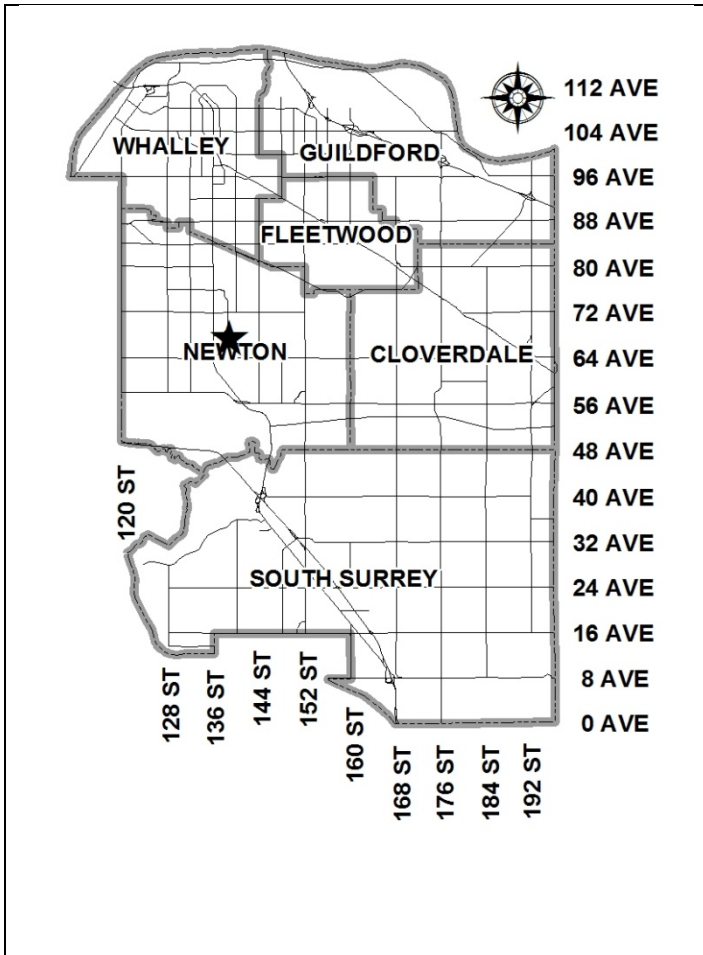


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0335-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **Rezoning** from RA to RF-12
- **Development Variance Permit**

in order to allow subdivision into five single family small lots and one lot for the protection of the riparian area.

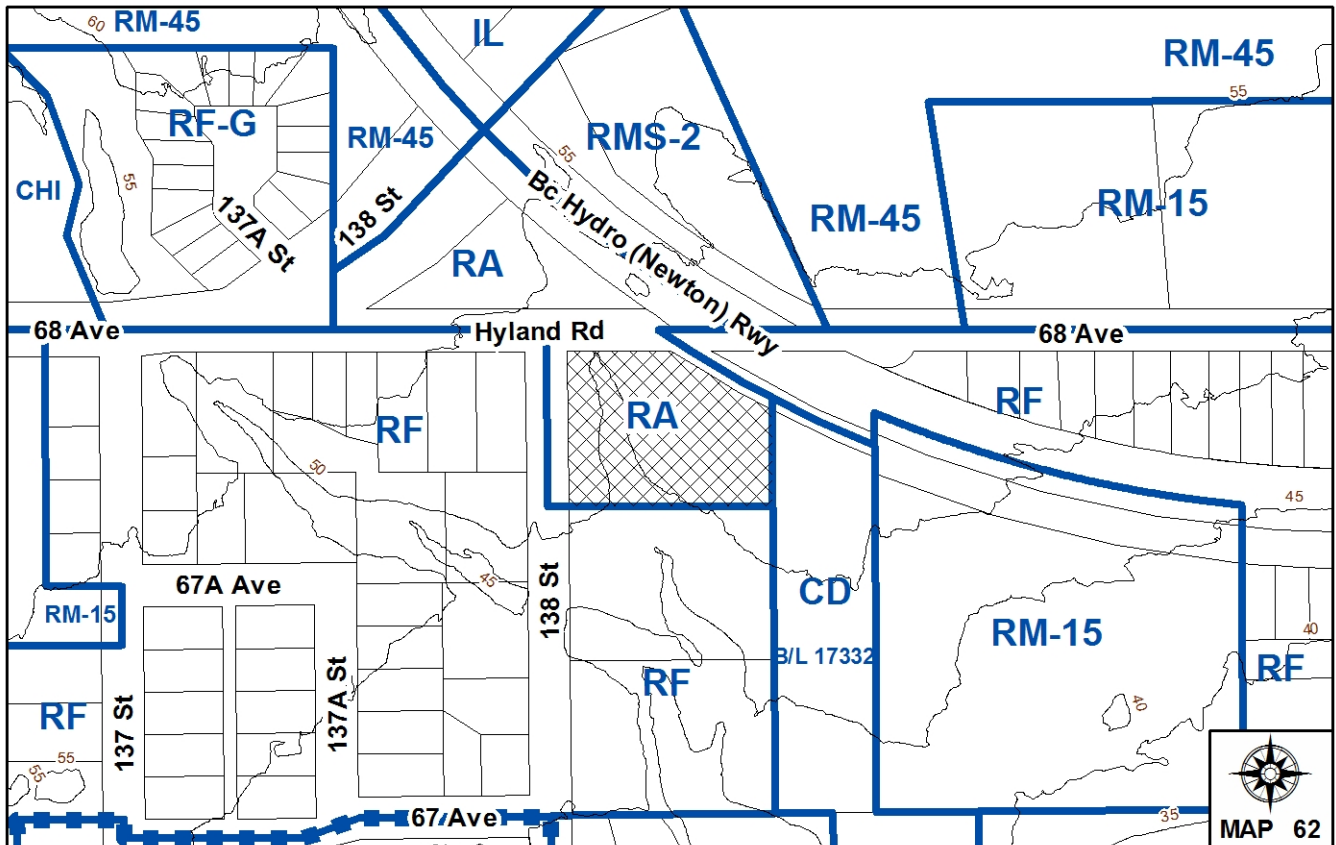
LOCATION: 13840 - Hyland Road

OWNER: 0927081 B C Ltd

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Open Space and Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Vary the RF-12 Zone in order to permit a front loaded double car garage on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP and the Urban Residential and Open Space designations in the Newton Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Newton.
- In accordance with the Newton LAP, 53 % of the total land area is proposed to be conveyed to the City, without compensation, for the protection of the fish bearing watercourse, Hyland Creek that runs through the property.
- The proposed Development Variance Permit (DVP) to permit a front loaded double car garage on proposed Lot 2 is appropriate in order to maintain streetscape consistency.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 12 Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0335-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.6 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit a front loaded double car garage on proposed Lot 2, a Type I Interior RF-12 lot.
3. Council instruct staff to resolve the following issue prior to granting of Third Reading:
 - (a) the applicant grants the outstanding joint BC Hydro/Telus statutory right-of-way.
4. 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) the applicant re-negotiate the cost sharing agreement for the construction of Hyland Road in order to ensure fairness to all parties, to the satisfaction of the Engineering Department;
 - (c) submission of a subdivision layout, including the conveyance of Hyland Creek and the riparian area to the City for conversation purposes, to the satisfaction of the Approving Officer;
 - (d) input from Senior Government Environmental Agencies;
 - (e) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscape concept and landscape securities for the treatment of un-opened road allowance and a portion of proposed Lot 1 to the satisfaction of the Planning and Development Department.
 - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (h) 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; and
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:

As noted in the following Transportation discussion in the Development Considerations section, the outstanding joint BC Hydro/Telus statutory right-of-way must be resolved prior to granting of Third Reading.

The Engineering Department has no other 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 Hyland Elementary School
1 Secondary student at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2014.

(Appendix IV)

Parks, Recreation & Culture:

The applicant is required to convey Hyland Creek and the riparian area to the City, without compensation, for conservation purposes. Before the riparian land is accepted by the Parks, Recreation and Culture Department, it must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards.

The Parks, Recreation & Culture Department has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with the Parks, Recreation & Culture Department to resolve these concerns.

Fisheries and Oceans Canada (DFO):

In accordance with the Environmental Review Committee (ERC) Decision dated November 21, 2012, DFO has accepted the proposed setbacks from Hyland Creek provided that the riparian area is conveyed to the City for conservation purposes.

SITE CHARACTERISTICSExisting Land Use:

A single family home on a treed site with the Hyland Creek, a Class A, fish bearing watercourse, running through the property.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Hyland Road):	BC Hydro (Newton) Railway	Urban/ Urban Residential	RA & RF
East:	Townhouse development under construction (File No. 7909-0214-00) including shared access to Hyland Road	Urban/ Urban Residential	CD (Based on RM-15)
South and West (Across 138 Street)	Single family homes and Hyland Creek	Urban/ Urban Residential and Open Space	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is zoned "One-Acre Residential Zone (RA)" and designated Urban Residential and Open Space in the Newton Local Area Plan (LAP). The applicant is proposing to rezone the subject property to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into five (5) small lot single family lots and one lot for the protection of the riparian area.
- The proposed lots range in size between 328 square metres (3531 square feet) and 527 square metres (5,673 square feet).
- In accordance with the Newton LAP, majority of the site, 3,442 square metres (37, 050 square feet) or 53 % of the total area, is proposed to be conveyed to the City, for the protection of the fish bearing Hyland Creek and its associated riparian area.
- The 2.13 metre (7 feet) wide portion of proposed Lot 1 and the proposed unopened 3.3 metre (10.8 feet) wide road allowance will require the submission of a landscape concept and landscape securities to the satisfaction of the Planning and Development Department. The intent of the unopened road allowance is to provide legal frontage to proposed Lot 1 and any future development on the property to the South, 6746-138 Street. The 2.13 metre (7 feet) portion of proposed Lot 1 is subject to an existing shared access easement to Hyland Road through the existing townhouse site on the neighbouring property to the East, 13864- Hyland Road (File 7909-0214-00). This shared access is secured under Easement Plan BCP49722.

Transportation

- Road dedication, consisting of 641 square metres (6,900 square feet), currently secured under a statutory right-of-way Plan BCP49005 for road purposes only, is required for the completion of Hyland Road. However, both the attorney for the estate of the previous owner and the current owner of the subject site failed to grant an equivalent joint statutory right-of-way to BC Hydro and Telus in order to legally relocate their required infrastructure onto private property for the widening of Hyland Road. Therefore, this issue must be resolved prior to granting of Third Reading.

- Proposed Lot 1 and the any future development on 6746-138 Street will obtain vehicular access from the shared access to Hyland Road as secured under Easement Plan BCP49722.

Neighbourhood Character Study and Building Scheme

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix IV).

Lot Grading

- A preliminary lot grading plan was prepared and submitted by Hunter Laird Engineering Ltd. City staff is reviewing the proposed lot grading and the applicant is required to provide a final lot grading plan before final approval of this project.
- The applicant proposes in-ground basements on all of the lots with minimal fill required. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

Trees Preservation

- Trevor Cox and Aaron Byng-Hall of Diamond Head Consulting Ltd. prepared an Arborist Arborist Assessment for the subject property (Appendix VI). The Arborist Assessment states that there are three (3) protected trees on the site, of which two (2) are proposed for retention. The chart below provides a summary of the tree retention and removal by species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Total Number of Trees	Total Proposed for Removal	Total Proposed for Retention
Maple (Big Leaf)	1	1	0
Paper Birch	1	1	0
Sitka Spruce	1	0	1
Total	3	2	1

- Table 1 excludes the three (3) protected trees located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require two (2) replacement trees on the subject site. The applicant is proposing 15 replacement trees, exceeding the City's requirements.
- The new trees on the site will consist of Japanese Maple and Weeping Nootka Cypress trees.

PRE-NOTIFICATION

Pre-notification letters were sent on May 3, 2012 to 335 households within 100 metres (300 feet) of the proposed development. As a result of the pre-notification letter, staff received one (1) letter of concern from the developer of the neighbouring townhouse development site to the East, 13864 - Hyland Road (as approved under File No. 7909-0214-00). The following is a summary of the concerns:

- Land Use and Interface with 13864-Hyland Road

Concerned that the proposed development is not complementary in use and character to the neighbouring townhouse development. For example, single family with front loaded driveways will not be consistent with the streetscape for Hyland Road. In addition, concerns have been raised about the maintenance of landscaping and co-ordination of fencing in the front and side yard conditions.

(Single family developments adjacent to townhouse projects provide diversity of housing types. Landscaping and coordination of fencing will be required between the two developments. Prior to approval of this project, the applicant will need to submit a landscape concept and landscape securities for the treatment of un-opened road allowance and a portion of proposed Lot 1 to the satisfaction of the Planning and Development Department.)

- Safety of Hyland Road

During the public hearing for the development of 13864- Hyland Road, under File No. 7909-0214-00, concerns were raised by the attorney for the estate of the previous owner about the safety of the intersection at Hyland Road and 138 Street including the possibility that this may be exacerbated by future development accessing Hyland Road in close proximity to the intersection. As a result of this concern, the owner of 13864 - Hyland Road re-designed their site in order to allow for a shared access on their site. This shared access was intended to facilitate a future townhouse development at 13840 - Hyland Road and 6746- 138 Street and included a cost sharing formula for the construction of Hyland Road based on a future townhouse development at 13840 - Hyland Road and 6746-138 Street. (Refer to Corporate Report L001; 2011).

The proposed site plan includes the addition of four (4) driveways directly onto Hyland Road and within 10 metres (33 feet) of the curvature in the road. Thereby, concerns have been expressed about how safe this will be for the area residents when previously these safety concerns were identified. The proximity of driveways should also be a concern for both residents of this development and the development at 13864 Hyland. The applicant should be required to incorporate an internal lane for vehicular access to the four (4) lots fronting Hyland Road, as well as provide access to the fifth (5) lot.

(The applicant's Engineer, Roy Rogers, P. Eng. provided a professional assessment of the proposed driveway accesses on Hyland Road and has confirmed that there are safe (Appendix VII).

- Fairness of Cost Sharing Agreement for Hyland Road

Since the cost sharing agreement was based on townhouse development of the subject site, the owner of 13864 - Hyland Road is seeking fairness on the cost sharing agreement that was reached.

(The applicant will be required to re-negotiate the cost sharing agreement for the construction of Hyland Road in order to ensure fairness to all parties, to the satisfaction of the Engineering Department prior to final approval of this project.)

- Development Potential of Lot to the South

What is the proposed lot layout for 6746 – 138th Street? To not have an indication of the potential layout or use of the adjoining undeveloped property is unfair to the adjoining property owners.

(At this time, we cannot determine what the proposed lot layout will be for the property located at 6746-138 Street since we do not know what the Fisheries and Oceans Canada (DFO) setback requirements will be to Hyland Creek, a fish bearing watercourse. The lot layout will be determined in conjunction with consultation with DFO at a later date.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 22, 2013. 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 Site is located within an urban infill area in Newton.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The single family houses built on these 5 lots may contain one secondary suite and may provide housing for Surrey residents of different age groups and may contribute to the rental housing stock in the area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Conveyance of Hyland Creek, a fish bearing watercourse, to the City for conservation purposes. • The development will incorporate low impact development standards including on-site infiltration chambers, swales and sediment control devices
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is within 250 meters of a bus stop on 138 street.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To permit a front loaded double car garage on proposed Lot 2, a Type I Interior RF-12 lot.

Justification for Variances:

- Under the provisions of the RF-12 Zone, front loaded double car garages are only permitted on Type II or Type I corner lots. This regulation is to ensure that the garage does not dominate the massing of the home on the street. In the case of this subdivision, proposed lots 3 to 5 will have front loaded double car garages. In order to maintain streetscape consistency on Hyland Road, a front loaded double car garage is also proposed for Lot 2 on a RF-12 Type I Interior lot.
- Special design provisions will be required in the Building Scheme in order to address massing and aesthetics of the proposed double car garage on proposed Lot 2.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary 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.	Safety of Driveway Access to Hyland Road
Appendix VIII.	Development Variance Permit File No. 7911-0335-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk
 Hunter Laird Engineering Ltd.
 Address: 65 - Richmond Street, Unit 300
 Surrey, BC V3L 5P5

 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 13840 - Hyland Road

(b) Civic Address: 13840 - Hyland Road
 Owner: 0927081 BC Ltd
 Director Information:
 Melvin R. Crocker

No Officer Information Filed
 PID: 007-465-998
 Lot 20 Section 16 Township 2 South West Quarter New Westminster District Plan 2163

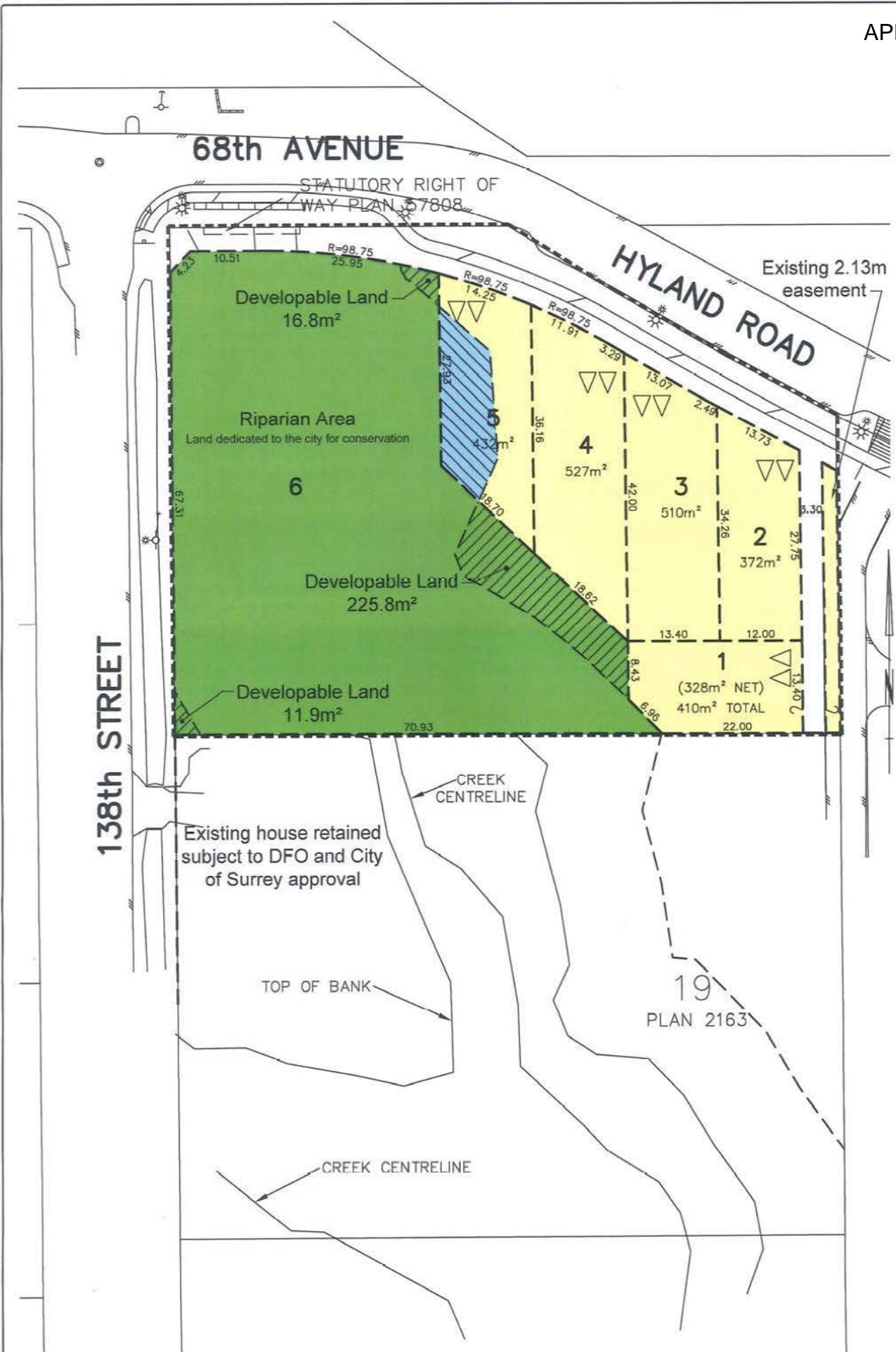
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7911-0335-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.56 ac
Hectares	0.6467 ha
NUMBER OF LOTS	
Existing	1
Proposed	5 + 1 lot for the protection of riparian area
SIZE OF LOTS	
Range of lot widths (metres)	12 m to 13.4 m
Range of lot areas (square metres)	328 sq.m. to 527 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8 upha & 3.2 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	10%
Total Site Coverage	60%
Land for the Protection of Riparian Area	
Area (square metres)	3,442 sq.m.
% of Gross Site	53%
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Other (double car garage on proposed Lot 2)	YES



Development Concept - 'G'
 Mel Crocker 13840 Hyland Road, Surrey, BC
 7911-0335-00



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

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

DATE: **June 11, 2013** PROJECT FILE: **7811-0335-00**

RE: **Engineering Requirements
Location: 13840 Hyland Rd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 7.000 metres fronting Hyland Road
(*outstanding SROW for this area must be endorsed prior to 3rd Reading*)
- Dedicate 0.500 metre SROW fronting Hyland Road.
- Dedicate 3.30 metres fronting lot 1.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 138 Street and Hyland Road.

Works and Services

- Construct 138 Street to a through local standard.
- Construct Hyland Walk (138A Street).
- Construct sanitary sewer to proposed development.
- Construct drainage sewer for proposed development.
- Pay latecomer charges.

The Road Frontage Latecomer Agreement (or cost sharing agreement) based on Corporate Report Loo1 dated February 7, 2011, must be revised to the satisfaction of the Engineering Department to reflect the currently proposed landuse which is different from that assumed in the original agreement.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR



Monday, April 30, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0335 00

SUMMARY

The proposed 5 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

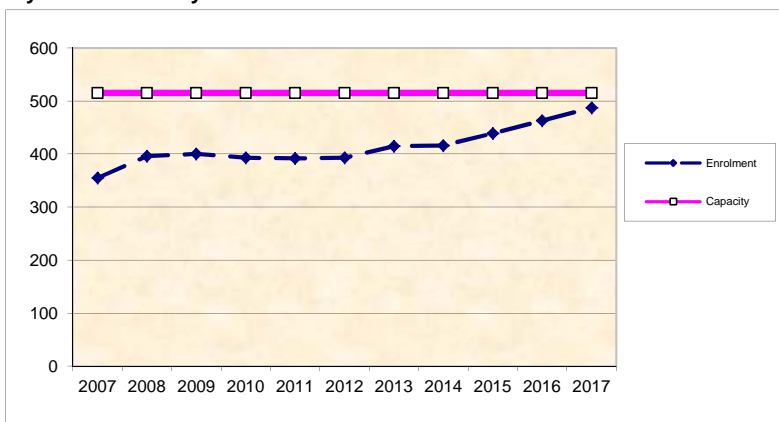
Hyland Elementary	
Enrolment (K/1-7):	36 K + 356
Capacity (K/1-7):	40 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

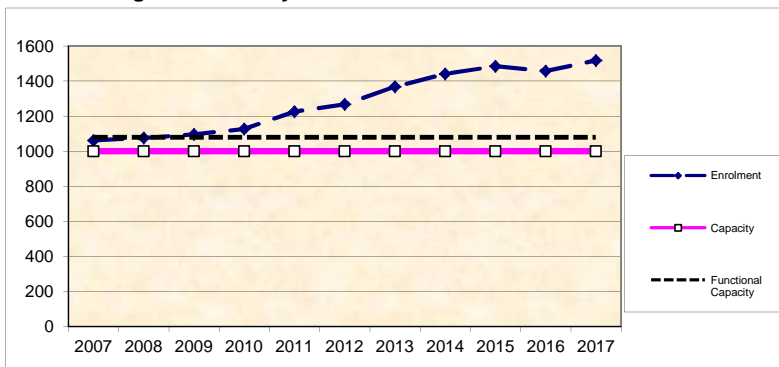
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

An addition to Hyland Elementary is not included in the School District's five year capital plan as the school is projected to accommodate ultimate residential build out of its neighbourhood. Sullivan Heights Secondary enrolment is above capacity and the district may consider future boundary revisions. The proposed development will not have an impact on these projections.

Hyland Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0335-00
 Project Location: 13840 Hyland Road, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an old growth area in which there has been only limited redevelopment in the past ten years. Most surrounding lots are zoned RF, but other zonings in the area include RF-G, CD and a number of multi-family zonings. Significant site influences include the steeply sloped bank at the west side of the subject site, which is not planned for subdivision, and the BC Hydro Right of way located adjacent to the northeast side of the site. Overall, the character of the immediate area is best described as "varied old urban with a few new "Neo-Traditional" Two Storey homes".

This area was built out over a time period spanning from the pre-1950's to the post year 2000's. The age distribution from oldest to newest is: more than 60 years old (14%), 60 years old (14%), 50 years old (43%), 40 years old (14%), and 10 years old (14%). Most homes are in the 1000-1500 sq.ft. size range. Home size distribution in this area is as follows: under 1000 sq.ft. (29%), 1000-1500 sq.ft. (43%), 2001-2500 sq.ft. (14%), 2501-3000 sq.ft. (14%). Styles found in this area include: "Old Urban" (86%), and "Neo-Traditional" (14%). Home types include: Bungalow (57%), Bungalow with above-ground basement (14%), Basement Entry (14%), and Two-Storey (14%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to structures with box-like massing. The massing scale distribution is: simple, small, low mass structures (14%), low mass structures (57%), mid-scale structures (14%), high scale structures with box-like massing (14%). All homes have a single storey high front entrance.

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (58)%, moderate slope (6:12 to 7:12) = (14)%, and steeply sloped (8:12 and steeper) = (29)%. Main roof forms (largest truss spans) include: common hip (14%), common gable (57%), and Flat (29%). Feature roof projection types include: none (50%), common gable (17%), Dutch hip (17%), and shed (17%). Roof surfaces include: tar and gravel (29%), rectangular profile type asphalt shingles (43%), and shake profile asphalt shingles (29%).

Main wall cladding materials include: vertical channel cedar siding (38%), horizontal vinyl siding (13%), vertical vinyl siding (13%), stucco cladding (25%), and full height brick (13%). Feature veneers on the front façade include: no feature veneer (29%), brick (14%), stone (29%), horizontal cedar (14%), and 1x4 vertical battens over Hardipanel (14%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (45%), Natural (earth tones) (45%), and Primary derivative (red, blue, yellow) (9%).

Covered parking configurations include : No covered parking (43%), Double carport (14%), Single vehicle garage (29%), and Double garage (14%).

A variety of landscaping standards are evident ranging from 'natural state' to 'average modern urban'. Driveway surfaces include: gravel (17%), asphalt (67%), and exposed aggregate (17%).

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

- 1) **Context Homes:** Only one home within the study area boundaries can be considered a 'context home'; the home at 13760 Hyland Road, though 13752 and 13748 Hyland Road, just beyond the study area boundaries can also be considered context homes. These three homes are 2900 – 3500 sq.ft. "Neo-Traditional" Two-Storey type meeting common post year 2000s standards for massing design and construction materials and trim elements. Other homes are not recommended for emulation.
- 2) **Style Character :** Most homes are classified generally as "Old Urban". The aforesaid context homes are classified as "Neo-Traditional". The recommended styles are "Neo-Traditional" plus compatible styles including "Neo-Heritage", and "Craftsman Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study recommendations when reviewing plans to determine whether they are compatible with neighbouring homes.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 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 proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** All neighbouring homes have a one storey high front entrance. The recommendation however is to permit a range of front entrance heights from one to 1½ storeys, because a 1½ storey entrance can be considered proportionally correct given the expected scale of the RF-12 zone homes.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, and so some flexibility in this regard is recommended providing adequate feature materials such as brick or stone, and wood are used.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used. The roof surface is not a defining characteristic of this area and so the recommendation is to permit flexibility.
- 8) **Roof Slope :** A wide range of roof slopes are evident. The recommendation is to adopt a common post year 2000 standard for RF-12 zone building schemes, in which a minimum slope of 8:12 is specified.

Streetscape: There are four main influences that define the streetscape character. The first is the old urban homes from the pre-1950's -1970's comprised of several simple small Bungalows, and one box-like Basement Entry home. The second is the new (post year 2000's) 2900 – 3500 sq.ft. "Neo-Traditional" style Two-Storey homes constructed with proportionally consistent, balanced massing designs. The third is the steep sloping topography of the west side of the site which is proposed to become park land. The fourth is the BC Hydro Right of Way located adjacent to the east side of the site.

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: "Neo-Traditional", "Neo-Heritage", or "Craftsman-Heritage". 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 2000'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)

New homes should be compatible with the aforesaid "context homes" located at 13748, 13752, and 13760 Hyland Road. However, it is more important that the new homes meet new massing design and detailing standards commonly found on homes constructed in post year 2000s RF zone developments. Homes will "Neo-Traditional", "Neo-Heritage", or "Craftsman Heritage" styles.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, 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 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 8:12.

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 providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. 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 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

In conformance with CPTED principles, a black chain link fence of a minimum 0.9m height and a maximum 1.2m height shall be installed along each lot line that interfaces with the environmental park to the west.

Windows: In conformance with CPTED principles, not less than 50 sq.ft. of unobstructed window area in main living areas shall be provided on each building face adjacent to the environmental park to the west.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: October 26, 2012

Reviewed and Approved by:  Date: October 26, 2012

TREE PRESERVATION SUMMARY

Project Location: 13840 Hyland Road, Surrey, BC Surrey File No.11-0335-00
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist’s Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Over 1.5 acres mostly open with Hyland creek in the west and surrounding riparian area.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		3	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		1	(C)
Number of Protected Trees to be Retained	(A-B-C)	2	(D)
Number of Replacement Trees Required	(C-B) x 2	2	(E)
Number of Replacement Trees Proposed		15	(F)
Number of Replacement Trees in Deficit	(E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	16	(H)
Number of Lots Proposed in the Project		5	(I)
Average Number of Trees per Lot	(H / I)	3.20	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

Arborist



Nov. 26, 2012

Date



HunterLaird
ENGINEERING LTD.

May 16, 2013
File No. 6634

City of Surrey
Planning Department
14245 – 56th Avenue
Surrey BC V3X 3A2

Attention: Catherina Lisiak, MCIP

Dear Madam,

Re: 0927081 BC Ltd.
13840 Hyland Road, Surrey
Surrey Project # 7911 – 0335

Further to your request for our professional opinion on the safety of the proposed driveway access we confirm the following has been reviewed.

- The visibility envelope on the exit to Hyland Road from all Lots;
- The design profile of the access to Lot 1 to ensure compliance with BCBC 3.2.56 (1) (D).

We conclude that there is safe access/egress at the driveways for this development.

We trust that this is in order.

Yours very truly

HUNTER LAIRD ENGINEERING LTD.



Roy Rogers, P. Eng.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0335-00

Issued To: 0927081 BC LTD
("the Owner")

Address of Owner: 309, 1688 - 152 Street
Surrey, BC V4A 4N2

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: 007-465-998
 Lot 20 Section 16 Township 2 South West Quarter New Westminster District Plan 2163
 13840 - Hyland Road

(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) to vary Section H.6 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit a front loaded double car garage on proposed Lot 2, a Type I Interior RF-12 lot.
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. 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 – Dianne L. Watts

City Clerk – Jane Sullivan

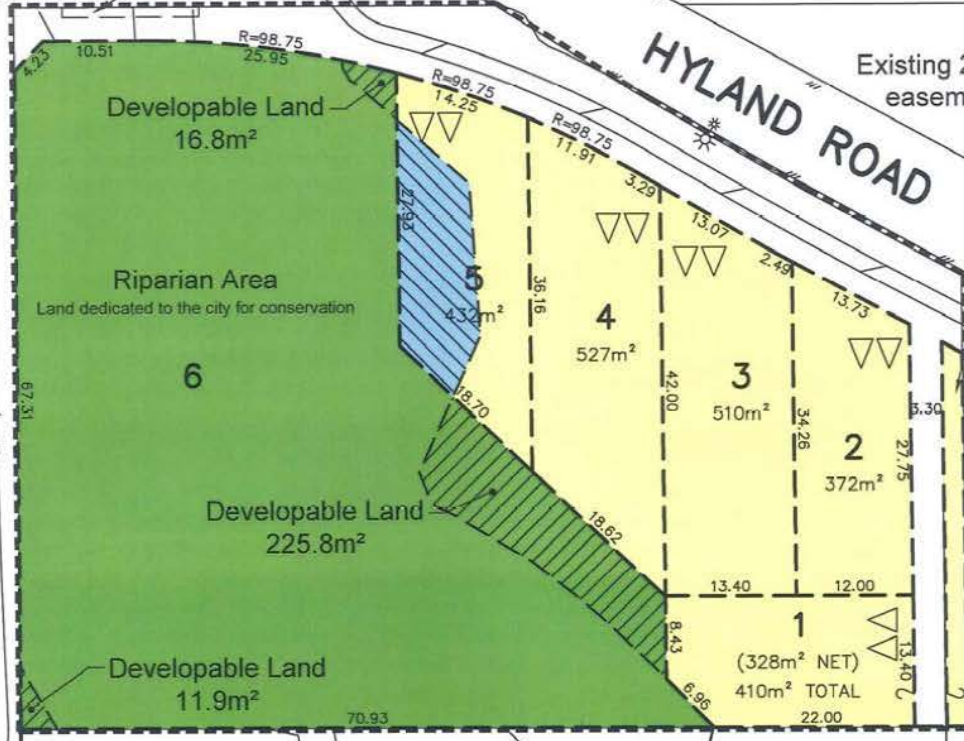
68th AVENUE

STATUTORY RIGHT OF WAY PLAN 57808

HYLAND ROAD

Existing 2.13m easement

138th STREET



Development Concept - 'G'
 Mel Crocker 13840 Hyland Road, Surrey, BC
 7911-0335-00



HunterLaird
 ENGINEERING LTD.
 April 2013
 #6634