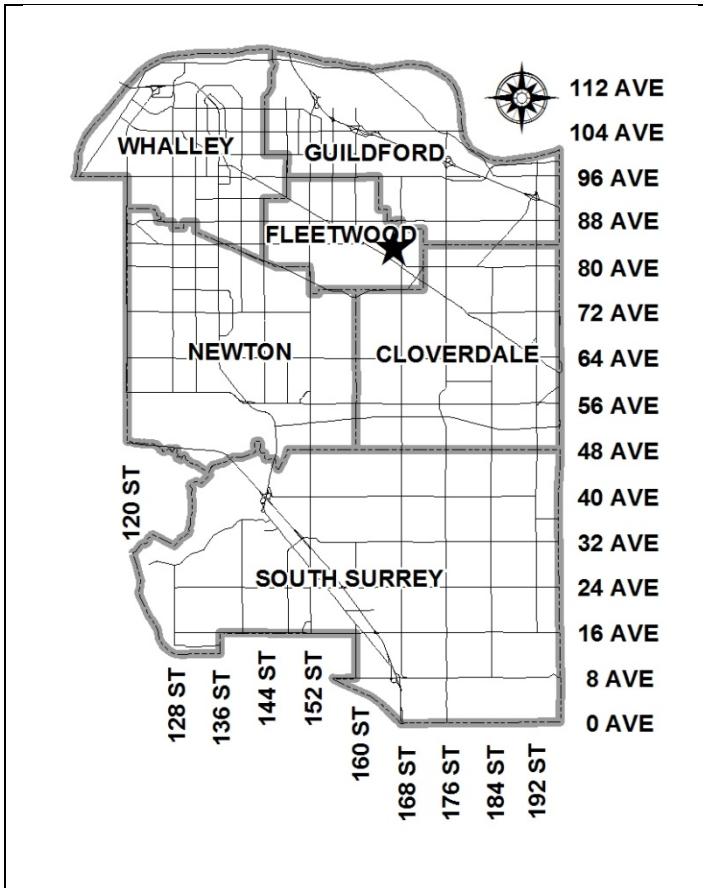


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0193-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **TCP Amendment** of portions from Parks & Linear Corridors to Single Family Urban
- **Rezoning** from RA to RF-G
- **Development Variance Permit**

in order to allow subdivision into seven (7) small single family lots and open space.

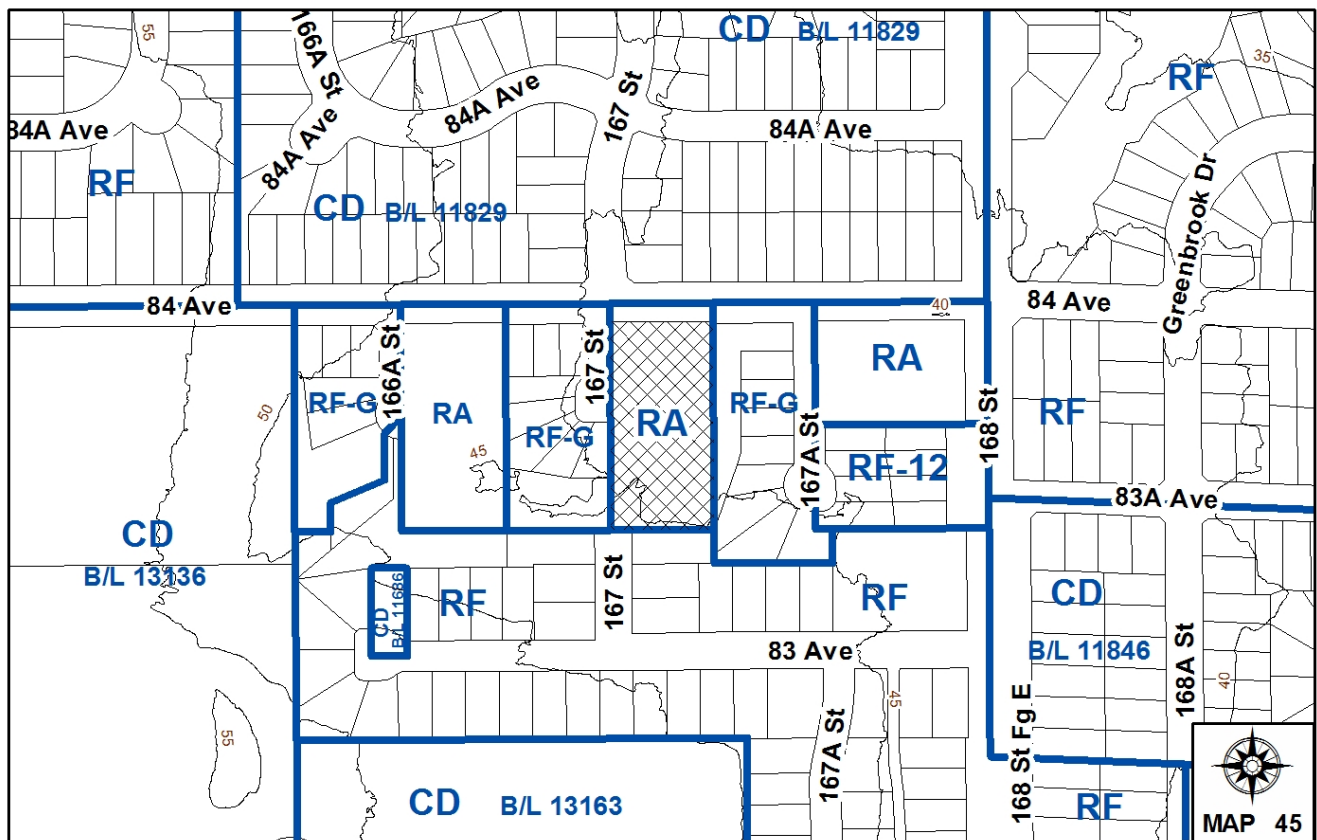
LOCATION: 16710 - 84 Avenue

OWNER: William Chucko
 Amelia Chucko

ZONING: RA

OCP DESIGNATION: Urban

TCP DESIGNATION: Single Family Urban and Parks & Linear Corridors



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Housekeeping amendment to the RF-G Zone; and
 - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum lot area for subdivision in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).
- Amendment to the Fleetwood Town Centre Plan designation from "Parks & Linear Corridors" to "Single Family Urban" along the northern and western property lines of the subject site. Parks confirmed that a linear pathway in these locations is not required.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Fleetwood Town Centre Plan.
- The proposal is consistent with the pattern of development that borders the eastern and western property lines.
- Upon subdivision, 46% of the gross site area will be dedicated as park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Density and Subdivision provisions of the Single Family Residential Gross Density Zone (RF-G) as described in Appendix X and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential Gross Density Zone (RF-G) (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7912-0193-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area for subdivision requirement in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) indication of Council support of Development Variance Permit No. 7912-0193-00.
5. Council pass a resolution to amend the Fleetwood Town Centre Plan (TCP) to redesignate the portions of the site that are designated as Parks & Linear Corridors to Single Family Urban 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:

2 Elementary students at Frost Road Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2013.

Parks, Recreation & Culture:

No concerns.

Environmental Review Committee (ERC):

The proposal was presented to the ERC on August 15, 2012. The ERC, which includes a representative from the Department of Fisheries and Oceans (DFO) reviewed the applicant's proposal and supports the project provided the applicant dedicates the full riparian setback area (15 metres / 50 ft. from top-of-bank) to the City.

SITE CHARACTERISTICS**Existing Land Use:**

Vacant acreage parcel.

Significant Site Attributes:

Swanson Brook, a red-coded watercourse, historically flowed through the site.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings.	Single Family Urban	CD By-law No. 11829
East:	Single family dwellings on small urban lots along a green belt.	Single Family Urban	RF-G
South:	Single family dwelling.	Single Family Urban	RF
West (Across 167 St.):	Single family dwellings on small urban lots and a green belt.	Single Family Urban	RF-G

DEVELOPMENT CONSIDERATIONS

Background

- The RF-G Zone is intended for lands located within the Urban designation in the Official Community Plan (OCP) to permit small urban lots with substantial public open space set aside. Single family residential gross density lots are considered appropriate for this site in order to preserve the integrity of a watercourse that will be realigned to flow through the subject site. The proposed realignment of the watercourse will result in the watercourse being closer to its historical alignment.
- Similar developments consisting of small single family lots with dedicated open space, occurred to the immediate east and west of the subject site. Application No. 7995-0249-00 (to the east) received final adoption on September 20, 1999, to permit subdivision into 8 RF-G-zoned lots. Application No. 7993-0205-00 (to the west) received final adoption on June 25, 2007 to permit subdivision into 8 RF-G-zoned lots.
- The project will complete the remaining eastern portion of the 167 Street cul-de-sac south of 84 Avenue.
- The Fleetwood Town Centre Plan (TCP) designates strips of land along the northern and western property lines of the subject site as a linear park corridor. Parks confirmed that a linear pathway in these locations is no longer required, as a north/south pedestrian connection to the Surrey Sports and Leisure Complex has been provided through Bonnie Schrenk Park, to the west of the subject site, and an east/west pedestrian connection is provided along the sidewalk on 84 Avenue.

Current Proposal

- The applicant is proposing to rezone the site from One-Acre Residential Zone (RA) to Single Family Residential Gross Density Zone (RF-G) in order to subdivide into seven single family lots.
- A Development Variance Permit is required to permit subdivision into RF-G-zoned lots (see By-law Variance Section).
- The applicant proposes to dedicate approximately 46% of the gross site area to the City as open space. In accordance with the RF-G Zone, this qualifies the project for a reduction in the dimensional requirements for up to 50 percent of the proposed lots. Under this permissible reduction, the lot width may be reduced from 12 metres (40 ft.) to 10.5 metres (35 ft.) and the lot area may be reduced from 370 square metres (4,000 sq. ft.) to 325 square metres (3,500 sq. ft.).
- Three (43%) of the proposed lots require a permissible reduction. Proposed Lot 7 requires a reduction in lot area. Proposed Lots 1 and 4 require a reduction in lot width. Each of these lots complies with the minimum dimensional requirements of the permissible reduction of the RF-G Zone.

- The remaining proposed lots meet or exceed the minimum 370-square metre (4,000 sq.ft.) lot area, 12-metre (40 ft.) lot width, and 28-metre (90 ft.) lot depth requirements of the RF-G Zone.
- Proposed Lots 1-4 will front the cul-de-sac (167 Street) and proposed Lots 5-7 will front 84 Avenue.
- Proposed Lot 7 is an irregular shape. The applicant's design consultant, Mike Tynan of Tynan Consulting Ltd., has illustrated how a standard home can be accommodated on this lot.

Riparian Area

- Swanson Brook, which was realigned to flow north, near the western boundary of the subject site, will be realigned to flow east, along the south and east property lines, similar to its historical alignment. The ERC supports this realignment.
- A previously agreed upon riparian setback corridor was established along this portion of Swanson Brook when the subdivision to the immediate east (Application No. 7995-0249-00) was developed. The proposed development will be consistent with this established corridor by dedicating the land within the 15-metre (50 ft.) top-of-bank riparian setback. This equals approximately 2,849 square metres (30,650 sq. ft.), or 46% of the gross site area being dedicated for open space which exceeds the 15% minimum requirement of the RF-G Zone, even accounting for the "undevelopable area".
- The proposed open space is considered as "undevelopable area" as it lies within a riparian area and is unsuitable for the placement of structures. In accordance with the RF-G Zone, open space set aside in undevelopable areas, is discounted by 50%. For calculation purposes, the amount of open space being dedicated is 1,425 square metres (15,300 sq. ft.), or 23% of the site area, which exceeds the 15% requirement of the RF-G Zone.
- The proposed open space will be added to the existing Swanson Creek Park area that borders portions of the current east and west property lines. This forms part of a linear natural space that follows the area's ravines and watercourses from the Surrey Sports and Leisure Complex on Fraser Highway near 168 Street, down to the Serpentine River near 88 Avenue.
- Within the proposed riparian setback area, all non-native materials will be removed and the area will be fully rehabilitated in accordance with a detailed landscape plan.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd. has been reviewed by staff and found generally acceptable.

- The applicant proposes in-ground basements on all lots. However, final confirmation whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The chart below provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Sitka Willow	1	0	1
Total	1	0	1

- The single tree proposed for removal is hazardous.
- Based upon 1 tree to be removed, 2 replacement trees are required. The development proposes 21 replacement trees outside of the creek setback protection area. The average number of trees proposed per lot is 3.

Housekeeping Amendment to the RF-G Zone

- Zoning By-law No. 12000 was adopted in 1993 and has undergone several amendments since it was adopted.
- The proposed amendment, attached as Appendix X, will eliminate typographical errors in the RF-G Zone.
- Specifically, Part 17 Single Family Residential Gross Density Zone (RF-G) of Surrey Zoning By-law No. 12000 should be amended as follows:
 - Amend Section D.3 by deleting "D.1(b)" and replacing it with "D.2(b)".
 - Amend the footer in Section K.2 by deleting "D.1(b)" and replacing it with "D.2(b)".

PRE-NOTIFICATION

Pre-notification letters were mailed on July 13, 2012 and staff received two responses.

- One caller wanted to know more about the setback requirement along the watercourse.

(The project proposes a 15-metre (50 ft.) setback from the top-of-bank. The proposed riparian setback is consistent with the recommendation of the ERC and the neighbouring development to the immediate east.)

- One caller was concerned about the lack of on-street parking within this cul-de-sac.

(The geometry of cul-de-sacs, combined with small lot widths, limits the amount of on-street parking. The minimum 7.5-metre (25 ft.) front yard setback of the RF-G Zone provides space for off-street parking spaces in front of the attached double garage.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum site area for subdivision requirement of the RF-G Zone, from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).

Applicant's Reasons:

- The size of the parcel does not meet the minimum required lot area for subdivision under the RF-G Zone; however, the property can be subdivided in accordance with all other RF-G Zone regulations.

Staff Comments:

- The minimum 1 hectare (2.5 acre) lot area for subdivision requirement of the RF-G Zone was intended to encourage land assembly; however, the surrounding properties demonstrated how development could proceed independently. The proposed subdivision meets all other requirements of the RF-G Zone.
- A similar variance to reduce the minimum lot area of the RF-G Zone was approved under two development applications to the west (No.'s 7903-0476 and 7993-0205-00) and a development application to the immediate east (No. 7995-0249-00). These three development applications were approved to permit the development of RF-G-zoned lots.
- Staff support the requested variance.

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.	Aerial Image
Appendix VIII.	TCP Amendment Plan
Appendix IX.	Development Variance Permit No. 7912-0193-00
Appendix X.	Proposed Zoning By-law Amendment to the RF-G Zone

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

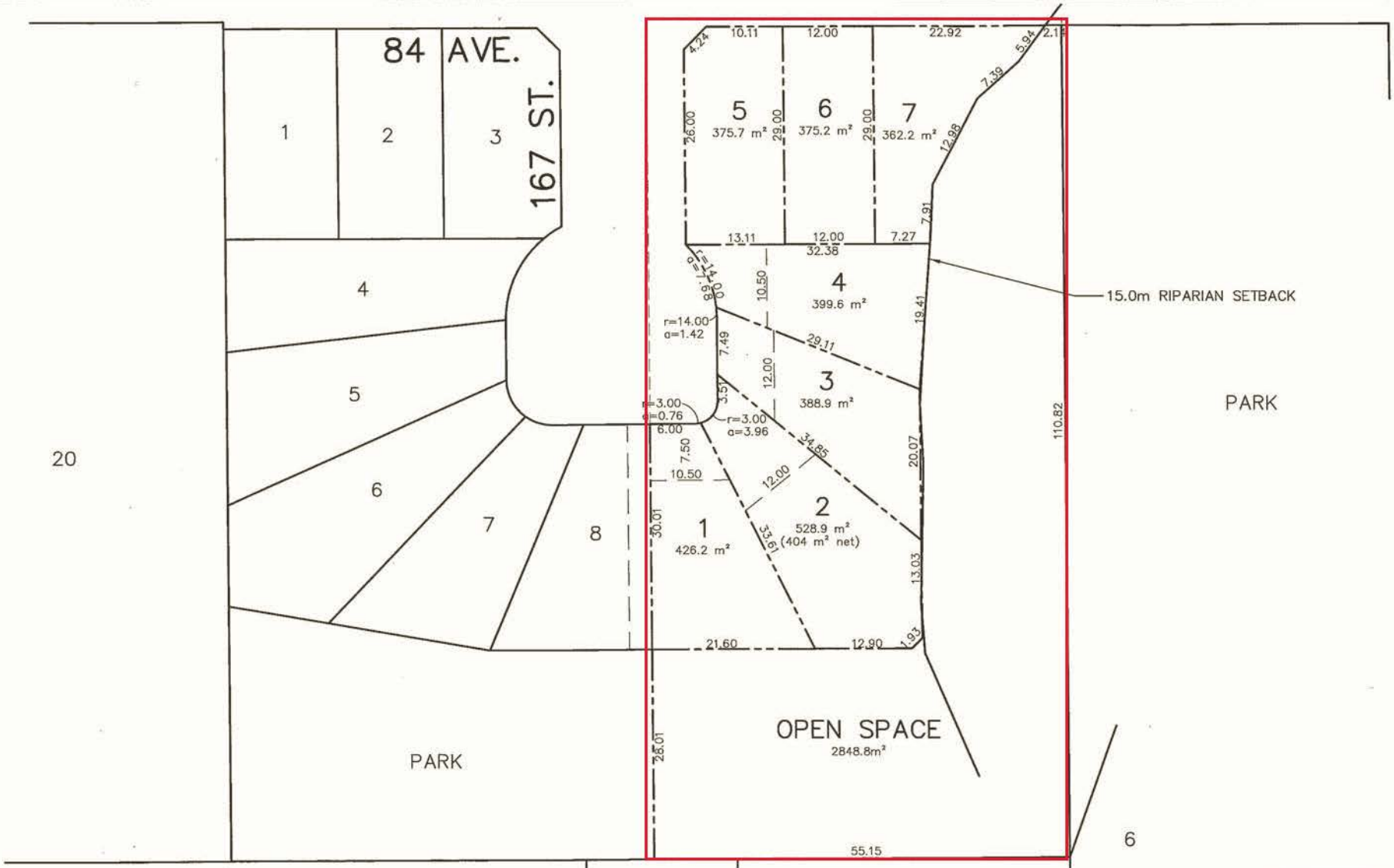
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.5
Hectares	0.6
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	10.5 m. – 23 m.
Range of lot areas (square metres)	362 sq. m. – 529 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11 UPHa / 5 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	45%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	2,849
% of Gross Site	46%
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
Lot Area for Subdivision	YES



Subdivision Sketch
 #16710-84 Avenue, Surrey, BC
 Monsoon Homes

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: October 26, 2012 **PROJECT FILE:** 7812-0193-00

RE: Engineering Requirements
Location: 16710 - 84 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres fronting 84 Avenue.
- dedicate 5.00 metres fronting 167 Street.
- dedicate 14.0 metre and 6.0 metre radius to create a cul de sac on 167 Street.
- dedicate 3.0m x 3.0m corner cut at the intersection of 84 Avenue and 167 Street.
- provide 0.5 metre SRW for service connections fronting 84 Avenue.

Works and Services

- construct south side of 84 Avenue.
- construct east side of 167 Street including of cul-de-sac.
- remove temporary channel diversion.
- provide service connections.
- pay SDR connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.


Bob Ambardar, P.Eng.
Development Project Engineer

LR



Thursday, July 12, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0193 00

SUMMARY

The proposed 7 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

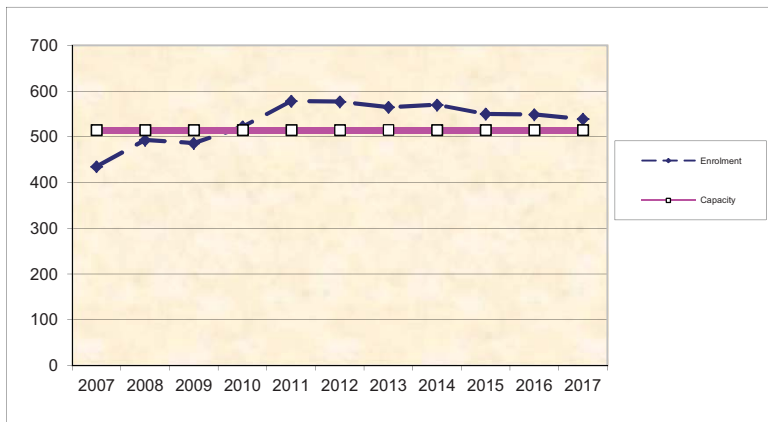
Frost Road Elementary	
Enrolment (K/1-7):	76 K + 502
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1556
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12);	1269

School Enrolment Projections and Planning Update:

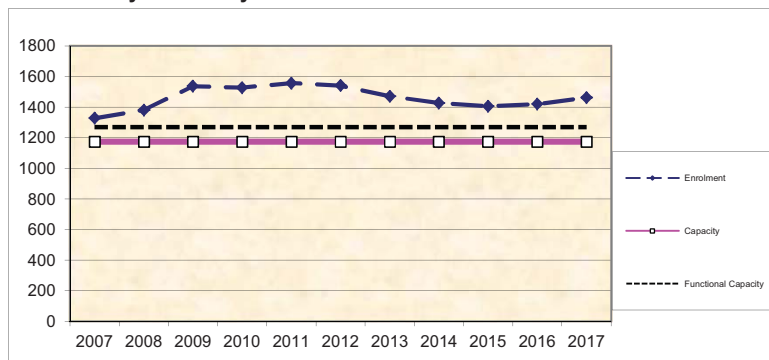
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary, and no new capital projects identified for North Surrey Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road Elementary



North Surrey 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: 7912-0193-00
 Project Location: 16710 – 84 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in a new growth area, in which more than 50 percent of dwellings were constructed within the past 10 years. The area has a modern urban character, with numerous surrounding homes that can be considered context-quality. This includes all of the homes recently completed in the cul-de-sac on the west side of 167 Street (8300 block), which is a near-mirror image to the subject site which is a cul-de-sac development on the east side of 167 Street. The site is bordered on the east side by a linear park, and as a result of this development, the park system to the east will join (through a substantial park dedication at the south side of the site) to an existing park system on the west side. Five of the seven lots at the subject site will be adjacent to a public park. There is one corner lot proposed.

The age distribution for neighbouring homes, from oldest to newest is : 50 years old (6%), 20 years old (38%), 10 years old (50%), and currently under construction (6%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows : 1000-1500 sq.ft. (6%), 1501-2000 sq.ft. (6%), 2501-3000 sq.ft. (69%), 3001-3550 sq.ft. (13%), and over 3550 sq.ft. (6%). Styles found in this area include : "Old Urban" (6%), "West Coast Modern" (25%), "Modern California Stucco" (6%), "Neo-Heritage" (6%), and "Neo-Traditional" (56%). Home types include: Bungalow (13%), 1.1/2 Storey (6%), and Two-Storey (81%).

The massing scale found on neighbouring homes ranges from "low mass" to "mid-to-high-mass". The massing scale distribution is: low mass structures (13%), low to mid-scale structures (6%), mid-scale structures (69%), and mid-to-high-scale structures (13%). The scale range for the front entrance element is: one storey (44%), one storey front entrance veranda in heritage tradition (6%), 1.1/2 storey front entrance (44%), and two storey front entrance (6%).

Most homes have a steeply sloped roof. Roof slopes include : low slope (flat to 5:12) = (11%), moderate slope (6:12 to 7:12) = (16%), steeply sloped (8:12 and steeper) = (74%). Main roof forms (largest truss spans) include: common hip (81%), and common gable (19%). Feature roof projection types include: none (4%), common hip (35%), common gable (57%), and Dutch hip (4%). Roof surfaces include: interlocking tab type

asphalt shingles (13%), shake profile asphalt shingles (44%), shake profile concrete tile (6%), and cedar shingles (38%).

Main wall cladding materials include: horizontal cedar siding (6%), horizontal vinyl siding (69%), and stucco cladding (25%). Feature veneers on the front façade include: no feature veneer (13%), brick (17%), stone (39%), wood wall shingles (17%), and 1x4 vertical battens over Hardipanel (13%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (41%), Natural (earth tones) (48%), and Primary derivative (red, blue, yellow) (11%).

Covered parking configurations include : No covered parking (7%), Double garage (80%), Triple garage (7%), Rear garage (7%).

A variety of landscaping standards are evident including, ranging from: 'near-natural-state' to extraordinary modern urban. Driveway surfaces include: asphalt (6%), exposed aggregate (88%), and stamped concrete (6%).

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

- 1) Context Homes: Eighty eight percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. The character of this area is well established. The development should therefore be considered an "infill in which a desirable "Neo-Traditional" / "Neo-Heritage" character is well established". There is no opportunity to establish a new character. Rather, new homes should be consistent in theme, representation, and character with the following neighbouring context homes: 16678 - 84 Avenue, 16686 - 84 Avenue, 8397 - 167 Street, 8391 - 167 Street, 8389 - 167 Street, 8385 - 167 Street, 8383 - 167 Street, 8377 - 167 Street, 16743 - 84 Avenue, 16737 - 84 Avenue, 16729 - 84 Avenue, 16689 - 84 Avenue, and 16681 - 84 Avenue.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area and are recommended.
- 3) Home Types : Eighty one percent of homes are Two-Storey home type. Although all new homes are expected to be Two-Storey type, housing types are no longer regulated in most new subdivisions.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned, and can be emulated subject to consideration of ever-advancing massing design standards.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height. Given the proposed lot sizes, the recommendation is to limit the front entrance to no more than 1 ½ storeys in height.
- 6) Exterior Wall Cladding : A wide variety of wall cladding materials have been used in this area, including vinyl, and a wide variety should be permitted, subject to meeting post year 2000's standards for accent materials in most urban compact zone developments in Surrey.

- 7) Roof surface : All existing new homes on the west side of the cul-de-sac mirroring the subject site have shake profile asphalt shingle roofs. For continuity, only shake profile asphalt shingle roofs are recommended.
- 8) Roof Slope : Roof pitch is 8:12 or higher on most new homes, and is the recommended minimum roof slope for the subject site.

Streetscape: At the context site to the west there is obvious continuity of appearance. All homes are 2800 square foot (including garage) "Neo-Traditional" or "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. All have a stone accent veneer. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

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", or "Neo-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)**

Strong relationship with neighbouring "context homes" in the 8300 block of 167 Street. Homes will therefore be "Neo-Traditional" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

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: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey or black colours 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 Lot: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Lots 3-7 inclusive, which are adjacent to a public park shall have an additional 12 shrubs of a 3 gallon pot size planted along the full length of the lot line common with the park. 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: October 15, 2012

Reviewed and Approved by:



Date: October 15, 2012

TREE PRESERVATION SUMMARY

Project Location: 16710 84th Avenue Surrey, BC - Surrey File 12-193
 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 acre undeveloped natural area with bylaw sized trees found within.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		<u>1</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>1</u>	(B)
Number of Protected Trees to be removed		<u>1</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>2</u>	(E)
Number of Replacement Trees Proposed		<u>21</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>21</u>	(H)
Number of Lots Proposed in the Project		<u>7</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

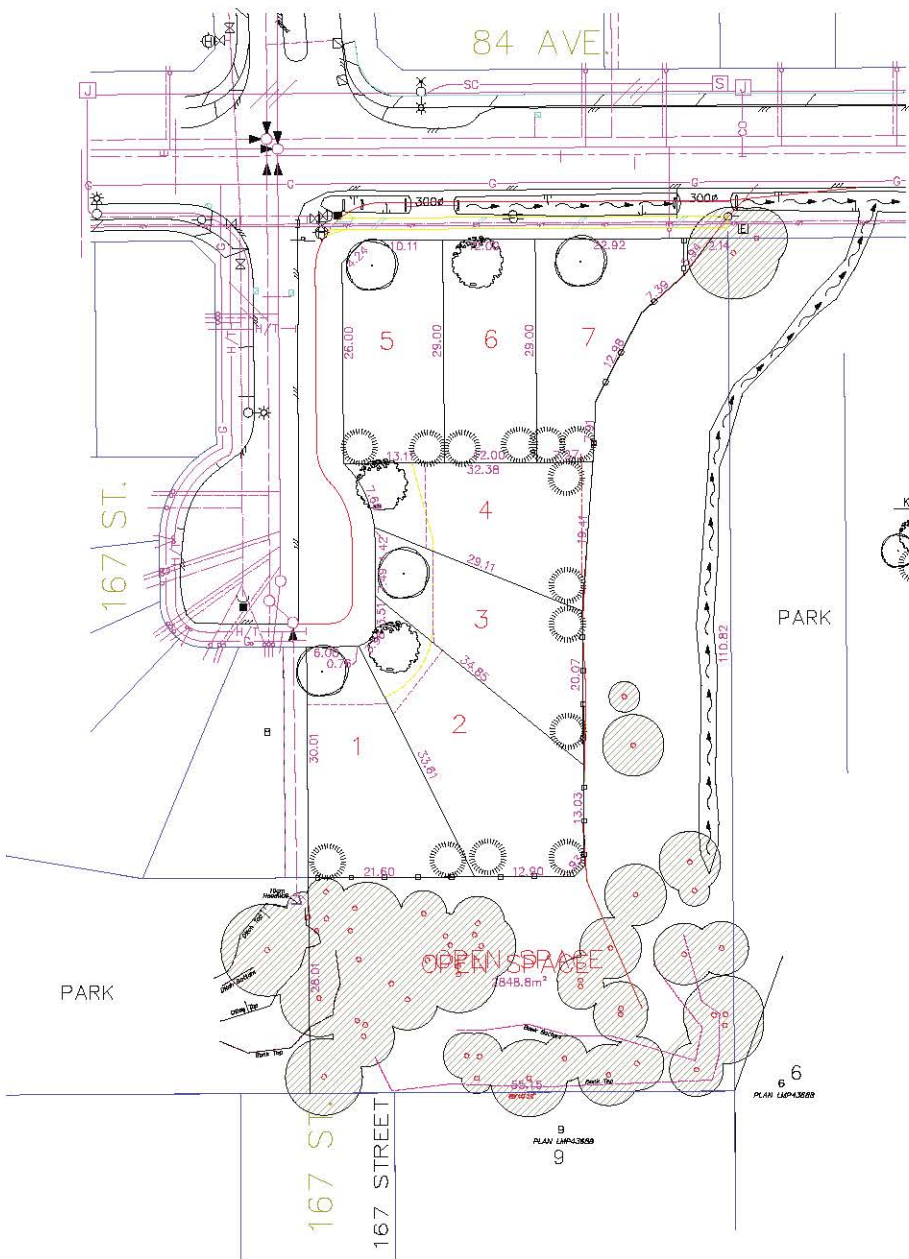
Summary prepared and submitted by:



 Arborist

October 12,
 2012

 Date



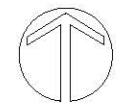
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	3	2.50 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	3.00 METERS	AS SHOWN	B. & B.
	CHAMECYPARIS NOOTKATENSIS 'PENDULA'	WEeping HOOTKA CYPRESS	14	2.50 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE 'SPECIFICATIONS FOR NURSERY STOCK' AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = STAND A / STAND B

REV	DATE	DESCRIPTION
1	10/12	revised lot layout

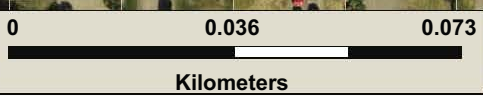
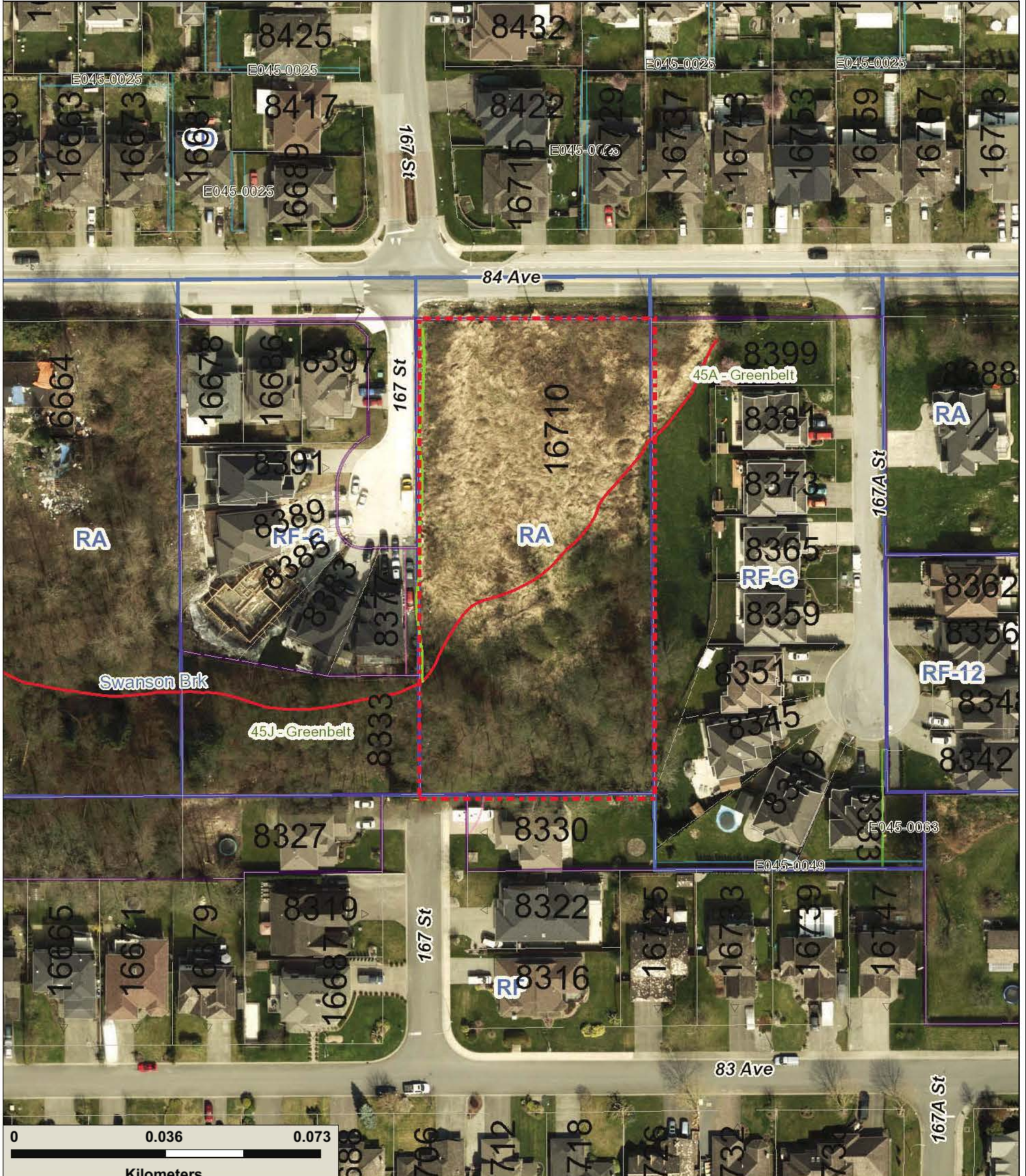
C.KAVOLINAS & ASSOCIATES INC.
 BCLSA CSLA
 2485 JONQUIL COURT
 ABLETTSFORD, B.C.
 V2G 3E3
 PHONE (604) 857-3376

CLIENT
 MR. SCOTTER HIRNIE
 HUNTER LAIRD ENGINEERING LTD.
 SUITE #300
 85 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5
 PHONE (604) 857-7160
 H. #6702

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 7 LOT SUBDIVISION
 1970 - 54 AVENUE
 SURREY, B.C.

SCALE	1:300	DATE	JUL/12
DRAWN	CHW	CHECKED	
DATE		BY	
APP'D	AS BUILT		

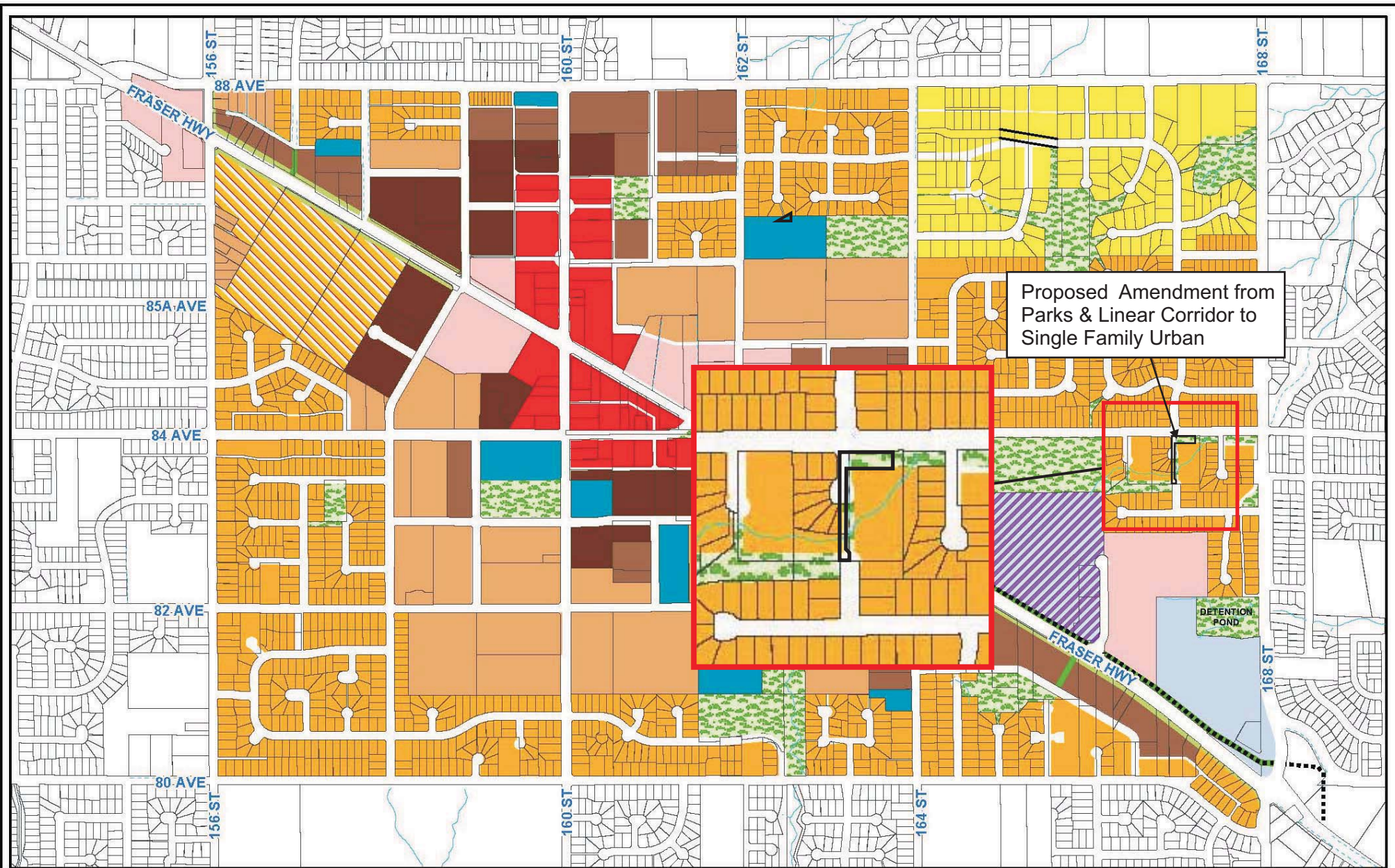
PROJECT: JOB No. ORDER No. TR-2



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 1,214
Map created on: October-23-12



Proposed Amendment from
Parks & Linear Corridor to
Single Family Urban

- | | | | |
|---|------------------------|--------------------------|--------------------------------------|
| Community Commercial | Low Density Townhouses | Industrial | Institutional / Commercial |
| Highway Commercial | Single Family Urban | Institutional | Multiuse Corridor / Landscape Buffer |
| Apartments and/or High Density Townhouses | Single Family Suburban | Parks & Linear Corridors | Buffer Within Private Land |
| Medium Density Townhouses | Manufactured Homes | 4m Wide Paved Path | |



FLEETWOOD TOWN CENTRE LAND USE PLAN
City of Surrey Planning & Development Department

Approved by Council Nov. 1, 2000 - Amended 6Dec.2011

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0193-00

Issued To: WILLIAM AND AMELIA CHUCKO
("the Owner")

Address of Owner: 8490 Wildwood Place RR 14
Surrey, BC
V4N 5C5

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: 005-812-101
 Lot 18 Section 25 Township 2 New Westminster District Plan 28071
 16710 - 84 Avenue
 (the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

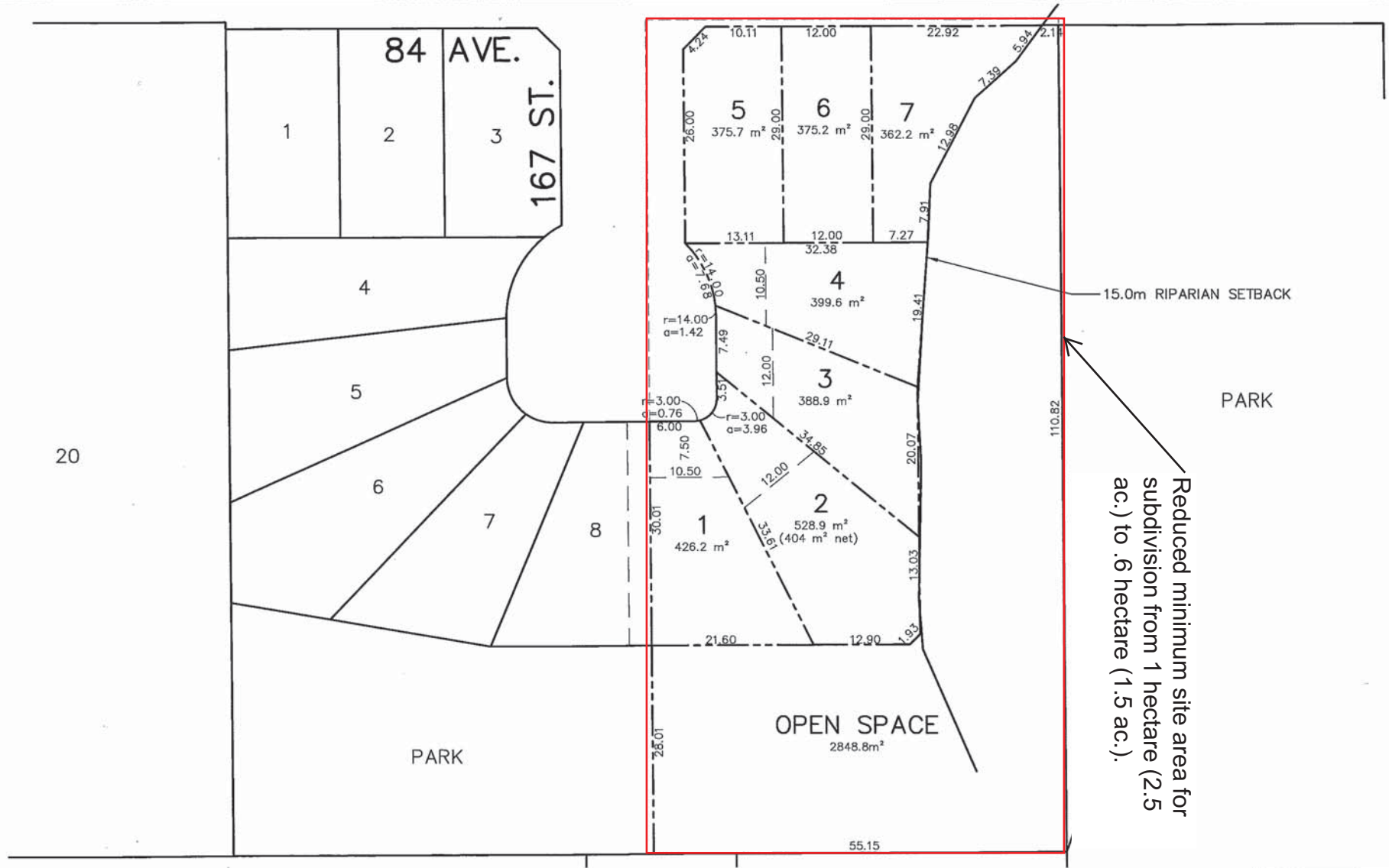
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Section C, Lot Area, of Part 17 Single Family Residential Gross Density Zone (RF-G), is varied to reduce the minimum site area for subdivision from 1 hectare (2.5 acres) to 0.6 hectare (1.5 acres).
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



15.0m RIPARIAN SETBACK

PARK

Reduced minimum site area for subdivision from 1 hectare (2.5 ac.) to .6 hectare (1.5 ac.).

SCHEDULE A

Subdivision Sketch
 #16710-84 Avenue, Surrey, BC
 Monsoon Homes

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:

The following amendments are proposed to Part 17 Single Family Residential Gross Density Zone RF-G of Surrey Zoning By-law, 1993, No. 12000, as amended:

- Amend Section D. Density as follows:

In Section D.3 delete "D.1(b)" and replace with "D.2(b)".

- Amend Section K. Subdivision as follows:

In Section K.2 delete "D.1(b)" and replace with "D.2(b)".

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK