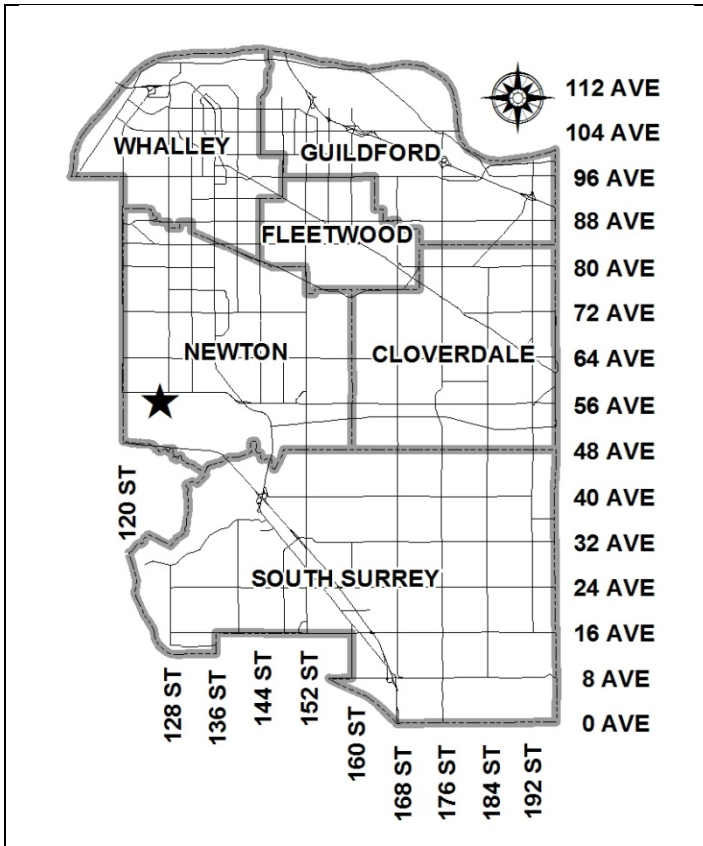


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0180-00

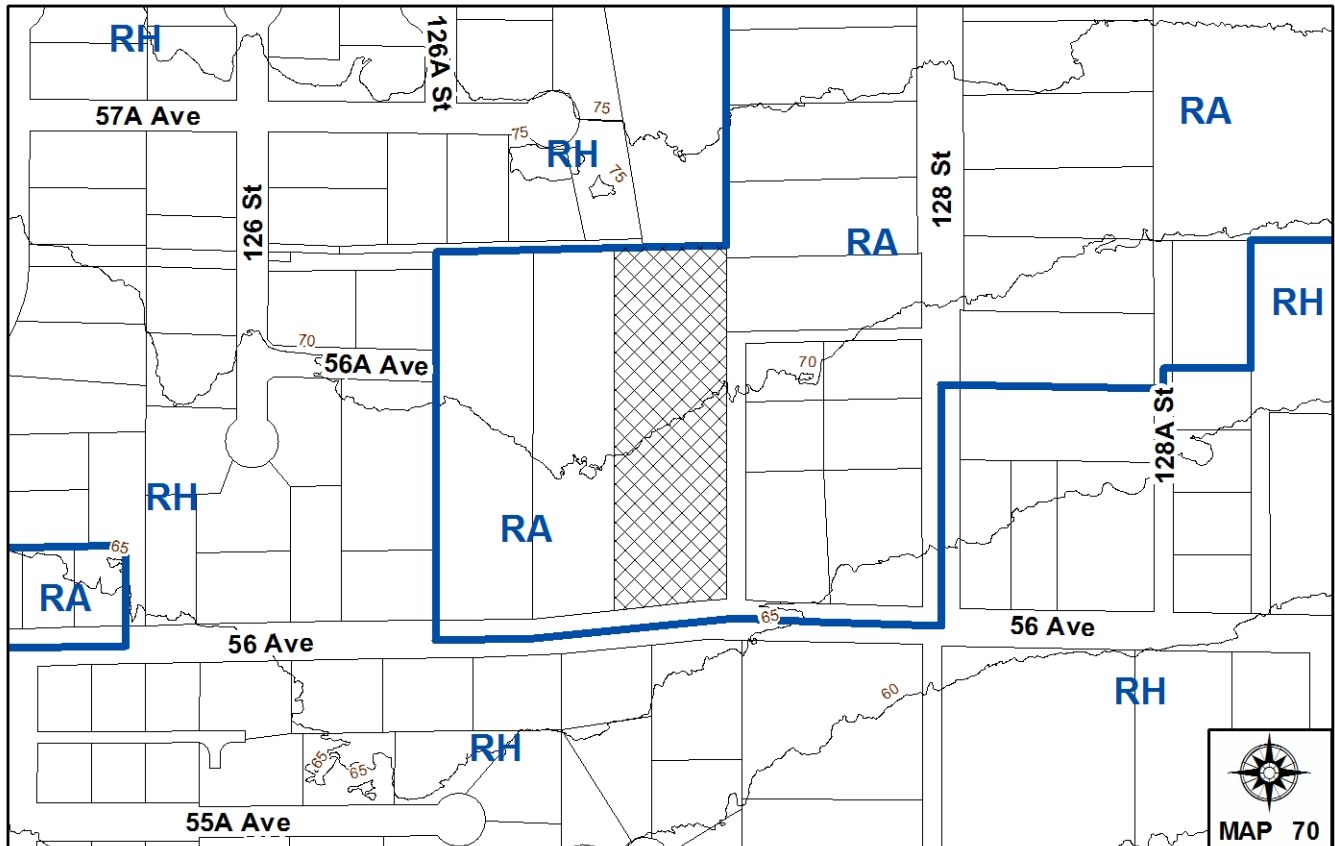
Planning Report Date: May 6, 2013



PROPOSAL:

- **Rezoning** from RA to RH in order to allow subdivision into three (3) half-acre residential lots and one (1) future park lot.

LOCATION: 12725 - 56 Avenue
OWNER: Clare Pattison
 William R McGuinness
 Laurence R McGuinness
 Susan P Baziuk
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: One-Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the West Panorama Ridge Local Area Plan (LAP) from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Suburban" designation in the Official Community Plan (OCP).
- The proposed amendment to the LAP is consistent with adjacent half-acre development to the west, north and south of the subject site.
- The proposal will assist in the completion of the road network through this neighbourhood, including a north-south road (127 Street) which will eventually connect with an extended 56A Avenue. This road connection was envisioned in the City's concept plan for this area, and once completed, will enhance neighbourhood connectivity throughout this section of West Panorama Ridge.
- As part of the application, proposed Lot 4, which is fully encumbered by a BC Hydro right-of-way, will be acquired by the City for parkland purposes. The Parks, Recreation & Culture Department has plans to construct a portion of the Serpentine Greenway at this location. Therefore the proposal will assist the City in meeting the goals of the Greenways Master Plan.

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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) 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) approval from BC Hydro;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) completion of the transfer of parkland (proposed Lot 4) to the City in accordance with the West Panorama Ridge Local Area Plan and the Surrey Greenways Master Plan, to the satisfaction of the Parks, Recreation and Culture Department;
 - (i) the applicant provide cash-in-lieu of the construction of a fence, to the specifications of BC Hydro, around the Hydro tower structure on proposed Lot 4, to the satisfaction of the Parks, Recreation and Culture Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a Section 219 Restrictive Covenant to (i) prohibit a driveway on proposed Lot 1 from 56 Avenue, (ii) to increase the setback requirement from 56 Avenue from 7.5 metres (25 ft.) to 10 metres (30 ft.), and (iii) for additional landscaping on 56 Avenue;
 - (l) registration of a Section 219 Restrictive Covenant for tree preservation; and

- (m) registration of a Section 219 Restrictive Covenant for the installation of a 1.2 metre (4 ft.) permeable fence adjacent to proposed Lot 4 (future parkland) to the specifications and satisfaction of the Parks, Recreation and Culture Department, and to ensure that the fence is protected and maintained.
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)" 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:	<p>Projected number of students from this development:</p> <p>1 Elementary students at Colebrook Elementary School 0 Secondary students at Panorama Ridge Secondary School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October, 2014.</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture:	<p>Parks supports this proposal. Parkland acquisition of proposed Lot 4 is required for parkland purposes through this application. Fencing is restricted to a maximum 1.2 metres (4 ft.) in height, and CPTED design principles adjacent to the Serpentine Greenway should be applied.</p> <p>BC Hydro requires a fence or railing around the Hydro tower structure constructed at a 2 metre (6.6 ft.) offset. The applicant is required to provide cash-in-lieu for the cost of the fence, because it is required in order to permit an encroachment into Hydro's standard 6 metre (20 ft.) no build setback area. This encroachment was requested by the applicant in order to facilitate their proposal.</p> <p>Parks also have some concerns about the pressure that this project will place on existing Parks, Recreation & Culture facilities, and request that this issue be addressed prior to Final Adoption.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .

BC Hydro: BC Hydro has no objection in principle to the proposal. Final Approval is necessary prior to subdivision approval and any pathway construction for the Serpentine Greenway, within the BC Hydro right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Parkland and single family lots	Suburban/Open Space	RH
East:	Single family homes and unopened road allowance	Suburban/ Suburban Residential (1 Acre)	RA
South (Across 56 Avenue):	Single family homes	Suburban/ Suburban Residential (1/2 Acre)	RH
West:	Single family home on large lot, under Development Application No. 7908-0073-00, in order to permit rezoning from RA to RH and subdivision into 3 lots.	Suburban/ Suburban Residential (1 Acre)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal requires an amendment to the West Panorama Ridge Local Area Plan (LAP) from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)". This proposed amendment is consistent with adjacent half-acre development to the west, north and south of the subject site.
- The proposal will assist in the completion of the road network through this neighbourhood, including a north-south road (127 Street) which will eventually connect with an extended 56A Avenue. This road connection was envisioned in the City's concept plan for this area, and once completed, will increase access and connectivity through the neighbourhood.
- As part of the application, proposed Lot 4, which is fully encumbered by a BC Hydro right-of-way, will be acquired by the City for parkland purposes. The Parks, Recreation & Culture Department has plans to construct a portion of the Serpentine Greenway at this location. Therefore the proposal will assist the City in meeting the goals of the Greenways Master Plan.

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site is 1.3 hectares (2.8 acres) in size. It is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential (1 Acre)" in the West Panorama Ridge Local Area Plan (LAP). The eastern portion of the site is encumbered by a BC Hydro right-of-way.
- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", in order to permit subdivision into 3 half-acre residential lots. A fourth lot will be created and acquired by the City for parkland purposes, to facilitate the future extension of the Serpentine Greenway. This lot will be fully encumbered by the BC Hydro right-of-way.
- There is a separate development application (No. 7908-0073-00) in process for the site immediately west of the subject site, at 12715 56 Avenue. Under the application, the applicant similarly proposes to amend the LAP from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)", to rezone from RA to RH, and to subdivide to create three (3) lots. Half of the road dedication for 127 Street will be required under this application, along with a road dedication for 56A Avenue. If the subject application proceeds ahead of the application to the west, the applicant will be required to obtain a statutory right-of-way over the portion of land that will be dedicated under Development Application No. 7908-0073-00 for 127 Street and to construct the full road. Some of the costs for this may be recovered via a latecomer agreement. In the future, it is anticipated that a road connection to the existing 56A Avenue will be completed, with the development of the property at 12689 56 Avenue. This is illustrated in the concept plan attached as Appendix VII.
- All of the proposed lots meet or exceed the minimum depth, width and area requirements of the RH Zone.
- The existing house will be demolished.
- In order to preserve the rural "estate" character of 56 Avenue, proposed Lot 1 will be required to have an increased front yard setback of at least 10 metres (33 ft.), a 3 metre (10 ft.) wide landscape buffer along 56 Avenue, and will be prohibited from taking driveway access from 56 Avenue. The proposed setback is 2.5 metres (8 ft.) larger than the 7.5 metre (25 ft.) setback required by the RH Zone. Similar requirements were stipulated for other recent projects along 56 Avenue and New McLellan Road, including Development Application Nos. 7908-0205-00, 7912-0163-00 and 7906-0182-00, and are in keeping with the wishes of the West Panorama Ridge Ratepayers Association (WPRRA) as a means of addressing rural character preservation efforts along 56 Avenue/New McLellan Road. These restrictions will be secured via a Section 219 Restrictive Covenant.

Land to be Acquired for the Serpentine Greenway

- Proposed Lot 4 is proposed to be acquired by the City for the future extension of the Serpentine Greenway. A conceptual layout for this future greenway is attached as Appendix IX.

- Proposed Lot 4 is entirely encumbered by a BC Hydro right-of-way. There is a Hydro tower base located within the lot. BC Hydro typically requires a 6 metre (20 ft.) no-build setback around the base of towers. In this case, the applicant has proposed the trail to be setback approximately 2 metres (6.6 ft.) from the base of the tower. BC Hydro has indicated that this is acceptable in principle, subject to some conditions, including the construction of a fence or railing which completely surrounds the structure and made of a material that is non-conducting (i.e. timber). Because this requirement is to facilitate the applicant's layout, and to allow an encroachment into Hydro's typical 6 metre (20 ft.) no-build setback area, the applicant has agreed to provide cash-in-lieu for this purpose. The fence will be constructed by the Parks, Recreation and Culture Department when the pathway is constructed. When a final design has been determined, it must be sent to BC Hydro for final approval.
- All of the three (3) proposed residential lots will share property lines with the future park lot. Parks requires low, permeable fencing adjacent to parkland, to ensure that CPTED "eyes on the park" principles are adhered to. In order to ensure that the fence is constructed to Parks' specifications, the applicant is required to construct the fence prior to Building Permit issuance. A Section 219 Restrictive Covenant is required to be registered on the titles of all three (3) lots to ensure that the fence is installed prior to Building Permit issuance, and that it is maintained and protected. The Restrictive Covenant will also specify that no additional fence or high growing landscape materials (higher than 1.2 metres (4 ft.)) is permitted.

Compliance with City Policy No. O-13: Subdivisions Affected by Hydro and Gas Rights-of-Way

- City Policy O-13 provides guidelines for developments affected by utility rights-of-way. A copy of this policy is attached as Appendix VIII.
- The proposed subdivision does not comply fully with two (2) aspects of the Policy, as discussed below:
 - The Policy stipulates that all single family residential lots to be created along Hydro rights-of-way should have adequate area, width and depth, outside of the right-of-way, to contain a rear yard of 7.5 metres (25 ft.) to accommodate ancillary structures.

Proposed lots 2 and 3 do not have 7.5 metres (25 ft.) outside of the right-of-way in the rear yards. However, these lots do have ample side yard space to accommodate ancillary structures and provide usable yard space.
 - The Policy also stipulates that where single family residential lots are permitted to encroach into a Hydro right-of-way, such encroachment shall not exceed 7.5 metres (25 ft.).

All of the proposed lots exceed this maximum 7.5 metre (25 ft.) encroachment. On proposed Lot 1, the encroachment ranges from 7.4 metres (24 ft.) to 14.3 metres (47 ft.), on proposed Lot 2, from 7 metres (23 ft.) to 14.3 metres (47 ft.), and on proposed Lot 3, from 1.4 metres (4.6 ft.) to 12 metres (39 ft.). The applicant's rationale for allowing the increased encroachment into the Hydro right-of-way is that the area is required in order to meet the minimum requirements of the RH Zone, and that the lots will still have adequate usable yards not encumbered by the right-of-way.

Planning & Development Department staff can support the increased encroachment, given the applicant's rationale. Further, the proposal will facilitate a road connection through the neighbourhood that will enhance connectivity, and the future extension of the Serpentine Greenway in lands that are proposed to be acquired by the City for parkland purposes. The further encroachment is necessary in order to create three (3) lots and make the project economically viable. This is considered to be an appropriate trade-off that will not negatively impact the livability of these lots.

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines. A summary of the Building Design Guidelines is attached as Appendix V.
- The proposed guidelines are reflective of common new standards for massing design, construction materials, trim and detailing elements and landscape design that are commonly found in RH zone subdivisions constructed post year 2010. These elements include:
 - "Traditional", "Neo-Traditional", "Heritage", "Neo-Heritage" and style homes;
 - exterior building materials including stucco, cedar, hardiplank, brick and stone; and
 - use of natural colours, with a high trim and detailing standard.
- The guidelines require adequate window areas adjacent to the future park lot (proposed Lot 4) to encourage an "eyes on the park" approach in accordance with Crime Prevention through Environmental Design (CPTED) principles.
- The applicant is proposing in-ground basements and a satisfactory preliminary lot grading plan has been submitted and accepted by staff.

Tree Preservation

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 9 by-law sized trees on site, of which 1 is proposed to be retained and 8 are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Apple	2	0	2
Bitter Cherry	1	0	1
English Walnut	3	0	3
Norway Spruce	1	0	1
Red Alder	1	0	1
White Spruce	1	1	0
Total	9	1	8

- Of the 8 trees proposed to be removed, two (2) are within the future road allowance for 127 Street and are not good candidates for retention based on their health and species, three (3) are Red Alder or Apple trees without retentive value based on their species types, and two (2) are not suitable for retention due to their overall condition. The remaining tree that is proposed to be removed is an English Walnut tree in fair condition that has high retention potential. However, this tree is located in the middle of the building envelope of proposed Lot 2, and is therefore proposed to be removed. Staff considered options for altering the layout to preserve this tree, but because of the Hydro right-of-way, and requirements for the parkland area and the road dedication, the layout could not be altered in such a way as to allow for the retention of this tree.
- The applicant is required to provide approximately 16 replacement trees, and is proposing to provide 17 replacement trees, for an average of 5.6 trees per lot.
- A Section 219 Restrictive Covenant will be required in order to ensure tree retention.

PRE-NOTIFICATION

Staff received the following comments from neighbouring residents and the West Panorama Ridge Ratepayer's Association (WPRRA), as a result of the development proposal sign, pre-notification letters mailed out on April 4, 2013, and a referral to the WPRRA for comment:

- Neighbouring residents from two (2) adjacent households expressed concern regarding the previous location of the proposed north-south road, which is eventually proposed to connect 56 Avenue with 56A Avenue. These concerns were raised with regards to previous iterations of the proposal, for which the north-south road (127 Street) was proposed to be located further west of where it is currently shown. These residents had concerns about showing a road connection partially over their properties in the concept plan when they do not have a desire to develop, and about the construction of a half-road adjacent to their properties which may have an impact on their privacy and livability.

(In response to feedback from neighbouring residents, the subject proposal, as well as the proposal for Surrey Project No. 7908-0073-00, have been updated to show this new road between the properties at 12715 56 Avenue and 12725 56 Avenue. With the new location of the proposed road, the neighbours' concerns have been addressed.)

- The West Panorama Ridge Ratepayers Association (WPRRA) has also reviewed the proposal and been involved throughout the application process, for both the subject application, and Development Application No. 7908-0073-00. The WPRRA have not raised concerns regarding the proposed half-acre land use, and support the purchase of proposed Lot 4 for the Serpentine Greenway. However, the WPRRA are opposed to 127 Street. They would prefer 56A Avenue to be extended further east and end in a cul-de-sac, and to not have a connection through to 56 Avenue.

(A road connection from 56 Avenue, connecting with 56A Avenue, is shown in the City's concept plan for this area. Further, secondary access is an Engineering Design Criteria requirement for dead-end roads exceeding 220 metres (722 ft.) in length. There are a high number of dead end (cul-de-sac) roads in this area and this requirement of the Design Criteria is already not being met. To allow an extension of 56A Avenue as a

dead-end road would increase the length of the dead-end road which is already non-compliant. The road connection to 56 Avenue at this location is important as it will increase access and circulation throughout the neighbourhood, including providing better access for emergency vehicles.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 24, 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 the West Panorama Ridge Local Area Plan (LAP). • The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The homes built on these lots may contain one secondary suite each. Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in this area of Surrey.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development will incorporate Low Impact Development Standards, including on-lot infiltration chambers, cisterns, swales and natural landscaping, as well as sediment control devices. • Recycling and organic waste pickup to be serviced by ReThink Waste program.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is located along a community bus route on New Mclellan Road. • The proposed lots are located adjacent to a future greenway trail (Serpentine Greenway).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • The West Panorama Ridge Ratepayers Association (WPRRA) has reviewed and commented on the proposal. • Nearby residents have the opportunity to voice their concerns, through the notification process, including at a future Public Hearing.

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. Concept Plan
- Appendix VIII. City Policy No. O-13
- Appendix IX. Conceptual Sketch for Greenway Connection

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

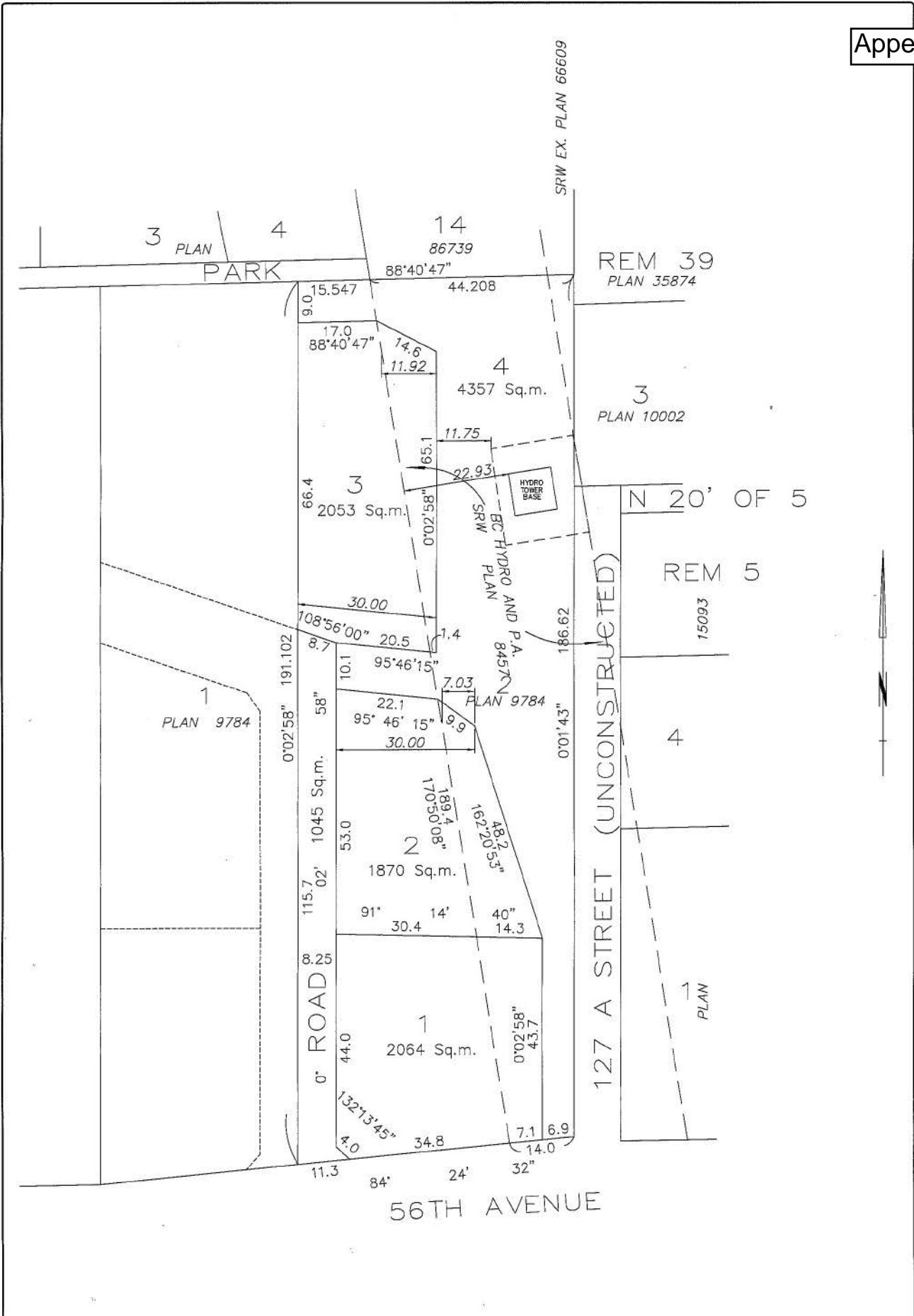
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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.8
Hectares	1.13
NUMBER OF LOTS	
Existing	1
Proposed	4 (including 1 park lot)
SIZE OF LOTS	
Range of lot widths (metres)	30 m – 44 m
Range of lot areas (square metres)	1,870 m ² – 2,053 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 uph / 2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	33%
PARKLAND	
Area (square metres)	4,343 m ²
% of Gross Site	38%
Required	
PARKLAND	
5% money in lieu	NO
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
Others	NO



Preliminary Layout

7912-0180-00
 12725 56 Avenue
 Laurie McGuiness



HunterLaird
 ENGINEERING LTD.
 March 2013
 #5095

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

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

DATE: **May 1, 2013**

PROJECT FILE: **7812-0180-00**

RE: **Engineering Requirements
Location: 12725 56 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.25 metres for 127 Street.
- Dedicate 3.0m x 3.0 corner cut at the intersection of 56 Avenue and 127 Street.
- Provide 8.25 metre wide SROW for 127 Street.

Works and Services

- Construct north side of 56 Avenue to West Panorama Ridge Collector Standard.
- Construct 127 Street to non- West Panorama Ridge Standard (Urban Forest limited local).
- Construct 6.0 metre wide concrete letdowns.
- Construct sanitary sewer main, storm sewer main and water main on 127 Street. Storm sewer system on 56 Avenue is also required.
- Provide service connections as required.
- Provide restrictive covenants for driveway access for Lot 1.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Wednesday, November 07, 2012
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0180 00

SUMMARY

The proposed 3 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 2011 Enrolment/School Capacity

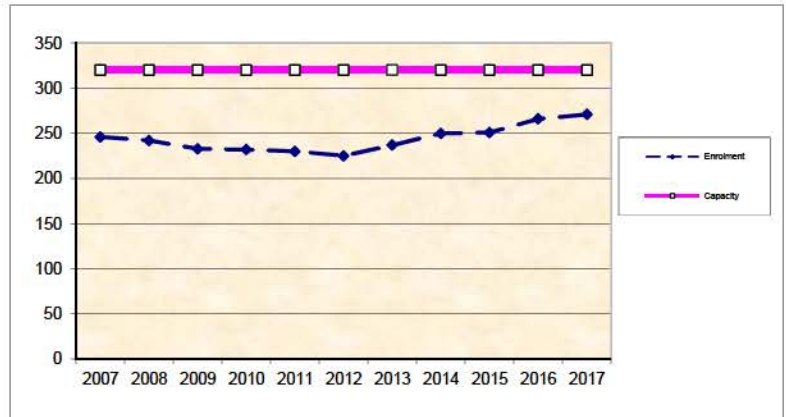
Colebrook Elementary	
Enrolment (K/1-7):	32 K + 198
Capacity (K/1-7):	20 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

School Enrolment Projections and Planning Update:

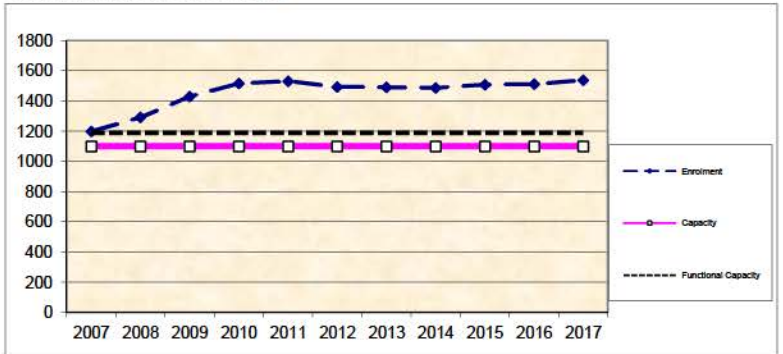
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location.. The Board of Education has proposed an addition to Panorama Ridge Secondary in its Five Year Capital Plan submission to the Ministry. The proposed development will not have an impact on these projections.

Colebrook Elementary



Panorama Ridge 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: 7912-0180-00
 Project Location: 12725 - 156 Street, 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 characterized by small old Bungalows, 1½ Storey type, and Two-Storey type homes situated on large suburban lots. Most lots are landscaped to modest old suburban standard. There one new suburban-estate quality, 3600+ sq.ft. Two-Storey type home at 12708 - 56 Avenue which has been designed to a common modern standard for new suburban estate developments.

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is: 1950's (44%), 1960's (22%), 1970's (11%), 1980's (11%), and 2000's (11%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (22%), 1501 - 2000 sq.ft. (33%), 2001 - 2500 sq.ft. (22%), 3001 - 3550 sq.ft. (11%), over 3550 sq.ft. (11%). Styles found in this area include: "Old Urban" (22%), "Heritage (Old B.C.)" (33%), "Rural Heritage" (11%), "Neo-Heritage" (11%), and "Neo-Traditional" (22%). Home types include: Bungalow (22%), 1 ½ Storey (56%), Basement Entry (11%), and Two-Storey (11%).

Massing scale (front wall exposure) characteristics include: Low mass structure (25%), Low to mid-scale massing (50%), Mid-scale massing with proportionally consistent, well balanced massing design (13%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (13%).

The scale (height) range for front entrance structures include: One storey (56%), one storey front entrance veranda in heritage tradition (22%), 1½ storey front entrance (11%), proportionally exaggerated Two storey front entrance (non context) (11%). The range of roof slopes found in this area is: 2:12 (18%), 5:12 (9%), 6:12 (18%), 7:12 (9%), 8:12 (27%), 9:12 (9%), 10:12 (9%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (33%), Main common gable roof (44%), Main Dutch hip roof (11%), Main Boston hip roof (11%). Feature roof projection types include: Common Hip (11%), Common Gable (67%), Dutch Hip (11%), Boston Hip (11%). Roof surfaces include: Interlocking tab type asphalt shingles (44%), Rectangular profile type asphalt shingles (22%), Concrete tile (shake profile) (22%), and Cedar shingles (11%).

Main wall cladding materials include: Horizontal cedar siding (11%), Aluminum siding (11%), Horizontal vinyl siding (11%), Stucco cladding (67%). Feature wall trim materials used on the front facade include: No feature veneer (22%), Stone feature veneer (33%), and horizontal cedar accent (44%). Wall cladding and trim colours include: Neutral (58%), Natural (33%), and primary (8%).

Covered parking configurations include: No covered parking (33%), Single vehicle garage (22%), Double garage (11%), and Triple garage (33%).

A variety of landscaping standards are evident, including: Old suburban landscape standard with sod and modest plantings (33%), average old suburban landscape standard (56%), average modern suburban landscape standard (11%). Driveway surfaces include: Gravel driveway (56%), Asphalt driveway (22%), Broom finish or smooth concrete driveway (11%), and Exposed aggregate driveway (11%).

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

- 1) **Context Homes:** There are two homes in this area (12708 - 56 Avenue and 12689 - 56 Avenue) 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 2010) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.
- 2) **Style Character:** New homes should have a suburban-estate character. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations 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 RH 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 :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 8:12 or higher are recommended.

Streetscape: The subject site is located in an area in which a B.C. Hydro utility corridor has a significant influence. Surrounding lots are large, most zoned "One Acre Residential" (RA). Most lots have a small 50-60 year old home situated a considerable distance from the front lot line, on a lot landscaped to a modest old urban standard with sod, a few mature shrubs, and several mature trees. There is one new 3600+ sq.ft. suburban estate quality "Neo-Traditional" style Two-Storey type home that provides the most likely direction for future development of this area. This home, located at 12708 - 56 Avenue has a proportionally consistent, well balanced massing design, and a 1 ½ storey front entrance. The home has a main common hip roof at an 8:12 slope, with common gable feature projections. The roof is surfaced with shake profile concrete roof tiles, and walls are clad in stucco with a stone feature veneer. Colours are Neutral / Natural. The home has a triple garage. The landscape is considered "average modern suburban".

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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

There are two homes in this area (12708 - 56 Avenue and 12689 - 56 Avenue) that provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours

such as grey, white, and cream are permitted. Primary colours are not recommended for this development. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 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 those of traditional roofing products. Greys/black/browns 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:** 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 50 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 from the one-storey elements.
- Landscaping:** *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lot 1 shall have an additional 20 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, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Feb 9, 2013

Reviewed and Approved by:  **Date:** Feb. 9, 2013

TREE PRESERVATION SUMMARY

Project Location: 12725 56 Ave, Surrey, BC
 Registered Arborist: Lesley Gifford, B.App Sc.
 ISA Certified Arborist (PN5432A)
 Certified Tree Risk Assessor (56)
 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: Single lot with residence proposed to be subdivided into two lots.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		9	(A)
Number of Protected Trees declared high risk due to natural causes		_____	(B)
Number of Protected Trees to be removed		8	(C)
Number of Protected Trees to be Retained	(A-B-C)	1	(D)
Number of Replacement Trees Required	(C-B) x 2	16	(E)
Number of Replacement Trees Proposed		16	(F)
Number of Replacement Trees in Deficit	(E-F)	0	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	17	(H)
Number of Lots Proposed in the Project		3	(I)
Average Number of Trees per Lot	(H / I)	5.60	

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:



April 29, 2013

Arborist

Date



Client: McQuinn

File No. : _____

Project No. : 6098

Date: Oct. 2012

ALT. LAYOUT 'A'

- AGREEMENT WITH NEIGHBOUR TO WEST ROAD TO SPLIT ROAD DEDICATION.
- BASED ON RHT ZONE
- NO PARKLAND REQ'D.





CITY POLICY

No. O-13

REFERENCE:	APPROVED BY:	CITY COUNCIL
REGULAR COUNCIL MINUTES 6 MAY 1991 PAGE 8	DATE:	APRIL 15, 2002
	HISTORY:	6 MAY 1991

TITLE: SUBDIVISIONS AFFECTED BY HYDRO AND GAS RIGHTS-OF-WAY

1. All single family residential lots to be created by subdivision along Hydro or natural gas transmission rights-of-way should have adequate area, width and depth, outside the right-of-way, to contain:
 - a. A building footprint of 12.8 metres (42 feet) by 10.67 metres (35 feet) to accommodate a principal building.
 - b. A rear yard of 7.5 metres (25 feet) to accommodate ancillary structures.
 - c. Minimum front and side yards as specified by the Zoning By-law.
2. Where single family residential lots are permitted to encroach into a Hydro right-of-way, such encroachment shall not exceed 7.5 metres (25 feet).
3. Council will not support the creation of fee simple lots in those locations where proposed subdivision roads cross existing pipeline statutory rights-of-way.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.



OPTION 'A'

Preliminary Layout

12725 56 Avenue
Laurie McGuinness

