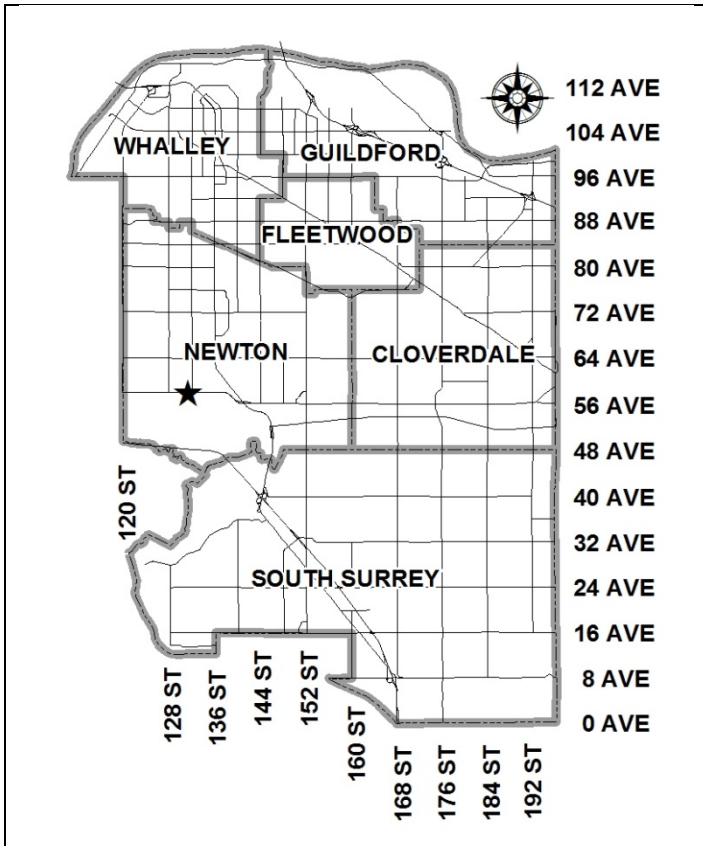


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0030-00

Planning Report Date: January 12, 2014



PROPOSAL:

- Partial Rezoning from RA to RH
- Development Variance Permit

in order to allow subdivision of two (2) lots into eleven (11) half-acre lots.

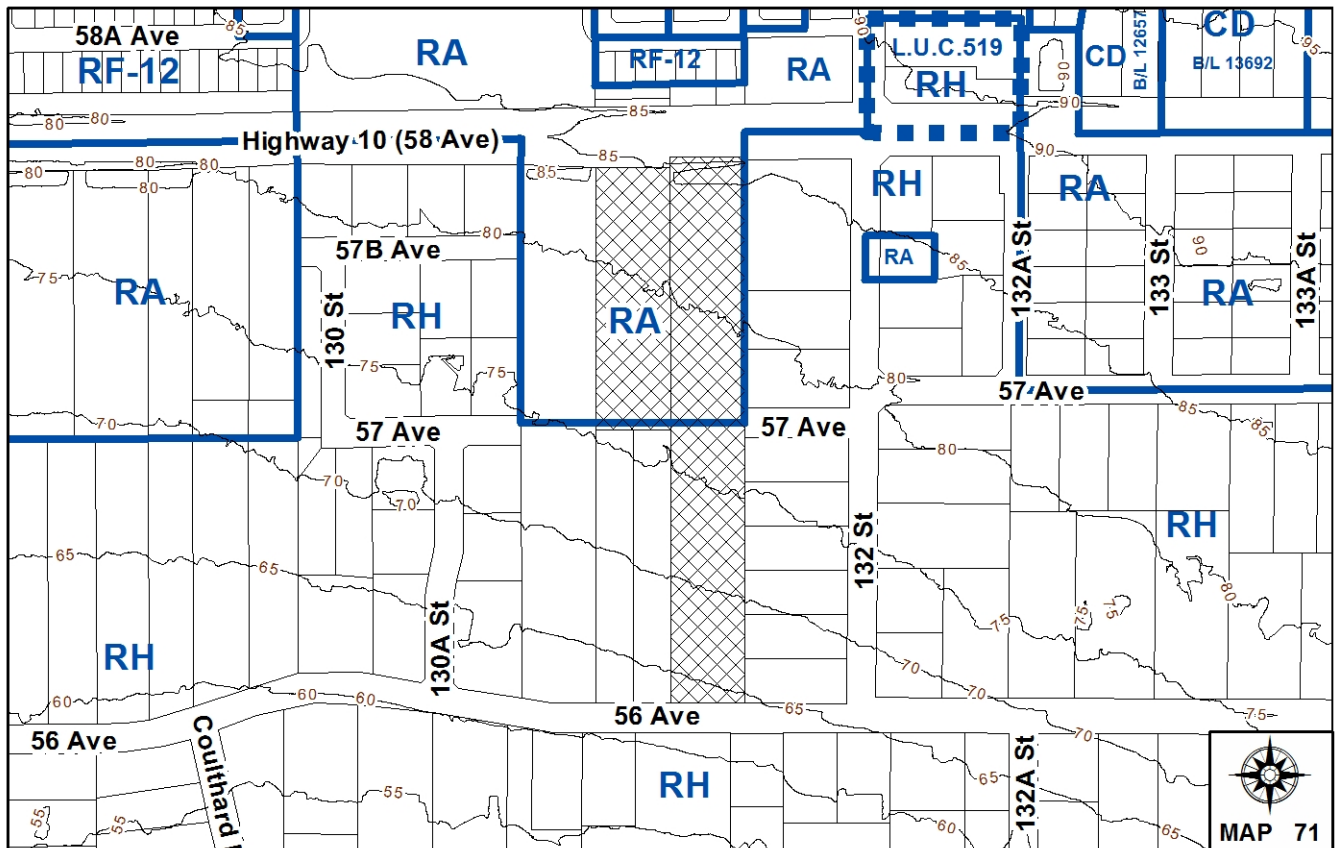
LOCATION: 13122 - No 10 (58 Ave) Hwy
 13143 - 56 Avenue

OWNER: Ladhar Development Ltd. et al

ZONING: RA and RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1 Acre) and Suburban Residential (1/2 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

- Seeking reduction of the minimum lot width for two of the proposed lots.
- The property is designated "Suburban Residential 1-Acre" in the West Panorama Ridge Local Area Plan (LAP). The applicant proposes a LAP amendment to enable subdivision into half-acre single family lots, by designating the property as "Suburban Residential Half-Acre."

RATIONALE OF RECOMMENDATION

- The proposed half-acre lots are consistent with the surrounding developed lands in West Panorama Ridge. The layout will maintain the existing suburban character of the neighbourhood through tree preservation and the maintenance of large front yard setbacks on 56 Avenue.
- The proposal will recognize the estate character of properties fronting 56 Avenue and will establish appropriate features on these lots, including an increased front building setback and enhanced landscaping and building treatment requirements.
- The lot width reduction is supported given that the areas of the proposed lots exceed the minimum area requirements of the RH Zone. Furthermore, similar width variances were approved in recent subdivisions to the west (Application No. 7911-0058-00).
- The proposed development has been reviewed with the West Panorama Ridge Ratepayers Association and they have not raised any objections.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of 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 be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0030-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres [100 ft.] to 25.6 metres [84 ft.] for proposed Lots 2 and 3.
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from Suburban Residential 1 Acre to Suburban Residential ½ 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:

6 Elementary students at Colebrook Elementary School
3 Secondary students at Panorama Ridge Secondary School

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

(Appendix IV)

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff to determine an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Rezoning Approval is granted, and valid for one year from March 25, 2014.

SITE CHARACTERISTICS

Existing Land Use: single family dwellings (to be removed)

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Hwy No. 10):	Vacant lot and single family dwellings (small lots)	Urban / Local Commercial and Small Lot (10 upa) (NCP)	RA / RF-12
East:	Single family dwellings	Suburban / Suburban Residential Half-Acre	RH
South:	Single family dwellings	Suburban / Suburban Residential Half-Acre	RH
West:	Single family dwellings	Suburban / Suburban Residential Half-Acre and Suburban Residential One Acre	RA

DEVELOPMENT CONSIDERATIONSBackground and proposal

- The subject site consists of two properties with a total area of 2.81 hectares [6.94 acres] The site is located on the south side of Hwy No. 10, west of 132 Street. It is designated Suburban in the OCP, and Suburban Residential (1 Acre) [northern portion of the site] and Suburban Residential (1/2 Acre) [southern portion of the site] in the West Panorama Ridge LAP. The northern portion of the site is zoned RA, and the southern portion zoned RH.
- The applicant is proposing to rezone the northern portion of the site from RA to RH, and subdivide into 11 single family lots.

- The proposed lots vary from 1,858 m² [20,000 sq. ft.] to 5,282 m² [56,857 sq. ft.] in area, all complying with the minimum RH lot size of 1,868 m² [20,000 sq. ft.]. The proposed lots also comply with the minimum lot width and depth of 30 m [100 ft], with the exception of proposed Lots 2 and 3, at 25.6 m wide [84 ft.]. The applicant is requesting a Development Variance Permit for the reduced width for proposed lots 2 and 3.
- The proposed development replicates recent development on the remainder of the block, with similar lot widths and sizes. The application proposes to extend 57 Avenue to the west, and introduce a new road, 131A Street, north of 57 Avenue.

PRE-NOTIFICATION

Pre-notification letters were sent on June 12, 2014, and a Development Proposal Sign was installed on July 07, 2014. Staff received no comments from the adjacent neighbours, and support from the West Panorama Ridge Ratepayers Association.

DESIGN PROPOSAL AND REVIEW

- The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by H.Y. Engineering, 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.

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban Residential (1 Acre)" [northern portion of the site] and "Suburban Residential (1/2 Acre)" [southern portion of the site] in the West Panorama Ridge LAP. A redesignation of the northern portion to "Suburban Residential (1/2 Acre)" is required to accommodate the proposed development.
- The applicant proposes to rezone the subject site from RA to RH. The rezoning is to permit a subdivision to create eleven RH lots.
- The proposed half-acre lots are consistent with the surrounding developed lands in West Panorama Ridge. The layout will maintain the existing suburban character of the neighbourhood through tree preservation and the maintenance of large front yard setbacks on 56 Avenue.

- Specifically, the proposal is consistent with the development pattern and road layout established by application no. 7906-0051-00, to the west of the subject site, and further refined by applications 7910-0048, 7911-0058-00, and 7913-0022-00.
- The proposed layout was discussed with the West Panorama Ridge Ratepayers Association (WPRRA), who had no objections to the layout or tree removal.

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	201	199	2
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	2	3
Cherry	9	9	0
English Oak	1	0	1
Flowering Plum	1	1	0
Holly	1	0	1
Laurel	2	0	2
Pacific Dogwood	1	0	1
Vine Maple	9	6	3
TOTAL	29	18	11
Coniferous Trees			
Douglas Fir	114	32	82
Pyramid Cedar	2	0	2
Thread Cypress	3	0	3
Western Hemlock	16	13	3
Western Redcedar	6	3	3
TOTAL	141	48	93
Total (excluding Alder and Cottonwood Trees)	170	66	104
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		50 + 61 on buffer	
Total Retained and Replacement Trees		217	
Contribution to the Green City Fund		\$67,200	

- The Arborist Assessment states that there are a total of 170 mature trees on the site, excluding Alder and Cottonwood trees. 205 existing trees, approximately 55 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 106 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.
- Construction of 57 Avenue will require arborist supervision. Some of the building envelopes will also require arborist supervision during construction.
- 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 335 replacement trees on the site. Since only 111 replacement trees can be accommodated on the site (based on an average of 4.5 trees per lot, with 61 of the trees on the landscape buffer), the deficit of 224 replacement trees will require a cash-in-lieu payment of \$67,200, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 217 trees are proposed to be retained or replaced on the site with a contribution of \$67,200 to the Green City Fund.

Landscape Buffers

- A Landscape Plan is provided for the Hwy#10 buffer and for the 56 Avenue buffer. Both landscape buffers are 15 m wide, and consist of a variety of trees including Grand Fir, Vine Maple, Bigleaf Maple, Beaked Hazelnut, Pacific Dogwood, Pacific Crabapple, Shore pine, Pin Cherry, and Western Red Cedar.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 12, 2014. 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)	• Consistent with Suburban OCP designation
2. Density & Diversity (B1-B7)	• Proposed gross density is 3.9 uph (1.6 upa) • All lots are proposed to be half-acre suburban single family lots
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 25.6 metres (84 ft.) for Lots 2 and 3.

Applicant's Reasons:

- This variance will allow the creation of two lots with areas of 1,947 m² (20,958 sq. ft.) and 2,001 m² (21,539 sq. ft.). This variance is in keeping with the character of the neighbourhood, where there are other lots of similar width, while maintaining a larger lot on 56 Avenue.

Staff Comments:

- Proposed lots meet and exceed the minimum 1,858 m² (20,000 ft²) area requirements of the RH Zone.
- The requested variance is for a 4.4 metres [14.4 ft.] reduction in lot width, which would be reflected in the maximum house width. The buildable area would be 16.6 metres [54.5 ft.] wide, considering the standard RH Zone side yard setback of 4.5 metres [15 ft.] on each side.
- There are other lots in the neighbourhood with similar reduced lot widths. Specifically, variances were recently approved on two lots on the lands to the west under Application No. 7911-0058-00 (13008 and 13018-57 Avenue).
- 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.	Survey Plan, and 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. 7914-0030-00
Appendix VIII.	"Control Plan" developed to establish subdivision pattern for this portion of West Panorama Ridge

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	6.94 acres
Hectares	2.81 hectares
NUMBER OF LOTS	
Existing	2
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	25.6 m to 51.2 m
Range of lot areas (square metres)	1,697 m ² to 5,282 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.91 lots/ha or 1.58 lots/acre
Lots/Hectare & Lots/Acre (Net)	4.41 lots/hectare or 1.84 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	21%
Total Site Coverage	16%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
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: lot width	YES



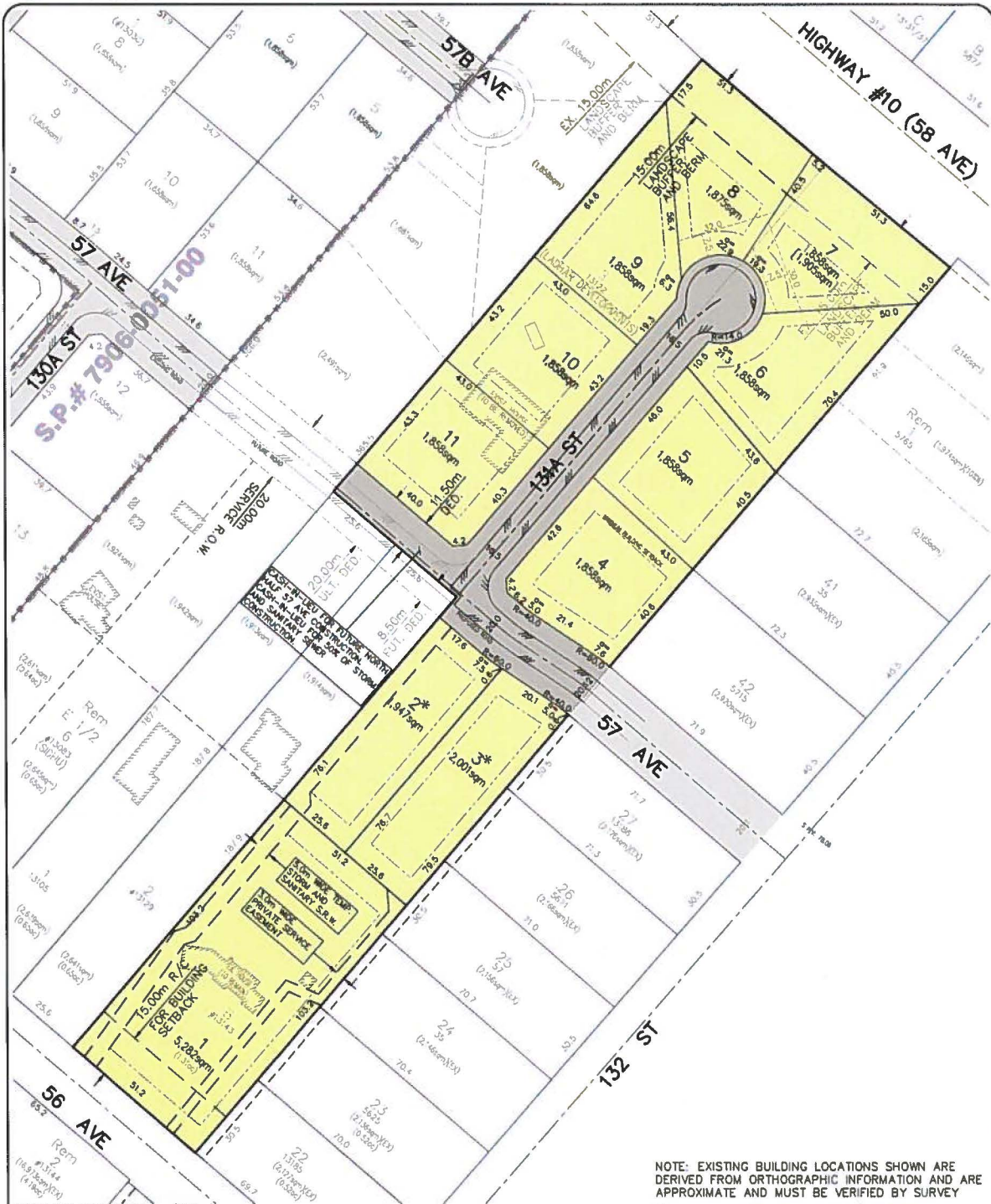
Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel (604) 591-4441 Fax: (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7914-0030-00
 MAP #: 071
 EXIST. ZONE: RA
 PROP. ZONE: RH



CIVIC ADDRESS: 13122 HWY.10 (58AVE.) AND 13143 - 56 AVE., SURREY, BC
 LEGAL: PARCEL 3 (PORTION OF LOT A), PLAN 10754, AND LOT B, PLAN 10754
BOTH OF SECTION 8, TOWNSHIP 2, N.W.D.



GROSS SITE AREA: 28,105sqm (6.94ac)
 5% PARK DEDICATION REQ'D: 1,405sqm (CASH-IN-LIEU)

NOTE: EXISTING BUILDING LOCATIONS SHOWN ARE DERIVED FROM ORTHOGRAPHIC INFORMATION AND ARE APPROXIMATE AND MUST BE VERIFIED BY SURVEY
 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.
 * NOTE: D.V.P. MAY BE REQUIRED ON LOTS 2&3 TO REDUCE THE MINIMUM LOT WIDTH FROM 30.0m TO 25.6m

H.Y. ENGINEERING LTD.
 #200-9128-152nd. St Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: 113444 ALTERNATIVE#01C DATE: 17 JUN/14 SCALE: 1:1,250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. Dwg No. E:\PROJECTS\113444\PLANNING\113444-ALTD1C.DWG



INTER-OFFICE MEMO

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

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

DATE: **January 7, 2015** PROJECT FILE: **7814-0030-00**

RE: **Engineering Requirements
Location: 13122 No 10 (58 Ave) Hwy and 13143 56 Avenue**

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

- Dedicate 20.0 metres for 57 Avenue east of 131A Street for the ultimate 20.0 metre Through Local Road Standard.
- Dedicate 11.50 metres for 57 Avenue west of 131A Street for the ultimate 20.0 metre Through Local Road Standard.
- Dedicate 16.50 metres for 131A Street for the ultimate 16.50 metre Limited Local Road Standard.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersection of 57 Avenue and 131A Street.
- Provide necessary Statutory Right-of-Way (SRW) along 57 Avenue west of 131A Street to permit half-road construction without impacting existing trees to the south.
- Provide drainage, sanitary, and water SRW's as required through the project's detail design.

Works and Services

- Construct north half of 56 Avenue to the Unique West Panorama Ridge Collector standard.
- Construct 57 Ave. East of 131A St. to the new West Panorama Ridge Through Local Road Standard.
- Construct the north half of 57 Ave. west of 131A St. to the new West Panorama Ridge Road Standard.
- Construct 131A Street to the new West Panorama Ridge Limited Local Road Standard.
- Construct a 1.5 metre concrete sidewalk from subject site along north side of 57 Ave. to provide a pedestrian connection with the existing sidewalk on 132 St. This requirement is to be funded by the developer and is not eligible for reimbursement through Development Coordinated Works funding.
- Construct 6.00 metre driveways for all lots.
- Construct drainage, sanitary, and water mains to service the development including service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development

Rémi Dubé, P.Eng.
Development Services Manager
CE

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, March 05, 2014
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0030-00

SUMMARY

The proposed 11 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2013 Enrolment/School Capacity

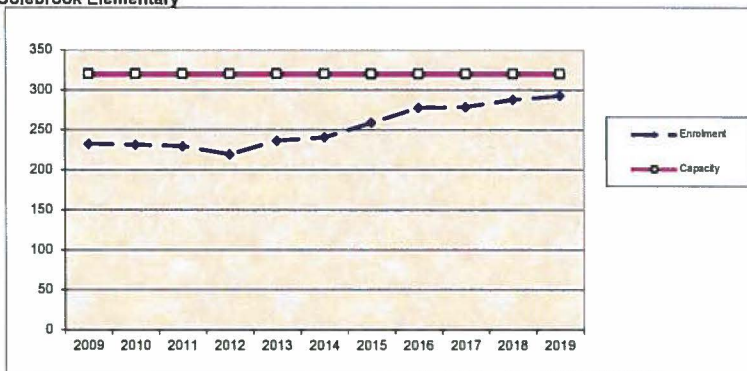
Colebrook Elementary	
Enrolment (K/1-7):	38 K + 199
Capacity (K/1-7):	20 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1466
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

School Enrolment Projections and Planning Update:

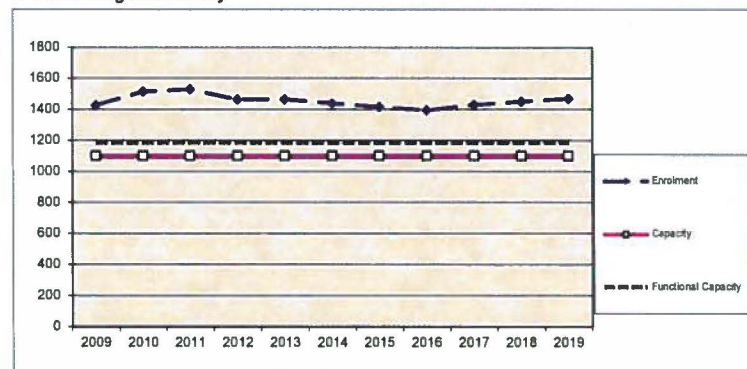
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location. An addition to Panorama Ridge Secondary has been approved as a capital project (the addition will be built large enough to accommodate 1500 students, plus there will be Neighbourhood of Learning Centre with space that can accommodate community use). The addition to Panorama Ridge Secondary is under construction and should be completed in May 2014. The proposed development will not have an impact on these projections.

Colebrook Elementary



Panorama Ridge 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: 7914-0030-00
 Project Location: 13122 - No. 10 Hwy (58 Ave.) and 13143 - 56 Ave. Surrey
 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 1950's to the present (post year 2010), and so there are a wide variety of home types, home sizes, and styles (i.e. a "varied character area"). The age distribution from oldest to newest is: 1950's (7%), 1960's (39%), 1970's (20%), 1980's (20%), 2000's (7%), post 2010's (7%). Home size distribution is: 1000 - 1500 sq.ft. (7%), 1501 - 2000 sq.ft. (20%), 2001 - 2500 sq.ft. (27%), 2501 - 3000 sq.ft. (27%), over 3500 sq.ft. (20%). Styles found in this area include: "Old Urban" (39%), "Traditional" (14%), "West Coast Traditional" (7%), "West Coast Modern" (7%), "West Coast Contemporary (assembly of geometric shapes type)" (7%), "West Coast Contemporary (flat roof type)" (7%), "French Provincial" (7%), "Neo-Heritage" (7%), and "Neo-Traditional" (7%). Home types include: Bungalow (33%), Basement Entry (7%), 1 ½ storey (7%), and Two-Storey (53%).

Massing scale (front wall exposure) characteristics include: Low mass structure (39%), Low to mid-scale massing (7%), Mid-scale massing (7%), Mid-scale massing with proportionally consistent, well balanced massing design (13%), and Mid to high scale massing (20%), and high scale massing (14%). The scale (height) range for front entrance structures include: one storey front entrance (80%), one storey front entrance veranda in heritage tradition (13%), and 1½ storey front entrance (7%).

The range of roof slopes found in this area is: Flat (12%), 5:12 (29%), 6:12 (18%), 7:12 (18%), 9:12 (6%), 10:12 (6%), and greater than 12:12 (12%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (47%), Main common gable roof (27%), Main Dutch hip roof (7%), Flat roof (7%), Shed roof (7%), Main Mansard roof (7%). Feature roof projection types include: None (26%), Common hip (21%), Common gable (37%), Shed roof (16%). Roof surfaces include: Tar and gravel (13%), Interlocking tab type asphalt shingles (13%), Shake profile asphalt shingles (31%), Concrete tile (shake profile) (6%), and Cedar shingles (38%).

Main wall cladding materials include: Horizontal cedar siding (40%), Vertical channel cedar siding (13%), Horizontal vinyl siding (13%), Hardiplank siding (7%), and Stucco cladding (27%). Feature wall trim materials used on the front facade include: No feature veneer (40%), Brick feature veneer (33%), Stone feature veneer (20%), and Wood wall shingles accent (7%). Wall cladding and trim colours include: Neutral (41%), Natural (45%), Primary derivative (5%), and Primary derivative (Heritage palette) (9%).

Covered parking configurations include: No covered parking (13%), Double garage (47%), Triple garage (20%), and Garage not visible. A variety of landscaping standards are evident ranging from a sparsely old suburban standard featuring a few mature shrubs and trees to an above average modern suburban standard featuring numerous shrubs, elaborate hedging and numerous trees. Driveway surfaces include: gravel (13%), asphalt (60%), broom finish (7%), and exposed aggregate (20%).

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context, including 5720 - 132 Street, and 5735 - 152 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH zoned subdivisions now exceed (or equal) standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions (suburban-estate quality homes suitable for high value developments), rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** The aforesaid context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "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. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide 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:** Massing designs should meet new standards for RH 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 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:** This is an estate home area in which high value homes have been constructed with high quality cladding materials. 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 new 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 in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so some 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 with a strong shake profile.

- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The area surrounding the subject site contains a variety of single-family residential homes developed over a 60 year (plus) period. This has resulted in a wide variety of homes of different types (Bungalow, Two-Storey, Cathedral Entry), sizes (under 1000 sq.ft. to over 3500 sq.ft.), and styles (Old urban, West Coast Traditional, Traditional, West Coast Contemporary, and Neo-Heritage, and Neo-Traditional). There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average modern sub-urban". The area is considered a "varied character area". There are two context quality houses in this area that provide suitable architectural context for this site.

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* 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 homes in this area (5720 – 132 Street and 5735 - 132 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH zoned subdivisions now meet or exceed standards evident on the

context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. "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, with standard exceptions.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the 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: 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 minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 16, 2014

Reviewed and Approved by:  **Date:** May 16, 2014

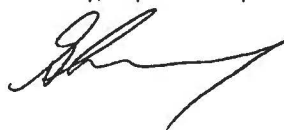
Tree Preservation Summary

Surrey Project No: 7914-0030-00
 Address: 13122 and 13143 56th Avenue, Surrey BC
 Registered Arborist: Glenn Murray

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)	375
Protected Trees to be Removed	269
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	106
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>203</u> X one (1) = 203 - All other Trees Requiring 2 to 1 Replacement Ratio <u>66</u> X two (2) = 132	335
Replacement Trees Proposed	111
Replacement Trees in Deficit	224
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

27-Nov-14

 Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0030-00

Issued To: VINCENT A DEANGELIS
HELEN M DEANGELIS

Address of Owner: 8868 - Delvista Drive
Delta, BC V4C 4A5

Issued To: LADHAR DEVELOPMENT LTD.

Address of Owner: 6569 - Randolph Avenue
Burnaby, BC V5H 3W3

Issued To: PARDEEP SINGH DHALIWAL
KARANJIT KAUR DHALIWAL
SUKHVIR SIDHU

Address of Owner: 9140 - 138 Street
Surrey, BC V3V 7Y5

(collectively referred to as "the Owner")

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

Parcel Identifier: 009-380-795

Parcel 3 (697386E) Lot A Except First: Part On Statutory Right Of Way Plan 15886
Secondly: Part In Plan Bcp30148 Section 8 Township 2 New Westminster District Plan
10754

13122 - No 10 (58 Ave) Hwy

Parcel Identifier: 009-380-850
Lot B Except: Firstly; Part On Statutory Right Of Way Plan 15886 Secondly; Part Dedicated
Road On Plan Bcp23773 Section 8 Township 2 New Westminster District Plan 10754

13143 - 56 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 K. Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum Lot Width is reduced from 30 metres [100 ft] to 25.6 metres [84 ft] for Lots 2 and 3.
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.
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 - Linda Hepner

City Clerk - Jane Sullivan

