City of Surrey PLANNING & DEVELOPMENT REPORT File: 7912-0236-00

Planning Report Date: November 26, 2012

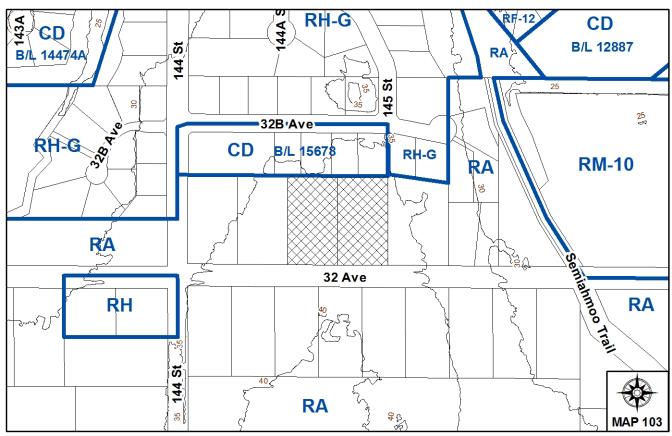
PROPOSAL:

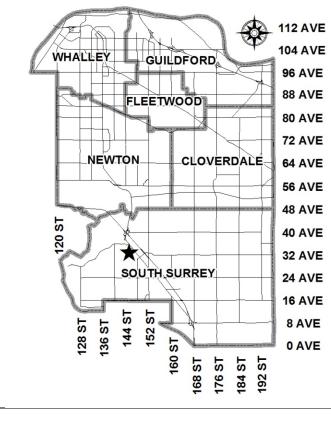
• **Rezoning** from RA to RH

• Development Variance Permit

in order to allow subdivision into four (4) single family half-acre residential lots.

LOCATION:	14469 and 14489 - 32 Avenue
OWNER:	Ling Zan, Yun Y Sun, Ai L Yin and Jing Y Du
ZONING:	RA
OCP DESIGNATION:	Suburban
LAP DESIGNATION:	One-Acre Residential





RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject site is designated "One-Acre Residential" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing to create half-acre lots, and therefore an LAP amendment from "One-Acre Residential" to "Half-Acre Residential" is required.
- The applicant is requesting a Development Variance Permit (DVP) to vary the following:
 - lot width on proposed Lots 1 to 4 inclusive, from 30 metres (100 ft.) to an average of 25 metres (82 ft.);
 - west side yard setback on proposed Lot 2, from 4.5 metres (15 ft.) to 1.96 metres (6.4 ft.); and
 - o east side yard setback on proposed Lot 3, from 4.5 metres (15 ft.) to 1.83 metres (6 ft.).

RATIONALE OF RECOMMENDATION

- The proposed LAP amendment to facilitate the development of half-acre type lots is consistent with the pattern of development that has been established to the east of the subject site, under Development Application No. 7906-0294-00.
- The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood, which allows for a high level of tree preservation (73 percent of the on-site trees are proposed to be retained) and has minimal impact on the existing neighbourhood character.
- The proposed side yard setback variances on proposed Lots 2 and 3 are to accommodate the retention of existing homes.
- The proposed variance to the widths of all four (4) lots is supportable as the lot depths and areas of each lot significantly exceed the minimum depth and area requirements of the RH Zone.
- Area residents have not raised objections to the proposal.

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RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to rezone the subject site "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 approve Development Variance Permit No. 7912-0236-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to an average of 25 metres (82 ft.) for proposed Lots 1 through 4 inclusive (lot width varies from 23.8 metres (78 ft.) to 26.5 metres (87 ft.); and
 - (b) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.96 metres (6.4 ft.) for the west side yard setback of proposed Lot 2;
 - (c) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.83 metres (6 ft.) for the east side yard setback of proposed Lot 3; and
 - (d) to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 20 metres (66 ft.).
- 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) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention; and
 - (h) the applicant adequately address the shortfall in replacement trees.
- 4. Council pass a resolution to amend Central Semiahmoo Local Area Plan to redesignate the land from "One-Acre Residential" to "Half-Acre Residential" when the project is considered for final adoption.

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REFERRALS	
Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	Projected number of students from this development:
	1 Elementary student at Semiahmoo Trail Elementary School 1 Secondary student at Semiahmoo Secondary School
	The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2014.
	(Appendix IV)
Parks, Recreation & Culture:	Parks supports the development but has some concerns about the pressure that this development will place on existing parks facilities in the area. Staff will work with the applicant to resolve this issue.
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> .

SITE CHARACTERISTICS

Existing Land Use: Acreage residential.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family residential.	Suburban/Half-Acre Gross Density Residential	CD (By-law No. 15678)
East:	Single family residential.	Suburban/One-Acre Residential	RA
South (Across 32 Avenue):	Single family residential.	Suburban/One-Acre Residential	RA
West:	Single family residential.	Suburban/One-Acre Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

• The subject site is designated "One-Acre Residential" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing to create half-acre lots, and therefore an LAP amendment from "One-Acre Residential" to "Half-Acre Residential" is required.

- The land use designation change is supportable for the following reasons:
 - a recently approved development application to the east of the subject site (Development Application No. 7906-0294-00) provides a precedent for allowing halfacre type lots along 32 Avenue at this location. Under this application, Council passed a resolution to redesignate the southerly portion of the site from "One-Acre Residential" to "Half-Acre Gross Density Residential" (Resolution R12-720);
 - The proposal allows for a high level of tree preservation (73 percent of the on-site trees are proposed to be retained) and has minimal impact on the existing neighbourhood character.
 - the proposed redesignation complies with the site's "Suburban" designation in the Official Community Plan (OCP); and
 - o neighbouring residents have not raised any objections to the proposal.

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site consists of two (2) existing acreage properties. The total site area is 0.9 hectares (2.2 acres). The site is designated "Suburban" in the Official Community Plan (OCP) and "One-Acre Residential" in the Central Semiahmoo Peninsula Local Area Plan (LAP). 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 4 half-acre single family lots.
- The applicant is also proposing a Development Variance Permit (DVP) to vary the following:
 - to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to an average of 25 metres (82 ft.) (lot width varies from 23.83 metres (78 ft.) to 26.47 metres (87 ft.); and
 - to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to
 1.96 metres (6.4 ft.) for the west side yard setback of proposed Lot 2 and to 1.83 metres (6 ft.) for the east side yard setback of proposed Lot 3 (Appendix VII).
- A variance to the front yard setback is also required, to vary the minimum front yard setback requirement from 7.5 metres (25 ft.) to 20 metres (66 ft.) in order to reflect the siting of existing dwellings in the surrounding area, including the dwellings proposed to be retained on proposed Lots 2 and 3, and to preserve the character of the neighbourhood (Appendix VII).
- The proposed lots have depths that greatly exceed the minimum requirement, at 89.4 metres (293 ft.). There is a slight variation in the lot widths, with the narrowest at 23.9 metres (78 ft.) and the widest at 26.5 metres (87 ft.). This variation is to allow for the retention of existing dwellings on proposed Lots 2 and 3.

• All of the proposed lots exceed the minimum lot area requirement, ranging from 2,129 square metres (22,916 sq. ft.) to 2,368 square metres (25,489 sq. ft.) in size.

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 subsequent to 2010. These elements include:
 - o "Traditional", "Classical Heritage", "Neo-Heritage" and "Neo-Traditional" style homes;
 - o exterior building materials including stucco, cedar, hardiplank, brick and stone; and
 - use of natural colours, with a high trim and detailing standard.
- The existing dwellings proposed to be retained on proposed Lots 2 and 3 have very large front yard setbacks, of over 40 metres (131 ft.). Homes on surrounding lots are also characterized by large front yard setbacks. In order to reflect the siting of existing homes in the neighbourhood, the minimum allowable front yard setback is 20 metres (66 ft.). This restriction is specified in the Building Design Guidelines and the Development Variance Permit.
- The applicant is proposing in-ground basements and a satisfactory lot grading plan has been submitted and reviewed by staff.

Tree Preservation

• The applicant has retained Peter Mennel of Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 85 by-law sized trees on site, of which 62 are proposed to be retained and 23 are proposed to be removed. Therefore, 73 percent of the onsite trees are proposed to be retained. 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)
Red Alder	2	0	2
Paper Birch	2	1	1
Western Red Cedar	27	20	7
Pacific Dogwood	1	1	0
Douglas Fir	36	31	5
Bigleaf Maple	17	9	8
Total	85	62	23

• Of the 23 trees proposed to be removed, 21 are either in conflict with building and driveway construction, or are not suitable for long-term retention due to poor health or structure. The remaining two (2) trees are Red Alder with little retentive value.

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- The applicant is required to provide approximately 46 replacement trees, and is proposing to provide 20 replacement trees, for an average of 22.25 trees per lot. The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree retention.

PRE-NOTIFICATION

Pre-notification letters were sent on August 27, 2012 to area residents. Staff received one (1) response. The respondent requested additional information about the proposed development and concept plan for adjacent properties. Staff met with the respondent and provided this information. With the information provided, the respondent has not expressed any concerns with the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 7, 2012. 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)	 The site is located within the Central Semiahmoo Peninsula Local Area Plan (LAP). The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood.
2. Density & Diversity (B1-B7)	 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. Approximately 220 square metres (2,368 sq. ft.) of land area per lot is available for residents for backyard garden use.
3. Ecology & Stewardship (C1-C4)	 Absorbent soils greater than 30 cm. (1 ft.); vegetated swales. Recycling and organic waste pickup to be serviced by ReThink Waste program. A high level of tree preservation is proposed (73% of on-site trees are proposed to be retained).
4. Sustainable Transport & Mobility (D1-D2)	• The site is located an approximate 850 metre (0.5 mile) walking distance (about a 10 minute walk) to major transit routes on King George Boulevard.
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A

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Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	 Public notification has taken place. Nearby residents have the opportunity to voice their concerns, through the notification process, including at a future Public Hearing.

BY-LAW VARIANCES AND JUSTIFICATION

- (a) Requested Variance:
 - to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to an average of 25 metres (82 ft.) for proposed Lots 1 through 4 inclusive (lot width varies from 23.82 metres (78 ft.) to 26.47 metres (87 ft.)).

Applicant's Reasons:

• The reduced lot widths are similar to the 24 metre (79 ft.) widths of RH-G lots to the north and the east of the site, and the proposed lot areas are in excess of the minimum requirement for RH-G lots.

Staff Comments:

- The lot depth of all proposed lots is 89.4 metres (293 ft.), and the lot areas range from 2,129 square metres (22,916 sq. ft.) to 2,368 square metres (25,489 sq. ft.). The lot depths and areas of each lot significantly exceed the minimum depth and area requirements of the RH Zone.
- The lot widths are consistent with the lots fronting 32 Avenue in a recently approved development in the immediate vicinity, to the east of the subject site (Development Application No. 7906-0294-00). In this case, the site was rezoned from RA to RH-G; the two (2) lots fronting 32 in this subdivision have widths of 26.3 metres (86 ft.) and 24 metres (78 ft.) respectively.
- Staff support the requested variance.

(b) Requested Variance:

• to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.96 metres (6.4 ft.) for the west side yard setback of proposed Lot 2, and 1.83 metres (6 ft.) for the east side yard setback of proposed Lot 3.

Applicant's Reasons:

- The setback relaxations will allow for the retention of two (2) existing dwellings that are in good condition.
- The retained dwellings will provide stability to the neighbourhood and existing streetscape.

• Retaining the dwellings will allow for a greater degree of tree retention as the existing envelopes are fairly small.

Staff Comments:

- The proposed side yard setback variances are to allow for the retention of existing single family homes on the internal lots within the subdivision. Therefore, the reduced setbacks will only impact new lots created by the subdivision (proposed Lots 1 and 4), and not any existing residences, adjacent to the subject site.
- The existing dwellings comply with all other requirements of the RH Zone.
- The proposal allows for a high proportion of the existing mature trees on the site to be retained. Of the 39 existing mature trees on proposed Lots 2 and 3, 35 are proposed to be retained. Therefore 90 percent of the total mature trees on the site are proposed to be retained.
- Staff support the requested variance.
- (c) Requested variance:
 - to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 20 metres (66 ft.) for proposed Lots 1 through 4 inclusive.

Staff Comments:

• The proposed variance is required in order to reflect the siting of existing dwellings in the surrounding area, include the dwellings proposed to be retained on proposed Lots 2 and 3, and to preserve the character of the neighbourhood.

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. Development Variance Permit No. 7912-0236-00
- Appendix VIII. Central Semiahmoo Peninsula Local Area Plan (LAP) Map

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

Information for City Clerk

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

1.	(a) Agent	:: Name: Address:	James Pernu McElhanney Consulting Services Ltd. 13160 - 88 Avenue Surrey, B.C. V3W 3K3
		Tel:	604-596-0391
2.	Prope	rties involved in the Ap	plication
	(a)	Civic Addresses:	14469 and 14489 - 32 Avenue
	(b)	Civic Address: Owners: PID: Lot 33 District Lot 155	14469 - 32 Avenue Yun Yi Sun Ling Zan 006-727-204 Group 2 New Westminster District Plan 32421
	(c)	Civic Address: Owners: PID: Lot 34 District Lot 155	14489 - 32 Avenue Jing Yi Du Ai Ling Yin 006-127-291 5 Group 2 New Westminster District Plan 32421

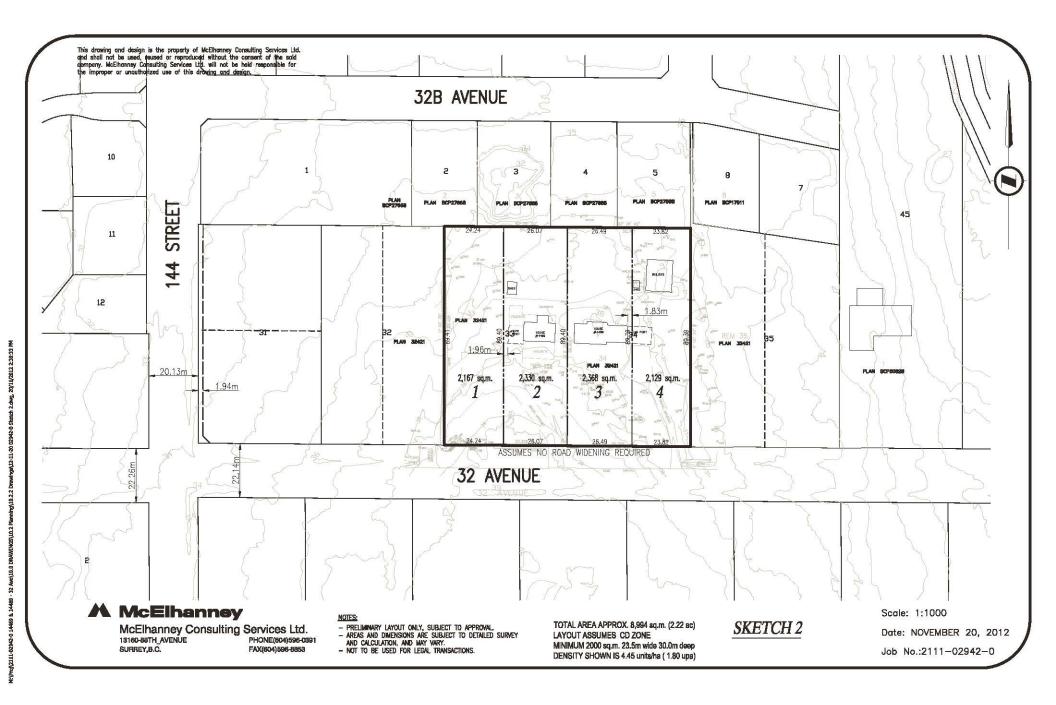
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI. MOTI File No. 2012-04254
- (c) Proceed with Public Notification for Development Variance Permit No. 7912-0236-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	<u>^</u>
Acres	2.2 aC.
Hectares	0.9 ha.
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	23.82 m - 26.49 m
Range of lot areas (square metres)	2,129 m ² - 2,368 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.4 upha / 1.8 upa
Lots/Hectare & Lots/Acre (Net)	4.4 upha / 1.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal &	25%
Accessory Building	23/0
Estimated Road, Lane & Driveway Coverage	7.5%
Total Site Coverage	32.5%
PARKLAND	N/A
	IN/A
Area (square metres) % of Gross Site	
% of Gross Site	
	Required
PARKLAND	*
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
	110
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	YES
Others	YES (lot width & setbacks)



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TO:	Manager, Area Planning & I - South Surrey Division Planning and Development	•		
FROM:	Development Project Engineer, Engineering Department			
DATE:	November 20, 2012	PROJECT FILE:	7812-0236-00	
RE:	Engineering Requirements Location: 14469 32 Ave.			

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

• Provide 0.500 metre wide statutory right-of-way along 32 Avenue.

Works and Services

- Construct 32 Avenue to a Collector standard;
- Construct sanitary sewer main and storm sewer main and water connections to service the site;
- Provide applicable restrictive covenants.

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



Monday, August 27, 2012 Planning

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.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

12--0236-00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

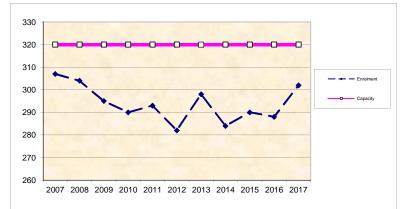
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

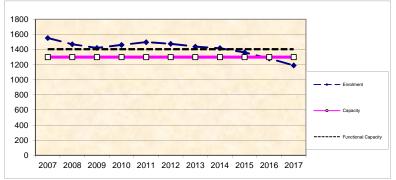
September 2011 Enrolment/School Capacity

Semiahmoo Trail Elementary	
Enrolment (K/1-7):	32 K + 261
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

Semiahmoo Trail Elementary



Semiahmoo 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:7912-0236-00Project Location:14469 and 14489 – 32 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 an old growth area in the 14400 and 14500 blocks of 32 Avenue. Most lots in this area are zoned either RA (including the subject site), or are zoned RH (some lots west of 144 Street). The lots are large, with 40-68 metres frontage, and 90 metres of depth. The character is best described as "old growth suburban". Most homes are "Old Urban" Bungalows in the 1500 – 2500 square foot size range, which is large for homes constructed in the 1960s and 1970's. Most homes are simple rectangles with a main common gable roof and zero to two projections. The lots are heavily treed, with several mature shrubs, sod, and asphalt driveways. This area has a quiet, natural, sparsely populated, heavily treed, natural ambience

On most lots in this area, the homes are either not visible from the street, or are only partially visible due to substantial natural vegetation and mature native trees in the area between the street and front face of the home. The character of the individual homes is therefore not a strong influence on the overall streetscape.

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is: 50 years old (43%), 40 years old (29%), 30 years old (14%), and 20 years old (14%). Most homes are in the 2000-2500 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (14%), 1501-2000 sq.ft. (29%), and 2001-2500 sq.ft. (57%). Styles found in this area include: "Old Urban" (57%), "West Coast Traditional" (14%), "Rural Heritage" (14%), and "Neo-Traditional" (14%). Home types include only Bungalow (86%), and Split Level (14%).

The massing scale found on neighbouring homes ranges from "low mass" to "mid-scale". The massing scale distribution is: low mass structures (85%), and mid-scale structures (15%). All homes have a single storey high front entrance element.

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (71)%, and moderate slope (6:12 to 7:12) = (29)%. Main roof forms (largest truss spans) include : common hip (14%), and common gable (86%). Feature roof projection types include : none (29%), common hip (14%), common gable (43%), and Dutch hip (14%). Roof surfaces include: interlocking tab type asphalt shingles (14%), rectangular profile type

asphalt shingles (29%), concrete tile (rounded Spanish profile) (14%), and cedar shingles (43%).

Main wall cladding materials include: horizontal cedar siding (67%), and horizontal vinyl siding (retrofitted) (33%). Feature veneers on the front façade include: no feature veneer (50%), brick (33%), and stone (17%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (60%), and Natural (earth tones) (40%).

Covered parking configurations include : No covered parking (40%), Double carport (20%), and Double garage (40%).

A variety of landscaping standards are evident including ranging from "modest old suburban" to "high quality old suburban. All homes have an asphalt shingle driveway.

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

- 1) <u>Context Homes:</u> Two homes from this neighbourhood can be considered 'context homes' (as identified in the residential character study), providing acceptable context for the subject site (both of these homes are Bungalow type). However, although these homes are well suited to the existing area character, they are not ideally suited to the proposed new suburban-estate character that is likely emerge as this area slowly redevelops over time. The recommendation therefore is to use common new standards for massing design, construction materials, trim and detailing elements and landscape design that are commonly found in RH zone subdivisions constructed subsequent to the year 2010.
- 2) <u>Style Character</u>: New homes should have an easily identifiable suburban-estate character. Styles suited for this objective include a range of Traditional and Heritage styles in addition to some modern style interpretations including "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for consistency with the overall intent of the building scheme.
- 3) <u>**Home Types :**</u> There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow etc.) will not be regulated in the building scheme.
- 4) <u>Massing Designs :</u> Massing designs should meet new standards commonly found in new suburban (RH and RH-G zones) subdivisions. New homes should exhibit "low –tomid-scale" massing characteristics. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** All existing homes in this neighbourhood have a single storey high front entrance portico. The recommendation however is to permit a range of entrance portico heights to between one storey and 1 ½ storeys (suitable given the expected scale of the dwellings), which will ensure there is not proportional overstatement of this one element.
- 6) <u>Exterior Wall Cladding</u>: A wide range of cladding materials have been used in this area, including Vinyl. However, 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 homes will be of high value and estate quality. Vinyl therefore, is not recommended.

- 7) **<u>Roof surface</u>**: A wide range of roof surfacing materials have been used. The recommendation however, is to reduce the range of materials to cedar shingles, or shake profile concrete roof tiles or to premium line shake profile asphalt shingles with a raised ridge cap.
- 8) **<u>Roof Slope</u>**: All existing homes have a roof slope of 7:12 or lower, and most are less than 5:12, which is inconsistent with the proposed suburban-estate character. The recommendation is to set the minimum roof slope at 8:12 or higher, which is consistent with the objective of obtaining homes with an estate appearance.
- **Streetscape:** This area has a natural, rural / suburban character. Lots are large, and heavily treed. The road edge is soft (no curb). Homes are set 20-40 metres from the lot line and most are substantially obscured from view from 32 Avenue. Most homes are 40-60 year old, 1500-2500 sq.ft. simple, low mass, rectangular Bungalows.

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 meet common post year 2010'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)	No existing neighbouring homes provide suitable context for the proposed RH type homes at the subject site. Interfacing treatments are therefore not contemplated. However, there is general context within the City for new homes recently constructed (post year 2010) in suburban zones (RH, RH-G) that provide suitable architectural context for the subject site and which exceed standards found in the subject neighbourhood.
Exterior Meteriolo/Colouro	Stugge Coder Herdinlank Brick and Stone No Vinul

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. <u>No Vinyl</u>

	"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
Roof Pitch:	Minimum 8:12.
Roof Materials/Colours:	Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing materials with a shake profile and thickness greater than shake profile asphalt shingles. Grey, black, or brown only.
In-ground basements:	Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
Treatment of Corner Lots:	Not applicable - there are no corner lots
Landscaping:	<i>Moderate modern urban standard</i> : Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

concrete.

Date: Nov 7, 2012

Reviewed and Approved by:

Mitalon

Date: Nov 7, 2012

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0236-00 Project Location: 14469 / 89 - 32 Avenue, Surrey, BC Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes small stands of mature native broadleaf and coniferous species concentrated across the south half and northern corners. The most common tree species include Douglas-fir, western redcedar and bigleaf maple which are of moderate structure and moderate to good health. Trees have typically grown in small groups and therefore tree preservation should focus on small stands of trees rather than individuals.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified Number of Protected Trees declared hazardous due to	(A) 93
natural causes	(B) 0
Number of Protected Trees to be removed	(C) 24
Number of Protected Trees to be retained (A-C)	(D) 69
Number of Replacement Trees required	
(2 alder and cottonwood X 1 and 22 others X 2)	(E) 46
Number of Replacement Trees proposed	(F) 20
Number of Replacement Trees in deficit (E-F)	(G) 26
Total number of Prot. and Rep. Trees on site (D+F)	(H) 89
Number of lots proposed in the project	(I) 4
Average number of Trees per Lot (H/I)	(J) 22.25

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: November 16, 2012





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0236-00

Issued To:	LING ZAN YUN Y SUN
Address:	14469 - 32 Avenue Surrey, BC V4P 1Z9
Issued To:	AI L YIN JING Y DU
Address:	14489 - 32 Avenue Surrey, BC V4P 1Z9
	(collectively referred to as the "Owner")

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-727-204 Lot 33 District Lot 155 Group 2 New Westminster District Plan 32421

14469 - 32 Avenue

Parcel Identifier: 006-127-291 Lot 34 District Lot 155 Group 2 New Westminster District Plan 32421

14489 - 32 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 titles have been issued, as follows:

Parcel Identifier:

(b) If the civic addresses change, 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 K, Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 24.24 metres (79.5 ft.) for Lot 1;
- (b) Section K, Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 26.07 metres (85.5 ft.) for Lot 2;
- (c) Section K, Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 26.49 metres (86.9 ft.) for Lot 3;
- (d) Section K, Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres (100 ft.) to 23.82 metres (78.1 ft.) for Lot 4;
- (e) Section F, Part 14 Half-Acre Residential Zone (RH), the minimum side yard setback to the principal building is reduced from 4.5 metres (15 ft.) to 1.96 metres (6.4 ft.) for the west side yard setback of Lot 2; and
- (f) Section F, Part 14 Half-Acre Residential Zone (RH), the minimum side yard setback to the principal building is reduced from 4.5 metres (15 ft.) to 1.83 metres (6 ft.) for the east side yard setback of Lot 3.
- (g) Section F, Part 14 Half-Acre Residential Zone (RH), the minimum front yard setback to the principal building is varied from 7.5 metres (25 ft.) to 20 metres (66 ft.).
- 5. This development variance permit applies to only the portion of the Land and that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

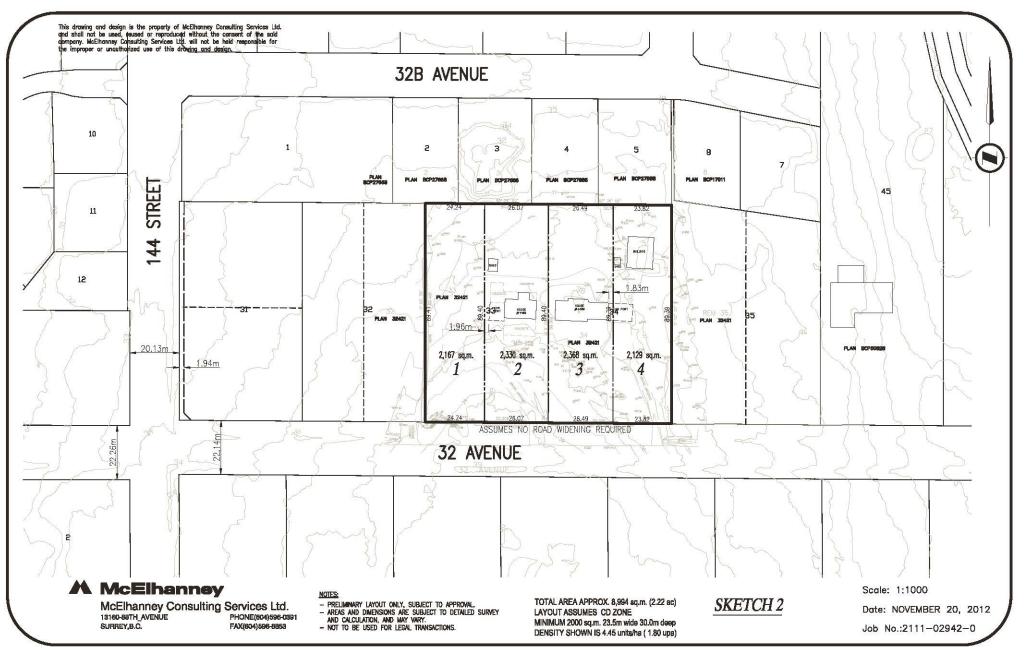
- 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

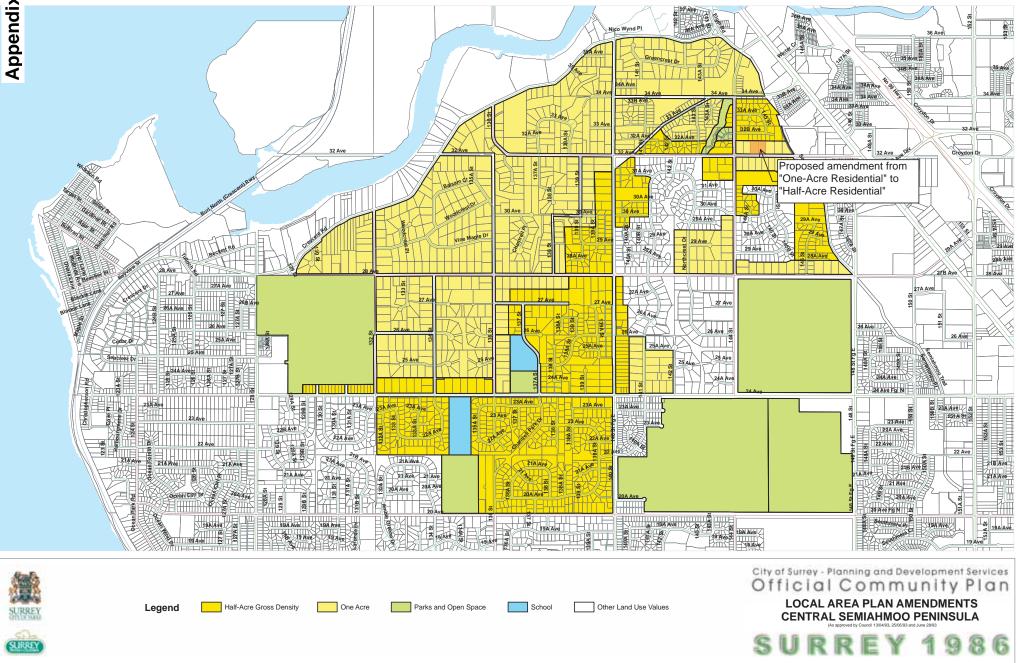
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

 $\label{eq:linear} $$ 1/20/12 3:05 PM $$ 1/20/12 3$



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CITY OF SURREY

<u>BY-LAW NO. 17817</u>

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

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

 Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 903 of the *Local Government Act*, R.S.B.C. 1996, c.323, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA) TO: HALF-ACRE RESIDENTIAL ZONE (RH)

Parcel Identifier: 006-727-204 Lot 33 District Lot 155 Group 2 New Westminster District Plan 32421

(14469 - 32 Avenue)

Parcel Identifier: 006-127-291 Lot 34 District Lot 155 Group 2 New Westminster District Plan 32421

(14489 - 32 Avenue)

 This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17817."

PASSED FIRST AND SECOND READING on the day of, 201.

PUBLIC HEARING HELD thereon on the day of , 201.

PASSED THIRD READING on the day of , 201.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 201.

MAYOR

CLERK