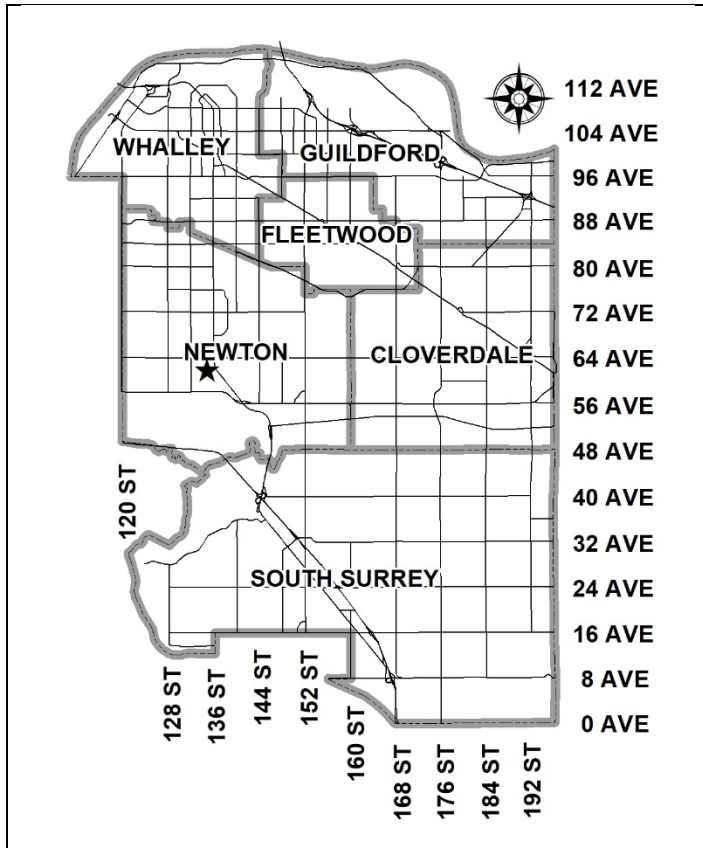


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0080-00

Planning Report Date: July 8, 2019



PROPOSAL:

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

to allow subdivision into four (4) semi-detached single family lots

LOCATION: 13505 - 62 Avenue
 Portion of 13503 - 62A Avenue

ZONING: RF + CD (By-law No. 14591A)

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 for reduced lot widths for 4 proposed Semi-Detached Residential Zone (RF-SD) lots.
- The applicant is seeking a variance for a reduced side yard on flanking street setback to attached garages for proposed Lots 1 and 4.

RATIONALE OF RECOMMENDATION

- The project complies with the "Urban" designation in the Official Community Plan.
- The proposed RF-SD (duplex) housing form is considered an appropriate infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single family residential neighbourhood.
- The proposed housing form creates an opportunity for a more affordable housing option in the area.
- Minimal opposition to the proposed land use has been identified through the City's pre-notification process.
- The proposed variance for lot depth will allow for subdivision into 4 RF-SD lots that meet the minimum lot width and lot area required for subdivision under the RF-SD zone.
- The proposed variance for a reduced setback to attached garages on lots 1 and 4 is requested with the intention of limiting the prominence of the garages on the street frontage.

RECOMMENDATION

1. A By-law be introduced to rezone 13505 – 62 Avenue from Single Family Residential Zone (RF) and a portion of 13503 – 62A Avenue shown as Block B on the survey plan attached as Appendix II from Comprehensive Development Zone (CD) to Semi-Detached Residential Zone (RF-SD) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0080-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-SD Zone from 28.0 metres (92 ft.) to 19 metres (62 ft.) for proposed Lots 1 to 4.
 - (b) to reduce the minimum side yard setback on a flanking street to an attached garage under the RF-SD Zone from 5.9 metres (19 ft.) to 2.7 metres (9 ft.) for proposed Lots 1 and 4.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 for structural independence;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
 - (h) registration of an access easement on proposed Lots 1-4 for the maintenance and use of a party wall; and
 - (i) 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:**

2 Elementary students at North Ridge Elementary School
1 Secondary students at Panorama School

(Appendix IV)

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

Parks, Recreation & Culture: Parks notes that the rezoning application will put increased pressure on park amenities in the area. Parks accepts the \$1,500.00 offered by the applicant as an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 62A Avenue):	Single Family Residential	Urban	CD (By-law No. 14591A)
East:	Single Family Residential	Urban	North Portion: CD (By-law No. 18826) South Portion: RF
South (Across 62 Avenue):	Single Family Residential	Urban	RF
West (Across 135 Street):	Single Family Residential	Urban	RF-G

DEVELOPMENT CONSIDERATIONS

Background:

- The subject application consists of two lots in Newton with a gross site area of approximately 0.43 acres (0.17 ha). The lots are designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (By-law No. 14591A).
- There is an existing single family house on 13503 – 62A Avenue fronting 62A Avenue. The remainder of the site is a hooked portion of 13503 – 62A Avenue which is vacant.

Current Proposal:

- The applicant is proposing to rezone the "Single Family Residential Zone (RF)" lot at 13505 - 62 Avenue and the hooked portion of the "Comprehensive Development Zone (CD)" lot at 13503 – 62A Avenue to Semi-detached Single Family Zone (RF-SD) in order to create 4 RF-SD lots.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot depth for the RF-SD lots from 28.0 metres (92 ft.) to 19.0 metres (62 ft.) for proposed Lots 1 to 4. Proposed Lots 1 to 4 meet the minimum lot width and lot size requirements under the RF-SD zone.
- The applicant is also proposing a variance to reduce the minimum side yard setback on a flanking street to an attached garage under the RF-SD Zone from 5.9 metres (19 ft.) to 2.7 metres (9 ft) for proposed Lots 1 and 4. The minimum off-street parking requirements are still achievable for Lots 1 and 4 under the RF-SD zone with the reduced setback to the attached garages.
- Proposed Lots 1 and 4, which are corner lots, will front 135 Street with driveway access off 62 Avenue for Lot 1 and off 62A Avenue for Lot 4. Lots 2 and 3, which are interior lots, will front 135 Street and have driveway access off of 135 Street.
- RF-SD units require party wall agreements between owners, as units share commons walls along common property lines. A party wall agreement for shared maintenance, which will be registered as a Section 219 Restrictive Covenant on title, will be required as part of this subject application.
- The existing single family house on 13503 – 62A Avenue is proposed to be retained.

Discussion of Land Use:

- The "Semi-detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.

- While one RF-SD structure contains two separate dwelling units, the outward appearance of the building is that of a single family residential form. In effect, the building has similar massing as a single family (RF) house, but contains two individual units.
- The RF-SD housing form is considered an appropriate infill development form that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single family residential neighbourhoods. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid structures where new housing forms are not complementary to the existing neighbourhood.
- The current proposal would meet both objectives by providing diversity of housing forms while providing a sensitive interface with the existing neighbourhood.
- A minimum of two parking spaces will be provided per dwelling unit. An additional space to accommodate a secondary suite is not required for RF-SD zoned lots as secondary suites are not permitted in this zone.

PRE-NOTIFICATION

Pre-notification letters were mailed out on June 3, 2019 to 267 property owners with lots within 100 metres (328 ft.) of the subject properties. A Development Proposal Sign was installed along the frontages of 62 Avenue and 135 Street on April 1, 2019.

Staff received correspondence from three members of the public with concerns about the impact increased density would have on existing parking issues in the neighbourhood.

(Staff provided clarification that the proposal is indicative of a single family residential form and density rather than the multiple residential building and densities. Staff provided further information on the RF-SD Zone, highlighting the number of permitted units and the minimum number of off-street parking spaces required to be provided on each proposed lot.)

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 \$5,000 for five (5) proposed lots.

DESIGN PROPOSAL AND REVIEW

- The semi-detached lots (RF-SD) are not subject to a Form and Character Development Permit but the developer is proposing to register a Building Scheme to guide the development of the

future dwellings. The applicants have retained Mike Tynan of Tynan Consulting Ltd. as their Design Consultant, who has created the Building Design Guidelines (Appendix V) for the Building Scheme.

- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the existing single family form in the surrounding neighbourhood.
- The proposed buildings are to be compatible with "Traditional", "Heritage", "Neo-Traditional", and "Neo-Heritage" styles.
- The minimum roof pitch of the proposed dwellings is to be 7:12.
- A preliminary lot grading plan was submitted by Citiwest Consulting Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Dogwood	1	0	1
Coniferous Trees			
Austrian Pine	2	1	1
Douglas Fir	7	7	0
Norway Spruce	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	13	11	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		\$5,000.00	

- The Arborist Assessment states that there is a total of 14 protected trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 7.1% of the total trees on the site, is an Alder or Cottonwood tree. 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 22 replacement trees on the site. Since 8 replacement trees can be accommodated on the site, the deficit of 14 replacement trees will require a cash-in-lieu payment of \$5,000.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, 10 trees are proposed to be retained or replaced on the site with a contribution of \$5,000.00 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot depth in the "Semi-Detached Residential Zone (RF-SD)" from 28.0 metres (92 ft.) to 19.0 metres (62 ft.) for proposed Lots 1 to 4.
- Reduce the minimum side yard setback on a flanking street to an attached garage in the "Semi-Detached Residential Zone (RF-SD)" from 5.9 metres (19 ft.) to 2.7 metres (9 ft.) for Lots 1 and 4.

Applicant's Reasons:

- The proposed RF-SD lots will exceed the minimum lot width and lot size requirements under the RF-SD zone.
- Satisfying the minimum 5.9 metre (19 ft.) side yard setback on a flanking street to the attached garages on lots 1 and 4 would result in the garage blocking any view of the rear yard from the interior of the home. The reduction in the setback would allow for additional windows on the east side of the homes resulting in more line of sight access to the rear yard from within the home.

Staff Comments:

- The proposed lot widths ranging from 13.4 metres (44 ft.) to 14.85 metres (49 ft.) are wider than the minimum requirements of 7.2 metres (24 ft.) for an interior lot and 8.7 metres (29 ft.) for a corner lot. Further, the proposed lot areas ranging from 256 square metres (2,756 sq. ft.) to 294 square metres (3,165 sq. ft.) exceeds the 200 square metre (2,150 sq. ft.) minimum of the RF-SD Zone.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are

complementary to the adjacent single family forms, with an emphasis on individualized unit articulation.

- The requested variance to the side yard setback to the attached garages on Lots 1 and 4 will limit the prominence of the garages on the street frontages for Lots 1 and 4.
- The rear yard setback for the proposed lots provides a large gap between the neighboring house frontage, such that the additional ground floor massing contributes to a more continuous plan along the streetscape.
- The 6.5 metre (21 ft) rear yard setback between the proposed RF-SD units and the east property line provides sufficient area for functional rear yards on the proposed lots.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheet
Appendix II.	Proposed Subdivision Layout and Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7919-0080-00

original signed by Ron Gill

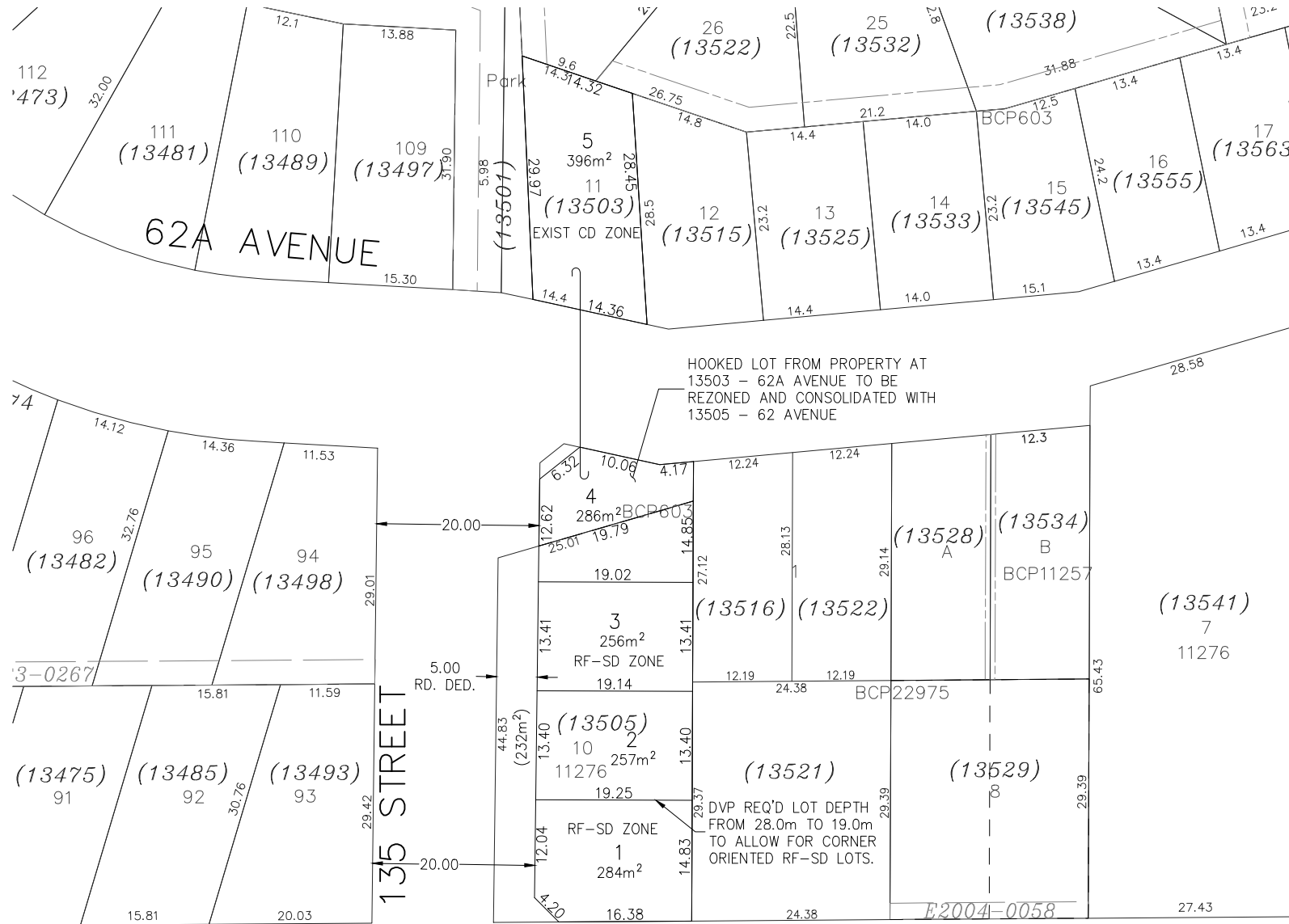
Jean Lamontagne
General Manager
Planning and Development

WS/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD & CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.4247
Hectares	0.1719
NUMBER OF LOTS	
Existing	2
Proposed	4 RF-SD, 1 CD
SIZE OF LOTS	
Range of lot widths (metres)	13.89-14.33 metres, 14.36 metres
Range of lot areas (square metres)	269-289 square metres, 396 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	30.23 uph/12.23 upa and 25.25 uph/10.22 upa
Lots/Hectare & Lots/Acre (Net)	38.13 uph/15.43 upa and 32.67 uph/13.22 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%, 50%
Estimated Road, Lane & Driveway Coverage	21%, 11%
Total Site Coverage	81%, 61%
PARKLAND	
Area (square metres)	N/A
% 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	
	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



GURPREET BADHAN
 7552 - 134A STREET, SURREY, BC, V3W 7S1 PH: 604-825-0754
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 13505 - 62 AVENUE & 13503 - 62A AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7919-0080-00	Dwg. No. B
Drawn: EK	Mun. Dwg. No.	Of
Designed: NP	Job No. 18-3638	Revision
D.W. P.U.	Date MAR/2019	
Approved: [Signature]		

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. _____
OVER LOT 10
SECTION 8 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 11276**

**FOR THE PURPOSE OF REZONING
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, NAD83(CSRS) 4.0.0.BC.1.GVRD**

0 20 40



SCALE 1 : 400 DISTANCES ARE IN METRES

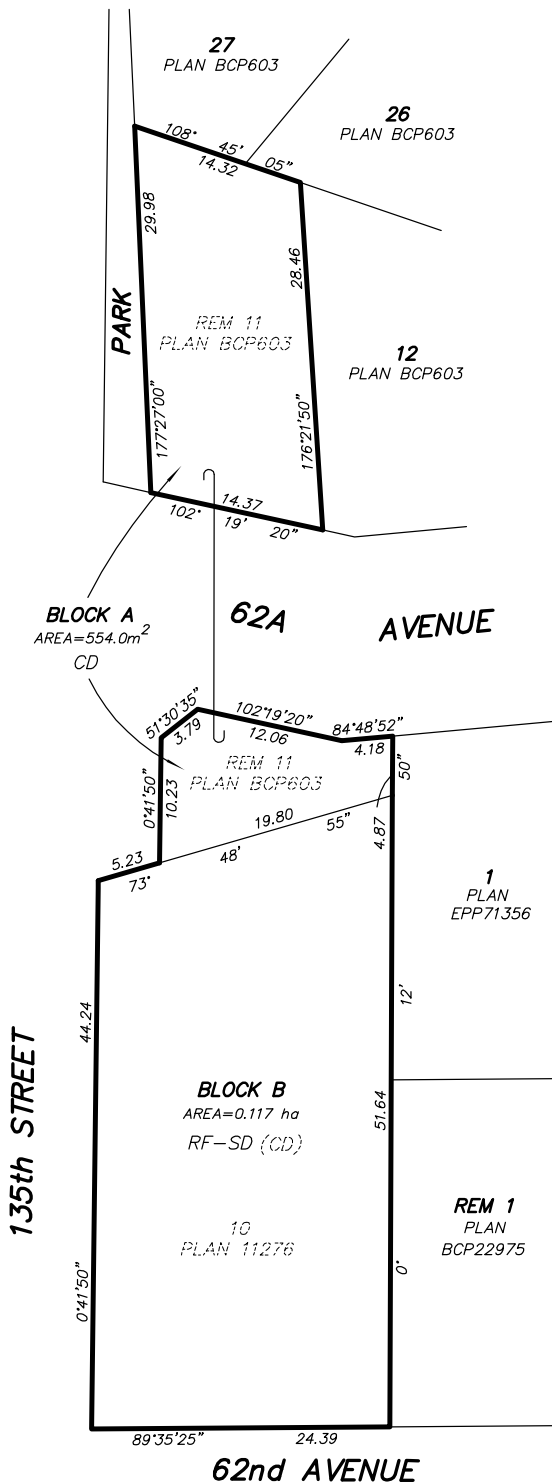
THE INTENDED PLOT SIZE OF THIS PLAN
IS 356mm IN WIDTH BY 216mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:400

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM PLAN BCP22975 AND BCP603.

LEGEND

m² DENOTES SQUARE METRES
ha DENOTES HECTARE



CERTIFIED CORRECT THIS 3rd DAY OF JULY, 2019.
LAKHJOT S. GREWAL B.C.L.S. #809

**THIS PLAN LIES WITHIN
THE METRO VANCOUVER REGIONAL DISTRICT**

**GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1802-025
DWG : 1802-025 SK-R21

INTER-OFFICE MEMO

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

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

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

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

REZONE & SUBDIVISION

Property and Right-of-Way Requirements

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

Works and Services

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

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

M51



June 19, 2019

Planning

School Enrolment Projections and Planning Update:
 North Ridge Elementary is currently operating at 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow by 74 students, peaking sometime around 2024. Currently there are no plans to expand the school as the growth can be accommodated by portables.
 Panorama Ridge Secondary is currently operating at 115% and is projected to grow by 200 students over the next 10 years. Currently there are no plans to expand the school, however, in the 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt and a new site for new 1000 capacity new secondary school in the Newton area. Both these projects are to address the secondary seat shortfall in the Newton area over the next 10 years.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0080 00

SUMMARY

The proposed 4 single family lots and 1 Single family with suites are estimated to have the following impact on the following schools:

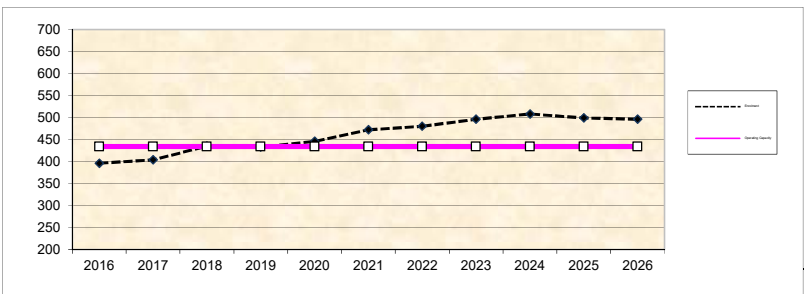
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

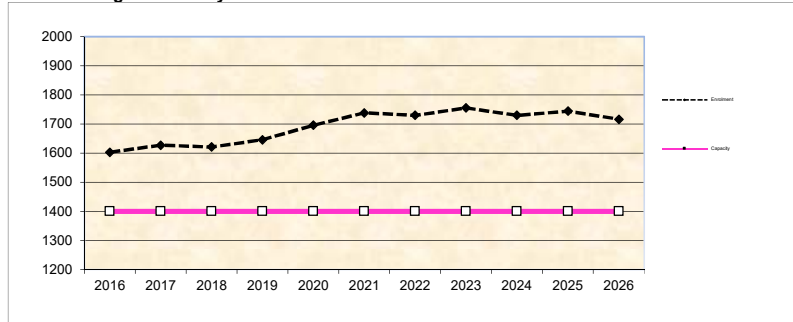
September 2018 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	50 K + 385
Operating Capacity (K/1-7)	38 K + 396
Panorama Ridge Secondary	
Enrolment (8-12):	1621
Capacity (8-12):	1400

North Ridge Elementary



Panorama Ridge Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 19-0080-00
Project Location: 13505 - 62 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 at the intersection of 62 Avenue and 135 Street, which is the southern entrance to the "Heritage Woods" area, a mid 1990's - early 2000's development area, with an easily identifiable "Rural Heritage"/"Craftsman Heritage" style character. The homes are 1700 - 2000 sq.ft. 1 ½ Storey type dwellings with desirable low to mid-scale massing designs, typically configured with a steeply sloped main common gable roof, with one or two dormer projections, with the remaining upper floor wall area concealed behind the roof extending up from the floor below. The massing designs are well balanced and consistently proportioned, with large covered entrance verandas that create an inviting aesthetically appealing appearance.

East of the north side of the subject site, on the south side of 62A Avenue are two homes that appear out of context for the area. The home at 13522 - 62A Avenue has three storeys exposed at the front, which makes it considerably more massive than the 1 ½ Storey homes in Heritage Woods, especially with the 1 ½ storey front entrance which is 14 risers above grade. The adjacent home at 13516 - 62A Avenue is more consistent with the other Heritage homes except for the 1 ½ Storey high front entrance 7 risers above grade and the orange/blue colours.

South of the subject site (south side of 62 Avenue) are two 900-1000 sq.ft. Old urban Bungalows, a 3500 sq.ft "Modern California Stucco" Two-Storey, and the North Ridge Elementary School, none of which are considered context homes. East of the site, on the north side of 62 Avenue is a 1970's "West Coast Contemporary" Split Level, and a 4000 sq.ft. Traditional style Two-Storey with 12:12 roof slopes that is currently under construction. These homes are not consistent in appearance with the Heritage Woods homes.

With the exception of one home with a cedar shingle roof and one home with a concrete tile roof, all other homes have an asphalt shingle roof surface. Wall cladding materials include vinyl (clearly dominant in the Heritage Woods area), or stucco, in a colour range that includes neutral, natural, and primary colours. Only two homes have a stone accent. Street facing common gable projections are clad with wood battens over fibre cement board, or with stucco, or with wood shingles. Trim and detailing standards are typical of those found on most homes constructed in pre year 2000's compact zone developments.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-SD zone subdivisions are different from those that would be used in a single family residential compact lot development. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-SD zoned subdivisions, rather than to emulate specific components of the aforesaid context homes. Any RF-SD design however, would have to be at least compatible with the Heritage Woods homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", 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 :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-SD zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade. Due to the proposed RF-SD zoning, and the tendency for designers to produce symmetrical mirror image designs that accentuate the multi family nature of these dwellings, the following section 2.8 clause is recommended: " feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, so as to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*."
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area, other than the two homes to the east with 1 ½ storey front entrances.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2017 developments.
- 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. However, asphalt shingles are clearly dominant, and are the recommended roof surface. The recommendation is to permit 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 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-SD 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: North, east, and west of the subject site is the Heritage Woods development, containing an easily identifiable and recognizable 1 ½ storey "Rural Heritage" / "Neo-Heritage" character. Homes have low to mid-scale massing characteristics, with much of the upper floor concealed from street views. Roofs are primarily common gable type and have an asphalt shingle surface. These homes are clad in vinyl. There are also some unrelated structures, one with three storey massing, two with 1 ½ storey front entrances, one 4000 sq.ft. Traditional home, and one 1970's "West Coast Contemporary" home.

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (especially in the Heritage Woods area) that could be considered to provide good architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) compact zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-SD zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours:

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

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and

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

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

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

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00


Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 5, 2019

Reviewed and Approved by:  **Date:** April 5, 2019

Registered Arborist: Philip Kin Cho - ISA Certified Arborist #HK-1086A

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)	14
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 11 </u> X two (2) = 22	22
Replacement Trees Proposed	8
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 21st, 2019

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0080-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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

Parcel Identifier: 001-679-163
Lot 10 Section 8 Township 2 New Westminster District Plan 11276

13505 - 62 Avenue

Parcel Identifier: 025-467-212
Lot 11 Except: Subdivided by Plan BCP22975, Section 8 Township 2 New Westminster
District Plan BCP603

13503 - 62A 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 F. Yards and Setbacks of Part 17H "Semi-detached Residential Zone (RF-SD)", the minimum side yard on flanking street setback to the attached garage is reduced from 5.9 metres (19 ft.) to 2.7 metres (9 ft.) for Lots 1 and 4.
- (b) In Section K. Subdivision of Part 17H "Semi-detached Residential Zone (RF-SD)", the minimum lot depth is reduced from 28 metres (92 ft.) to 19.0 metres (62 ft.) for Lots 1 to 4.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

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

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

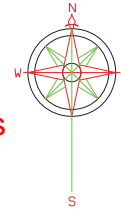
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

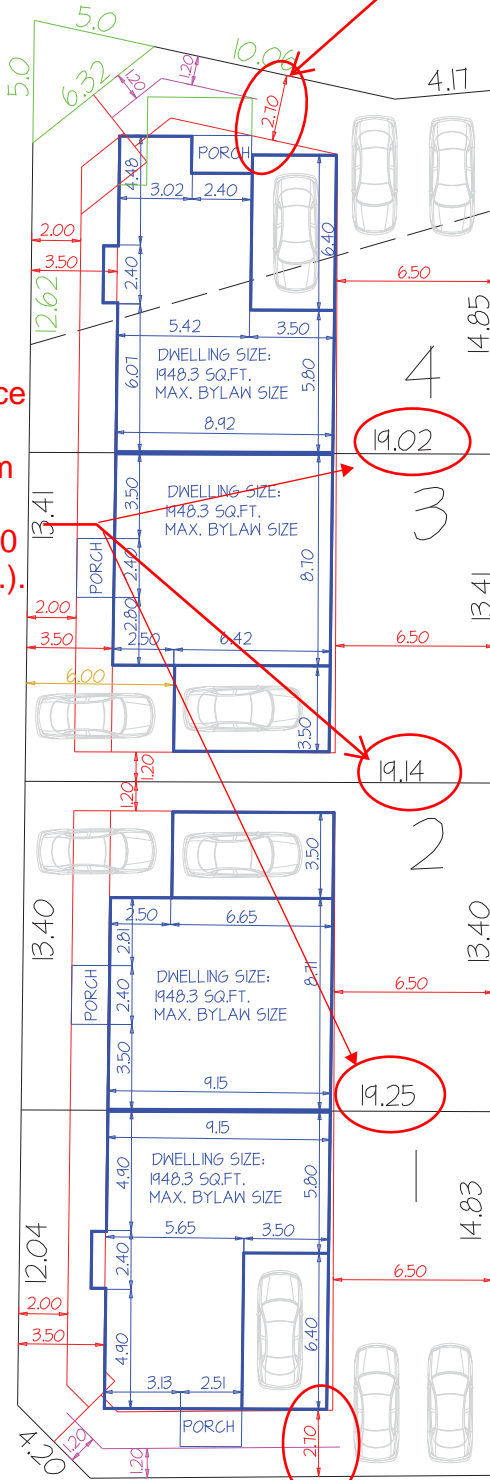
62A AVENUE

DVP to reduce the minimum side yard setback on a flanking street to an attached garage from 5.9 metres (19 ft.) to 2.7 metres (9 ft.).



DVP to reduce the minimum lot depth from 28.0 metres (92 ft.) to 19.0 metres (62 ft.).

135 STREET



LOT 4

LOT AREA = 293.9 m²
 MAX. FLOOR AREA @ 0.72 F.A.R. = 211.61 m²
 HOWEVER, MAX. CAP SIZE = 181 m², INCL. GARAGE

MAIN FLOOR AREA INCL. GARAGE = 110.7 m² (1191.6 SQ.FT.)
 UPPER FLOOR AREA = 70.30 m² (756.7 SQ.FT.)
 TOTAL FLOOR AREA = 181 m² (1948.3 SQ.FT.) = BYLAW MAX.

LOT 3

LOT AREA = 255.92
 MAX. FLOOR AREA @ 0.72 F.A.R. = 184.26 m²
 HOWEVER, MAX. CAP SIZE = 181 m², INCL. GARAGE

MAIN FLOOR AREA INCL. GARAGE = 100.2 m² (1078.6 SQ.FT.)
 UPPER FLOOR AREA = 80.80 m² (869.7 SQ.FT.)
 TOTAL FLOOR AREA = 181 m² (1948.3 SQ.FT.) = BYLAW MAX.

LOT 2

LOT AREA = 257.2 m²
 MAX. FLOOR AREA @ 0.72 F.A.R. = 185.18 m²
 HOWEVER, MAX. CAP SIZE = 181 m², INCL. GARAGE

MAIN FLOOR AREA INCL. GARAGE = 102.9 m² (1107.6 SQ.FT.)
 UPPER FLOOR AREA = 78.10 m² (840.7 SQ.FT.)
 TOTAL FLOOR AREA = 181 m² (1948.3 SQ.FT.) = BYLAW MAX.

LOT 1

LOT AREA = 283.5 m²
 MAX. FLOOR AREA @ 0.72 F.A.R. = 204.12 m²
 HOWEVER, MAX. CAP SIZE = 181 m², INCL. GARAGE

MAIN FLOOR AREA INCL. GARAGE = 113.02 m² (1216.5 SQ.FT.)
 UPPER FLOOR AREA = 67.98 m² (731.7 SQ.FT.)
 TOTAL FLOOR AREA = 181 m² (1948.3 SQ.FT.) = BYLAW MAX.

DVP to reduce the minimum side yard setback on a flanking street to an attached garage from 5.9 metres (19 ft.) to 2.7 metres (9 ft.).

SURREY PROJECT 19-0080-00