
TO: **City Clerk, Legislative Services Division**

FROM: **General Manager Planning & Development**

DATE: **July 8, 2019**

FILE: **7918 0124 00**

RE: **Civic Address: 5948 136 Street**

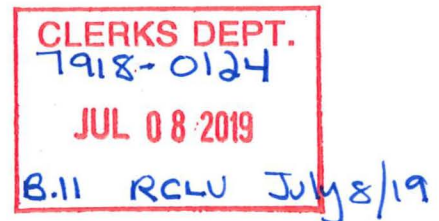
An error was found in two of the appendices in the Planning Report associated with Development Application No.7918-0124-00. It is requested that the following pages be replaced:

- Appendix II – Engineering Summary
- Appendix VI –Summary of Tree Survey and Tree Preservation



Jean Lamontagne
General Manager
Planning & Development

Attachment



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

FROM: **Development Services Manager, Engineering Department**

DATE: **July 2, 2019** PROJECT FILE: **7818-0124-00**

RE: **Engineering Requirements
Location: 5928/5948 136 Street, 5933 136A Street**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- 136 Street: register a 0.5 metre SRW along property line for service connection access;
- 136A Street: dedicate ultimate 17.0 metre road right-of-way, register 0.5 metre SRW along property line, register temporary vehicle turnaround SRW, complete discharge of SRW Plan LMP46982, register onsite SRW for temporary loop water main;
- 59 Avenue: register a 0.5 metre SRW along property line for sidewalk maintenance connection access, dedicate corner cut truncation at 136B Street; and
- 59A Avenue: register a 0.5 metre SRW along property line for service connection access.

Works and Services

- construct 136 Street for the site and 5936 136 Street frontages
- extend 136A Street to the north limit of the site, confirm adequacy of existing section of roadway. Assess and implement boulevard integration features with 13646 59 Avenue;
- confirm adequacy of 59 Avenue roadway, construct sidewalk and complete boulevard;
- confirm adequacy of 59A Avenue roadway, construct sidewalk and complete boulevard;
- build concrete access to each lot, confirm adequacy of existing access at lot 5 or alternatively replace;
- extend storm/sanitary sewers and water main on 136A Street to service the site, construct loop section of water main within the site;
- implement onsite low impact development drainage features on each lot; and
- provide water, storm and sanitary service connections to each lot, and/or confirm adequacy of existing services planned to be retained.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
KMH

NOTE: Detailed Land Development Engineering Review available on file

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 5948 & 5928 136 Street, 5933 136A Street

Registered Arborist Max Rathburn

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)	59
Protected Trees to be Removed	56
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 20 X one (1) = 20 - All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) = 74	92
Replacement Trees Proposed	37
Replacement Trees in Deficit	55
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
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 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by



Signature of Arborist

June 18, 2019

Date

Planning Report Date: July 8, 2019

PROPOSAL:

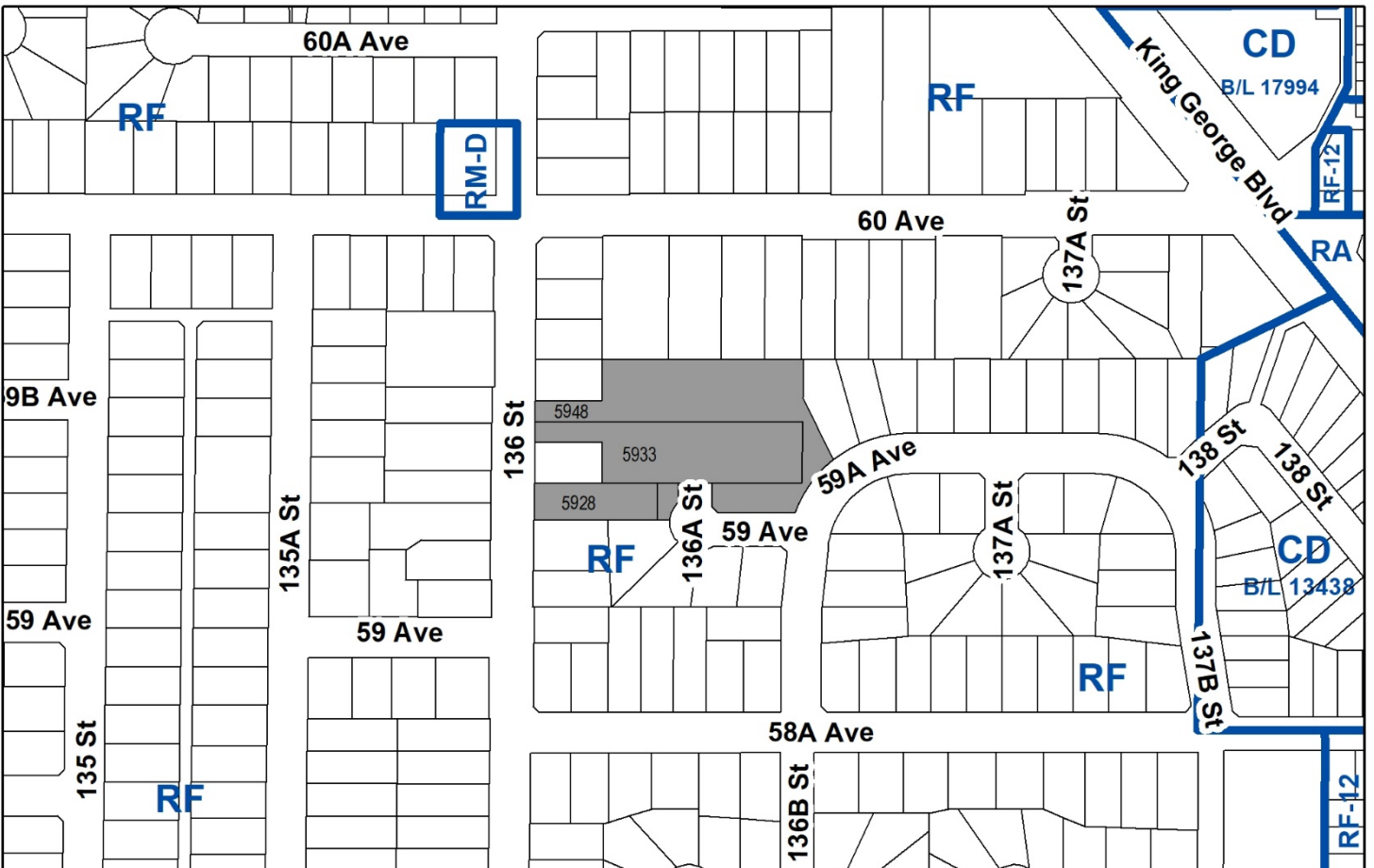
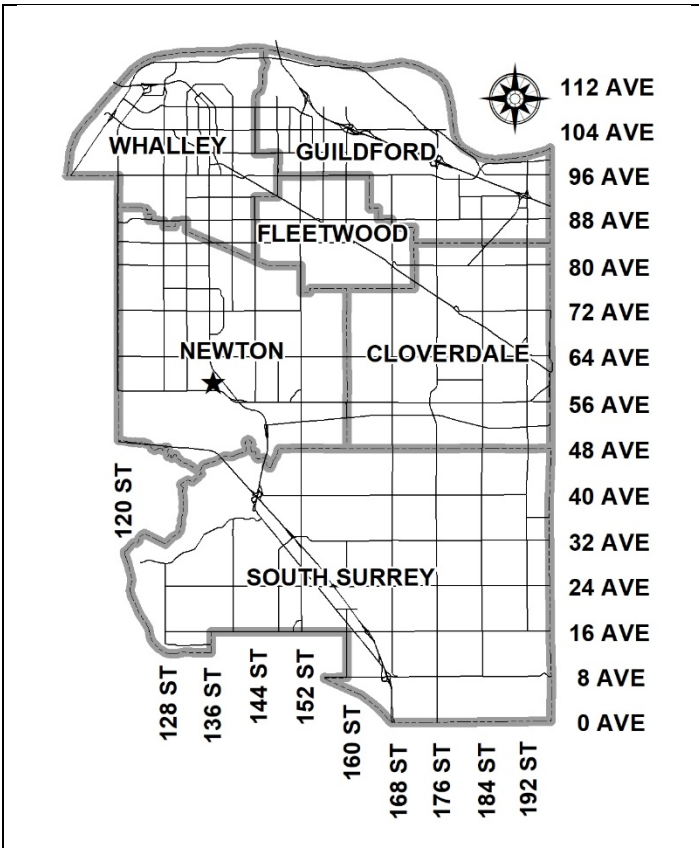
- **Rezoning** of a portion of the site from RF to RF-13
- **Development Variance Permit**

to allow subdivision into 14 single family residential lots

LOCATION: 5928 - 136 Street
 5948 - 136 Street
 5933 - 136A Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date to Rezone a portion of the site.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum required lot widths of the "Single Family Residential Zone (RF)", and side yard setbacks for proposed Lots 9 and 10.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban Designation under the Official Community Plan (OCP).
- The proposal will retain the existing neighbourhood character. Thirteen of the fourteen lots proposed will continue to be zoned "Single Family Residential (RF) Zone", while a portion of the site (1 lot) will be rezoned to the Single Family Residential (13) Zone. The "Single Family (13) Zone (RF-13)" lot will have a similar lot width as the proposed RF lots along the east side of 136A Street.
- The proposed variances are supportable as the two proposed lots meet the minimum lot area and depth required under the RF Zone.
- The proposal will facilitate the construction of a portion of a through road connecting 136A Street to 60 Avenue that will ultimately improve connectivity and relieve traffic congestion in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the site shown as Block B on the survey plan (attached as Appendix II) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0124-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (5.9 ft.) to 1.2 metres (3.9 ft.) for the north and south side yard of proposed Lot 9, and south side yard of proposed Lot 10; and
 - (b) to reduce the minimum lot width of the RF Zone from 15 metres (49 ft.), to 13.5 metres (44.3 ft.) for proposed Lot 9 and 10.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots; and
 - (i) registration of a Section 219 Restrictive Covenant to register an approved building scheme on the proposed lots.

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:**

7 Elementary students at Northridge School
4 Secondary students 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 June 2021.

Parks, Recreation & Culture: Parks accepts the applicant's proposal for cash-in-lieu of the 5% unencumbered parkland dedication requirement associated with the subdivision.

Ministry of Transportation & Infrastructure (MOTI): Preliminary rezoning approval is granted and valid for one year from August 15, 2018.

SITE CHARACTERISTICS

Existing Land Use: The subject sites are vacant with the exception of an existing two-storey dwelling on 5933-136A Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwellings	Urban	RF
East:	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West:	Single Family Dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of three properties located east of 136 Street and north of 59 Avenue in Newton. The site is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Zone (RF)".
- The sites are located within an established single family residential neighbourhood, with a combined site area of 9,490 square metres (2.3 Acre). With the exception of the existing dwelling on one of the lots (5933- 136A Street), the remainder of the site is vacant.

Proposal

- The applicant is proposing to develop thirteen "Single Family Residential Zone (RF)" lots, and one "Single Family Residential (13) Zone (RF-13)" lot.
- To facilitate the proposed subdivision, a Development Variance Permit is proposed for reduced lot width and side yard setbacks for proposed Lots 9 and 10.
- The proposed RF lots range in size from 504 square metres (5,425 sq.ft.) to 684 square metres (7,363 sq.ft.). The proposed RF-13 lot (Lot 7) will have a lot area of 375 square metres (4,036 sq.ft.). All of the lots meet the minimum requirements for lot area, width and depth of the RF and RF-13 zone, with the exception of Lot 9 and 10 that propose reduced lot widths and side yard setbacks.
- While the RF-13 lot (Lot 7) will be smaller in lot area than the smallest proposed RF lot by approximately 129 square metres (1,389 sq.ft.), the lot will have similar lot width to the two adjacent RF lots at 13.4 metres (44 sq.ft.).
- The applicant is proposing a 10% reduction of the minimum lot area of the RF Zone for proposed Lot 8 which has an area of 504 square metres (5,425 sq.ft.). The Zoning Bylaw allows that the Approving officer may approve one lot that is only 90% of the minimum lot area of the Zone. The Approving Officer has confirmed support for utilizing this provision to complete this subdivision.

Extension of 136A Street

- The applicant has produced a concept plan that shows a potential subdivision layout for the properties to the north of the site (13630, 13644, 13656 and 13644- 60 Avenue), with a through road proposed to connect 136A Street to 60 Avenue.
- 136A Street currently terminates in a "dead end" that was constructed to a temporary standard.
- This application will facilitate the construction of the southern portion of the through road, with the northern portion to be constructed through the future subdivision of the four properties to the north. No subdivision application has been received for any of these properties at this time.

- Prior to this application being submitted, the Transportation Division completed a review of potential subdivision concepts for the four lots to the north through Development Application No. 7912-0284-00. It was determined at the time that a cul-de-sac layout for these lots could not be supported as it was demonstrated that a layout with a through road could be achieved. Furthermore, the through road will enable the four properties to the north of the site to subdivide into nine RF lots by providing access to the interior lots, as opposed to seven lots if a cul-de-sac is constructed (see conceptual layout attached as Appendix II).
- The through-road configuration is supported by the Transportation Division as it will establish a finer grid road network in accordance with the City's Transportation Strategic Plan. Some of the benefits of improved road connectivity include traffic dispersion, neighbourhood accessibility and multi-modal use (for pedestrians, cyclists and vehicles). The through road would also improve traffic circulation within the neighborhood, such as increasing safety in the event of an impasse elsewhere that may block emergency vehicles or residents.
- A through-road achieves the City's objective of providing pedestrian and vehicle connectivity.

PRE-NOTIFICATION

Pre-notification letters were sent out to local residents on June 25, 2018 and a Development Proposal Sign was installed on the property on June 25, 2018. In response, Staff has received comment from 12 neighbors who own properties in the vicinity of the development site, in the form of 3 telephone calls and 9 emails. The following is a summary of their concerns:

Note: Staff comments are identified in italics following the resident comments.

- Concerns about increased density resulting from the number of lots and reduced amenity from the higher density.

(The proposed lot sizes meet the minimum RF lot sizes. One RF-13 lot is proposed which will have a similar lot width to the other RF lots).

- Concerns about traffic congestion from the road network and lack of on street parking, and associated noise from the traffic.

(The through road connecting 136A Street to 60 Avenue will serve to improve traffic connectivity in this neighbourhood. Each of the proposed lots will be required to provide a minimum of 3 parking spaces on site in accordance with the Zoning By-law. As all the lots meet the minimum lot size, it is anticipated that a double garage and two additional cars may be accommodated on each of the lots).

- Concerns that the future house sizes will be smaller and will not be compatible with the existing neighbourhood character.

(Each of the proposed lots will be subject to a building scheme which is based on a neighbourhood study to ensure consistency with the existing neighbourhood character. Similarly, the proposed houses will be on primarily RF sized lots which is the predominant

zoning of lots in the neighbourhood and thus the house sizes will be similar to the existing houses in the local area).

- Concerns about the through road connecting 136A Street to 60 Avenue and the effect this will have on the future development of properties north of the subject site.

(Staff has advised the neighbor of the purpose of the through road and offered to meet to discuss the project in more detail. The through road will be developed when the four properties to the immediate north of the subject sites are consolidated for subdivision (13630, 13644, 13656, 13664 and 13672- 60 Avenue). The concept of the through road is supported by staff as the road will serve to improve traffic connectivity in the neighbourhood and will optimize the subdivision potential of the properties to the north.)

In response to the concerns raised by the residents, the applicant held a Public Information Meeting on June 19, 2019. Of the 156 invitations that were sent out, 10 people attended the meeting, inclusive of 3 people that are associated with the development, and 7 attendees from 4 separate households.

Out of the 7 attendees that were not associated with the proposal, 3 were in favor of the proposal with 4 in opposition. 12 physical comment sheets were returned (with some sheets returned after the meeting) with 9 in support of the proposal. 3 questionnaires were emailed after the meeting representing two households, all in support of the project.

- Strong support for the through road connecting 136A Street and 60 Avenue to alleviate existing traffic issues in the neighbourhood and to improve traffic flow.
- Concerns about increased traffic volume from the additional lots and the potential for illegal secondary suites.

(Staff explained to the attendees that the volume of traffic as a result of the subdivision will be insignificant to the functioning of the local road network. It should also be noted that secondary suites are permitted in all residential zones in the City).

BUILDING SCHEME AND LOT GRADING

- The applicant has retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with the existing development.
- House forms that have been recommended for this development include "Neo-Traditional" and compatible styles including the "West Coast Contemporary" style.
- A preliminary lot grading plan was submitted by WSP. 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 the lots. No significant fill is proposed to achieve basements.

TREES

- Michael Harray, ISA Certified Arborist of Diamond Head prepared an Arborist Assessment for the subject property dated June 18, 2019. 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			
Poplar (cottonwood)	17	17	0
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Oak	1	0	1
Locust	2	2	0
Maple	6	6	0
Cascara	2	2	0
Cherry	6	6	0
Maple	1	1	0
Coniferous Trees			
Cedar	3	3	0
Fir	1	1	0
Douglas-Fir	17	15	2
Total (excluding Alder and Cottonwood Trees)	39	36	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		37	
Total Retained and Replacement Trees		40	
Contribution to the Green City Fund		\$22,000	

- The Arborist Assessment states that there is a total of 39 protected trees on the sites, excluding Alder and Cottonwood trees. Twenty existing trees, approximately 34% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 92 replacement trees on the site. Since only 37 trees can be accommodated on the site (based on an average of 2 trees per lot), the deficiency of 55 replacement trees will require a cash-in-lieu payment of \$22,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-Law.

- In summary, a total of 37 trees are proposed to be replaced on the site with a contribution of \$22,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 29, 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 located within an urban infill area. • The proposal complies with the site's OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed net density is 14.7 units per hectare/ 6 units per acre.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils more than 300mm in depth is proposed.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed.
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"> • None proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (49 ft.), to 13.5 metres (44.3 ft.) for proposed Lot 9 and for Lot 10.
- To reduce the minimum side yard setback of the RF Zone from 1.8 metres (5.9 ft.) to 1.2 metres (3.9 ft.) for the north and south side yard of proposed Lot 9, and south side yard of proposed Lot 10.

Applicant's Reasons:

- The reduced lot width and the side yard setbacks are a result of the proposed change to incorporate the through road network.

- The existing streetscape with the fronting / neighboring properties can be maintained while providing a more substantial backyard for Lots 9 and 10 subsequent to the lot width reduction.

Staff Comments:

- The proposed lots meet the minimum lot area and depth of the RF Zone. The applicant has demonstrated that a standard single family home with a double garage can be accommodated on each on the lots.
- The reduced setback is located along the south property line of proposed Lot 10, and the north and south property line of Lot 9. The proposed lots are located internally within the subdivision and thus the reduced setbacks should have minimal impact on surrounding properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Subdivision Layout & Block Plan
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. 7918-0124-00

INFORMATION AVAILABLE ON FILE

- None available.

original signed by Ron Gill

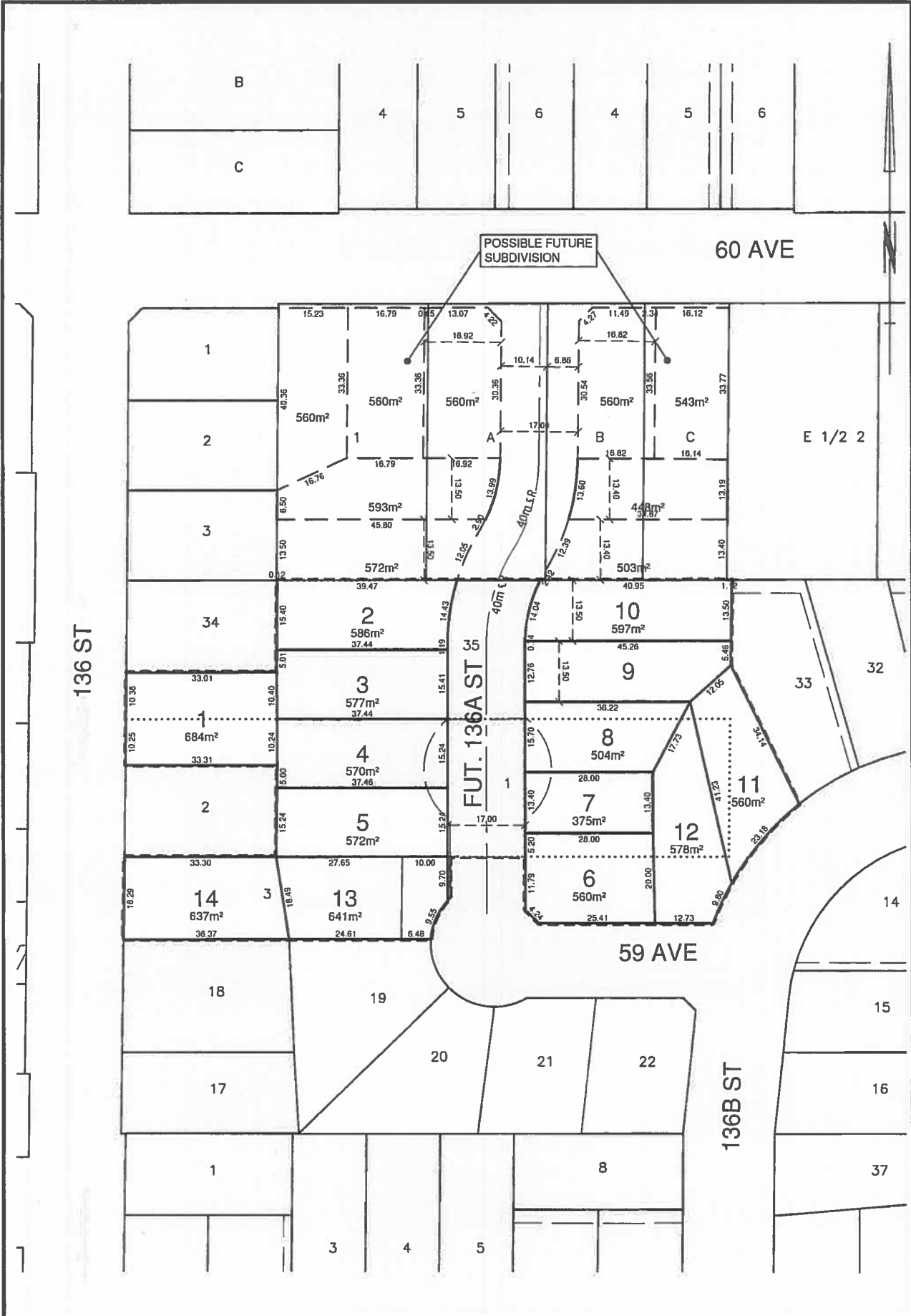
Jean Lamontagne
General Manager
Planning and Development

CL/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-13

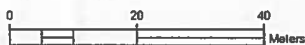
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2,22
Hectares	0.9
NUMBER OF LOTS	
Existing	3
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	375m ² - 684m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.4 u.p.a
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	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	NO



PRELIMINARY SUBDIVISION PLAN
POONI DEVELOPMENTS



WSP CANADA INC.
#300 - 85 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-625-4801 | FAX. 604-625-5716
www.wsp.com



JANUARY 2018

171-06424-00

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF:**

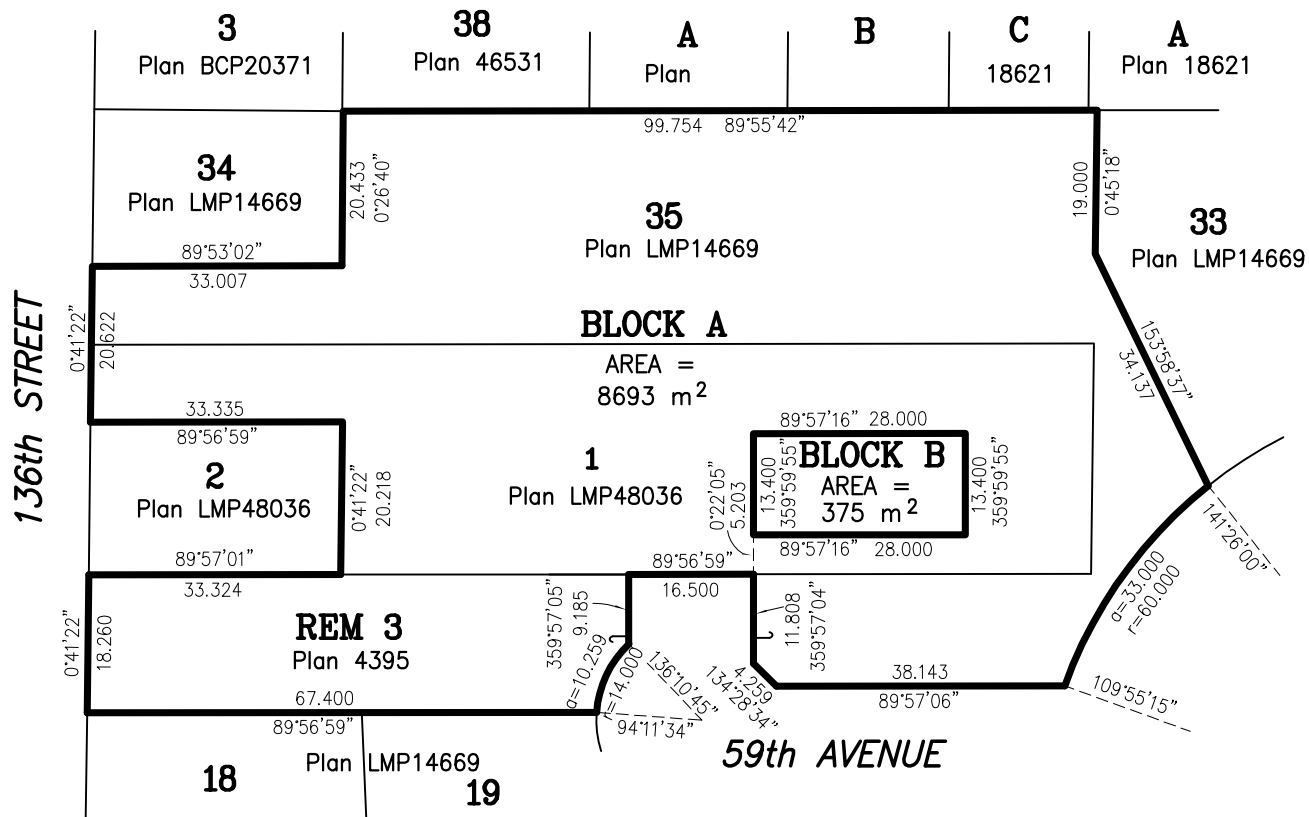
- LOT 1, PLAN LMP48036
 - LOT 3, EXCEPT: PARCEL A EXPLANATORY PLAN 12143,
PLAN 4395
 - LOT 35, PLAN LMP14669
- ALL OF SECTION 9 TOWNSHIP 2 NWD**

City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1000

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 – 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
File: 6642-ZONING

Certified correct to survey dated
this 3rd day of July, 2019.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

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

FROM: **Development Services Manager, Engineering Department**

DATE: **Jun 26, 2019** PROJECT FILE: **7819-0080-00**

RE: **Engineering Requirements
Location: 13503 62A Ave. & 13505 62 Ave**

REZONE & SUBDIVISION

Property and Right-of-Way Requirements

- dedicate approximately 5.0 m along 135 Street to achieve ultimate 20.0 m road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at 62 Avenue and 135 Street;
- dedicate 5.0-metre x 5.0-metre corner cut at 62A Avenue and 135 Street; and
- register 0.5 m statutory right-of-way along all road frontages for sidewalk and/or inspection chamber maintenance.

Works and Services

- construct north side of 62 Avenue to Local Road standards;
- construct east side of 135 Street to Local Road standards;
- construct south side of 62A Avenue to Local Road standards;
- construct all frontage infrastructure and service connections required to service all lots.

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

M51



Planning

July 3, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0124 00

SUMMARY

The proposed 14 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

September 2017 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	54 K + 350
Operating Capacity (K/1-7)	38 K + 373
Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400

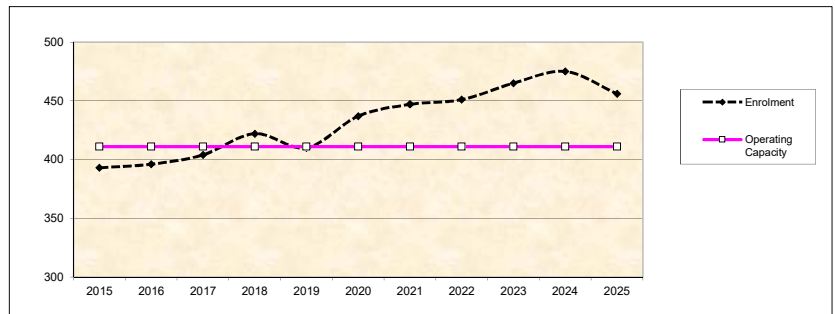
School Enrolment Projections and Planning Update:

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

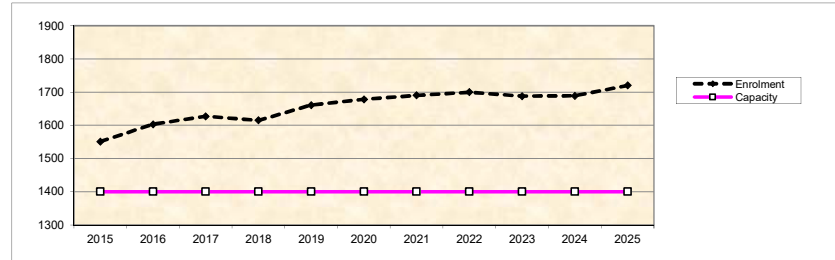
North Ridge Elementary is currently operating at 98% capacity and is projected to modestly grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow by 74 students. Currently there are no plans to expand the school as the growth can be accommodated by portables.

Panorama Ridge Secondary is currently operating at 115% and is projected to grow by 200 students over the next 10 years. Currently there are no plans to expand the school, however, in the 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt and a new site for new 1000 capacity new secondary school in the Newton area. Both these projects are to address the secondary seat shortfall in the Newton area over the next 10 years.

North Ridge 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: 18-0124-00
 Project Location: 5928, 5936, 5948 – 136 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within a modern urban development area, in which most homes were constructed subsequent to the year 1990.

Home styles can be described as "Modern California Stucco", "Neo-Traditional", or more generically as "Modern Urban". The area is not easily identifiable as "style themed". Most homes are Two-Storey type in a size range from 3200 sq.ft. to 3550 sq.ft.

With the exception of two 1970's low profile, low mass, Split Level homes, nearly all other homes can be described as mid-to-high scale mass, or high scale mass Two-Storey homes configured on up-sloping lots with three storeys visible from the street and two storeys visible from the rear, or are configured on down-sloping lots with two storeys visible from the front and 2 ½ storeys visible from the rear. There are four homes in this area with exaggerated two storey high front entrance porticos.

Roof slopes range from 3:12 to 14:12, with representation at many slopes between. Roof surfaces include cedar shingles, shake profile concrete roof tiles, and asphalt shingles.

Wall cladding materials include stucco (clearly dominant), fibre cement board (newer homes only), cedar (primarily as accent material), vinyl (limited use), and masonry accent veneers (used on approximately half of neighbouring homes). The colour range includes natural (earth-tone) and neutral palettes, with one home having a large primary (red) feature area.

Landscapes range from modest to slightly above average for RF zone subdivisions considering the era of construction of neighbouring homes.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on many of the context homes. The recommendation

therefore is to adopt standards commonly found in post year 2017 RF zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

- 2) **Style Character** : Existing surrounding homes are of styles typical of those found in modern urban RF zone developments in Surrey in the early 2000's, and include "Neo-Traditional", "Modern California Stucco", and other modern urban styles. Styles recommended for this site include "Neo-Traditional" and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to two storeys in height (four homes in this area have exaggerated two storey high front entrances). 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, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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: The streetscape has a modern urban character, comprised mainly of post late 1990's "Modern California Stucco", and "Neo-Traditional" style Two-Storey homes of a 3200 sq.ft. to 3550 sq.ft. size. Most homes can be described as mid-to-high scale mass, or high scale mass Two-Storey homes configured on up-sloping lots with three storeys visible from the street and two storeys visible from the rear, or are configured on down-sloping lots with two storeys visible from the front and 2 ½ storeys visible from the rear. There are four homes in this area with exaggerated two storey high front entrance porticos. Roof slopes range from 3:12 to 14:12. Roof surfaces include cedar shingles, shake profile concrete roof tiles, and asphalt shingles. Wall cladding materials include stucco (clearly dominant), fibre cement board (newer homes only), cedar (primarily as accent material), vinyl (limited use), and masonry accent veneers (used on approximately half of neighbouring homes). The colour range includes natural (earth-tone) and neutral palettes, with one home having a large primary (red) feature area. Landscapes range from modest to slightly above average for RF zone subdivisions from the early year 2000's.

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 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF zoned subdivisions, rather than to specifically emulate the 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 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:

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

Landscaping:

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

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 14, 2019

Reviewed and Approved by:  **Date:** June 14, 2019

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 5948 & 5928 136 Street, 5933 136A Street

Registered Arborist Max Rathburn

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)	59
Protected Trees to be Removed	56
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 20 X one (1) = 20 - All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) = 74	92
Replacement Trees Proposed	37
Replacement Trees in Deficit	55
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
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 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by



Signature of Arborist

June 18, 2019

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0124-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-010-091
Lot 3 Section 9 Township 2 Plan NWP4395 NWD Except Plan PLC "A" EXPL PL 12143

5928 - 136 Street

Parcel Identifier: 018-630-006
Lot 35 section 9 Township 2 Plan LMP 14669 NWD

5948 - 136 Street

Parcel Identifier: 024-906-808
Lot 1 Section 9 Township 2 Plan LMP 48036 NWD

5933 - 136A Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F, Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum side yard setback is reduced from 1.8 metres (5.9 ft.) to 1.2 metres (3.9 ft.) for the north and south side yard of proposed Lot 9 and the south side yard of proposed Lot 10;
- (b) In Section K.3 of Part 16 "Single Family Residential Zone (RF)", the minimum lot width is reduced from 15 metres (49 ft) to 13.5 metres (44.3 ft.) for proposed Lot 9 and for Lot 10.

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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

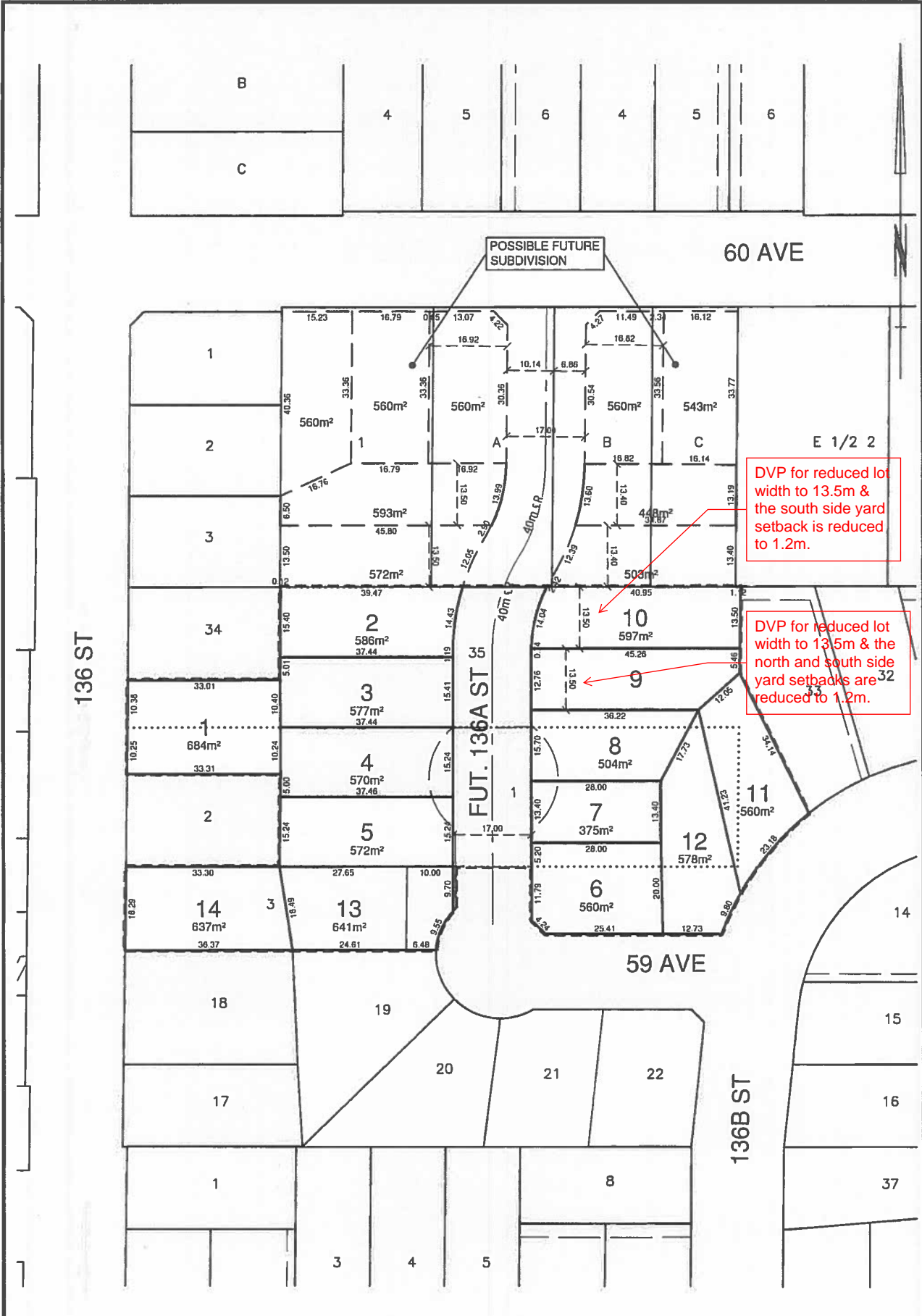
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



DVP for reduced lot width to 13.5m & the south side yard setback is reduced to 1.2m.

DVP for reduced lot width to 13.5m & the north and south side yard setbacks are reduced to 1.2m.

PRELIMINARY SUBDIVISION PLAN
POONI DEVELOPMENTS



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NEW WESTMINSTER, B.C.
CANADA V3L 5P5
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