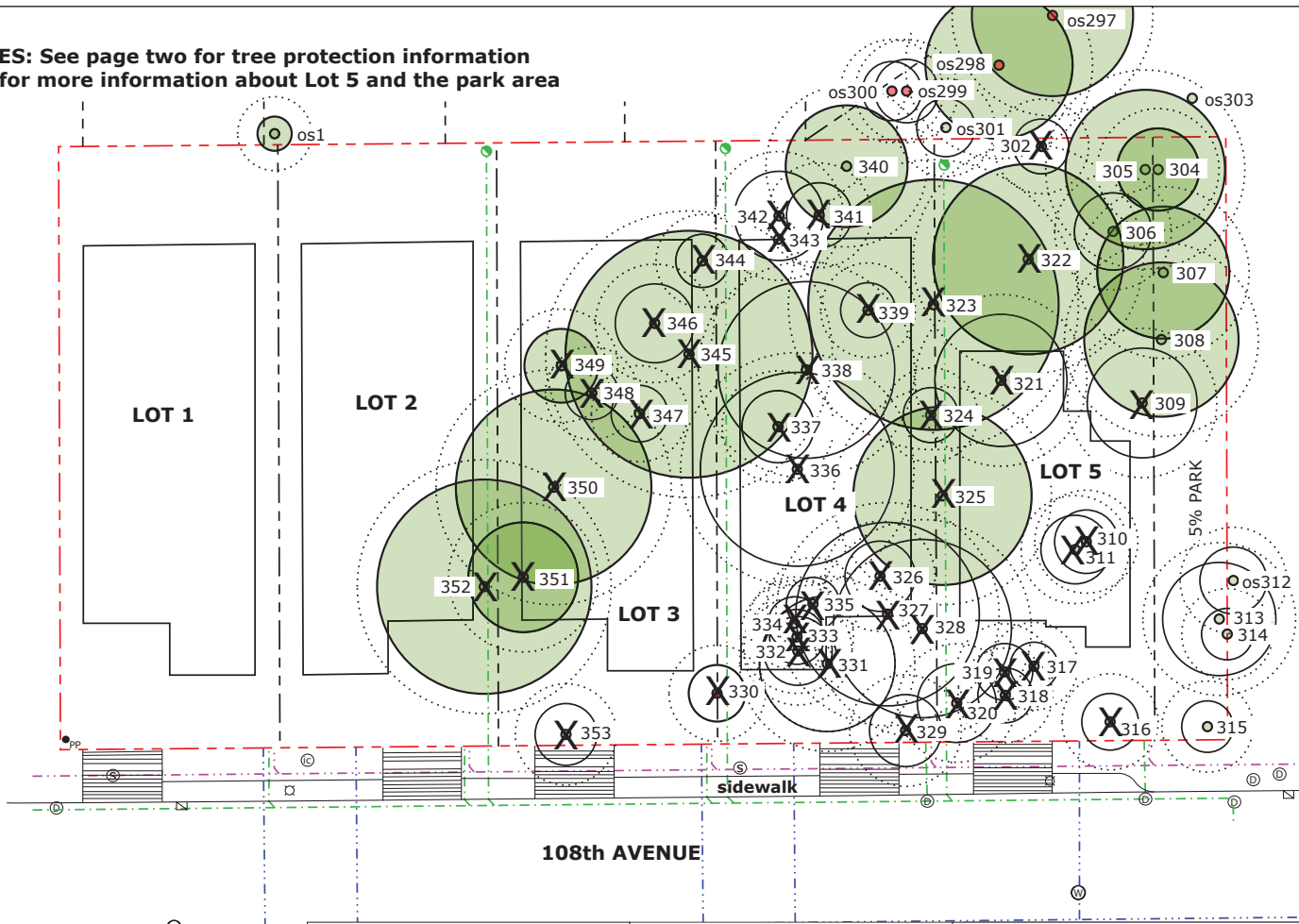


February 28, 2018

(Signature of Arborist)

Date

NOTES: See page two for tree protection information and for more information about Lot 5 and the park area



Summary

ID#	Common Name	DBH (cm)
os297	Western Red Cedar	94
os298	Western Red Cedar	86
os299	Red Alder	37
os300	Red Alder	35
os301	Red Alder	34
302	Cottonwood	32
os303	Cottonwood	42
304	Western Red Cedar	48
305	Western Red Cedar	93
306	Western Red Cedar	45
307	Western Red Cedar	77
308	Western Red Cedar	90
309	Red Alder	64
310	Red Alder	37
311	Red Alder	40
os312	Red Alder	39
313	Red Alder	66
314	Red Alder	30
315	Red Alder	30
316	Red Alder	33
317	Bigleaf Maple	28
318	Red Alder	32
319	Red Alder	33
320	Red Alder	46
321	Bigleaf Maple	77
322	Western Red Cedar	111
323	Western Red Cedar	146
324	Red Alder	32
325	Western Red Cedar	104
326	Western Hemlock	41
327	Western Red Cedar	107
328	Bigleaf Maple	104
329	Poplar	42
330	Apple Tree	33
331	Sitka Spruce	79
332	Red Alder	40
333	Red Alder	32
334	Red Alder	31
335	Red Alder	31
336	Western Red Cedar	113
337	Red Alder	42
338	Western Red Cedar	103
339	Bigleaf Maple	32
340	Western Red Cedar	71
341	Red Alder	38
342	Red Alder	52
343	Wild Cherry	69
344	Pacific Dogwood	31
345	Western Red Cedar	144
346	Hazelnut	46
347	Pacific Dogwood	33
348	Pacific Dogwood	31
349	Vine Maple	43
350	Western Red Cedar	114
351	Sitka Spruce	64
352	Western Red Cedar	125
353	Vine Maple	36
os1	Flowering Plum	20

**Tree Plan for Development at
16127 108 Ave
Surrey, BC**

**Date: May 26, 2017
Updated: February 28, 2018**

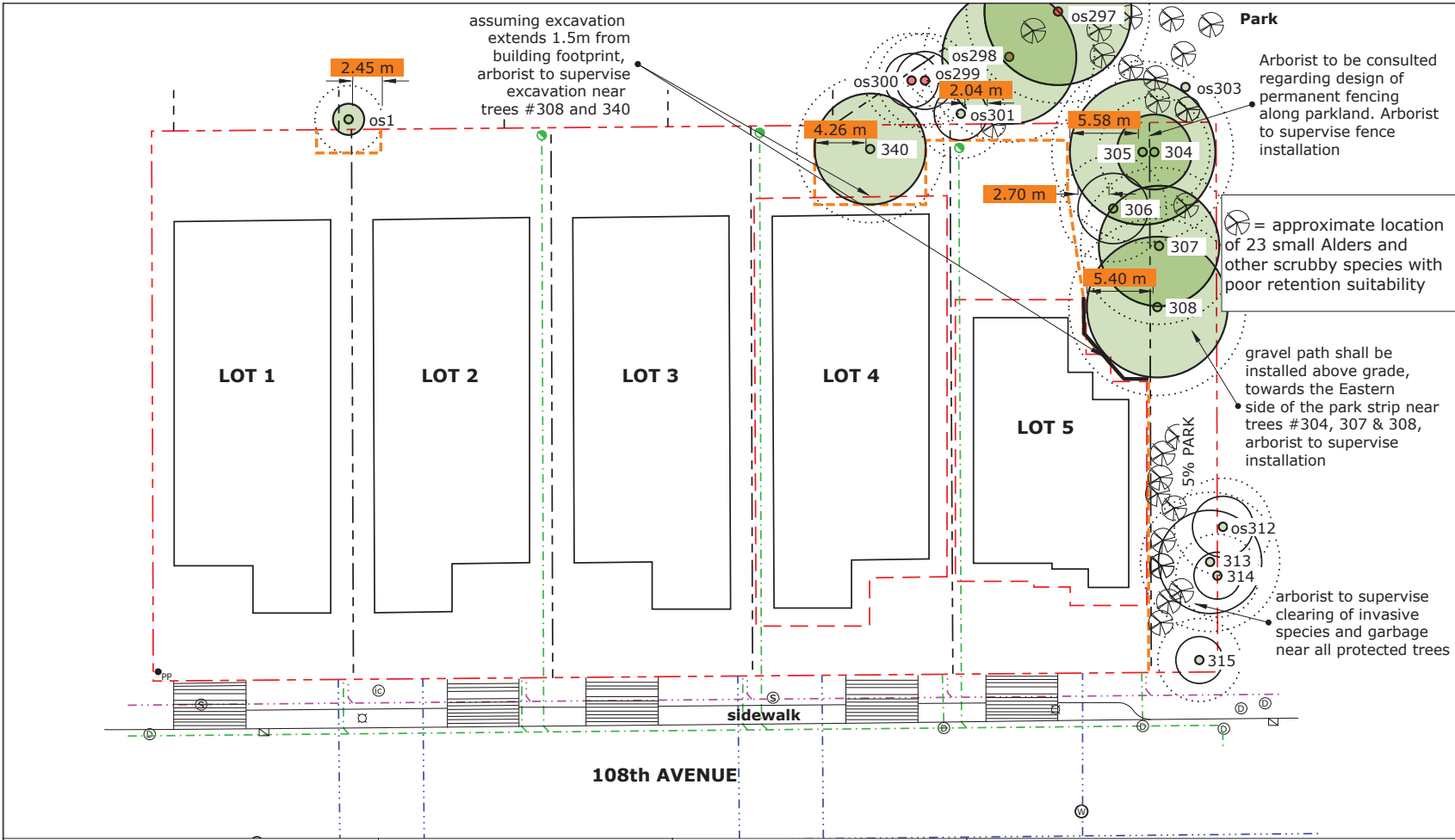
Page 1 of 3

Legend

- no build zone
- centre of tree
- x = remove tree
- = good retention suitability
- = not on survey, approx. location

dh x 6 + 1/2 of dbh

1m 10m
1:350



Summary

ID#	Common Name	DBH (cm)
os297	Western Red Cedar	94
os298	Western Red Cedar	86
os299	Red Alder	37
os300	Red Alder	35
os301	Red Alder	34
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os303	Cottonwood	42
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305	Western Red Cedar	93
306	Western Red Cedar	45
307	Western Red Cedar	77
308	Western Red Cedar	90
309	Red Alder	64
310	Red Alder	37
311	Red Alder	40
os312	Red Alder	39
313	Red Alder	66
314	Red Alder	30
315	Red Alder	30
316	Red Alder	33
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319	Red Alder	33
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329	Poplar	42
330	Apple Tree	33
331	Sitka Spruce	79
332	Red Alder	40
333	Red Alder	32
334	Red Alder	31
335	Red Alder	31
336	Western Red Cedar	113
337	Red Alder	42
338	Western Red Cedar	103
339	Bigleaf Maple	32
340	Western Red Cedar	71
341	Red Alder	38
342	Red Alder	52
343	Wild Cherry	69
344	Pacific Dogwood	31
345	Western Red Cedar	144
346	Hazelnut	46
347	Pacific Dogwood	33
348	Pacific Dogwood	31
349	Vine Maple	43
350	Western Red Cedar	114
351	Sitka Spruce	64
352	Western Red Cedar	125
353	Vine Maple	36
os1	Flowering Plum	20

note: arborist to supervise retaining wall installation near trees #304-308

**Tree Plan for Development at
16127 108 Ave
Surrey, BC**

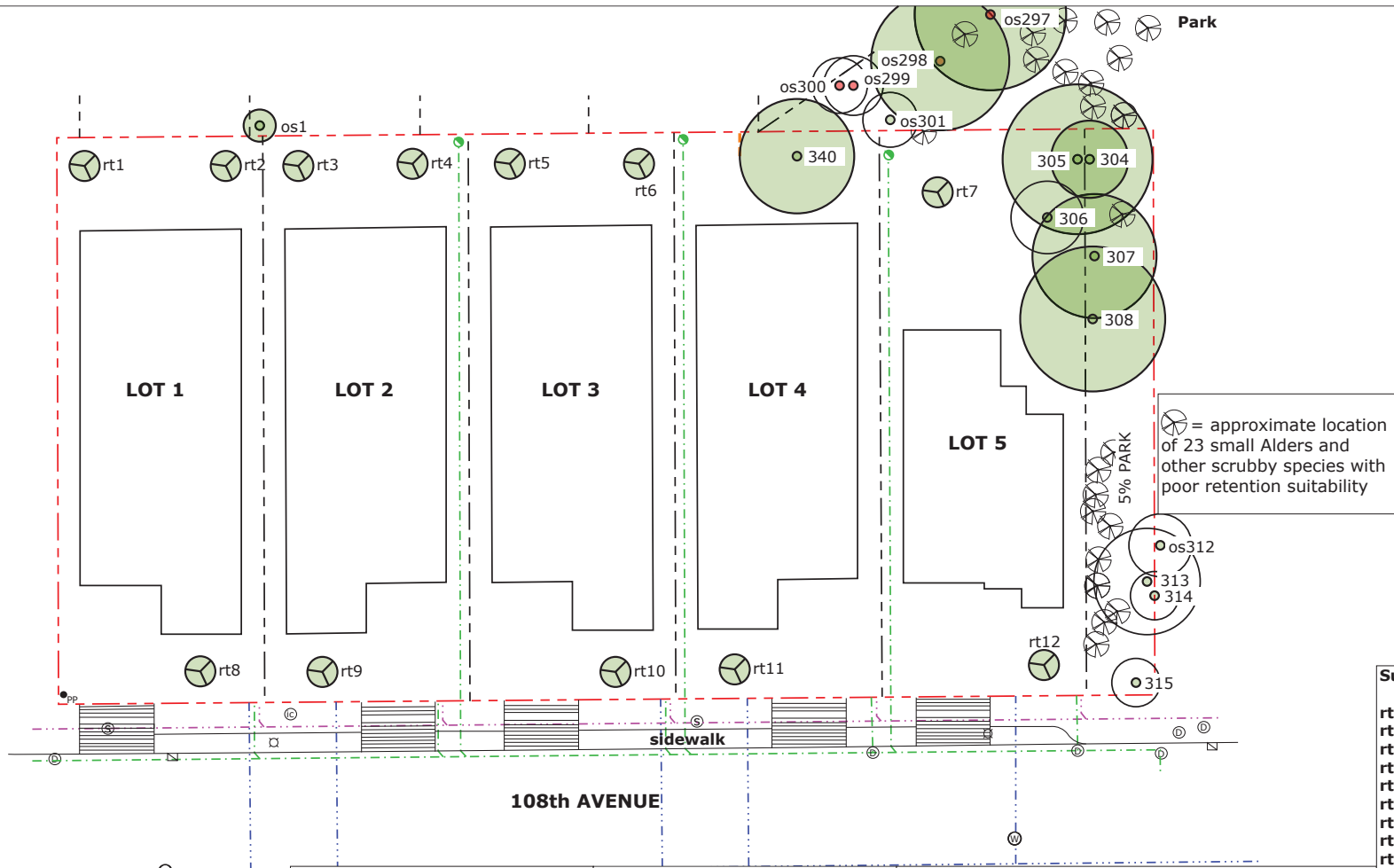
**Date: May 26, 2017
Updated: February 28, 2018**

Page 2 of 3



Legend

- no build zone
- centre of tree
- dh x 6 + 1/2 of dbh
- = good retention suitability
- = not on survey, approx. location
- ▭ barrier



Suggested Replacement Trees

- rt1- *Magnolia soulangeana*
- rt2- *Acer palmatum*
- rt3- *Acer palmatum*
- rt4- *Magnolia soulangeana*
- rt5- *Magnolia soulangeana*
- rt6- *Acer palmatum*
- rt7- *Cornus kousa*
- rt8- *Fagus sylvatica* 'Dawyck'
- rt9- *Fagus sylvatica* 'Dawyck'
- rt10- *Fagus sylvatica* 'Dawyck'
- rt11- *Fagus sylvatica* 'Dawyck'
- rt12- *Fagus sylvatica* 'Dawyck'

Selection and planting of replacement trees to meet or exceed BCLNA/BCSLA Landscape Standards

note: replacement trees in park are pending City comments

**Replacement Tree Plan for
16127 108 Ave
Surrey, BC**

Date: February 28, 2018

Page 3 of 3



Legend

= replacement tree
 = existing tree

1:350

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0306-00

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: 009-971-734
Lot "A" Section 14 Block 5 North Range 1 West New Westminster District Plan 14612

16127 - 108 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 F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front (south) yard setback for the garage portion of the principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (b) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front (south) yard setback for a maximum of 50% of the width of the lower level of the principal building, excluding the garage portion, is reduced from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.).

5. This development variance permit applies to only the portion of proposed Lot 5 shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

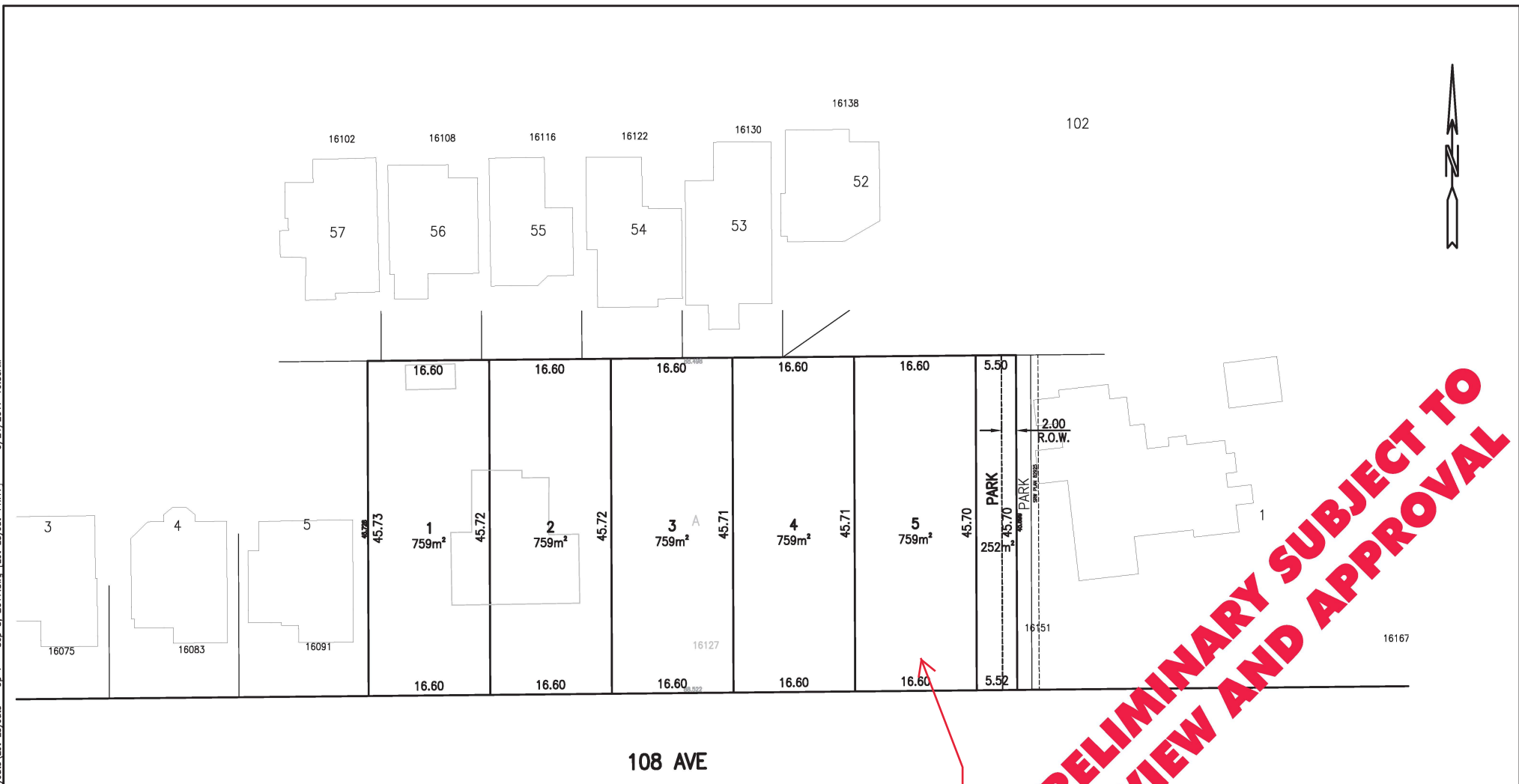
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

To reduce the minimum front (south) yard setback of the RF Zone for proposed Lot 5, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage portion of the principal building, and from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.) for 50% of the width of the lower portion of the principal building, excluding the garage portion.

CLIENT:	Planet Canada Development Inc.		PROJECT:	16127 108 AVENUE, SURREY	
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	17027	DATE:	SEP 2017	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	7817
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Engineering Inc.
 Development Consultants
 Member
PACIFIC LAND GROUP
 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

SCHEDULE A