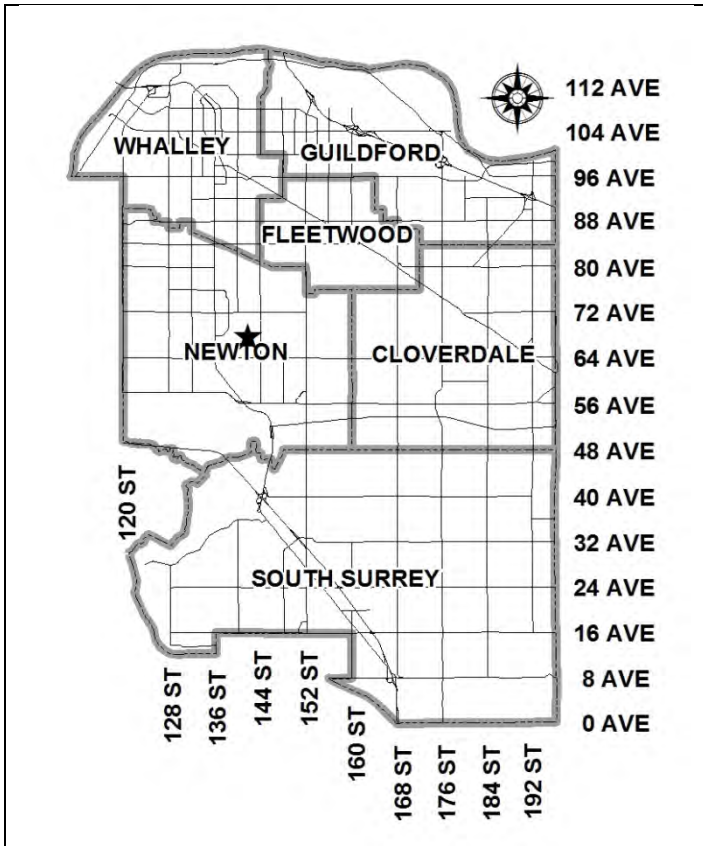


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0221-00

Planning Report Date: April 14, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to allow subdivision of one lot into 3 single family lots and one City lot.

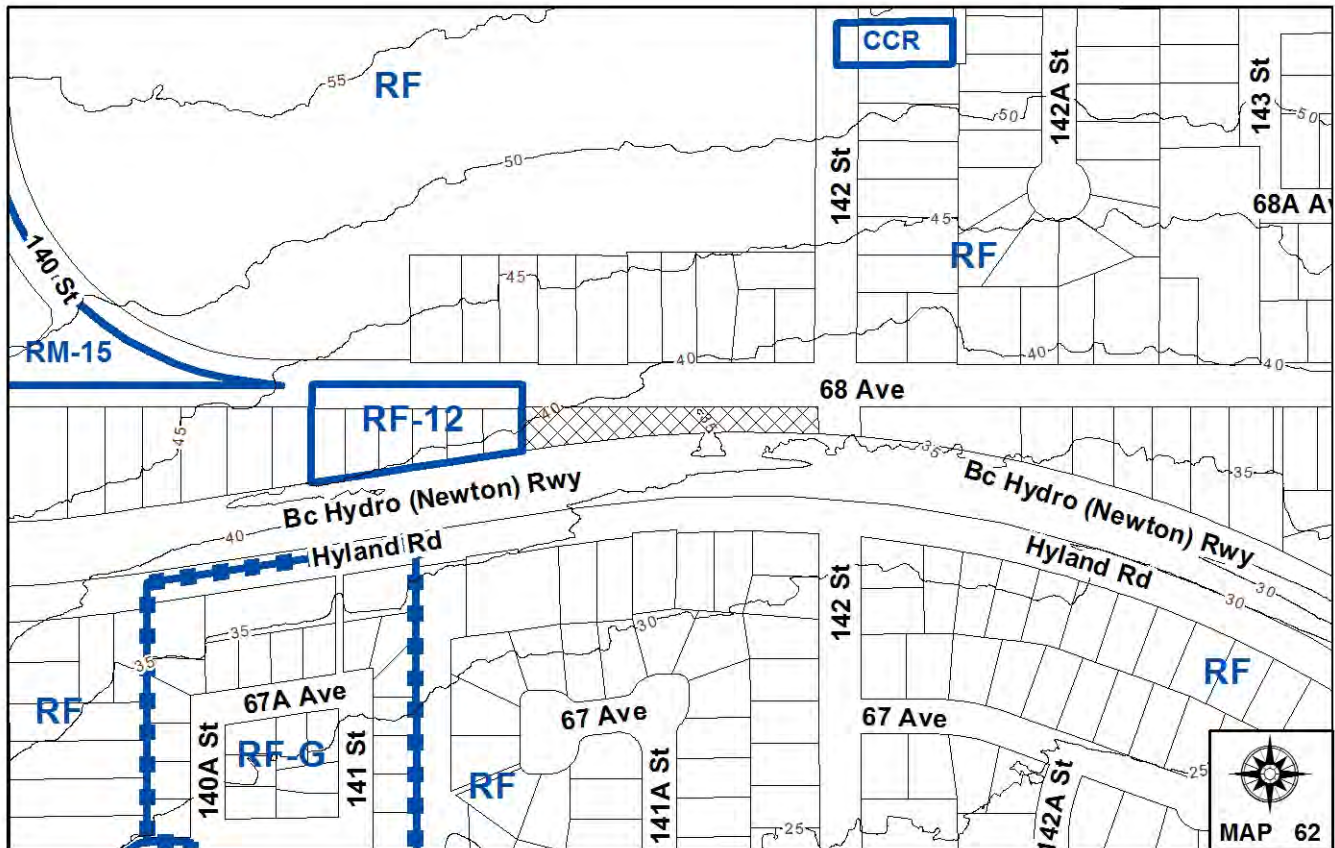
LOCATION: 14136 - 68 Avenue

OWNER: Tony Cindrich
 Marie Cindrich

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation for lot depth and setbacks to allow for subdivision into three single family lots and one City lot.

RATIONALE OF RECOMMENDATION

- Despite the irregular configuration of the lots, the applicant has demonstrated a reasonable proposed building envelope for each lot, driveways of sufficient length to accommodate two off-street parking spaces (outside of the garage), and an enlarged side yard on the east portion of the lots to achieve a usable outdoor area for the owner's enjoyment.
- Proximity to the railway is mitigated by measures in the Building Scheme.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0221-00 (Appendix VII) varying the following provisions of the "Single Family Residential Zone (RF)", to proceed to Public Notification:
 - (a) to reduce the minimum lot depth from 28 metres (90 ft.) to 15.6 metres (51.1 ft.) for Lot 1;
 - (b) to reduce the minimum lot depth from 28 metres (90 ft.) to 11.8 metres (38 ft.) for Lot 2;
 - (c) to reduce the minimum lot depth from 28 metres (90 ft.) to 11.9 metres (39 ft.) for Lot 4;
 - (d) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 1;
 - (e) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 2;
 - (f) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for Lot 4;
 - (g) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.25 metres (11 ft.) for Lot 1;
 - (h) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for Lots 2 and 4; and
 - (i) to increase the minimum east side yard setback from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lots 1 and 2;
 - (j) to increase the minimum east side yard setback from 3.6 metres (12 ft.) to 6 metres (20 ft.) for Lot 4; and
 - (k) to increase the minimum west side yard setback from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lot 4.
2. Council instruct staff to resolve the following issues prior to approval:
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, 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 IV.

Parks, Recreation & Culture: Parks requests that the applicant ensure CPTED principles such as clear site lines, active rooms and windows facing the pedestrian connection are applied. Also, please ensure that the lot adjacent to the road right-of-way (unopened 142 Street) space should have low, permeable fencing on the private property line, not higher than 1.2 m and that landscape materials at mature growth not exceed this height to protect sight lines over time. Parks does not support cedar hedging.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings	Urban / Open Space	RF
East (Across 142 Street [unopened]):	Single family dwellings	Urban / Urban Residential	RF
South:	BC Hydro railway, Hyland Road, and single family dwellings beyond	Urban / Urban Residential	RF
West:	Single family small lots	Urban / Urban Residential	RF-12

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site is a very wide and shallow parcel of land on the south side 68 Avenue, west of the unopened road allowance for 142 Street. The total site area is 0.2046 hectares (0.5 acres).

- The site is designated Urban in the Official Community Plan (OCP) and Urban Residential in the Newton Local Area Plan (LAP).
- The site is zoned "Single Family Residential Zone (RF)" (By-Law No. 12000) and has one single family dwelling.
- South of the property there is an active railway, with traffic of less than 10 trains per day.
- There is a stream going north-south through the site, and one east-west south of the site, between the property and the railway line.

Subject Proposal

- The applicant proposes to subdivide the site into three single family lots under the current RF Zone, and a fourth lot to be conveyed to the City for protection of the watercourse and riparian area.
- Existing house on site is proposed to be removed.
- All lots will require variances for the lot depth and front and rear yard setbacks, due to the irregular shape of the site. To ensure there is a usable yard, the minimum east side yard will be increased.
- Lots 1 and 2 comply with the minimum lot area for RF Zone, and Lot 4 will have a 10% relaxation, pursuant to Section 21 (h), General Provisions, of the Zoning By-Law.
- When complete, the proposed development will have a density of 15 units per hectare (6 units per acre), which complies with the Urban designation in the OCP, and the Urban Residential designation in the Newton LAP.

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix VI).
- The design guidelines include noise mitigation to address concerns regarding proximity to the railway and rear yard setback relaxation.
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- Given the proximity to the railway, the applicant has proposed mitigating measure in the Building Scheme (Appendix V).

Creek

- There is a creek running north-south through the site, and one running east-west south of the site. Both creeks were reclassified as part of this application to "Class B" watercourses. The creek south of the site has no impact on the proposed development.
- The setbacks for the watercourse that runs north-south through the site were relaxed from 15 metres to 10 metres on each side of the creek, in accordance with a Riparian Area Regulation (RAR) assessment prepared by Envirowest Consultants Inc., and confirmed through a peer-review process by a report from Enkon Environmental Limited.
- The riparian area will be conveyed to the City, without compensation, for conservation purposes. The applicant is required to enter into a Habitat Restoration Agreement (Policy P-15), for the Owner to construct and maintain habitat compensation works on City-owned land. A detailed planting plan and cost estimate is required for review and approval by the City in order to prepare the P-15 agreement. Payment of applicable fees and security for the work is required.

PRE-NOTIFICATION

A Development Proposal Sign was erected on December 06, 2013 and staff has received no comments.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
English Holly (off-site)	1	1	0
Coniferous Trees			
Pyramid Cedar (off-site)	2	2	0
Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	7	7	0

Additional Trees in the proposed Riparian Area	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	6		
Total Retained and Replacement Trees (excluding trees in riparian area)	6		
Contribution to the Green City Fund	\$2,400		

- The Arborist Assessment states that there are a total of 7 protected trees on the site, excluding Alder and Cottonwood trees. There are 3 Cottonwood trees on the proposed Riparian Area that will not be impacted by construction, and there are no Alder trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 3 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 14 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$2,400, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$2,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 05, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Development consistent with Urban designation in the OCP

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	• Proposed density 15 units per hectare
3. Ecology & Stewardship (C1-C4)	• Riparian area to be conveyed to the City
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Lot Depth Variances:

- To reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to:
 - 15.6 metres (51.1 ft.) for Lot 1;
 - 11.8 metres (38 ft.) for Lot 2; and
 - 11.9 metres (39 ft.) for Lot 4.

Applicant's Reasons:

- Subject site is constrained between 68 Avenue and railway, so the proportions are different from a standard RF lot, but minimum area is achieved.

Staff Comments:

- The proposed lots are unique in that they are shallow but very wide. Despite the irregular configuration of the lots, the applicant has demonstrated a reasonable proposed building envelope for each lot, driveways of sufficient length to accommodate two off-street parking spaces (outside of the garage), and an enlarged side yard on the east portion of the lots to achieve a usable outdoor area for the owner's enjoyment (Appendix III).
- Under the current RF zoning, the proposed lots are larger than the RF-12 lots to the west, and will provide more yard space and curbside parking along the frontage.
- Staff support these variances.

(b) Requested Front Yard Setback Variances:

- To reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to:

- 5.5 metres (18 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 1;
- 4.5 metres (15 ft.) for the dwelling, and 6 metres (20 ft.) for the garage for Lot 2;
and
- 2.4 metres (8 ft.) for Lot 4

Applicant's Reasons:

- Consistent with lot depth reduction and with front yard setback of RF-12 lots to the west.

Staff Comments:

- Proposed reduced setback is consistent with the proposed reduced lot depth.
- Proposed reduced setback is consistent with the setback of the RF-12 lots to the west.
- These variances will help achieve reasonable-sized building envelopes with a functional interior floor layout, while reducing the potential width of the house.
- Staff support these variances.

(c) Requested Rear Yard Setback Variances:

- To reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to:
 - 3.25 metres (11 ft.) for Lot 1; and
 - 1.8 metres (6 ft.) for Lots 2 and 4.

Applicant's Reasons:

- Consistent with lot depth reduction.
- By not having enough space for a functional back yard in the rear, encroachment onto the railway property, as seen on several lots to the west, will be discouraged.

Staff Comments:

- Proposed reduced setback is consistent with the proposed reduced lot depth.
- This variance will help achieve reasonable-sized building envelopes, with a functional interior floor layout, while reducing the potential width of the house.
- By providing a functional outdoor space on the east side yard, the encroachment onto the railway property seen by other lots to the west will be discouraged.
- In terms of noise, the proximity to the railway will be mitigated by provisions in the Building Scheme (Appendix V) regarding the south side of all dwellings, such as . triple glazed windows, resilient metal channels or gypsum board (increased thickness), and minimum R20 insulation.

- Staff support these variances.

(d) Requested Side Yard Setback Variances:

- To increase the minimum east side yard setback of the "Single Family Residential Zone (RF)":
 - from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lots 1 and 2; and
 - from 3.6 metres (12 ft.) to 6 metres (20 ft.) for Lot 4.

Applicant's Reasons:

- The increase in the east side yard will provide for outdoor space, not being provided in the rear yard.

Staff Comments:

- With the reduction in the lot depth and the rear yard setback, no outdoor space is being provided in the rear yard. This increase in the minimum side yard on one side will provide usable space for outdoor area.
- By transferring the outdoor space from the conventional rear yard to a side yard, encroachment onto the railway property will be discouraged.
- Staff support this variance.

(e) Requested Variance:

- To increase the minimum west side yard setback of the "Single Family Residential Zone (RF)" from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for Lot 4.

Applicant's Reasons:

- The increase in the west side yard will provide maneuvering space for vehicles entering and exiting the garage.

Staff Comments:

- Given the reduced size and depth of Lot 4, off-street parking spaces outside of the garage cannot be provided directly in front of the garage. In order to provide those spaces, and allow for enough maneuvering area, the west side yard setback is proposed to be increased.
- By transferring the outdoor space from the conventional rear yard to a side yard, encroachment onto the railway property will be discouraged.
- Staff support this 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.	Proposed Building Envelope, driveway locations and setback variances
Appendix IV.	Engineering Summary
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7913-0221-00

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc., dated February 03, 2014.
- Environmental Report Prepared by Enkon Environmental Limited, dated April 2014.

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

LFM/da

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SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.5
Hectares	0.2
NUMBER OF LOTS	
Existing	1
Proposed	3 (+ 1 lot dedicated to City)
SIZE OF LOTS	
Range of lot widths (metres)	32.1 m to 44.8 m
Range of lot areas (square metres)	518 m ² to 575 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	15 uph / 6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33-35%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	38-40%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES: lot depth and setbacks

Tony & Marie Cindrich
Residential Development
14136 68 Avenue, Surrey

CONCEPT PLAN



LEGAL DESCRIPTION
Lot 63 Sec 16 TWP 2 NWD Plan 24366
PID: 009-343-423

GROSS SITE AREA
Approx. 0.20 hectares / 0.50 acres

NET SITE AREA
Approx. 0.20 hectares / 0.48 acres

EXISTING ZONING & DESIGNATIONS
Zoning: RF
NCP: N/A
OCP: Urban

PROPOSED ZONING & DESIGNATIONS
Zoning: RF (with Variances)
NCP: N/A
OCP: Urban

LOT YIELD:
Existing Number of Lots: 1
Proposed Number of Lots: 4

TYPICAL LOT SIZE:
Width: 32.1m - 44.8m
Depth: 10.8m - 20.3m
Area: 518m² - 575m²

NOTE:
This plan is conceptual only and subject to change. Not to be used for legal purposes.
This plan is the property of Aplin & Martin Consultants Ltd. and may not be reproduced or used for any purposes, including promotion, sales or land valuation without written permission.

**APLIN
MARTIN
CONSULTANTS LTD**
Project No.: 13-140
Date: 4 April 2014

**Drawing
1**

INTER-OFFICE MEMO

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

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

DATE: **March 19, 2014** PROJECT FILE: **7813-0221-00**

RE: **Engineering Requirements
Location: 14136 - 68 Avenue**

SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 0.942 metres fronting 68 Avenue.
- provide 0.5metre SRW fronting 68 Avenue.

Works and Services

- construct the south half of 68 Avenue to a collector standard.
- provide service connections to each lot.
- provide Restrictive Covenants for pumped connections and drainage features if applicable.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0221-00
 Project Location: 14136 - 68 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:

This area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is: Pre-1950's (6%), 1960's (13%), 1970's (19%), 1980's (6%), 1990's (31%) and post year 2000's (25%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (13%), 1000 - 1500 sq.ft. (6%), 1501 - 2000 sq.ft. (6%), 2001 - 2500 sq.ft. (19%), 2501 - 3000 sq.ft. (31%), 3001 - 3550 sq.ft. (25%). There are a variety of styles found in this area including: "Old Urban" (25%), "West Coast Modern" (6%), "Modern California Stucco" (25%), "Rural Heritage" (13%), and "Neo-Traditional" (31%). Home types include: Bungalow (19%), Split Level (6%), 1.1/2 Storey (6%), Two-Storey (69%).

Massing scale (front wall exposure) characteristics include: Simple, small, low mass structure (6%), Low mass structure (6%), Low to mid-scale massing (6%), Mid-scale massing (25%), Mid-scale massing with proportionally consistent, well balanced massing design (31%), and mid to high scale massing (25%). The scale (height) range for front entrance structures include: One storey front entrance (31%), One storey front entrance veranda in heritage tradition (13%), 1.1/2 storey front entrance (44%), Proportionally exaggerated 1 1/2 storey high front entrance (non context) (13%).

The range of roof slopes found in this area is: 4:12 (13%), 5:12 (6%), 6:12 (25%), 7:12 (19%), 8:12 (31%), and 9:12 (6%). Main roof forms (largest upper floor truss spans) include: main common hip roof (56%), and main common gable roof (44%). Feature roof projection types include: none (9%), Common Hip (9%), Common Gable (59%), Dutch Hip (9%), Boston Hip (5%), and Shed roof (9%). Roof surfaces include: Interlocking tab type asphalt shingles (19%), Rectangular profile type asphalt shingles (38%), Shake profile asphalt shingles (25%), Concrete tile (rounded Spanish profile) (6%), Concrete tile (shake profile) (13%).

Main wall cladding materials include: Horizontal cedar siding (18%), Horizontal vinyl siding (47%), and Stucco cladding (35%). Feature wall trim materials used on the front facade include: No feature veneer (38%), Brick feature veneer (14%), Stone feature veneer (19%), Wood wall shingles accent (14%), Horizontal Hardiplank accent (5%), 1x4 vertical battens over Hardipanel in gable ends (5%), and Stucco feature accent (5%). Wall cladding and trim colours include: Neutral (40%), Natural (50%), Primary derivative (10%).

Covered parking configurations include: No covered parking (7%), Single carport (7%), Double garage (79%), and Triple garage (7%).

A variety of landscaping standards are evident, ranging from "modest old urban" featuring sod and a few shrubs to "above average modern urban" featuring numerous shrub plantings. Driveway surfaces include: No driveway (8%), Asphalt driveway (23%), Exposed aggregate driveway (69%).

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

- 1) Context Homes: 31 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 69 percent of homes are considered 'non-context'. Context homes include: 14102 - 68 Avenue, 14108 - 68 Avenue, 14120 - 68 Avenue, 14128 - 68 Avenue, and 14119 - 68 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area.
- 2) Style Character: Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "Rural Heritage", "Craftsman Heritage" and other style forms that blend well with the aforesaid context homes. 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: There are a range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) Massing Designs: The proposed lots are wide and shallow and front yard setback variances are needed to design homes with functional floor plans. The homes will be positioned closer to the street frontage than on RF zone lots of a more common (greater lot depth) shape. Therefore, additional mass reduction and mass balancing strategies are recommended for the front of the dwelling including required upper floor offsets from both sides of the home, and regulations that prohibit two storey massing if not "broken" by a roof line. 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 should be limited to a maximum height of 1 1/2 storeys (maximum 12 feet), similar to neighbouring homes on the south side of 68 Avenue, immediately west of the subject site, 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: Roof surfacing materials used in this area include concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) Roof Slope: A significant number of homes have low slope roofs, which are not well suited to the proposed style range. Roofs slopes of 7:12 or higher are recommended.

Streetscape: Four of the five homes identified as context homes herein, are located on the south side of 68 Avenue, west of the subject site. These homes are 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 ½ storey high front entrance porticos. Main roof forms are common hip or common gable at an 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 only natural and neutral hues. Landscaping meets a common modern urban standard. There is one "Rural Heritage" style Split Level home at 14119 - 68 Avenue that provides ideal context. The other homes on the north side of 68 Avenue include an unrelated mix of homes including several "Modern California Stucco" Two storey homes with exaggerated front entrances and under-trimmed fronts, one Neo-Traditional Two-Storey, two 40 - 60 year old Bungalows, and one "West Coast Modern" Two-Storey, none of which provide suitable context.

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", "Rural Heritage", or other style determined by the consultant to be compatible with the aforesaid context homes. 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.
- 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 ½ storeys (max 12 feet).

2.2 Proposed Design Solutions:

Interfacing Treatment

31 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 69 percent of homes are considered 'non-context'. Context homes include: 14102 - 68 Avenue, 14108 - 68 Avenue, 14120 - 68 Avenue, 14128 - 68 Avenue, and 14119 - 68 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes

	provide an appropriate standard for future development in this area.
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.
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. Grey, black, brown.
In-ground basements:	Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
Treatment of Corner Lots:	Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a min. of 0.9 metres [3'] from the one-storey elements on the fronting side of the lot, and a minimum of 2.4 metres [8'] from the one-storey elements on the flanking street side.
Special Massing Design Regulations:	No vertical two storey high massing on the front. Wall planes exceeding a height of 1 ½ storeys that are not broken by a roof line will not be permitted. Front entrance height limited to 1 ½ storeys, or 12 feet. The upper floor must be inset from the lower floor by not less than 2.4 metres [8 feet] on both sides of the home to make the upper floor appear centred on the floor below.
Special Noise attenuation Regulations:	The site is adjacent to a railway line. The following additional components shall be added to the south side of all dwellings : triple glazed windows, resilient metal channels affixed perpendicular to studs, with ½ inch sound board or 5/8" gypsum board (increased thickness), minimum 2x6 studs, and minimum R20 insulation.
CPTED requirements for lot 4:	Fencing along the east side of lot 4 shall be transparent type, not more than 1.2m high, and shall have shrub species with a maturity height of less than 1.2m planted along the length of the fence (min. 12 shrubs). Also, on the east side of a dwelling <i>constructed on lot 4</i> , an “eyes on the park” approach shall be used to design the structure in a manner that provides a high

traffic living space such as a great room, living room, family room, kitchen, or dining room, with adequate window areas (not less than 3.7 square metres [40 square feet]) on said walls, to ensure unobstructed views of the public space to the east

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: February 21, 2013

Reviewed and Approved by:  Date: February 21, 2013

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 14136 68th Avenue, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The property is a large wide shallow property with a creek in the middle. There are 4 protected trees on the property, 2 of them are shared with the City. There are several smaller diameter fruit trees that are not protected that the surveyor is showing on his drawing. There are 3 trees planted completely on City property, these trees appear to have been planted the owner of the property many years ago. There are 3 large cottonwoods next to the creek.

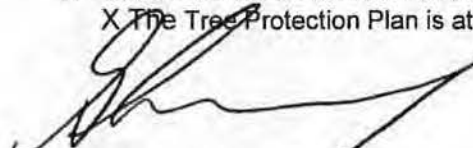
2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	7	
B	Number of Protected Trees assessed as Hazardous	0	
C	Number of Protected Trees to be Removed	8 7	RE
D	Number of Protected Trees to be Retained	10	CE
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	12 14	RE
F	Number of Replacement Trees Proposed	6	
G	Number of Replacement Trees in Deficit (E-F)	6 8	RE
H	Number of Retained and Replacement Trees on Site (D+F+3)	7 6	RE
I	Number of Lots Proposed in the Project	3	
J	Average Number of Trees per Lot (H/I)	2.3 3	RE 2014/04/04

1. Tree Protection and Tree Replacement Plans

X The Tree Protection Plan is attached



Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor # 0049

Dated: January 9, 2014

Report prepared by RE
Planning & Development, City of Surrey

Date: 2014/02/24

Acceptable* Not Acceptable

* PENDING APPROVAL BY PARKS

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0221-00

Issued To: TONY CINDRICH
MARIE CINDRICH

("the Owner")

Address of Owner: 21423 - 78 Avenue
Langley, BC V2Y 2E9

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: 009-343-423
Lot 63 Section 16 Township 2 New Westminster District Plan 24366

14136 - 68 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) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Front Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 5.5 metres [18 ft] for the dwelling, and 6 metres [20 ft.] for the garage on Lot 1;
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Front Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 4.5 metres [15 ft] for the dwelling, and 6 metres [20 ft.] for the garage on Lot 2;
 - (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Front Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 2.4 metres [8 ft] on Lot 4;
 - (d) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Rear Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 3.25 metres [11 ft] on Lot 1;
 - (e) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Rear Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 1.8 metres [6 ft] on Lots 2 and 4;
 - (f) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum East Side Yard setback for *Principal Building* is increased from 1.8 metres [6 ft.] to 7.5 metres [25 ft] on Lots 1 and 2;
 - (g) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Side Yard on Flanking Street setback for *Principal Building* is increased from 3.6 metres [12 ft.] to 6 metres [20 ft] on Lot 4;
 - (h) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum West Side Yard setback for *Principal Building* is increased from 1.8 metres [6 ft.] to 7.5 metres [25 ft] on Lot 4;
 - (i) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres [90 ft.] to 15.6 metres [51.1 ft] on Lot 1;
 - (j) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres [90 ft.] to 11.8 metres [38 ft] on Lot 2; and
 - (k) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres [90 ft.] to 11.9 metres [39 ft] on Lot 4.
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 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.

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