

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0097-00

Planning Report Date: October 18, 2021

PROPOSAL:

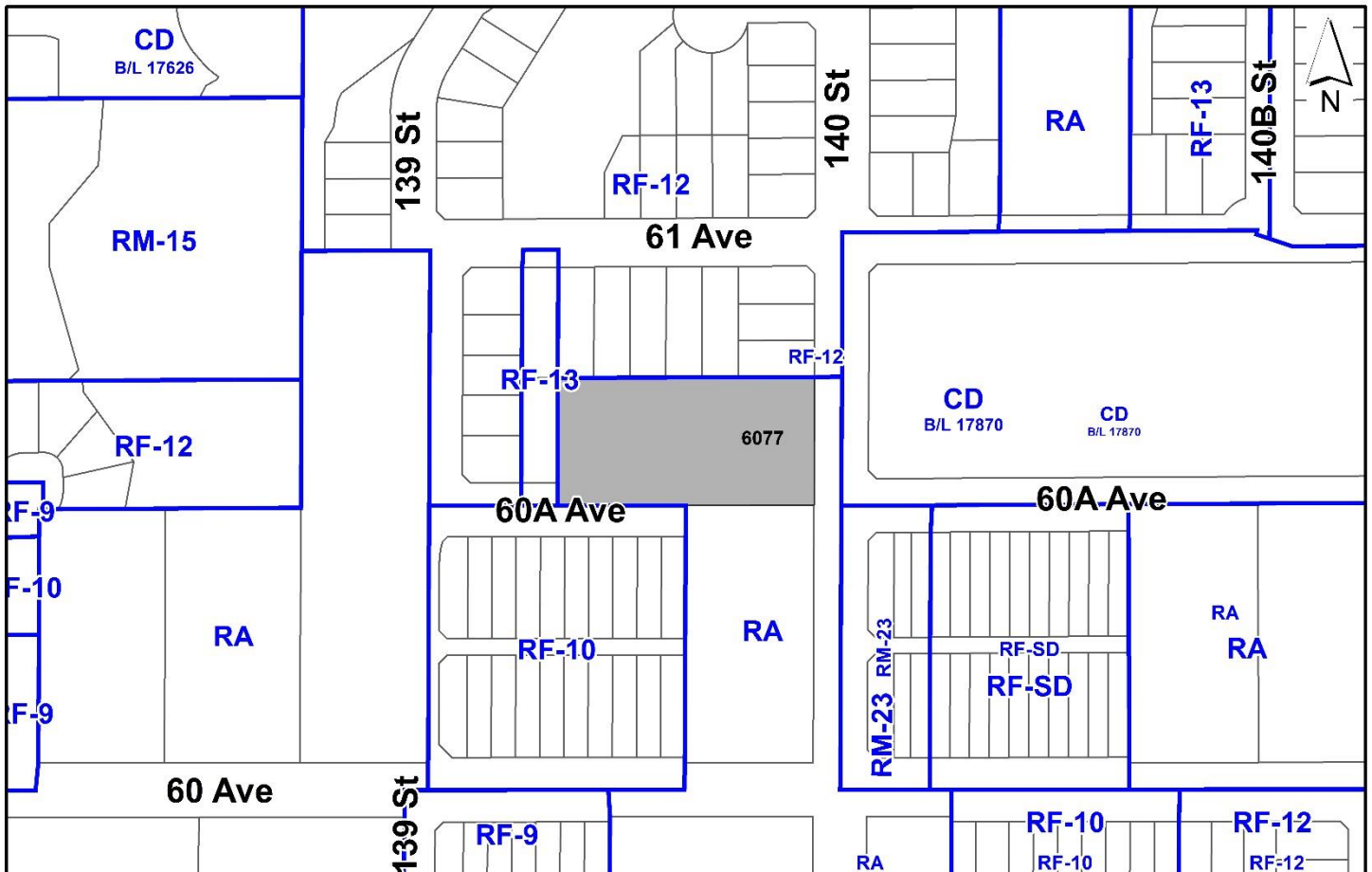
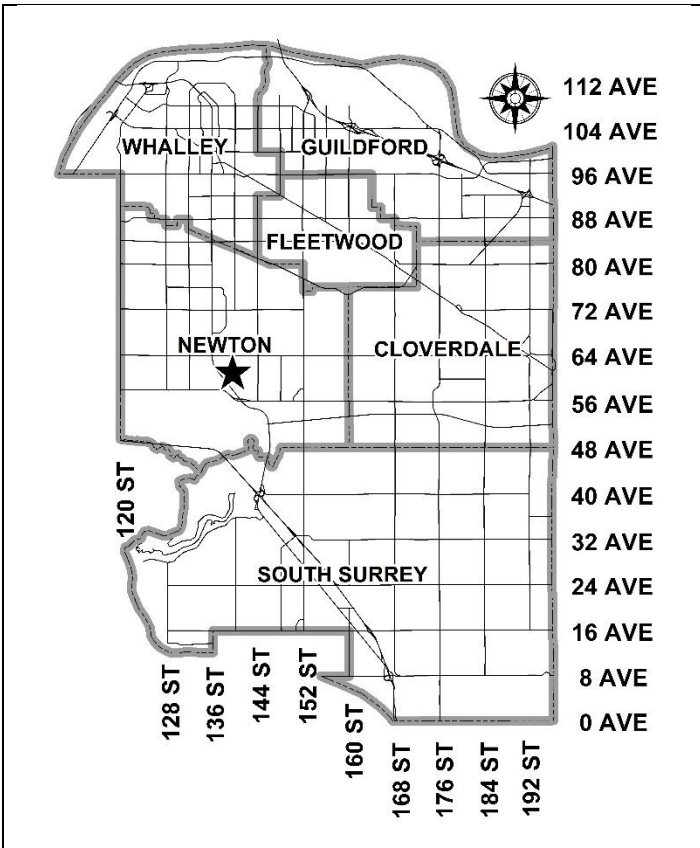
- **Rezoning** from RA to RF-13
 - **Development Variance Permit**
- to allow subdivision into 8 single family small lots.

LOCATION: 6077 - 140 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential Flex 6-14.5 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to vary the minimum lot width requirements of the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Residential Flex 6-14.5 u.p.a. designation in the South Newton Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.
- The proposed variance to the lot width of Lot 7 is modest and will allow a functional lot layout while reducing the need for minor variances on several of the proposed lots. Lot 7 meets the minimum lot depth and lot area requirements of the RF-13 zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0097-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for a Type II corner lot from 15.4 metres to 15.0 metres for proposed Lot 7;
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RA
North:	Single family small lots	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 140 Street):	Townhouses	Urban / Townhouses (25 u.p.a. max)	CD Bylaw No. 17870
South:	Single family small lots / single family residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RA
West:	Single family small lots	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-13 and RF-12

Context & Background

- The subject property is designated "Urban" in the Official Community Plan (OCP), designated "Single Family Residential Flex 6-14.5 u.p.a." in the South Newton Neighbourhood Concept Plan (NCP) and is zoned "One-Acre Residential (RA) Zone". The subject site is approximately 4,543 square metres (1.1 acres) in area.
- A 27 small lot subdivision was achieved to the west of the subject property through Development Application No. 7915-0357-00. A concept was submitted under Development Application No. 7915-0357-00 illustrating the ability to achieve eight (8) single family small lots for future development on the subject property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of the subject site from "One-Acre Residential (RA) Zone" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide the property into eight (8) single family small lots (Appendix I).
- The proposed Type II Interior RF-13 lots (Lots 1-6, 7) will range in area from 345 square metres to 524 square metres, lot widths at 13.4 metres, and lot depths ranging from 25.7 metres to 35.0 metres. All of the minimum subdivision requirements of the RF-13 Zone for Type II Interior lots will be achieved and lots 1-5 significantly exceed the minimum area requirements of the RF-13 Zone.
- A minor lot width variance is proposed for Lot 7. The applicant proposes a lot width reduction to the RF-13 Zone for a Type II corner lot from 15.4 metres down to 15.0 metres.

	Proposed
Lot Area	
Gross Site Area:	4,543 square metres
Road Dedication:	816.3 square metres
Net Site Area:	3,726.78 square metres
Number of Lots:	8
Unit Density:	21.4 units per hectare
Range of Lot Sizes	345 – 524 square metres
Range of Lot Widths	13.4 – 15.0 metres
Range of Lot Depths	25.7 – 39.1 metres

Referrals

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

School District: **The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment:**

4 Elementary students at Woodward Hill Elementary School
2 Secondary students at Sullivan Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2022.

Parks, Recreation & Culture:

The Parks Department has no objection to the project.

Transportation Considerations

- The applicant is required to dedicate a 3.0 metre x 3.0 metre corner cut at 60A Avenue and 140 Street and 8.50 metres in width to achieve the ultimate 20.0 metre road allowance for 60A Avenue. Registration of a 3.0 metre statutory right-of-way (SRW) is required for the construction of 60A Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposal complies with the Urban designation.

Secondary Plans

Land Use Designation

- The subject property is designated "Single Family Residential Flex 6-14.5 u.p.a." in the South Newton Neighbourhood Concept Plan (NCP). The proposed rezoning complies with the applicable NCP designation.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (R-13)" lot dimensions requirements and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Size – RF-13 Type II		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 345.1 - 524.3 square metres Corner Lot: 384.6 square metres
Lot Width:	Interior Lot 13.4 metres Corner Lot: 15.4 metres	Interior Lot 13.4 metres Corner Lot: 15.0 metres
Lot Depth:	Interior Lot: 24 metres Corner Lot: 24 metres	Interior Lot: 25.7 – 39.1 metres Corner Lot: 25.7 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

Lot Width Variance:

- The applicant is requesting the following variance:
 - to reduce the minimum lot width of the Type II Corner Lot of the RF-13 Zone from 15.4 metres to 15.0 metres for proposed Lot 7.
- The applicant proposes a minor lot width variance to Lot 7 instead of applying several lot width variances on lots 1-6.
- The proposed modest lot width reduction for Lot 7 results in a decrease of 0.4 metres from the standard lot width for a Type II corner lot in the RF-13 Zone.
- The impact of a modest lot width reduction for Lot 7 will be minimal as Lot 7 will be wider than the internal RF-13 lots (Lots 1-6) which each have a width of 13.4 metres.
- Lot 7 exceeds the minimum lot depth and lot size under the RF-13 Zone for a Type II Corner lot.
- Staff support the requested variance to proceed for consideration

Lot Grading and Building Scheme

- The applicant retained of Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- The subject site is one of two remaining remnant one-acre residential lots on this block within the South Newton NCP. The area has undergone a near complete transition to modern urban over the past ten years consisting of newer single family small lots (RF-10, RF-12, RF-13) west of 140 Street and townhomes to the east of 140 Street. Several homes in the area can be considered to provide acceptable architectural context for the subject site. Due to the wide style range and inconsistent roof slope characteristics in the area, it is recommended that homes meet common post year 2020 standards for RF-13 homes.
- Styles recommended for this site include "Neo-Traditional" and "Neo-heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated September 21, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 2, 2021, and the Development Proposal Signs were installed on June 4, 2021. Staff did not receive any responses from neighbouring residents.

TREES

- Mitch Davis, ISA Certified Arborist of Diamondhead Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Acer palmatum	1	1	0
Laburnum x watereri	1	1	0
Coniferous Trees			
Thuja plicata	27	16	11
Total (excluding Alder and Cottonwood Trees)	29	18	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		23	

- The Arborist Assessment states that there is a total of 22 mature trees on the site along with a City hedge consisting of 7 City trees adjacent to the subject site and no Alder and Cottonwood trees. It was determined that 11 on-site 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 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site due to the proposed removal of 3 protected on-site trees. The shared hedge on site which is proposed for removal does not require additional replacement trees or compensation. The applicant is proposing 12 replacement trees, exceeding City requirements.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7921-0097-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

WS/cm

PROPOSED SUBDIVISION PLAN OF LOT 25 SECTION 9 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 54515

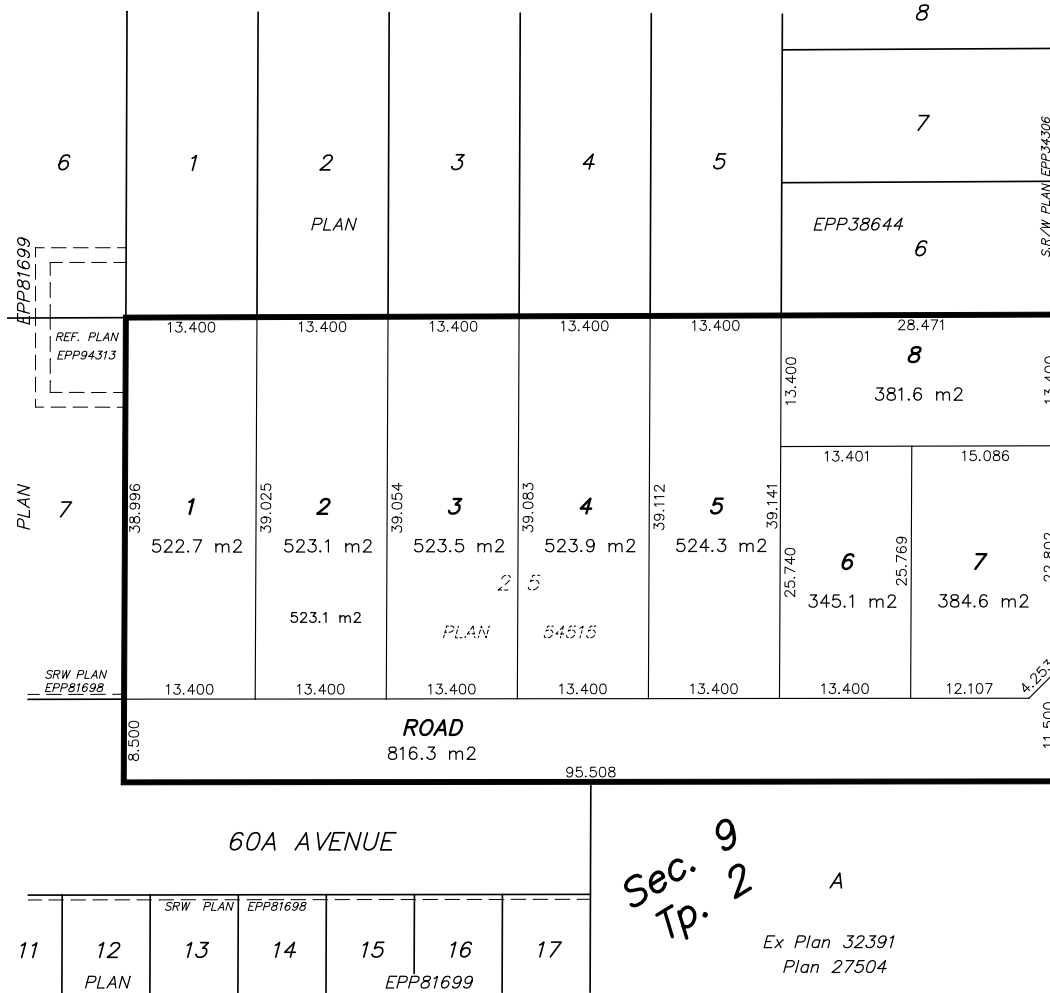
Appendix I

PRELIMINARY

BCGS MAP SHEET 92G.016



"ALL DISTANCES ARE IN METRES"



Sec. 9
 Tp. 2

A
 Ex Plan 32391
 Plan 27504

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 202 - 19292 60th AVENUE
 SURREY, B.C. V3S 3M2
 TELEPHONE: 604 599-1886
 FILE: 211383PSD

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 28, 2021** PROJECT FILE: **7821-0097-00**

RE: **Engineering Requirements
Location: 6077 140 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.50 m along 60A Avenue;
- Register 0.50 m statutory right-of-way;
- Register a 3.00 m statutory right-of-way for 60A Avenue half road; and
- 3.0-metre x 3.0-metre corner cut at 60A Avenue and 140 Street.

Works and Services

- Construct the west side of 140 Street;
- Construct the north side of 60A Avenue;
- Construct water, storm, and sanitary service connections, complete with inspection chambers/water meters, to service each lot; and
- Construct fronting water, storm, and sanitary mains to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$13,776.00 is required.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Engineer

M51



July 5, 2021

Planning

School Enrolment Projections and Planning Update:

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

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the “new” capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, which started September 2017. This will make more regular stream space available to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2021/22 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 250 capacity addition to McLeod Road School and run a dual stream program.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition will be open in the spring of 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0097 00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	4
Secondary Students:	2

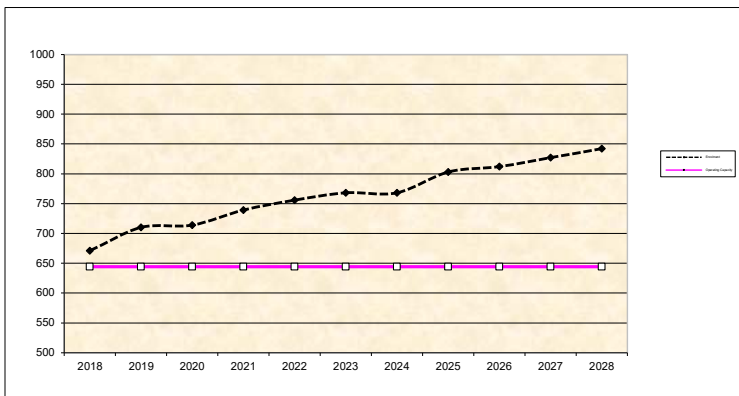
September 2020 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	85 K + 629
Operating Capacity (K/1-7)	38 K + 606
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

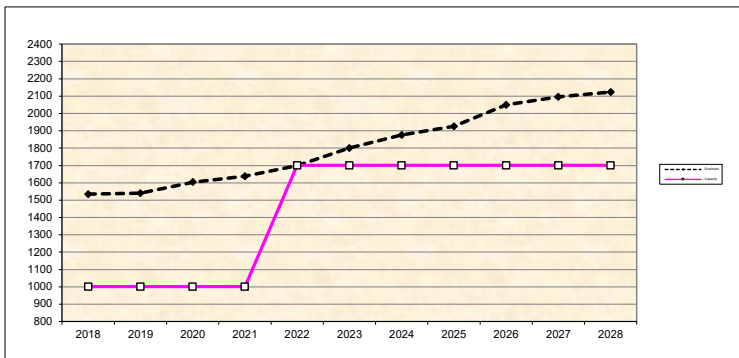
Projected population of school-age children for this development:	8
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Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0097-00
Project Location: 6077 – 140 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 within an old suburban RA zone development area, which has undergone a near complete transition to modern urban over the past ten years. The site is bordered on the east side by 140 Street, and on the south side by 60A Avenue. Each of these streets constitutes a unique character area.

On the west side of 140 Street adjacent to the south side of the subject site is a 4500 square metre RA zoned lot with a suburban-estate sized Traditional Cape Cod style 1 ½ Storey home with a well balanced, proportionately consistent, desirable low to mid-scale massing design which would provide good context for a suburban estate home site, but is out of scale for context for the compact urban RF-13 site proposed.

Also on the west side of 130 Street, but adjacent to the north side of the subject site are three RF-12 zone homes developed under Surrey project 11-0204-00. All three homes are 2800 sq.ft. (plus basement) "Neo-Traditional" style Two-Storey homes. The homes have architecturally interesting mid-scale massing designs with between four and five street facing common gable projections at slopes ranging from 10:12 to 16:12, which are articulated with bold trim and either wall shingles or stone. Roofs are surfaced with shake profile asphalt shingles. Walls are clad in Hardiplank in a horizontal lap application, with horizontal vinyl at the sides and rear. The homes have a generous masonry accent veneer. Colour schemes are neutral / natural and all homes are finished to a high modern standard.

On the east side of 140 Street, opposite the subject site is an 89 lot CD zoned Townhouse site. The units are 2 ½ storeys high and are of a "Contemporary" design, with 4:12 pitch monoplane roofs, combined with flat roof decks on the low (view) side. The units are clad in vinyl, with Hardipanel accents. South of that is an RM-23 zoned site comprised of two 3 unit buildings of a Contemporary design with low slope and flat roofs. The homes are clad with prominent panels from fibre cement board, with vinyl at the sides and rear.

On the west side of the site near the intersection of 60A Avenue and on the north side of 139 Street are two serviced but vacant RF-13 zone lots developed under Surrey project 15-0357-00. In the same area and on the south side of 60A Avenue, also part of Surrey project 15-0357-00 are ten 9 metre wide RF-10 zoned lots, all containing Two-Storey homes with basement. Two of the homes recently completed could be considered "Neo-Traditional" style and the remaining eight are "Contemporary" designs currently under construction (Tyvek wrap applied to all eight homes which are at same stage of completion). These homes have low slope roofs with feature projections that

have either flat roofs or monoplane shed roofs. All of the homes within this project have asphalt shingle roofs, or a membrane type surface where the roof is flat.

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

- 1) **Context Homes:** There are several homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, and are well balanced across the façade. However, post year 2020 design standards for RF-13 zone homes meet or exceed the standards found on the surrounding context homes. Due to the wide style range, and the especially inconsistent roof slope characteristics, it is recommended that homes simply meet common post year 2020 standards for RF-13 homes, rather than emulate specific components of surrounding homes.
- 2) **Style Character :** The style range is considered varied, comprised of steeply sloped "Neo-Traditional" style homes, narrow "Contemporary" style homes with flat and low-slope monoplane roofs, and "Contemporary" multi-family dwellings. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** 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 RF-13 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 :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2020 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 4:12. A provision is also recommended to allow slopes less than 4:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be

justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: On the west side of 140 Street, south of the site is an estate quality 1 ½ storey Cape Cod home. North of the site on the west side of 140 Street are three RF-13 zone "Neo-Traditional" style Two-Storey homes with unusually steep roofs. On the east side of 140 Street are numerous 2 ½ storey "Contemporary" style Townhouses with low slope and shed roof forms, clad in vinyl and Hardipanel. At the west side of the site on the north side of 60A Avenue are two vacant but serviced lots. On the south side of 60A Avenue are ten RF-10 zone homes; eight under-construction "Contemporary" Two-Storey with basement homes and two "Neo-Traditional" style homes.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020'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 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 2020) RF13 zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2020 RF13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, cedar, vinyl, fibre-cement board, brick, and stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 4:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 12, 2021

Reviewed and Approved by:  Date: May 12, 2021

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number: 21-0097-00

Site Address: 6077 140 Street, Surrey

Registered Arborist: Mitch Davis

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)	22
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 0	6
Replacement Trees Proposed	12
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

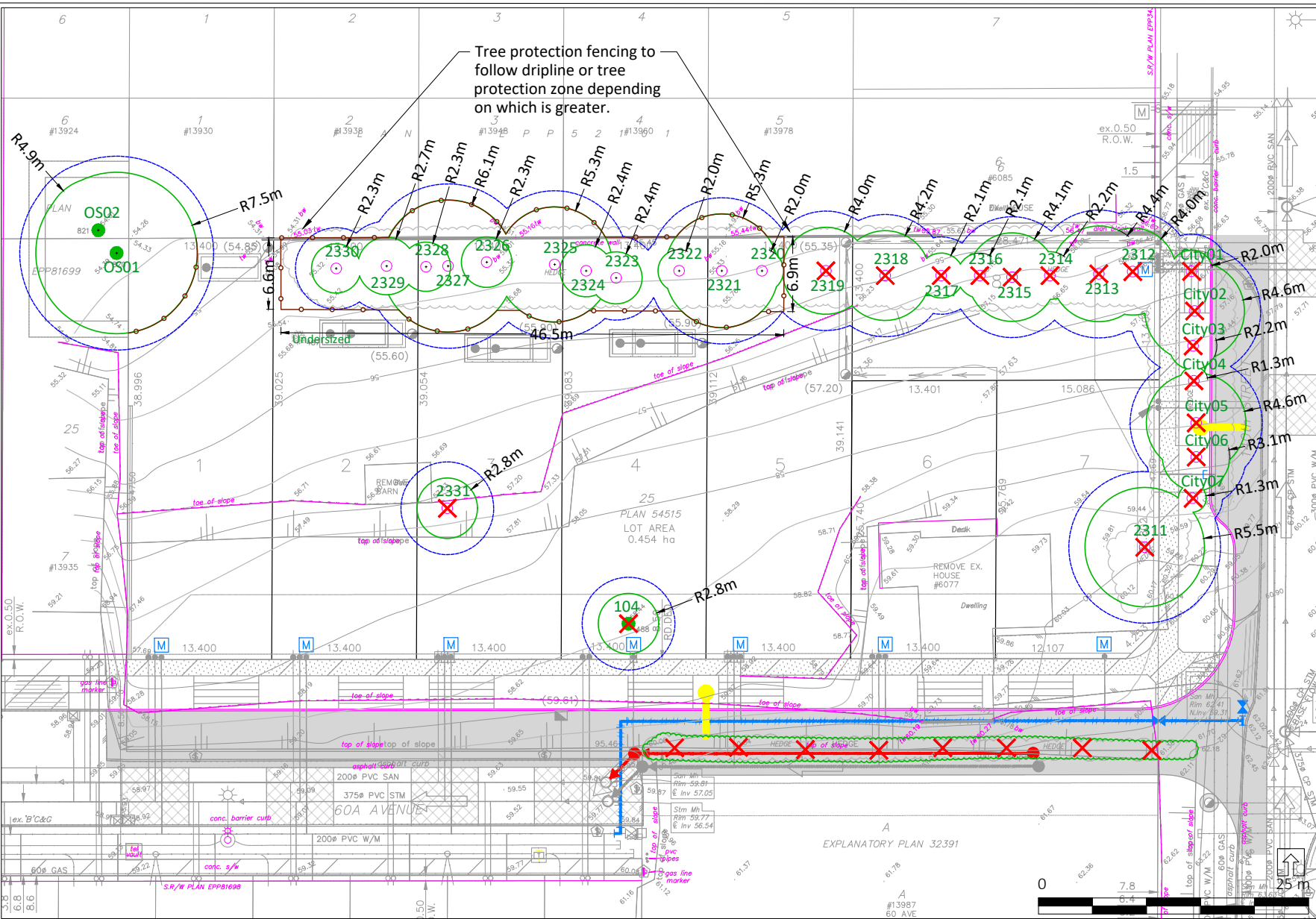
Summary, report, and plan prepared and submitted by



Signature of Arborist

September 24, 2021

Date



Tree protection fencing to follow dripline or tree protection zone depending on which is greater.

LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by: South Fraser Land Surveying Ltd. dated April 14, 2021.

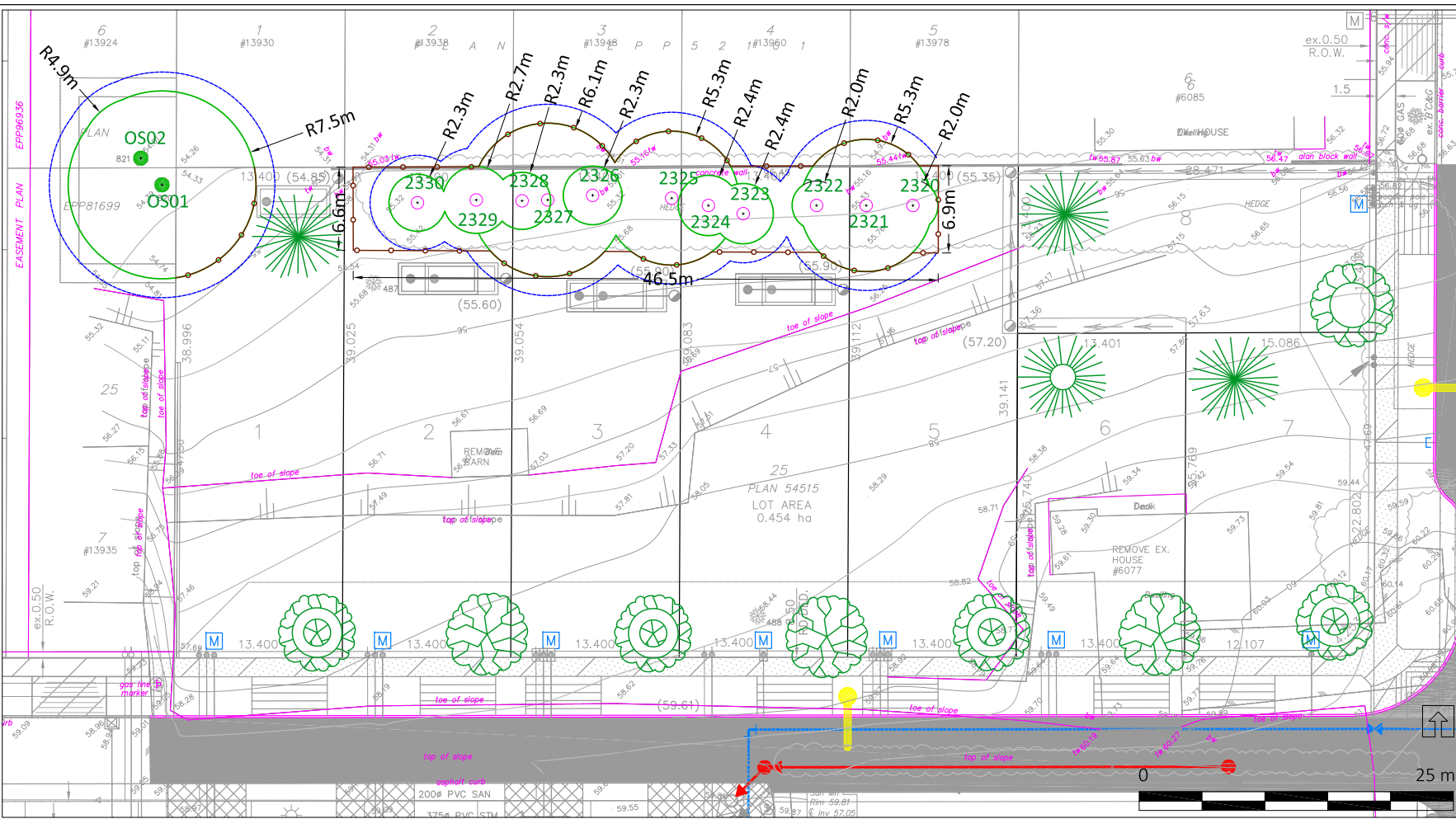


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 6077 140 Street, Surrey
Client: Dhesa Developments

Drawing No: 002
Date: 2021/09/24
Drawn by: MD
Page Size: TABLOID 11"x17"

Page #
1 of 1



- LEGEND**
- TREE PROTECTION ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the tree protection zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.
 7. **PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
 8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	4	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	3	6 cm. cal	As shown	B. & B.
	Acer griseum	Paperbark maple	1	6 cm. cal	As shown	B. & B.
	Picea omorika	Serbian spruce	1	3.0 meters	As shown	B. & B.
	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	3	3.0 meters	As shown	B. & B.
Total: of replacement trees:			12			



3551 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Replacement Plan
Project address: 6077 140 Street, Surrey
Client: Dhesa Developments

REFERENCE DRAWINGS

1. Base Survey by: South Fraser land Surveying Ltd. dated April 14, 2021.

Drawing No: 002
Date: 2021/09/24
Drawn by: MD
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0097-00

Issued To:

(the "Owner")

Address of 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: 005-267-986
Lot 25 Section 9 Township 2 New Westminster District Plan 54515

6077 - 140 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 titles have been issued, as follows:

Parcel Identifier:

- (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) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot width for a Type II Corner Lot is reduced from 15.4 metres to 15.0 metres for proposed Lot 7.

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 – Doug McCallum

City Clerk – Jennifer Ficocelli

PROPOSED SUBDIVISION PLAN OF LOT 25 SECTION 9 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 54515

Schedule A

PRELIMINARY

BCGS MAP SHEET 92G.016



"ALL DISTANCES ARE IN METRES"



Lot width for a Type II Corner Lot is proposed to be reduced from 15.4 metres to 15.0 metres for Lot 7.

Sec. 9
 Tp. 2

Ex Plan 32391
 Plan 27504

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 202 - 19292 60th AVENUE
 SURREY, B.C. V3S 3M2
 TELEPHONE: 604 599-1886
 FILE: 211383PSD