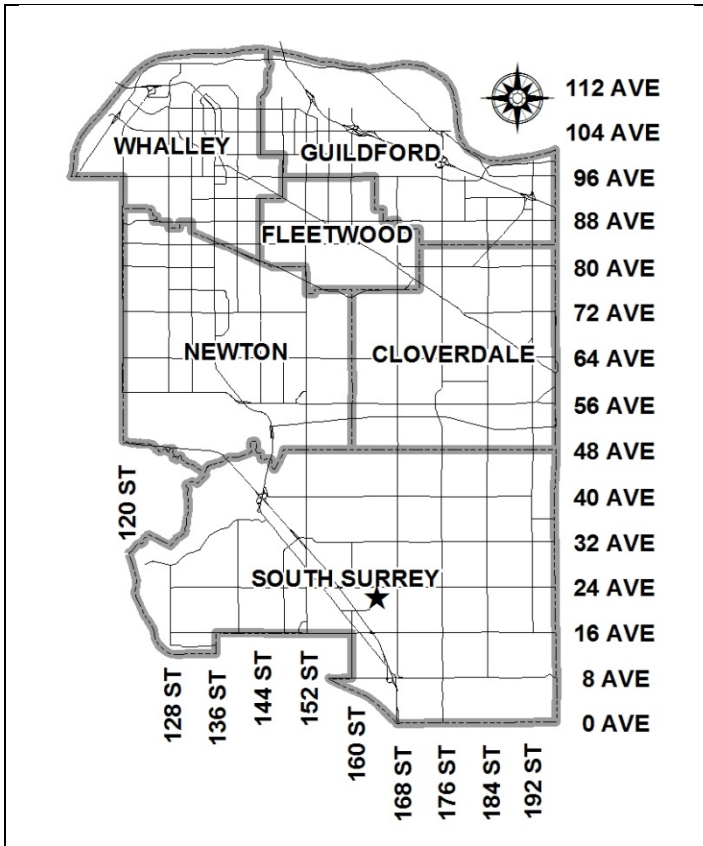


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0158-00

Planning Report Date: December 1, 2014



**PROPOSAL:**

- **Rezoning** from RA to RF-12 and RF-10
- **Development Variance Permit**

in order to allow subdivision into 9 single family lots.

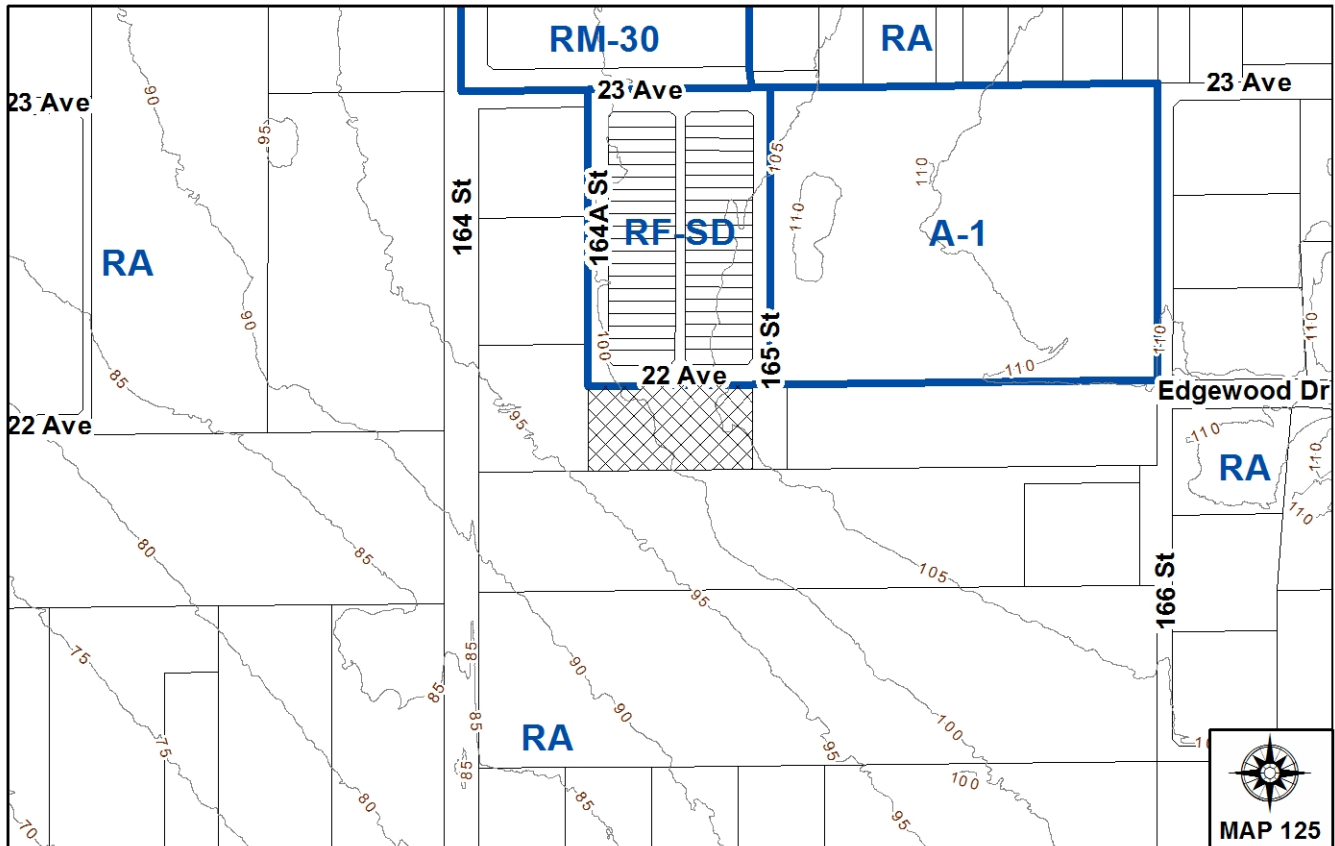
**LOCATION:** 2205 - 165 Street

**OWNER:** Di Park Holdings Ltd.  
 Oceancrest Homes Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Medium Density Residential 10-15  
 upa



### 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 applicant is seeking to vary parking requirements on proposed Lots 2 and 3 to permit double garages from the fronting street.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation.
- The proposed land use and density complies with the "Medium Density Residential" designation in the Sunnyside Heights NCP.
- Staff supports the proposed variance for a double garage from the fronting street on proposed Lots 2 and 3 to allow the proposed orientation of lots to assist in achieving a wider landscaped boulevard in support of the objectives of the BCS GIN Corridor.
- The proposal generally supports the target BCS objectives and recommendations for GIN Corridor #26 and the Redwood Management Area by providing a landscaped buffer on site and supplementary plantings on the Local Road boulevard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject property shown on the Rezoning Block Plan (Appendix II) as follows:
  - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
  - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000);and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0158-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to permit a double garage from the fronting street to accommodate two vehicles parked side by side on 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant for the purpose of tree preservation; and
  - (h) Registration of a Section 219 Restrictive Covenant to ensure installation of proposed landscaping along the side and front (north) yards of the proposed lots.

**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:**

3 Elementary students at Pacific Heights Elementary School  
 1 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by spring of 2016.

**Parks, Recreation & Culture:** Parks indicates Biodiversity Conservation Strategy (BCS) Corridor #26 runs through the subject property. Parks requests on site landscaping fronting the future 22 Avenue be robust and exclusively native species in support of the BCS objectives.

Street tree species and any other plantings on the public boulevard should also support the BCS objectives for this corridor.

**Surrey Fire Department:** The Fire Department has no objection to the project.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single Family Residential

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 22 Avenue):	Approved application (No. 7912-0204-00) under construction for 40 semi-detached residential lots	Urban/ Medium Density Residential 10-15 upa	RF-SD

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across unconstructed 165 Street):	One-acreage residential under application to develop (No. 7913-0154-00)	Urban/ School	RA
South:	Vacant lot currently under application to develop (No. 7911-0014-00)	Urban/ Medium Density Residential 10-15 upa	RA
West (Across unconstructed 164A Street):	One-acreage residential	Urban/ Cluster Residential 10-15 upa & Medium Density Residential 10-15 upa	RA

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject property is located south of 22 Avenue, west of 165 Street in Sunnyside Heights. The Sunnyside Saddle Club Park is located northeast of the subject property. The property is designated "Urban" in the Community Official Plan (OCP) and "Medium Density Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject property is a 1.2 acre (0.5 hectares) parcel currently zoned "One-Acre Residential Zone (RA)". The property contains a single family dwelling and an accessory building which are required to be demolished prior to final adoption.
- The subject property is located within the Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor #26 and the Redwood Management Area (Appendix V). The objective of the Corridor is to connect the Sunnyside Saddle Club Park located to the northeast to Sunnyside Heights Ridge Trail (Corridor #25) to the west with a generally naturalizing proposed greenway.
- The development of the subject property will follow the medium density residential development established by surrounding properties immediately to the north, east and south. To the north of the subject property, an approved development (No. 7912-0204-00) for 40 semi-detached residential lots is currently under construction. To the east, a residential proposal under Development Application No. 7913-0154-00 is under initial review. A development to the south (No. 7911-0014-00) proposes to rezone to RF-12, RF-9 and RF-SD to create 36 single family small lots and 2 semi-detached residential lots. The application has received conditional approval with Third Reading.

### Current Proposal

- The applicant is proposing to rezone and subdivide the subject property to create three (3) "Single Family Residential (12) Zone (RF-12)" lots and six (6) "Single Family Residential (10) Zone (RF-10)" Type I lots.

- The three (3) RF-12 lots (Lots 1 -3) are proposed to front the future extension of 164A Street and range in width from 12 metres to 14 metres (39 - 46 feet). The proposed lots comply with the minimum lot standards under the zone. Proposed Lots 2 and 3 are seeking a variance to obtain vehicle access from the future 164A Street as a double garage or carport is not permitted on any lot less than 13.4 metres (44 feet) wide or on a RF-12
- Type I corner lot. Proposed Lot 1 will obtain vehicle access from the lane to be constructed as part of Development Application No. 7911-0014-00, which is currently at Third Reading.
- The six (6) RF-10 Type I lots (Lots 4 - 9) are proposed to have 9 metre (30 feet) wide lots, with the exception of the corner lot with a width of 10.5 metres (34 feet), and lot depth of 36 metres (118 feet). The proposed lots comply with the minimum lot standards under the zone. The RF-10 lots will front 22 Avenue with rear lane vehicle access.

#### Road Dedication and Access

- The applicant is proposing to dedicate:
  - 12.5 metres (41 feet) for 22 Avenue; and
  - 11.5 metres (38 feet) for 164A Street.
- The road dedication for 22 Avenue will exceed the standard dedication requirement in order to complete the full Local Road standard (24.5 metres [80 feet]) and to fulfill the BCS GIN Corridor objectives with a landscaped buffer of varied widths. As a result, the full right of way along 22 Avenue fronting the subject property will vary from 22.4 - 25.2 metres (73 - 83 feet).
- Vehicle access for the proposed RF-12 lots will be obtained from the future 164A Street, and the RF-10 lots will obtain rear lane access (i.e. lane will be constructed under Development Application No. 7911-0014-00).

#### Building Design and Lot Grading

- The applicant retained design consultant, Mike Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and based on the findings, has proposed a set of Building Design Guidelines to suit development for the proposed subdivision.
- With the exception of the Sunnyside Saddle Club Park, the surrounding properties are large one-acreage residential lots that have been built out over a time period spanning from pre-1950's to the 1960's. The Character Study found that the existing housing stock in the surrounding area does not provide suitable architectural context, particularly given the new character that will be established with recent approved and proposed developments on adjacent properties. The Design Guidelines for the subject property will propose a new character comprised of homes identified as "Neo-Traditional" and "Neo-Heritage" and meet or exceed design standards in massing, construction material, and trim element treatments for developments constructed in Surrey subsequent to the year 2010. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.
- A preliminary lot grading and servicing plan, submitted by Hunter Laird Engineering has been submitted. Based on the proposed lot grading, basements are proposed for all lots.

Biodiversity Conservation StrategyObjectives

- The subject property is located within the BCS GIN Corridor #26 and the Redwood Management Area. The BCS recommendations for Corridor #26 indicate the following:

ID	Risk of Development	Ecological Value	Corridor Type	Target Width (m)	Recommendations
26	High	Low	Local	20	<ul style="list-style-type: none"> <li>• Fragmented natural area that is planned for development.</li> <li>• Follows planned greenways.</li> <li>• Provides limited connectivity through developed neighbourhood.</li> <li>• Naturalize edges of planned greenway.</li> <li>• Traffic calming and signage at 24 Avenue, 28 Avenue and 164 Street.</li> </ul>

The BCS indicates the following objectives for the Redwood Management Area:

- Improve habitat connectivity between major hubs;
  - Work with landholders to maintain and enhance natural habitat on private lots;
  - When development is proposed adjacent to natural areas, encourage alternative development concepts that allow for greater protection of these natural areas; and
  - Retain large lot sizes where existing zoning permits.
- Corridor #26 indicates a target width of 20 metres (66 feet) intended to connect the Sunnyside Saddle Club Park to the northeast and Corridor #25 (Sunnyside Heights Ridge Trail) to the west, within a generally naturalizing proposed greenway. The recommended requirement for this portion of the Corridor for the subject property is 10 metres (33 feet).

Conformance to BCS Targets

- The applicant proposes to enhance the BCS GIN Corridor with a landscaped buffer within the Local Road boulevard along 22 Avenue. Within a standard street boulevard, the proposed landscaped buffer achieves a widened and enhanced boulevard exceeding the standard 2.5 metre (8 feet) width, with a varying width ranging from 3.8 – 6.7 metres (12 – 22 feet). The proposed landscaped buffer is 25% – 67% of the target BCS GIN Corridor width.

- The development proposal partially conforms to the target BCS objectives and recommendations for the subject property but does not provide for the targeted 10 metre (33 feet) wide Corridor area for the south side of 22 Avenue. In order to fully comply with the BCS GIN Corridor target recommendations, an additional width of 3.3 – 6.2 metres (11 - 20 feet) would be required on the site. Due to the urban nature of this fragmented corridor, the proposed design generally meets the intent of the BCS local corridor target objectives for this site.

### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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
<b>Alder and Cottonwood Trees</b>			
Alder	7	7	0
Cottonwood	-	-	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bitter Cherry	1	1	0
Paper Birch	3	3	0
Walnut sp.	1	1	0
Western Flowering Dogwood	2	2	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Lawson's Cypress	1	1	0
Western Red Cedar	15	15	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>31</b>	<b>31</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>16</b>	
<b>Total Retained and Replacement Trees</b>		<b>16</b>	
<b>Contribution to the Green City Fund</b>		<b>\$11,700</b>	

- The Arborist Assessment states that there are a total of 31 protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 14 % of the total trees on the site, are Alder trees. 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.



- 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 55 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 46 replacement trees will require a cash-in-lieu payment of \$11,700, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees proposed in the frontages of the proposed lots, one or two rows of boulevard street trees and sodding will be planted along 22 Avenue to support the BCS GIN Corridor and Redwood Management Area. Plantings will be determined at the servicing agreement stage by the Engineering and Parks Departments and funded by the City. The supplementary plantings will consist of a variety of exclusively native species.

### PRE-NOTIFICATION

- Pre-notification letters were sent on November 20, 2014 to 34 property owners within 100 metres (328 feet) of the subject site, as well as the Grandview Heights Residents Association and Grandview Heights Stewardship Association. Staff received no comments.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 26, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Sunnyside Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Generally meets the intention of the BCS GIN Corridor requirement by proposing to enhance and increase the boulevard width along 22 Avenue.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Increased sidewalk setback along street frontage with widened boulevard.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place.</li> <li>• Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To permit a double garage from the fronting street to accommodate two vehicles parked side by side on proposed Lots 2 and 3.

## Applicant's Reasons:

- Under the Zoning By-law (No. 12000), the RF-12 Zone does not permit any lot less than 13.4 metres (44 feet) wide (i.e. Lot 2 proposes a width of 12.8 metres [42 feet]) or a Type I corner lot (i.e. Lot 3) to have a double garage or carport from the fronting street. The proposal does not accommodate vehicle access from a rear lane or side street, therefore a variance is required to allow double garages from the future 164A Street.

## Staff Comments:

- Under the Zoning By-law (No. 12000), the RF-12 Zone does not permit any lot less than 13.4 metres (44 feet) wide (i.e. Lot 2 proposes a width of 12.8 metres [42 feet]) or a Type I corner lot (i.e. Lot 3) to have a double garage from the fronting street.
- Staff supports the variance in order to allow the proposed orientation of lots to assist in achieving a wider landscaped boulevard to support the objectives of the BCS GIN Corridor.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed Subdivision Layout, Zoning Block Plan and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Biodiversity Conservation Strategy Green Infrastructure Network
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7914-0158-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

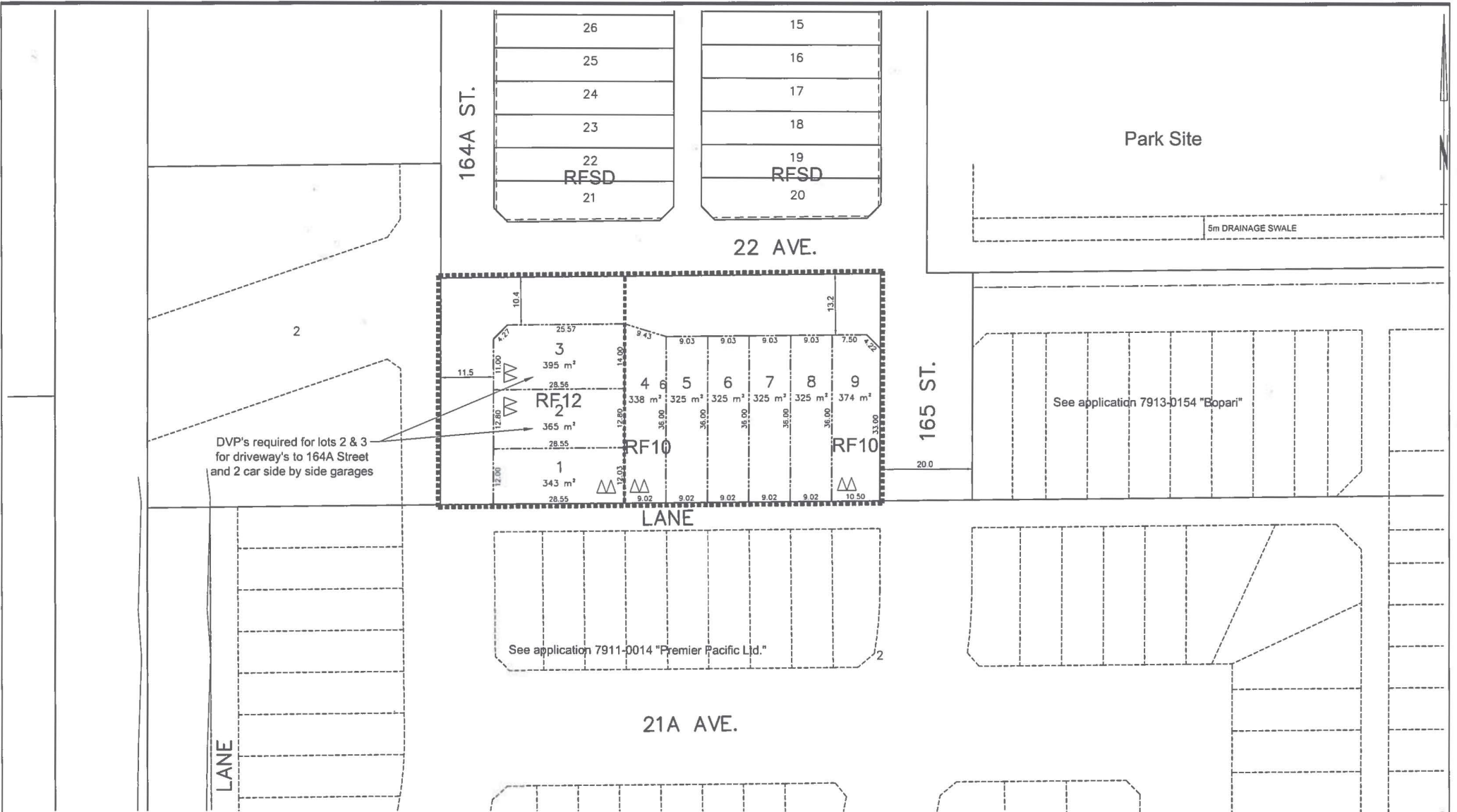
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# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 & RF-10

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.16	
Hectares	0.47	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	3 RF-12, 6 RF-10	
<b>SIZE OF LOTS</b>		
	RF-12	RF-10
Range of lot widths (metres)	12m – 14m	9m – 10.5m
Range of lot areas (square metres)	343m <sup>2</sup> – 395m <sup>2</sup>	325m <sup>2</sup> – 374m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	19.1 lots/ha & 8.06 lots/ac	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	18%	
Total Site Coverage	70%	
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>		
	YES	
<b>MODEL BUILDING SCHEME</b>		
	YES	
<b>HERITAGE SITE Retention</b>		
	NO	
<b>FRASER HEALTH Approval</b>		
	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	YES (Parking)	



DVP's required for lots 2 & 3  
for driveway's to 164A Street  
and 2 car side by side garages

**Subdivision Concept**

2205 165 Street  
7914-0158-00 - Dave Balsor & Brock Dorward





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

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

DATE: **November 26, 2014** PROJECT FILE: **7814-0158-00**

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RE: **Engineering Requirements  
Location: 2205 165 Street**

**OCP AMENDMENT**

The Engineering Department has no servicing concerns relative to this OCP Amendment.

*NOTE: Service extensions required to develop this site will likely be dependent on the successful development of neighbouring properties and/or acquisition of numerous off-site statutory Rights-of-way.*

**REZONE/SUBDIVISION**

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

- Dedicate 10.4 metres to 13.2 metres along the frontage of 22 Avenue for a local road and the Biodiversity Conservation Strategy Corridor.
- Dedicate 11.5 metres along the frontage of 164A Street for a 20 wide local road.
- Dedicate a 3.0m x 3.0m corner cut on the south west corner of 22 Avenue and 165 Street and a 3.0m x 3.0m corner cut on the south east corner of 22 Avenue and 164A Street.
- Register a 0.5 metre Statutory Right of Way (SROW) across the frontages of 22 Avenue, 164A Street and 165 Street (as required).

***Works and Services***

- Complete 22 Avenue to an ultimate through local road standard.
- Complete 164A Street to a through local half-road standard.
- Complete 165 Street to an ultimate through local standard including contribution to the proposed traffic circle at 165 Street and 22 Avenue.
- Construct water, sanitary and storm sewers for the proposed development.
- Provide service connections, including water shut-offs and or inspection chambers to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
LR

NOTE: Detailed Land Development Engineering Review available on file



September-24-14  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7914-0158-00

**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.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new replacement school (Sunnyside Elementary) opened in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #3 priority (funding year is 2015 - yr. 3) in the districts 2013-2017 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #15 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

**SUMMARY**

The proposed 9 single family lots are estimated to have the following impact on the following schools:

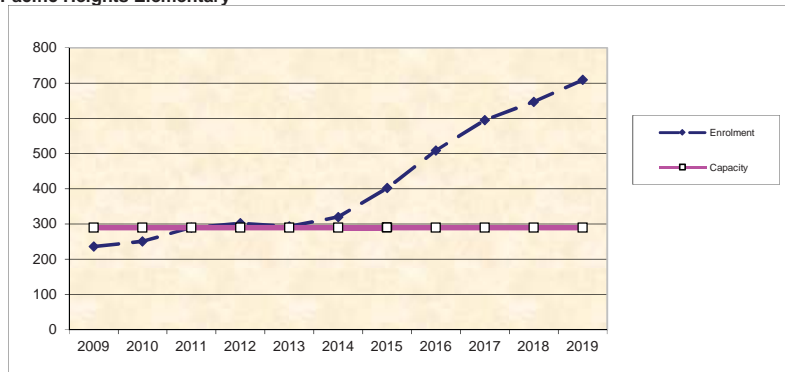
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

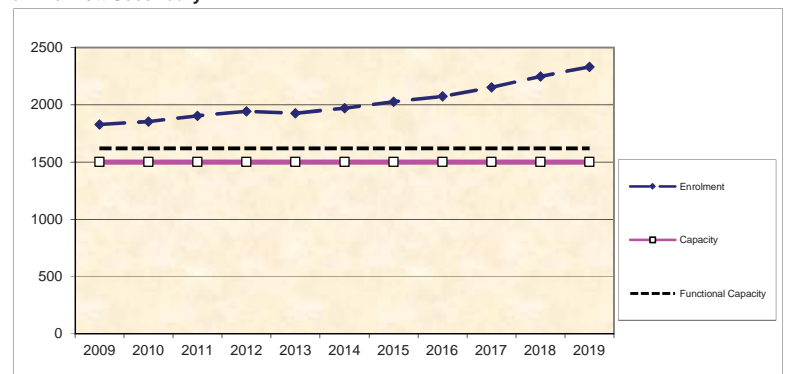
September 2013 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	39 K + 254
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**Pacific Heights Elementary**



**Earl Marriott 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.





**Biodiversity Strategy**  
GREEN INFRASTRUCTURE NETWORK

- GREEN INFRASTRUCTURE NETWORK
- PROTECTED HUBS AND SITES
- UNPROTECTED HUBS AND SITES
- REGIONAL CORRIDORS
- LOCAL CORRIDORS
- SUPPORTING PARK SITES
- AGRICULTURAL LAND RESERVE

JUNE 2014

Data Sources: City of Surrey  
Data Developed By: Diamond Head Consulting Ltd.  
Map Design: Ecoplan International



## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0158-00  
 Project Location: 2205 - 165 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

North of the site is a large heavily treed A-1 zoned acreage containing several outbuildings not visible from the street. East, south, and west of the site are RA zoned acreages. Homes are "Old urban" and "West Coast Traditional structures from the 1960's and 1970's. Northwest of the subject site is a large new RF-SD zoned site (7912-0204-00) at which servicing is nearly complete (roads in, sidewalks partially in, no homes constructed). Due east (on the east side of 165 Street) is a new application, Surrey project 7913-0154-00, that will soon contain 19 new dwellings in a variety of zonings including RF-SD, RF9, RF10, and RF12. This 19 lot site will provide "regulations context" for the subject site.

Overall, this area was built out over a time period spanning from the pre-1950's to the 1960's. The age distribution from oldest to newest is: Pre-1950's (50%), and 1960's (50%). All homes in this area have a floor area in the 1000 - 2500 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (50%), 2001 - 2500 sq.ft. (50%). Styles found in this area include: "Old Urban" (50%), and "Craftsman Heritage" (50%). Home types include: 1½ Storey (50%), and Basement Entry (50%).

Massing scale (front wall exposure) characteristics include: Low mass structure (50%), or high scale, box-like massing (50%). All homes have a one storey front entrance.

The range of roof slopes found in this area is: 4:12 (50%), and 12:12 (50%). Main roof forms (largest upper floor truss spans) include common hip and common gable. Feature roof projection types include: None (50%), or Common Gable (50%). Roof surfaces include: Interlocking tab type asphalt shingles (50%), Cedar shingles (50%).

Existing homes are clad in vertical channel cedar siding (100%). Feature wall trim materials used on the front facade include: No feature veneer (50%), or a Horizontal cedar accent (50%). All homes have colours from a natural palette.

No existing homes have covered parking structures.

Landscaping standards are modest.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-10 and RF-12 zone development. The proposed lot sizes are suitable for homes of significantly smaller dimension and mass than those of surrounding homes. A new character area is proposed, and therefore none of the existing surrounding homes will be used to provide architectural context for the subject site. Rather, context for the subject site will be provided by the nearby site to the east identified as Surrey project 7913-0154-00.
- 2) **Style Character:** A new character area is proposed, most likely comprised of “Neo-Traditional” and “Neo-Heritage” styles. However, style range is not restricted in the building scheme.
- 3) **Home Types:** There is a wide range of home types evident, and so some flexibility is justified, though it is expected that all new homes constructed will be Two-Storey type with basements. 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 RF-10 and RF-12 zoned subdivisions (rather than be an emulation of any surrounding homes). 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 of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Vinyl is not normally permitted in South Surrey developments, including those new developments north and east of the subject site. The overall quality of wall cladding materials should meet or exceed common standards for post 2010 RF10 and RF-12 developments in South Surrey.
- 7) **Roof surface :** This is a new growth area in which all new homes are expected to have a shake profile asphalt shingle roof. A single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope:** Roof slopes of 8:12 or higher are recommended given the objectives within the proposed style range.

**Streetscape:** North of the site is a large heavily treed A-1 zoned acreage containing several outbuildings not visible from the street. East, south, and west of the site are RA zoned acreages. Surrounding homes are "Old urban" and "West Coast Traditional structures from the 1950's and 1960's. Northwest of the subject site is a large newly serviced RF-SD zoned site (7912-0204-00), and east of the site is a new application wherein 19 new homes in zonings including RF-SD, RF9, RF10, and RF12 are proposed.



## 2. Proposed Design Guidelines

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

- the new homes shall be readily identifiable as “Neo-Traditional”, “Neo-Heritage”, or other compatible style as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study that forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF10 and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF10 and RF-12 developments constructed in Surrey subsequent to the year 2010.

#### **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. “Heritage palette” Primary colours in subdued tones can be considered where appropriate for Heritage style homes, as determined 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:**

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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. On RF12 corner lot 3, one storey elements shall comprise a minimum of 40% of the width of the front and flanking street elevations and the upper floor shall be set back a minimum of 0.9 metres (3 feet) from these one storey elements. On RF10 corner lot 9, one-storey elements on the new home shall comprise a minimum of 20 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 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:**

*High modern urban standard:* Tree planting as specified on Tree Replacement Plan, and sod from the street to the front face of the home. On lots 1 and 2, 17 shrubs of a minimum 3 gallon pot size are required. On corner lots 3 and 9, 20 shrubs are required. On RF10 lots 4-8, 12 shrubs are required. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete (broom finish permitted only on lot 1 and lots 4-9 which connect to a lane.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Sept 18, 2014

**Reviewed and Approved by:**       **Date:** Sept 18, 2014

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	2205 165 <sup>th</sup> Surrey, BC
Address:	
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
<b>On-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>31</b>
<b>Protected Trees to be Removed</b>	<b>31</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>7</u> X one (1) = 7	<b>55</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	
<b>Replacement Trees Proposed</b>	<b>16</b>
<b>Replacement Trees in Deficit</b>	<b>39</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>-</b>
<b>Off-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>-</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

Arborist



November 25,  
2014

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0158-00

Issued To: DI PARK HOLDINGS LTD.  
("the Owner")

Address of Owner: 13484 - 13A Avenue  
Surrey, BC V4A 1C4

Issued To: OCEANCREST HOMES LTD.  
("the Owner")

Address of Owner: 12219 - Beecher Street, Unit 200  
Surrey, BC V4A 3A2

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: 010-382-178  
Lot 6 Section 13 Township 1 New Westminster District Plan 18260

2205 - 165 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) Section H.6., Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to permit vehicle access to a double garage to accommodate two vehicles parked sided by side from the fronting street on a lot less than 13.4 metres (44 feet) wide for proposed Lot 2 and on a Type I corner lot for proposed Lot 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

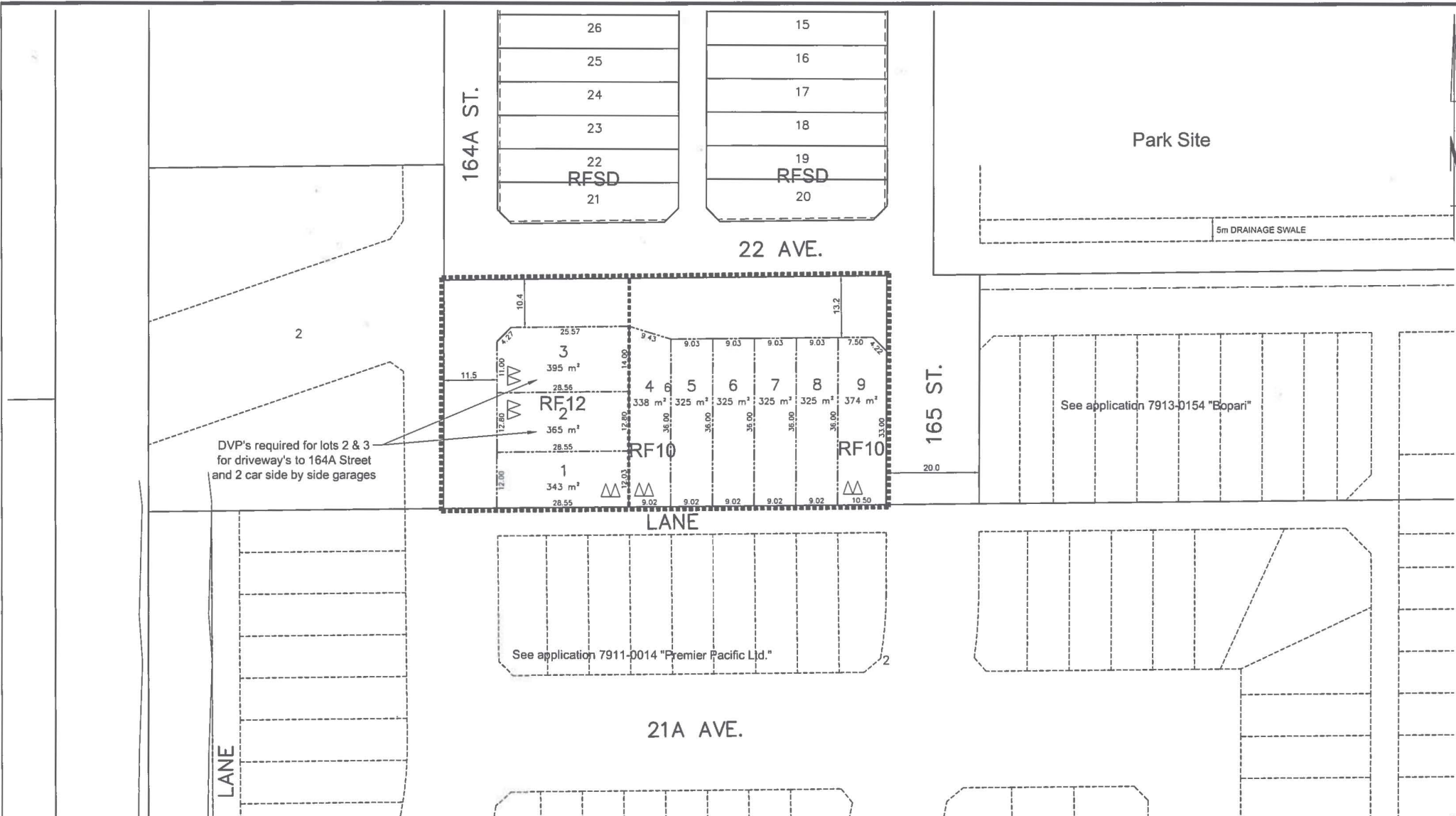
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan





**Subdivision Concept**

2205 165 Street

7914-0158-00 - Dave Balsor & Brock Dorward



**HunterLaird**  
ENGINEERING LTD.

November 2014  
#6980