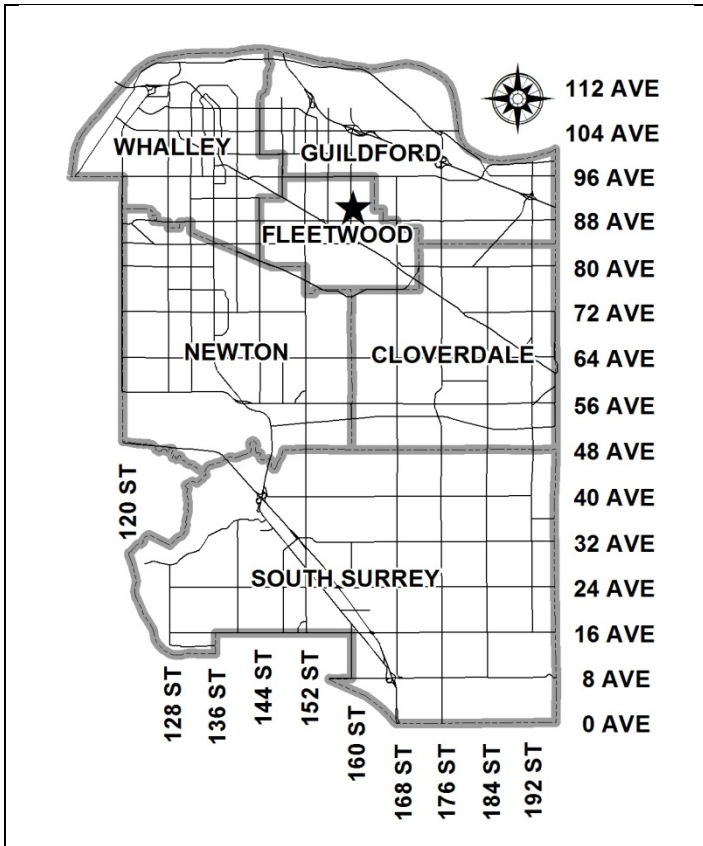


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0056-00

Planning Report Date: February 24, 2014

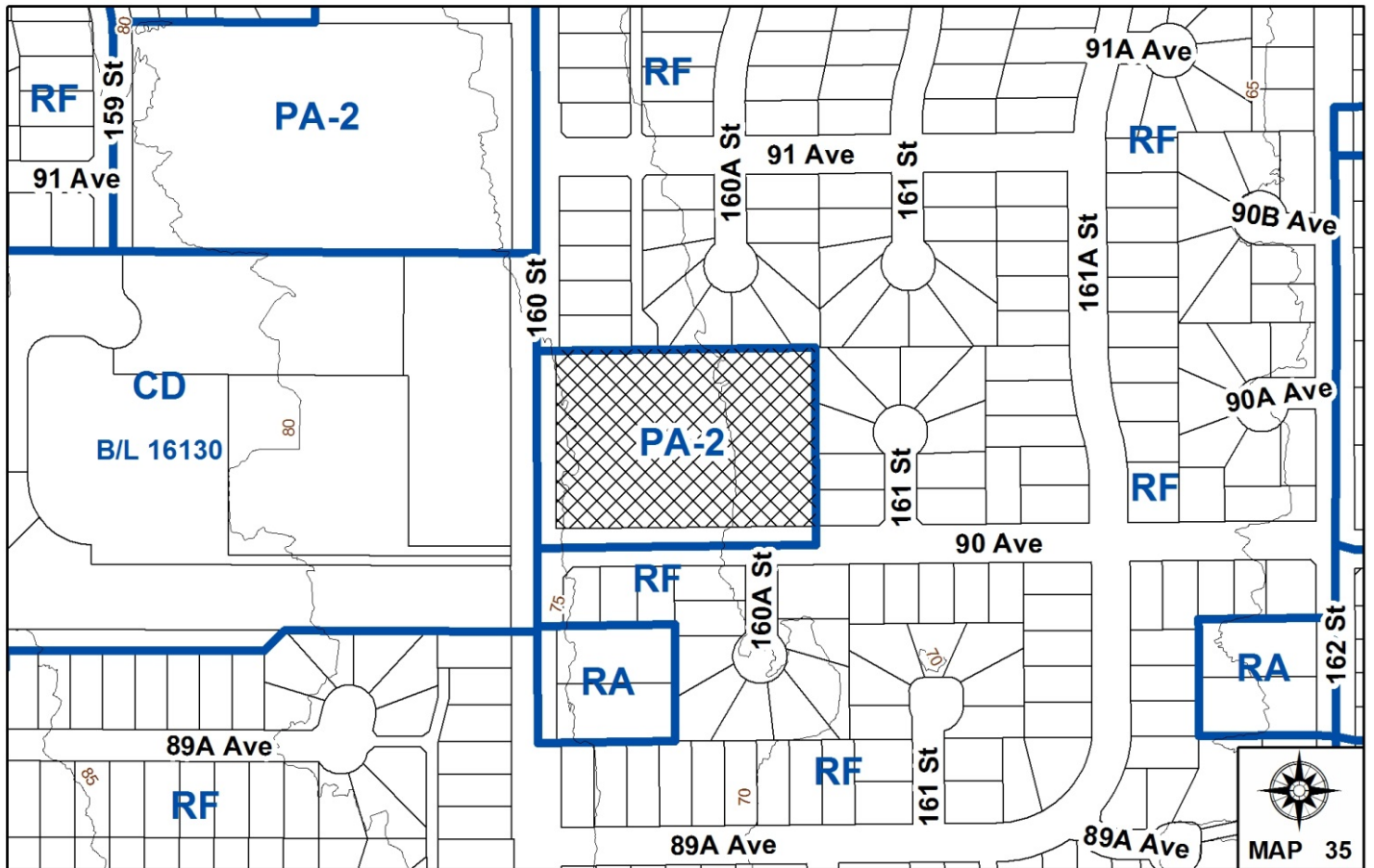


PROPOSAL:

- **Rezoning** portion from PA-2 to RF
- **Development Variance Permit**

in order to allow subdivision into 2 single family lots and a remainder church lot.

LOCATION: 9012 - 160 Street
OWNER: Guildford Church Of The Nazarene
ZONING: PA-2
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban 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

- None.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in the OCP.
- The proposed land use and density are appropriate for this part of Fleetwood.
- The proposed reduction in parking for the existing church facility will still leave sufficient parking to meet the parking needs for the church and child care centre and is not expected to impact the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site from "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council approve Development Variance Permit No. 7913-0056-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum parking requirements of the PA-2 Zone from 163 to 103 for the existing 2,061-square metre (22,190 sq.ft.) church and child care on proposed Lot 1.
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; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and 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:**

1 Elementary student at Serpentine Heights Elementary School
0 Secondary students 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 March 2015.

SITE CHARACTERISTICS

Existing Land Use: Guildford Church of the Nazarene with undeveloped, grassy area on eastern portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across 90 Avenue):	Single family dwellings	Urban	RF
West (Across 160 Street):	Elim Village seniors housing	Multiple Residential	CD (By-law No. 16130)

DEVELOPMENT CONSIDERATIONSBackground

- The 1.23-hectare (3.0-acre) subject site consists of one lot located at 9012 – 160 Street in the Fleetwood area.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Assembly Hall 2 Zone (PA-2)".
- In 1991, the applicant, the Guildford Church of the Nazarene, constructed a 2,061 square-metre (22,190 sq.-ft.), 2-storey, church and child care facility on the western portion of the subject site. As part of the development, the church proposed to construct 200 parking spaces on site, however the church constructed only 103 parking spaces, leaving the eastern portion of the site undeveloped.

Current Proposal

- The applicant proposes to rezone the southeastern portion of the subject site, shown as Block A in Appendix I, from "Assembly Hall 2 Zone (PA-2)" to "Single Family Residential Zone (RF)" in order to permit subdivision into two (2) single family lots which will front onto 90 Avenue.
- The proposed single family lots exceed the minimum requirements of the RF Zone with areas of 672 square metres (7,233 sq. ft.) and lot widths of 21 metres (69 ft.).
- The portion shown as Block B in Appendix I will remain zoned PA-2 and the existing church facility will be retained. A location certificate from the applicant's surveyor confirms the church complies with the setback and floor area ratio (FAR) requirements of the PA-2 Zone on the reduced site area of 1.05 hectares (2.6 acres) for proposed Lot 1.

- The applicant is applying to reduce the minimum number of on-site parking spaces required under the PA-2 Zone from 163 to 103, which is the number of parking spaces currently existing on the site (see By-law Variance section).
- There are currently community gardens located on proposed Lot 2, however they will be removed and discontinued by the church.

Design Guidelines and Lot Grading

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of design guidelines for the proposed lots (Appendix V).
- Based on the proposed grading, basements can be achieved on both proposed lots. A preliminary lot grading plan was submitted by Hub Engineering Inc. and reviewed by staff and was determined to be adequate.

Tree Preservation and Replacement

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Diamond Head Consulting Ltd. on January 27, 2014 (Tree Summary in Appendix VI) for the proposed single family lots. The report and plans have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The following chart provides a summary of the tree retention and removal by species:

TREE CHART	ON-SITE TREES			OFF-SITE TREES		
	Tree Species	Total Trees	Retention	Removal	Total Trees	Retention
Red Maple	0	0	0	1	1	0
Oak	0	0	0	1	1	0
Black Cottonwood	0	0	0	1	0	1
TOTAL	0	0	0	3	2	1

- The report states that there are no on-site protected trees within the proposed single family lots.
- The report identifies three (3) off-site protected trees, including two (2) trees on the parent church property and one (1) City tree in close proximity to the proposed single family lots. Both of the off-site trees on the church property are proposed to be retained, however the City tree is in poor condition and is proposed for removal.
- The cedar hedge along the east property line of proposed Lot 3 is currently proposed to be removed for drainage purposes, however, staff will work with the applicant on an alternative location for the drainage, to allow the hedge to remain.
- The applicant is proposing six (6) replacement trees, which results in three (3) trees per lot, which will be provided.

PRE-NOTIFICATION

Pre-notification letters were sent on April 18, 2013 and staff received two (2) phone calls.

- One (1) caller had general questions about the proposed development and did not have any concerns.
- The other caller expressed concern that the proposed houses would obstruct their partial view of the mountains to the north.

The applicant's Design Consultant, Tynan Consulting Ltd., has considered the views in the design guidelines that were submitted, and although the cedar hedges that are currently along the north and east property lines of the subject site will obscure the mountain view over time, they have made recommendations to require either a common hip upper floor roof or a common gable roof in which the ridgeline is aligned in a north south direction. This will be incorporated in the Design Guidelines.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the parking requirements of the PA-2 Zone for the existing church and child care from 163 to 103.

Applicant's Reasons:

- The 103 parking spaces that exist on the site meet the needs of the relatively small congregation at the Guildford Church of the Nazarene and the existing child care.
- The 720-seat church was designed at a regional scale, with the hopes for potential growth, however the congregation has not grown much over the past 20 years. The current active membership is 129 people, and the average attendance is approximately 160 people.
- There is currently a child care operating in the church, with 25 children and 4 full-time equivalent employees.
- The Guildford Church of the Nazarene has not experienced any parking issues.

Staff Comments:

- In Part 5 of the Zoning By-law, a church requires 7.5 parking spaces for every 100 square metres (1,075 sq. ft.) of the gross floor area of the church. Therefore, based on the existing 2,061-square metre (22,190 sq.ft.) church facility, 155 parking spaces are required for the church.
- In Part 5 of the Zoning By-law, a child care centre requires one (1) parking space for every employee and an equal number of parking spaces for drop-off. Therefore, based

on the existing 4 full-time equivalent employees, 8 parking spaces are required for the child care centre.

- The combined church and child care uses require a total of 163 parking spaces.
- When the church was constructed in 1991, only 103 parking spaces were provided.
- The proposed single family lots are not removing any of the existing parking spaces.
- The City has not received any complaints with respect to parking for the existing church and child care centre.
- Should additional parking be required, the grassy area to the north of the proposed single family lots could be paved.
- 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 and Survey Plan
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. 7913-0056-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
Hub Engineering Inc.
Address: #101 - 7485 - 130 Street
Surrey, B.C. V3W 1H8
Tel: 604-572-4328
Fax: 604-501-1625

2. Properties involved in the Application
 - (a) Civic Address: 9012 - 160 Street

 - (b) Civic Address: 9012 - 160 Street
Owner: Guildford Church Of The Nazarene
PID: 006-154-948
Lot 1, Except Part in Plan LMP7677 Section 36 Township 2 New Westminster District Plan 9543

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property shown as Block A.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7913-0056-00 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 & Existing Zoning: RF and PA-2

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3.03	
Hectares	1.23	
NUMBER OF LOTS		
Existing	1	
Proposed	3 (2 RF & 1 PA-2)	
SIZE OF LOTS		
Range of lot widths (metres)	21 metres (RF)	88.8 metres (PA-2)
Range of lot areas (square metres)	672 m ² (RF)	10,502 m ² (PA-2)
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	2.4 uph & 0.99 upa	
Lots/Hectare & Lots/Acre (Net)	2.5 uph & 1.03 upa	
SITE COVERAGE FOR RF LOTS (in % of gross site area)		
Maximum Coverage of Principal & Accessory Buildings	40%	
Estimated Driveway and Patio Coverage	15%	
Total Site Coverage	55%	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT		
YES		
MODEL BUILDING SCHEME		
YES		
HERITAGE SITE Retention		
NO		
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Parking Relaxation for PA-2 Lot	YES	

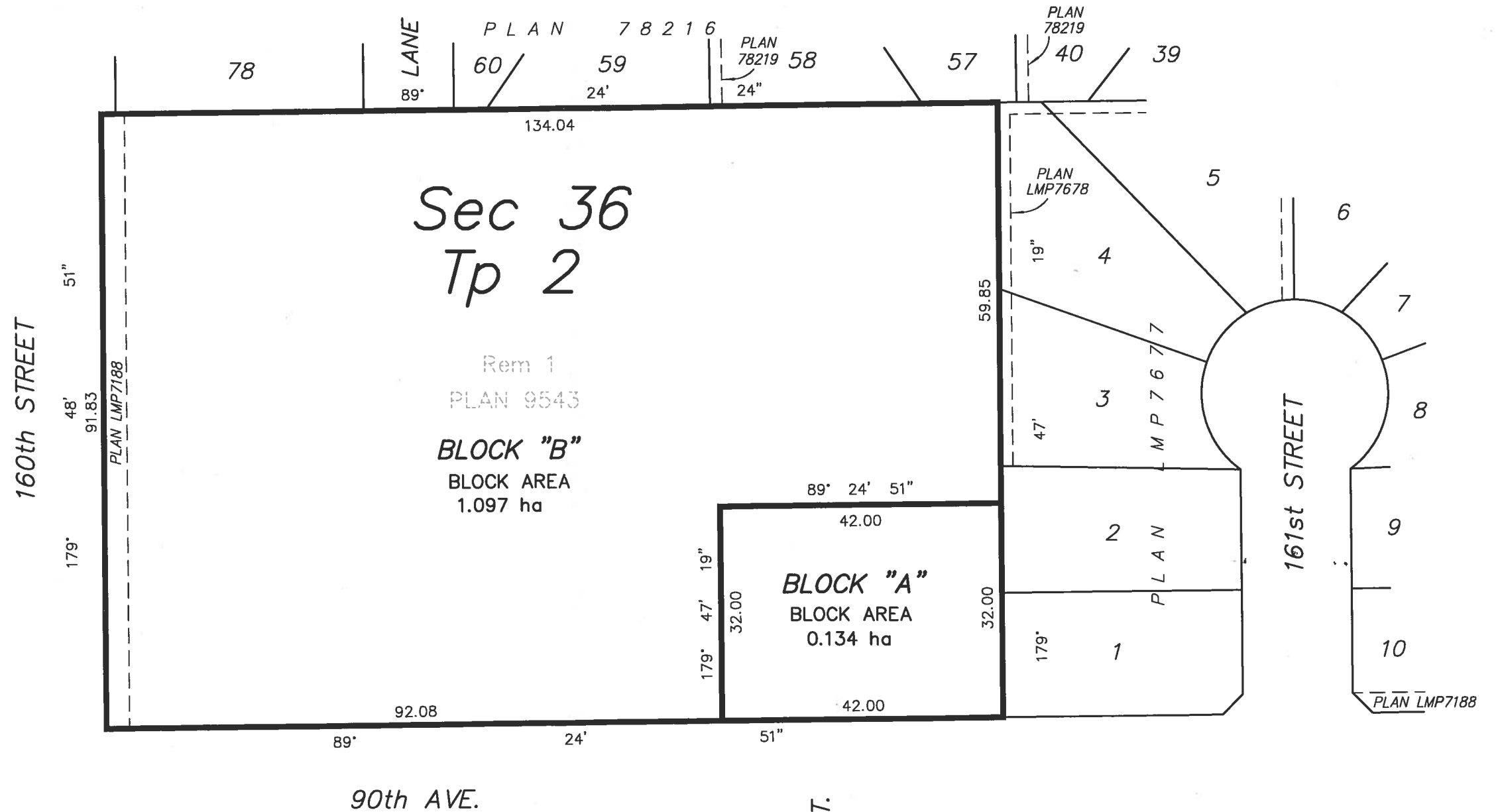
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 1, EXCEPT PART IN PLAN LMP7677
Sec 36 Tp 2 NWD PLAN 9543

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF Rem LOT 1	SECTION 36 TOWNSHIP 2	9543	0.134 ha	BLOCK "A"
PART OF Rem LOT 1	SECTION 36 TOWNSHIP 2	9543	1.097 ha	BLOCK "B"

P.I.D. 006-154-948
 SUBJECT PROPERTY MAY BE AFFECTED BY
 COVENANT AC230019, COVENANT BF467096 and
 STATUTORY RIGHT OF WAY BF467053(PLAN LMP7188)
 CIVIC ADDRESS: #9012 160th STREET

CITY OF SURREY
 BCGS MAP SHEET 92G.017
 SCALE = 1:750
 10M 0 15 30M
 "ALL DISTANCES ARE IN METRES"



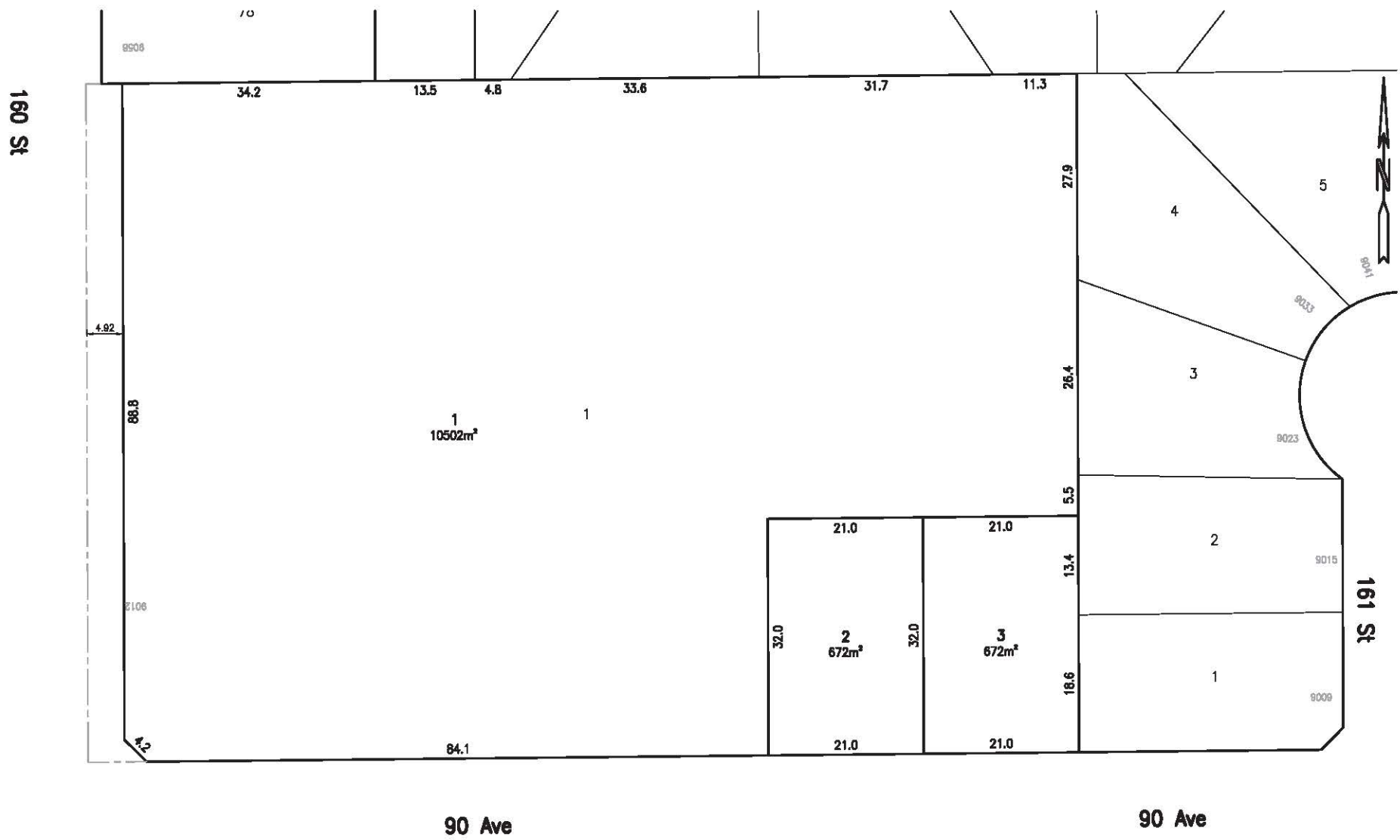
SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 13872-ZON

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 14th DAY OF FEBRUARY, 2014

[Signature]
 SIGNATURE OF B.C.L.S.

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

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CLIENT:		PROJECT: 9012 - 160 STREET, SURREY			
DRAWING TITLE: 2 LOT SUBDIVISION					
PROJECT No.	13037	DATE:	SEPT 2013	LEGAL:	LT 1, SEC 36, TWP 2, PL 9543, NWD
		SCALE:	1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

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

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

DATE: **November 12, 2013** PROJECT FILE: **7813-0056-00**

RE: **Engineering Requirements
Location: 9012 160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres along the full frontage of 160 Street for a 30 m arterial road.
- Dedicate a 3.0 metre x 3.0 metre corner cut at the intersection of 160 Street and 90 Avenue.
- Provide 0.500 metre Statutory Rights-of-Ways (ROW) along both 160 Street and 90 Avenue frontages.

Works and Services

- Construct the north half of 90 Avenue to the Through Local standard.
- Construct 6.0 metre wide concrete letdowns for proposed Lots 2 and 3.
- Construct a 7.3 metre concrete letdown for proposed Lot 1 onto 90 Avenue.
- Construct storm drainage facilities as determined through detailed design.
- Provide storm water quality measures for Lot 1 (oil/water grit separator, water quality/sediment control) and register the corresponding Restrictive Covenant on Title.
- Provide adequately-sized storm, sanitary and water service connections to all lots.
- Register a Restrictive Covenant (R/C) for right-in/right-out access only on 160 Street in recognition that a median will ultimately be installed on 160 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The Engineering Department has no concerns in the reduction of the parking requirements relative to the requested Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Monday, September 23, 2013
 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.

There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The enrolment growth shown in the tables below including buildout estimates for the area being developed. However, the projections for Serpentine Heights does not include the potential growth from future South Port Kells - Tynehead NCP development East of 168th Ave as the timing of service extensions and timing of new housing development is somewhat speculative for that area. The school district has identified a future elementary school site acquisition proposal in the Tynehead NCP Area in the East half of Serpentine Heights school catchment, but funding is not likely for a number of years for this project (subject to actual growth trends). The School District has received capital project approval for a new North Clayton Area Secondary School which is projected to be completed by 2016. It is anticipated that there would be a secondary enrolment move of the area East of 168th Street in North Surrey Secondary School's catchment to the proposed new North Clayton Area Secondary School when it opens. The new North Clayton Area Secondary is much needed as it would relieve overcrowding and reduce portables at three existing secondary schools, including Lord Tweedsmuir, Clayton Heights and North Surrey, with enrolment moves from all three schools.

THE IMPACT ON SCHOOLS

APPLICATION #:

13-0056-00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

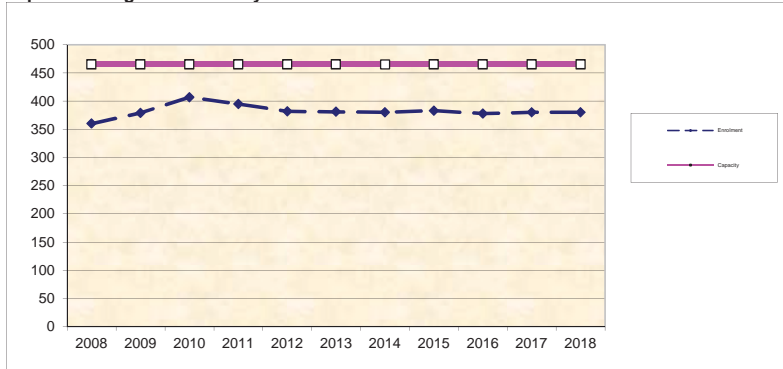
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

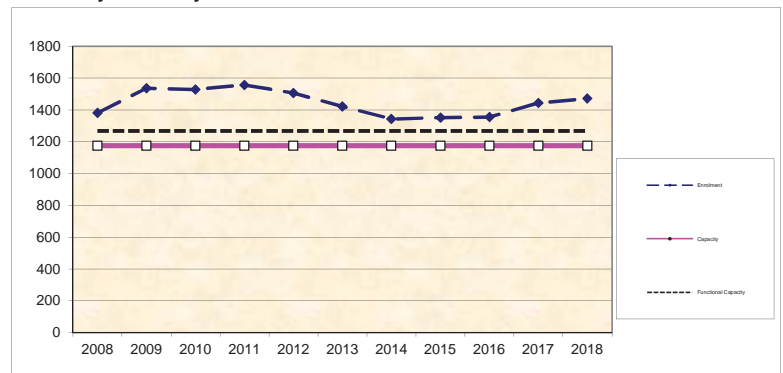
September 2012 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	42 K + 340
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1507
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

Serpentine Heights 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: 7913-0056-00
 Project Location: 9012 - 160 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 the 16000 block, on the north side of 90 Avenue, in the southeast corner of 9012 - 160 Street; a site containing the "Helping Hands Children's Centre". The site is currently zoned PA-2. The proposal is to rezone a small portion of the southeast corner of the site to "Single Family Residential Zone" (RF) for the purpose of constructing two new homes.

This area was built out over a time period spanning from the 1980's to the 2000's. The age distribution from oldest to newest is: 1980's (18%), 1990's (45%), and post year 2000's (36%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (9%), 2501 - 3000 sq.ft. (82%), and 3001 - 3550 sq.ft. (9%). Styles found in this area include: "West Coast Traditional" (9%), "West Coast Modern" (55%), "Neo-Heritage" (18%), and "Neo-Traditional" (18%). Home types include: Bungalow (9%), and Two-Storey (91%).

Massing scale (front wall exposure) characteristics include: low mass (9%), mid-scale massing (54%), mid to high scale massing (27%), and high scale massing (9%). The scale (height) range for front entrance structures include: one storey front entrance (36%), one storey front entrance veranda in heritage tradition (18%), and 1½ storey front entrance (45%).

The range of roof slopes found in this area is: 5:12 (8%), 6:12 (23%), 7:12 (23%), 8:12 (31%), 9:12 (8%), 12:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (91%), and Main Dutch hip roof (9%). Feature roof projection types include: Common Hip (19%), Common Gable (56%), and Dutch Hip (25%). Roof surfaces include: rectangular profile type asphalt shingles (36%), shake profile asphalt shingles (18%), concrete tile (shake profile) (27%), and cedar shingles (18%).

Main wall cladding materials include: vertical Board and Batten cedar siding (9%), horizontal vinyl siding (73%), and stucco cladding (18%). Feature wall trim materials used on the front facade include: Brick feature veneer (29%), Stone feature veneer (50%), and 1x4 vertical battens over Hardipanel in gable ends (21%). Wall cladding and trim colours include: Neutral (29%), Natural (64%), and Primary derivative (7%).

Covered parking configurations include: front access double garage (82%), front access triple garage (9%), and rear garage (9%).

A variety of landscaping standards are evident ranging from "average for RF zone" to "above average standard featuring numerous shrub plantings (64%)". Driveway surfaces include: Exposed aggregate driveway (70%), Interlocking masonry pavers driveway (20%), and Rear driveway (10%).

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

- 1) **Context Homes:** Sixty four percent of existing neighbouring homes provide suitable architectural context for use at the subject site (36 percent of homes are considered 'non-context'). Context homes include: 9009 - 160 Street, 9002 - 160 Street, 19118 - 90 Avenue, 16088 - 90 Avenue, 8993 - 160A Street, 16028 - 90 Avenue, and 16012 - 90 Avenue. Massing design, construction materials, and trim and detailing standards for new homes constructed in new RF zone subdivisions are now equal or better to standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** Styles recommended for this site include "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 meeting style-character intent.
- 3) **Home Types :** All homes (other than one Bungalow) are Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for post year 2010 RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ two storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre-cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The subject site is comprised of a public assembly building (a residential scale stucco clad structure with concrete tile roof) and parking lot at the west side, and a large open sodded field at the east side. There is a healthy, tall coniferous hedge situated along the north lot line. East of the site are 20-25 year old Two-Storey homes with well balanced mid-scale massing designs. Each has an asphalt shingle roof. One is clad in vinyl and the other in stucco, and both have a brick feature accent. Both of these homes are "context quality". On the south side of 90 Avenue, opposite the subject site, are numerous 10-15 year Two-Storey type homes, one Bungalow, and one 30-35 year old Two-Storey. Most of these homes (not all) have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip, at slopes ranging from 5:12 to 9:12. Roof surfaces include concrete roof tiles, asphalt shingles, or cedar shingles. Wall cladding materials include either stucco or vinyl, and all have a brick or stone accent. The colour range includes only natural and neutral hues. Landscaping meets and average to above-average modern urban standard for RF zone subdivisions.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural 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

There are several homes in this area that could be considered to provide acceptable architectural context for the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

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 only on trim elements (not main siding materials) providing 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 7:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size in the front yards. Sod from street to face of home. Fences on the west side of lot 1 and on the north side of lots 1 and 2 to be compliant with CPTED standards (transparent type fence max 4 feet high, with minimum 12 shrubs each with a maturity height of less than 4 feet). Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 6, 2013

Reviewed and Approved by:



Date: October 6, 2013

Project Location: 9012 160th 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: A 0.362 acre lot that is being sub divided from its parent lot.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	0	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	-	(C)
Number of Protected Trees to be Retained (A-B-C)	-	(D)
Number of Replacement Trees Required (xx @ 1:1 plus xx @2:1)	6	(E)
Number of Replacement Trees Proposed	6	(F)
Number of Replacement Trees in Deficit (E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	6	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot (H / I)	3.00	

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



January 16,
2014

Date

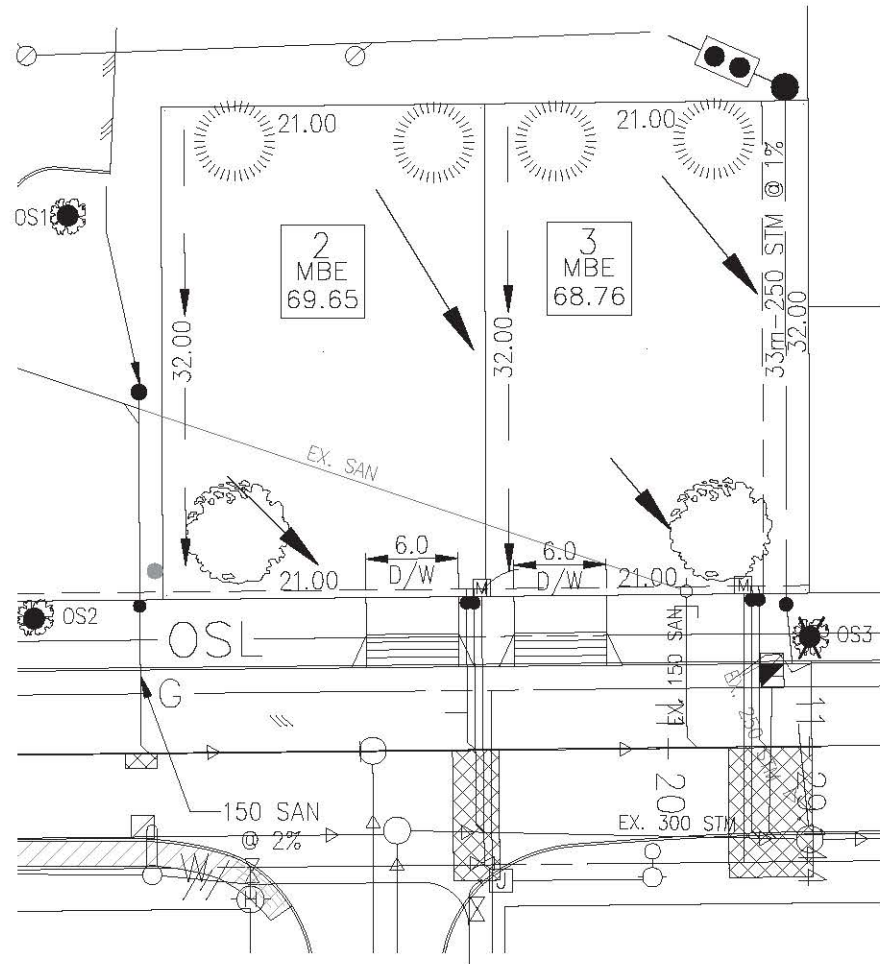
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 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 BCLHA/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

DATE	REVISION	NO.
	REVISION	

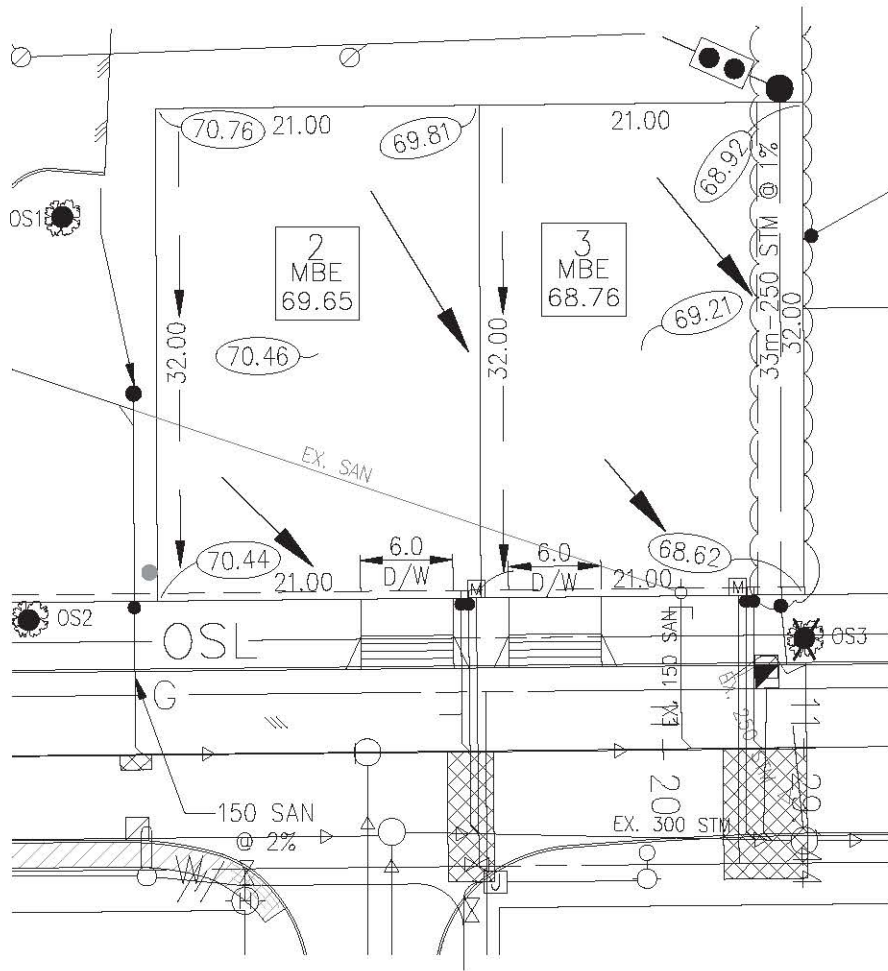
C.KAVOLINAS & ASSOCIATES INC.
BCSLA ES&LA
2449 JONQUIL COURT
KROFTSFORD, B.C.
V3J 3E8
PHONE (604) 857-2376

CLIENT
MR. MIKE KOMPTER
HUB ENGINEERING INC.
7445 - 126 STREET
SURREY, B.C.
V3W 1A8
604 672 4328

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
2 LOT SPLIT
1012 - 100 STREET
SURREY, B.C.

SCALE	DATE
1:100	MAY/14
DRAWN	CHKD
BY	BY
APPROV	AS BUILT

PROJECT	JOB NO.
	DRWING NO.
	TR-2



Cedar Hedge
to be removed
to allow for services



LEGEND

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

DATE	city of surrey request	1
REV	REMARKS	M.
	REVISED	

C.KAVOLINAS & ASSOCIATES INC.
B.S.L.A. O.S.A.
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (804) 857-2375

CLIENT
MR. MIKE KAMPTER
TRIP ENGINEERING INC.
7485 - 130 STREET
SURREY, B.C.
V3W 1H8
604-572-4338

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
2 LOT SPLIT
9612 - 100 STREET
SURREY, B.C.

SCALE	1:150	DATE	JAN/14
DWNT	gawd		
CHK	gawd		
APPD	AS BUILT		

PROJECT	9612
DRAWING NO.	TR-1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0056-00

Issued To: GUILDFORD CHURCH OF THE NAZARENE
("the Owner")

Address of Owner: 9012 - 160 Street
Surrey, BC V4N 3A5

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: 006-154-948
 Lot 1, Except Part in Plan LMP7677 Section 36 Township 2 New Westminster District Plan 9543
 9012 - 160 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) In Section C.4 of Part 5 Off-Street Parking and Unloading, the total combined parking requirements for a Church use and Child Care Centre use are reduced from 163 to 103 parking spaces for the existing 2,061-square metre (22,190 sq.ft.) church facility and child care centre with 4 full-time equivalent employees on proposed Lot 1.
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 B, 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.

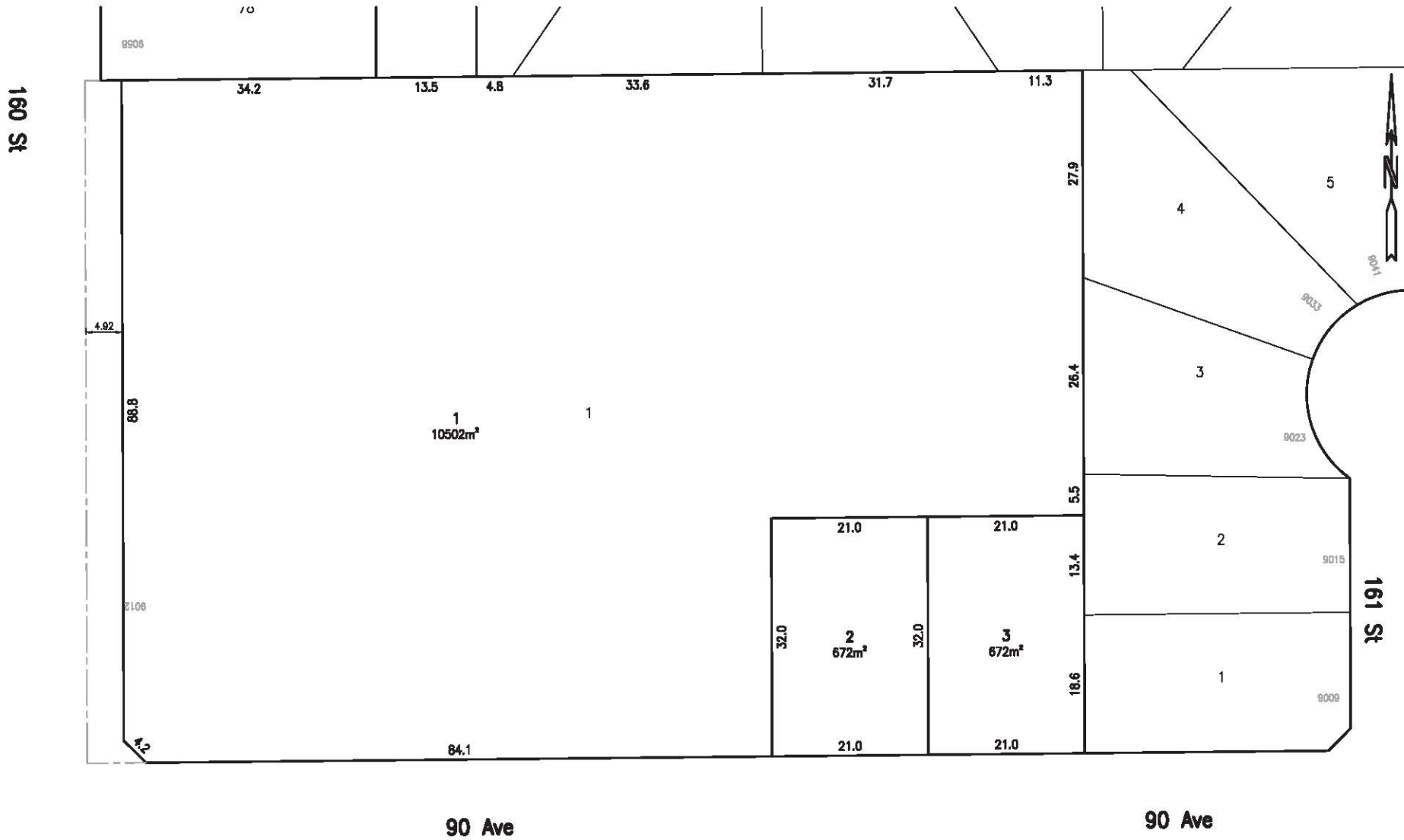
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A

G:\Projects\13037\hnt\AU Drawings\Layouts\Lot_Layout - Op 3 - 2013-09-20.dwg [Lot_Layout_11x17] 9/20/2013 4:01PM



CLIENT:	PROJECT: 9012 - 160 STREET, SURREY				
DRAWING TITLE:	2 LOT SUBDIVISION				
PROJECT No.	13037	DATE:	SEPT 2013	LEGAL:	LT 1, SEC 36, TWP 2, PL 9543, NWD
				SCALE:	1:500
				MUNICIPAL PROJECT No:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
Engineering and Development Consultants



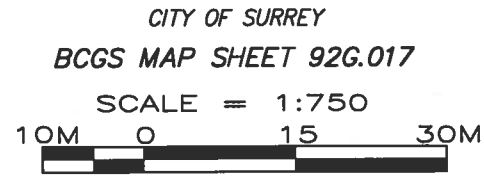
101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 1, EXCEPT PART IN PLAN LMP7677
Sec 36 Tp 2 NWD PLAN 9543

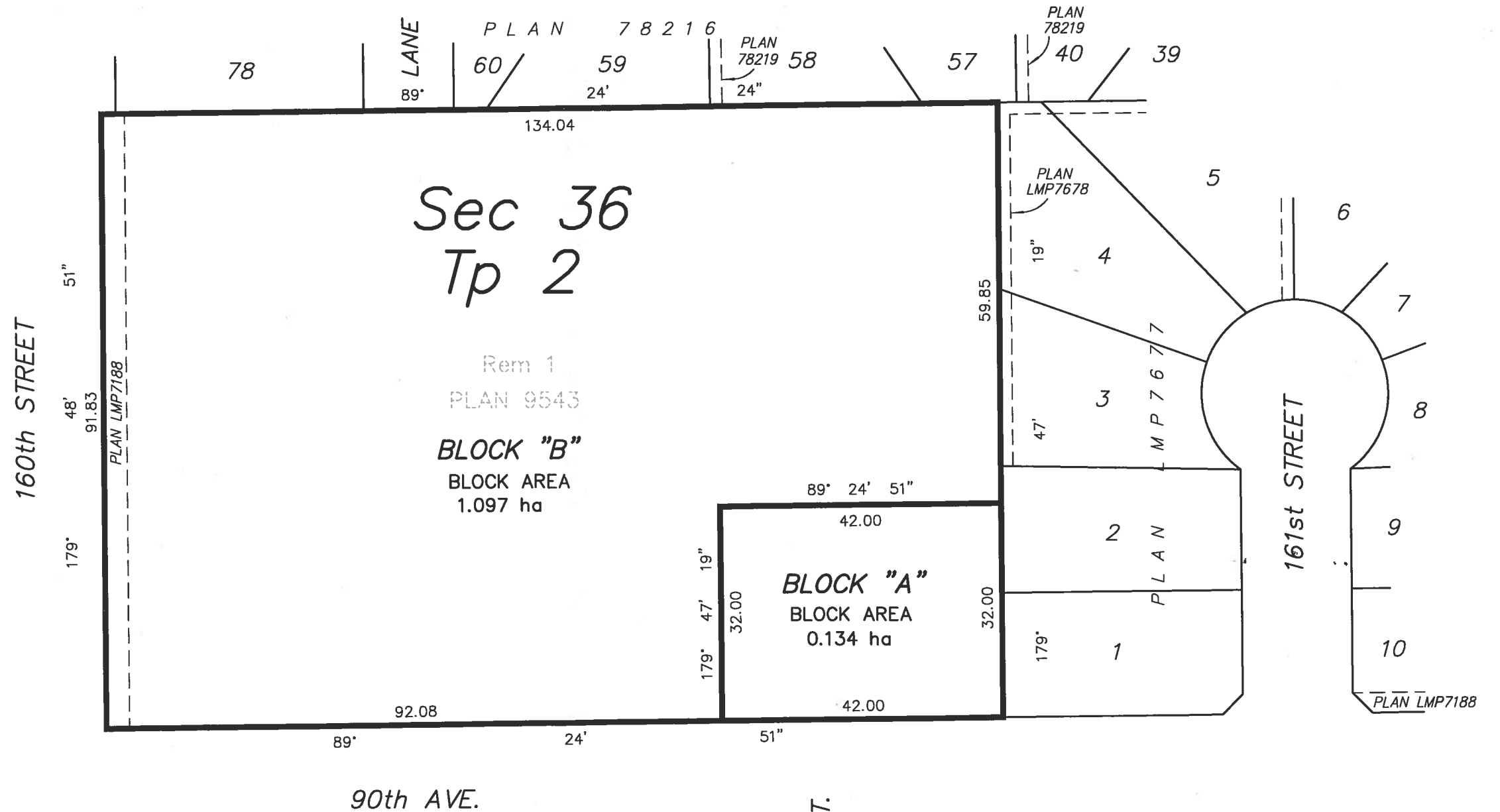
BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF Rem LOT 1	SECTION 36 TOWNSHIP 2	9543	0.134 ha	BLOCK "A"
PART OF Rem LOT 1	SECTION 36 TOWNSHIP 2	9543	1.097 ha	BLOCK "B"

P.I.D. 006-154-948
 SUBJECT PROPERTY MAY BE AFFECTED BY
 COVENANT AC230019, COVENANT BF467096 and
 STATUTORY RIGHT OF WAY BF467053(PLAN LMP7188)
 CIVIC ADDRESS: #9012 160th STREET



"ALL DISTANCES ARE IN METRES"



SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 13872-ZON

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 14th DAY OF FEBRUARY, 2014

[Signature]
 SIGNATURE OF B.C.L.S.

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

SCHEDULE B

**B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE OF
OF BUILDING ON LOT 1, EXCEPT PART IN PLAN LMP7677
Sec 36 Tp 2 NWD PLAN 9543**

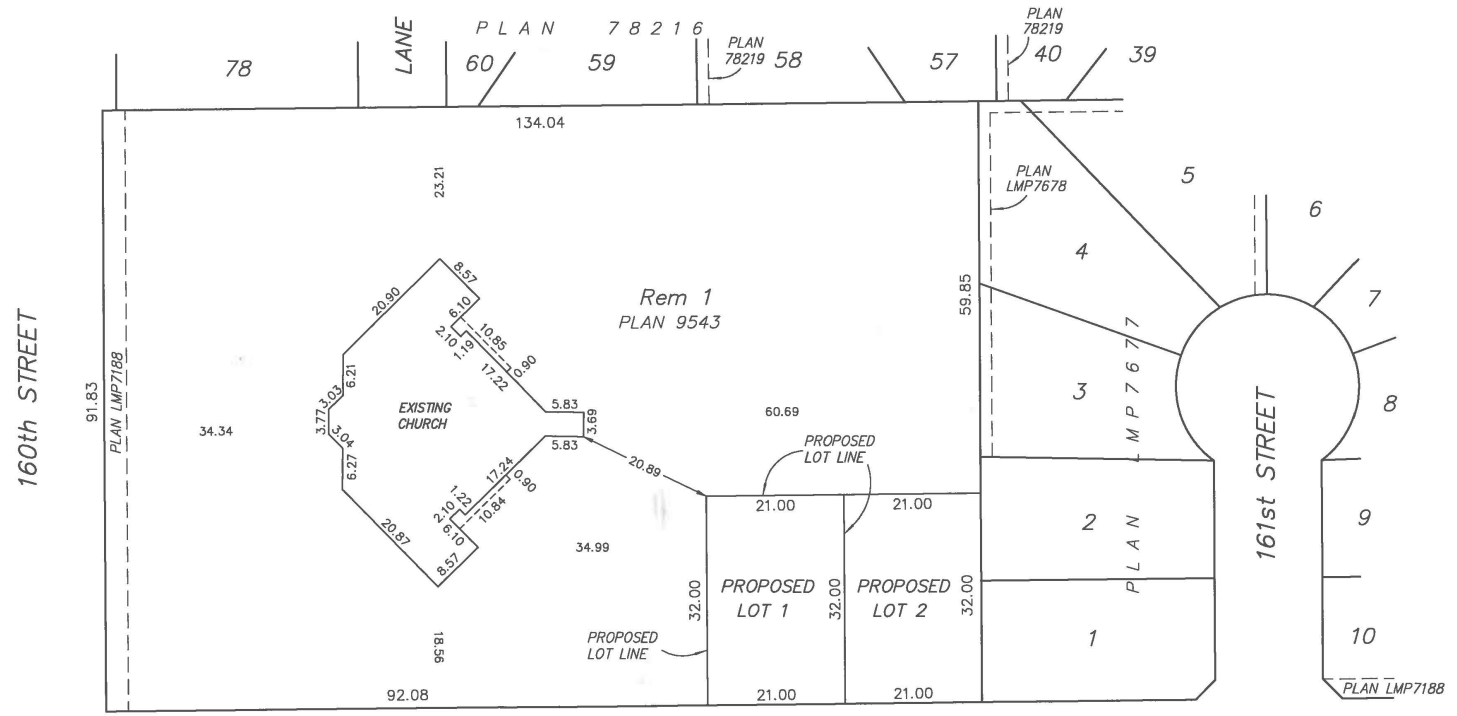
CITY OF SURREY



"ALL DISTANCES ARE IN METRES"

P.I.D. 006-154-948
SUBJECT PROPERTY MAY BE AFFECTED BY COVENANT AC230019, COVENANT BF467096 and STATUTORY RIGHT OF WAY BF467053(PLAN LMP7188)
CIVIC ADDRESS: #9012 160th STREET

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



This plan was prepared for mortgage and building permit purposes only and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 130th STREET
SURREY, B.C. V3W 1H8
TELEPHONE: 604 599-1886
FILE: 13872-MC

" THIS DOCUMENT IS NOT VALID "
UNLESS ORIGINALLY SIGNED AND SEALED
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Certified correct this 2nd day of OCTOBER 2013

B.C.L.S. 13872-MC

BUILDING DIMENSIONS TO EXTERIOR WALL