

City of Surrey
ADDITION PLANNING COMMENTS
 Application No.: 7917-0229-00

Planning Report Date: September 13, 2021

PROPOSAL:

• **Development Variance Permit**

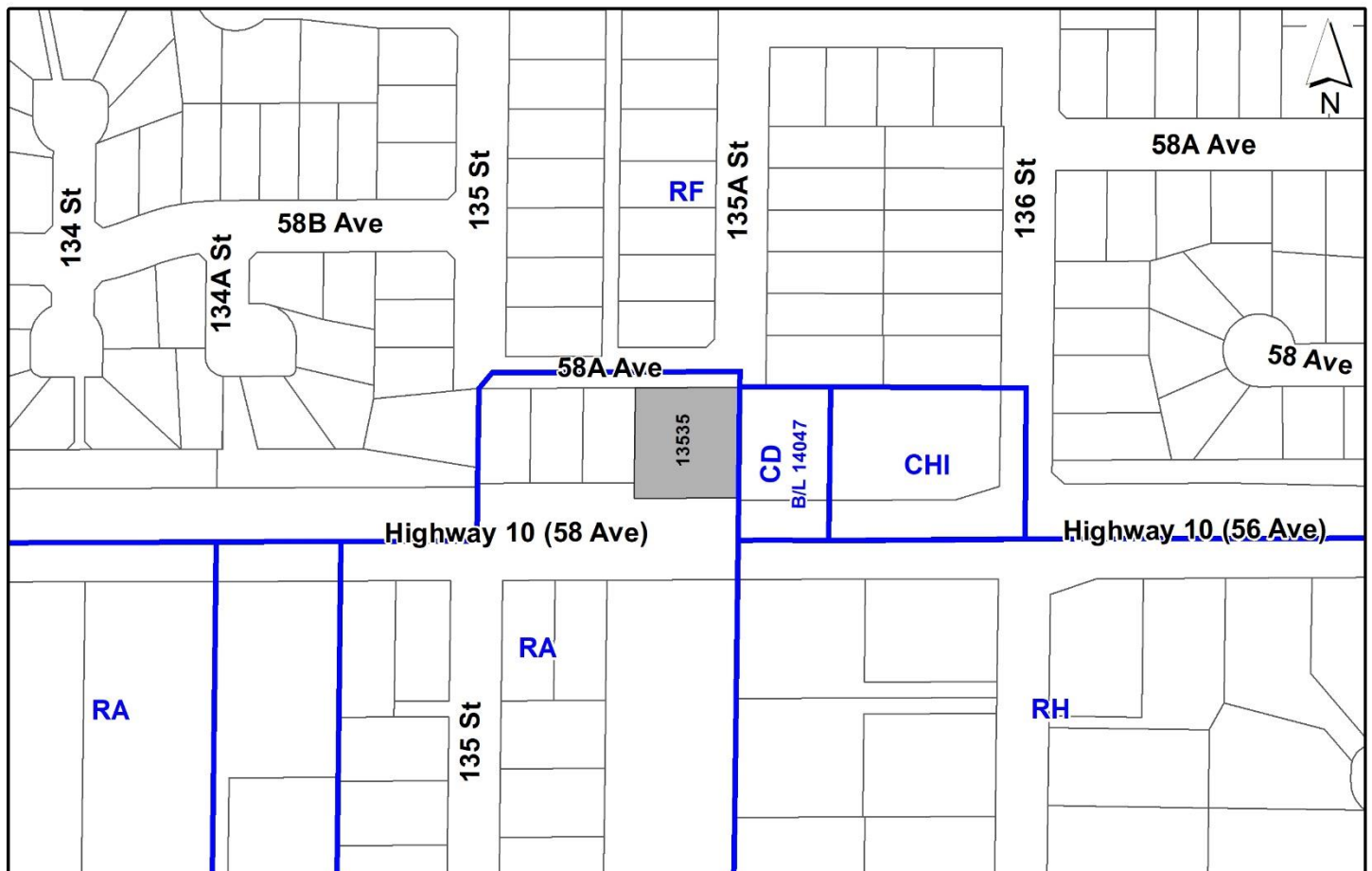
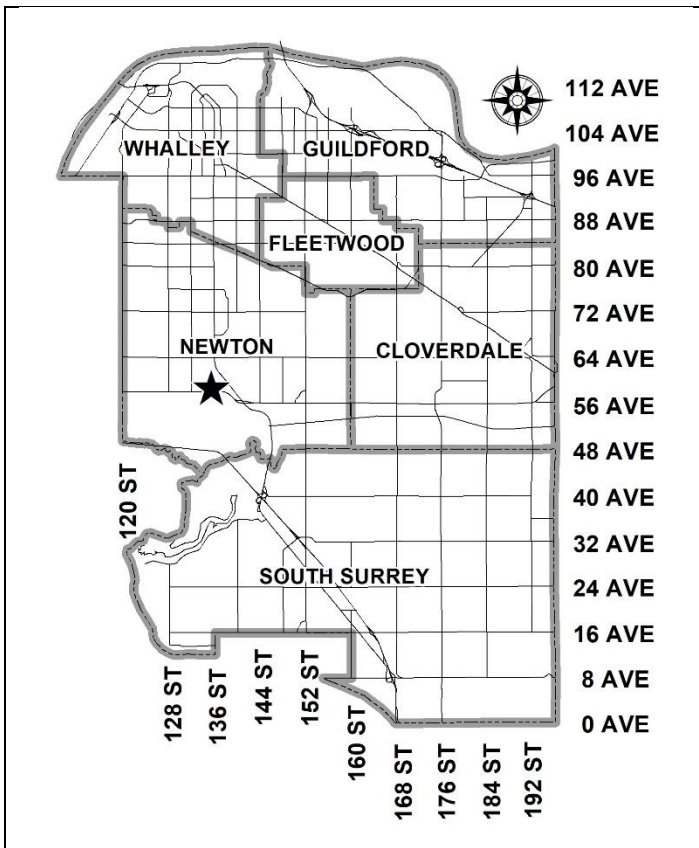
to permit the retention of an existing dwelling as part of a subdivision.

LOCATION: 13535 – No. 10 (58 Avenue) Highway

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a.) & Buffers/Greenways



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum front yard (south) setback requirement on a double fronting lot of the "Single Family Residential (RF) Zone" from 7.5 metres to 5.7 metres to facilitate the retention of the existing dwelling on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the "Proposed Single Family (6 u.p.a.)" designation in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).
- The proposed variance is required to facilitate the retention of the existing dwelling on proposed Lot 1, which will be occupied by the owner while a new dwelling on proposed Lot 2 is constructed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0229-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback on a double fronting lot of the RF Zone from 7.5 metres to 5.7 metres to facilitate the retention of the existing dwelling on proposed Lot 1.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerks once the conditions of approval associated with Rezoning By-law No. 19688 and the associated subdivision have been completed.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Proposed Single Family (6 u.p.a.)	RA
North (Across 58A Avenue):	Single family dwelling	Proposed Single Family (6 u.p.a.)	RF
East:	Car Wash	Existing Local Commercial	CD Zone (By-law No. 14047)
South (Across Highway 10):	Single family dwelling	LAP: Suburban Residential (1/2 Acre)	RA
West:	Single family dwelling	Existing Single Family	RA

Context & Background

- The subject property, located at 13535 – No. 10 (58 Avenue) Highway, is designated "Urban" in the Official Community Plan, "Proposed Single Family (6 u.p.a.)" and "Buffers/Greenways" in the West Newton / Highway 10 Neighbourhood Concept Plan, and is zoned "One-Acre Residential (RA) Zone".
- The applicant is proposing an amendment to the West Newton / Highway 10 NCP to eliminate the "Buffers/Greenways" land use designation on the southern portion of the property. They are also proposing to rezone the property from "One-Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" to allow subdivision into two single family lots.
- Council granted Third Reading to Rezoning By-law No. 19688 at the Regular Council – Public Hearing meeting on November 18, 2018.

- Since the time that Third Reading was granted, the property was sold and is now under new ownership. The new owner is proposing to retain the existing dwelling on proposed Lot 1 while constructing a new dwelling on proposed Lot 2. A setback variance is required along the future south property line for the dwelling on proposed Lot 1 to remain.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the West Newton / Highway 10 NCP to eliminate the "Buffers/Greenways" land use designation on the southern portion of the property. They are also proposing to rezone the property from "One-Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" to allow subdivision into two single family lots.
- Council granted Third Reading to Rezoning By-law No. 19688 at the Regular Council – Land Use meeting on November 18, 2018, and supported the associated NCP Amendment at the Regular Council – Land Use meeting on October 1, 2018.
- The new owner of the property is seeking a variance to reduce the minimum front yard (south) setback of the RF Zone to facilitate the retention of the existing dwelling on proposed Lot 1.
- The property is double fronting, having frontage along Highway 10 (58 Avenue) to the south and 58A Avenue to the north. The portion of the property where the variance is being proposed will effectively be used as the rear yard of the lot, which is fronting Highway 10 (58 Avenue).
- The rear yard will be well screened from Highway 10 (58 Avenue) with a noise-attenuation wall being required by MOTI.

Referrals

Engineering:	The Engineering Department has no objection to the proposal.
Ministry of Transportation & Infrastructure (MOTI):	All structures are to be located at least 4.5 metres back from the highway right-of-way, or 3 metres, where the structure has access from another street. The proposed variance satisfies this requirement.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is proposing the following variance:
 - To reduce the minimum front yard (south) setback of the "Single Family Residential (RF) Zone" from 7.5 metres to 5.7 metres to facilitate the retention of the existing dwelling on proposed Lot 1.
- The proposed variance will facilitate the retention of the existing dwelling on proposed Lot 1, in order for the property owner to live on site while a new dwelling is constructed on proposed Lot 2.
- The variance will have no anticipated impacts on neighbouring properties as Highway 10 (58 Avenue) is located south of the property and the variance reflects the existing house location.
- Other than the requested variance, the existing dwelling meets all other setback and lot coverage requirements in the RF Zone.
- If the existing dwelling were to be removed at a future date, any new dwelling constructed on the lot would need to comply with the minimum setbacks within the RF Zone.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Development Variance Permit No. 7917-0229-00
Appendix II.	Initial Planning Report No. 7917-0229-00, dated October 1, 2018

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0229-00

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: 010-317-511

Lot T Section 8 Township 2 New Westminster District Plan 21173, Except Part
Dedicated Road by Plan BCP50043

13535 – No. 10 (58 Avenue) Highway

(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 of Part 16 "Single Family Residential Zone (RF)", the minimum front yard (south) setback for the retained dwelling on proposed Lot 1 is reduced from 7.5 metres to 5.7 metres.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

58A AVENUE

20.12

SRW PLAN EPP104652

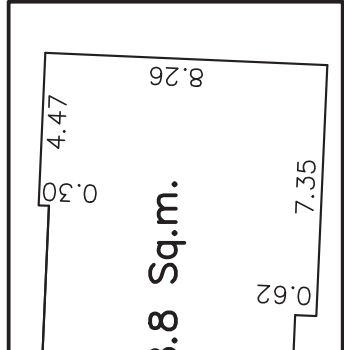
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Rem 22
PLAN NWP21173

1 : 250



FLOOR



PROPOSED LOT 1

22.08

22.29

22.49

36.47

2.09

1.55

1.50

1.85

Two-storey home at
13535 - 58 Avenue to
be retained.

2.71

2.97

7.07

6.08

5.7

20.09

20.09

PROPOSED LOT 2

36.46

36.45

DVP proposed to reduce the front setback on the south side from 7.5 metres to 5.7 metres to permit the retention of the existing dwelling on proposed Lot 1.



PROPOSED ARTERIAL HIGHWAY

58 AVENUE

SCHEDULE A

SRW PL

SRW PLAN LMP49584



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0229-00

Planning Report Date: October 1, 2018

PROPOSAL:

- **NCP Amendment** for a change to the Buffers/Greenways designation
- **Rezoning** from RA to RF

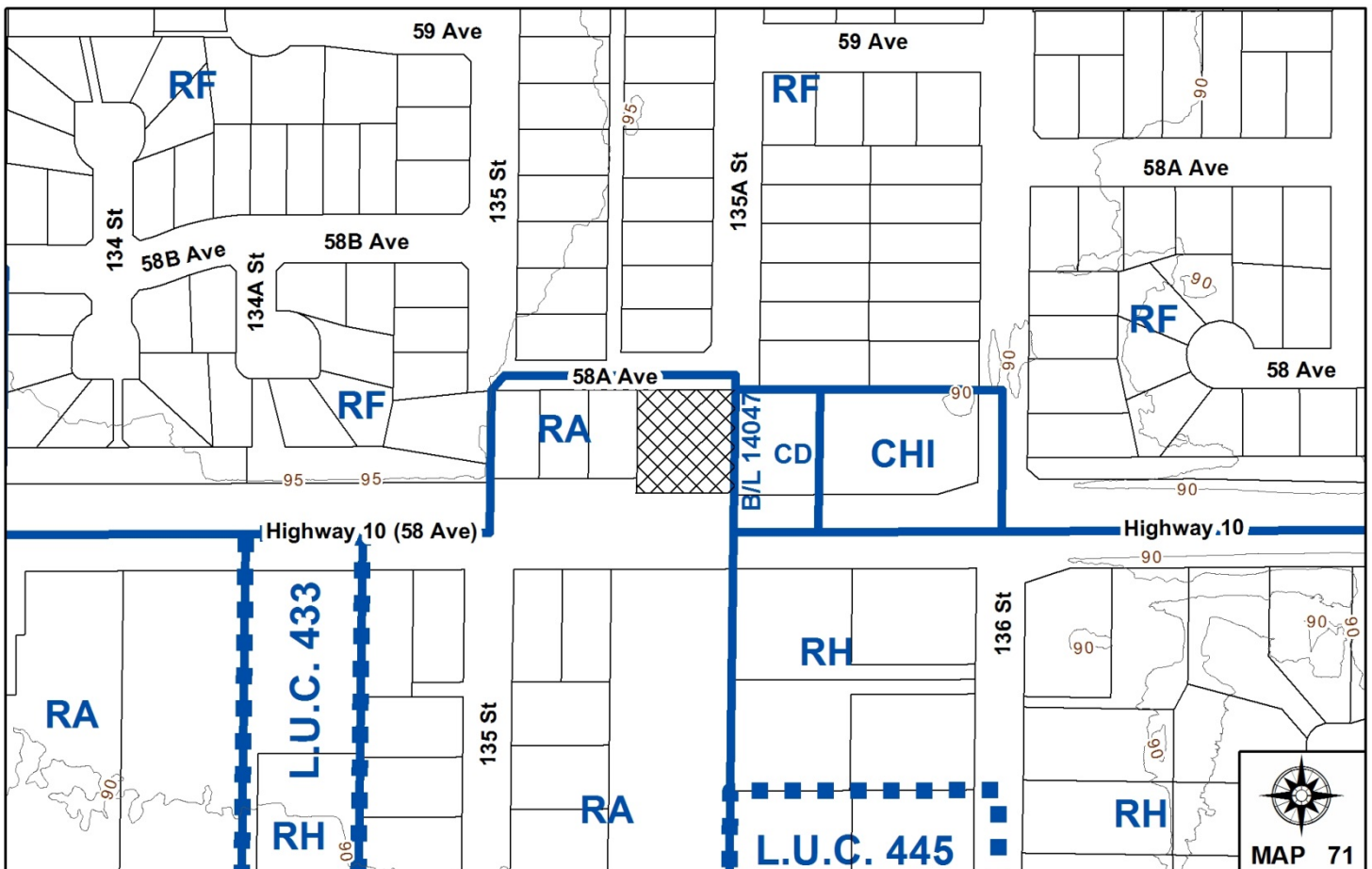
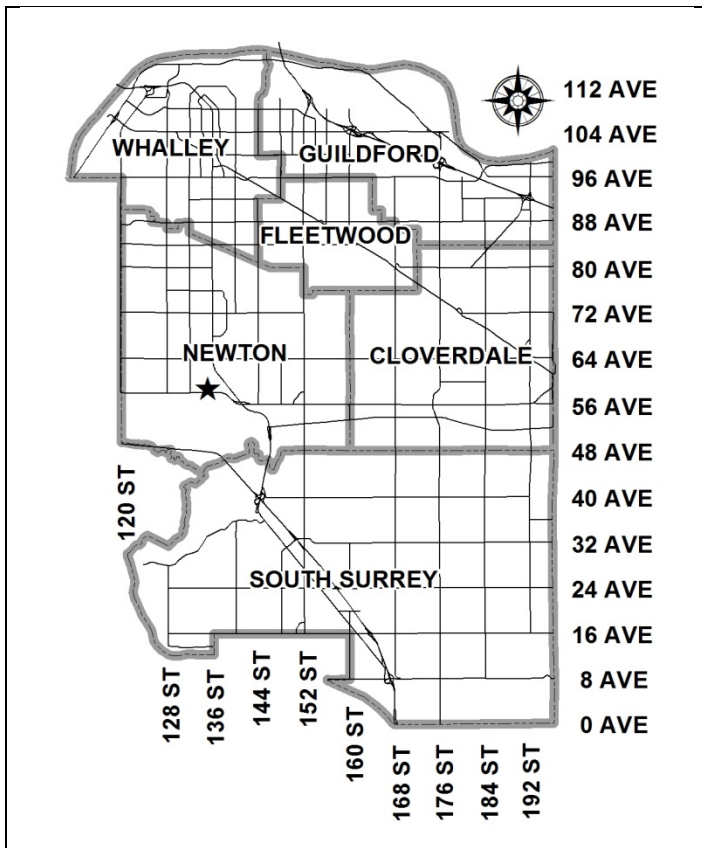
to allow subdivision into two single family lots.

LOCATION: 13535 – No. 10 (58 Avenue)
Highway

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family
(6 u.p.a.) & Buffers/Greenways



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment to eliminate the Buffers/Greenways designation on the property.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the "Urban" land use designation in the Official Community Plan.
- The proposed development complies with the "Proposed Single Family (6 u.p.a.)" designation in the Neighbourhood Concept Plan.
- The "Buffers/Greenways" designation in the NCP is no longer required by Parks for a future buffer or greenway.

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 "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the West Newton / Highway 10 NCP to eliminate the Buffers/Greenways designation on the southern portion of the property, when the project is considered for final adoption.

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:

1 (one) Elementary students at North Ridge Elementary School
0 (zero) Secondary students at Panorama Ridge Secondary School

(Appendix IV)

**Ministry of Transportation
& Infrastructure (MOTI):**

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*. No direct access will be permitted to Highway 10. All structures having access from a municipal street are to be located a minimum of 3.0 metres (10 ft.) from the highway right-of-way. No storm drainage shall be directed into MOTI systems. A 6.07 metre (20 ft.) wide strip parallel to Highway 10 shall be dedicated to provide for future highway improvements. The existing noise attenuation wall must be relocated to the new property line and right-of-way area must be restored. A danger tree assessment must be completed by a certified arborist for the trees located within the proposed highway dedication.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 58A Avenue):	Single family dwelling	Proposed Single Family (6 u.p.a.)	RF
East:	Car Wash	Existing Local Commercial	CD Zone (By-law No. 14047)
South (Across Highway 10):	Single family dwelling	LAP: Suburban Residential (1/2 Acre)	RA
West:	Single family dwelling	Existing Single Family	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The elimination of the "Buffers/Greenways" land use designation in the West Newton / Highway 10 Neighbourhood Concept Plan is proposed by the City's Parks Planning section, as it no longer requires the land for a future buffer or greenway. The properties to the west of the subject site do not have the Buffers/Greenways designation in the NCP, nor the commercial properties to the east. Parks has confirmed that a buffer/greenway is no longer needed in this location.

DEVELOPMENT CONSIDERATIONS**Background**

- The property is designated "Urban" in the Official Community Plan (OCP), "Proposed Single Family (6 u.p.a.)" in the West Newton / Highway 10 Neighbourhood Concept Plan, and zoned "One-Acre Residential Zone (RA)".

Original Proposal

- The applicant had originally proposed to rezone the property to RF-13 to allow for subdivision into three single family small lots, which would have required an NCP amendment to an increased density single family designation. After the pre-notification letter was sent out on August 24, 2017, staff received significant opposition to the proposal for three RF-13 lots. The applicant has since revised the proposal to rezone to RF and subdivide into two lots, with only the NCP amendment to eliminate the buffers/greenways land use designation.

Current Proposal

- The applicant is proposing an amendment to the West Newton / Highway 10 NCP to eliminate the "Buffers/Greenways" land use designation on the southern portion of the property. They are also proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow for subdivision into two single family lots (Appendix II).
- The proposed RF lots will each be 732 square metres (7879 sq. ft.) in area, and will exceed the minimum subdivision requirements for lot area, depth, and width. Both lots will front onto 58A Avenue, and will not have access to Highway 10 (58 Avenue).
- The proposed lots are consistent with the "Proposed Single Family (6 u.p.a.)" designation under the West Newton / Highway 10 NCP and the "Urban" designation under the OCP.
- The southern portion of the subject property is designated "Buffers/Greenways" in the West Newton NCP. Properties to the east and west of the subject property do not have this designation, thus making it difficult for a continuous buffer/greenway to be achieved in the future. Staff in Parks have confirmed that a buffer/greenway is no longer required in this location.
- The existing single family dwelling on the property will be removed.

Building Design Guidelines and Lot Grading

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed Building Design Guidelines for the proposed lots (Appendix V).
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and was found to be acceptable by Staff. Based on the preliminary lot grading plan, basements are not proposed for proposed Lots 1 and 2.

PRE-NOTIFICATION

- Pre-Notification letters for the original proposal were sent on August 24, 2017. The surrounding community significantly opposed the NCP Amendment to increase the density and the rezoning to RF-13. Given the community response, the applicant subsequently revised their proposal.

- Pre-Notification letters for the revised RF proposal were sent on October 20, 2017 to 73 households within 100 metres (328 ft.) of the subject property, as well as the West Panorama Ridge Ratepayers Association and the Newton Community Association. The development proposal sign (reflecting the revised proposal) was installed on October 25, 2017.
- To date, staff has received no correspondence in response to the public notification letters for the revised proposal.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	1	1	0
Coniferous Trees			
Douglas Fir	15	12	3
Total (excluding Alder and Cottonwood Trees)	16	13	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	6		
Total Retained and Replacement Trees	9		
Contribution to the Green City Fund	\$8,000		

- The Arborist Assessment states that there are a total of 16 protected trees on the site. It was determined that 3 trees can be retained as part of this development proposal. The three retained trees are located within the future Highway 10 right-of-way, with approval from MOTI for their retention. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, proposed lot grading, as well as the required relocation of the Highway 10 noise attenuation wall.
- 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 26 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Fund.

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.	NCP Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

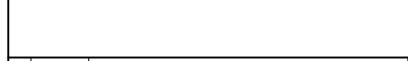
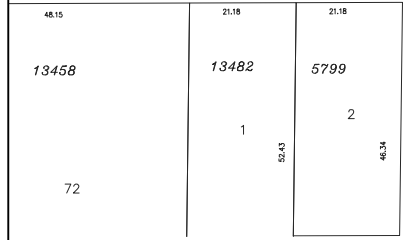
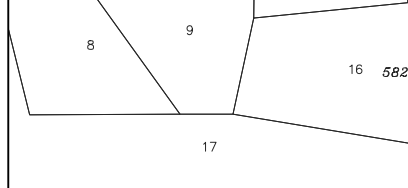
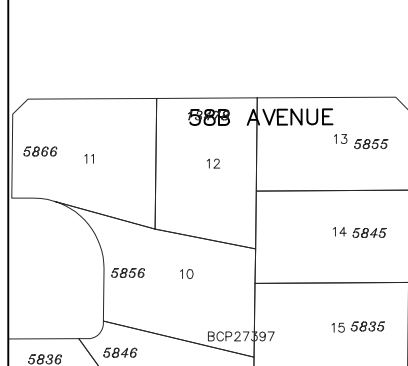
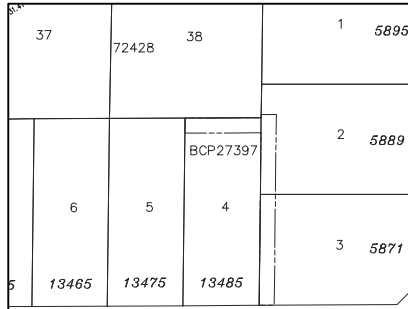
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.422
Hectares	0.1708
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.10
Range of lot areas (square metres)	732
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	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	NO

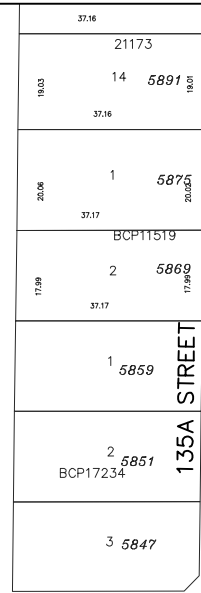
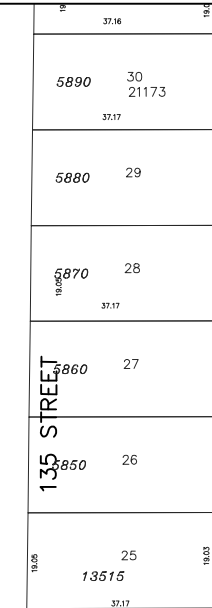
APPENDIX II

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MGL
SOUTH SIDE OF NO.10 HIGHWAY, IN LINE WITH
ELEV. 91.816m
LEGAL DESCRIPTION OF PROPERTY
LOT T, SEC 8, TWP 2, PLAN 21173, NMD

13601 13615 13625 13633 13645



No	Date	Revision	Dr	Ch





INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **Mar 27, 2018** PROJECT FILE: **7817-0229-00**

RE: **Engineering Requirements
Location: 13535 No 10 (58 Ave) Hwy**

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

- Register 0.5m statutory right-of-way for inspection chamber and sidewalk maintenance along 58A Ave.

Works and Services

- Construct the south side of 58A Ave to the Through Local standard with 8.0m wide pavement and 1.5m wide sidewalk;
- At the City's expense, subject to available funding, construct sidewalk along the south side of 58A Ave extending west in order to connect at property 5825 135 St;
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.
Development Engineer

R29



Planning

January-15-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0229 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2017 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	54 K + 350
Operating Capacity (K/1-7)	38 K + 373

Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400
Maximum Operating Capacity*(8-12):	1512

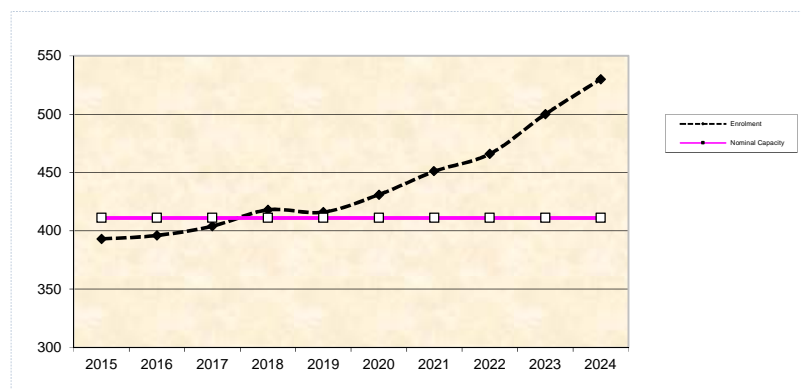
School Enrolment Projections and Planning Update:

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

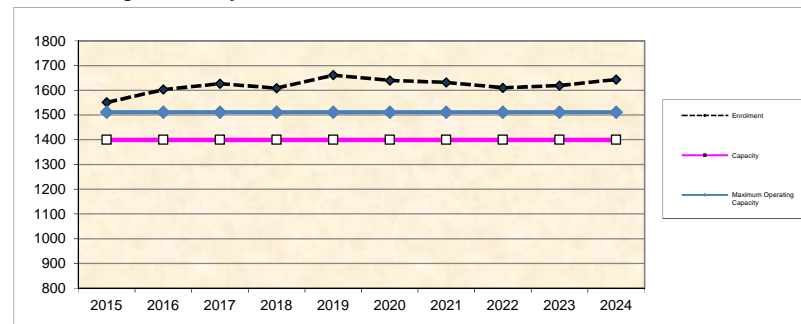
North Ridge Elementary is currently operating at 98% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow by 165 students. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

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, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

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: 17-0229-00
 Project Location: 13535 - 58 Avenue (Hwy 10), 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 bordered on the south by Highway 10 (58 Avenue), a major four lane divided arterial, and on the north by 58A Avenue, a quiet local road. On lots backing onto the south side (Hwy #10 which has no direct driveway access), houses are substantially concealed from view by high acoustical cementitious fencing, or are light commercial businesses fully exposed, or there are substantial (15m +) landscape buffers effectively concealing views of the south side of the homes. Architectural context for a year 2017 RF zone site cannot be derived from structures south of the site.

Structures on the north side of the site (58A Avenue) include:

- a 1990's, 3500 sq.ft. "Neo-Traditional" style Two-Storey home at 5848 - 135A Street, with mid-scale massing and 1 ½ storey front entrance. 8:12 roof slope. Conc. roof tiles. Vinyl with stone veneer. Context home.
- a new 4500 (+/-) sq.ft "Neo-Traditional" style Two-Storey home at 5840 - 135A Street, with mid-scale massing and 1 ½ storey front entrance, side entry garage. 12:12 roof slope. Shake profile asphalt shingle roof. Hardiplank, wall shingles, and stone veneer. Context home.
- the site home at 5840 - 135A Street, a 1960's high mass (box-like) Bungalow with above ground basement. Home to be demolished.
- a 1990's, 3500 sq.ft. "Neo-Traditional" style Basement Entry home at 13524 - 58A Avenue with mid-scale massing characteristics. 7:12 pitch roof with concrete tile surface. Blue stucco cladding with stone accent. Acceptable context.
- a 1970's, high mass, 1980's Basement Entry home with box-like massing design. Stucco and cedar cladding. 2:12 slope roof with tar and gravel surface. Non context.
- a 1960's, high mass, Cathedral Entry style home with low-slope roof with roll roofing surface and vertical channel vinyl siding with no masonry accent. Non context.
- a 1970's, high mass, Cathedral Entry style home with low-slope roof with asphalt shingle roofing surface and horizontal vinyl siding with no masonry accent.
- an early year 2000's, 3500 sq.ft. "Neo-Traditional" style Two-Storey home at 5847 - 135 A Street, with desirable mid-scale massing characteristics. 9:12 slope common gable roof with shake profile concrete tile roof surface. Stucco cladding with stone accent. Good context home.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate attributes of the aforesaid context 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 that provide a style bridge between old urban and modern urban, which could also include compatible forms of West Coast Contemporary. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. 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 :** 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 2016 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, and roll roofing. 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.
- 8) **Roof Slope :** Roof slopes range from 1:12 to more than 12:12. The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: The south side of the site is adjacent to Highway 10 (58 Ave.) a busy four lane arterial. Homes adjacent to the subject site are not visible as they are hidden behind high cementitious sound fencing or large vegetated buffer areas. Some light commercial businesses are visible. The north side of the site (58A Avenue) is at the end of a quiet loop. Homes include old box-like structures from the 1970's with low slope roofs, in addition to several 3500 sq.ft. "Neo-Traditional" Two-Storey and Basement Entry homes from the 1980's and 1990's, which exhibit well balanced mid-scale massing designs and steeper roofs (7:12 to 12:12+), many of which can be considered to be of context quality.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles 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)

There are a few homes from the 1990's 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 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF 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 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.

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 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 11, 2017

Reviewed and Approved by:  **Date:** October 11, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0229-00

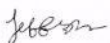
Address: 13535-58 Avenue

Registered Arborist: Jeff Ross #PN-7991A

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)	16
Protected Trees to be Removed	13
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26 </div>	26
Replacement Trees Proposed	6
Replacement Trees in Deficit	20
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 </div>	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

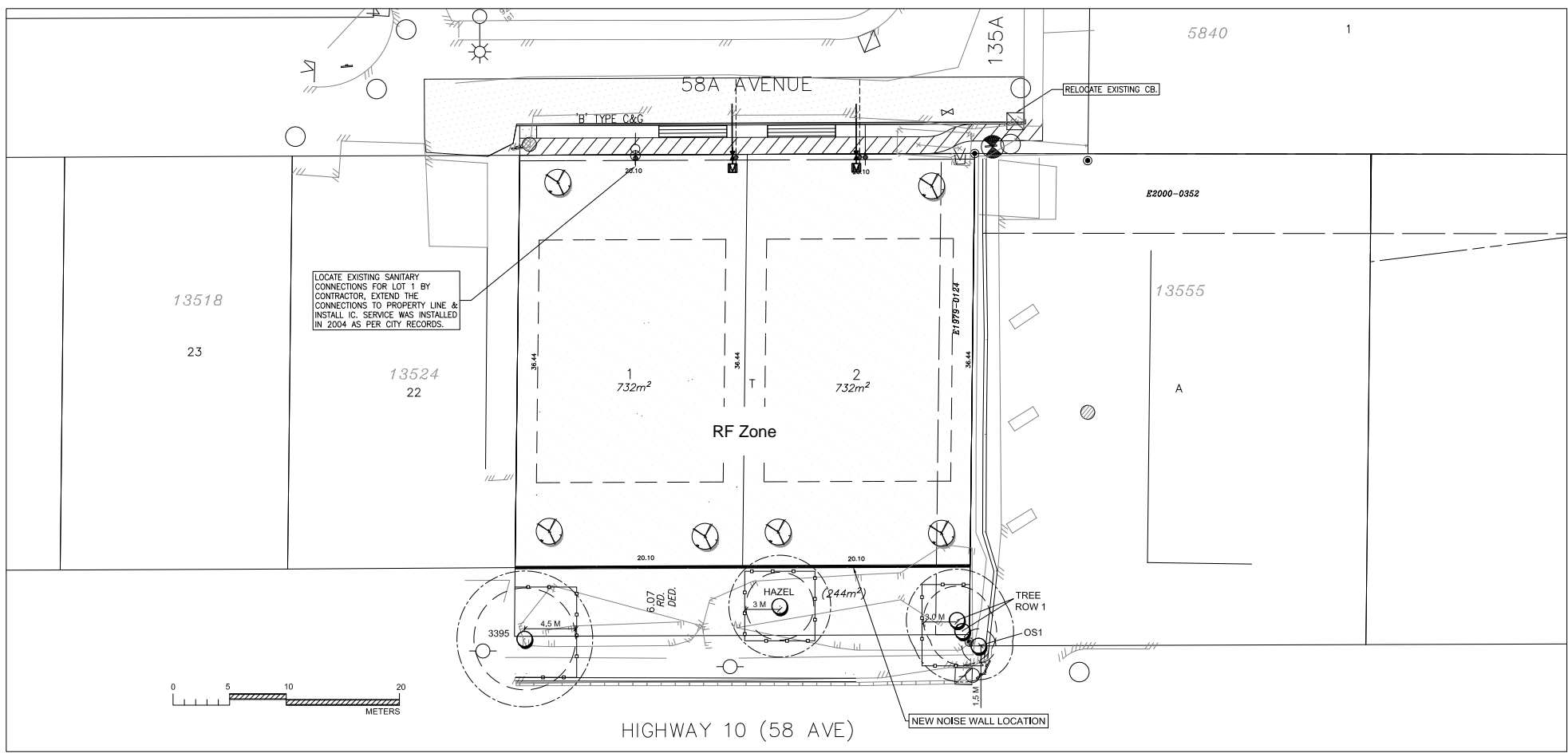
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<div style="text-align: center;">  Signature of Arborist: </div>	Date: August 28, 2018
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET

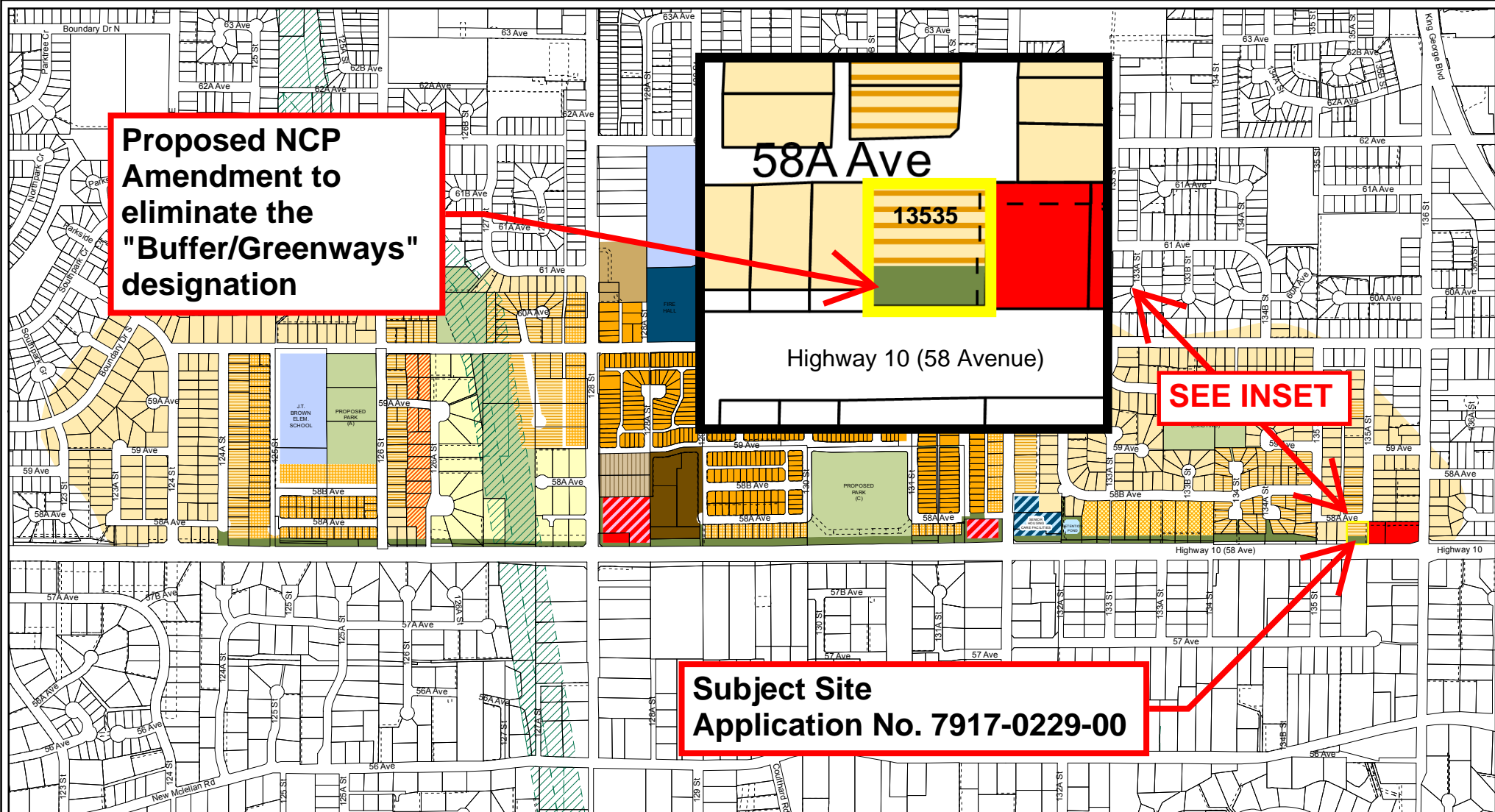
NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP		NO.	DATE	BY	REVISION	MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS	#105, 8277 129 St. Surrey, British Columbia V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca	© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.	PROJECT TITLE 13535 58 AVENUE SURREY, B.C.	SHEET TITLE T2 - TREE PROTECTION PLAN		DRAWN MK	T-2 SHEET 2 OF 2
		1	OCT19/17	MK	REVISED SITE PLAN					CLIENT _____		SCALE AS SHOWN	
		2	DEC07/17	MK	GRADING/SERVICING PLAN								
		3	APR18/18	MK	NEW NOISE WALL LOCATION								
		4	AUG29/18	MK	REVISED GRADING/SERVICING PLAN							DATE SEPTEMBER 7, 2017	

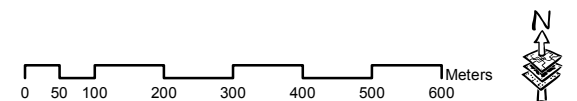


	EXISTING HALF ACRE LOTS		APPROVED CLUSTER HOUSING (10 UPA)		INSTITUTIONAL		BUFFER / GREENWAYS
	SUBURBAN TRANSITION LOTS		SMALL LOT (10 UPA)		PROPOSED INSTITUTIONAL		PARKS
	EXISTING SUBURBAN TRANSITION LOTS		SMALL LOT WITH LANE (13 UPA)		EXISTING LOCAL COMMERCIAL		WALKWAYS
	PROPOSED SINGLE FAMILY (6 UPA)		Townhouse (25 upa)		PROPOSED LOCAL COMMERCIAL		MUNICIPAL R.O.W.
	EXISTING SINGLE FAMILY		SENIORS HOUSING (20 UPA)		SCHOOLS		R.O.W. (BC HYDRO)

WEST NEWTON/HWY #10 NCP LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted by Council Resolution July 28, 2004 Amended 25 July 2016



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