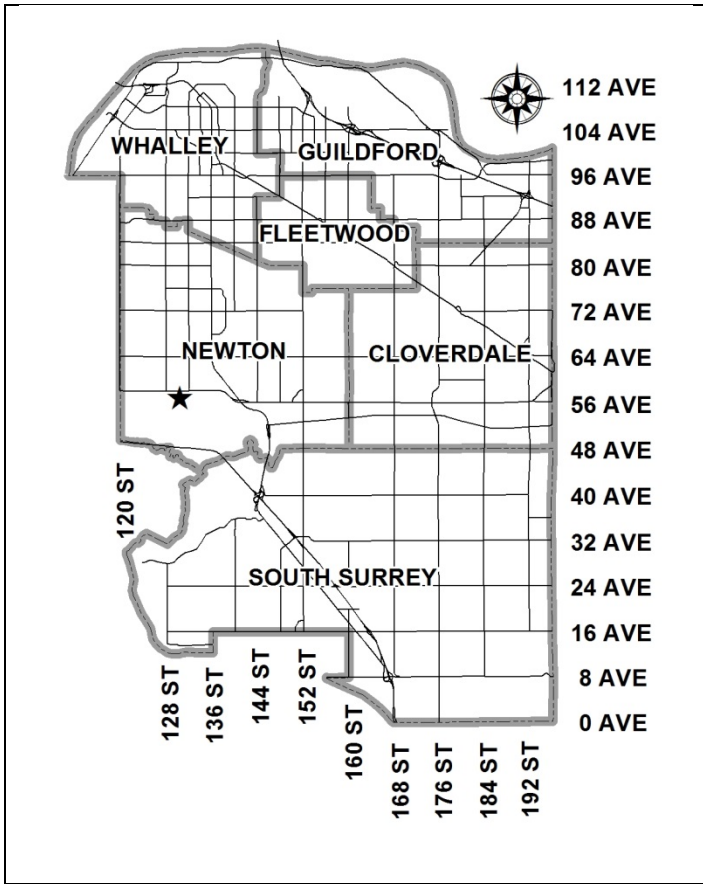


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0484-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **Rezoning** from One-Acre Residential (RA) and Half-Acre Residential (RH) to Half-Acre Residential (RH)
- **Development Variance Permit**
- **LAP Amendment** for a portion of the site from Suburban Residential (1 Acre) to Suburban Residential (1/2 Acre)

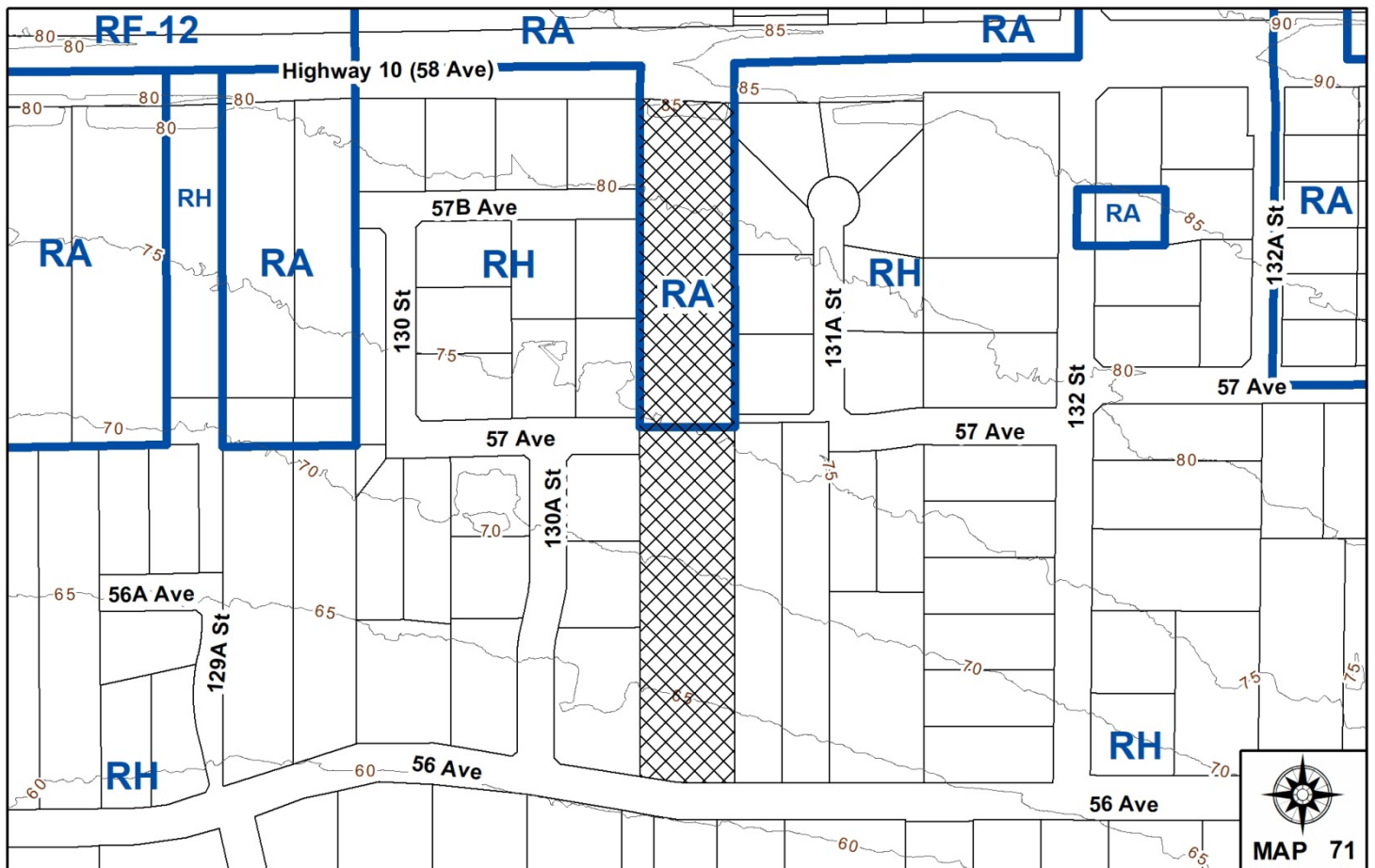
to facilitate subdivision into seven (7) lots.

LOCATION: 13083 – 56 Avenue

ZONING: RA and RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban residential (1 Acre) and Suburban residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The property is designated both "Suburban Residential (1 Acre)" and "Suburban Residential (1/2 Acre)" in the West Panorama Ridge Local Area Plan (LAP). The applicant proposes an LAP amendment to redesignate the "Suburban Residential (1 Acre)" portion of the site to "Suburban Residential (1/2) Acre" to facilitate subdivision into half-acre single family lots.
- The applicant is seeking to reduce the minimum lot width of the RH Zone for two proposed lots and to reduce the minimum depth of a third lot.

RATIONALE OF RECOMMENDATION

- The proposed half-acre lots are consistent with the surrounding developed lands in West Panorama Ridge.
- The layout will maintain the existing suburban character of the neighbourhood through tree preservation and large setbacks on 56 Avenue and Highway 10.
- The proposal will retain the estate character of properties fronting 56 Avenue through an increased building setback and enhanced landscaping.
- The proposed reduction in lot width for proposed Lots 2 and 3 is supportable as the areas of the proposed lots exceed the minimum area requirements of the RH Zone. Similar variances for lot width have previously been approved nearby fronting 57 Avenue under Development Application Nos. 7911-0058-00, 7914-0030-00, and 7917-0282-00.
- The proposed reduction in lot depth for Lot 6 is relatively minor and is required to accommodate the cul-de-sac bulb on 57B Avenue that will provide access for proposed Lots 5, 6, and 7.
- The proposed development has been reviewed by the West Panorama Ridge Ratepayers Association and they are supportive of the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) and Half-Acre Residential Zone (RH) to Half-Acre Residential Zone (RH) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0484-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Half-Acre Residential Zone (RH) from 30 metres (100 ft.) to 25.5 metres (84 ft.) for proposed Lots 2 and 3; and
 - (b) to reduce the minimum lot depth of the Half-Acre Residential Zone (RH) from 30 metres (100 ft.) to 28.0 metres (92 ft.) for proposed Lot 6.
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to increase the minimum building setback from 56 Avenue on proposed Lot 1 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping to create an estate character;
 - (j) registration of a Section 219 Restrictive Covenant for protection of a 15.0 metre (50 ft.) buffer along Highway 10, inclusive of a minimum 7.5 metre (25 ft.) building setback from the treed buffer; and

- (k) registration of a Section 219 Restrictive Covenant for the purposes of tree retention on proposed Lots 1 to 5.
- 4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate a portion of the land from Suburban Residential (1 Acre) to Suburban Residential (1/2 Acre) when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at Colebrook Elementary School
 1 Secondary student at Panorama Ridge 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 Summer 2019.

Parks, Recreation & Culture: Parks have some concerns about the pressure this development will place on park amenities in the area. The applicant should contact Parks staff to determine an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI): Preliminary rezoning approval is granted and valid for one year from March 23, 2018.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across Highway 10):	West Newton Community Park	Parks & Buffers/Greenways (West Newton/Highway 10 NCP)	RA
East:	Single family residential	Suburban Residential (1/2 Acre)	RH
South (Across 56 Avenue):	Single family residential	Suburban Residential (1/2 Acre)	RH
West:	Single family residential	Suburban Residential (1/2 Acre)	RH

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site is a 1.9 hectare (4.7 acre) lot in West Panorama Ridge south of Highway 10 and north of 56 Avenue.
- The site is designated "Suburban" in the Official Community Plan (OCP), and "Suburban Residential (1 Acre)" (northern portion of the site) and "Suburban Residential (1/2 Acre)" (southern portion of the site) in the West Panorama Ridge Local Area Plan (LAP).
- The subject property is split-zoned, with the northern portion of the site zoned "One-Acre Residential Zone (RA)" and the southern portion of the site zoned "Half-Acre Residential Zone (RH)".
- The applicant is proposing to rezone the northern portion of the site from RA to RH, and to subdivide into seven (7) single family suburban lots.
- Proposed Lots 2 to 7 vary from 1,858 square metres (20,000 sq. ft.) to 2,259 square metres (24,315 sq. ft.) in area, which comply with the minimum RH lot size of 1,858 square metres (20,000 sq. ft.). Proposed Lot 1, while zoned RH, is intentionally proposed to be larger at 5,256 square metres (1.3 acres) to reflect the desired estate size and characteristic of properties along 56 Avenue.
- The proposed lots comply with the minimum lot width and depth of 30 metres (100 ft.), with the exception of proposed Lots 2, 3, and 6. The applicant is proposing a Development Variance Permit to reduce the minimum lot width of Lots 2 and 3 to 25.5 metres (84 ft.) and the minimum lot depth of Lot 6 to 28.0 metres (92 ft.).

PRE-NOTIFICATION

- Pre-notification letters were sent on November 20, 2017, and a development proposal sign was installed on-site on February 23, 2018.
- On November 15, 2017, staff referred the application to the West Panorama Ridge Ratepayers Association (WPRRA) requesting comments on the proposal.
- At the time of application, the applicant was proposing an eight (8) lot subdivision, with four of the lots requiring variances to lot width, including two fronting 56 Avenue. Based on feedback received from the WPRRA, the proposed subdivision layout was revised to seven (7) lots, with only two lots fronting 57 Avenue requiring variances to lot width.
- The WPRRA provided additional comments on the application on June 19, 2018, stating that overall they are pleased that most of the trees visible from 56 Avenue are proposed to be retained. Additionally, they noted that some very old and healthy trees are proposed to be removed within the road dedication, but that they recognize not much can be done to retain those trees. Finally, they noted a few additional trees that they believe could be retained with alterations to building envelopes, driveways, and servicing locations.

(Additional opportunities for tree retention will be reviewed with the applicant prior to Final Adoption.)

- Staff received no comments from surrounding residents regarding the proposal.

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban Residential (1 Acre)" (northern portion of the site) and "Suburban Residential (1/2 Acre)" (southern portion of the site) in the West Panorama Ridge LAP. An LAP Amendment is required on the northern portion to redesignate this portion "Suburban Residential (1/2 Acre)" to accommodate the proposed development.
- The proposed half-acre lots are consistent with the surrounding developed lands in West Panorama Ridge. The layout will maintain the existing suburban character of the neighbourhood through tree preservation and the maintenance of large front yard setbacks on 56 Avenue.
- The proposal is consistent with the development pattern and road layout established by Development Application No. 7906-0051-00 to the west of the subject site, and further refined under Development Application Nos. 7910-0048-00, 7910-0234-00, 7911-0058-00, 7913-0022-00, and 7914-0030-00.

DESIGN PROPOSAL AND REVIEW

- The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by H.Y. Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on Lots 1, 4, 5, 6, and 7. In order to achieve in-ground basements on Lots 2 and 3, sanitary and storm pumps may be required. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

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	118	118	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	0	3
Bigleaf Maple	5	1	4
English Oak	1	0	1
Laburnum	1	0	1
Red Maple	2	0	2
Red Oak	1	0	1
Norway Maple	1	0	1
Purple Plum	1	1	0
Coniferous Trees			
Douglas Fir	27	14	13
Excelsa Cedar	2	1	1
Grand Fir	3	0	3
Norway Spruce	3	0	3
Western Red Cedar	10	2	8
Total (excluding Alder and Cottonwood Trees)	60	19	41
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		74	
Contribution to the Green City Fund		\$49,200	

- The Arborist Assessment states that there are a total of 60 protected trees on the site, excluding Alder and Cottonwood trees. 118 existing trees, approximately 66% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 41 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 156 replacement trees on the site. Since only 33 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 123 replacement trees will require a cash-in-lieu payment of \$49,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 74 trees are proposed to be retained or replaced on the site with a contribution of \$49,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 17, 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"> • Consistent with the Suburban designation in the OCP. • Within the West Panorama Ridge LAP area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed gross density is 3.7 uph (1.5 upa).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
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"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 25.5 metres (84 ft.) for proposed Lots 2 and 3.

Applicant's Reasons:

- This variance will allow for the creation of two lots with areas of 1,924 square metres (20,710 sq. ft.) and 1,942 square metres (20,904 sq. ft.) respectively fronting 57 Avenue. This variance is in keeping with the character of the surrounding neighbourhood, where there are other lots of similar widths fronting 57 Avenue, while larger lots with deeper setbacks are maintained fronting 56 Avenue.

Staff Comments:

- The proposed lots exceed the minimum lot area requirement of 1,858 square metres (20,000 sq. ft.) under the RH Zone.
- There are other lots in the immediate vicinity that have received approval for similar variances. Specifically, variances were approved under Development Application Nos. 7911-0058-00 to the west (13008 and 13018 – 57 Avenue) and 7914-0030-00 to the east (13158 and 13170 – 57 Avenue).

(b) Requested Variance:

- To reduce the minimum lot depth of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 28.0 metres (92 ft.) for proposed Lot 6.

Applicant's Reasons:

- This variance is required to accommodate the cul-de-sac bulb on 57B Avenue that will provide access for proposed Lots 5, 6, and 7.

Staff Comments:

- The road network for this area was established under previous development applications. In particular, Development Application Nos. 7906-0051-00 to the west and 7914-0030-00 to the east established the road pattern for the subject site, requiring 57B Avenue to terminate in a cul-de-sac on the subject property.
- The minimum lot depth of 30 metres (100 ft.) cannot be achieved for Lot 6, while also accommodating the cul-de-sac bulb, therefore, a variance is required.

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. Development Variance Permit No. 7917-0484-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.7
Hectares	1.9
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	24.8 m to 51.3 m
Range of lot areas (square metres)	1,858 m ² to 5,256 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.7 uph (1.5 upa)
Lots/Hectare & Lots/Acre (Net)	4.0 uph (1.6 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	22.7%
Total Site Coverage	11.6%
	34.3%
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	NO
Others	YES



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

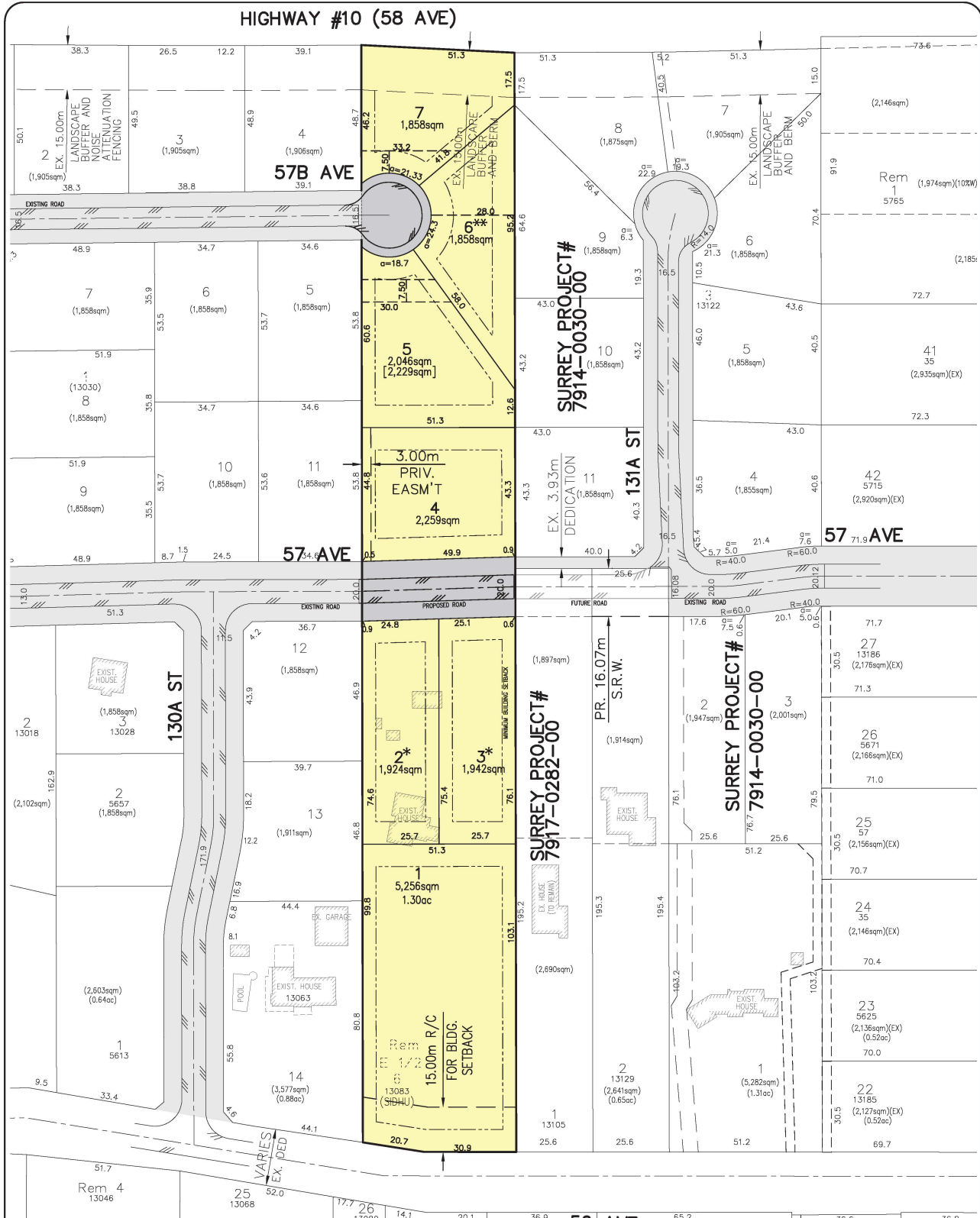
PROPOSED SUBDIVISION LAYOUT

APPENDIX II

File No: 7911-0155-00
 EXIST. ZONE: RA/RH
 PROP. ZONE: RH



CIVIC ADDRESS: 13083 - 56 AVE., SURREY, BC
 LEGAL: REMAINDER OF EAST 1/2 LOT 6, SECTION 8, TOWNSHIP 2, N.W.D.,
PLAN 1577, EXCEPT ROAD ON PLAN BCP24349



GROSS SITE AREA: 18,903sqm (4.67ac)
 5% PARK DEDICATION: 946sqm (CASH-IN-LIEU)
 ROAD DEDICATION: 1,574sqm

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

HY. ENGINEERING LTD.
 • #200-912B-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

*NOTE: D.V.P.'s MAY BE REQUIRED ON LOTS 2&3 TO REDUCE THE MINIMUM LOT WIDTH FROM 30.0m TO 25.6m
 **NOTE: D.V.P. MAY BE REQUIRED ON LOT 6 TO REDUCE THE MINIMUM LOT DEPTH FROM 30.0m TO 28.0m

H.Y.#: 113379A | ALTERNATIVE #02-1 | DATE: 12 MAR/18 | SCALE: 1:1,250

DRAWING PATH: E:\PROJECTS\113379A\PLANNING\113379A-ALT02.dwg (1-LAYOUT) PLOT FILE UPDATED: MONDAY, MARCH 12, 2018 3:30:26 PM BY: GHAZAL SHIRAZIAN

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 29, 2018** PROJECT FILE: **7817-0484-00**

RE: **Engineering Requirements
Location: 13083 - 56 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 20.0m for a total of 20.0m for 57 Avenue.
- Dedicate necessary lands for the 14.0m radius cul-de-sac along 57B Avenue.

Works and Services

- Construct north side of 56 Avenue to Unique West Panorama Ridge Collector standard.
- Construct 57 Avenue to West Panorama Ridge Through Local standard.
- Construct 11.0m radius pavement cul-de-sac at 57B Avenue.
- Provide cash-in-lieu for street lighting along site frontages.
- Remove temporary turnaround located on 13052 - 57B Avenue.
- Construct works along Highway # 10 per Ministry requirements.
- Construct water main, storm main and sanitary main to service the site.
- Provide water, storm and sanitary service connections to each lot.
- Register applicable legal documents as determined through detailed design.

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



Planning

June 29, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0484 00 Revised

SUMMARY

The proposed 7 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

Colebrook Elementary	
Enrolment (K/1-7):	36 K + 204
Operating Capacity (K/1-7)	19 K + 279
Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400

School Enrolment Projections and Planning Update:

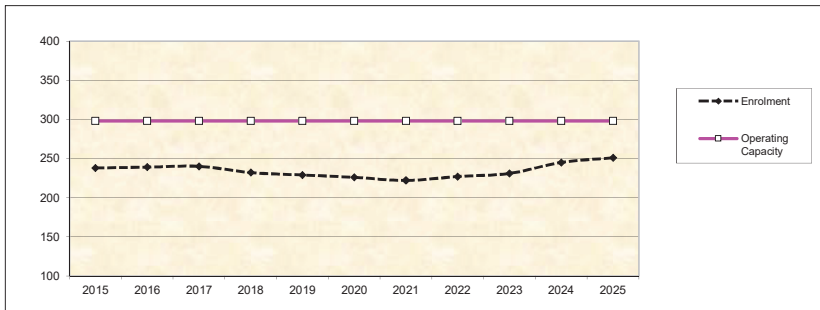
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Colebrook elementary currently has surplus space in the school. The 10 year enrolment projections show the school modestly growing but never greater than the capacity of the existing school. There are currently no plans to increase the capacity of this school.

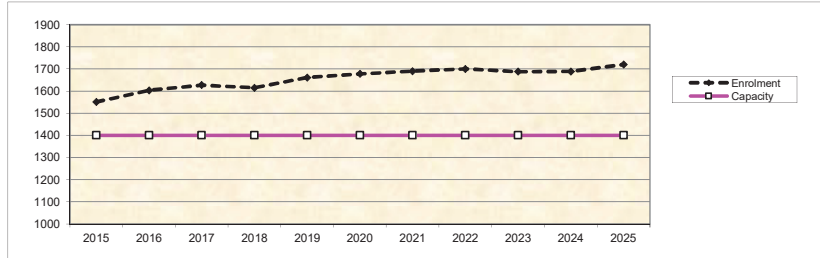
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity. With the continued demand for secondary enrolling space coming from Newton, the school is projected to grow close to 1700 students by 2028.

In June 2018, the Ministry Education announced approval for design and construction funding to be build a 700 addition at Sullivan Heights Secondary which is targeted to open September 2021. Though it appears in the second year of the approved 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt Secondary and a site acquisition for a new future 1000 capacity secondary school in the Newton area. These projects, when approved, will significantly address the secondary demand for space in the area. Therefore, there are no plans to increase the capacity at Panorama Ridge at this time.

Colebrook Elementary



Panorama Ridge 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: 17-0484-00
 Project Location: 13083 - 56 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 an old suburban area in which lots are zoned Half Acre Residential Zone (RH) (dominant) or One Acre Residential Zone (RA). The site is a double-fronting property extending from 56 Avenue at the south side to 58 Avenue (Hwy 10) at the north. The site is intersected at the midpoint on the west side by 57 Avenue, and also at the midpoint on the east side by 57 Avenue. Also, 57B Avenue intersects the west side of the site one lot depth south of Highway 10. As a result there are multiple character enclaves corresponding with each of the areas described above.

Due to a 50 year (+) time span between construction of the oldest and newest homes in this area, there is substantial variation in homes in the 13000 and 13100 blocks of 56 Avenue at the south side of the site. Homes include:

- a 3000 sq.ft. Rural Heritage Two Storey home to be demolished under 14-0030-00
- a 1990's 3000+ sq.ft. Two-Storey home situated in dense old growth forest
- a 1970's, simple, box like Basement Entry home
- a 1980's, 4000 sq.ft. West Coast - Spanish Basement Entry w/ 2 storey entrance
- a new 4000+ sq.ft. Neo-Traditional stucco home with rounded dormers
- a new 5000 sq.ft. French Provincial style Two-Storey home
- an under-construction 5000 sq.ft Neo-Traditional style Two-Storey home
- two 1970's low profile Bungalows

Where 57 Avenue intersects the subject site on the east side, are the north sides (effective rear yards) of double fronting lots at 13105 and 13129 - 56 Avenue. Structures are too distant to be relevant to the streetscape. North of 57 Avenue are lots which have recently been cleared and serviced under project 14-0030-00, and contain no structures.

Where 57 Avenue intersects the subject site on the west side, there are several recent new developments including 06-0051-00, 11-0058-00, and 10-0234-00. Homes in this area, all less than 12 years old, are 5000 sq.ft. "Neo-Traditional" and "Traditional" style Two-Storey homes constructed to current standards for estate sized and estate quality homes on RH zone lots in Panorama Ridge. Massing designs are mid to high scale given the home sizes. Street facing projections are architecturally interesting, are proportionally consistent with other projections, and are well balanced across the façade. Roof slopes range from 6:12 on one home to 12:12 on most of the homes. Most homes are configured with a main common hip roof and three to six street facing projections

articulated with wood shingles, wood battens over Hardipanel or brick or stone. Roofs are surfaced with either shake profile asphalt shingles or shake profile concrete roof tiles. Walls are clad in stucco or fibre cement board (or both) and masonry accents are significant on most homes. Landscapes are average to above average for new RH properties.

Where 57A Avenue intersects the subject site on the west side, are homes constructed under Surrey projects 16-0100-00 and 06-0051-00. These new suburban estate homes are consistent in stature and representation with the homes described above on 57 Avenue at the west side of the subject site.

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

- 1) **Context Homes:** There are numerous homes in this area that could be considered to provide acceptable architectural context for the subject site, especially homes located on 57 Avenue and 57B Avenue west of the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above or should demonstrate a high level of compatibility as determined by the design consultant.
- 2) **Style Character :** Surrounding context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional", "Neo-Traditional", Cape Cod, Classical Heritage, Neo-Heritage, and other sub-styles that impart a formal, stately character. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH zoned subdivisions. New homes should exhibit "mid-scale" massing. 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 :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

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 RH 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: In the 13000 and 13100 blocks of 56 Avenue at the south side of the site is a mixed "old suburban" and "modern suburban" character. Many of the older homes are "West Coast Traditional" or "Rural Heritage" Bungalow or Basement Entry type constructed in the 1960's to 1980's. There are also some new and under-construction 5000 sq.ft. estate quality Two-Storey homes in Traditional and Neo-Traditional styles. Most of these new 5000 sq.ft. estate homes are found in the 13000 block of 57 Avenue and in the 13000 block of 57A Avenue west of the subject site. East of the subject site, in the 13100 block of 57 Avenue are either lots recently cleared and serviced containing no structures, or are the rear yards of lots fronting 56 Avenue. Landscapes range from near-natural to above average, with newer homes having the more elaborate landscapes.

2. Proposed Design Guidelines

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

- Surrounding context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional", "Neo-Traditional", Cape Cod, Classical Heritage, Neo-Heritage, and other sub-styles that impart a formal, stately character, and styles which are internally consistent, are compatible with other homes, and which exhibit a high level of architectural integrity as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets post 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)**

Strong relationship with neighbouring "context homes" including homes in the 13000 block of 57 Avenue and homes in the 13100 of 57A Avenue. Homes will therefore be in a

compatible style range, as described above (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours 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. 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 50 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. Where driveway length exceeds 75.5 feet, asphalt and broom finish concrete are permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 25, 2018

Reviewed and Approved by:  Date: March 25, 2018

Tree Preservation Summary

Surrey Project No: 7917-0282-00
 Address: 13083 56th Ave 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)	178
Protected Trees to be Removed	137
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	41
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>118</u> X one (1) = 118 - All other Trees Requiring 2 to 1 Replacement Ratio <u>19</u> X two (2) = 38	156
Replacement Trees Proposed	33
Replacement Trees in Deficit	123
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>3</u> X two (2) = 6	6
Replacement Trees Proposed	
Replacement Trees in Deficit	6

Summary, report and plan prepared and submitted by:

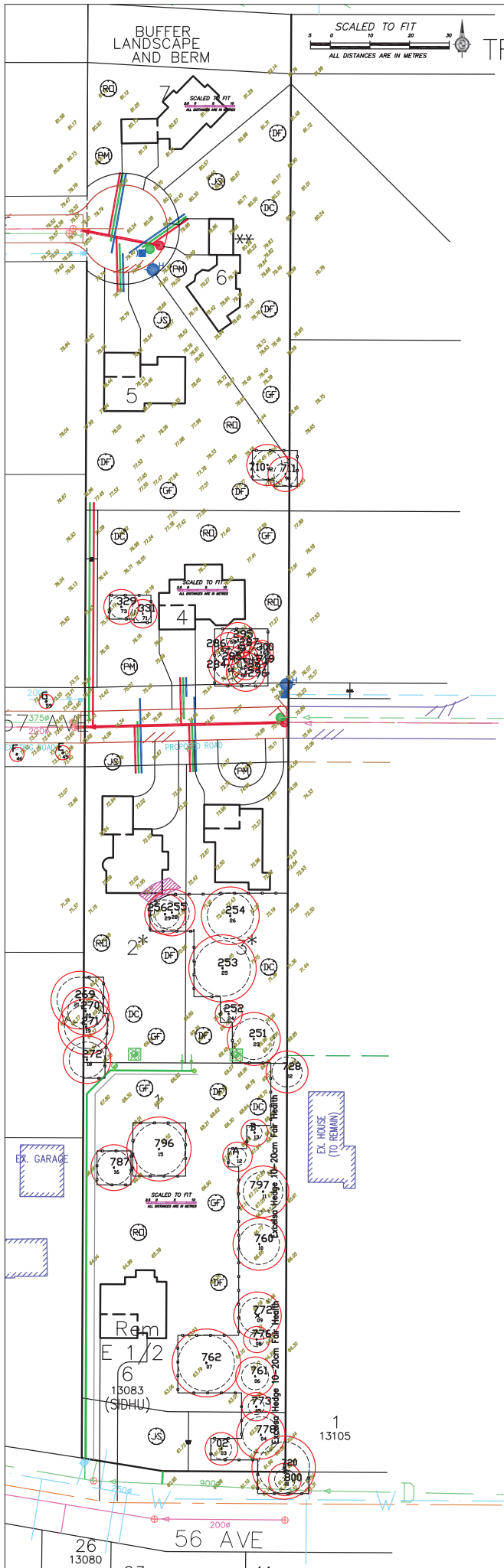


 (Signature of Arborist)

18-May-18

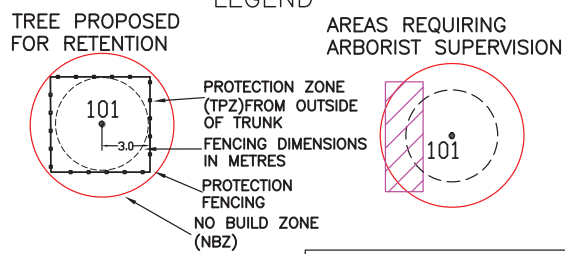
 Date

APPENDIX 4 TREE REPLACEMENT PLAN



TREE PROTECTION FENCING					
Minimum Radial Distance from outside of trunk					
#	Tag	Type	DBH	Metres	Feet
1	800	Laburnum	20/20/15	2.4m	7.9ft
2	720	Douglas Fir	80/55cm	6.0m	19.7ft
3	2	Bigleaf Maple	30/32/35cm	2.4m	7.9ft
4	778	Western Redcedar	71cm	4.3m	14.0ft
5	773	Norway Spruce	33cm	2.0m	6.5ft
6	761	Norway Maple	53cm	3.2m	10.4ft
7	762	Douglas Fir	109cm	6.5m	21.5ft
8	776	Apple	28cm	1.7m	5.5ft
9	772	Norway Spruce	69cm	4.1m	13.6ft
10	760	Douglas Fir	79cm	4.7m	15.6ft
11	797	Bigleaf Maple	77cm	4.6m	15.2ft
12	A	Apple	15/14/10	2.0m	6.6ft
13	B	Apple	18/13cm	1.8m	5.9ft
15	796	Douglas Fir	102cm	6.1m	20.1ft
16	787	Bigleaf Maple	67cm	4.0m	13.2ft
18	272	Western Redcedar	70cm	4.2m	13.8ft
19	271	Douglas Fir	85cm	5.1m	16.7ft
20	270	Douglas Fir	70cm	4.2m	13.8ft
21	269	Douglas Fir	90cm	5.4m	17.7ft
22	728	Douglas Fir	58cm	3.5m	11.4ft
23	251	English Oak	80cm	4.8m	15.7ft
24	252	Norway Spruce	30cm	1.8m	5.9ft
25	253	Bigleaf Maple	60/60/50cm	6.5m	21.3ft
26	254	Douglas Fir	90cm	5.4m	17.7ft
28	255	Douglas Fir	68cm	4.1m	13.4ft
29	256	Douglas Fir	55cm	3.3m	10.8ft
60	296	Grand Fir	53cm	3.2m	10.4ft
61	297	Western Redcedar	31cm	1.9m	6.1ft
62	284	Grand Fir	53cm	3.2m	10.4ft
63	285	Douglas Fir	36cm	2.2m	7.1ft
64	719	Grand Fir	30cm	1.7m	5.7ft
65	300	Douglas Fir	25cm	1.5m	4.9ft
66	287	Western Redcedar	22cm	1.3m	4.3ft
67	286	Western Redcedar	40cm	2.4m	7.9ft
68	295	Western Redcedar	45cm	2.7m	8.9ft
71	331	Douglas Fir	32cm	1.9m	6.3ft
73	329	Excelsa Cedar	45cm	2.7m	8.9ft
90	711	Western Redcedar	45cm	2.7m	8.9ft
92	710	Western Redcedar	57cm	3.4m	11.2ft

REPLACEMENT TREES		
QTY	Type	Size
6	Red Oak	6cm
4	Paperbark Maple	6cm
4	Japanese Snowbell	6cm
8	Douglas Fir	3m
6	Grand Fir	3m
5	Deodar Cedar	3m



NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONITA 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
13083 56th Ave 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
May 18, 2018

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0484-00

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: 007-484-861

East Half Lot 6 Except: Firstly: Part on Statutory Right of Way Plan 15886; Secondly: Part Dedicated Road on Plan BCP24349; South West Quarter of Section 8 Township 2 New Westminster District Plan 1577

13083 – 56 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 25.5 metres (84 ft.) for Lots 2 and 3.
 - (b) In Section K. Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum lot depth is reduced from 30 metres (100 ft.) to 28.0 metres (92 ft.) for Lot 6.
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.
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



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

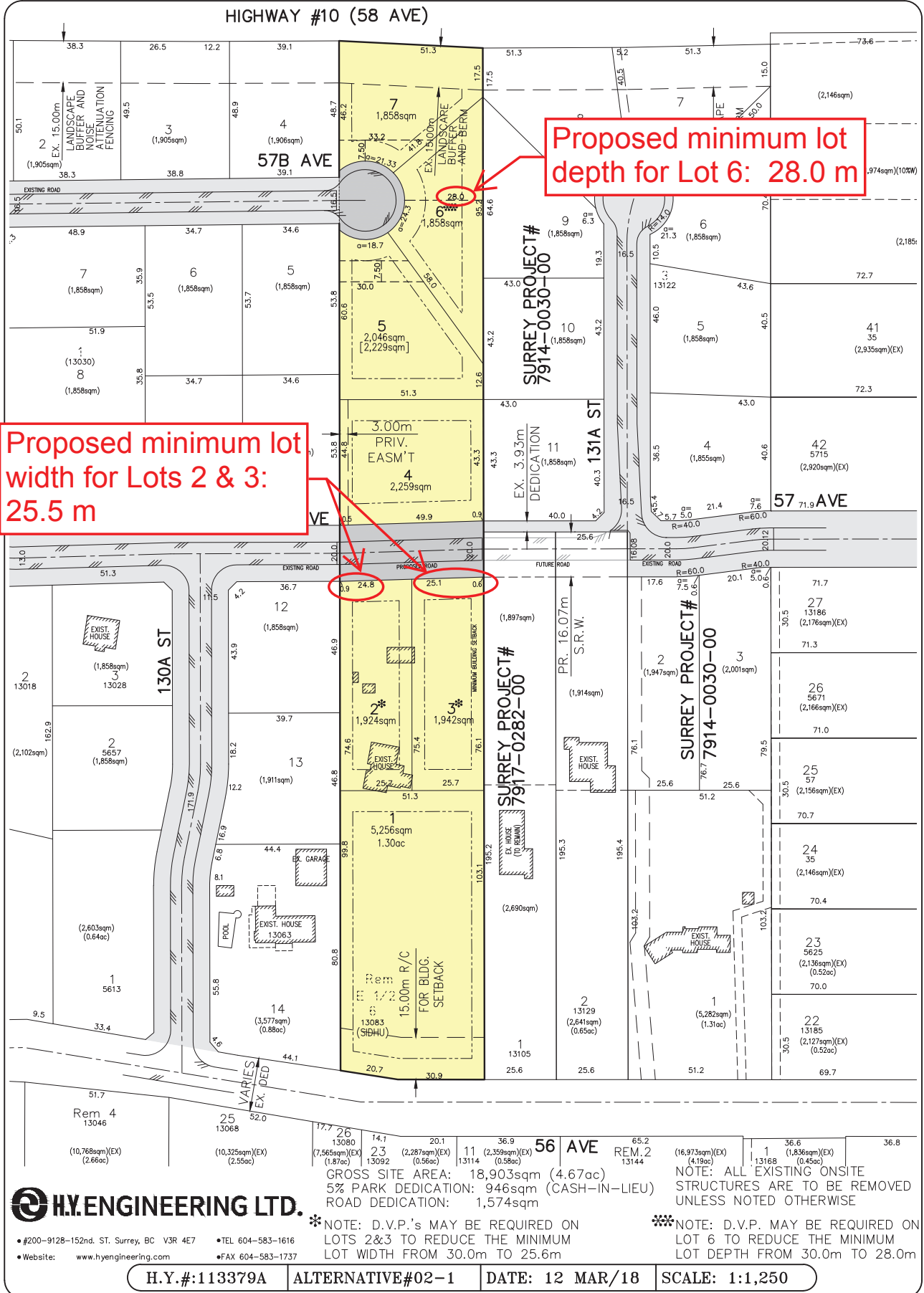
PROPOSED SUBDIVISION LAYOUT

SCHEDULE A

File No: 7911-0155-00
 EXIST. ZONE: RA/RH
 PROP. ZONE: RH



CIVIC ADDRESS: 13083 - 56 AVE., SURREY, BC
 LEGAL: REMAINDER OF EAST 1/2 LOT 6, SECTION 8, TOWNSHIP 2, N.W.D.,
PLAN 1577, EXCEPT ROAD ON PLAN BCP24349



Proposed minimum lot width for Lots 2 & 3: 25.5 m

Proposed minimum lot depth for Lot 6: 28.0 m

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

* NOTE: D.V.P.'s MAY BE REQUIRED ON LOTS 2&3 TO REDUCE THE MINIMUM LOT WIDTH FROM 30.0m TO 25.6m

** NOTE: D.V.P. MAY BE REQUIRED ON LOT 6 TO REDUCE THE MINIMUM LOT DEPTH FROM 30.0m TO 28.0m

H.Y.#: 113379A ALTERNATIVE #02-1 DATE: 12 MAR/18 SCALE: 1:1,250

DRAWING PATH: E:\PROJECTS\113379A\PLANNING\113379A-ALT02.dwg (1-LAYOUT) PLOT FILE UPDATED: MONDAY, MARCH 12, 2018 3:30:26 PM BY: GHAZAL SHIRAZIAN