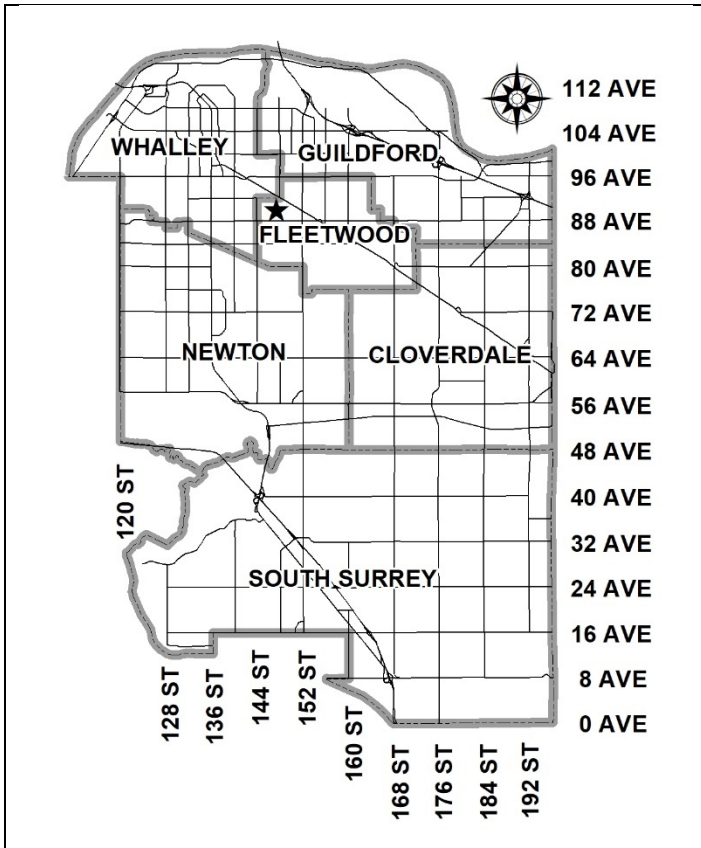


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0117-00

Planning Report Date: July 8, 2019



PROPOSAL:

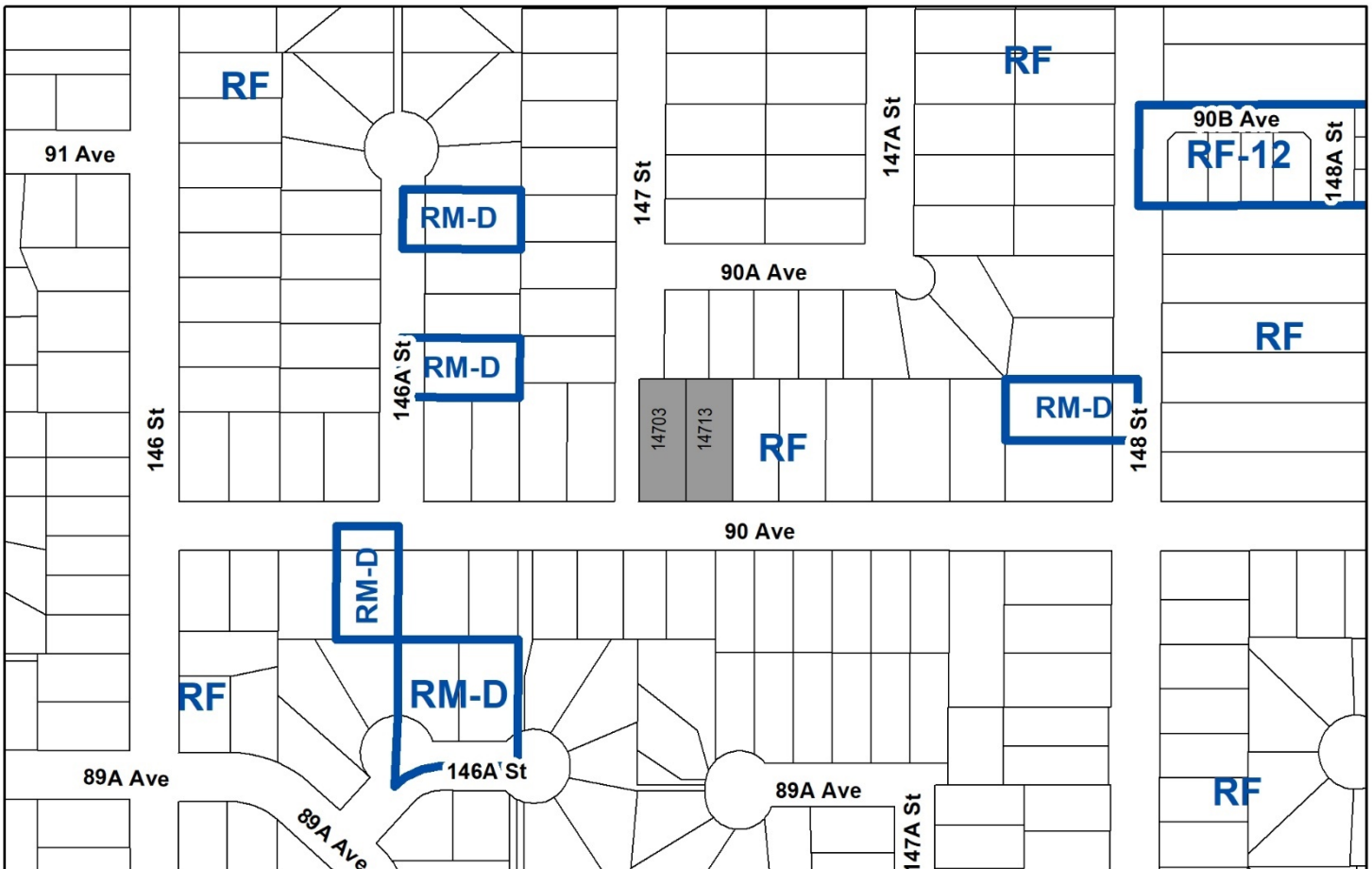
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to permit subdivision into three (3) single family small lots.

LOCATION: 14713 - 90 Avenue
 14703 - 90 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 rear (east) yard setback of proposed Lot 1 to retain an existing dwelling.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the Official Community Plan (OCP).
- The proposed RF-13 lots fronting 147 Street are wider than typical RF-13 lots to reflect the existing lot pattern north of 90A Avenue. The proposal is also consistent with an existing RF-12 subdivision 190 metres (623 ft.) to the northeast siding on 148 Street at 90B Avenue.
- The proposed rezoning and subdivision will facilitate the completion of 147 street through to 90 Avenue fronting the site to a full road standard. This portion of 147 Street is currently a half road. The completion of the road will improve connectivity and vehicular and pedestrian safety.
- The proposed rear yard variance is supportable as it accommodates the retention of the existing single family dwelling with construction of a new carport on proposed Lot 1.

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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0117-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (east) yard setback of the RF-13 Zone for the principal building from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for proposed Lot 1.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) Registration of a Section 219 Restrictive Covenant for no-build on proposed Lot 2 for the purpose of tree protection;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) the applicant to complete the acquisition at the property at 14703 – 90 Avenue from the City; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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 Green Timbers Elementary School
 1 Secondary students at Enver Creek School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2020.

Parks, Recreation & Culture:

City Tree No. 519 on the boulevard is currently proposed for removal. Parks is also concerned about the potential impact to the tree’s health. Parks will review the impacts to the tree as part of the detailed servicing review stage.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwellings & Duplexes	Urban	RF, RM-D
South (Across 90 Avenue):	Single family dwellings & Duplexes	Urban	RF, RM-D
West (Across 147 Street):	Single family dwellings & Duplexes	Urban	RF, RM-D

DEVELOPMENT CONSIDERATIONS

Background & Proposal

- The two subject properties are approximately 1,940 square metres (20,881 sq. ft.) in total area and located at 14703 and 14713 - 90 Avenue in Fleetwood. The properties are designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential Zone (RF)”.

- The property at 14703 – 90 Avenue is currently owned by the City.
- The applicant is proposing to rezone both properties to RF-13, acquire the property at 14703 - 90 Avenue from the City, and subdivide the consolidated site into 3 single family small lots.
- The applicant proposes a similar development pattern as completed under Application No. 7914-0023-00, northeast of the subject site at 148 Street and 90B Avenue with lots oriented and accessed to a secondary connector road. That application was granted Final Adoption on September 28, 2015.
- The area surrounding the site is zoned “Single Family Residential Zone (RF)” and “Duplex Residential Zone”.
- The applicant is proposing to retain the existing single family dwelling and proposing a veranda style carport on Lot 1. Both have been reviewed and accepted in principle by the Building Division through a spatial separation report and footprint analysis.
- The subject properties were created with the registration of Subdivision Plan 14009 in 1955. The adjoining road (147 Street) to the west, was dedicated as a 10 metre (33 ft.) half road with the registration of Subdivision Plan 15492 in 1955. The property at 14703 - 90 Avenue had no further subdivision potential, so 147 Street has remained as a half road.
- The City purchased 14703 – 90 Avenue in 1993 for the purpose of facilitating completion of the remaining 10 metres of 147 Street to complete the road.
- The proposed rezoning and subdivision will facilitate the completion of 147 Street to a full road standard improving connectivity and vehicular and pedestrian safety.
- The proposed lots exceed the minimum requirements of the RF-13 zone for Type II Interior lots.
- The surrounding neighbourhood is characterized predominantly by single family, RF-zoned lots in addition to some RM-D zoned lots. The proposed lots are considerably larger in area and width than the minimum RF-13 requirements. The proposed lots range from 469 square metres (5,048 sq. ft.) to 493 square metres (5,295 sq. ft.) in area and 16.5 metres (54 ft.) to 17.5 metres (57 ft.) in width which is comparable to the minimum lot area (560 square metres / 6,000 sq.ft.) and lot width (15 metres / 50 ft.) of the RF-Zone and as such will fit the character of the established area.

- A comparison of the proposed lots to the RF-13 Zone and the RF Zone is provided in the following table:

	RF-13 Zone		RF Zone	Proposed Type II RF-13 Lots
	Type I	Type II		
Interior Lot				
Lot Area	336 sq.m. (3,595 sq.ft.)	336 sq.m. (3,595 sq.ft.)	560 sq.m. (6,000 sq.ft.)	469 - 493 sq.m. (5,177 – 5,295 sq.ft.)
Lot Width	12 m. (40 ft.)	13.4 m. (44 ft.)	15 m. (50 ft.)	16.5 – 17.5 m. (50 ft.)
Lot Depth	28 m. (92 ft.)	24 m. (79 ft.)	28 m. (92 ft.)	28 m. (105 ft.)

- The subject property falls within 380 metres (1,246 ft.) of future rapid transit along Fraser Highway.
- To facilitate the subdivision, a Development Variance Permit is required for proposed Lot 1, as follows:
 - (a) to reduce the minimum rear (east) yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) (See By-law Variance Section).

Road Dedication

- The subject properties will front 147 Street, a Local Road, which requires an additional dedication of 10.058 metres (33 ft.) to meet the Local Road Standard.

Neighborhood Character Study and Building Scheme

- The applicant retained Rinku Bhatia, of Gaius Developments Inc., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the adjacent neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that “West Coast Contemporary” style homes provide suitable architectural context while some of the older existing ranchers and bungalow style homes do not provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that recommend updated design standards while maintaining a strong relationship with the context homes (Appendix V).

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Mainland Engineering Consultants Corporation and were reviewed by staff and found to be generally acceptable. The applicant does not propose to have in-ground basements on any of the proposed lots.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$3,000 for the three (3) proposed lots.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 26, 2019 to 124 properties and the development proposal sign was installed on February 11, 2019. Staff received a response in support of the proposed development from the Fleetwood Community Association and the following response from one (1) resident: (staff comments in italics)

- Questioned how 147 Street will be widened and how that will impact future development. They were also concerned that RF-13 lots would not fit the context of the neighborhood.
 - *The applicant proposes to purchase the property at 14703 - 90 Avenue from the City, in order to complete 147 Street and facilitate subdivision into three (3) single family small lots.*
 - *The proposed lots will face 147 Street, and range from 469 square metres (5,048 sq. ft.) to 493 square metres (5,295 sq. ft.) in area and 16.5 metres (54 ft.) to 17.5 metres (57 ft.) in width which is comparable to the minimum lot area (560 square metres / 6,000 sq.ft.) and lot width (15 metres / 50 ft.) of the RF-Zone.*
- The owner canvassed the neighborhood prior to application submission, to properties within a 100 metre radius of the subject site.
- A total of 107 homes were given notice of the proposal with 65 homes visited personally by the applicant. Of that total, twenty four (24) homeowners responded in support, twenty-nine (29) did not answer their door and five (5) responded with no opinion. Two (2) homes were in a construction phase with no owners present, three (3) more were tenants, not owners, and one (1) addressed concerns regarding parking but did not provide an opinion.
- Comments in support cited better visibility from the future widening of 147 Street in addition to a preference for smaller single family homes.

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			
Red Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	2	2	0
Black Locust	2	2	0
Cherry	1	1	0
Crimson King Maple	1	1	0
Coniferous Trees			
Douglas Fir	2	2	0
Cypress	1	0	1
Shore Pine	1	1	0
Spruce	1	1	0
Western Red Cedar	12	12	0
Total (excluding Alder and Cottonwood Trees)	23	22	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$16,400.00	

- The Arborist Assessment states that there is a total of 23 protected trees on the site, excluding Alder trees. 3 existing trees, approximately 13% of the total trees on the site, are Alder trees. It was determined that 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 49 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site, the deficit of 41 replacement trees will require a cash-in-lieu payment of \$16,400.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$16,400.00 to the Green City Fund.

- City Tree No. 519 on the boulevard is currently proposed for removal. Parks is also concerned about the potential impact to the tree's health. Parks will review the impacts to the tree as part of the detailed servicing review stage.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 15, 2018. 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 within an established neighborhood. • The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Two new homes and retention of one existing home are proposed under the RF-13 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) through sediment Control Devices. • The applicant will provide compensation for on-site tree removal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site is approximately 380 metres (1,246 ft.) from a transit route on 148 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None Proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None Proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum rear (east) yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for proposed Lot 1.

Applicant's Reasons:

- The rear yard setback variance for proposed Lot 1 would allow for the retention of the existing dwelling.

Staff Comments:

- The rear yard setback proposed for Lot 1 is 2.4 metres (8 ft.) which is less than the minimum 7.5 metres (25 ft.) setback required. While the lot requires a variance, the home is existing and adequate outdoor amenity space can be accommodated along 90 Avenue. The building consultant has demonstrated that a veranda style carport can be accommodated off of 147 Street.
- Building Division has reviewed a Spatial Separation Report provided by the applicant with regards to the proposed setback variance in addition to a footprint analysis for a proposed veranda style carport and found them generally acceptable.
- Staff supports the requested variance to retain the existing dwelling.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Subdivision Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7918-0117-00

original signed by Ron Gill

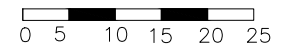
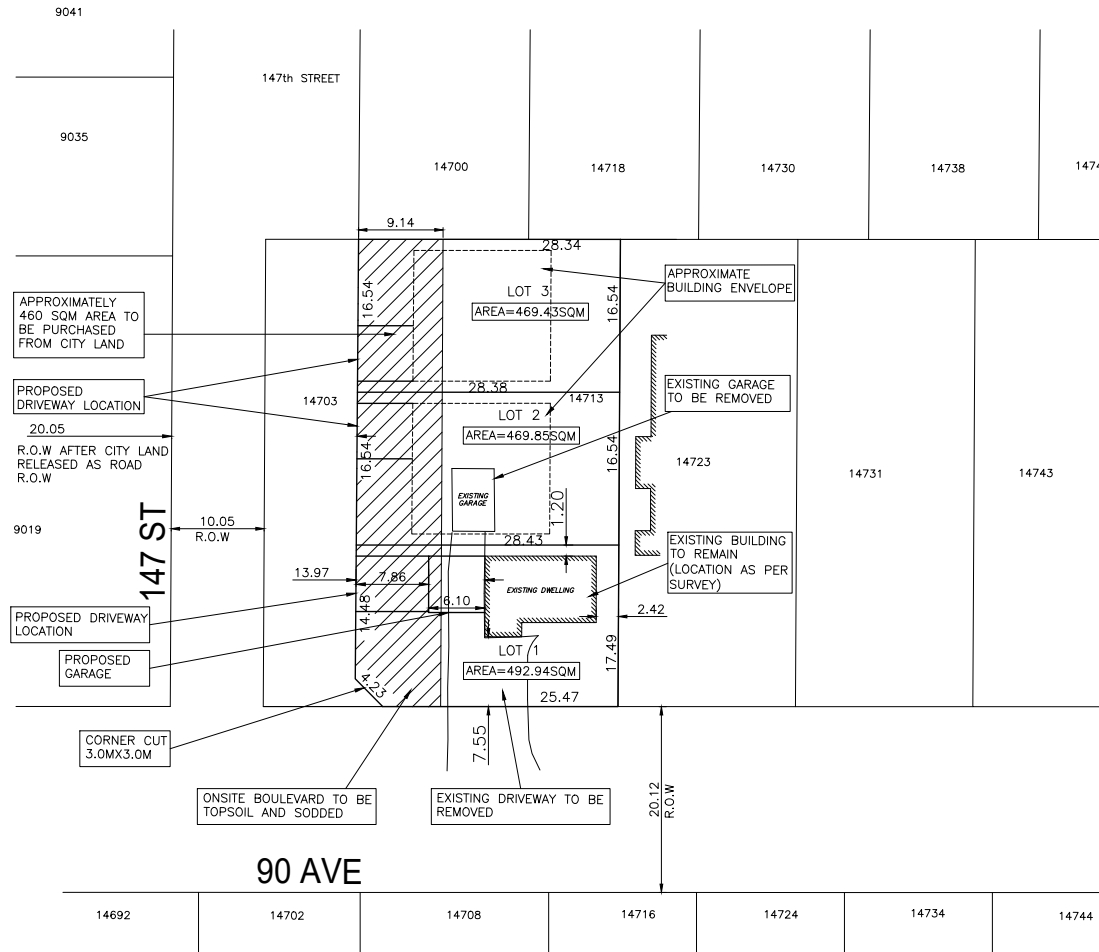
Jean Lamontagne
General Manager
Planning and Development

ELM/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.4794
Hectares	0.1940
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16.54 – 17.49
Range of lot areas (square metres)	469.43 – 492.94
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.31 uph & 4.17 upa
Lots/Hectare & Lots/Acre (Net)	20.98 uph & 8.49 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42.4%
Estimated Road, Lane & Driveway Coverage	7.6 %
Total Site Coverage	50%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES



METER SCALE

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

ZONING:	
EXISTING ZONING: RF	PROPOSED ZONING: RF-13
SITE AREA	
GROSS SITE AREA: 1429.50sqm.	
0 18/03/14	AD RM ISSUED FOR REVIEW
NO/YY/MM/DD	DRN CH. REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 3 LOT SUBDIVISION
 #14713 90 AVE, SURREY, B.C.
 DWG. NAME
PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	AD		1
DRAWN	AD	MAINLAND PROJECT NO.	
CHECKED	RM	C-1810	OF 1
APPROVED	AB	DATE 18/03/14	REV. 0



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 02, 2019** PROJECT FILE: **7818-0117-00**

RE: **Engineering Requirements
Location: 14703 90 Avenue**

REZONE & SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 10.058 m along 147 Street for ultimate 20.0 m Local Road Standard;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 147 Street and 90 Avenue;
- Register a 0.5 m statutory right-of-way (SRW) along 147 Street and 90 Avenue.

Works and Services

- Construct the east side of 147 Street to the Local Through Road Standard;
- Construct the north side of 90 Avenue to the Local Through Road Standard;
- Construct a 2.0 m curb bulge on the west side of 147 Street at the intersection between 147 Street and 90 Avenue;
- Remove existing driveway along 90 Avenue and reinstate to City Standards;
- Construct a 6.0 m driveway letdown to each lot;
- Subject to available funding, the City request through a DCW to construct a 1.5 m wide concrete sidewalk that connects north to 90 A Avenue;
- Coordinate with Canada Post Corporation for relocation existing infrastructure along 90 Avenue prior to the start of any construction;
- Abandon all existing service connections no longer required or are greater than 30 years old to City Standards;
- Provide a sanitary, storm and water service connection to each lot;
- Provide on-site sustainable drainage features as per the Lower Bear Creek Park Integrated Stormwater Management Plan (ISMP) requirements; and
- Register a restrictive covenant (RC) on lot 3 restricting access from 147 Street only.

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 Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

July 2, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0117 00 (Updated)

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

3 Single family with suites

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

Green Timbers Elementary	
Enrolment (K/1-7):	60 K + 491
Operating Capacity (K/1-7)	38 K + 535
Enver Creek Secondary	
Enrolment (8-12):	1412
Capacity (8-12):	1400

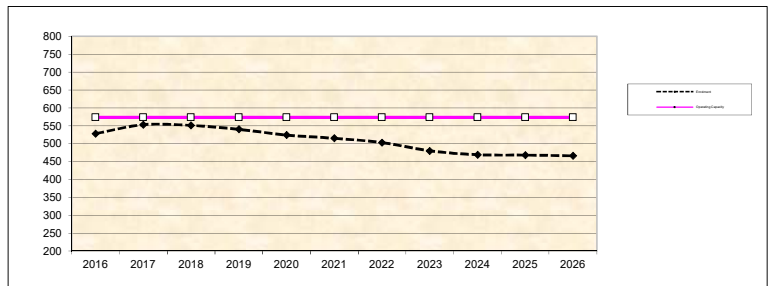
School Enrolment Projections and Planning Update:

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

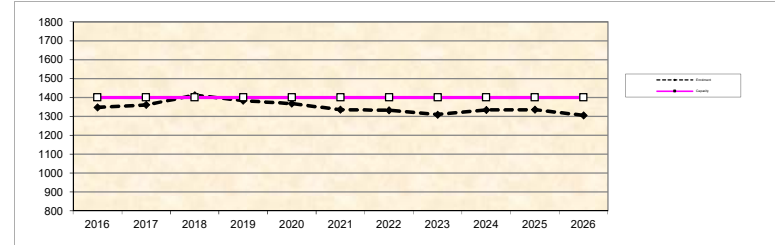
Green Timbers Elementary offers both regular stream and a Punjabi Language program (Grade 5 to 7). In 2010, a boundary change came into effect which moved some families from the Green Timbers catchment into the Simon Cunningham catchment. Green Timbers is at the end of the 7 year phased boundary change, hence, it is now showing a slow decline. As the school is operating under capacity, it can accommodate any modest growth over the next 10 years. Therefore, there are no plans to expand the school in coming years.

Enver Creek Secondary is currently under capacity; over the next 10 years, enrolment is projected to continue to decline. Therefore, there are no plans to expand the school in coming years.

Green Timbers Elementary



Enver Creek 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: 18-0117
Project Location: 14703 – 14713 90th Avenue, Surrey, British Columbia
Design Consultant: Rinku Bhatia of Gaius Developments Inc.
Project Developer: Mohit Kumar

The following below is a summary of the Residential Character Study and the Design Guidelines which highlights the important features and characteristics to form the basis of the Building Guidelines Summary.

1. Residential Character

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

The subject site is located within an early urban development area ranging from the oldest (subject site), 1956 to the newest (14724 90th Avenue), built in 2017. All surrounding lots are within the zoning of RF (including the subject site).

The style of surrounding homes is from an early urban development to the more modern west coast contemporary (circa 1970's). These style homes bring in many architectural styles ranging from bungalows, split Level, ranchers, Vancouver Special and two-Storey type. The size of the homes range from 1,000 square feet to 3,000 square feet. Presently, the massing designs includes low mass homes (ranches and bungalows), homes with mid-scale massing (the two storey homes), and high scale massing found on Entry and Vancouver Special homes. The roof forms in the area includes a dominant presence of gables, hip, and shed roofs. Roof slopes range from 4:12 to 10:12. Roof surfaces are dominantly asphalt shingles, and concrete tile roofing. Wall cladding materials include vinyl, aluminum, stucco, and wood planks. Colour range that includes neutral, natural, and primary colours. A few homes in the area have a full or half brick/stone accent. Trims, mouldings and at the windows and doors are typical details for the character of the homes within this area.

A newly completed residential development (2017) present in the area adjacent to the subject site. The home is completed with the west coast contemporary style, bringing together multiple architectural styles of homes in ways that contribute to a diverse community. The proposal is to

subdivide the subject area in three lots with the zoning RF-13 lots. This project would be the first RF13 lots in the area. Its design shall quietly conform to the context of the buildings surrounding the subject lot.

1.2 Features of Surrounding Dwellings Significant to the Proposed

Building Scheme:

1) Context Homes: The dated housing styles in the area surrounding the subject site does not provide suitable architectural context for post year 2017 developments. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

2) Style Character: Majority of the neighbouring home styles are built from an early urban era in which the massing designs are simple and box-like. These designs, features and detail standards are dated and no longer in use. Each home style was linked to a popular design and materials of the time it was constructed. Newer homes in the area utilizes a more compatible styles for post year 2017 (West Coast Contemporary). Building scheme does not restrict or determine the styles of the house. Upon planning, the consultant shall refer to the neighbourhood character study when reviewing plans to meet and conform to the characteristics of the surrounding neighbourhoods.

3) Home Types: Home types range from small, simple box-like ranchers and bungalows to mid, high scale massing such as two storey types and west coast contemporary homes. Home types is not restricted in the building scheme. This allows for some flexibility for the architectural designs.

4) Massing Designs: Massing designs shall conform to the standards for buildings within the zoning RF-13. New developments in the area should adopt "mid-scale" massing with various features and projections at the front of the home to display an architectural of interest. Designs should be in within proportion and blend in with the surrounding area. The design of a residence that conforms to the character of the neighbourhood.

5) Front Entrance Design: Front entrance porch or verandah have the height that range from one to one and a half storeys. For consistency, porch and verandah is recommended to be in the range of one to one and a half storeys in height in order to preserve the characteristics of the neighbourhoods.

6) Exterior Wall Cladding: Cladding materials in this area includes brick/stone, stucco, cedar, aluminum, and vinyl. Flexibility of usage is permitted provided the overall quality of materials provided meets or exceeds standards for post 2017 developments.

7) Roof surface: Majority homes in this area have asphalt shingle roofs. Newer homes built in this area should also adopt the use of asphalt shingle roofs for consistency within the neighbourhoods. A single cedar shingle or concrete tile roof are also within the area. Cedar shingles, metal roofing and concrete tiles may also be utilized subject to the design consultant's justification. New environmentally sustainable products shall always be considered

8) Roof Slope: Homes in the area have roof slopes that range from 4:12 to 10:12. Steeper roof slopes is recommended. Lower slopes maybe required to feature projections at the front entrance veranda. The consultant shall determine the design of roof slopes, where applicable, is justified.

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Exterior Materials/Colours: Brick/Stone, Stucco, Cedar, Aluminum, and Vinyl.

"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 Slope: Minimum 4:12 pitch. Steeper roof slope shall not overshadow neighbouring lots. Veranda roofs shall be designed in proportion and style that compliments the main roof. The structure shall not cover upper floor windows.

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

In-ground basements: In-ground basements are subjected to servicing in the area where 100-year HGL and storm invert locations are located sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved.

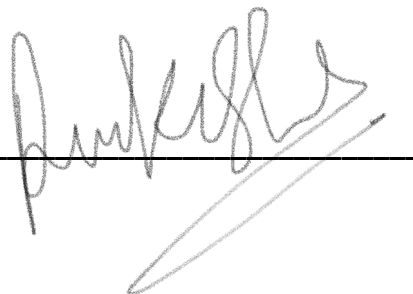
Treatment of Corner Lots: All sides of the home facing the street are recommended to be aesthetically pleasing and consistent to the front of the home.

Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home.

Driveways: Exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Guideline prepared and submitted by: Gaius Developments Inc. **Dated on:** June 11th of 2019

Reviewed and Approved by: _____

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be 'P. Fisher'.

Dated on: June 11th of 2019



Froggers Creek Tree Consultants Ltd.

City Trees

There is 1 City tree. The tree is inside the road re-alignment and will need to be removed. The City of Surrey Parks Department will need to agree to the trees removal.

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	3	3	0
Total	3	3	0
(excluding Alder and Cottonwood Trees)			
Deciduous Trees			
Birch	2	2	0
Black Locust	2	2	0
Cherry	1	1	0
Crimson King Maple	1	1	0
Coniferous Trees			
Douglas Fir	2	2	0
Cypress	1	0	1
Shore Pine	1	1	0
Spruce	1	1	0
Western Redcedar	12	12	0
Total (excluding Alder and Cottonwood Trees)	23	22	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		9	

Drawings

I have attached two drawings:

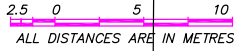
- A Tree Removal and Retention Plan drawing is attached as Appendix 3. The drawing plots all trees proposed for retention, removal, their Protection Zones and protection fencing in relation to the proposed layout.
- A Tree Replacement Tree Plan drawing is attached as Appendix 4. The drawing plots all trees proposed for retention, their Protection Zones, protection fencing and replacement trees in relation to the proposed layout.

Replacement Trees

49 replacement trees are required. I am recommending the following 8 replacement trees: See Replacement Tree Drawing for approximate locations.

APPENDIX 3

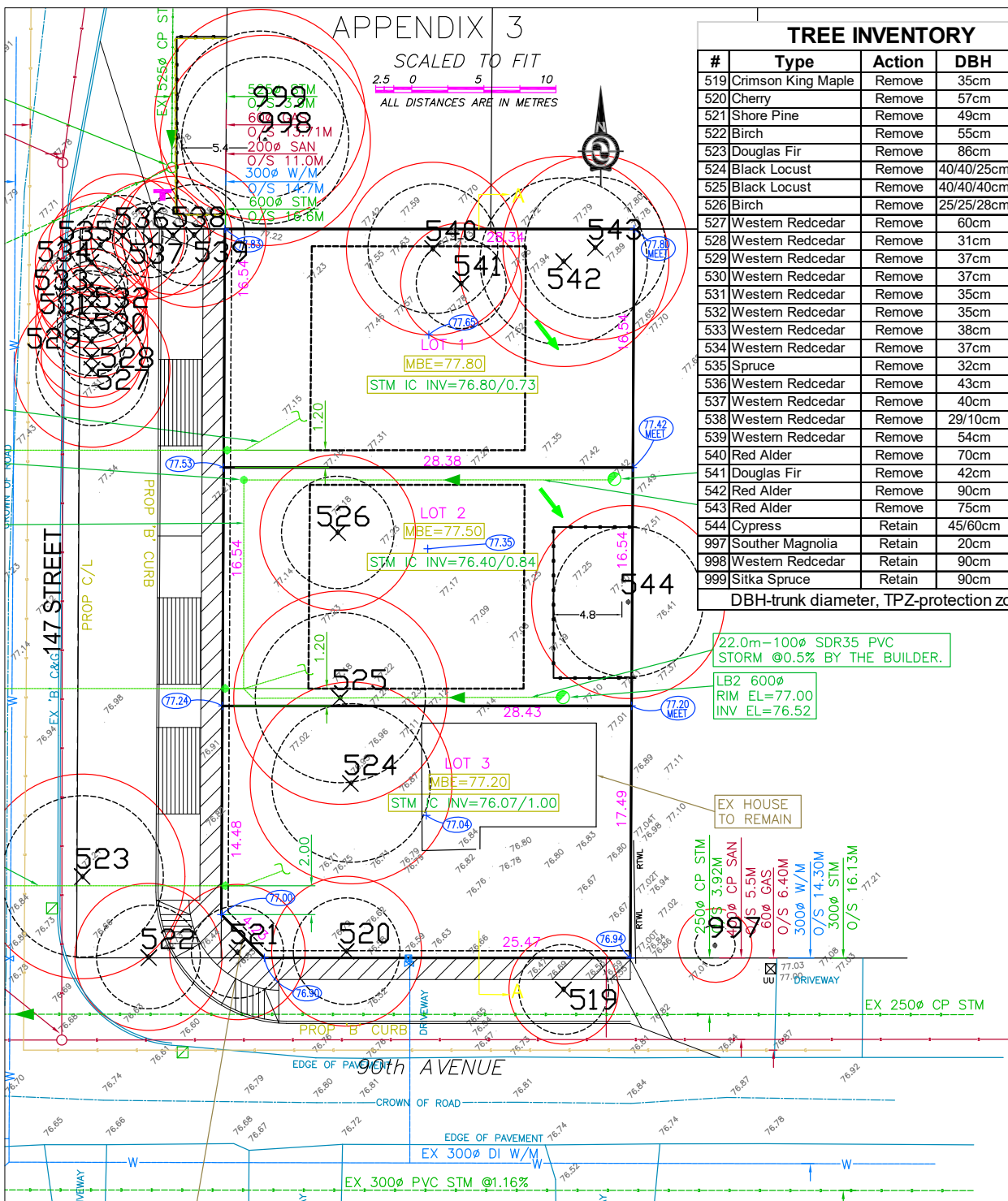
SCALED TO FIT



TREE INVENTORY

#	Type	Action	DBH	TPZ
519	Crimson King Maple	Remove	35cm	2.1m
520	Cherry	Remove	57cm	3.4m
521	Shore Pine	Remove	49cm	2.9m
522	Birch	Remove	55cm	3.3m
523	Douglas Fir	Remove	86cm	5.2m
524	Black Locust	Remove	40/40/25cm	5.1m
525	Black Locust	Remove	40/40/40cm	5.5m
526	Birch	Remove	25/25/28cm	3.6m
527	Western Redcedar	Remove	60cm	3.6m
528	Western Redcedar	Remove	31cm	1.9m
529	Western Redcedar	Remove	37cm	2.2m
530	Western Redcedar	Remove	37cm	2.2m
531	Western Redcedar	Remove	35cm	2.1m
532	Western Redcedar	Remove	35cm	2.1m
533	Western Redcedar	Remove	38cm	2.3m
534	Western Redcedar	Remove	37cm	2.2m
535	Spruce	Remove	32cm	1.9m
536	Western Redcedar	Remove	43cm	2.6m
537	Western Redcedar	Remove	40cm	2.4m
538	Western Redcedar	Remove	29/10cm	2.4m
539	Western Redcedar	Remove	54cm	3.2m
540	Red Alder	Remove	70cm	4.2m
541	Douglas Fir	Remove	42cm	2.5m
542	Red Alder	Remove	90cm	5.4m
543	Red Alder	Remove	75cm	4.5m
544	Cypress	Retain	45/60cm	4.8m
997	Souther Magnolia	Retain	20cm	1.2m
998	Western Redcedar	Retain	90cm	5.4m
999	Sitka Spruce	Retain	90cm	5.4m

DBH=trunk diameter, TPZ=protection zone



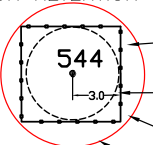
TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
544	Cypress	45/60cm	4.8m	15.7ft
998	Western Redcedar	90cm	5.4m	17.7ft
999	Sitka Spruce	90cm	5.4m	17.7ft

LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

TREE PROPOSED FOR REMOVAL



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

14703/13 90th Ave 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

July 12, 2018

APPENDIX 4 TREE REPLACEMENT PLAN



147 STREET

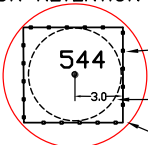
PROP 'B' CURB

EDGE OF PATENT
90th AVENUE

REPLACEMENT TREES

QTY	Type	Size
3	Japanese Snowbell	6cm
3	Paperbark Maple	6cm
2	Saucer Magnolia	6cm

TREE PROPOSED FOR RETENTION



LEGEND

PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)



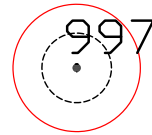
NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

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.

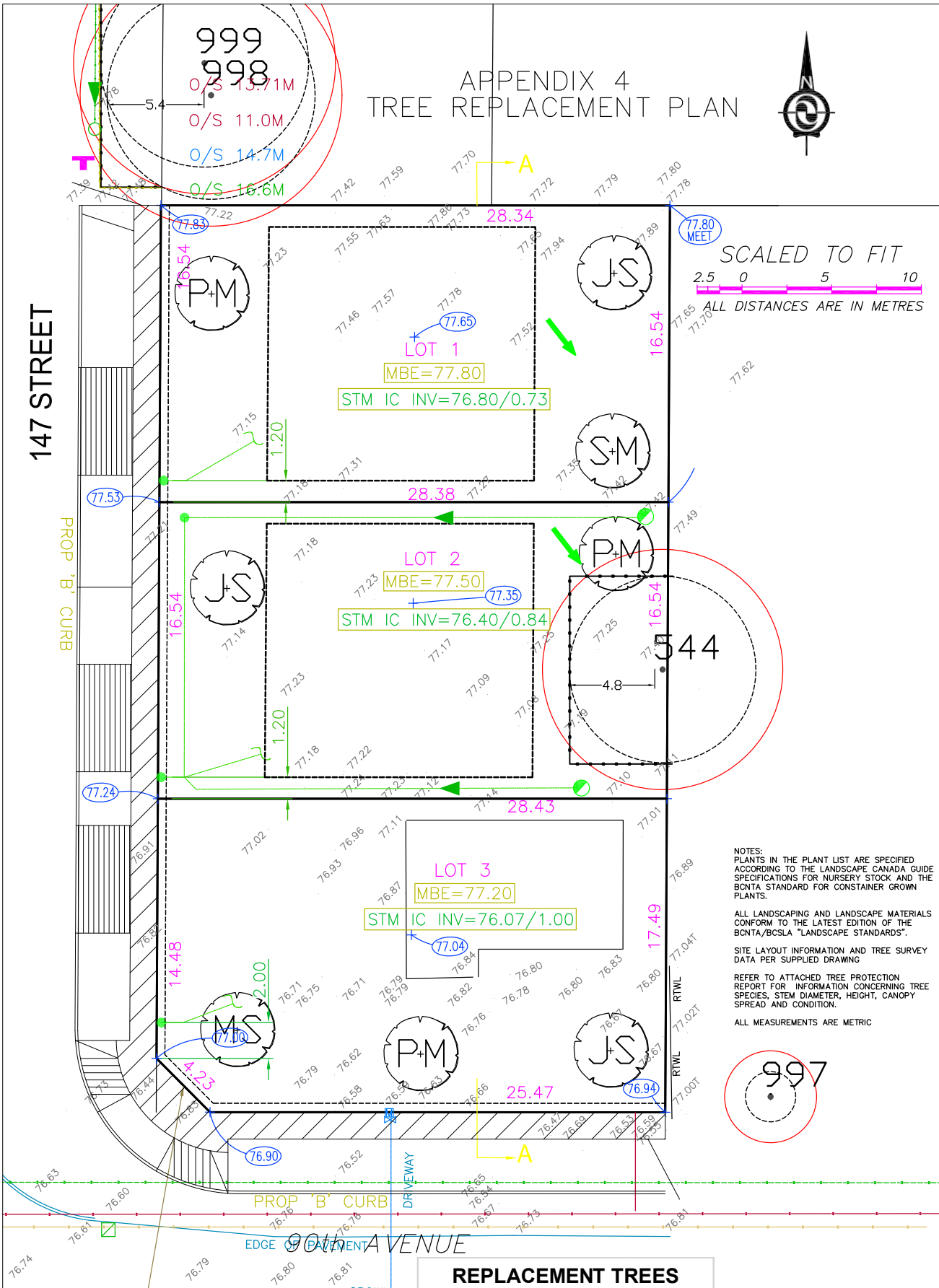
ALL MEASUREMENTS ARE METRIC



SCALED TO FIT



ALL DISTANCES ARE IN METRES



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0117-00

Issued To: The Corporation of the District of Surrey

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 009-913-793
Lot 17 Section 34 Township 2 New Westminster District Plan 14009

14713 - 90 Avenue

Parcel Identifier: 004-859-006
Lot 18 Section 34 Township 2 New Westminster District Plan 14009

14703 - 90 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:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

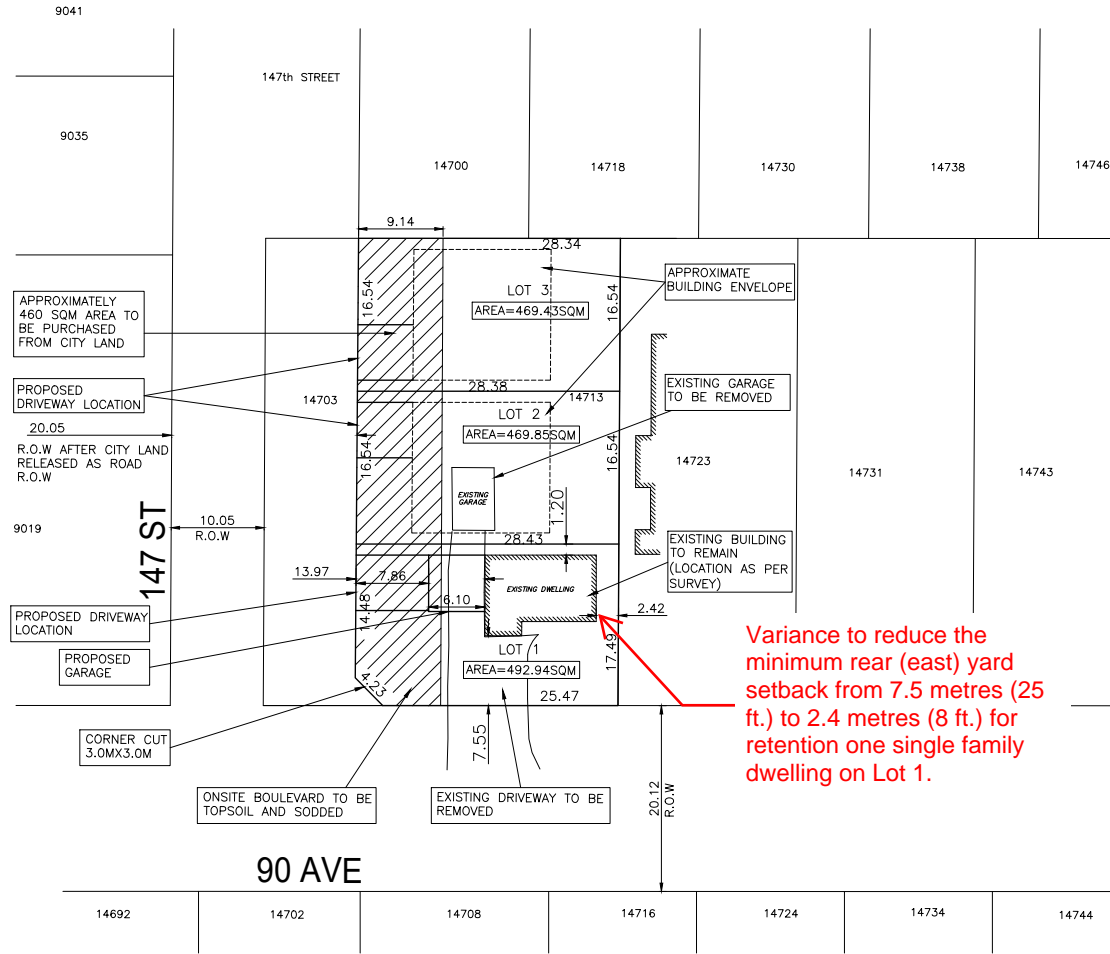
- (a) In Section F of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum rear (east) yard setback is reduced from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for retention of one single family dwelling on Lot 1.
5. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Variance to reduce the minimum rear (east) yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for retention one single family dwelling on Lot 1.



METER SCALE

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

ZONING:	
EXISTING ZONING: RF	PROPOSED ZONING: RF-13
SITE AREA	
GROSS SITE AREA: 1429.50sqm.	
0 18/03/14	AD RM ISSUED FOR REVIEW
NO/YY/MM/DD	DRN CH. REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 3 LOT SUBDIVISION
 #14713 90 AVE, SURREY, B.C.
 DWG. NAME
PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	AD	MAINLAND PROJECT NO. C-1810	1
DRAWN	AD		OF 1
CHECKED	RM	DATE 18/03/14	REV. 0
APPROVED	AB		