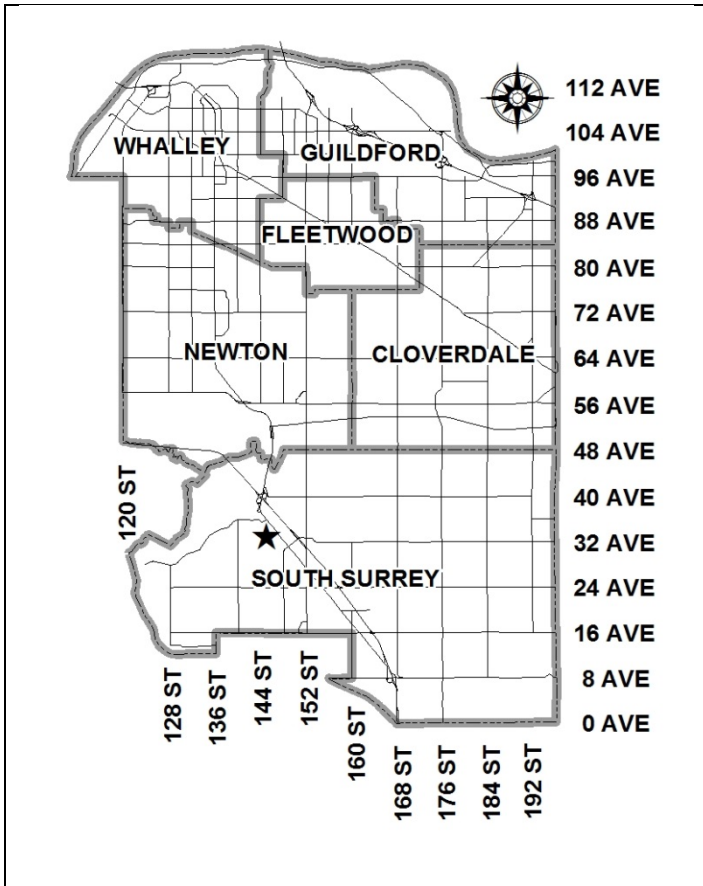


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0265-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Rezoning** from RA to RH
- **Development Variance Permit**

to vary setbacks in order to allow subdivision into two (2) single family half-acre residential lots.

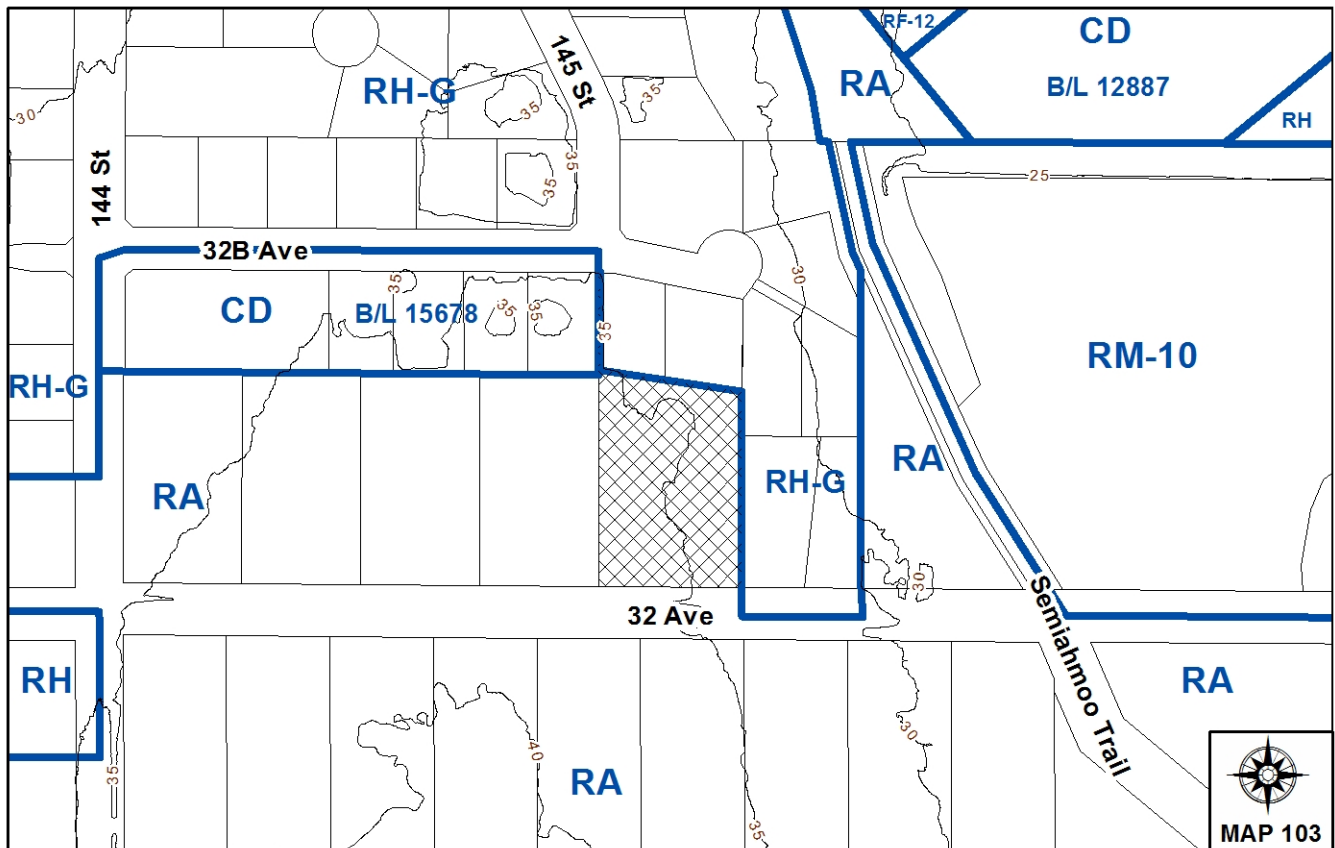
LOCATION: 14517 - 32 Avenue

OWNER: Gloria J. Fournier
 James E. Fournier

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (One-Acre)



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 "Suburban Residential (One-Acre)" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The applicant is proposing to create half-acre lots, and therefore a LAP amendment from "Suburban Residential (One-Acre)" to "Suburban Residential (Half-Acre)" is required.
- The applicant is requesting a Development Variance Permit (DVP) to vary front and side yard setbacks on both proposed lots.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed LAP amendment to facilitate the development of half-acre lots is consistent with the pattern of development recently established to the east and west of the subject site, under Development Applications No. 7906-0294-00 and 7912-0236-00, respectively.
- The proposed front yard setback variance on both lots is to reflect the siting of existing dwellings in the surrounding area, including the adjacent dwellings to the west proposed in Development Application No. 7912-0236-00, and to preserve the suburban character of the neighbourhood. The variance will also accommodate increased tree retention for the siting of the new dwelling on proposed Lot 1.
- The proposed side yard setback variance on proposed Lot 1 will allow for an improved house design on the irregular shaped lot. The adjacent Development Application No. 7912-0236-00 is also requesting the same reduction in side yard setbacks.
- The proposed side yard setback variance on proposed Lot 2 is to accommodate the retention of the existing dwelling, which is in good condition.
- The adjacent property owners to the east, west and across 32 Avenue have signed letters of support for the proposed development and retention of the existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0265-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 feet) to 20 metres (66 feet);
 - (b) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1; and
 - (c) to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) for proposed Lot 2.
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 & 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 & Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to ensure tree preservation.
4. Council pass a resolution to amend the Central Semiahmoo Local Area Plan to redesignate the land from "Suburban Residential (One-Acre)" to "Suburban Residential (Half-Acre)" when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**
 1 Elementary students at Semiahmoo Trail Elementary School
 (Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2015.

Parks, Recreation & Culture: Parks supports the development but has some concerns about the pressure that his development will place on existing parks facilities in the neighbourhood. The applicant has agreed to make a park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: Acreage Residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family residential	Suburban/ Suburban Residential (Half-Acre)	RH-G
East:	Single family residential	Suburban/ Suburban Residential (One-Acre)	RH-G
South (Across 32 Avenue):	Single family residential	Suburban/ Suburban Residential (One-Acre)	RA
West:	Single family residential under application to develop (7912-0236-00)	Suburban/ Suburban Residential (One-Acre)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential (One-Acre)" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The applicant is proposing to subdivide into two half-acre lots, and therefore an LAP amendment from "Suburban Residential (One-Acre)" to Suburban Residential (Half-Acre)" is required.
- The land use designation change is supportable for the following reasons:
 - The proposal redesignation complies with the site's "Suburban" designation in the Official Community Plan (OCP);
 - The approved development adjacent to the east of the subject property (Development Application No. 7906-0294-00) established a precedent for allowing half-acre type lots along 32 Avenue. A development application on the adjacent properties to the west of the subject site (Development Application No. 7912-0236-00) requested the same land use designation change in order to permit subdivision into four (4) single family half-acre residential lots. The application has received conditional approval with Third Reading;
 - This Development Variance Permit application proposes a minimum front yard setback to increase the standard 7.5 metres (25 feet) required under the RH Zone, to 20 metres (66 feet), which will help to maintain the suburban character of the street; and
 - Area residents have provided signed letters of support for the development proposal.

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is located on the north side of 32 Avenue, between 144 Street and the Semiahmoo Trail. The property is currently zoned "One-Acre Single Family Residential (RA)" with an area of 5,318 square metres (1.3 acres), 61 metres (200 feet) wide, and 83 metres (272 feet) deep.
- The property has a narrow panhandle at the west rear portion of the lot which extends to 32B Avenue. An easement exists on the 0.36 metre (1.2 feet) wide panhandle originally for the purposes of servicing; however, it is no longer needed as the property will be serviced from 32 Avenue. The owner attempted to have the panhandle consolidated with either of the flanking properties (i.e. 14490 or 14510 – 32B Avenue), however neither of the properties expressed interest in obtaining the panhandle. The panhandle is currently landscaped and maintained by 14490 – 32B Avenue.

- Currently, there is a development proposal for the properties adjacent to the subject property on the west at 14469 and 14489 – 32 Avenue (Development Application no. 7912-0236-00). Similarly, the proposal is to rezone the properties from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to allow subdivision into four (4) single family half-acre residential lots. The development application is at Third Reading.

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to permit subdivision into two (2) half-acre single family lots.
- The applicant is also proposing a Development Variance Permit (DVP) to vary the following:
 - to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 feet) to 20 metres (66 feet);
 - to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1; and
 - to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) for proposed Lot 2.
- The basis of the proposed variances, other than to accommodate the retention of the existing dwelling, is based on similar front and side yard variances requested from the adjacent Development Application no. 7912-0236-00 to maintain consistency of siting of dwellings and the character of the neighbourhood.

Building Design and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character studying 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 new single family dwellings constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate subdivisions recently constructed post 2010 in RH and RH-G Zones. New homes are identifiable with the following design elements and styles:
 - "Traditional" , "Classical Heritage", "Neo-Heritage", and "Neo-Traditional "style homes;
 - Exterior building materials including stucco, cedar, hardiplank, brick and stone; and
 - Neutral and natural colours, and the use of high trim and detail standards to reinforce style objectives.
- On most lots in this area, the homes are partially or not visible from the street due to substantial natural vegetation and mature trees in the front yards. Homes are also characterized by large front yard setbacks. The existing dwelling proposed to be retained on proposed Lot 2 is setback over 40 metres (131 feet) from 32 Avenue.

- A preliminary lot grading and servicing plan was submitted and has been reviewed by staff and found to be generally acceptable.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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/Cottonwood	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	1	1	0
Bigleaf Maple	4	4	0
Coniferous Trees			
Douglas Fir	27	15	12
Western Red Cedar	23	14	9
Total (excluding Alder and Cottonwood Trees)	55	34	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		31	
Contribution to the Green City Fund		\$19,500	

- The Arborist Assessment states that there are a total of 65 protected trees on the site, excluding Alder and Cottonwood trees. There are ten (10) existing trees, approximately 15 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 21 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the lot layout, location of building footprints, and road dedication.
- 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 78 replacement trees on the site. Since only ten (10) replacement trees are proposed be accommodated on the site (based on an average of [2] trees per lot), the deficit of 68 replacement trees will require a cash-in-lieu payment of \$19,500, to the Green City Fund, in accordance with the City’s Tree Protection By-law.

- In summary, a total of 31 trees are proposed to be retained or replaced on the site with a contribution of \$20,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 25, 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)	<ul style="list-style-type: none"> • The site is located within the Central Semiahmoo Peninsula Local Area Plan (LAP). • The proposal is within an existing suburban neighbourhood.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP • The large half-acre lots will have ample space available for private gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Roof downspout disconnections and sediment control devices will be considered in rain water management. • Recycling and organic waste pickup to be serviced by ReThink Waste program.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 2014 to 117 households within 100 metres (328 feet) of the subject site, as well as the Crescent Road Corridor Community Residents Association and Elgin Creek Ratepayers Association. Staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard setback on the RH Zone from 7.5 metres (25 feet) to 20 metres (66 feet).

Staff Comments:

- The proposed variance is required in order to reflect the siting of existing dwellings in the surrounding area, including the adjacent dwellings to the west proposed in Development Application no. 7912-0236-00, and to preserve the suburban character of the neighbourhood.
- Many trees are located within the front yard of proposed Lot 1 and the variance will accommodate increased tree retention for the siting of the new dwelling. The existing dwelling on proposed Lot 2 will be retained which is setback over 40 metres (131 feet) from the front property line.

(b) Requested Variance:

- To reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 feet) to 3.0 metres (10 feet) for proposed Lot 1.

Applicant's Reasons:

- The applicant is requesting the variance to emulate the side yard setback requirement of RH-G Zone lots, which permit similar lot widths (i.e. 24 metres [80 feet]) to this proposed development.
- The variance will allow for an improved house design on the irregular shaped lot.

Staff Comments:

- The requested variance is supported by staff and is consistent with the proposed Development Variance Permit Application No. 7912-0236-01 on the adjacent development to the west. The adjacent development is proposing subdivision to create RH Zone lots with 25 metre (82 feet) wide frontages.

(c) Requested Variance:

- To reduce the minimum east side yard setback of the RH Zone from 4.5 metres (15 feet) to 1.8 metres (6 feet) for proposed Lot 2.

Applicant's Reasons:

- A variance is required in order to retain the existing dwelling with modification to the west portion of the dwelling, and swimming pool.

- Neighbours were surveyed and no objections have been expressed for the proposed house retention.

Staff Comments:

- Staff support retaining the existing dwelling which is in good condition and supports environmental sustainability. The variance will have minimal impact to the adjacent property to the west due to the large building envelope which will allow flexibility for the siting of the new dwelling.
- The proposed variance is only valid for the existing dwelling on the lot. If the current dwelling is removed at a future date, the owner is not entitled to rebuild a dwelling at the reduced setback.
- Surrounding neighbours have no objection to the proposed development and retention of the existing dwelling.

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. 7913-0265-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/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: James Pernu
 McElhanney Consulting Services Ltd.
 Address: 13450 - 102 Avenue, Unit 2300
 Surrey, BC V3T 5X3

 Tel: 604-424-4889

2. Properties involved in the Application
 - (a) Civic Address: 14517 - 32 Avenue

 - (b) Civic Address: 14517 - 32 Avenue
 Owner: James E. Fournier
 Gloria J. Fournier
 PID: 006-727-221
 Lot 35 Except Part Subdivided by Plan BCP17911, District Lot 155 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. 2014-03409

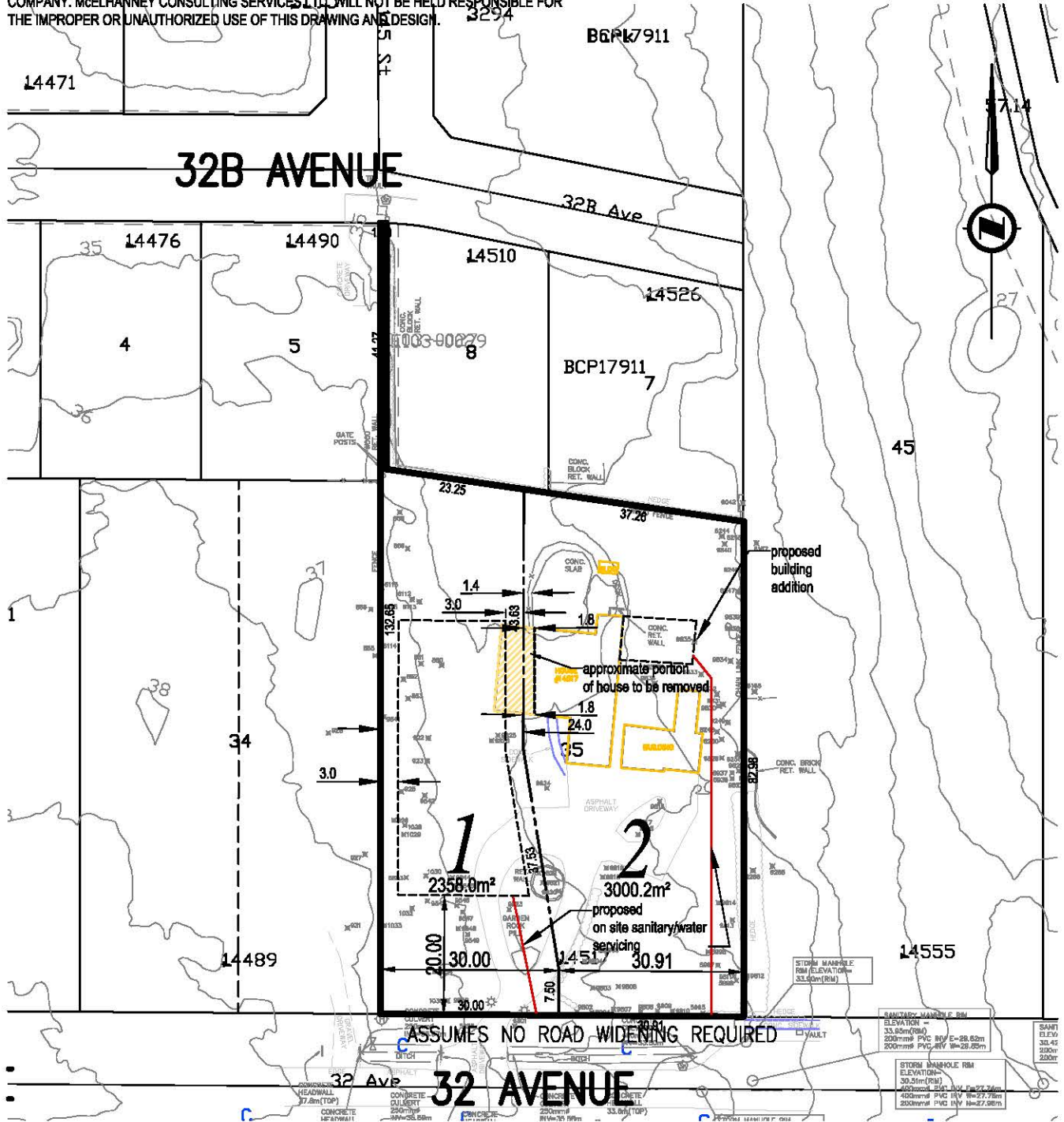
 - (c) Proceed with Public Notification for Development Variance Permit No. 7913-0265-00 and
 bring the Development Variance Permit forward for an indication of support by Council.
 If supported, the Development Variance Permit will be brought forward for issuance and
 execution by the Mayor and City 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	
Acres	1.32
Hectares	0.54
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30.46m
Range of lot areas (square metres)	2,358m ² and 3,000m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.7 lots/ha & 1.5 lots/ac
Lots/Hectare & Lots/Acre (Net)	3.7 lots/ha & 1.5 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	35%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES (setbacks)

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TOTAL AREA APPROX. 5,318 sq.m. (1.31 ac)
 LAYOUT ASSUMES RH ZONE
 MINIMUM LOT AREA 2,331 sq.m.
 MINIMUM LOT DEPTH 83.0m

VARIANCES REQUIRED:

- LOT 1 SIDE YARD SETBACKS FROM 4.5m TO 3.0m TO ACHIEVE MAXIMUM BUILDING ENVELOPE AND SUPERIOR URBAN DESIGN
- LOT 2 WEST SIDE YARD SETBACK FROM 4.5m to 1.8m TO RETAIN A PORTION OF EXISTING HOUSE AND SWIMMING POOL

Sketch 7
 14517 32 Ave, Surrey, BC

Scale: 1:1000
 Date: 2014-07-25
 Job No.: 2111-03083-0
 Mun. Proj.: 13-0265-00



McElhanney Consulting Services Ltd.

SUITE 2300 - CENTRAL CITY TOWER
 13450 102 AVENUE, SURREY, BC
 V3T 5X3

P: 604-596-0391
 F: 604-584-5050

DATE: July 26, 2014 2:00pm (WTFLE: APPROVED: 11-0000-0) FOUNDER: 14817 - 30 AVE. SURREY V3T 5X3 DRAWING: 14517-03-0000-0 SKETCH: 7 DWG. SHEET SIZE: A3 (841 x 1194)

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

FROM: Development Services Manager, Engineering Department

DATE: September 2, 2014 **PROJECT FILE: 7813-0265-00**

**RE: Engineering Requirements
Location: 14517 32 Avenue**

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 the Collector Road Standard.
- Construct storm and sanitary sewer mains across the development frontage.
- Provide water, storm, and sanitary service connections to service each lot.
- Register 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.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Tuesday, August 19, 2014
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 Semiahmoo Trail Elementary School. The School District has requested capital project funding for a new North Grandview Area secondary, which when completed will help reduce overcrowding at Semiahmoo Secondary and Earl Marriott Secondary. The proposed development should result in higher than projected results in the table below.

THE IMPACT ON SCHOOLS

APPLICATION #:

7913-0265-00

SUMMARY

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

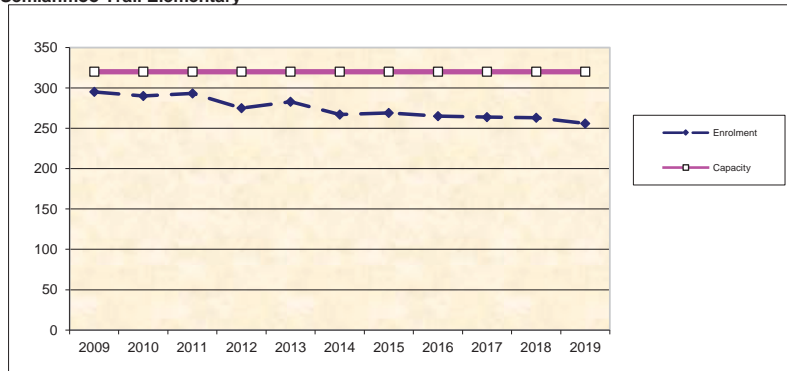
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

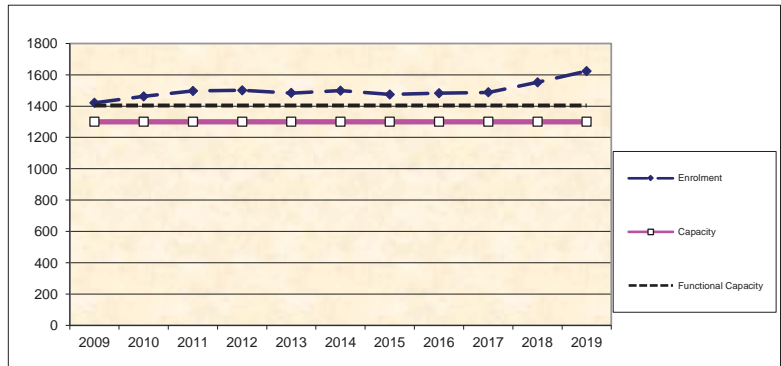
September 2013 Enrolment/School Capacity

Semiahmoo Trail Elementary	
Enrolment (K/1-7):	34 K + 249
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1484
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: 7913-0265-00
 Project Location: 14517 – 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 RH 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) **Context Homes:** 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. It should also be noted that there is a new application (Surrey project 7912-0236-00) for subdivision of two RA zoned lots into four RH zoned lots located adjacent to the west lot line of the subject site. Therefore, "regulations context" is also available. Homes at the subject site should be similar in theme, representation, and character to home implied by building scheme regulations for 7912-.0236-00 to the west.
- 2) **Style Character :** 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) **Home Types :** 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) **Massing Designs :** Massing designs should meet new standards commonly found in new suburban (RH and RH-G zones) subdivisions. New homes should exhibit "low –to-mid-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) **Exterior Wall Cladding :** 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) **Roof surface** : 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) **Roof Slope** : 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 Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl

“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: *Moderate modern urban standard:* 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 concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 27, 2014

Reviewed and Approved by:  **Date:** June 27, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0265-00


Address: 14517 - 32 Avenue

Registered Arborist: Peter Mennel and Mike Fadum

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	65
Protected Trees to be Removed	44
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = <u>10</u> - All other Trees Requiring 2 to 1 Replacement Ratio 34 X two (2) = <u>68</u> 	78
Replacement Trees Proposed	10
Replacement Trees in Deficit	68
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

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

Signature of Arborist: 	Date: August 29, 2014
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0265-00

Issued To: GLORIA J. FOURNIER
JAMES E. FOURNIER

("the Owner")

Address of Owner: 14517 - 32 Avenue
Surrey, BC V4P 1Z9

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: 006-727-221

Lot 35 Except Part Subdivided by Plan BCP17911, District Lot 155 Group 2 New Westminster District Plan 32421

14517 - 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 address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) 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.) for Lots 1 and 2;
 - (b) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum side yard setback to the principal building is varied from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1; and
 - (c) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum west side yard setback to the principal building is varied from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) for proposed Lot 2.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

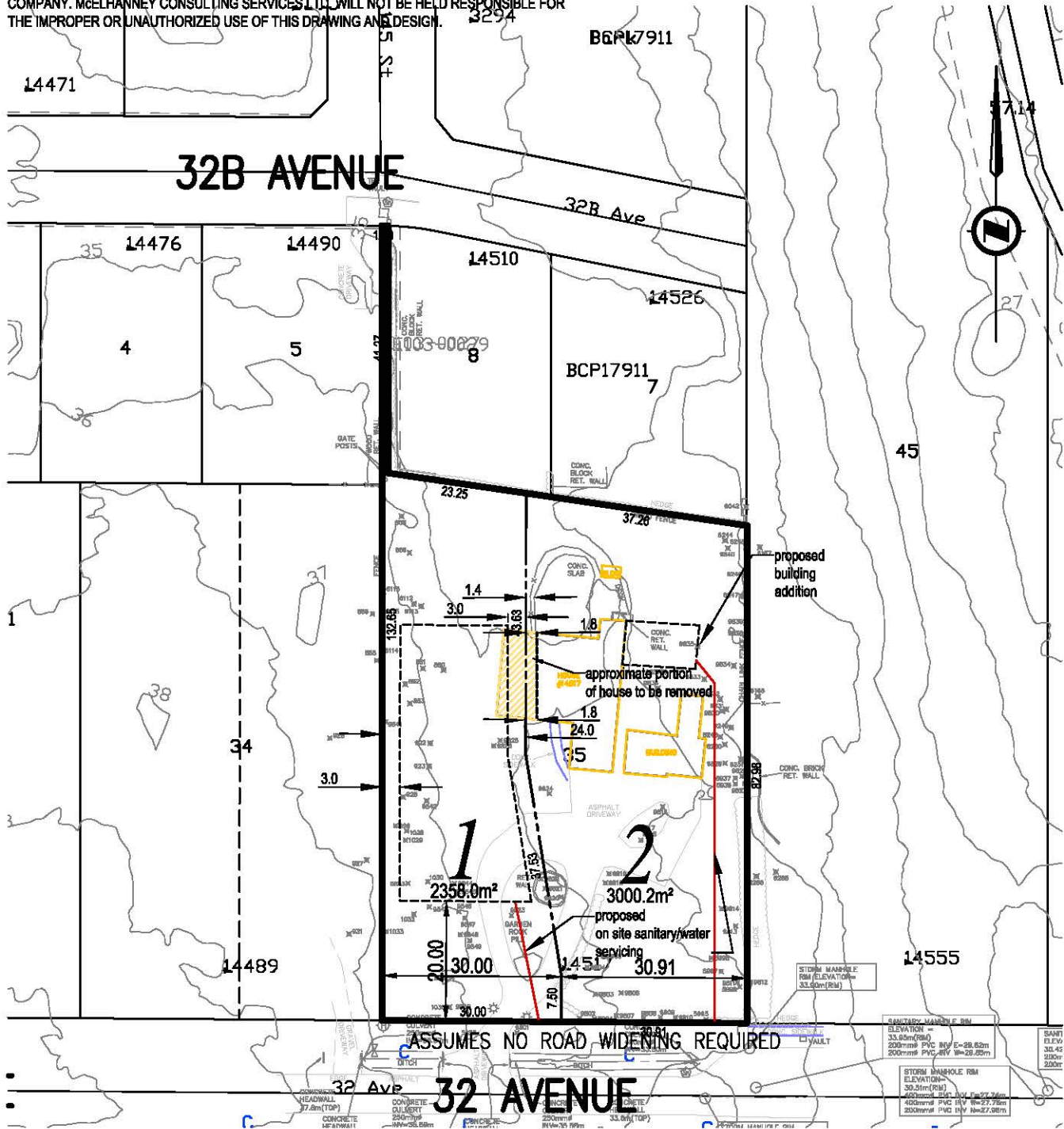
- 11. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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ASSUMES NO ROAD WIDENING REQUIRED

TOTAL AREA APPROX. 5,318 sq.m. (1.31 ac)
LAYOUT ASSUMES RH ZONE
MINIMUM LOT AREA 2,331 sq.m.
MINIMUM LOT DEPTH 83.0m

VARIANCES REQUIRED:

- LOT 1 SIDE YARD SETBACKS FROM 4.5m TO 3.0m TO ACHIEVE MAXIMUM BUILDING ENVELOPE AND SUPERIOR URBAN DESIGN
- LOT 2 WEST SIDE YARD SETBACK FROM 4.5m to 1.8m TO RETAIN A PORTION OF EXISTING HOUSE AND SWIMMING POOL

Sketch 7
14517 32 Ave, Surrey, BC

Scale: 1:1000
Date: 2014-07-25
Job No.: 2111-03083-0
Mun. Proj.: 13-0265-00



McElhanney Consulting Services Ltd.

SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3

P: 604-596-0391
F: 604-584-5050

DATE: July 26, 2014 2:00pm (WTFLE APPROVED) 11:40am (S) FOUNDER (4817) - 30 AVE. SURREY V3T 5X3 DRAWING NO. 14517-03-0083-0 SKETCH 7 DWG. SHEET SIZE: A3 (841 x 1194)