

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0380-00

Planning Report Date: February 25, 2019

PROPOSAL:

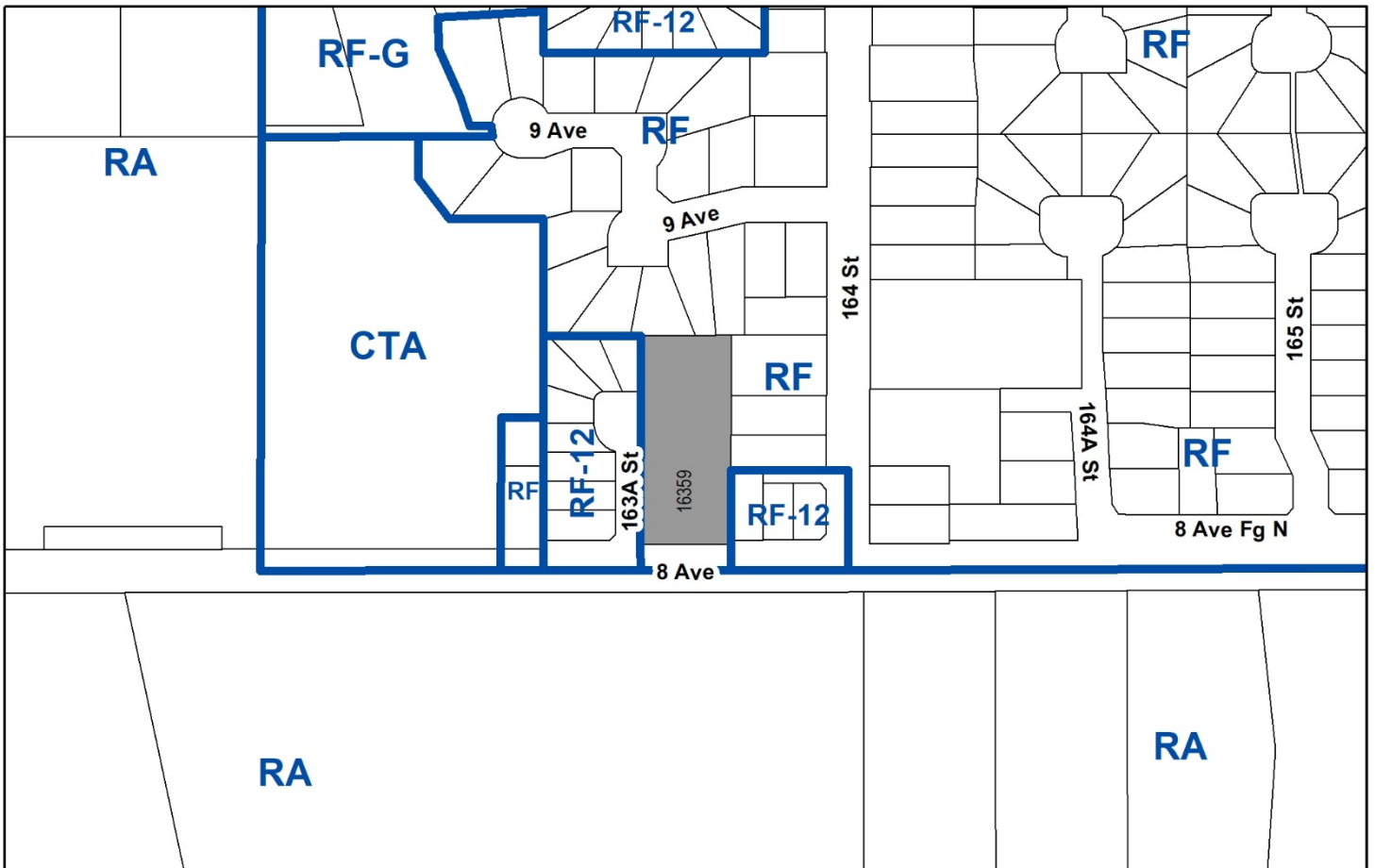
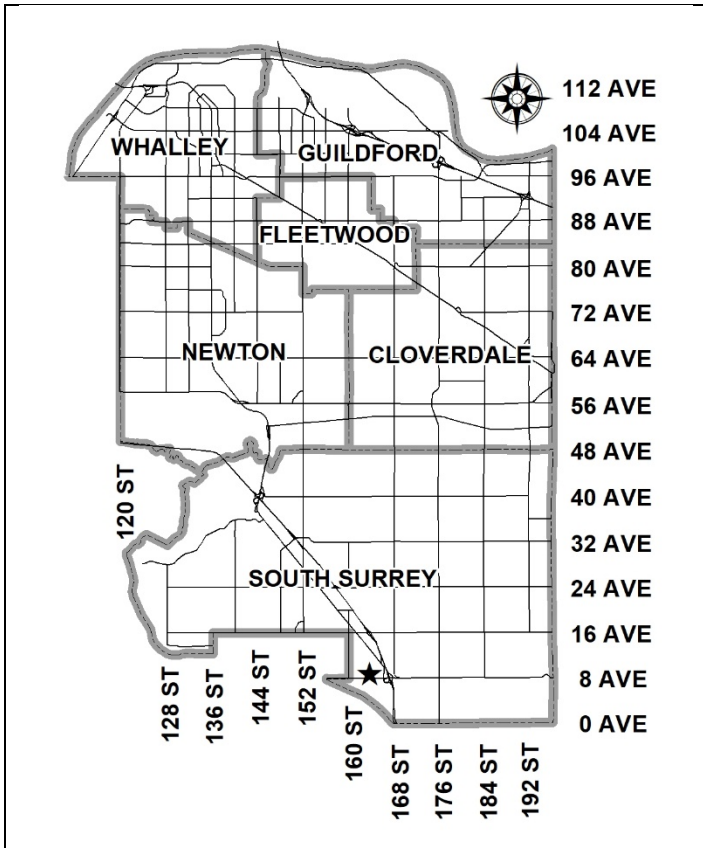
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to allow subdivision into 8 single family small lots

LOCATION: 16359- 8 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to allow double garages on several Type I RF-13 lots, and for reduced lot depths and rear yard setbacks.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation (Urban).
- The proposed Single Family Residential (13) Zone (RF-13) lot sizes are compatible with the existing Single Family Residential (12) Zone (RF-12) properties to the west.
- The proposed variances are supportable as the resultant lots will be similar in size and shape to the existing lots to the west of the subject site. All of the proposed lots meet the minimum lot size required of the RF-13 zone. The applicant has demonstrated that dwellings with the maximum building size and that have adequate outdoor amenity spaces, can be accommodated on the proposed lots.
- Allowing a double garage that accommodates two vehicles parked side by side offers a more desirable parking arrangement, as this results in four (4) off-street parking spaces, which can help reduce the number of cars parking on the street.
- The applicant's building consultant has provided a building design guideline to avoid garage dominant dwelling on each of the proposed lots, and demonstrated that a functional building footprint can be accommodated on each of the proposed lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from " Single Family Residential Zone (RF)" to " Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0380-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to permit double garages on proposed Type I Lots 1, 2, 3, 4 and 5 of the 'Single Family Residential Zone (13);
 - (b) To reduce the minimum lot depth of the 'Single Family Residential (13) Zone', from 28 metres (92 ft.) to 24.2 metres (79 ft.) for proposed Lot 4 and Lot 5; and
 - (c) To reduce the minimum rear yard setback of the 'Single Family Residential Zone (13)" from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 4 and Lot 5.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture Department; and
 - (g) 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.

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:**

- 4 Elementary students at South Meridian Elementary School
- 2 Secondary students at Earl Marriott 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/winter 2020.

Parks, Recreation & Culture:

Parks has some concerns about the pressure the proposed subdivision will place on existing Parks, Recreation and Culture facilities in the neighbourhood. A park amenity contribution will be required before final approval of this project. The applicant has agreed to provide a parks amenity contribution of \$1,070 per lot in order to address the concern.

The parks amenity contribution will be used toward the construction of a pedestrian walking trail system that will eventually connect 9 Avenue to 8 Avenue, including a looping trail, pathway and bridge crossing of McNally Creek. The walking trail system will be constructed in the future once similar parks amenity contributions have been collected from the remaining sites with development potential in the immediate area.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North :	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF and RF-12 (southern portion)
South (Across 8 Ave):	Semiahmoo First Nation Reserve land	First Nations Reserve	RA
West (Across 163A St):	Single family dwellings	Urban	RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Zone (RF)".
- The site is approximately 4,100 square metres (1 acre) and heavily treed. There are currently no dwellings or structures on site.
- The site is surrounded by an established single-family neighbourhood. To the west of the site are 8 residential lots which were subdivided from a parcel of land similar in size to the subject site in 2010. These lots are zoned "Single Family Residential (12) Zone (RF-12)" and are accessed from a half cul-de-sac that is proposed to be completed through the subject application. The applicant is proposing lot sizes that essentially mirror the lots to the west.
- There are three residential lots to the south-east of the site zoned "Single Family Residential (12) Zone (RF-12)" that were created in 2012.
- The areas to the north and east of the site are zoned "Single Family Residential Zone" (RF) created in the 1980's. To the south of the site is the Semiahmoo First Nations Reserve.

Proposal

- The applicant is proposing to rezone the property from "Single Family Residential Zone (RF)", to Single Family Residential (13) Zone (RF-13)", to allow subdivision into eight (8) single family lots.
- The proposed RF-13 Zone allows for lot sizes and home sizes that are comparable to those permitted under the RF-12 Zone. The RF-13 Zone has largely replaced the RF-12 Zone.
- The proposed lots will range in size from 336 square metres (3,617 sq.ft.) to 506 square metres (5,446 sq.ft.), with most lots substantially larger than the minimum lot size of 336 square metres (3,617 sq.ft.) required under the RF-13 Zone.
- The proposed subdivision has a density of 8 units per hectare (3 u.p.a), net of road dedications.
- To facilitate the subdivision, a Development Variance Permit is required for proposed Lots 1 to 5, as follows:
 - (a) to permit double garages on Type I RF-13 Lots 1, 2, 3, 4 and 5;
 - (b) To reduce the minimum lot depth of the RF-13 Zone from 28 metres (92 ft.) to 24.2 metres (79 ft.) for proposed Lots 4 and 5; and
 - (c) To reduce the minimum rear yard setbacks of the RF-13 Zone, from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 4 and 5.

- Proposed Lots 6, 7 and 8 meet the minimum lot width, depth, and area requirements of the RF-13 Zone for Type II lots. No variances are proposed for these lots.
- Access to the proposed lots will be facilitated by the completion of the other half of the cul-de-sac that currently serves the 8 properties along 163A Street (to the west of the subject site).

Building Design Guidelines & 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 existing development.
- The Building Design Guidelines are based on the Character Study which involved reviewing a number of existing homes in the surrounding neighbourhood to establish acceptable design guidelines for the proposed subdivision.
- The study found that homes in the on the west side of 163A Street can be considered to provide good architectural context for the subject site. These homes are new (less than 10 years old) and of "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes. As such, the Building Design Guideline seeks to create near mirror image of lot shapes on the east and west sides of 163A Street to facilitate construction of homes of the same quality and massing.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd., dated October 11, 2018, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all lots with minimal fill. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Cody Laschowski, ISA Certified Arborist of Diamondhead prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	1	1	0
Hazelnut	2	2	0
Red Maple	1	1	0
Hawthorn	16	16	0
Total (excluding Alder and Cottonwood Trees)	21	21	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		16	
Contribution to the Green City Fund		\$13,200	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. Seven existing trees, approximately 33 % of the total trees on the site, are Alder trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 49 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 33 replacement trees will require a cash-in-lieu payment of \$13,200, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be replaced on the site with a contribution of \$ 13,200 to the Green City Fund.
- There is an active bald eagle’s nest located in a tree to the south of the subject site. Consistent with Ministry of Environment standards and the provincial Wildlife Act, the City has identified 300 metres (1000 ft.) radius ‘noise buffer’, within which the property falls, for habitat protection. The applicant has submitted a Nest Management Plan and will be required to have a qualified environmental professional conduct routine inspection during construction to ensure that no nest disturbances occur. The City’s Environmental Officer has reviewed the Nest Management Plan and found it to be acceptable.

PRE-NOTIFICATION

- Pre-notification letters were sent to 57 surrounding property owners on December 17, 2018 and a Development Proposal Sign was installed on January 25, 2019. One correspondence was received from the surrounding property owners.

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

- A neighbouring property owner have expressed privacy concerns, potential back yard lighting glare, and towering effects of future dwellings from proposed Lots 7 and 8 on their property. The resident also requested trees to be planted along fence line along property boundaries.

Proposed Lots 7 and 8 meet the minimum subdivision requirements of the RF-13 zone, and not subject to proposed variance requests. These lots also will meet the minimum rear yard setback of 7.5 metres (25 ft) of the RF-13 zone.

- In addition, a neighbouring property owner sought clarification of the difference between RF-12 and RF-13 Zone.

Staff has provided clarification to the enquirer regarding the difference between RF-12 and RF-13 Zones.

- The applicant also contacted the residents of the eight properties on the western side of 163A Street to canvas support of the proposed Development Variance Permit. Of the eight properties, four of them have indicated support for the proposal. Staff also received correspondences from four property owners in opposition.

- The property owners in opposition have the following concerns:

- Concerns was raised for the narrower lot widths, the smaller lot sizes not being compatible with the existing development on the west side of 163A Street, concern with increase traffic from the proposed subdivision, and support for a 7-lot subdivision on the site. The owners also expressed support for double garages on all the lots.

(The proposed lots comply with the minimum lot size requirements of RF-13. The building consultant has demonstrated that a functional building footprint (including three on-site parking) based on the maximum dwelling size permitted and which meets the Zoning Bylaw requirement of RF-13, can be accommodated on each of the proposed lots. The applicant will be required to complete the existing half cul-de-sac to provide access for the proposed lots and provide road dedication area.)

- Little Campbell Watershed Society expressed concerns that ecological issues are not being assessed on a watershed scale and has requested on site stormwater retention and the planting of native street trees.

(The applicant has submitted an Eagle Nest Management Plan which noted that the proposed subdivision will not affect the eagle habitat to the south of

the property. The applicant will be required to meet the requirements of the Servicing Agreement in relation to stormwater and submit tree retention/replacement plans to the satisfaction of the City.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 18, 2019. 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 8 units per hectare/3 units per acre.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils more than 300mm in depth, roof downspout disconnection, dry swale, natural landscaping, and sediment control devices are proposed. • 16 trees are proposed to be planted on the subject site.
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 provide a double garage on a Type I corner lot required under the "Single Family Residential (13) Zone for proposed Lot 1.

Applicant's Reasons:

- Proposed Lot 1 has an identical lot width to the corner lot on the west side of 163A Street (16329 - 8 Avenue) but will have greater lot depth and lot size than this lot which has a double garage.

Staff Comments:

- Proposed Lot 1 has an area of 506 square metres (1660 sq.ft.) and a width of 14 metres (46 ft.). The size is adequate to accommodate a standard double garage that is designed in accordance with Part 5 of the Zoning Bylaw.
- A double garage that accommodates two vehicles parked side by side offers a more desirable parking option for single family small lots, as they result in four (4) off-street parking spaces, which can help reduce the number of cars parking on the street.

(b) Requested Variance:

- to provide double garages on Type I corner lot that are less than 13.4 metres (44 ft.) wide required under the "Single Family Residential (13) Zone, for proposed Type I interior Lots 2, 3, 4 and 5.

Applicant's Reasons:

- Proposed Lots 2, 3, 4 and 5 have narrower widths due to additional area being allocated to the cul-de-sac lots on the northern portion of the site to achieve adequate lot sizes for all lots.

Staff Comments:

- Double garages that accommodate two vehicles parked side by side offer a more desirable parking option for single family small lots, as they result in four (4) off-street parking spaces, which can help reduce the number of cars parking on the street.
- The building consultant has demonstrated that a standard double garage, designed in accordance with Part 5 of the Zoning Bylaw, would be able to be accommodated on each of the lots, as well as providing for two parking spaces within the front yard of the dwellings.
- The design of the dwelling will be subject to the guidelines in the building scheme that discourage garage dominant design.

(c) Requested Variance:

- To reduce the minimum lot depth required under the "Single Family Residential (13) Zone" from 28 metres (92 ft.) to 24.2 metres (79 ft.) for proposed Lot 4 and Lot 5.

Applicant's Reasons:

- The proposed variance of lot depth for proposed Lot 4, which has an area 36 square metres (388 sq.ft.) larger than the minimum lot area for the zone, is needed due to the irregular lot shape. On proposed Lot 5, which has an area that meets the 336 square metres (3617 sq. ft.) minimum requirement for the zone, the variance is needed to allow for a cul-de-sac shape that facilitates a mirror image design of the existing development for the west side of 163A Street.

Staff Comments:

- Proposed Lot 4 has a lot size of 372 square metres. The southern boundary of the lot is 36.6 metres (120 ft.), while the northern boundary is 24.2 metres (79 ft.). The proposed lot depth does not meet the minimum lot depth of 28 metres (92 ft.) required due to the irregular lot shape.
- Proposed Lot 5 has a lot size of 336 square metres. The northern boundary of the lot is 26 metres (85 ft.) and the southern boundary is 24.2 metres (79 ft.). Both lot depths are less than the minimum 28 metres (92 ft.) required due to the irregular lot shape.
- Despite the reduced depth, the building consultant has demonstrated that a building footprint that meets the maximum allowable size, can be able accommodated on both lots.

(d) Requested Variance:

- To reduce the minimum rear yard setback of the 'Single Family Residential Zone (13)' from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 4 and Lot 5.

Applicant's Reasons:

- The rear yard setback variances for proposed Lots 4 and 5 would allow a Type I lot to have the same rear setbacks as the proposed Lots 6, 7, 8 (which are Type II lots). This in turn would provide consistency in setbacks across proposed Lots 4 - 8 and will help to compensate for the irregular pie shape of Lot 4 and the irregular extended front yard on the south side of Lot 5.

Staff Comments:

- The rear yard setback for proposed Lots 4 and 5 is 6 metres (20 ft.) which is 1.5 metres (5 ft.) less than the minimum 7.5 metres (25 ft.) setback required. While these two lots require variance, adequate outdoor amenity space can be accommodated in the rear yard. The building consultant has demonstrated that an outdoor deck of 14 metres (46 ft.) set back 4.5 metres (15 ft.) from the rear boundary can be accommodated on proposed Lot 4 and 5.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout.
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Development Variance Permit No.7918-0380-00

INFORMATION AVAILABLE ON FILE

- Eagle Nest Assessment & Impact Mitigation Measures Prepared by Envirowest Consultants Ltd. (Dated December 21 2018)

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

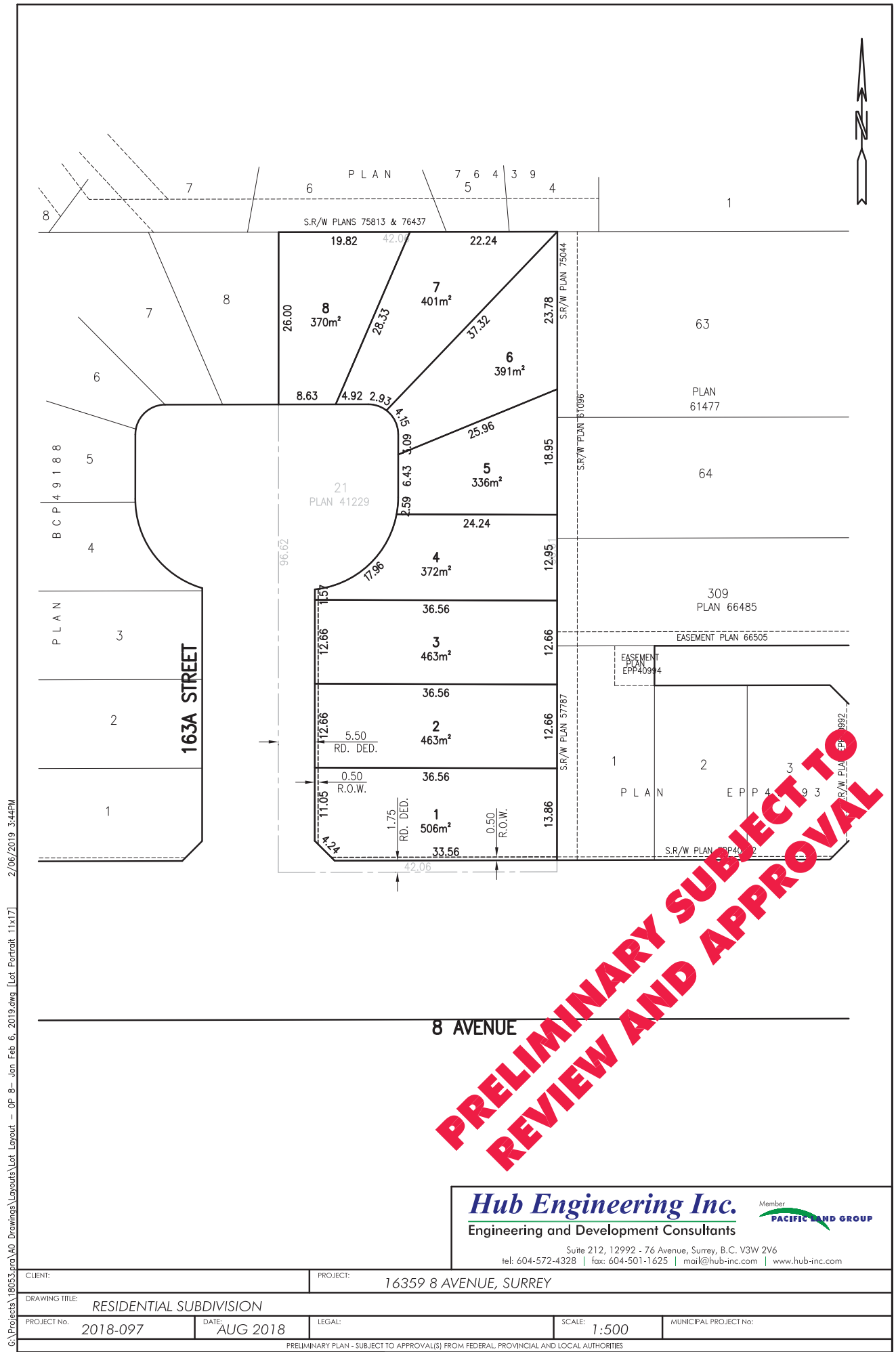
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1
Hectares	0.41
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	12m – 14m
Range of lot areas (square metres)	336m ² - 506m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8 uph/ 3 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	0%
% 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



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PRELIMINARY SUBJECT TO
 REVIEW AND APPROVAL

Hub Engineering Inc. Member
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 16359 8 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 2018-097	DATE: AUG 2018	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Feb 13, 2019** PROJECT FILE: **7818-0380-00**

RE: **Engineering Requirements
Location: 16359 8 Ave**

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

- dedicate approximately 1.75 m along 8.0 Avenue to achieve ultimate 14.0 m from centerline;
- dedicate approximately 5.50 m along 163A Street to achieve ultimate 17.0 m road allowance;
- dedicate minimum R=14.0 m for cul-de-sac bulb; and
- register 0.50 m statutory right-of-ways along road frontages.

Works and Services

- construct 163 A Street with ultimate 8.0 m pavement, B C&G, 1.50 m sidewalk at property line, boulevard with street lighting, and street trees;
- construct 6.0 m concrete letdowns for all lots;
- construct a water, storm, and sanitary service connection, complete with inspection chamber and/or water meter, to each lot

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.
Acting Development Services Manager

M51



Planning

October 31, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18-0380-00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	33 K + 294
Operating Capacity (K/1-7)	38 K + 210
Earl Marriott Secondary	
Enrolment (8-12):	1851
Capacity (8-12):	1500

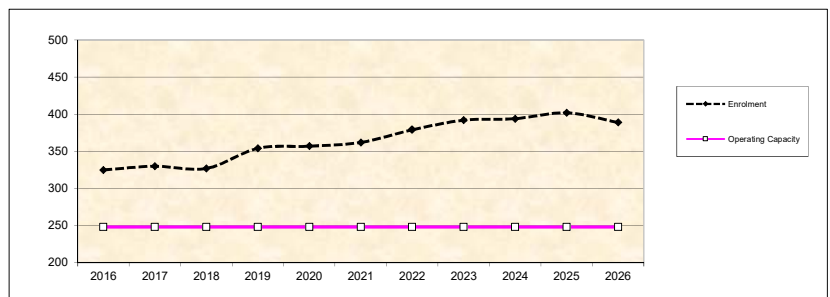
School Enrolment Projections and Planning Update:

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

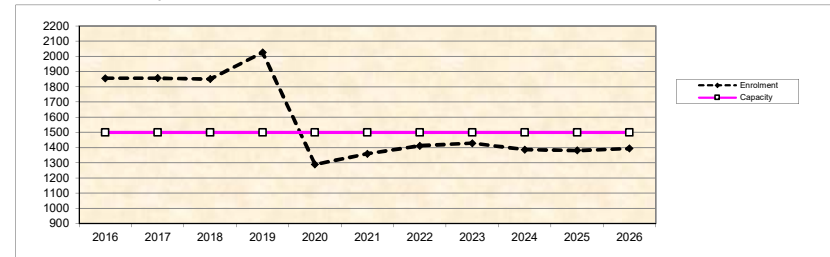
Since 2015, South Meridian Elementary has been operating over capacity and it is projected to continue over the next 10 years. As of September 2018, there are 3 portables on site used as enrolling space. It is projected that enrolment will be over 300 students with an operating capacity of 130%. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With neighbouring schools also at capacity or greater, there is no ability to do a boundary change to relieve enrolment pressure. As part of the District's 2019/2020 Five Year Capital Plan, the District is asking for a 200 capacity addition for the school. The Ministry of Education has not approved any capital funding for this request.

To relieve the pressure at Earl Marriott, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2021. This new high school has been officially named Grandview Heights Secondary.

South Meridian Elementary



Earl Marriott 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: 18-0380-00
Project Location: 16359 - 8 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 borders 8 Avenue to the south, and 163A Street to the west. The 163A Street interface provides the most significant context for this project. 163A Street is accessed from 8 Avenue, but terminates in a culdesac to the north, thus creating an enclosed character enclave. On the west side of 163A Street is an eight lot RF-12 zone subdivision constructed under under Surrey project 10-0232-00. Opposite this, on the east side of 163A Street is a proposed eight lot RF-13 zone subdivision also created from one RF zone parcel. The intention is to create near-mirror image lot shapes on the east and west sides of 163A Street. This will facilitate the construction of homes of a quality, size, and massing design on the new lots, that meet or exceed the above average quality of homes in the recently completed development on the west side.

Homes on the west side are new (less than 10 years old), 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes, all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing designs. These homes have 6:12 - 8:12 pitch main common hip or common gable roofs with several street facing common gable projections of a 12:12 slope (in most cases). All homes have a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board), or with stucco. There are no vinyl clad homes. The homes are generously trimmed and detailed including large masonry veneer features. All of these newer homes can be considered suitable "context homes". Landscaping also meets above average standards with considerably more shrubs planted than required by the guidelines.

East of the site, on 8 Avenue, are two 2800 sq.ft. Two-Storey homes with rear garages accessing a rear lane. One is "Neo-Traditional" style and the other is "Neo-Heritage" style. The homes have steeply sloped (12:12) street facing common gable projections with wood wall shingles. Massing designs are balanced and proportionally consistent. These homes are less ideal contextually for the subject site, given that all of the subject site homes will have front access double garages. However, these homes can be referenced for style and massing design context.

South of the subject site, on the south side of 8 Avenue is a large "RA" zoned acreage in a natural state, extending from 8 Avenue to the Campbell River.

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

- 1) **Context Homes:** All homes in the 800 block on the west side of 163A Street can be considered to provide good architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in new RF-13 developments (even though the site to the west is zoned RF-12). Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage” compatible 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, and it is expected that all 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 standards for RF-13 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 1 ½ storeys in height. There are no front entrances of an exaggerated size. The recommendation 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 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 :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. 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 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF

bylaw. A provision is also recommended to allow slopes less than 7:12 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: South of the site (south side of 8 Avenue) are undeveloped lands in a natural state extending south to Campbell River. East of the site, on 8 Avenue are two new Two-Storey homes, one "Neo-Traditional", and one "Neo-Heritage" style. Both have rear garages accessing a rear lane. Homes on the west side of 163A Street are 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes with desirable mid-scale massing designs that exhibit proportional consistency and balance. Roofs are steeply sloped, with highly articulated common gable projections. High quality cladding materials and a high trim and detailing standard are readily apparent. Landscapes are above average for RF-12 and RF-13 developments.

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", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong compatibility with neighbouring "context homes"
Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage", and other compatible styles, as determined by the consultant (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, 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: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are 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. 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 15 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:** December 3, 2018

Reviewed and Approved by:  **Date:** December 3, 2018

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

Registered Arborist

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)	28
Protected Trees to be Removed	28
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 7 X one (1) = 7 - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42	49
Replacement Trees Proposed	16
Replacement Trees in Deficit	33
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 5 X one (1) = 5 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	5
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by



Signature of Arborist

September 12, 2018

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0380-00

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: 006-067-085
 Lot 21 Section 12 Township 2 New Westminster District Plan 41229
 16359 - 8 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:

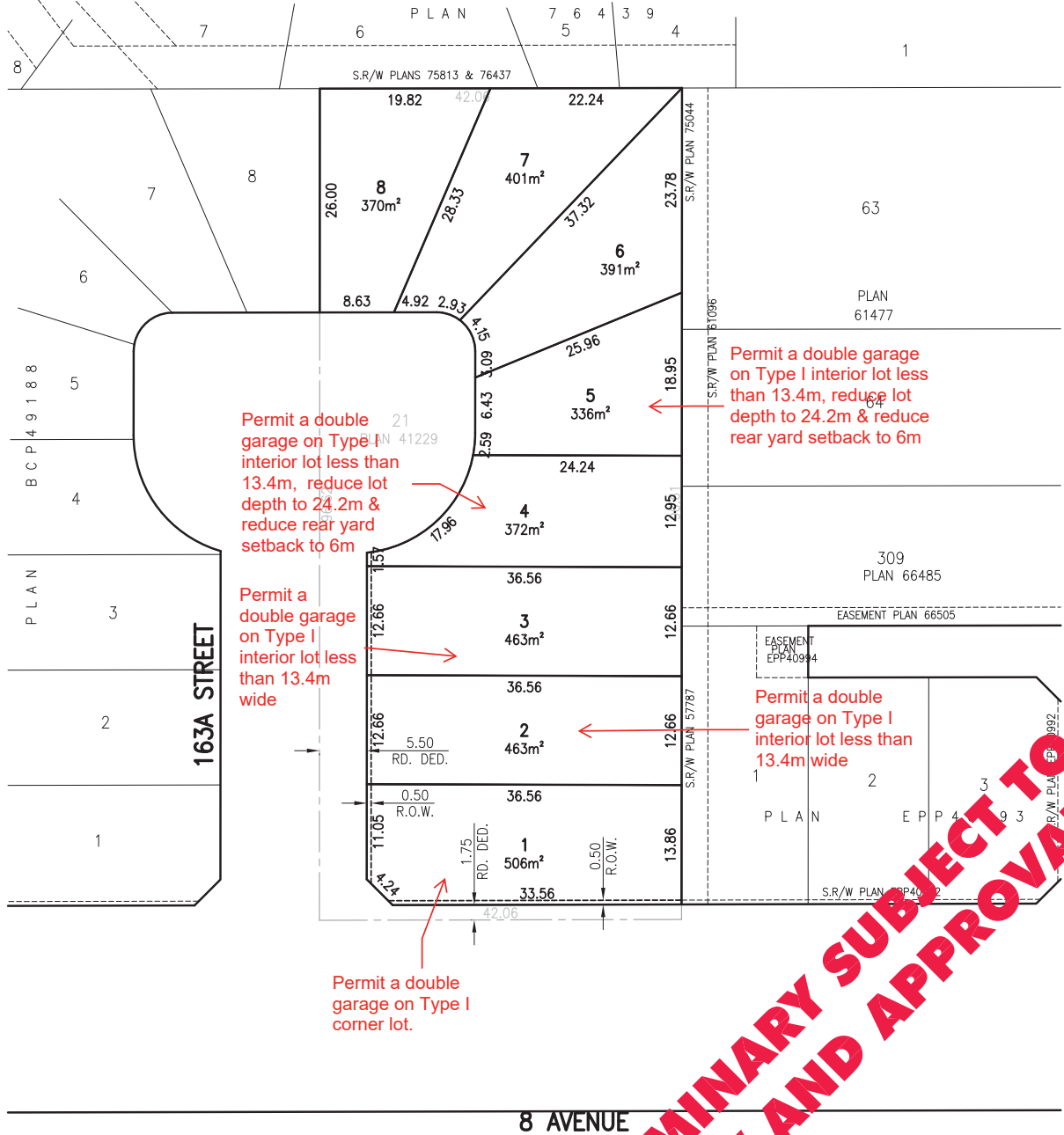
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Subsection H.5. Off-Street Parking of Part 16B- Single Family Residential (13) Zone to permit a double garage on a Type I corner lot in the "Single Family Residential (13) Zone on proposed Lot 1, and on Type I interior lots on proposed Lot 2, 3, 4 and 5 ;
 - (b) Subsection K.2. Subdivision of Part 16B- Single Family Residential (13) Zone is varied to reduce the minimum lot depth, from 28 metres (92 ft.) to 24.2 metres (79 ft.) for proposed Lot 4 and Lot 5; and
 - (c) Subsection F. Yards and Setback of Part 16B- Single Family Residential (13) Zone is varied to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 4 and Lot 5.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member PACIFIC LAND GROUP
 Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT:	16359 8 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No:	2018-097	DATE:	AUG 2018	LEGAL:
SCALE:	1:500	MUNICIPAL PROJECT No:		

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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