

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0257-00

Planning Report Date: December 16, 2019

PROPOSAL:

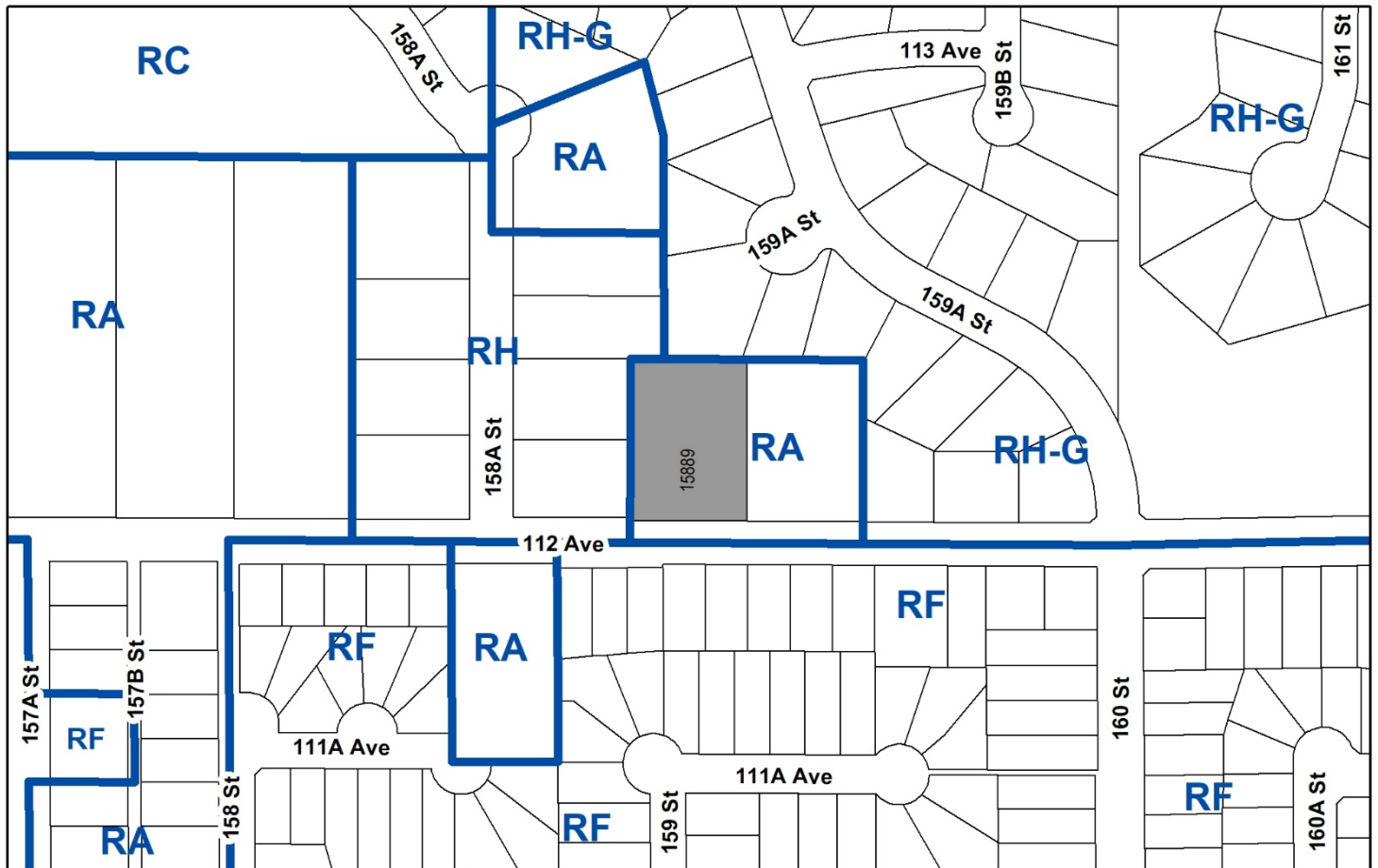
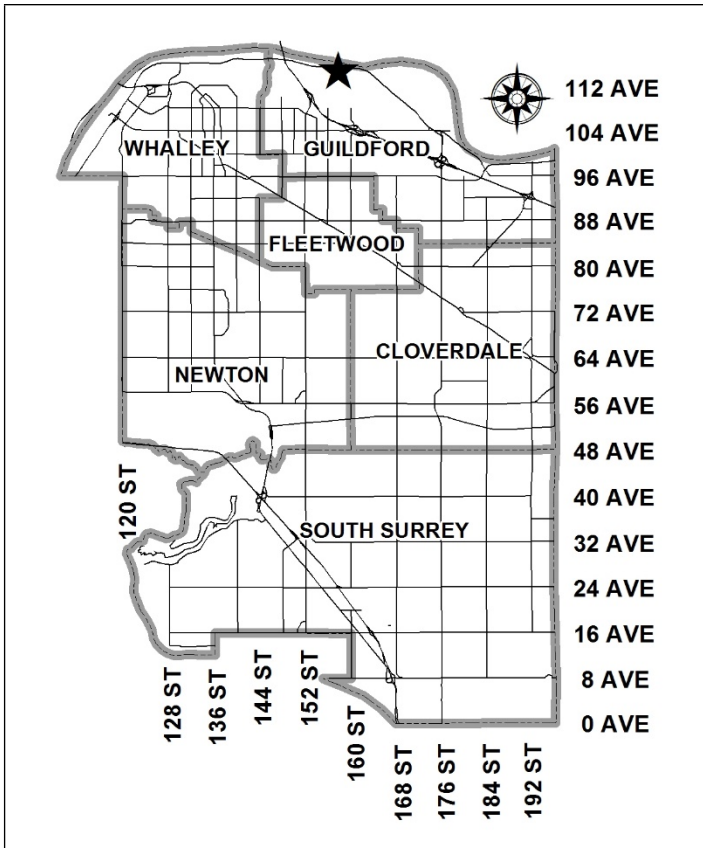
- **Rezoning** from RA to RH
- **Development Permit**
- **Development Variance Permit**

to permit subdivision into two (2) half-acre single family residential lots.

LOCATION: 15889 - 112 Avenue

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Hazard Lands (Steep Slope Areas) Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit (DVP) to reduce the minimum lot width and side yard setbacks for principal building in the RH Zone for proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the Official Community Plan (OCP).
- The requested variances to reduce the minimum lot width and side yard setbacks of the RH Zone for proposed Lots 1 and 2 are not anticipated to have a negative impact on the streetscape of 112 Avenue, due to the existence of narrower RF lots on the south side of 112 Avenue, as well as existing perimeter hedging which will screen neighboring properties.
- A geotechnical report was submitted to the City for the Development Permit for Hazard Lands (Steep Slopes), which was peer reviewed by an independent consultant. The content of the geotechnical report sufficiently addresses the Official Community Plan (OCP) Hazard Land Development Permit guidelines in support of the proposed subdivision.
- The building envelopes on both proposed lots will avoid the steepest portions of the site along the northern property line. Proposed Lots 1 and 2 are deep lots and have substantial portions adjacent to 112 Avenue that are mainly flat providing sufficient room to construct homes with appropriate setbacks from the top of the slope. The proposed rear building setback from the top of slope is 3 metres (10 ft.).
- The proposal is consistent with Development Application Nos. 7990-0447-00, 7990-0448-00, 7993-0286-00 and 7997-0291-00 west and northwest of the subject property, which are zoned RH. These applications provide precedent for developing half acre single family lots on this particular block.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft a Hazard Lands Development Permit (Steep Slope Areas), generally in accordance with the geotechnical study prepared by Western Geotechnical Consultants Ltd., dated August 23, 2019.
3. Council approve Development Variance Permit No.7918-0257-00 (Appendix VII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone, from 30 metres (100 ft.) to 27 metres (89 ft.) for proposed Lots 1 and 2; and
 - (b) to reduce the minimum side yard setbacks of the RH Zone, from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for principal buildings on proposed Lots 1 and 2.
4. Council instruct staff to resolve the following issues prior to issuance:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant 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;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for proposed Lots 1 and 2 for geotechnical setback, slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report.

REFERRALS

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

School District: Projected number of students from this development:

1 Elementary student at Erma Stephenson Elementary School
 1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

City Tree No's C01 – C14 are currently proposed for removal. Parks also has concerns about potential impact to their health and supports their removal.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Suburban	RH-G
East:	Single family dwelling	Suburban	RA
South (Across 112 Avenue):	Single family dwellings	Urban	RF
West:	Single family dwellings	Suburban	RH

DEVELOPMENT CONSIDERATIONS

- The 4,064 square metre (43,745 sq. ft.) subject property is located 15889 – 112 Avenue in Fraser Heights. The subject lot is approximately 54 metres (177 ft.) wide and 75 metres (246 ft.) deep.
- The lot is designated "Suburban" in the Official Community Plan (OCP) and is zoned "One Acre Residential Zone (RA)".
- The applicant proposes to rezone the subject property from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to subdivide into two (2) half-acre single family residential lots.
- A Development Variance Permit is also required to reduce the minimum lot width and side yard setbacks of the RH Zone in order to facilitate the proposed 2-lot subdivision and accommodate sufficient building envelopes for half-acre lot typical house construction (see By-law Variances Section).

- A Development Permit is also required for Hazard Lands (see Hazard Lands Development Permit section).
- Prior to adoption of Zoning Bylaw 12000, Development Application Nos 7990-0447-00 and 7990-0448 west of the subject site, underwent rezoning from "Suburban Residential Zone (RS)" to "Residential Zone No. One (R-1)" in order to allow subdivision into two (2) half-acre single family lots. The R-1 Zone was later replaced with the RH Zone on September 13, 1993 with the adoption of Zoning Bylaw 12000. As such, the approximate lot areas of other half-acre type lots in the area are similar to the proposed lots ranging in size from 1,959 square metres (0.48 acres) to 2,129 square metres (0.5 acres), respectively.
- Development Application Nos 7993-0286-00 and 7997-0291-00 northwest of the subject site underwent a rezoning from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to subdivide into two (2) half-acre single family lots. The approximate lot areas of these lots are also similar to the proposed lots ranging from 2,021 square metres (0.49 acres) to 3,077 square metres (0.76 acres).

Hazard Lands Development Permit (Steep Slopes)

- The site is subject to a Development Permit (DP) for Hazard Lands under the Official Community Plan, due to the steep slopes in the north portion of the property. The subject property is rectangular in shape. The steep slope in the north portion is sloping at a gradient of approximately 43% off-site. However, with the elevation of the site dropping from 84.5 metres (277 ft.) at the southwest corner to about 80 metres (262 ft.) to the north east corner, there is a 6% average gradient.
- The applicant submitted a geotechnical report for the site, prepared by Western Geotechnical Consultants Ltd. dated July 10, 2018, as part of the subdivision application. This report was reviewed by staff to confirm that the report responded to the Development Permit Guidelines for Hazard Lands. The report was subsequently peer reviewed by Able Geotechnical Ltd., dated July 28, 2019, which flagged several questions for the Geotechnical Engineer to resolve. A finalized Geotechnical Report prepared by Western Geotechnical Consultants Ltd., dated August 23, 2019 was submitted, addressing the peer review comments.
- The geotechnical report recommends a minimum 3 metre (10 ft.) building setback from the top of slope and a minimum 5 metre (16 ft.) setback from top of slope for proposed rock pits and pools. In this regard, the applicant will be required to register a Section 219 Restrictive Covenant on all proposed lots for the geotechnical setback, slope stability, and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report and lot grading plan.
- The building envelopes on all proposed lots will avoid the steepest portions of the site along the north property line. Proposed Lots 1 and 2 have a sizable flat portion at the front to mid-point of the lots proving sufficient room to construct homes with appropriate rear setbacks from the top of the slope.

Road Dedication

- The subject property fronts 112 Avenue, a Collector Road, which requires an additional dedication of 1.942 metres (6.4 feet) to meet the Collector Road Standard.

Neighborhood Character Study and Building Scheme

- The applicant retained Mike Tynan, of Mike Tynan Consulting Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain consistency with the existing single family dwellings in the adjacent neighborhood.
- 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 the existing "Suburban-Estate", "Neo-Traditional" and "Modern California Stucco" style homes do not provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that recommend standards adopted in post year 2017 RH Zone subdivisions, rather than to emulate specific components of the context homes (Appendix V).

Lot Grading

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. Basements are proposed on both lots and grades will be raised to meet road standards. This requires 0.65-0.85 metre (2.1-2.7 ft.) high retaining walls to satisfy the grade elevations for the ultimate Collector Road Standard.
- The applicant has worked with the adjacent property (15917-112 Avenue) owners' concerns regarding the proposed retaining wall. This retaining wall will be offset from the property line to protect a row of existing shared cedar hedges.

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 \$2,000 for the two (2) proposed lots.

PRE-NOTIFICATION

Pre-notification letters were sent on August 15, 2018 to 55 adjacent properties and the development proposal sign was installed on August 31, 2018. Staff received one response from a resident outside the pre-notification area:

- The resident expressed interest in purchasing one of the potential lots. They had no concerns with the proposal.

TREES

- Aelicia Otto, ISA Certified Arborist of Arbortech Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	5	0
Cherry Plum	1	1	0
Willow	1	1	0
Honeylocust	1	0	1
European Birch	2	2	0
Ash	1	1	0
Flowering Cherry	4	4	0
English Oak	1	0	1
Coniferous Trees			
Sawara Cypress	1	1	0
Deodar Cedar	3	3	0
Blue Spruce	1	1	0
Austrian Pine	2	2	0
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	28	26	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		\$16,800	

- The Arborist Assessment states that there is a total of 28 protected trees on the site. It was determined that 2 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.

- Although Tree No. 941 is proposed for retention it is within influencing distance of the building envelope. As such, potential impact to the tree will be determined as part of the Building Permit stage.
- City Tree No's C01 – C14 are currently proposed for removal. Parks also has concerns about potential impact to their health and supports their removal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 52 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of 42 replacement trees will require a cash-in-lieu payment of \$16,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$16,800 to the Green City Program.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 12, 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"> • Urban Infill Area. • The proposed rezoning and subdivision complies with the Suburban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on both lots, subject to meeting the zoning and building requirements for a secondary suite
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) through absorbent soils, a roof downspout disconnection, on-lot infiltration trenches, sediment control devices and perforated pipe systems.
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"> • Pre-notifications 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 lot width of the RH Zone from 30 metres (100 ft.) to 27 metres (89 ft.) for proposed Lots 1 and 2.
- To reduce the minimum side yard setback of the RH zone, from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for principal buildings on proposed Lots 1 and 2.

Applicant's Reasons:

- To allow for subdivision into two RH-zoned lots.
- With the proposed side yard setback relaxation, the applicant can achieve a functional house plan under the RH Zone on proposed Lots 1 and 2.

Staff Comments:

- Proposed Lots 1 and 2 exceed the RH zone minimum lot depth (30 metres / 100 ft.) and lot area (1,858 sq.m. / 0.5 acre) requirements. The proposed lots will each have a depth of 75 metres (246 ft.) and area of 1,978 square metres (21,291 sq. ft.).
- The pre-notification letter and development sign erected on the subject site have not elicited any response from the surrounding neighbors.
- The proposed lot width and setback variances are not expected to pose any interface issues with adjacent properties to the west and east as both lot lines are screened by perimeter hedges.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guideline Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No.7918-0257-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Western Geotechnical Consultants Ltd., Dated August 23, 2019.

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0035 ac.
Hectares	0.4061 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	27.09 metres
Range of lot areas (square metres)	1,978 sq.m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.92 u.p.h & 1.99 u.p.a
Lots/Hectare & Lots/Acre (Net)	5017 u.p.h & 2.09 u.p.a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	30%
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	NO
Others (Lot Width)	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



EDMUND YANG
 1500-13450 - 102 AVENUE, SURREY, BC, PH: 778-223-5253
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15889 - 112 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3646	Of
P.W. P.U.	Date JUN/2018	Revision
Approved:	Date JUN/2018	Revision



INTER-OFFICE MEMO

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

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

DATE: **Jul 24, 2019** PROJECT FILE: **7818-0257-00**

RE: **Engineering Requirements
Location: 15889 112 Avenue**

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

- Dedicate 1.942 m along 112 Avenue towards the ultimate 24.0 m Collector Road Standard.
- Provide a 0.5 m Statutory Right-of-Way (SRW) along the 112 Avenue frontage.

Works and Services

- Construct the north side of 112 Avenue to the Collector standard.
- Construct 6.0 m concrete driveway letdowns for all lots.
- Construct onsite storm water management features per the Bon Accord - North Slope (east) ISMP.
- Provide water, storm, and sanitary service connections to each lot.
- Register restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

There are no additional engineering requirements relative to issuance of the Development Permit and Development Variance Permit beyond those mentioned above.

Tommy Buchmann, P.Eng.
Development Services Manager

CE4



Planning October 10, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0257 00 (updstadst October 2019)

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2019 Enrolment/School Capacity

Erma Stephenson Elementary	
Enrolment (K/1-7):	49 K + 381
Operating Capacity (K/1-7)	38 K + 303
Fraser Heights Secondary	
Enrolment (8-12):	1385
Capacity (8-12):	1200

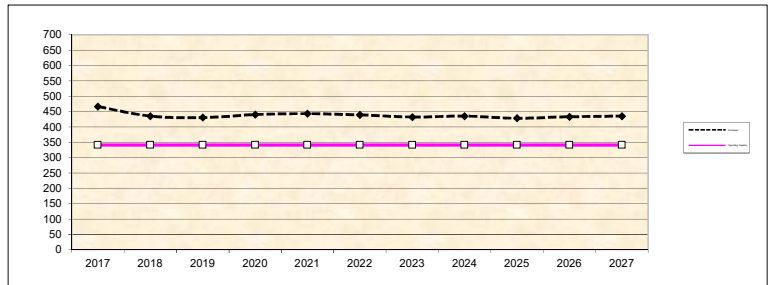
School Enrolment Projections and Planning Update:

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

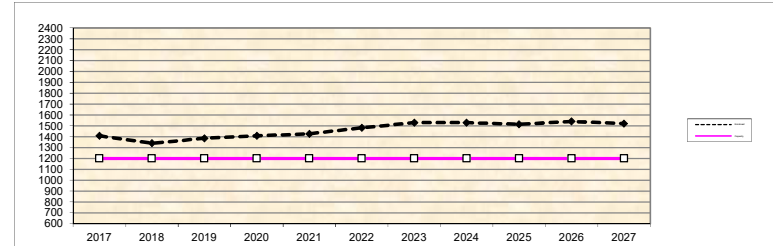
Erma Stephenson Elementary is currently operating at 136% capacity. As of September 2019, there are 2 portables on site serving as enrolling spaces. The enrolment projections show a modest decline over the next 10 years. There are no City planning or land use initiatives planned for the area; only minimal sporadic new infill housing. The surplus in-catchment demand can be accommodated by portables over the next 10 years. There are currently no plans to increase the capacity of the school.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 117%. Over the next 10 years, the enrolment numbers will remain at their current level. As part of the 2020/2021 Five Year Capital Plan submission to the Ministry of Education, the District has requested a 300 capacity addition to the school. This project is not yet approved by the Ministry of Education.

Erma Stephenson Elementary



Fraser Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0257-00
Project Location: 15889 - 112 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in the 15800 block, on the north side of 112 Avenue. Properties on the north side of 112 Avenue in this area are suburban zones RA, RH, and RH-G. On the south side of 112 Avenue in this area, properties are urban zone; RF.

Homes on the suburban lots on the north side of 112 Avenue are "suburban-estate" quality "Neo-Traditional" and "Modern California Stucco" style Two-Storey homes, ranging in size from 3000 - 4000 sq.ft.. All of the homes have a triple garage and a width of at least 50 feet. Massing is considered mid-scale for homes of this size, with upper floors substantially concealed at the front, by roofs extending up from the main floor. Front entrance porticos range in height from one to 1 ½ storeys. The homes have proportionally consistent design elements that are well balanced within the front facade. Roof slopes range from 7:12 to 12:12. Roof surfaces include shake profile asphalt shingles and cedar shingles. Wall surfaces include stucco (40%) and vinyl (60%). All homes but one, have a significant masonry accent. Yards are landscaped to an above average standard for suburban lots developed in the 1990's to present.

Homes on the urban lots on the south side of 112 Avenue are "Neo-Traditional", "West Coast Traditional", and "Modern California Stucco" style Two-Storey homes, ranging in size from 3000 - 3500 sq.ft.. All of the homes have double garages. Massing is considered mid-scale for homes of this size. Front entrance porticos range in height from one to two storeys. The homes (other than the home with the two storey high front entrance) have proportionally consistent elements that are well balanced. Roof slopes range from 5:12 to 14:12. Roof surfaces include shake profile asphalt shingles, concrete roof tiles and cedar shingles. Roof surfaces include stucco or vinyl. Approximately half of the homes have a masonry accent. Yards are landscaped to an average standard for urban lots from this era.

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

- 1) **Context Homes:** There are only 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 RH zone subdivisions now equal or exceed standards evident on the context homes. The

recommendation therefore is to adopt standards commonly found in post year 2017 RH 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 suburban developments in Surrey in the early to mid 1990's. Styles recommended for this site include "Traditional", "Neo-Traditional", "Heritage", "Neo-Heritage", mid-scale manifestations of the "Modern California Stucco" style, and compatible styles 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** : All surrounding homes are Two-Storey type (except two Basement Entry types), and it is expected that new homes constructed at the subject site will be Two-Storey type. However, 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 (post year 2017) standards for suburban 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, with only one exaggerated two storey high entrance. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which most homes have been clad with stucco. Although vinyl has been used on a few homes, and is therefore modestly characteristic, it is a low cost utility cladding material that is more suited to areas where affordability is an objective. This is not the case here, as surrounding homes are of high value, especially the suburban-estate quality homes on the north side of 112 Avenue. 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 RH bylaw, and to allow designs that result in the preservation of views to the north. 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: Homes on the suburban lots on the north side of 112 Avenue are "suburban-estate" quality "Neo-Traditional" and "Modern California Stucco" style Two-Storey homes, ranging in size from 3000 - 4000 sq.ft.. All of the homes have a triple garage and a width of at least 50 feet. Massing is considered mid-scale, well balanced, and proportionally consistent. Front entrance porticos range in height from one to 1 ½ storeys. Roof slopes range from 7:12 to 12:12. Roof surfaces include shake profile asphalt shingles and cedar shingles. Wall surfaces include stucco, vinyl, brick and stone. Yards are landscaped to an above average standard for post 1990's suburban lots.

Homes on the urban lots on the south side of 112 Avenue are "Neo-Traditional", "West Coast Traditional", and "Modern California Stucco" style Two-Storey homes, ranging in size from 3000 - 3500 sq.ft.. All of the homes have double garages. Massing is mid-scale. Roof slopes range from 5:12 to 14:12. Roof surfaces include shake profile asphalt shingles, concrete roof tiles and cedar shingles. Roof surfaces include stucco or vinyl. Approximately half of the homes have a masonry accent. Yards are landscaped to an average standard for urban developed in the 1990'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", "Neo-Traditional", "Heritage", "Neo-Heritage", "Modern California Stucco", 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 for suburban size lots, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area 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) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards

commonly found in post year 2017 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours 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. Metal permitted at feature roofs only.

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:  **Date:** November 12, 2018



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7918-0257-00
 Project Address: 15889 112 Avenue, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	28
Bylaw Protected Trees to be Removed	26
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	2
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 26 times 2 = 52	52
TOTAL:	52
Replacement Trees Proposed	10
Replacement Trees in Deficit	42
Protected Trees Retained in Proposed Open Space/ Riparian Areas	n/a

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

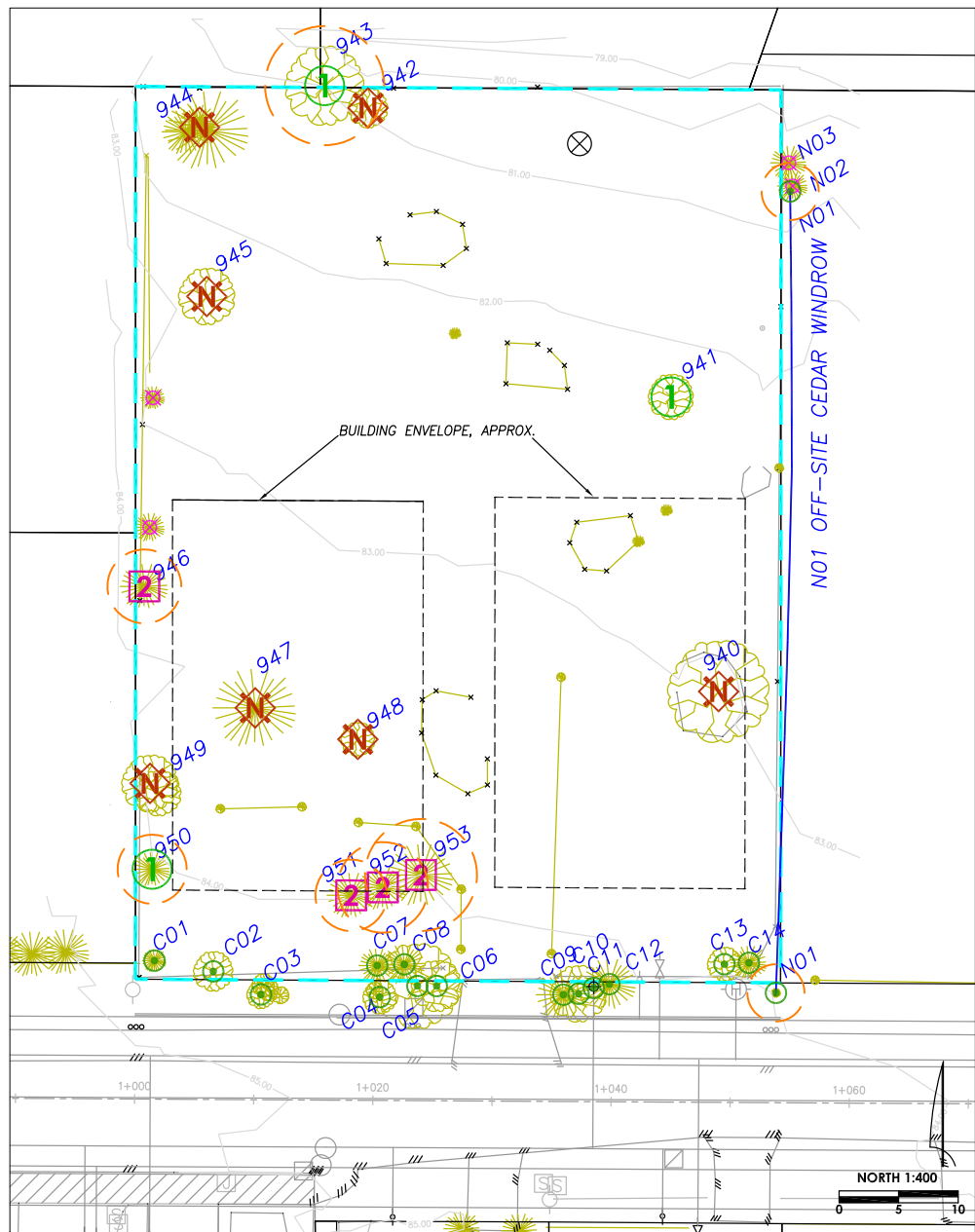
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


 Nick M^cMahon, Consulting Arborist

Dated: November 16, 2018

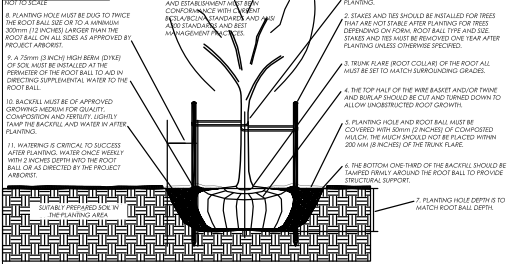
Direct: 604 812 2986
 Email: nick@aclgroup.ca



TREE PLANTING GUIDELINES:

- CONCEPTUAL DESIGN:**
This drawing represents a conceptual schematic of replacement tree planting recommendations in context to municipal requirements. Selection of species and the siting of trees must conform to the municipal standards.
- SITING:**
Additionally, new trees should be planted at least 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, lawn drains and other infrastructure, and at a minimum setbacks from buildings as follows: 4.0 m for small category, 6.0 m for medium category and 8.0 m for large category trees.
- SITE PREPARATION:**
On disturbed sites or construction sites the sub-soil and planting soils in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly drained, and/or of inferior composition from the site preparation and construction activities. In those cases, sub-soil removal and amendment, and/or re-placement of existing soil with suitable growing medium to at least 600mm depth within a suitable radius of the planting site for each tree will be required.
- STANDARDS:**
Replacement trees are to conform to Current BC Landscape Standards as published and updated from time to time by 3CSLA/BCLNA in regards to specifications for quality, selection, site preparation, handling, planting methods, staking and establishment maintenance.
- ALTERNATES:**
The species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a comparable size and form of the tree species that was conceptually specified for that location (i.e. small, medium or large at maturity and/or columnar, pyramidal or normal (wide) spreading crown).
- LANDSCAPE SURFACE FINISHING:**
The planting site surrounding the base of planted trees is ideally finished as a planting bed with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to compliment the trees. If trees are planted within a lawn area, the grass should be excluded from a mulch circle of at least 1.0 m radius around each tree trunk and finished with a 75 cm depth (3 inch) depth of 15mm-minus (1/2 inch-minus) composted bark mulch. Hand weeding is favoured over string trimmers and mowers due to the potential for those mechanical devices to damage the trunk and roots of the new tree.
- WATERING:**
Most tree species and most landscape conditions will not require permanent irrigation after establishment. However, in/for watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering (from an on-site hose bib) or by: truck delivery, watering bag device, or a temporary interim irrigation system. The watering schedule should be adapted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows:
 - Immediately after planting: Day of and then 3 days later
 - February 1 to March 15: Every two weeks
 - March 16 to June 30: Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)
 - July 1 to Aug 31: Once per week (may increase to twice per week in drought conditions)
 - Sep 1 to Sep 30: Every two weeks
 Based on the above, we normally expect approximately 30 to 35 watering events to be required during an average growing season.
- STAKING:**
Stakes are to be installed as per BC Landscape Standards and/or as directed by the project arborist. All stakes and related hardware must be removed after a one year establishment period, unless otherwise required for a longer term or as directed by the project arborist.
- MAINTENANCE:**
Maintenance during the establishment period, and all future tree maintenance for the life of the tree, should include a review of structural pruning requirements within the first five years. The trees should not be topped or headed back in any pruning event. All pruning cuts should be made to proper arboricultural standards. It is recommended that any assessment or treatment of trees be undertaken by a Tree Service Contractor employing qualified ISA Certified Arborists with compliance to ANSI A300 Pruning Standards.

TREE PLANTING DETAIL



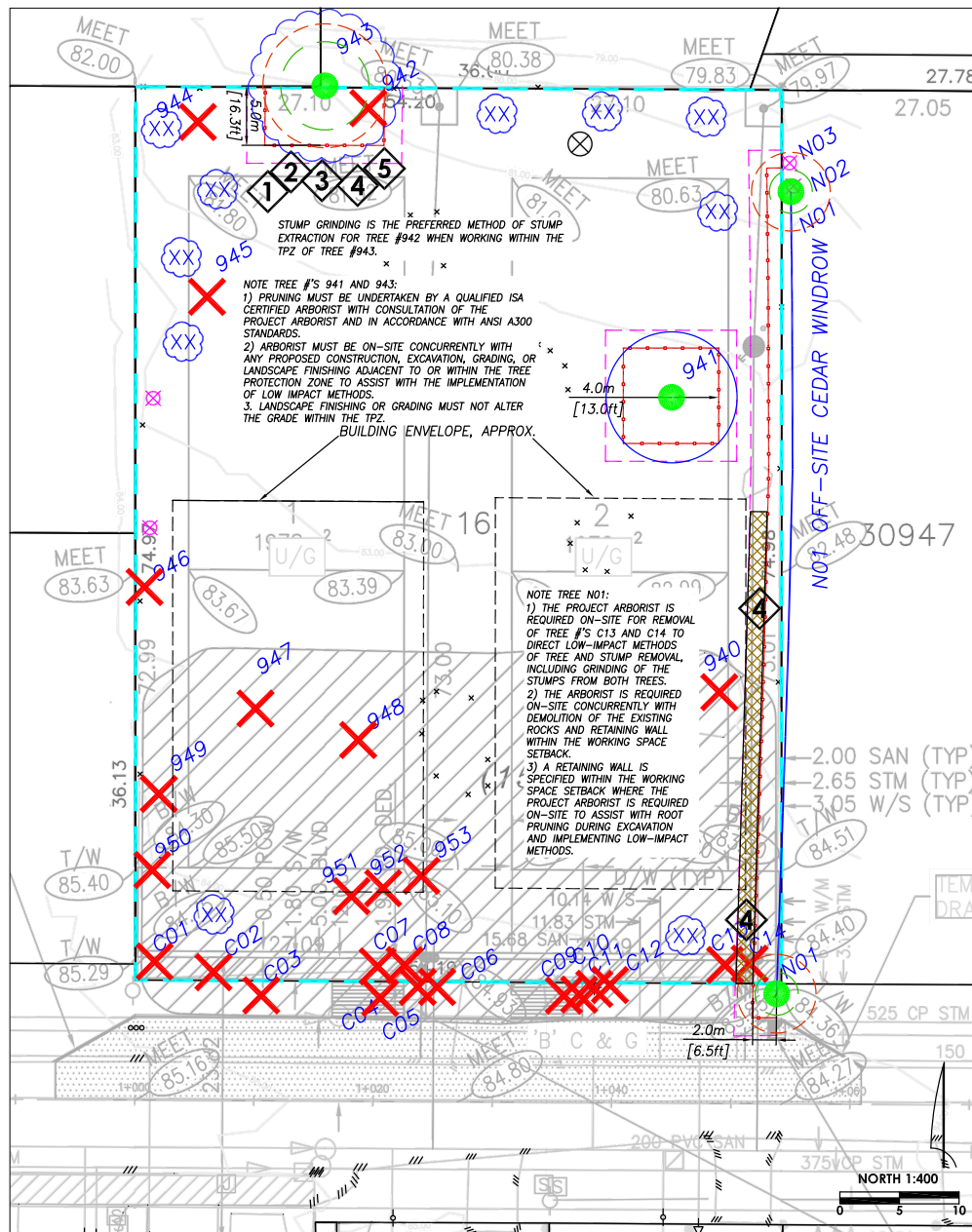
- LEGEND-TREE ASSESSMENT:**
- XXX (green circle with 1) denotes **PRIORITY 1** tree **SUITABLE** for preservation (retainable if design can accommodate it)
 - XXX (red circle with 2) denotes **PRIORITY 2** tree **MARGINAL** for preservation, (possible candidate subject to design and other conditions)
 - XXX (yellow circle with X) denotes **PRIORITY NIL** tree **UNSUITABLE** for preservation (not viable)
 - XXX (green circle with X) denotes **UNDERSIZE TREE** that is smaller than bylaw defined size (consult municipality to determine if it is a bylaw protected tree)
 - XXX (green circle with dot) denotes **OFF-SITE** tree within influencing distance (neighbour or city to be advised or consulted)
 - XXX (orange circle with X) denotes **PRELIMINARY TREE PROTECTION SETBACK** (for planning and design consideration)

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

acigroup.ca

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED 2- LOT SUBDIVISION		
ADDRESS:	15889 112 AVENUE, SURREY		
CLIENT:	CITIWEST		
CITY REF:	7918-0257-00	ACL FILE:	18283
PLOT SIZE:	11"x17"	REV #:	2
		DATE:	NOV 26, 2019



LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See arborist report for further details.

- XXX denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures as specified)
- ⊗ denotes UNDERSIZE TREE that is smaller than bylaw defined size. To be treated at owner discretion. If retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.
- ⊗ denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)
- ⊗ denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

LEGEND-REPLACEMENT TREE PLANTING:

● denotes REPLACEMENT TREE (see plant list for species) to be planted to current BCSLA/BCLNA specifications.

LEGEND-TREE PROTECTION:

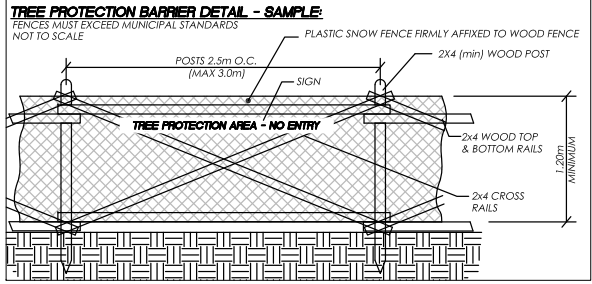
- denotes CROWN PROTECTION ZONE - CPZ or dieline (furthest extent of foliage). Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc
- denotes ROOT PROTECTION ZONE - RPZ specified by project arborist. This is the alignment for TREE PROTECTION BARRIERS (dimensions to centre of trunk)
- denotes WORKING SPACE SETBACK - WSS. Offset from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist
- denotes SPECIAL MEASURES required. denotes REFERENCE # to tree protection specifications. See REPORT or LOU for further details. Project Arborist to direct or implement.
- denotes 4X DBH SETBACK GUIDELINE from Municipal Bylaw (note that our specified CPZ, RPZ, and WSS supersedes the municipal guideline)
- denotes 4X DBH+1.5M SETBACK GUIDELINE from Municipal Bylaw (note that our specified CPZ, RPZ and WSS supersedes the municipal guideline)

Note: All tree protection setbacks are dimensioned from the centre of trunk.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering. Current arbicultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, height form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		6cm C	Acer campestre	Field maple
AG		6cm C	Acer griseum	Paperbark maple
ARR		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		6cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		6cm C	Davidia involuta	Dove tree
FSD		6cm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvatica 'Pendula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Sauzer magnolia
SP		6cm C	Stewartia pseudocamellia	Japanese stewartia
AP		6cm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		6cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		6cm C	Magnolia stellata	Star magnolia
PSAR		6cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		6cm C	Prunus yedoensis	Yoshino cherry
JC		6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glaucia'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce



TREE PROTECTION ZONE RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the TPZ are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc.) except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc..
- No waste or washing of concrete, slucco, drywall, paint, or other potentially harmful materials.
- No placement of temporary structures or services.
- No offiling lights, signs, cables or any other device to retained trees.
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
- No landscape finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc.. except as approved and directed by the project arborist.

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2

acigroup.ca

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED 2- LOT SUBDIVISION
ADDRESS:	15889 112 AVENUE, SURREY
CLIENT:	CITIWEST
CITY REF:	7918-0257-00
PLOT SIZE:	11'X17'
ACL FILE:	18283
REV #:	2
DATE:	NOV 26, 2019

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0257-00

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: 006-570-283

Lot 16 Section 10 Block 5 North Range 1 West New Westminster District Plan 30947

15889 - 112 Avenue

(the "Land")

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

Parcel Identifier:

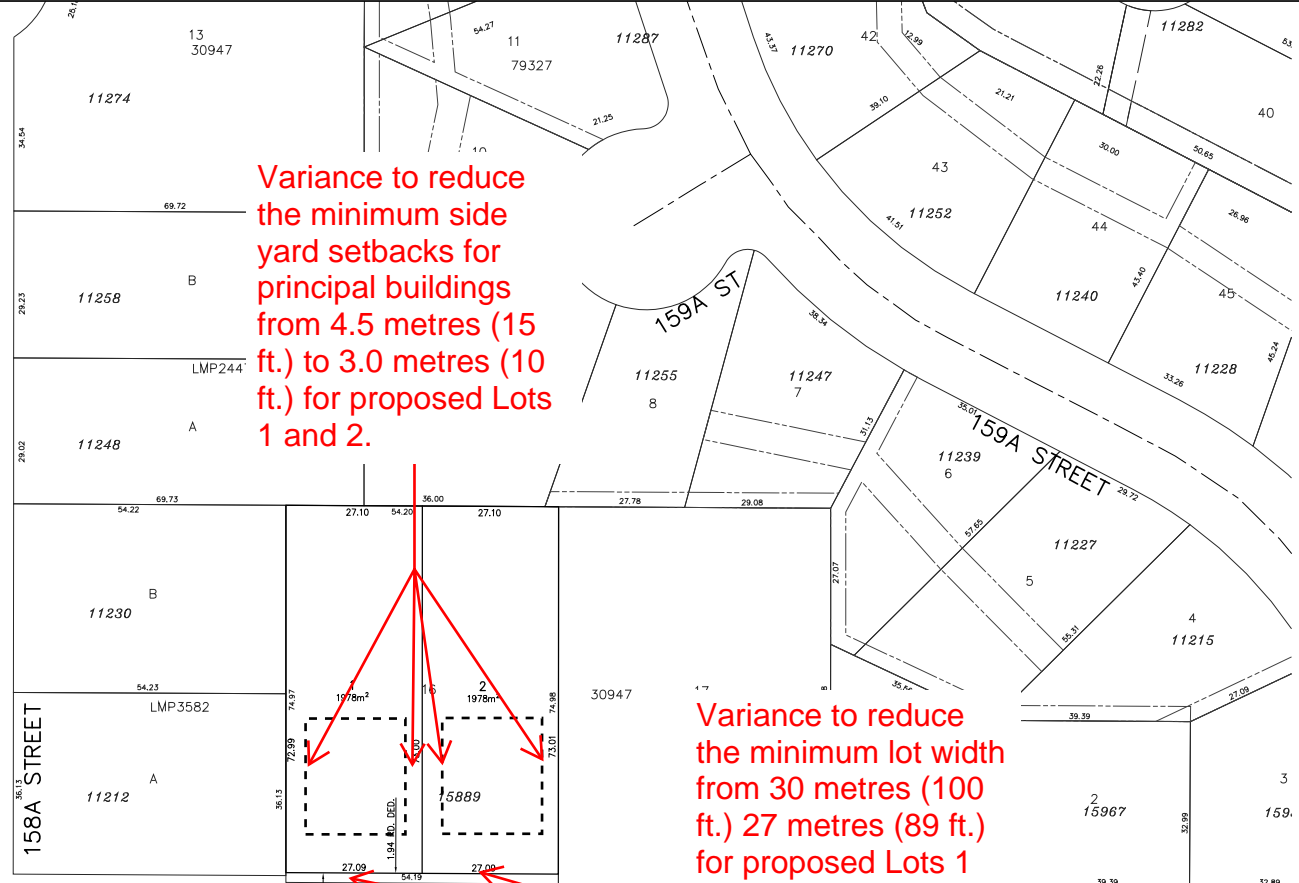
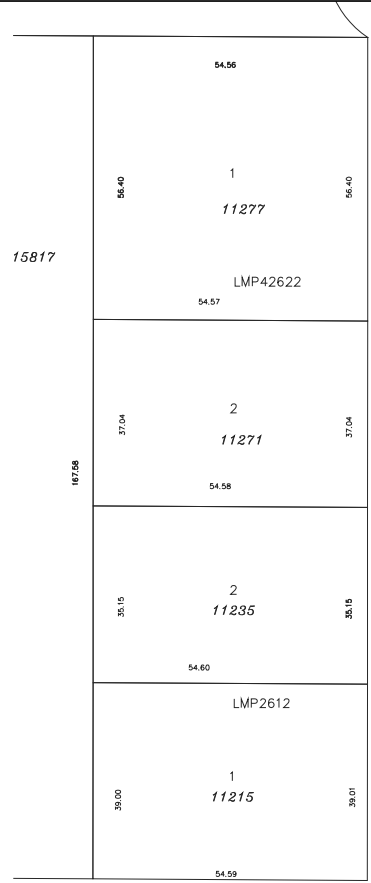
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 27 metres (89 ft.) for proposed Lots 1 and 2; and
 - (b) In Section F Yards and Setbacks, of Part 14 "Half-Acre Residential Zone (RH)", the minimum side yard setback is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for principal buildings on proposed Lots 1 and 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

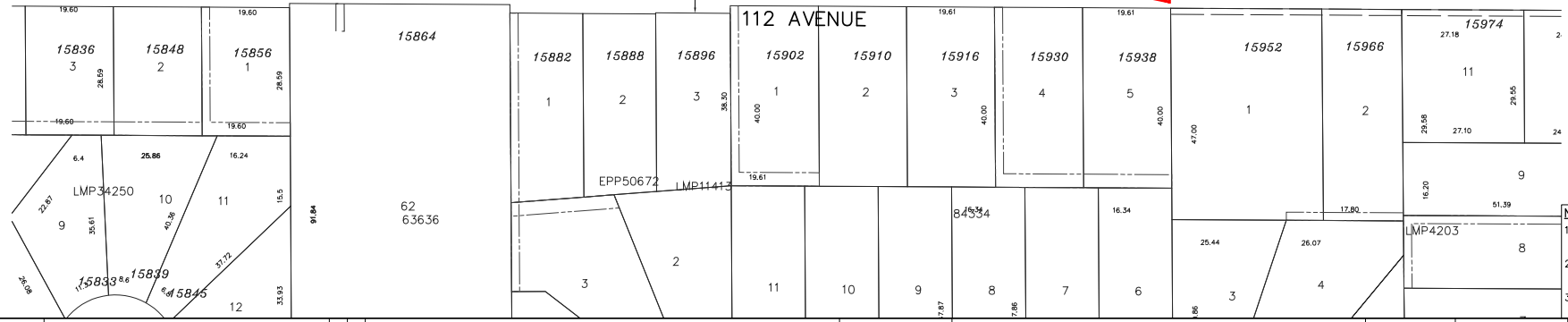
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Variance to reduce the minimum side yard setbacks for principal buildings from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lots 1 and 2.

Variance to reduce the minimum lot width from 30 metres (100 ft.) 27 metres (89 ft.) for proposed Lots 1 and 2.



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



EDMUND YANG
 1500-13450 - 102 AVENUE, SURREY, BC, PH: 778-223-5253
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15889 - 112 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NP	Job No. 18-3646	Of
P.W. P.U.	Date JUN/2018	Revision
Approved:		