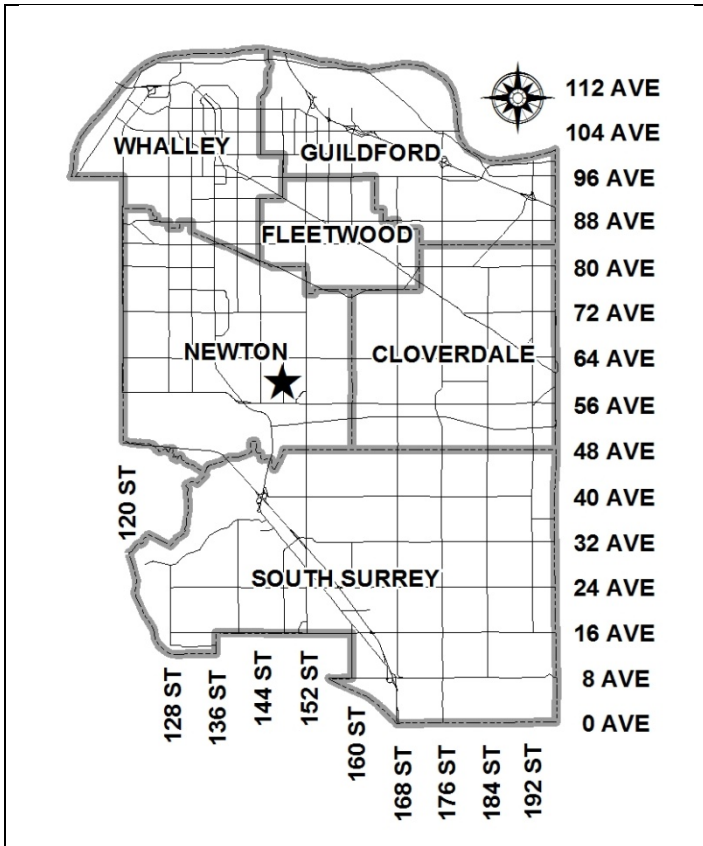


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0218-00

Planning Report Date: December 10, 2012

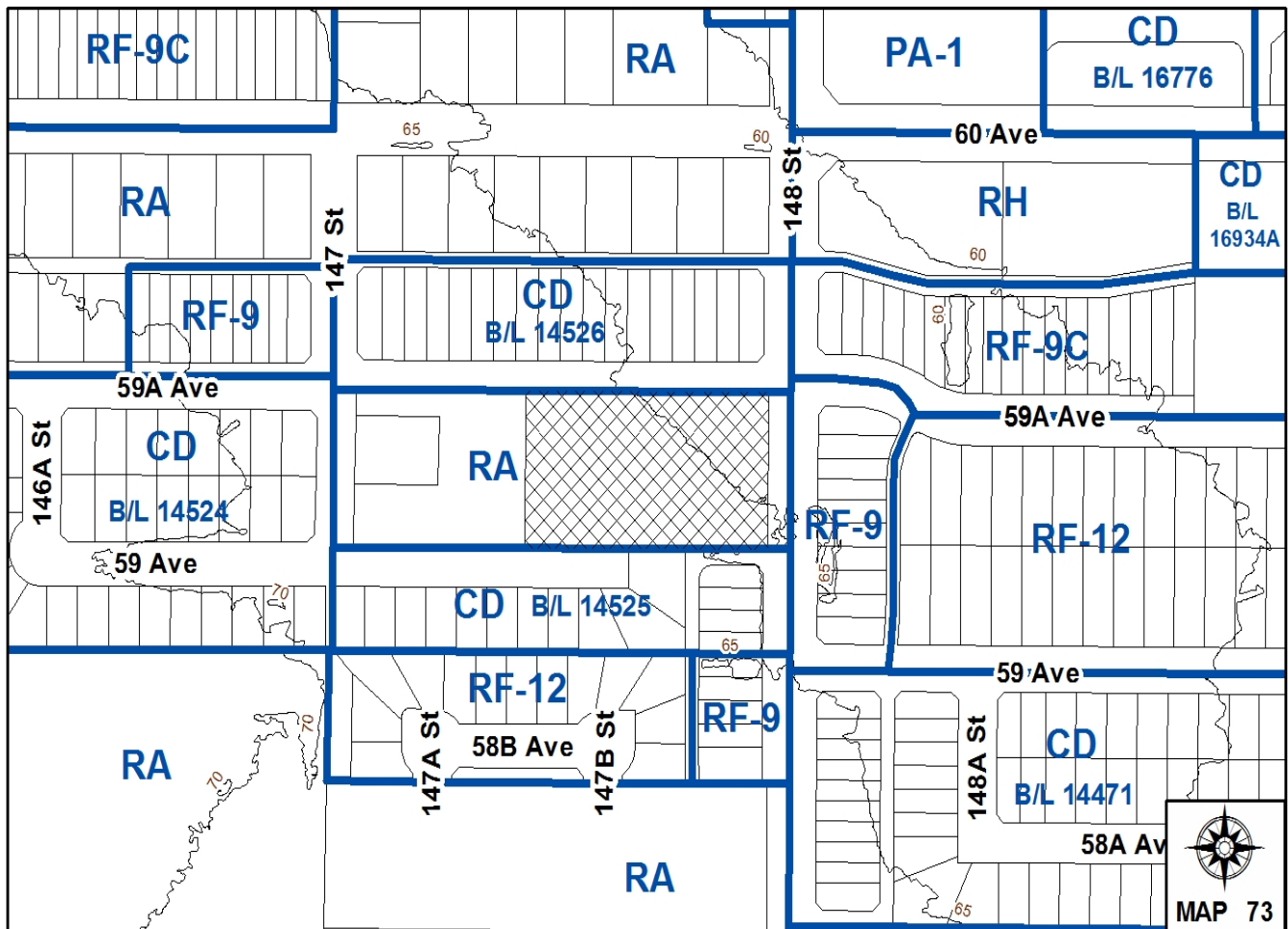


PROPOSAL:

- **Rezoning** from RA to RF-9 and RF-12
- **Development Variance Permit**

in order to allow subdivision into 14 single family lots.

LOCATION: 5927 - 148 Street
OWNER: Gerry M Kiener and Holly A Kiener
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lots (South Newton NCP).



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that this application be referred back to staff in order to work with the applicant to pursue a layout that accommodates the retention of on-site trees.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

Requires a Development Variance Permit to relax the minimum Lot depth of the RF-12 zone on Lots 5 - 8.

Requires a development variance permit to allow double garages accessed from the front of the lot on Type I RF-12 corner lots and Type II RF-12 lots narrower than 13.4 metres.

RATIONALE OF RECOMMENDATION

The proposed layout does not accommodate the retention of any on-site trees.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff in order to work with the applicant to find a layout that accommodates the retention of on-site trees.

Should Council find merit in the proposal as presented, Council may approve the application to proceed as follows:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12,000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12,000) and "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0218-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone from 26 metres (85.3 ft.) to 25 metres (82.0 ft.) for Lots 5 to 8;
 - (b) to delete Section H.1 and H.6. of the RF-12 zone in order to allow garages to be located at and accessed from the front of the lot on a Type I corner lot, for Lots 2 – 3 and 8, and on lots narrower than 13.4 metres (44 ft.) for Lots 5 to 7.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:

5 students at Cambridge Elementary School
2 students at Sullivan Heights Secondary School

The applicant has advised that the dwellings will be completed and ready for occupancy by late 2013.

(Appendix IV)

Parks, Recreation & Culture: Parks has no objections to the proposed development.

Ministry of Transportation & Infrastructure (MoTI): MoTI has no objections to the proposal.

SITE CHARACTERISTICS

Existing Land Use: One single family residence and multiple accessory buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP (South Newton) Designation	Existing Zone
North (Across 59A Avenue):	Single family residential.	Urban/Single Family Small Lots	CD (Based on RF-9) (Bylaw No. 14526). Rezoned under application 01-0225.
East (Across 148 Street):	Single family residential.	Urban/Single Family Small Lots	RF-9 and RF-9C. Rezoned under application 04-0374.
South:	Single family residential.	Urban/Single Family Small Lots	CD (Based on RF-12)(Bylaw No. 14525) and RF-9. Rezoned under application 01-0206.
West:	Single family residential.	Urban/Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of an RA zoned, 0.65 hectare (1.6 acre) parcel located immediately west of 148th Street and one-block south of 60th Avenue. The site is designated "Urban" in

the Official Community Plan, and "Single Family Small Lots" (8 – 10 units per acre) in the South Newton Neighbourhood Concept Plan (NCP) (adopted by Council in 1999).

- The surrounding properties have been extensively re-developed in accordance with the land-use designations provided in the South Newton NCP. Neighbouring developments, particularly 7901-0206-00 to the immediate south, dictate the road layout and lot sizing configuration of the subject site.

Proposal

- The applicant proposes to rezone the subject property to RF-9 and RF-12 to allow subdivision into 14 lots, resulting in a net density of 8.75 units per acre. (Appendix II).
- Staff have concerns over the lack of tree retention with the proposal and have asked the applicant to adjust the proposed subdivision layout by reducing the number of lots to 13 in order to accommodate tree retention. Alternate layouts provided did not accommodate any further retention of trees, in addition to proposing unnecessary cul-de-sacs and awkwardly shaped lots.

13 Lot vs. 14 Lot Proposal

- Four Douglas Firs oriented east-west (on proposed Lot 10) are good candidates for retention, as per the supplied arborist report (Trees #4644, #4659, #2290, #2289 - Appendix VII). These four trees have an average trunk diameter of 44cm, are arranged in a well-spaced row, and are in good health with an overall condition of 'fair'.
- Staff have asked the applicant to change the proposed layout such that Lots 9, 10 and 11 be reconfigured into two RF-12 lots fronting 148th Street in order to accommodate these trees. Proposed Lots 13 – 14 would remain RF-9, as proposed in the attached layout.
- Retention of this row of trees will require a minimum separation distance of approximately 4.0 metres (13.12 ft.) from any new houses. Given that the four trees are located along the approximate property line of the reconfigured lots, staff believe that houses can be constructed at sufficient separation from the trees, although the maximum floor area ratio of the RF-12 zone may not be able to be achieved. In order to accommodate reasonably sized homes on staff's suggested lot layout, a Development Variance permit to reduce the flanking street setback to 59A Avenue would also be required.
- The applicant has stated that the 14-lot layout, as proposed, is consistent with direction that is provided in the NCP, and that RF-9 lots should front 148th Street.
- The Land Use Plan designation in the South Newton NCP, "Single Family Small Lots", does not preclude using RF-12 lots. Either size of lot can be used in this case. Staff are of the opinion that a rezoning to RF-9 lots in this situation are not appropriate as it would result in no tree retention within this proposed development.
- In the area to the east of the subject site across 148th Street, as a result of Council direction during the development application review and approval process (application 7905-0378-00), special effort was made to preserve additional trees in an RF-9 and RF-12 layout.

- The applicant has stated that it will be financially unviable to move forward on the project with Staff's suggested layout of 13 lots.
- The remainder of this report addresses the 14-lot layout as proposed by the applicant.

14 Lot Proposal

- Proposed Lots 1 – 4 meet the minimum width, depth and area requirements of the Type I RF-12 zone. Proposed Lots 5 – 8 meet the minimum width and depth requirements of the Type I RF-12 zone, however a development variance permit for lot depth is required. The depth of these lots is limited by the road layout established by development application 7901-0206-00 to the south.
- Proposed Lots 9 – 14 meet the minimum width, depth, and area requirements of the RF-9 zone. A slight jog in the property line between lots 9 and 10 is proposed to accommodate 3 parking spots on Lot 10, thus allowing for a secondary suite.
- The proposed rezoning and lot sizing/configuration is consistent with the direction provided in the South Newton NCP as well as the pattern established in the surrounding area.

Tree Preservation

- Andrew Connell and Trevor Cox, certified arborists with Diamond Head Consulting, prepared the Arborist Report, Tree Protection Plan and Tree Replacement Plan (Appendix VI) for the subject site. These have been reviewed by City staff and found to be generally acceptable.
- The report indicates that there are 31 mature (bylaw protected) trees on the site, of which all are proposed to be removed. 2 off-site (bylaw protected) trees are also affected and 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)	Affected Mature Trees (Off-Site)	Total Trees Proposed for Retention	Total Trees Proposed for Removal
Black Cottonwood	1			1
Big Leaf Maple		1		1
Cherry/Plum	3			3
Douglas Fir	22	1		23
English Oak	1			1
Red Alder	1			1
Shorepine	1			1
Western Redcedar	1			1
Willow	1			1
Total	31	2	0	33

- The small lot configuration of the subject property severely inhibits the potential for tree retention. All of the trees onsite are affected by either proposed road right-of-ways or building excavation areas. Staff and the applicant have explored the possibility of

retaining some trees; however, there are no opportunities to retain trees using the proposed layout without severely compromising either tree health, building size, or both.

- The neighbouring property owner has agreed to the removal of the 2 off-site trees at the applicant's expense.
- With the current proposal, 56 replacement trees are required on the site as per the City's Tree Protection Bylaw. The applicant proposes 27 replacements as well as an \$8,700 contribution to the City Green Fund to address the deficit of 29 replacement trees. This yields an average of 1.9 total trees per new lot, consistent with the City's standards for lots of this size.

Vehicle and Pedestrian Access

- The proposal includes dedication of the following road allowances:
 - 2.0 metres for an ultimate 24.0 metre wide allowance of 148th Street;
 - 6.5 metres for ultimate 18.0 metre wide road allowance of 59A Avenue;
 - 1.86 metres for ultimate 17.0 metre wide road allowance of 59th Avenue
 - 17.0 metre wide allowance for through-completion of 147A Street, connecting 59th and 59A Avenue; and
 - A 6.0 metre wide laneway, extending north from the existing laneway oriented parallel to 148th Street, immediately south of the subject property.
- All of the preceding allowances will be required to be constructed to City standards.
- Although 148th Street is an arterial route, street parking is permitted along this portion.
- Sidewalks will be required to be constructed on the south side of 59A Avenue, the north side of 59th Avenue, both sides of 147A Street, and on the west side of 148th Street.

Building Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines. The proposed guidelines have been reviewed by staff and found to be generally acceptable; a summary is contained in Appendix V.
- A preliminary lot grading plan, submitted by Coastland Engineering Ltd. has been reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on August 16th, 2012 to 139 households within 100 metres (328 feet) of the subject site. Staff received 2 responses:

- A neighbouring resident called for further information. The caller also inquired as to why the uncompleted south side of 59A Avenue would not be constructed west of the subject site as part of the proposal.

(Staff explained that the portion of road in question is currently privately owned and forms part of 5924 59A Avenue. It was also explained that road dedication is required when properties are redeveloped, and construction of road dedication is a requirement of rezoning and subdivision, at such time that this may occur. The caller was satisfied with this response.)

- A neighbouring resident called to express concerns over pedestrian safety in the neighbourhood. Although there are sidewalks on 59A Avenue (east and west of 148th Street), there is currently no crosswalk over 148th Street. The caller stated that neighbourhood residents cross 148th Street at this location to access Gladstone Park, south-east of the subject site. Staff advised the applicant that the issue would be looked into. The Transportation Division of the Engineering Department has provided the following response:

(The City received a request for a sidewalk and marked crosswalk on 148 Street at 59A Avenue. An evaluation was performed by the Engineering Department to assess whether the crosswalk was warranted for implementation. The warrant based approach uses national industry guidelines and approved practices and takes into consideration factors such as:

- *number of people crossing;*
- *width of road they have to cross;*
- *traffic volumes and speeds resulting in crossing opportunities; and*
- *distance to the nearest available crossing.*

Applying a warrant based method for the implementation of crosswalks ensures that crosswalks are introduced on a consistent basis across the City's road network. The introduction of crosswalks where these basic criteria are not met can lead to an overall reduction in road safety by increasing the risk that motorists will begin to ignore these crossings which can lead to a reduced level of pedestrian safety. Therefore implementing warranted crosswalks helps maintain driver respect for crosswalks and an expectation of pedestrians crossing at them.

Based on the assessment, there are sufficient numbers of pedestrians crossing at this location, however, current traffic volumes allow for an acceptable number of available crossing opportunities and therefore a crosswalk is not warranted at this time. Additionally, with the completion of a new elementary school at 6287 – 146 Street and the associated changes to the catchment boundaries, fewer pedestrians are anticipated to cross at this location.

As 148 Street is classified as an arterial roadway the development is not required to complete this frontage. Arterial road improvement projects are typically prioritized through the City's 10-Year Engineering Servicing Plan. The section of 148 Street from 58 Avenue to 60 Avenue is identified in the Plan and anticipated for construction under a medium term (4 to 6 year) timeframe and will complete the sidewalk as well as the remaining road elements.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 30th, 2012. The proposed development does not incorporate any notable sustainability features.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF-12 Type I zone from 26.0 metres (85.3 feet) to 25.0 metres (82.0 feet) for proposed Lots 5 through 8.

Applicant's Reasons:

- The lot size and layout is restricted by the configuration of existing road allowances to the south of the subject property and the City's standard requirements for road dedication.

Staff Comments:

- The properties immediately to the south of the subject were rezoned and subdivided in 2004, prior to the City developing the RF-12 and RF-9 small lot zones. Therefore, these existing lots deviate slightly from the current minimum requirements of the RF-12 zone and are only 25 metres deep.
- The depth of 14782 59A Avenue, immediately adjacent to the subject site, combined with the location of the laneway at its rear and the existing road allowance for 147A Avenue dictates the size of proposed Lots 5 – 8 on the subject site.
- Proposed Lots 5 – 8 otherwise meet the minimum width and area requirements of the RF-12 zone. The applicant has demonstrated that a house of the maximum size permitted can be constructed on the reduced-length lots.
- Staff support the proposed variance.

(b) Requested Variance:

- To allow double car garages accessed from the front of RF-12 lots narrower than 13.4 metres (44 ft.) as well as Type I RF-12 Corner Lots.

Applicant's Reasons:

- This is the pattern established by developments to the south and west.

Staff Comments:

- Sections H.1 and H.6 of the RF-12 zone restrict double garages from being located at the front of Type I corner lots, and at the front of lots narrower than 13.4 metres (44 ft.). Double garages are permitted on interior lots narrower than 13.4 metres (44 ft.) if they are located at the rear of the lot and accessed by a lane, or in the instance of a corner lot, they are permitted if located at the rear of the lot and accessed from a flanking street.
- The intent of this provision in the RF-12 zone is to reduce the prominence of large garages on narrow lots, and to ensure that the architecture of houses on corner lots address both abutting streets.
- Proposed Lots 5 – 7 are 13.1 metres (43 feet) wide, which is only 0.3 metres (1 foot) narrower than lots that would normally allow a front-facing garage.
- Proposed Lot 8 is only 0.2 metres (0.7 feet) narrower than would permit a front garage.
- Proposed Lots 2 and 3 are only 0.53 metres (1.74 feet) narrower than would permit a front garage.
- The use of front facing garages is well established in the neighbourhood, particularly on those lots created under development application 7901-0206-00 to the immediate south.
- The layout of the subject site, and subsequently the width of lots within, is constrained by the surrounding road and subdivision pattern already established.
- The Building Design Guidelines included in this proposal include provisions to reduce the impact of garages by requiring that they are set back a minimum 2 metres (6.0 feet) from the remainder of the front of the dwelling. For corner lots, limits have been placed on the use of fencing, and the building has minimum articulation requirements to address the flanking street. Aesthetics will also be addressed with the use of trees at the front of the lots and additional landscaping on corner lots.
- Staff support the proposed 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	Tree Location and Retention Plan
Appendix VIII	Rezoning Block Plan
Appendix IX	Development Variance Permit No. 7912-0218-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/kms

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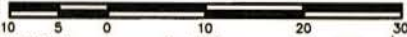
SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-12

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	1.6		
Hectares	0.65		
	RF-9	Overall	RF-12
NUMBER OF LOTS			
Existing	0	1	0
Proposed	6	14	8
SIZE OF LOTS			
Range of lot widths (metres)	8.0 – 10.5		13.0 – 15.2
Range of lot areas (square metres)	224.2 – 289.7		327.6 – 387.2
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	29.8/12.1	21.6/8.8	17.9/7.3
Lots/Hectare & Lots/Acre (Net)	39.7/16.1	32.2/13.0	28.2/11.4
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	39.0	34.0	31.7
Estimated Road, Lane & Driveway Coverage	28.4	39.6	44.6
Total Site Coverage	67.4	73.6	76.3
PARKLAND			
Area (square metres)	-		
% of Gross Site	-		
	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		
Others (Lot Width, Front Garages)	YES		

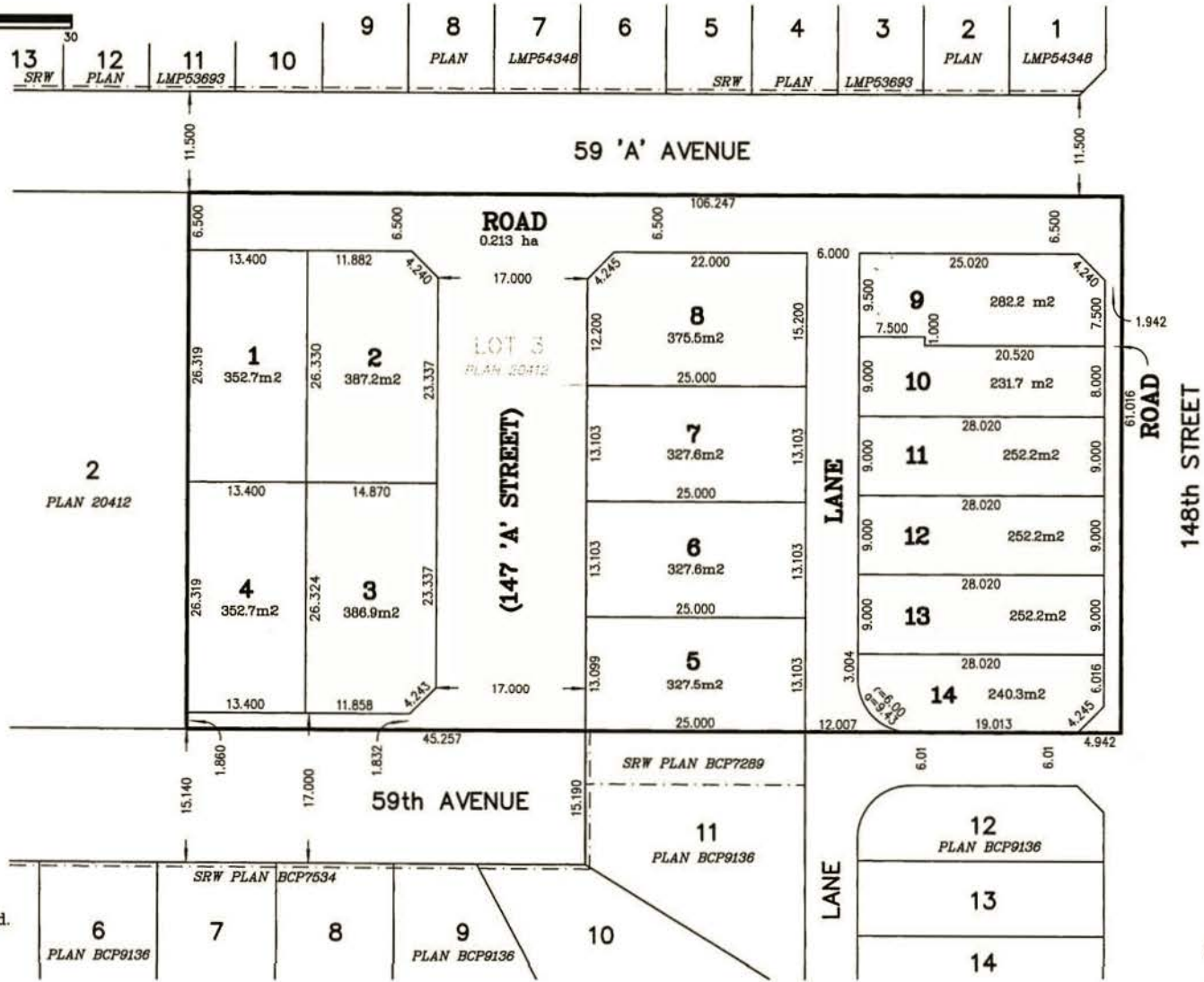
**PROPOSED SUBDIVISION PLAN OF LOT 3,
SECTION 10, TOWNSHIP 2, N.W.D. PLAN 20412.**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
5927 148th STREET
SURREY B.C.
P.I.D. 008-798-893



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS12-68_PS3

Certified correct, completed on
the 13th day of November, 2012.

© B.C.L.S.

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

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

DATE: **December 4, 2012**

PROJECT FILE: **7812-0218-00**

RE: **Engineering Requirements
Location: 5927 148 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 148 Street for a total of 24.000 metres;
- Dedicate 6.500 metres on 59A Avenue for a total of 18.000 metres;
- Dedicate 17.000 metres for 147A Street for a total of 17.000 metres;
- Dedicate 1.860 metres on 59 Avenue for a total of 17.000 metres;
- Dedicate 6.000 metre wide north-south lane with 6.000 metre radius;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 148 Street with 59A Avenue and the lane;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 147A Street with 59 Avenue and 59A Avenue; and
- Provide 0.500 metre wide statutory rights-of-way along 148 Street and 59A Avenue.

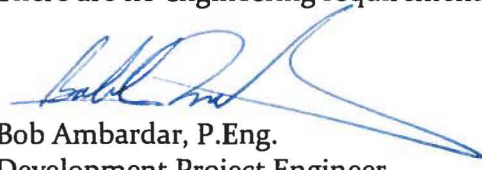
Works and Services

- Construct concrete sidewalk on 148 Street under Development Coordinated Works;
- Construct 147A Street to Neo-Traditional standard;
- Construct concrete sidewalk on 59 Avenue;
- Construct south side of 59A Avenue to Neo-Traditional standard;
- Construct north-south lane;
- Construct sanitary sewer main, storm sewer main and watermain to service the site;
- Pay latecomer charges; and
- Provide applicable restrictive covenant.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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


Bob Ambardar, P.Eng.
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, August 16, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 -0218

SUMMARY

The proposed 14 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2011 Enrolment/School Capacity

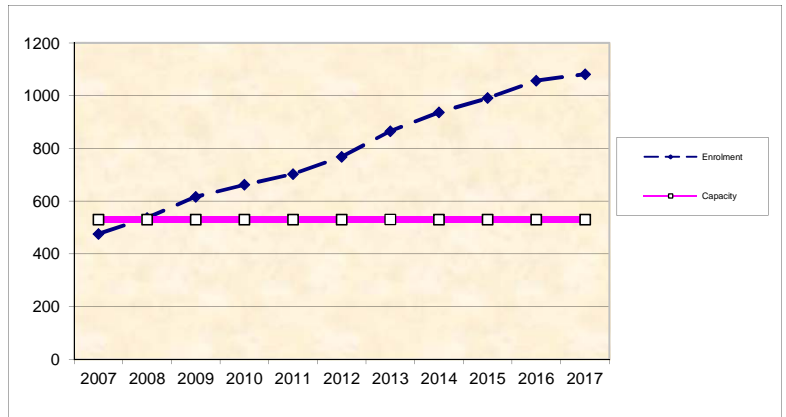
Cambridge Elementary	
Enrolment (K/1-7):	105 K + 598
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

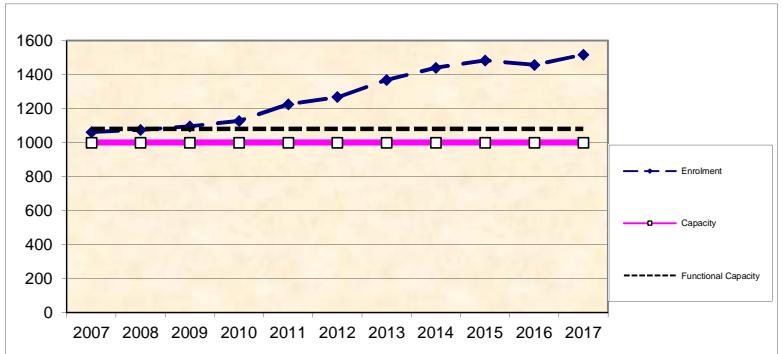
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary opened in September 2006 and enrolment has grown rapidly resulting in portables on site. The Ministry has approved construction of a new elementary school on Site #211 located in the 6200 block of 146th Street. The Cambridge Elementary projection in the table below does not show an enrolment move to the new school (likely opening 2013-2014 school year or after if there are construction delays). The capacity line in the table includes a four classroom addition to Cambridge Elementary recently completed to help accommodate full day Kindergarten implementation. Enrolment moves or other measures may be needed to reduce future overcrowding at Sullivan Heights Secondary. The proposed development is consistent with the NCP residential buildout estimates and will not have an impact on these projections.

Cambridge 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: 7912-0218-00
Project Location: 5927 – 148 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 a new growth area in which all neighbouring new homes provide good architectural context for the subject site. South of the subject site is a CD zone (based on RF-12) development comprised of 2800 sq.ft. (including garage) "Neo-Traditional" and "Neo-Heritage" style homes that are constructed to a high modern standard. The homes have mid-scale massing characteristics, and exhibit good balance and proportional consistency in the volume allocated to various projections. All homes to the south have a 1 ½ storey high front entrance. The main roofs are common hip type with two or more street facing common gable projections articulated with either wood shingles, or with Tudor style battens over Hardipanel. Roofs are sloped at 8:12. Roof surfaces are all shake profile asphalt shingles. Homes are clad in vinyl and most have significant wood detailing. Landscapes are average to above average for this zone. Eight of fourteen homes at the subject site are proposed to be zoned RF-12, and the homes described above provide ideal context.

Homes to the north, east, and southeast are CD zone (based on RF-9 zone), or are RF-9 zone. These homes are 1700 sq.ft. "Neo-Traditional" and "Neo-Heritage" style homes that are constructed to a high modern standard. The homes have mid-scale massing characteristics, and exhibit good balance and proportional consistency in the volume allocated to various projections. All of these homes have a single storey high front entrance veranda across the full width of the home, in a heritage tradition. The main roofs are common hip or common gable type with two or more street facing common gable projections articulated with either wood shingles, or with Tudor style battens over Hardipanel, or with board and batten cedar. Roofs are sloped at 8:12. Roof surfaces are all shake profile asphalt shingles. Homes are clad in vinyl and most have significant wood detailing. Landscapes are modest to above average for this zone. Six of fourteen homes at the subject site are proposed to be zoned RF-9, and the homes described above provide ideal context.

West of the subject site is a large RA zoned property that will likely be subject to development intentions in the near future. Context is not derived from that site.

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

- 1) Context Homes: All new homes in the surrounding area provide good context for the subject site. The subject site is a strict infill situation (surrounded on three sides by completed new developments in which all homes are considered context homes). There is no opportunity to establish a new character area here. New homes at the subject site should be similar in theme, representation, and character to the existing homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of this area and are suitable for the subject site.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type. It is expected that all homes at the subject site will be Two-Storey type with in-ground basements.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos on the neighbouring CD(RF-12) homes are 1½ storeys in height. Front entrance porticos on the neighbouring CD(RF-9) and RF-9 homes are one storey in height.
- 6) Exterior Wall Cladding : Vinyl is the main wall cladding material used in this area. It is accompanied by wood wall shingles in gable ends, or by Tudor style battens over Hardipanel in gable ends, and by wood detailing.
- 7) Roof surface : All new homes in this area have a shake profile asphalt shingle roof. For consistency, all subject site homes should also have an asphalt shingle roof.
- 8) Roof Slope : Roof pitch 7:12 or higher on most new homes. Recommendation is to increase the minimum slope to 8:12, which is consistent with most new RF-9 and RF-12 subdivisions.

Dwelling Types/Locations:	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

Window/Door Details: Rectangular dominant.

Streetscape: All homes are either 2800 square foot RF-12 homes or are 1700 sq.ft. RF-9 homes. The style range is consistent, comprised only of “Neo-Heritage” and “Neo-Traditional”. All homes are Two-Storey type with in-ground basements. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The RF9 type homes all have covered entrance verandas, and the RF12 homes all have 1 ½ storey entrance porches. Main roof forms are common hip or common gable at a 7:12 or 8:12 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. The colour range includes natural and neutral hues, and subdued primary derivative colours. Landscaping standards range from average to above-average modern urban for compact lot developments.

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 storey on RF-9 zone homes and to 1 ½ storeys on RF-12 zoned homes.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” in the 14700 block of 59 Avenue, the 14700 block of 59A Avenue, and the 5900 block of 148 Street. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes to the context homes. 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, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 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, brown, 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 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 RF-12 corner lot homes 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. One-storey elements on the RF-9 corner lot home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus a minimum 17 shrubs of a minimum 3 gallon pot size on RF-12 lots and a minimum of 12 shrubs of a 3 gallon pot size on RF-9 lots. Corner lots shall have an additional 8 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. Broom finish concrete also permitted on rear garages connected directly to rear lanes.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 29, 2012

Reviewed and Approved by:  **Date:** August 29, 2012

TREE PRESERVATION SUMMARY

Project Location: 5927 148th Street, Surrey, BC
 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: 1.63 acre parcel with a single residence and several outbuildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	29	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	29	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	56	(E)
Number of Replacement Trees Proposed	27	(F)
Number of Replacement Trees in Deficit (E-F)	29	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	27	(H)
Number of Lots Proposed in the Project	14	(I)
Average Number of Trees per Lot (H / I)	1.90	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

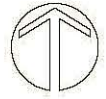
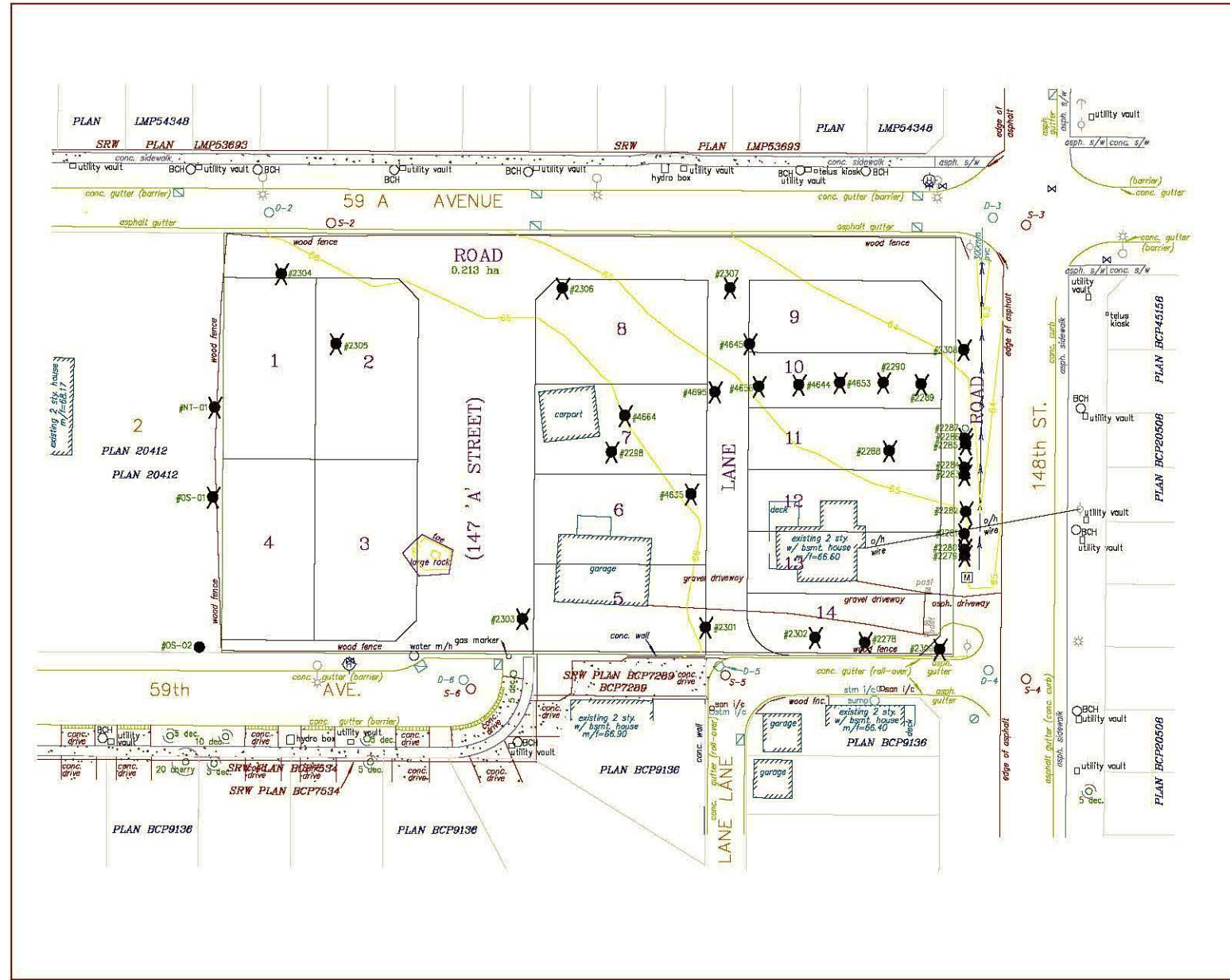
Summary prepared and submitted by:

Arborist



November 9,
2012

Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

REV	DESCRIPTION	DATE
01	REVISED	

C. KAVOLINAS & ASSOCIATES INC.
 BOLA CRA
 2445 JOURNAL COURT
 AMHERST, B.C.
 V5C 5E9
 PHONE (604) 857-2376

CLIENT
 MR. MIKE ELSTON
 1/3 DASHLAND ENGINEERING & SURVEYING LTD.
 SUITE #102
 15222 - 80th AVENUE
 SURREY, B.C.
 PHONE (604) 532-6700

CL #2344

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 14 LOT SUBDIVISION
 5927 - 148 STREET
 SURREY, B.C.

SCALE	DATE
1:250	JAN/12
DATE	DRAWN
12/11	
APPROVED	IN CHARGE

PROJECT	JOB No.
	TR-1

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # _____
OF LOT 3. SECTION 10, TOWNSHIP 2, N.W.D. PLAN 20412.**

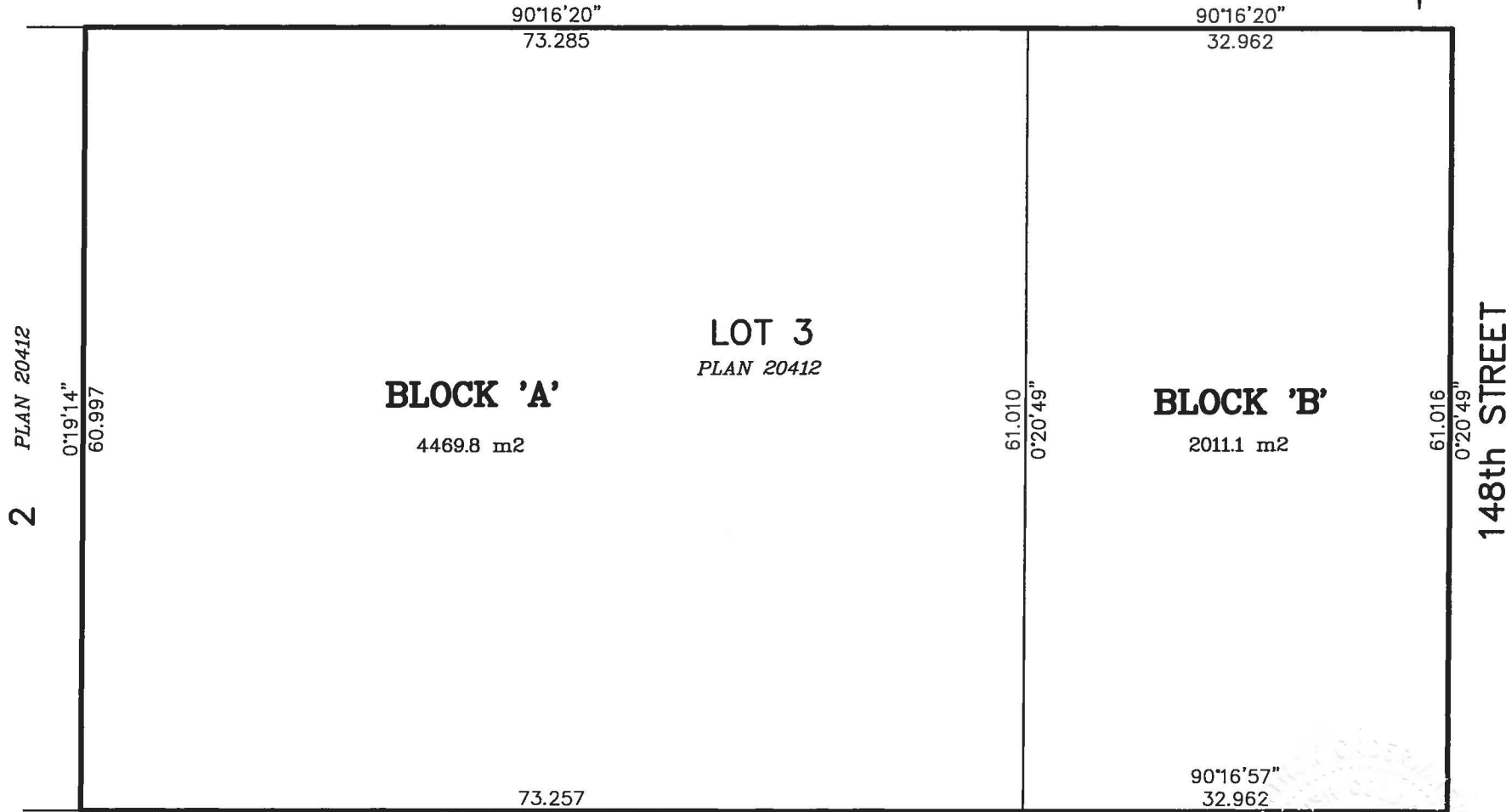
SCALE 1:500



All Distances are in Metres.



59 'A' AVENUE



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS12-68_RZ

59th AVENUE

11 PLAN BCP9136
SRW PLAN BCP7289

LANE

Certified correct, completed on
the 13th day of November, 2012.

©

B.C.L.S.

*This Plan Lies Within The
Greater Vancouver Regional District*

APPENDIX VIII

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0218-00

Issued To: GERRY M KIENER
HOLLY A KIENER

("the Owner")

Address of Owner: 5927 - 148 Street
Surrey, BC
V3S 3B9

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: 008-798-893
Lot 3 Section 10 Township 2 New Westminster District Plan 20412

5927 - 148 Street

(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) Sections H.1 and H.6 of Part 17A "Single Family Residential (12) Zone" are deleted.

- (b) In Section K.2 of Part 17A “Single Family Residential (12) Zone” the minimum Lot Depth for a Type I Interior Lot for Lots 5 – 8 is varied from 26 metres (85.0 ft.) to 25 metres (82.0 ft.).
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. 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