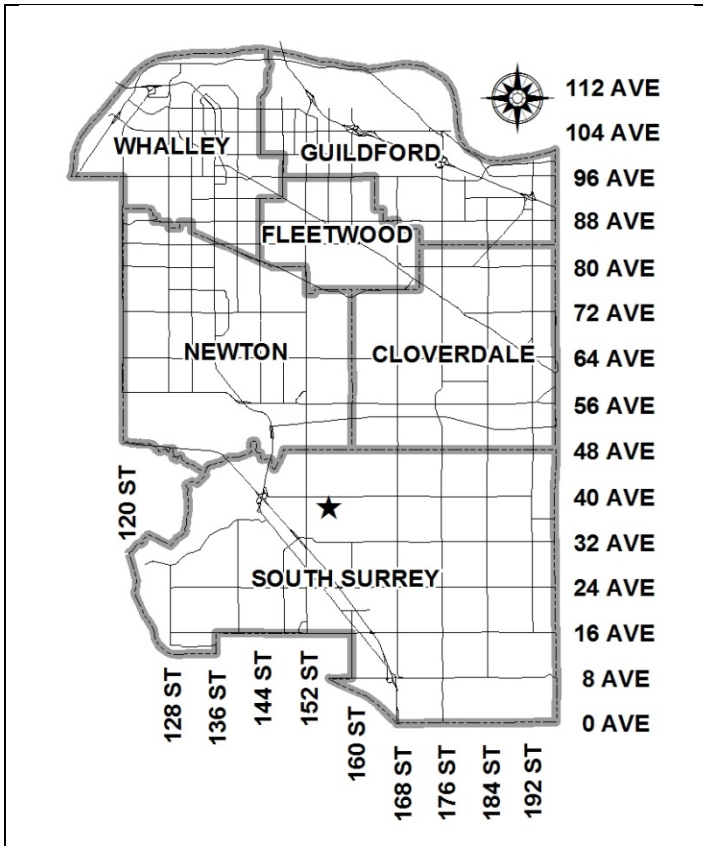


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0198-00

Planning Report Date: December 1, 2014



PROPOSAL:

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

in order to allow subdivision into three single family lots.

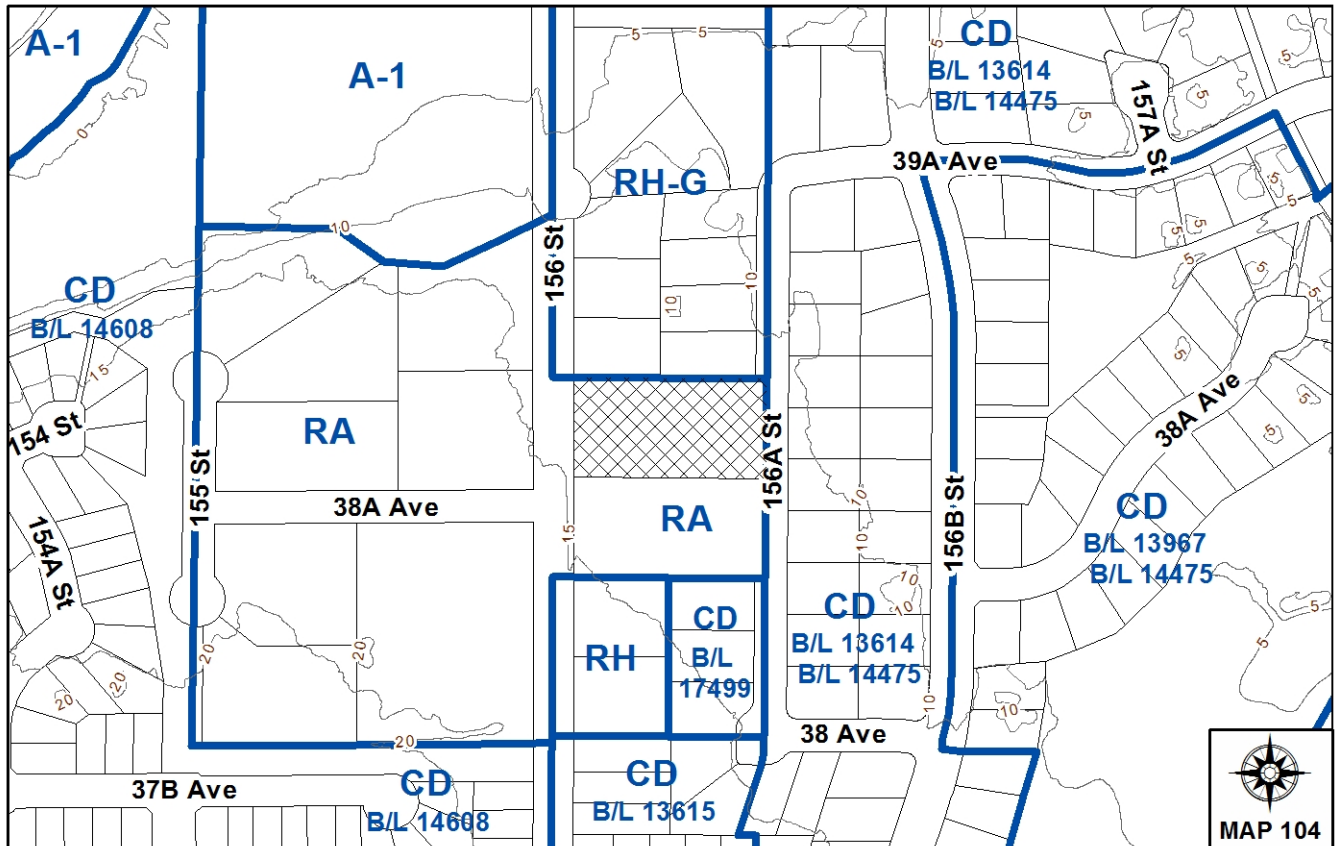
LOCATION: 3870 - 156 Street

OWNER: Lynne Pitts

ZONING: RA (One-Acre Residential)

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban ½ Acre Residential
 (Rosemary Heights Central)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Rosemary Heights Central Plan.
- The proposed lot sizes and building form are appropriate for this part of Rosemary Heights and are consistent with the surrounding pattern of development.
- No concerns have been raised by area residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as 'Block A' in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone the portion of the subject site shown as 'Block B' in Appendix II 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.
3. Council approve Development Variance Permit No. 7914-0198-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone for an accessory structure greater than 10 square metres [105 sq.ft.] in size from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
4. 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) registration of a Section 219 Restrictive Covenant for the purpose of tree retention; and
 - (e) submission of 15% cash-in-lieu of parkland for the portion of the property proposed to be rezoned to CD.

REFERRALS

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

School District: Projected number of students from this development:

2 students at Rosemary Heights Elementary School
 1 student at Earl Marriot Secondary School

(Appendix V)

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

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation (Rosemary Heights)	Existing Zone
North:	Single Family Dwellings	Suburban/ Suburban ½ Acre Residential	RH-G
East (Across 156A St.):	Single Family Dwellings	Suburban/ Suburban ½ Acre Residential	CD (Bylaw 13614 & 14475)
South:	Single Family Dwellings	Suburban/ Suburban ½ Acre Residential	RA
West (Across 156 St.):	Single Family Dwellings	Suburban/1 Acre Residential	RA

DEVELOPMENT CONSIDERATIONS

Site Description & Background:

- The subject site is a 4,861m² (1.2 acre) double-fronting lot situated between 156 and 156A Streets. It is currently zoned "One-Acre Residential Zone (RA)", designated "Suburban" in the Official Community Plan, and designated "1/2 Acre Suburban Residential" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
- The site currently contains a single family residence, constructed in 2009, which takes access from 156 St. The dwelling is situated on the western portion of the lot.
- 225 metres (740 ft.) north of the subject site, on the north side of 40th Avenue, is the Agricultural Land Reserve (ALR). The subject site is not subject to any of the City's policies regarding buffering adjacent to the ALR.

- The lands to the west of the subject site, across 156 Street, are comprised of larger, one-acre parcels (and zoned RA). They are designated as "Suburban One-Acre Residential" in the Rosemary Heights Central NCP.
- The lands to the north of the subject site are zoned RH-G and are situated such that larger lots front 156 Street and smaller lots front 156A Street. These lands were rezoned and subdivided in 2007 (Application 7903-0444-00).
- The lands to the east of the subject site were rezoned in 1999 (to CD Bylaw No. 13614, amended by Bylaw No. 14475) as part of the larger development application for the Morgan Creek development (Application 7999-0248-00). At this time, the designation in the Rosemary Heights LAP was amended from "One-Acre Suburban" to "Half-Acre Suburban, reflecting the existing character.
- These lots fronting the east side of 156A St., between 38 Avenue and 39A Avenue, were not subdivided until 2012, representing one of the last remaining parcels associated with the larger golf course development to be subdivided. At that time, the westerly 11.5 metres of 156A Street was conveyed to the City and subsequently constructed in 2012 – 2013, creating the double-fronting lot situation that currently exists for the subject site.
- An application to subdivide the subject site was made in 2006 (Application #7906-0492-00) however the application did not proceed past the initial review stage and was closed.

Proposal:

- The applicant proposes to rezone the western one-half of the subject site to "Half-Acre Residential Zone (RH)", rezone the eastern one-half of the site to "Comprehensive Development Zone (CD)" based on the "Half-Acre Gross Density Zone", and subdivide the site into 3 parcels as shown in Appendix III.
- Proposed Lot 1, 2,346m² (25,252 sq.ft.) and fronting 156 Street, is consistent with the width, depth and area provisions of the RH Zone. This proposed lot is oversized, and has future subdivision potential along with the property to the south (a rezoning and subdivision process would be required). A concept plan has been provided by the applicant.
- Proposed Lots 2 and 3, 1120m² (12,055 sq.ft.) and fronting 156A Street, are consistent in width, depth and area with the RH-G Zone and with those lots located to the north (and further south). They are approximately 200m² larger in area than the CD Zoned lots across 156A Street.
- The proposed RH-G lots on 156A Street interface back-to-back with the larger, RH lot proposed to front onto 156 Street. This provides an appropriate transition from the smaller suburban CD Zoned lots to the east to the larger, RA Zoned lots the west, and is consistent with the form and character of development in the area that has proceeded over the last 15 years.
- No Official Community Plan amendment is necessary to accommodate this application, as the proposed unit density falls below the allowable 10 units per hectare (4 units per acre) that is permitted within the Suburban designation. Furthermore, the proposed development is consistent with the existing suburban character.

- The applicant is proposing a CD Zone based on the RH-G lot sizes. There is no need for parkland at this infill location; however, it is appropriate to maintain the RH-G pattern of development consistent with existing developments and the Rosemary Heights NCP. In lieu of the 15% parkland contribution required in the RH-G Zone, the applicant is proposing a 15% cash-in-lieu contribution applicable to the proposed CD portion of the subject site (proposed to be rezoned to CD). This is consistent with other development applications in the vicinity as the few lots within the Rosemary Heights LAP that have not redeveloped pursue applications. The same scenario will apply to the last remaining parcel of land immediately south of the subject site, should the owner decide to pursue an application.
- The proposed CD By-law (Appendix X) replicates the RH-G Zone in all aspects except for the following:
 - Allowances for front yard setback reductions have been included to allow for variation in design and articulation of front facades. This includes the option for reduced setbacks for a garage when it faces a side yard; alternatively the front yard setback for 50% of the width of the dwelling for the portion that does not include the garage may be reduced if the vehicular doors face the street; and
 - The required for 15% open space or parkland has been removed.

Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The character study found a high number of suitable context homes in the neighbourhood, ranging in age as old as 20 years. Massing and style of the new housing will be required to blend with this existing neighbourhood.
- The proposed 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 Coastland Engineering, has been reviewed by staff and found to be generally acceptable. Grading will not be changed on the western portion of the lot. Basements are proposed for Lots 2 and 3, with need for minimal amounts of fill.

PRE-NOTIFICATION

Pre-notification letters were mailed on August 28, 2014 to the owners of 49 properties within 100 metres (330 feet) of the subject site. A development proposal sign was posted on both frontages of the property on August 27, 2014. To date, staff have received no comments.

TREES

- The applicant has retained Diamond Head Consulting to prepare an Arborist report and make recommendations for tree removal and preservation. 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			
Red Alder	1	1	-
Deciduous Trees (excluding Alder and Cottonwood)			
Beaked Hazelnut	1	-	1
English Walnut	2	-	2
Hornbeam	1	-	1
Paper Birch	1	1	-
Coniferous Trees			
Deodar Cedar	1		1
Western Red Cedar	2		2
Douglas Fir	6		6
Shore Pine	1		1
Sitka Spruce	1		1
Totals (excluding Alder and Cottonwood Trees)	17	1	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		27	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment identifies 18 protected trees on the subject site. 1 of these existing trees is an Alder. It was determined that 16 trees can be retained as part of this development proposal, the majority of them located on the western portion of the lot. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, proposed lot grading, and tree health.
- For those trees that cannot be retained, the applicant is 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, requiring a total of 4 replacement trees on the site. The applicant proposed 11 replacement trees.

- In summary, a total of 16 trees will be retained, supplanted with 11 replacement trees. Per the Tree Bylaw, no contribution to the Green City Fund is required. A summary of tree preservation is contained in Appendix VII.
- There is an active bald eagle's nest located in a tree approximately 44 metres to the east of the subject site on a vacant single family lot (Appendix XI). Consistent with Ministry of Environment standards and the provincial *Wildlife Act*, a 60 metre (200 ft.) 'no disturbance' buffer, and a 300 metre (1,000 ft.) radius 'noise buffer' for the purpose of habitat protection have been identified by an Environmental Consultant. The entire subject site falls within the noise buffer, and a small portion of the site falls within the 'no disturbance' buffer.
- The applicant has submitted a Nest Management Plan completed by Environmental Dynamics Incorporated (EDI). Typically, lands falling within the no-disturbance zone would be prohibited from any development or vegetative disturbance due to risk of impact to the nest and subsequent abandonment of the nest, which would potentially constitute a violation of the federal *Wildlife Act*. Lands within the 'noise buffer' would be subject to seasonal restrictions, during breeding season, which would include reduction of noise and vegetative disturbances.
- EDI has evaluated the potential impacts of the proposed development on the nest and concludes that it is not expected to negatively impact the bald eagle nest. Given that the nest has been in this location upwards of seven years, that its occupants are subject to year-round disturbances (lawn mowers, traffic, nearby construction), and that minimal vegetative disturbances are required on the subject site, the consultant recommends that development within the 'no disturbance' buffer can be permitted.
- Site servicing and other construction with potential disturbing noises (excavation, grading, building framing, roofing, etc, prior to building 'lock-up') will be restricted to the non-breeding season (September – December). An environmental professional will be required to be on-site at regular intervals during breeding season to monitor impacts on the nest and stop work if any signs of disturbance are shown by the eagles.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard setback of the RH Zone for an accessory structure greater than 10 square metres (105 sq.ft.) in size from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

Applicant's Reasons:

- The recently constructed shed sits on a concrete foundation and would be costly to relocate.

Staff Comments:

- The RH-G Zone, which proposed Lots 2 and 3 are intended to replicate, has a minimum lot depth of 30 metres. However given the width constraint of the subject site, in order to achieve the minimum area of $1,120\text{m}^2$, the lots must be at least 45 metres (151 ft.) deep, which places the rear lot line within 1.2 metres (4 ft.) of the existing garden shed.
- The existing garden shed, located on proposed Lot 1 which is proposed to be rezoned to the RH Zone, would typically require a setback of 1.8 metres.
- In all single-family zones, it is typical for buildings less than 10m^2 (105 sq.ft.) to be permitted to be constructed with no setback. Buildings greater than 10m^2 (105 sq.ft.) are assigned a setback of 1.8 metres (6 ft.) from the rear lot line.
- The existing garden shed has a footprint of 3.2 metres (10.5 ft.) by 3.7 metres (12 ft.) resulting in an area of 11.7m^2 (126 sq.ft.), which is 1.7m^2 (21 sq.ft.) larger than a building which would be allowed a zero setback.
- A fence, as well as several replacement trees, will be installed along the lot line between proposed Lot 1 and proposed Lots 2 and 3. Prospective purchasers of proposed Lots 2 and 3 will be aware of the existence of the shed.
- Given that the shed is pre-existing, has had no impact on existing neighbouring properties, is only slightly larger than a building that would not require a setback, and is of quality materials and construction, staff support the proposed variance. A photograph of the existing shed is contained in Appendix IX.

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.	Rezoning Block Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V	School District Comments
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	Development Variance Permit No. 7914-0198-00
Appendix IX	Photograph of existing garden shed
Appendix X	Proposed CD By-law
Appendix XI	Nest Location Map

INFORMATION AVAILABLE ON FILE

- Bald Eagle Management Plan prepared by Environmental Dynamics Inc.; 25 August 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\31309665008.doc
DRV 11/27/14 2:10 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RH and CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.2
Hectares	0.46
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	25.1 – 50.2
Range of lot areas (square metres)	1155 - 2338
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.5/2.65
Lots/Hectare & Lots/Acre (Net)	7.0/2.8
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	18.4
Estimated Road, Lane & Driveway Coverage	11.2
Total Site Coverage	29.6
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% cash in lieu	NO
15% cash in lieu	PARTIAL
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	NO

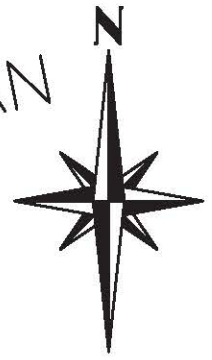
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW # _____ OF LOT 15 SECTION 26 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN 36297**

SCALE 1:500

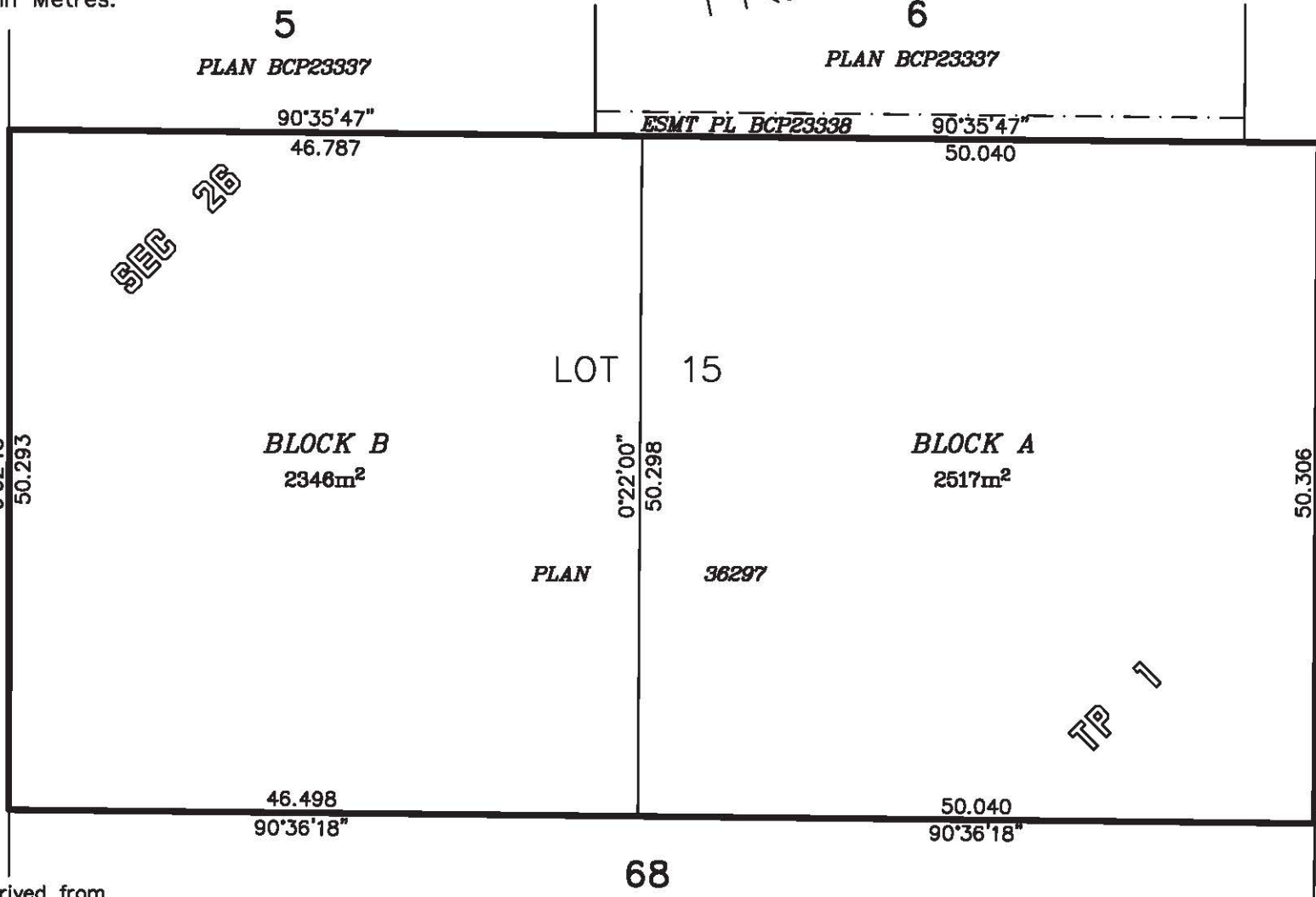


All Distances are in Metres.

PRELIMINARY PLAN



CITY OF SURREY



Grid Bearings are derived from
 OCMS 5024 & 79H0027

Underwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS1471_RZ

68
 PLAN 44233

© Certified correct, completed on
 the 28th day of October, 2014

*This Plan Lies Within The
 Greater Vancouver Regional District*

B.C.L.S.

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

FROM: Development Services Manager, Engineering Department

DATE: November 26, 2014 **PROJECT FILE:** 7814-0198-00

RE: Engineering Requirements
Location: 3870 156 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.50 metres on 156A Street for the ultimate 16.50 metre wide Urban Forest road.

Works and Services

- Provide Eagle Nest Management Plan which articulates how the site can be developed without contravening the Wildlife Act.
- Construct the east side of 156 Street to the modified Urban Forest Through Local standard.
- Construct the west half of 156A Street to the Urban Forest Limited Local standard.
- Confirm the downstream systems are adequate to service the proposed development.
- Construct drainage systems to service the proposed lots.
- Provide storm, water and sanitary service connections to service each proposed lot.
- Pay applicable water, sanitary and storm drainage latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning November-25-14

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0198 000

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2014 Enrolment/School Capacity

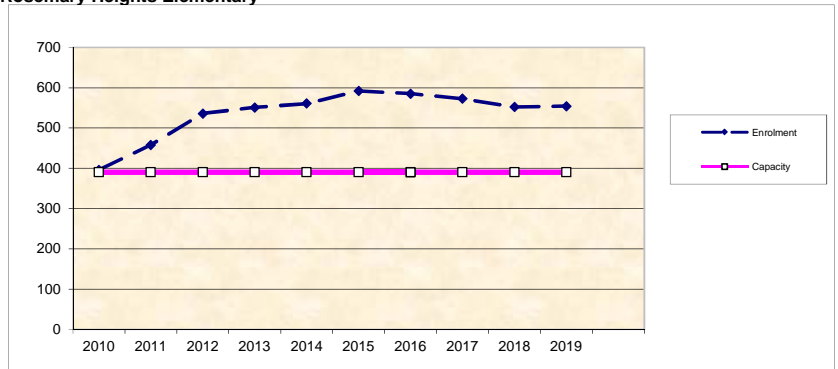
Rosemary Heights Elementary	
Enrolment (K/1-7):	61 K + 500
Capacity (K/1-7):	40 K + 350
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

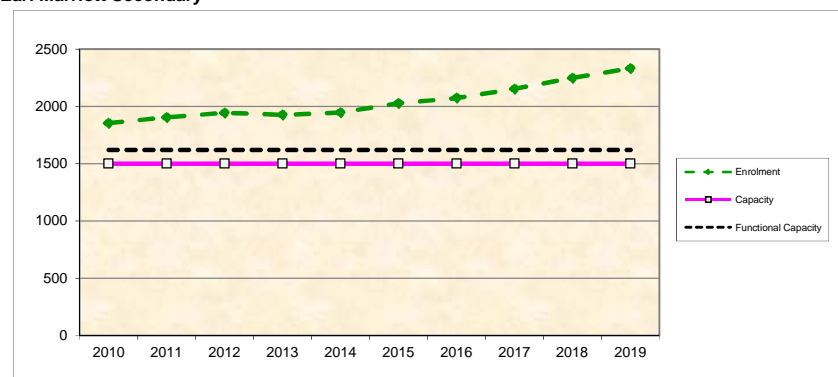
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Rosemary Heights opened in September 2008, relieving overcrowding at Morgan Elementary. The school reached capacity in 2010 and with full day Kindergarten implementation the school district has located four modular classrooms on site in 2011. The capacity line indicated for Rosemary Heights Elementary in the table below does not show the capacity of the four modular classrooms (as it is considered temporary space). The school district has received funding approval for additions to Rosemary Heights Elementary and Morgan Elementary (6 additional classrooms in total) and design is underway on these projects. The school district has purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The School District has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education.

Rosemary 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0198-00
 Project Location: 3870 - 156 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located slightly north of 38A Avenue, on the east side of 156 Street. West of the subject site is an RA zoned area in which large Two-Storey estate quality homes are situated on acreages. North of the subject site, on the east side of 156 Street and on the east and west sides of 156A Street are numerous context quality, 3500 plus sq.ft. Two-Storey, estate quality homes that provide desirable architectural context for the subject site. Styles of most of these homes can be classified as "Traditional" or "Neo-Traditional" including "Whistler-Alpine" manifestations. These homes have well balanced, proportionally consistent, aesthetically appealing massing designs. The homes have steeply pitched roofs in a variety of forms (common hip, common gable, Dutch hip), and most are surfaced with cedar shingles. Main wall cladding materials include cedar, hardiplank or stucco, and accent materials include brick, stone, wood wall shingles, board and batten cedar. Trim and detailing standards are high. Landscape standards are average to high. On the east side of 156A Street, of eight lots surveyed, seven were vacant and one was under construction.

This area was built out over a time period spanning from the 1990's to present (some homes under construction). The age distribution from oldest to newest is: 1990's (30%) post-2000's (50%), and under construction (20%). A majority of homes in this area have a floor area over 3500 sq.ft.. Home size distribution is: 3001 - 3500 sq.ft. (10%), and over 3500 sq.ft. (90%). Styles found in this area include: "Traditional English" (30%), and "Neo-Traditional" (70%). All homes are Two-Storey type.

All homes have mid-scale massing characteristics and seventy percent of homes have proportionally consistent, well balanced massing designs. The scale (height) range for front entrance structures include: one storey front entrance (90%), and 1½ storey front entrance (10%).

The range of roof slopes found in this area is: 4:12 (7%), 5:12 (7%), 8:12 (21%), 12:12 (57%), and greater than 12:12 (7%). Main roof forms (largest upper floor truss spans) are all common hip type (100%). Feature roof projection types include: Common Hip (44%), Common Gable (39%), and Dutch Hip (17%). Roof surfaces include: Rectangular profile type asphalt shingles (11%), Cedar shingles (89%).

Main wall cladding materials include: vertical board and batten cedar siding (11%), Hardiplank siding (56%), and Stucco cladding (33%). Feature wall trim materials used on the front facade include: Brick feature veneer (12%), Stone feature veneer (41%), Wood wall shingles accent (29%), Horizontal cedar accent (6%), 1x4 vertical battens over Hardipanel in gable ends (6%), and Stucco feature accent (6%). Wall cladding and trim colours include: Neutral (25%), Natural (75%).

A variety of landscaping standards are evident, ranging from lots under construction in which landscaping has not yet been started, to average standards for suburban estate areas, to above average standards for suburban estate areas.

Covered parking configurations include: Double garage (89%), Triple garage (11%). Driveway surfaces include: Exposed aggregate driveway (38%), Stamped concrete driveway (38%), and Interlocking masonry pavers driveway (25%).

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. Context homes include: 3928 - 156A Street, 3901 - 156A Street, 3913 - 156A Street, 3927 - 156A Street, 3877 - 156 Street, 3912 - 156 Street, 3896 - 156 Street, 3886 - 156 Street, and 3870 - 156 Street. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Surrounding homes exhibit a suburban-estate style character, and architecturally interesting massing designs. 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, which also include "Whistler-Alpine" 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 :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) 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 however 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 :** Most homes have a cedar shingle roof. Asphalt shingles have also been used, though sparingly. It is highly unusual within the past several years to require only cedar shingles, because most homeowners prefer the longevity, economy and ever-improving aesthetics of asphalt shingles, which are now by far the most common roof surface used in suburban subdivisions. The recommendation is to permit cedar shingles,

shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty (highest quality) accompanied by a manufactured raised ridge cap.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. Usual exceptions to reduce high ridges or two allow for installation of windows on the floor above would apply.

Streetscape: West of the subject site are large estate homes situated on RA zoned acreages. North of the site on both 156 Street and 156A Street are new (less than 20 year old) 3500+ sq.ft. estate quality Two-Storey homes in Traditional and Neo-Traditional styles. The homes have well balanced, aesthetically pleasing massing designs and are trimmed to a high standard. Most homes have steeply sloped roofs with a cedar shingle surface. Wall cladding materials include stucco, cedar, Hardiplank, brick, and stone in neutral and natural colours (no vinyl). Landscapes are "average suburban" or better. There are numerous vacant lots on the east side of 156A Street that will soon be subject to construction.

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, including "Whistler-Alpine".
- 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)

Strong relationship with neighbouring “context homes” Homes will therefore be in a compatible style range, including “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, including “Whistler-Alpine”. (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

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. 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 siting exceptions.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty and a raised ridge cap. Greys, black, or browns only.

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate 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: October 21, 2014

Reviewed and Approved by:



Date: October 21, 2014

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	3870 156 th Street, Surrey
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	18
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	16
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	5
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
Replacement Trees Proposed	11
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	3
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	-
Replacement Trees in Deficit	3

Summary prepared and
submitted by:

Arborist



November 18,
2014

Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0198-00

Issued To: LYNNE PITTS

("the Owner")

Address of Owner: 3870 - 156 Street
Surrey, BC V3S 0G7

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: 007-311-257
Lot 15 Section 26 Township 1 New Westminster District Plan 36297

3870 - 156 Street

(the "Land")

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

Parcel Identifier:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) The rear yard setback for an accessory structure greater than 10m² (106 sq.ft.) in size is reduced from 1.8 metres to 1.2 metres.
5. This development variance permit applies to only that portion of the buildings and structures on 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

APPENDIX IX



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-311-257
 Lot 15 North-East Section 26 Township 1 Plan 36297

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 28th day of October, 2014, containing 2517 square metres, called Block A.

Portion of 3870 - 156 Street
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on *suburban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of subdivision, the maximum unit *density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum unit *density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
 - (b) The *floor area ratio* shall not exceed 0.32 provided that of the resulting allowable floor area, 45 square metres [408 sq. ft.] shall be reserved for use only as a garage or carport and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Use	<i>Setback</i>		
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures</i> Greater Than 10 square metres [105 sq.ft.] in Size	18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>	18.0 m [60 ft.]	0.0 m	0.0 m.

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Section F.1, the *front yard setback* may be relaxed at a lower floor level only to 6.0 metres [20 ft.] for a maximum of 50% of the length of the front of the *principal building* for all portions of the *principal building* excluding the garage.
3. Notwithstanding Sections F.1 and F.2, the *front yard setback* for an attached garage with vehicular access doors facing a *side yard* may be relaxed to 4.5 metres [15 ft.].
4. With the exception of a garage with vehicular access doors facing a *side yard*, an attached garage to the *principal building* with vehicular doors facing a highway shall not extend from the *principal building* towards the *highway* for more than half the depth of the said garage. This is to be measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage vehicular entrance leading to the additional parking bay(s) shall be set back towards the exterior front face of the *principal building* at least 0.9 metre [3 ft.] from the exterior front of the said garage.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].

2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2 (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
 - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,120 sq.m. [12,000 sq.ft.]	25 metres [82 ft]	44.5 metres [146 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone, as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

640 - 1140 West Pender Street

Vancouver, BC V6E 4G1

P: (604) 633-1891 ■ F: (604)-633-1896



Figure 1. Property at 3870 – 156 Street in Surrey, BC showing Bald Eagle Nest location, and associated year-round and breeding buffers. Source: CoS COSMOS 2014.