

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0489-00

Planning Report Date: September 17, 2018

**PROPOSAL:**

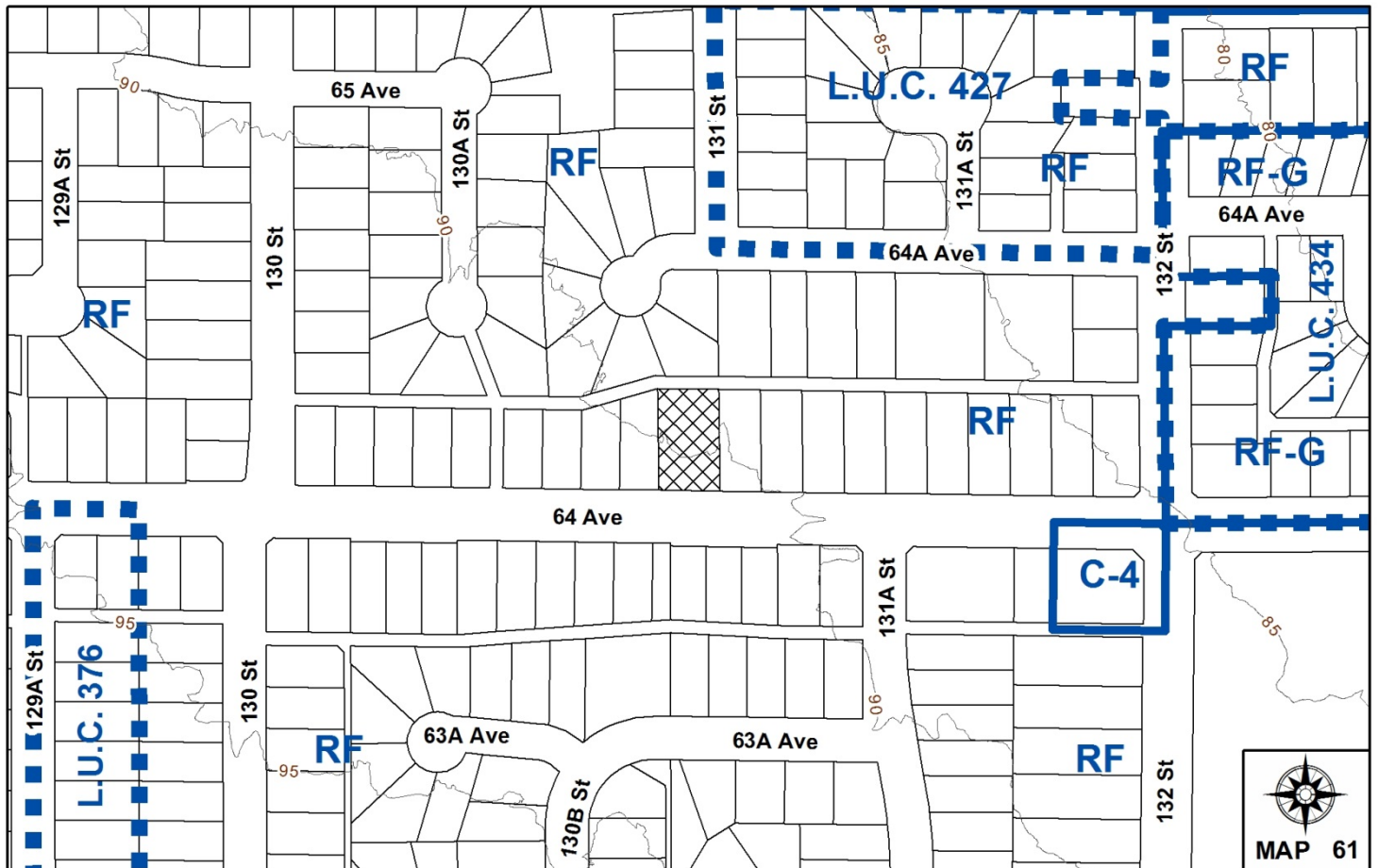
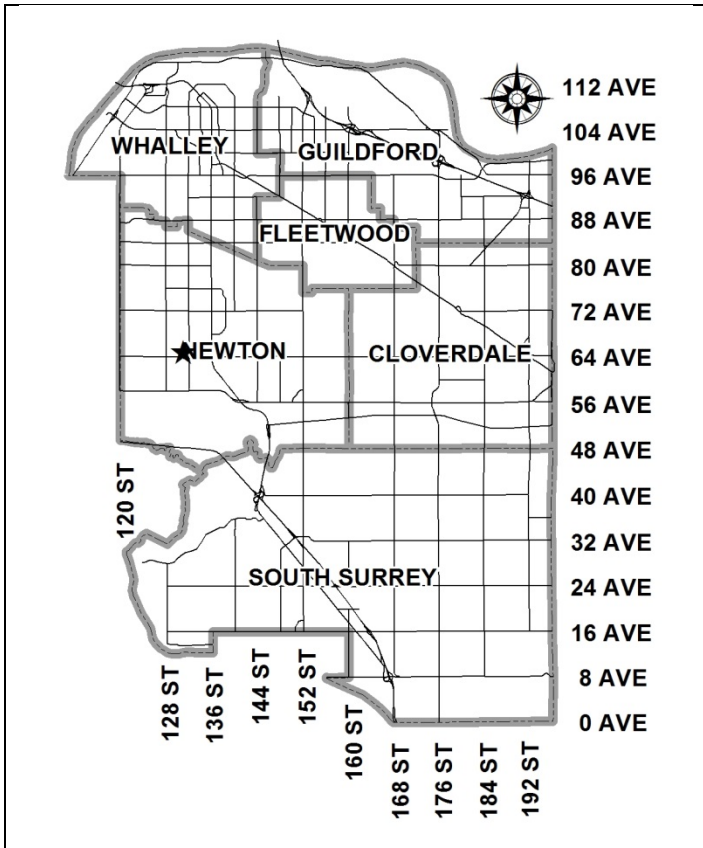
- **Rezoning** from RF to RF-SD
- **Development Variance Permit**

to allow subdivision into four (4) semi-detached residential lots.

**LOCATION:** 13097 - 64 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



### 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 applicant is seeking to reduce the minimum required lot widths of the "Semi-Detached Residential Zone (RF-SD)" from 7.2 metres (24 ft.) to 7.1 metres (23 ft.)

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation for the site.
- The proposal will allow for a greater diversity in single family housing forms in keeping with the policies in the City's OCP. The semi-detached (duplex) form of housing will be complementary to the existing "Single Family Residential Zone (RF)" lots by allowing a form with two individual units, but which mass similar to a single family home.
- The proposed lots exceed both the minimum required lot depth and lot area of the RF-SD Zone.
- The proposed variance for reduced lot widths equates to only a 1 percent (10 cm) reduction to the required lot width for interior lots under the RF-SD Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0489-00 (Appendix VII), to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 1 to 4, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
  - (e) demolition of the existing buildings and structures to the 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) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (i) registration of access easements on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage; and
  - (j) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 4.

**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 Martha Jane Norris Elementary School  
 1 Secondary student at Tamanawis High School  
 (Appendix IV)

**Parks, Recreation & Culture:** Parks supports the proposed layout and will accept 5% cash-in-lieu of parkland dedication. Parks also notes that the rezoning application will put increased pressure on park amenities in the area. Parks accepts the \$1,500 offered by the applicant as an appropriate park amenity contribution.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single Family Dwelling

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across Lane):	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South (Across 64 Avenue):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

**DEVELOPMENT CONSIDERATIONS**

**Background**

- The subject property located at 13097 – 64 Avenue is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone" (RF).
- The subject property is approximately 1,336 square metres (14,385 sq. ft.) in size, with a width of 28.3 metres (92 ft.) and a depth of 47 metres (154 ft.), making it an oversized RF lot. The property is much larger than its immediate neighbours and is the last remaining lot on the block that is significantly oversized.

### Current Proposal

- The applicant proposes to rezone the subject property from "Single Family Residential Zone (RF)" to "Semi-Detached Residential (RF-SD)" in order to subdivide into four (4) single family lots. The proposed lots will be oriented towards 64 Avenue but will be accessed from an existing 6-metre (20 ft.) wide lane to the north.
- All four proposed lots are 7.1 metres (23 ft.) wide, 44.3 metres (145 ft.) in depth and 313 square metres (3,377 sq. ft.) in area.
- To facilitate this subdivision the applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot width for an interior RF-SD lot from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for all of the proposed lots (Lots 1 to 4).
- The proposed lot depths and lot area exceed the minimum required lot depth of 28 metres (90 ft.) and minimum required lot area of 200 square metres (2,150 sq. ft.) for an interior lot of the RF-SD Zone.
- RF-SD units require party wall agreements between owners, as units share common walls along common property lines. A party wall agreement for shared maintenance, which will be registered as a Section 219 Restrictive Covenant on title, will be required as part of the subject application.

### Discussion of Land Use

- The "Semi-Detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.
- While one RF-SD structure contains two separate dwelling units, the outward appearance of the building is that of a single family residential form. In effect, the building has similar massing as a single family (RF) house but which contains two individual units.
- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity of housing in the area, and is an appropriate interface with the single family residential neighbourhoods to the east and west of the subject site. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid situations where new housing forms are not complementary to the existing neighbourhood.
- The current proposal would meet both objectives by providing diversity of housing forms while providing a sensitive interface with the existing neighbourhood.
- Two parking spaces must be provided per dwelling unit in accordance with the provisions identified in Surrey Zoning By-law, 1993, No.12000.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 4, 2018 to 64 property owners within 100 metres (328 ft.) of the subject development. A Development Proposal Sign was installed along the frontage of 64 Street on May 28, 2018. To date, Staff have received the following responses, with staff comments shown in italics:

- City Staff received two emails in opposition to the proposed rezoning to RF-SD.

*(City staff informed both inquirers about the proposed development and explained how the RF-SD Zone is considered an appropriate infill development within existing single family residential neighbourhoods. Through the Lot Grading Plan and Building Scheme, staff will ensure the proposed RF-SD units are sensitive to existing houses in the neighbourhood).*

- City Staff received two letters from both adjacent property owners and one email from a property owner in the immediate neighbourhood in support of the proposed rezoning to RF-SD.

*(City staff provided further information regarding the development).*

### BUILDING SCHEME AND LOT GRADING

- The semi-detached lots (RF-SD) are not subject to a Form and Character Development Permit but the developer is required to register a Building Scheme for the future dwellings. The applicants have retained Mike Tynan of Tynan Consulting Ltd. as their Design Consultant, who has created the Building Design Guidelines (Appendix V) for the Building Scheme.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the existing single family form in the surrounding neighbourhood.
- The proposed buildings are to be compatible with “Neo-Traditional”, “Neo-Heritage”, and “West Coast Contemporary” styles. Style range is not specifically restricted in the building scheme.
- The minimum roof pitch of the proposed dwellings is to be 6:12.
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. They have been reviewed by the City's Landscape Architect and deemed acceptable. 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Crimson King Maple	1	0	1
Wild Cherry	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
Douglas Fir	15	15	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>18</b>	<b>17</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>7</b>	
<b>Contribution to the Green City Fund</b>		<b>\$11,200</b>	

- The Arborist Assessment states that there are a total of eighteen (18) protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees on the site. 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 2 to 1 replacement ratio for all trees. This will require a total of thirty-four (34) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of 1 to 2 trees per lot), the deficit of twenty-eight (28) replacement trees will require a cash-in-lieu payment of \$11,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, seven (7) trees are proposed to be retained or replaced on the site with a contribution of \$11,200 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum lot width for an interior lot in the "Semi-Detached Residential Zone (RF-SD)" from 7.2 metres (24 ft.) to 7.1 metres (23 ft.), for proposed Lots 1 to 4.

## Applicant's Reasons:

- Reducing the required lot widths will allow the subject property to be subdivided into four semi-detached residential lots.
- Satisfying the minimum interior lot width of 7.2 metres (24 ft.) would have created lots that would be oversized in both width and area, and would have resulted in a loss of two (2) RF-SD lots from the total lot yield.

## Staff Comments:

- The proposed 7.1 metre (23 ft.) lot widths are 0.1 metres (10 cm) less than the required 7.2 metres (24 ft.) for interior lots and allows for an efficient RF-SD subdivision where lots are necessary to be in pairs. This reduction represents less than a one (1) percent reduction in relation to the required lot width.
- The proposed lot depth of 44.3 metres (145 ft.) is deeper than the minimum requirement of 28 metres (90 ft.). Further, the proposed 313 square metres (3,377 sq. ft.) lot area exceeds the 200 square metre (2,150 sq. ft.) minimum of the RF-SD Zone.
- The requested variance to the lot width will be visually unperceivable along the streetscape.



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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. 7917-0489-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

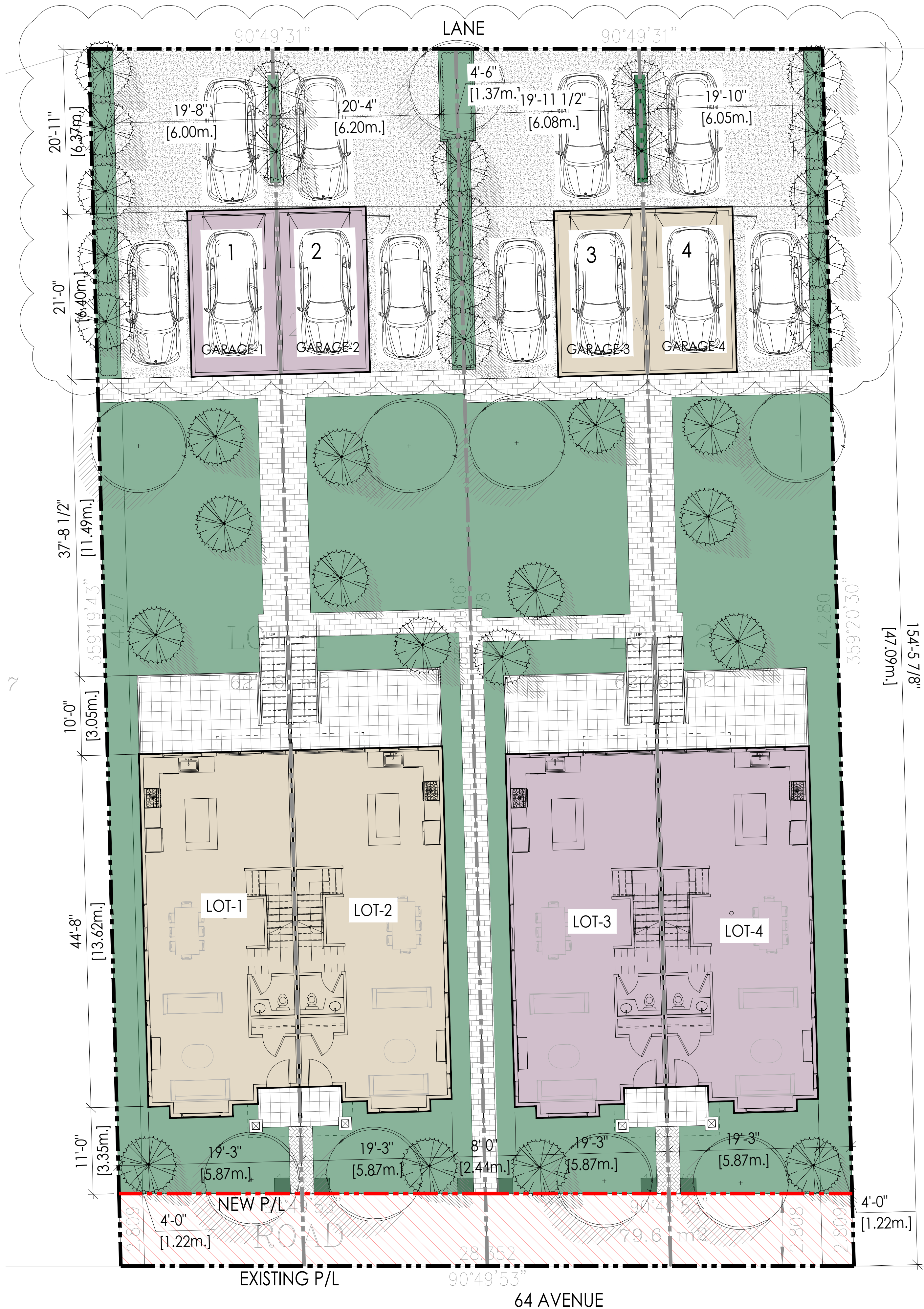
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APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Current Zoning: RF Zone

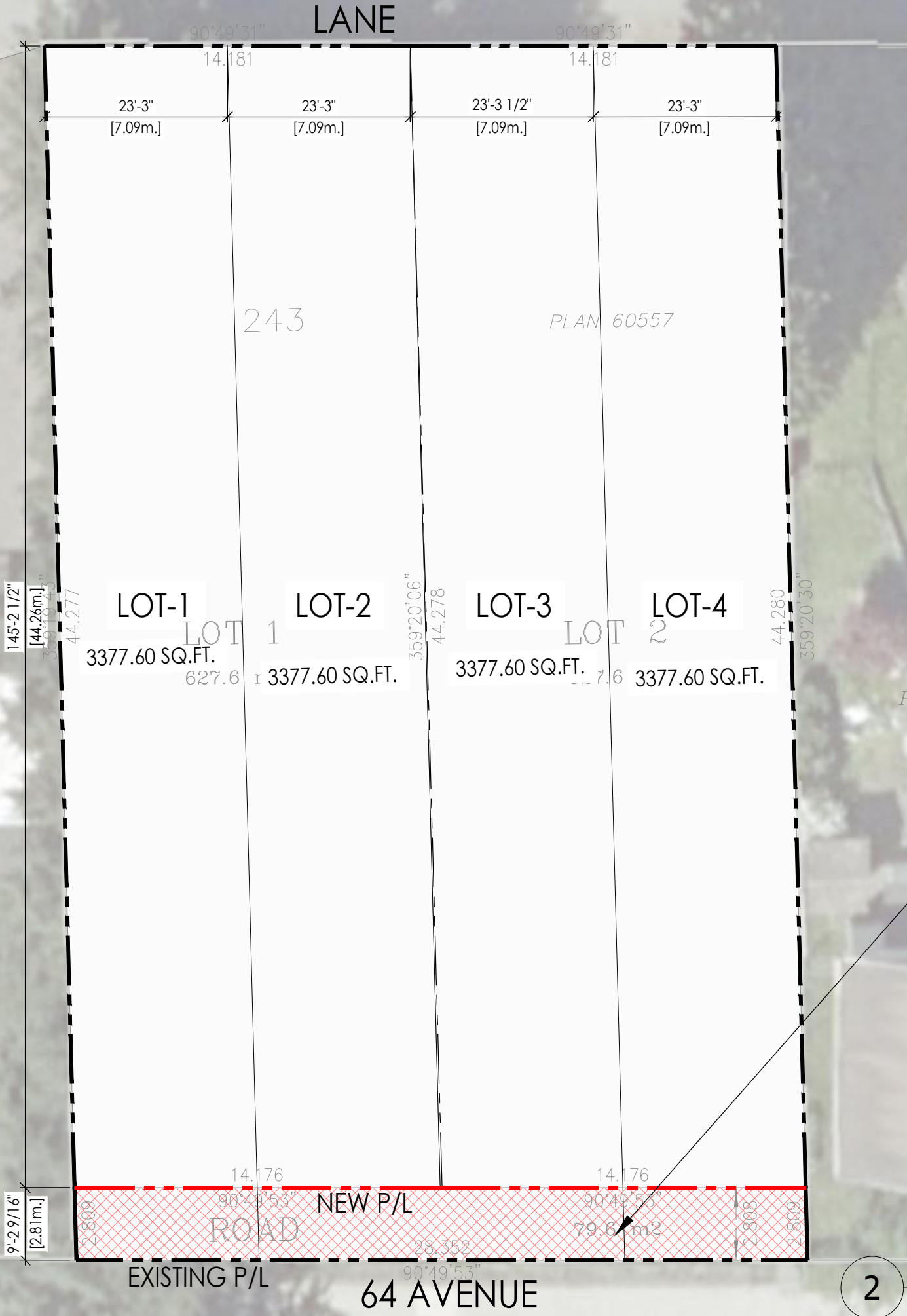
<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.33 acres
Hectares	0.13 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.1 metres (23 ft.)
Range of lot areas (square metres)	313 square metres (3,377 sq. ft.)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	30 uph / 12 upa
Lots/Hectare & Lots/Acre (Net)	30 uph / 12 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	N/A
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Setbacks (Proposed Lots 1 and 2)	NO
Lot Width (Proposed Lots 1 and 2)	YES



REM.  
10  
PLAN 19610

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

PROJECT RECONCILIATION:						
1	ZONING:					
	CURRENT	RF				
	PROPOSED	RF-SD				
2	SITE:					
	EXISTING (GROSS):		14,268	SQ. FT.		
	DEDICATION TO 64 AVE		857	SQ. FT.		
	NET SITE AREA:		13,411	SQ. FT.		
3	DENSITY:					
	PERMITTED:	15 UPA				
	PROPOSED:	4/.329 = 12.15 UPA				
4	SUBDIVISION:					
		LOT FRONTAGE	LOT AREA			
	LOT1	23'-3"	3377.60	SQ. FT.		
	LOT2	23'-3"	3377.60	SQ. FT.		
	LOT3	23'-3"	3377.60	SQ. FT.		
5	SITE COVERAGE:					
	PERMITTED:		60%			
6	FLOOR AREA:					
	PERMITTED:	EACH UNIT	1950	SQ. FT.	(INCLUDING GARAGE -238 SQ. FT.)	
	PROPOSED:					
		BASEMENT	1ST FL.	2ND FL.	TOTAL	TOTAL (EX. BASEMENT)
	UNIT#1	859	848.46	860.46	2,567.92 Sq.Ft.	1,708.92 Sq.Ft.
8	OFF STREET PARKING:					
	REQUIRED:	2 EA. UNIT X 4	8 CARS			
	PROVIDED:	2 EA. UNIT X 4	8 CARS			



**ZONING BYLAW 17H D.2(a) COMPLIANCE**  
 TYPICAL FOR ALL 4 LOTS:  
 GARAGE: 238.00 SF  
 MAIN LEVEL: 848.46 SF  
 UPPER LEVEL: 860.46 SF  
**TOTAL FLOOR AREA: 1946.92 SF**  
 (MAX AREA AS PER 17H D.2(a) = 1950 SF)

2 SUBDIVISION PLAN  
Scale: 1/16" = 1'-0"



PROJECT: DUPLEX DEVELOPMENT  
13097 64 AVENUE SURREY BC  
 DRAWN BY: JAS  
 CHECKED BY: JAS  
 DATE: 2018/03/26

**FLAT** ARCHITECTURE  
 # 209, 6321 King George Blvd  
 Surrey BC V3X 1G1  
 Ph: 604-445-8124

01	FOR REVIEW
02	TO CITY FOR REVIEW

SCALE	REV 02	TITLE: SITE LAYOUT	DRAWING NAME: A0
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**TO: Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

**FROM: Development Engineer, Engineering Department**

**DATE: Jun 12, 2018**                      **PROJECT FILE: 7817-0489-00**

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**RE: Engineering Requirements  
Location: 13097 64 Avenue**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 2.808 m toward Arterial Road for an ultimate 30.0 m allowance (15.0 m from centerline)
- Register 0.5 Statutory Right-of-Way along 64 Avenue frontage.

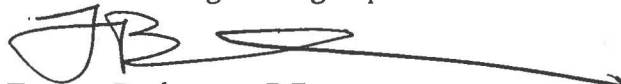
#### *Works and Services*

- Ensure 64 Avenue property line is grade to  $\pm 300$  mm of centerline road elevation.
- Construct storm main extension along the Residential Lane to service the development.
- Provide sanitary and storm service connections, complete with inspection chamber, to each lot.
- Provide an adequately-sized metered water service connection to each lot.
- Carry out video inspection of the existing sanitary main to confirm adequacy of the existing main to City standards, before and after construction.
- Cap and abandon any existing service connection over 30 years old at the main.
- Register a Restrictive Covenant (RC) for access to Lane only.
- Register an RC on title for the on-site stormwater mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Development Engineer

AY



Planning May 29, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0489 00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have th on the following schools:

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

<b>Martha Jane Norris Elementary</b>	
Enrolment (K/1-7):	38 K + 381
Operating Capacity (K/1-7)	38 K + 396
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1421
Capacity (8-12):	1125

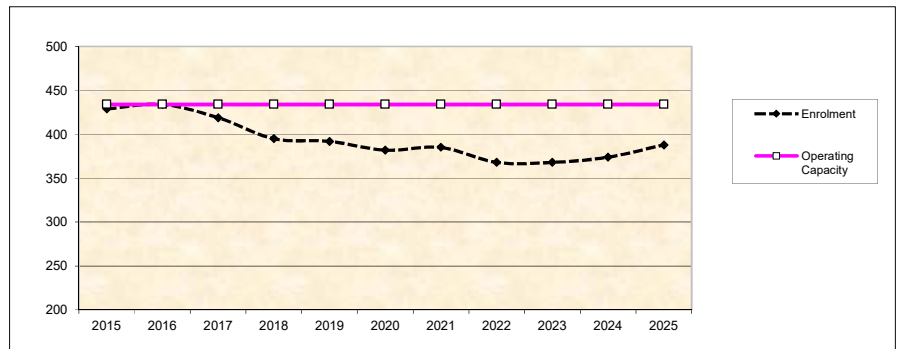
**School Enrolment Projections and Planning Update:**

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

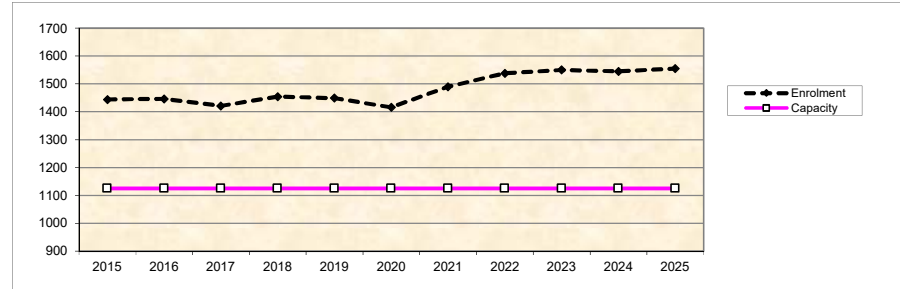
Martha Jane Norris Elementary is currently operating at 96%. The 10 year enrolment projections show this school will decline but not significantly. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.

Tamanawis Secondary is currently operating at 126%. The 10 year projections show the school peaking in enrolment around 2025 and then decline. Even with a future decline in enrolment, the current capacity can not accommodate the projected enrolment. In the 2018/2019 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 375 addition to the school. The project has not been approved by the Ministry.

**Martha Jane Norris Elementary**



**Tamanawis 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: 17-0489-00  
 Project Location: 13097 - 64 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 urban development area. All homes were built in the 1960's - 1980's era, with the exception of one Two-Storey home constructed post year 2010. The style of most homes can be described as "West Coast Traditional" or "Old urban". There is however, one "Neo-Traditional" style home and one "Rural Heritage" style home. Home types include Bungalow (1100 sq.ft. - 1400 sq.ft.), and Cathedral (Split) Entry and Basement Entry, ranging in size from 2000 - 3000 sq.ft. There is one 3000(+) sq.ft. Two-Storey home.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with mid-scale massing (one Rural Heritage home at 13060 - 64 Avenue), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types. The high mass Basement Entry and Cathedral Entry homes comprise the majority of homes in this area.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, Boston gable, and shed, which is a greater variety of forms than are commonly found in newer developments. Roof slopes range from 2:12 to 12:12, but a majority of homes have roof slopes in the 4:12 - 6:12 range. Roof surfaces include asphalt shingles (clearly dominant), cedar shingles, tar and gravel, and roll roofing.

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Approximately half of the homes have a brick or stone accent. Trim and detailing standards are typical of the modest standards found on most homes from the 1960's - 1980's.

Overall, landscaping standards are considered "modest old urban".

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

- 1) **Context Homes:** There are only two homes in this area that could be considered to provide acceptable architectural context (a post year 2010 Two-Storey home at 13036 - 64 Avenue and a 1 ½ Storey Rural Heritage style home at 13060 - 64 Avenue). However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-SD zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-

SD zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF-SD 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 should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 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.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles (dominant), tar and gravel, and roll roofing. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** With the exception of one post year 2010 "Neo-Traditional" style Two-Storey home and one "Rural Heritage" style 1½ Storey home, all homes are "West Coast Traditional" and "Old Urban" style low mass Bungalows or high mass Cathedral Entry or Basement Entry homes situated on RF zone lots landscaped to an old urban standard. Most roofs have a slope in a range from 2:12 to 6:12, and roof surfaces include asphalt shingles (dominant), tar and gravel, or cedar shakes. Cladding includes vinyl, stucco, cedar, aluminum, and brick or stone on about half of the existing homes.



## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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 storey.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

There are only two homes in this area that could be considered to provide acceptable architectural context (a post year 2010 Two-Storey home at 13036 - 64 Avenue and a 1 ½ Storey Rural Heritage style home at 13060 - 64 Avenue). However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-SD zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-SD zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

#### Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

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

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

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

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

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

**Supplementary design req :  
for RF-SD buildings** Two dwelling units joined at a common side *lot* line, shall be designed so as to appear as a single larger residence with an asymmetrical massing design, as determined by the *consultant*. Feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, and to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*. The exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *single family dwelling* on a *lot* on the same side of the fronting highway within six building units (3 pairs of dwelling units) measured from the closest *lot* lines

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Sept. 12, 2018

**Reviewed and Approved by:**       **Date:** Sept. 12, 2018

## Tree Preservation Summary

Surrey Project No:

Address: 13097 64 Avenue

Registered Arborist: Woodridge Tree Consulting, Krisanna Mazur, PN7530A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
<b>Protected Trees to be Removed</b>	17
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> x one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio <u>17</u> X two (2) = 34</li> </ul>	34
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	28
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	n/a

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0</li> </ul>	n/a
<b>Replacement Trees Proposed</b>	n/a
<b>Replacement Trees in Deficit</b>	n/a

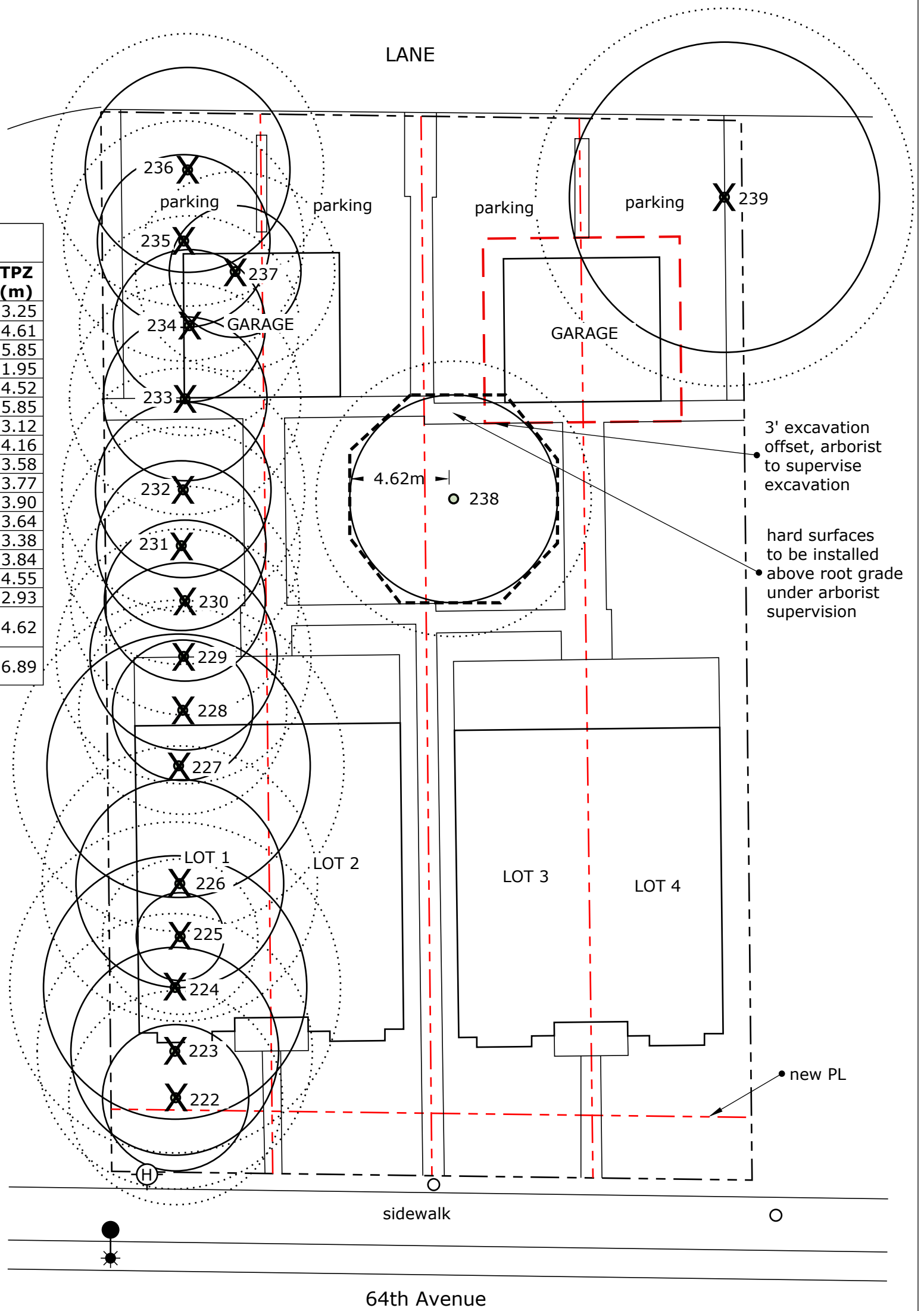
Summary, report and plan prepared and submitted by:



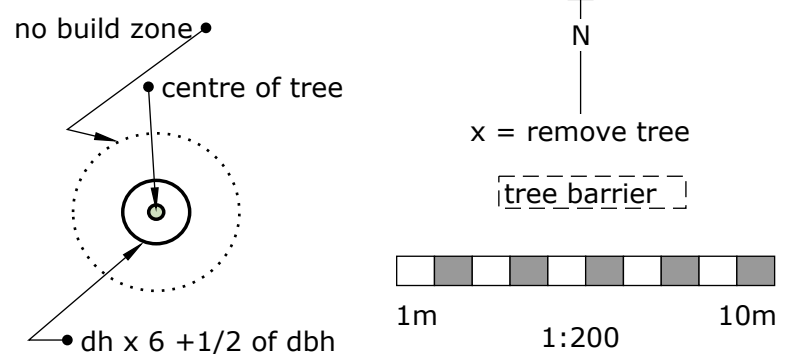
(Signature of Arborist)

Date September 13, 2018

Summary			
Tag	Species	DBH (cm)	TPZ (m)
222	Douglas Fir	50	3.25
223	Douglas Fir	71	4.61
224	Douglas Fir	90	5.85
225	Douglas Fir	30	1.95
226	Douglas Fir	71	4.52
227	Douglas Fir	90	5.85
228	Douglas Fir	48	3.12
229	Douglas Fir	64	4.16
230	Douglas Fir	55	3.58
231	Douglas Fir	58	3.77
232	Douglas Fir	60	3.90
233	Douglas Fir	56	3.64
234	Douglas Fir	52	3.38
235	Douglas Fir	59	3.84
236	Douglas Fir	70	4.55
237	Wild Cherry	45	2.93
238	Crimson King Maple	71	4.62
239	Western Red Cedar	106	6.89



**Legend**



**Tree Plan for Development at  
13097 64 Avenue  
Surrey, BC**

**Date: October 17, 2017  
Updated April 17, 2018**

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0489-00

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: 001-464-680  
Lot 243 Section 17 Township 2 New Westminster District Plan 60557  
13097 - 64 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 17H "Semi-Detached Residential Zone (RF-SD)", the minimum interior lot width is reduced from 7.2 (24 ft.) to 7.1 metres (23 ft.) for Lots 1 to 4.
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.

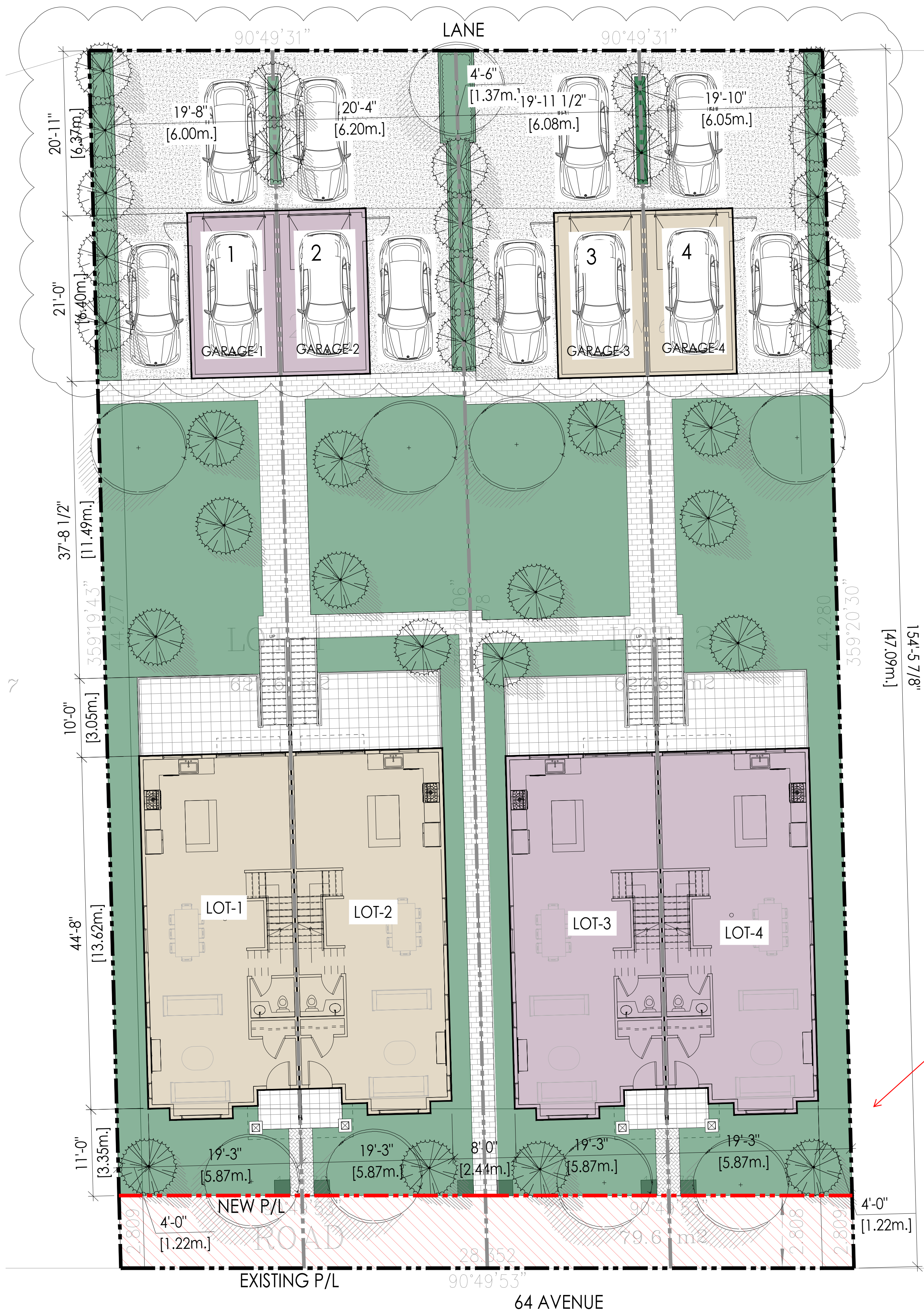
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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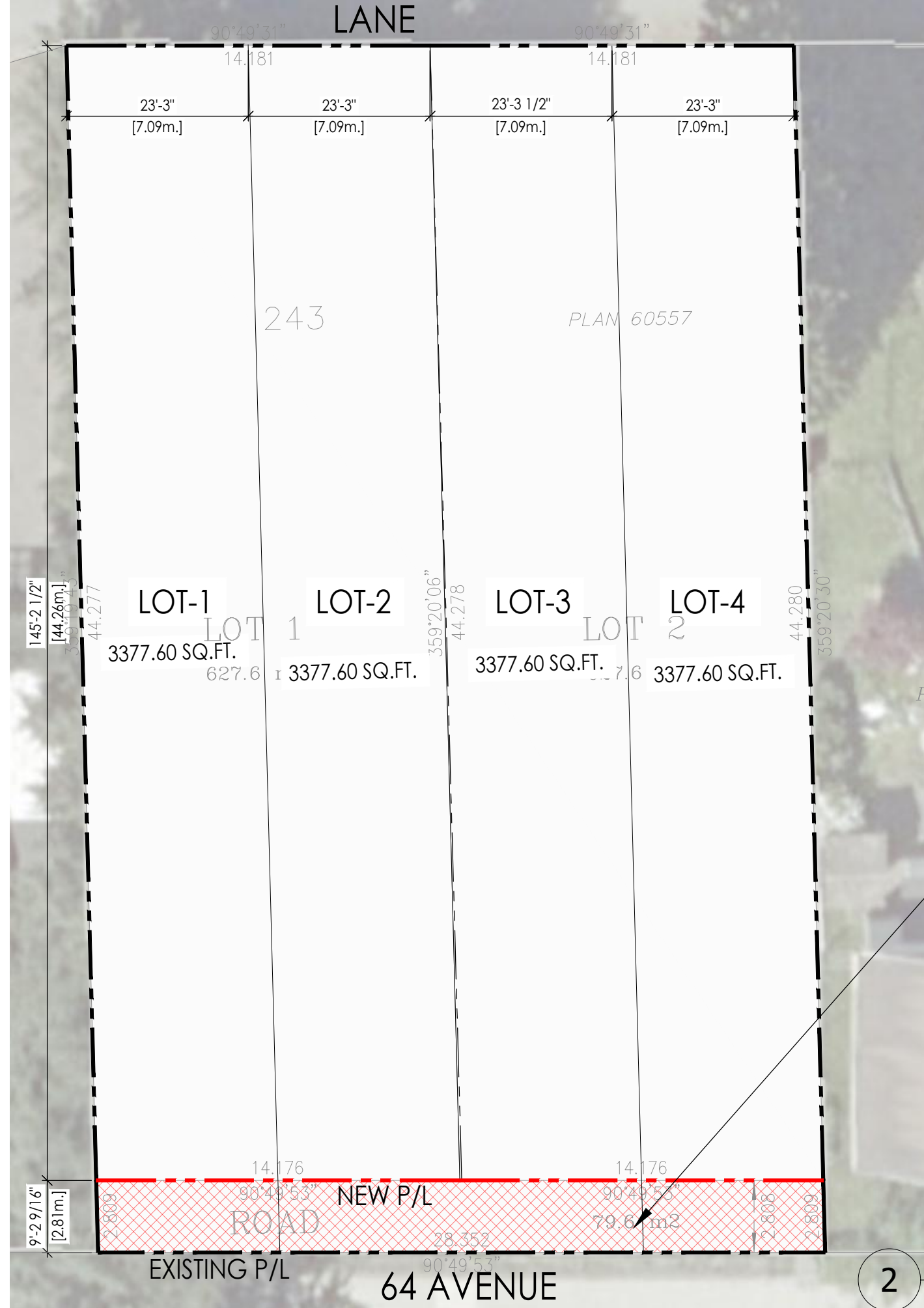
City Clerk – Jane Sullivan



REM.  
10  
PLAN 19610

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

PROJECT RECONCILIATION:						
1	ZONING:					
	CURRENT	RF				
	PROPOSED	RF-SD				
2	SITE:					
	EXISTING (GROSS):		14,268	SQ.FT.		
	DEDICATION TO 64 AVE		857	SQ.FT.		
	NET SITE AREA:		13,411	SQ.FT.		
3	DENSITY:					
	PERMITTED:	15 UPA				
	PROPOSED:	4/.329 = 12.15 UPA				
4	SUBDIVISION:					
		LOT FRONTAGE	LOT AREA			
	LOT1	23'-3"	3377.60	SQ.FT.		
	LOT2	23'-3"	3377.60	SQ.FT.		
	LOT3	23'-3"	3377.60	SQ.FT.		
5	SITE COVERAGE:					
	PERMITTED:		60%			
	PROVIDED:					
	LOT 1 (END LOT)	1325 / 3377.60		39%		
	LOT 2 (INTERNAL)	1325 / 3377.60		39%		
6	FLOOR AREA:					
	PERMITTED:	EACH UNIT	1950	SQ.FT.	(INCLUDING GARAGE -238 SQ.FT.)	
	PROPOSED:					
		BASEMENT	1ST FL.	2ND FL.	TOTAL	TOTAL (EX. BASEMENT.)
	UNIT#1	859	848.46	860.46	2,567.92 Sq.Ft.	1,708.92 Sq.Ft.
	UNIT#2	859	848.46	860.46	2,567.92 Sq.Ft.	1,708.92 Sq.Ft.
8	OFF STREET PARKING:					
	REQUIRED:	2 EA. UNIT X 4	8 CARS			
	PROVIDED:	2 EA. UNIT X 4	8 CARS			



**ZONING BYLAW 17H D.2(a) COMPLIANCE**  
 TYPICAL FOR ALL 4 LOTS:  
 GARAGE: 238.00 SF  
 MAIN LEVEL: 848.46 SF  
 UPPER LEVEL: 860.46 SF  
**TOTAL FLOOR AREA: 1946.92 SF**  
 (MAX AREA AS PER 17H D.2(a) = 1950 SF)

2 SUBDIVISION PLAN  
Scale: 1/16" = 1'-0"



PROJECT: DUPLEX DEVELOPMENT  
13097 64 AVENUE SURREY BC  
 DRAWN BY: JAS  
 CHECKED BY: JAS  
 DATE: 2018/03/26

**FLAT**  
ARCHITECTURE  
 # 209, 6321  
 King George Blvd  
 Surrey BC V3X 1G1  
 Ph: 604-445-8124

01	FOR REVIEW
02	TO CITY FOR REVIEW

SCALE	REV	TITLE:	DRAWING NAME:
	02	SITE LAYOUT	A0

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