

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0309-00

Planning Report Date: September 17, 2018

PROPOSAL:

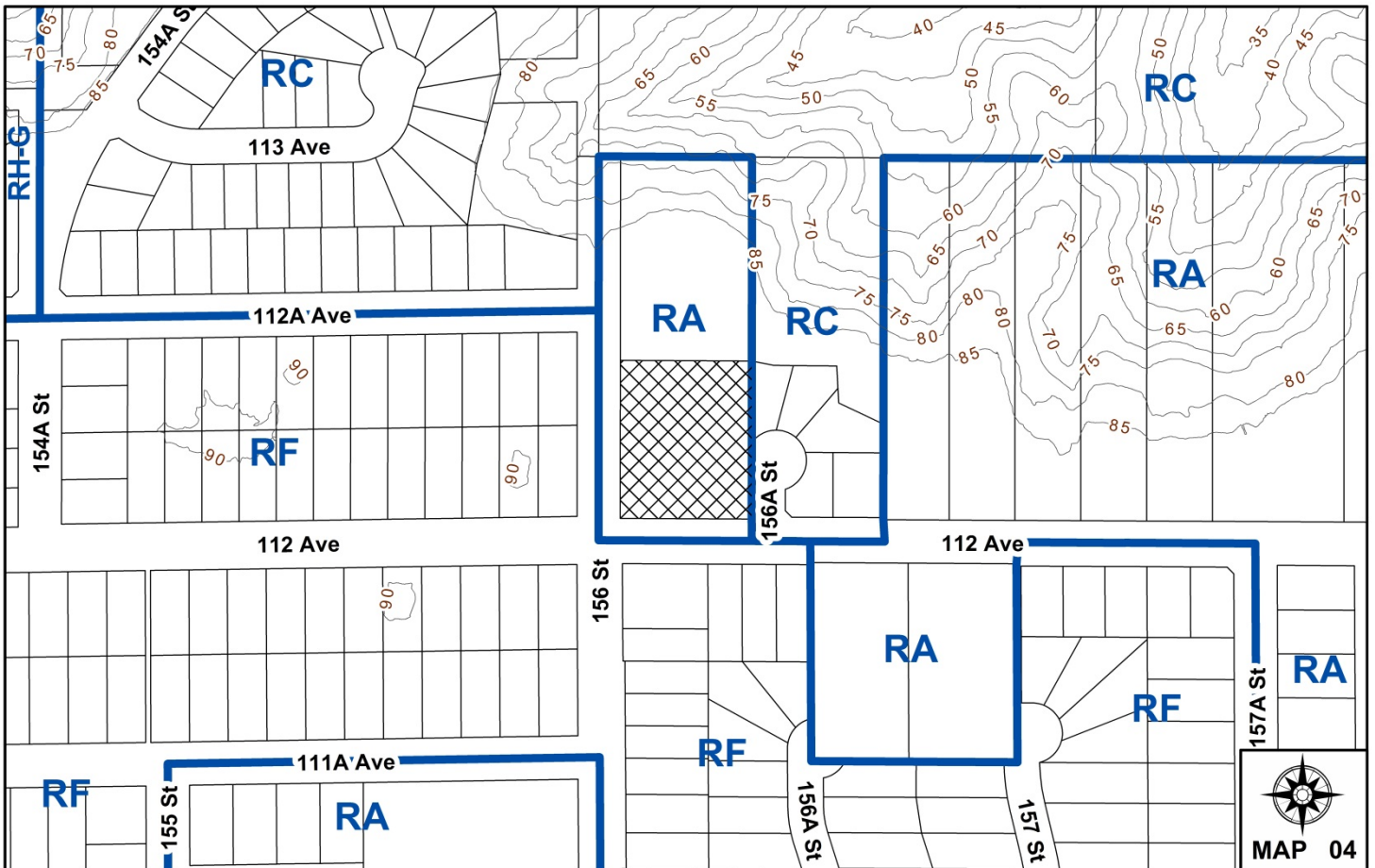
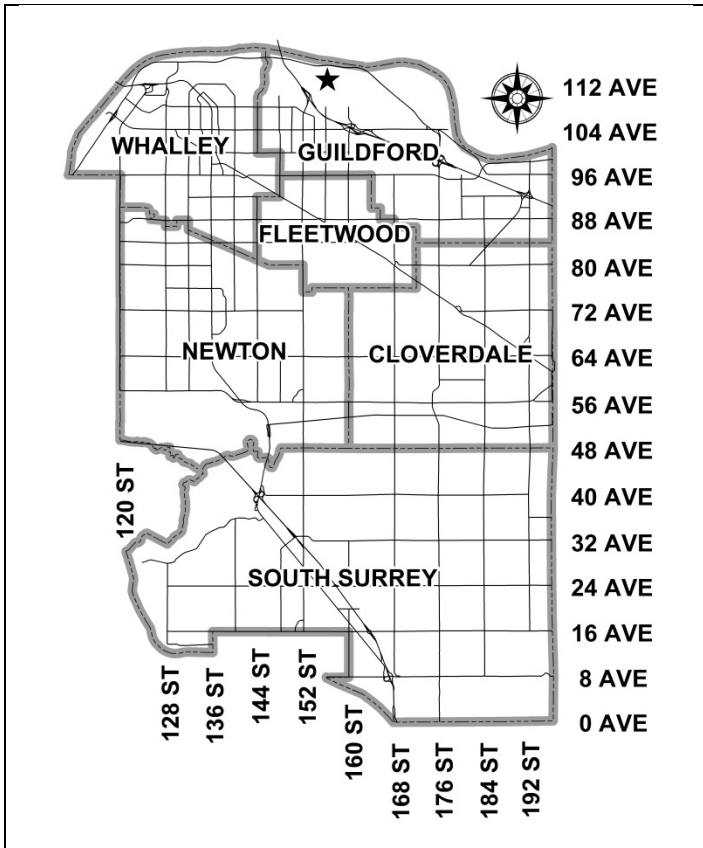
- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into 5 single family lots, the retention of the existing home, and to reduce the minimum rear yard setback for the existing accessory structures.

LOCATION: 15619 - 112 Avenue

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the Official Community Plan (OCP) to redesignate the subject site from Suburban to Urban.
- The applicant is seeking a variance to reduce the minimum rear yard setback requirement of the RF Zone for Accessory Buildings and Structures from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) to accommodate existing accessory building and structures to be retained on proposed Lot 5.

RATIONALE OF RECOMMENDATION

- Generally complies with Policy O-30 – Single Family Infills.
- The proposal is consistent with the adjacent RF Zoned land-use to the west and south and also compatible with existing RC Zoned lots across 156A Street to the east.
- The existing accessory structures for which the variance is required have been located on the property for a number of years.
- The property is identified as a Hazard Lands Development Permit area (Steep Slopes) in the OCP. The applicant has demonstrated that the site's slope is less than 20% and as such, in accordance with the OCP Guidelines, the DP requirements have been waived.
- The property is identified as a Sensitive Ecosystems Development Permit area (Streamside Areas) in the OCP. A qualified environmental professional has provided a letter indicating that there will be no environmental impacts as a result of the development, which has been reviewed by staff. As such, in accordance with the OPC Guidelines, the DP requirements have been waived.
- The applicant has volunteered a community benefit contribution in support of the proposed OCP Amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0309-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. 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.
4. Council approve Development Variance Permit No. 7917-0309-00 (Appendix VIII) varying the following for proposed Lot 5, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback for Accessory Buildings and Structures of the RF Zone from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) for accessory buildings and structures proposed to be retained on proposed Lot 5.
5. 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 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) provision of a community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan Amendment Applications.

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:**

2 students at Dogwood Elementary School
1 students 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 2020.

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood.

The applicant has agreed to a contribution of \$3,000 which represents a payment of \$500 per new lot that can ultimately be created under the proposed RF Zoning. Parks is agreeable to this contribution to address their concerns.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcel with an existing home, pool and accessory structures. The existing home and accessory structures are proposed to be retained. The pool will be removed from the property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on 0.57-hectare (1.42-acre) lot.	Suburban	RA
East:	Single family dwellings	Suburban	RC
South (Across 112 Avenue):	Single family dwellings	Urban	RF
West (Across 156 Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northeast corner of 112 Avenue and 156 Street in Fraser Heights. The subject site is currently designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre residential (RA)".

Current Application

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", in order to allow subdivision into five (5) single family lots. Proposed Lot 5 has future subdivision potential under the RF Zone to create two (2) additional lots (7 lots total).
- The applicant is also proposing to retain the existing home and three of the existing accessory structures on proposed Lot 5. A variance to the rear yard setback of the RF Zone to facilitate the retention of the existing accessory structures is proposed. The existing pool on the property will be removed.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is currently designated Suburban in the OCP. An OCP amendment is required to redesignate the subject site from Suburban to Urban in order to permit the proposed rezoning to "Single Family Residential Zone (RF)". The proposed OCP Amendment has merit for the following reasons:
 - There is Urban designated land to the west and south, across 156 Street and 112 Avenue.
 - There are RC Zoned lots consistent in size with the proposed RF lots to the east, across 156A Street, which will result in a consistent streetscape on the cul-de-sac.
 - The applicant has agreed to provide an OCP Amenity Contribution of \$4,850/lot for a total contribution of \$29,100 (based on 6 additional lots ultimately achievable).

Proposed Subdivision

- Proposed Lots 1-4 will have access from 156 Street, and proposed Lot 5 will have access from the existing 156A Street cul-de-sac. Lot 5's existing access from 112 Avenue will be required to be closed through this application.
- All planned lots are proposed to be zoned RF and meet the minimum area and dimensional requirements of the RF Zone. Proposed Lot 5 has been configured to allow for further subdivision into three lots in the future under the RF Zone's requirements.
- The northeast portion of the subject property is impacted by the streamside protection areas for two unnamed Class B watercourses. Under Part 7A Streamside Protection of Zoning By-law No. 12000. This stream type requires a 15 metres (50 ft.) setback from the top-of-bank.

- As a result, the property is encumbered by a Sensitive Ecosystems Development Permit Area (Streamside Areas). The applicant has provide a letter from a qualified environmental professional, concluding that the proposed development will have no environmental impact on the streamside setback areas due to the distance between the proposed development and the environmentally sensitive area. As such, in accordance with the OCP, the proposal has been exempted from the Sensitive Ecosystem Development Permit requirements.
- The property is encumbered by a Hazard Lands Development Permit Area (Steep Slopes). Through an analysis of the site's topography, it was determined that the area proposed to be developed has a slope well below than 20%. As such, in accordance with the OCP, the proposal has been exempted from the Hazard Lands Development Permit requirements.
- The applicant will be required to construct the adjacent roadways (156 Street, 156A Street, and 112 Avenue) to their respective standards (pavement, curb and gutter, sidewalk, streetlights, topsoil, etc.) along the property lines.

Neighbourhood Character Study and Building Scheme

- Michael Tynan of Tynan Consulting Ltd. has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of new construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).

Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. and the plans have been reviewed by staff and are generally acceptable. No fill is proposed.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 20, 2018 to a total of 58 addresses and the development sign was installed on November 30, 2017. Staff have not received any responses to the pre-notification letters or development sign.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	16	16	0
Serbian Spruce	5	4	1
Shore Pine	2	2	0
Total (excluding Alder and Cottonwood Trees)	24	23	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		17	
Contribution to the Green City Fund		\$12,400	

- The Arborist Assessment states that there are a total of twenty-four (24) protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 4% of the total trees on the site, is an Alder tree. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of forty-seven (47) replacement trees on the site. Since only sixteen (16) replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of thirty-one (31) replacement trees will require a cash-in-lieu payment of \$12,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of seventeen (17) trees are proposed to be retained or replaced on the site with a contribution of \$12,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 21, 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 subject site is designated Suburban in the Official Community Plan. The applicant is applying for an OCP redesignation to Urban to facilitate the proposed RF lot development.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Garbage, recycling, and organics pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates CPTED principles, such as providing "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City. A Public Hearing will be required as part of the rezoning process

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Seeking to relax the minimum rear yard setback for Accessory Buildings and Structures of the RF Zone from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) for proposed Lot 5.

Applicant's Reasons:

- This will allow the property owner to retain the existing accessory structures (shed and greenhouse).

Staff Comments:

- The existing accessory structures have been in place for a number of years and have not had any negative impact on the adjacent properties.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7917-0309-00
Appendix IX.	Aerial View of Site

INFORMATION AVAILABLE ON FILE

- Watercourse Classification Memo Prepared by Chris Lee, M.SC., RP Bio of Aquaterra Environmental Limited Dated April 15, 2018.

Jean Lamontagne
General Manager
Planning and Development

CW/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1-acres
Hectares	0.45-hectares
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	15.4 m – 28.5 m
Range of lot areas (square metres)	560 m ² – 2,176 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.1 lot/ha. (4.5 lots/ac.)
Lots/Hectare & Lots/Acre (Net)	11.4 lots/ha (4.5 lots/ac.)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	39.1%
Estimated Road, Lane & Driveway Coverage	8.2%
Total Site Coverage	47.3%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES



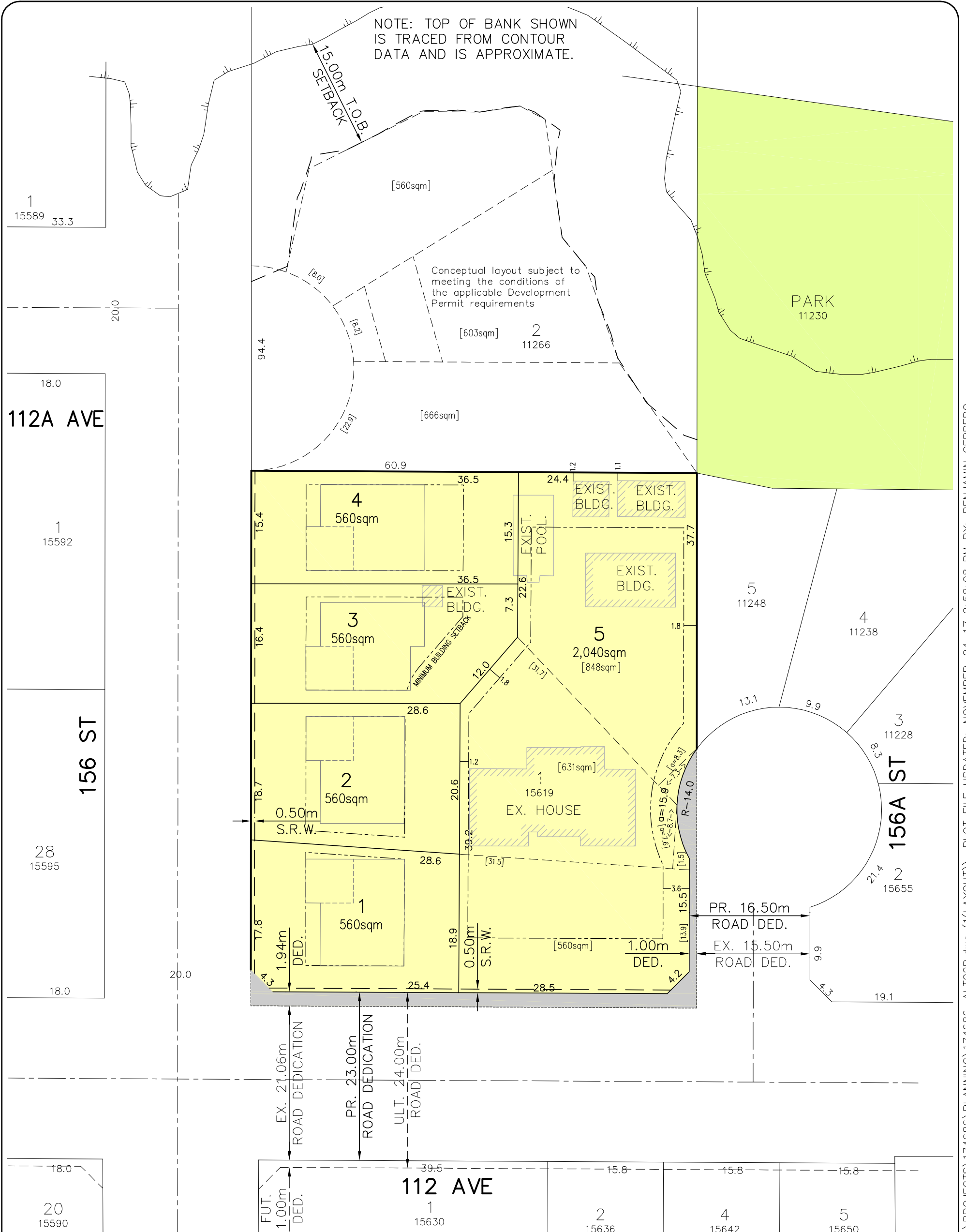
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT APPENDIX II.

File No: 79 - 0 - 00
 EXIST. ZONE: RA
 PROP. ZONE: RF



CIVIC ADDRESS: 15619 - 112 AVE, SURREY, BC
 LEGAL: LOT 1, SECTION 10, RANGE 1, N.W.D., PLAN 13224



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 4,518sqm (1.11ac)
 5% PARK DEDICATION: 226sqm (CASH-IN-LIEU)
 ROAD DEDICATION: 176sqm

NOTE: ALL EXISTING STRUCTURES LOCATED WHOLLY ON PROPOSED LOT 5 ARE TO BE RETAINED UNLESS NOTED OTHERWISE

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y.#: 174686 ALTERNATIVE#02B-1 DATE: 24 NOV/17 SCALE: 1:500

DRAWING PATH: E:\PROJECTS\PLANNING\174686-ALTO2B.dwg (1-LAYOUT) PLOT FILE UPDATED: NOVEMBER-24-17 2:58:08 PM BY: BENJAMIN CEBRERO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 27, 2018** PROJECT FILE: **7817-0309-00**

RE: **Engineering Requirements
Location: 15619 112 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 112 Avenue for the ultimate 24.0 m Collector Road Standard.
- Dedicate 1.0 m along 156A Street for the 16.5 m Limited Local Road Standard and necessary lands to complete the 14.0 m radius cul-de-sac.
- Dedicate 3.0 x 3.0 m corner cuts at the intersections of 112 Avenue and 156 Street and 156A Street.
- Provide a 0.5 m Statutory Right-of-Way (SRW) along the frontage of 112 Avenue and 156 Street.

Works and Services

- Construct the north half of 112 Avenue to the Collector Road Standard.
- Construct the east side of 156 Street to the Local Road Standard.
- Construct the west side of 156A Street to the Limited Local Road Standard.
- Construct 6.0 metre concrete letdowns to each lot.
- Construct storm and sanitary mains to service the development.
- Construct onsite storm water management features per the Bon Accord - North Slope (east) ISMP.
- Provide water, storm, and sanitary mains to each lot.
- Register applicable restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

CE4

APPENDIX IV.



February 22, 2018
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7917 0309 00

SUMMARY

The proposed 5 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

Dogwood Elementary	
Enrolment (K/1-7):	41 K + 341
Operating Capacity (K/1-7)	38 K + 419
Fraser Heights Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1200

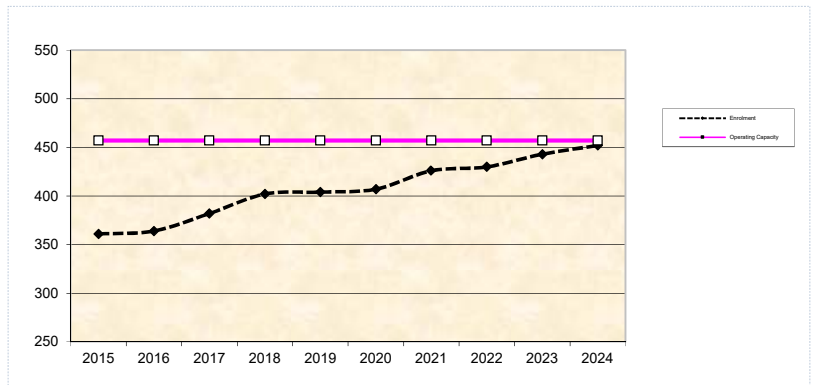
School Enrolment Projections and Planning Update:

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

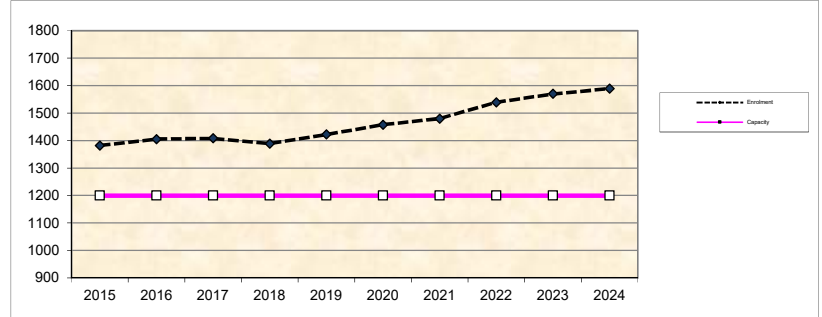
Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

In 2014, a 200 capacity addition was added to Fraser Heights Secondary; but even with the addition the school is currently operating at 117% capacity. The 10 year enrolment projections are showing this growth will continue until 2025 where it will peak and then begin to decline. Currently, there are no plans to expand the school in coming years.

Dogwood 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: 17-0309-00
Project Location: 15619 - 112 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within a late 1980's to 1990's RF zone development area. With the exception of a few remaining RA zone parcels which will soon be subject to redevelopment pressures, all lots are zoned RF and all contain structures of a size that will limit redevelopment possibilities. Therefore, the existing character of this area is likely to perpetuate well into the future as the remaining service life of most homes is at least thirty years.

With the exception of three Bungalows with floor areas ranging from 1600 sq.ft. to 2000 sq.ft., and one Cape Cod style 1 ½ storey home with desirable low to mid-scale massing characteristics, all surrounding homes are Two-Storey type. The newer Two-Storey homes are 3000 - 3500 sq.ft "Neo-Traditional" style with steeply sloped roofs (8:12+) and two or more articulated street facing common gable projections. Massing designs are mid-scale, with well balanced proportionally consistent projections. Roofs are surfaced with shake profile concrete roof tiles. Walls are clad in stucco with a significant stone accent, or vinyl with a stone accent and wood shingle feature, in natural and neutral colours only. Yards are landscaped to an average or better standard and driveways are constructed of exposed aggregate concrete. Several of the older homes have an asphalt shingle roof.

There is one 3500 sq.ft. "Modern California Stucco" style home with high scale massing and a proportionally exaggerated two storey front entrance, stucco only exterior and concrete tile roof that appears inconsistent with the other homes.

There is one estate quality 4500 sq.ft. (+) Two-Storey home at 11266 - 156 Street, on an RA zoned parcel with balanced massing, all-stucco exterior and shake profile concrete tile roof that is the most significant home in the area, but which is too large to provide realistic architectural context.

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

- 1) **Context Homes:** There are several homes in this area that could be considered to provide acceptable architectural context, including homes at 11248 - 156A Street, 11238 - 156A Street, 11228 - 156A Street, 15655 - 112 Avenue, 15665 - 112 Avenue, 15660 -

112 Avenue, 15636 - 112 Avenue, 15630 - 112 Avenue, and 11266 - 156A Street. 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 specific features of the aforesaid context homes.

- 2) **Style Character** : There is 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. 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, 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 two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is 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, 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.
- 7) **Roof surface** : A range of roof surfacing materials have been used in this area including concrete roof tiles and asphalt shingles. 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: There are a variety of homes constructed from the mid 1980's to the 1990's in the area surrounding the subject site. There are three low scale Bungalows, one Cape Cod 1 ½ storey type, and the remaining homes are all Two-Storey type. "Neo-Traditional" style is clearly dominant, and the "Neo-Traditional" homes all have desirable mid-scale, well balanced massing. There is one 4500 sq.ft.(+) estate home in the area. There is one high mass "Modern California Stucco" Two-Storey home with exaggerated two storey high front entrance. Roofs have slopes between 6:12 and 16:12. Roofs are surfaced either with shake profile concrete roof tiles or shake profile asphalt shingles. Walls are clad in stucco (some stucco-only homes), or vinyl, and many have a significant stone accent. Landscapes are modern urban, of an average or better quality.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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 (11248 - 156A Street, 11238 - 156A Street, 11228 - 156A Street, 15655 - 112 Avenue, 15665 - 112 Avenue, 15660 - 112 Avenue, 15636 - 112 Avenue, 15630 - 112 Avenue, and 11266 - 156A Street) 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, 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 are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

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

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


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

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

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

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:  Date: August 3, 2017

Tree Preservation Summary

Surrey Project No:

Address: 15619 112th Avenue Surrey

Registered Arborist: Glenn Murray

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)	25
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 23 \quad} \times \text{two (2)} = 46$ 	47
Replacement Trees Proposed	16
Replacement Trees in Deficit	31
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: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{1cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{1cm}} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

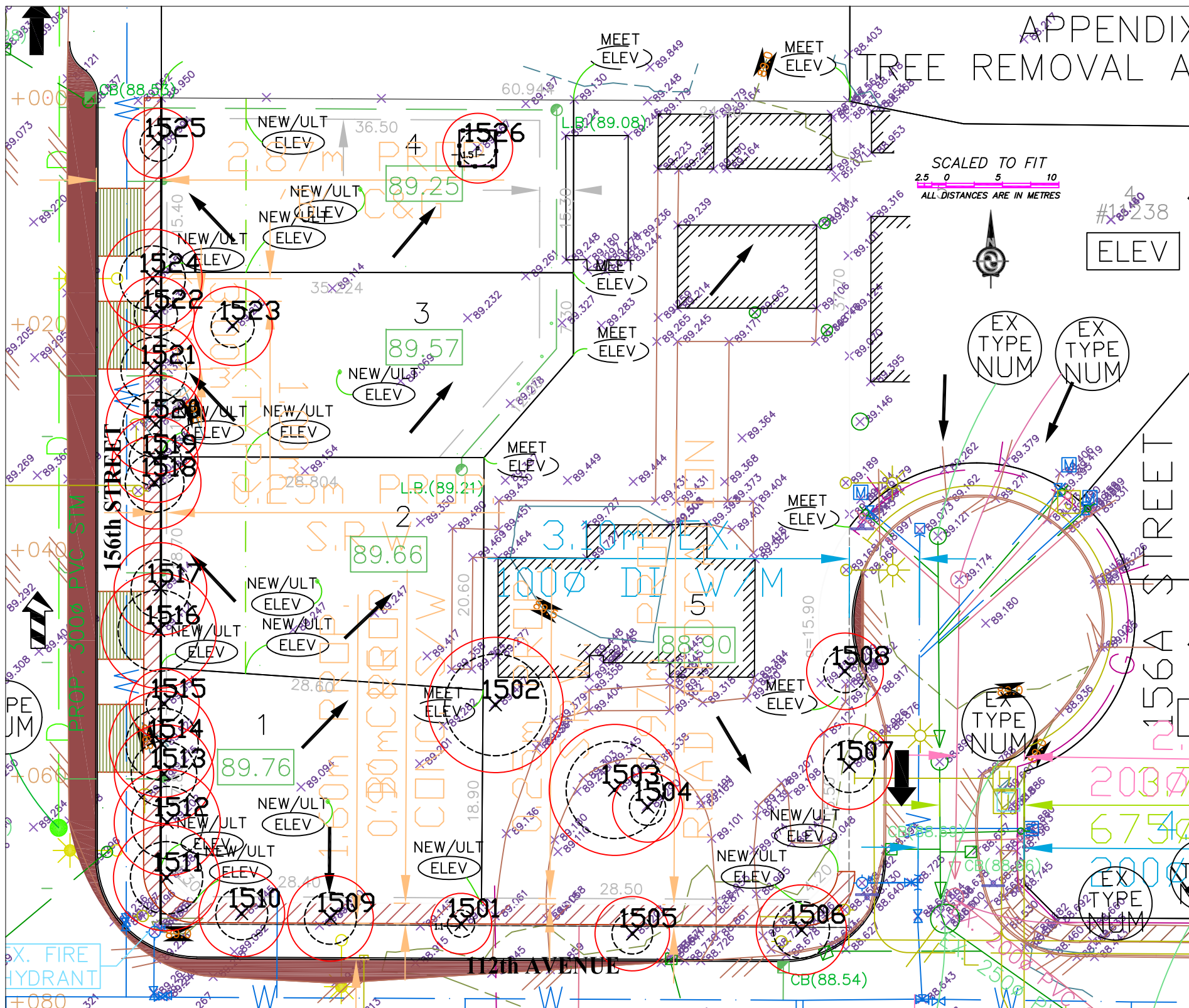


(Signature of Arborist)

29-Jan-18

Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



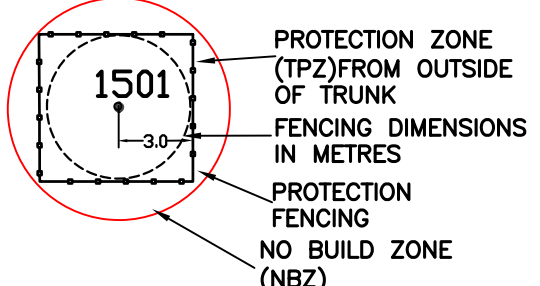
TREE INVENTORY

#	Type	Action	DBH	TPZ	NBZ
1501	Shore Pine	Remove	18cm	1.1m	2.6m
1502	Deodar Cedar	Remove	40/40/30cm	4.2m	5.7m
1503	Douglas Fir	Remove	66cm	4.0m	5.5m
1504	Norway Spruce	Remove	25cm	1.5m	3.0m
1505	Serbian Spruce	Remove	28cm	1.7m	3.2m
1506	Shore Pine	Remove	39cm	2.3m	3.8m
1507	Serbian Spruce	Remove	35cm	2.1m	3.6m
1508	Serbian Spruce	Remove	30cm	1.8m	3.3m
1509	Red Alder	Remove	35cm	2.1m	3.6m
1510	Douglas Fir	Remove	35cm	2.1m	3.6m
1511	Douglas Fir	Remove	50cm	3.0m	4.5m
1512	Douglas Fir	Remove	50cm	3.0m	4.5m
1513	Douglas Fir	Remove	45cm	2.7m	4.2m
1514	Douglas Fir	Remove	50cm	3.0m	4.5m
1515	Douglas Fir	Remove	25cm	1.5m	3.0m
1516	Douglas Fir	Remove	55cm	3.3m	4.8m
1517	Douglas Fir	Remove	40cm	2.4m	3.9m
1518	Douglas Fir	Remove	40cm	2.4m	3.9m
1519	Douglas Fir	Remove	35cm	2.1m	3.6m
1520	Douglas Fir	Remove	45cm	2.7m	4.2m
1521	Douglas Fir	Remove	45cm	2.7m	4.2m
1522	Douglas Fir	Remove	30cm	1.8m	3.3m
1523	Serbian Spruce	Remove	30cm	1.8m	3.3m
1524	Douglas Fir	Remove	45cm	2.7m	4.2m
1525	Douglas Fir	Remove	25cm	1.5m	3.0m
1526	Serbian Spruce	Retain	25cm	1.5m	3.0m

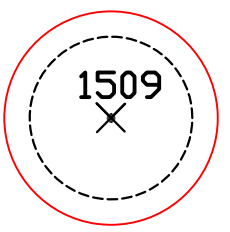
DBH-trunk diameter, TPZ-protection zone, NBZ-no build zone

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
1526	Serbian Spruce	25cm	1.5m	4.9ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

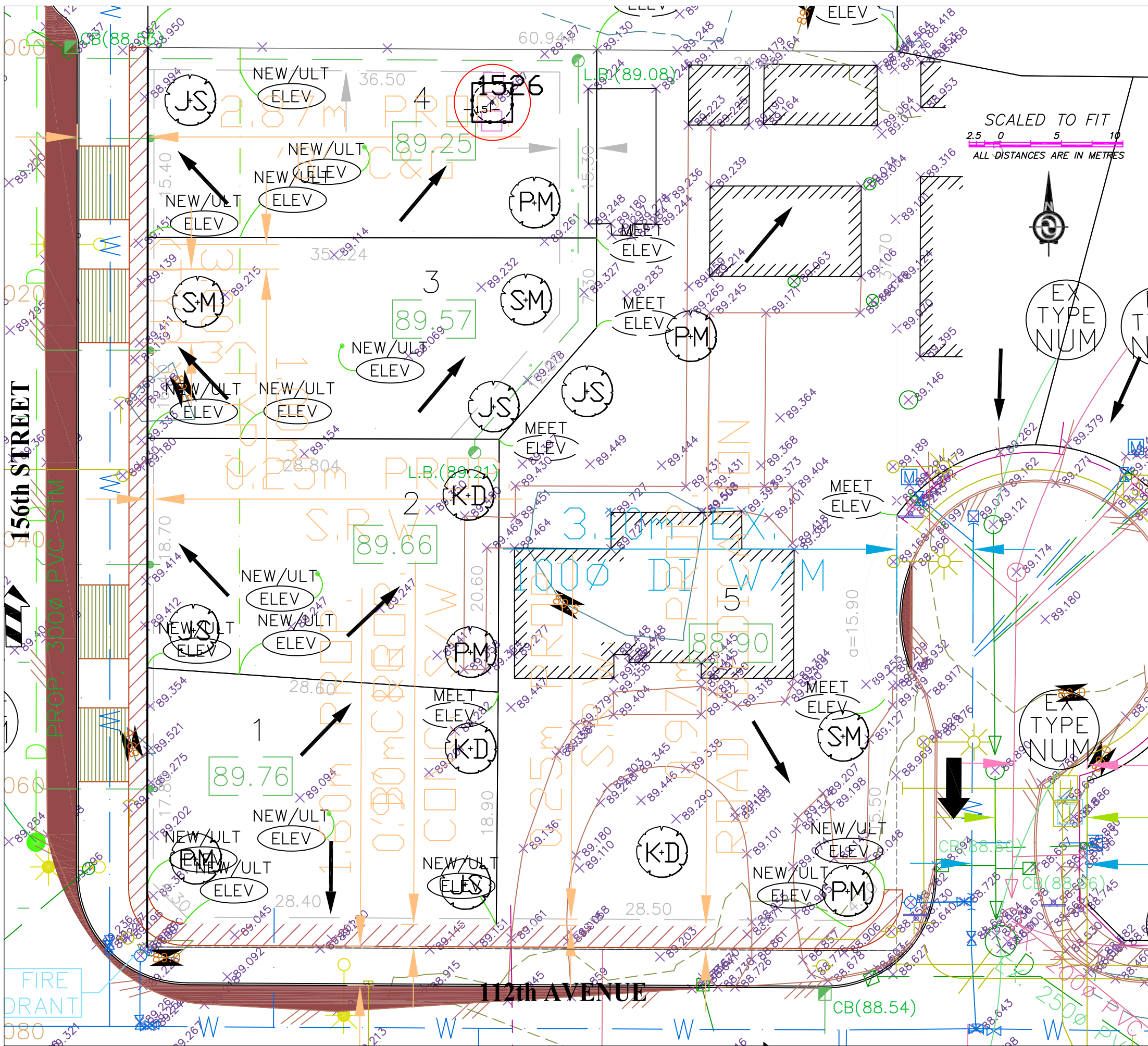
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

15619 112th Avenue SURREY, BC

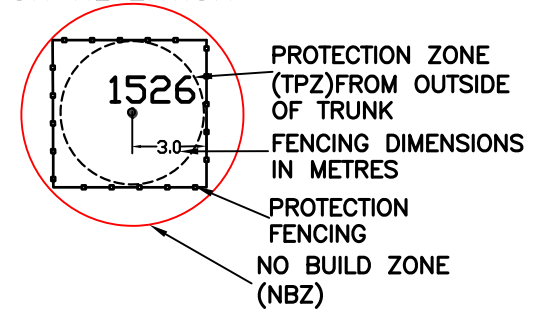
TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

September 27, 2017

APPENDIX 4 TREE REPLACEMENT PLAN



TREE PROPOSED FOR RETENTION



TREE PROTECTION FENCING
Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
1526	Serbian Spruce	25cm	1.5m	4.9ft

REPLACEMENT TREES

QTY	Type	Size
5	Paperbark Maple (P.M)	6cm
5	Japanese Snowbell (J.S)	6cm
3	Kousa Dogwood (K+D)	6cm
4	Saucer Magnolia (S.M)	6cm

NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

ALL MEASUREMENTS ARE METRIC

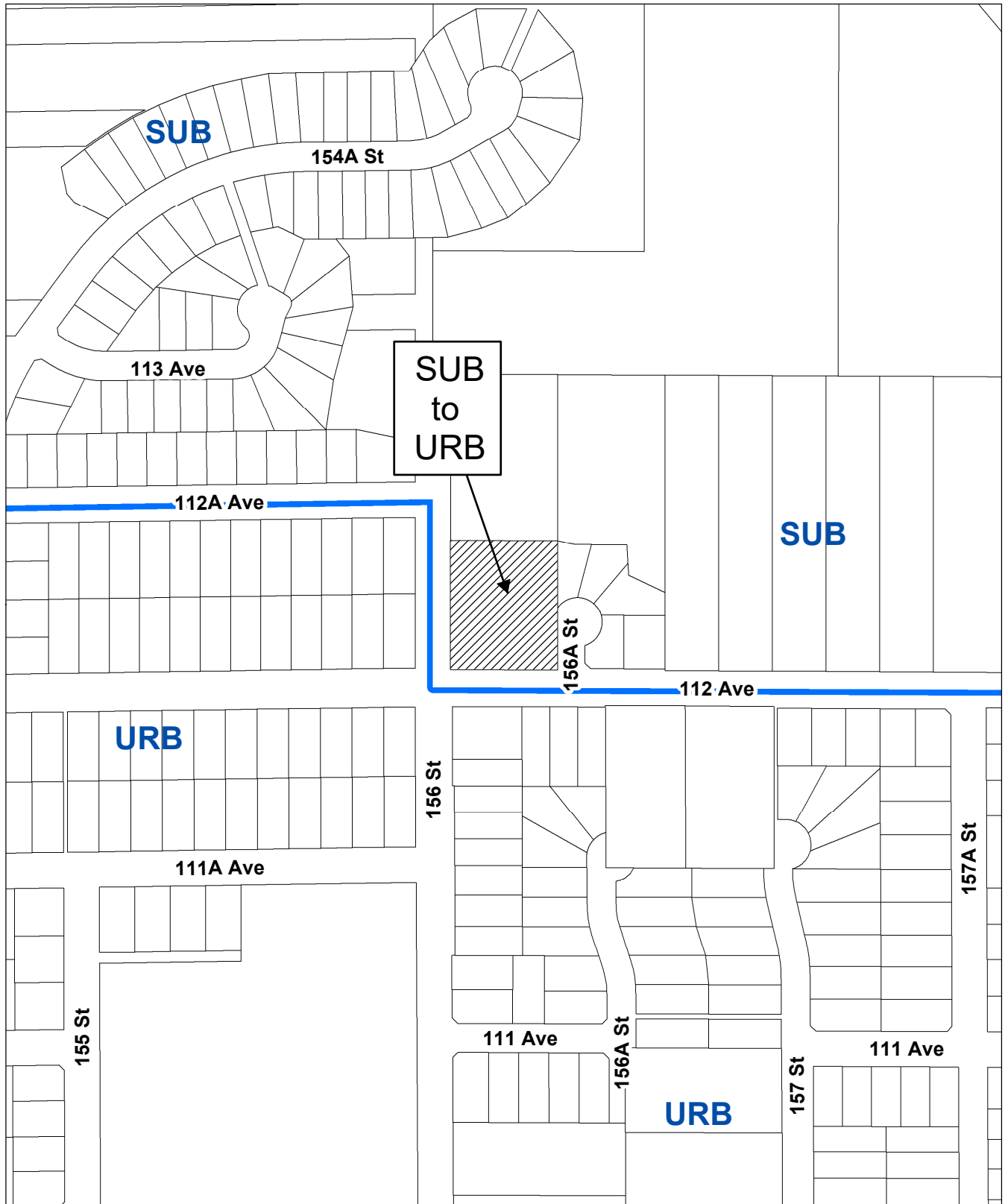
Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

15619 112th Avenue SURREY, BC

TREE REPLACEMENT PLAN
THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, THEIR PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT
January 29, 2018

APPENDIX VII.



OCP Amendment 7917-0309-00

Proposed amendment from Suburban to Urban



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0309-00

Issued To:

Address of Owner:

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: 009-790-063

009-790-063

Lot 1 Section 10 Block 5 North Range 1 West New Westminster District Plan 13224

15619 - 112 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 Part 16, Single Family Residential Zone (RF), Section F, Yards and Setbacks, the minimum Rear Yard setback for Accessory Buildings and Structures is reduced from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) for proposed Lot 5.
- 5. This development variance permit applies to only the that portion of the buildings and structures on 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.
- 10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. 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



7917-0309-00
15619 - 112 Avenue
Aerial View of Site

