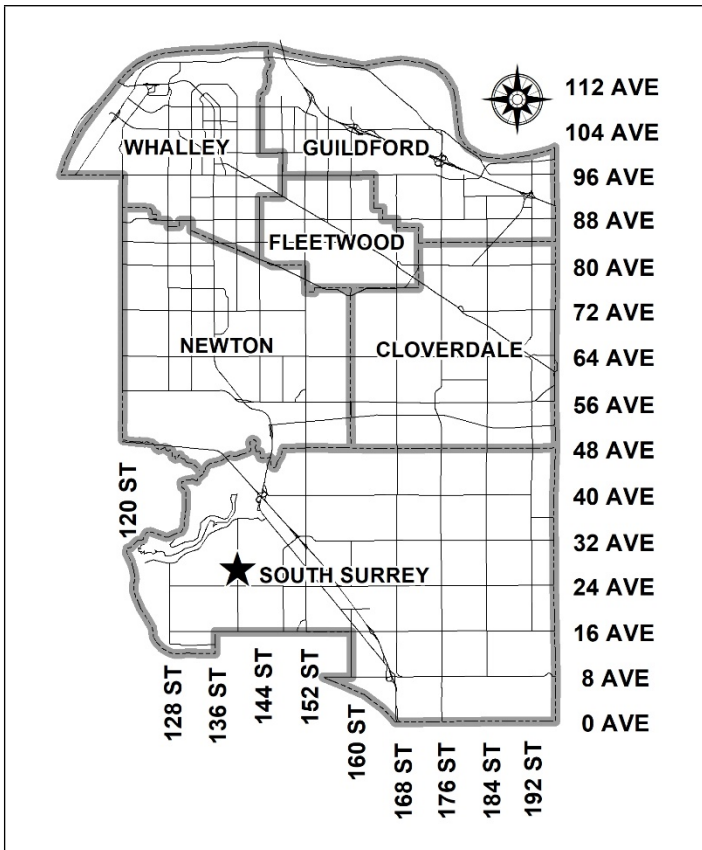


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0339-00

Planning Report Date: September 25, 2023



PROPOSAL:

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

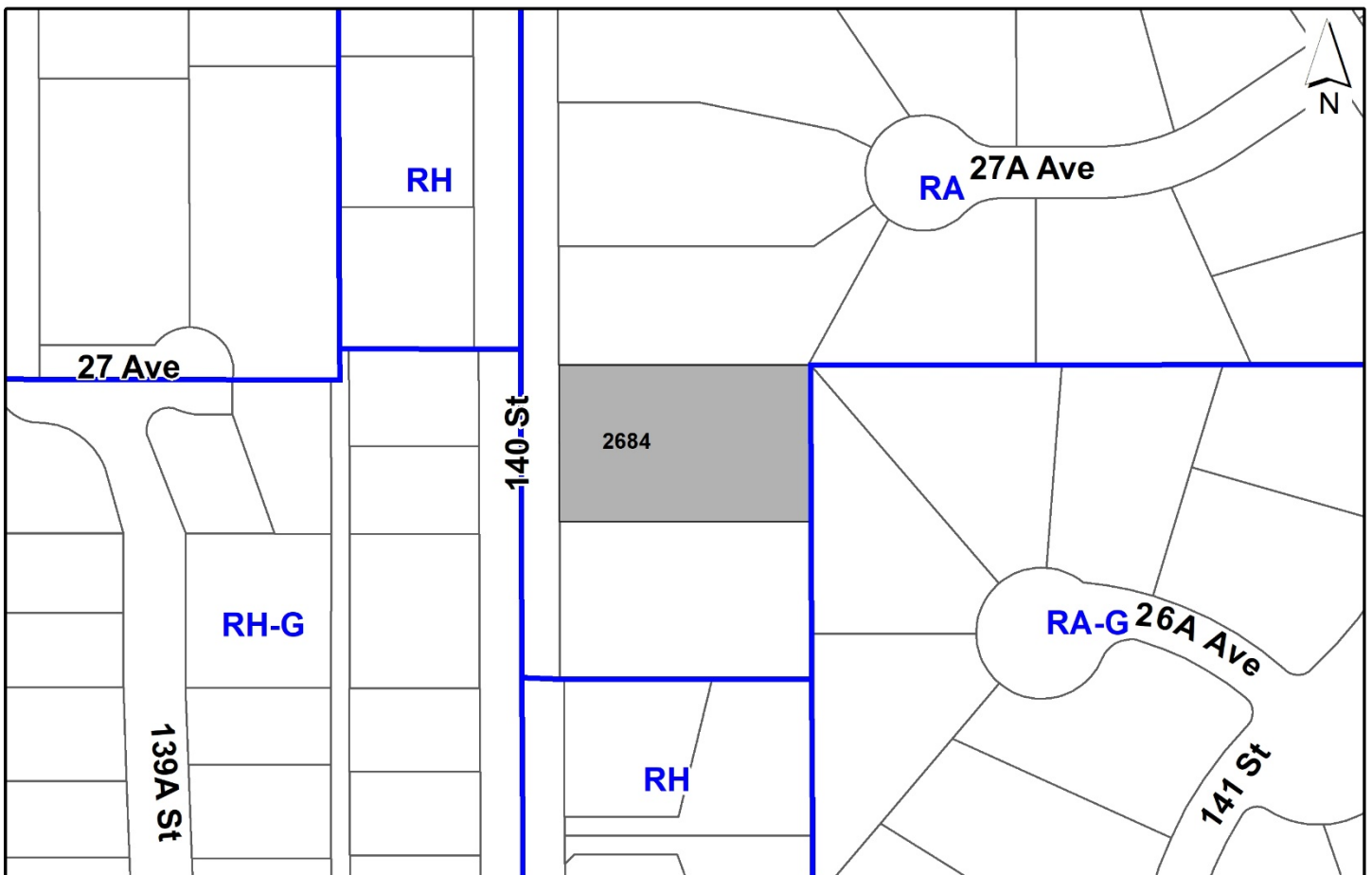
to permit subdivision into two (2) single family suburban residential lots.

LOCATION: 2684 - 140 Street

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area (max 2 upa)

LAP DESIGNATION: Half-Acre Gross Density



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width requirements of the "Half-Acre Residential Zone (RH)" Zone from 30 metres to 25.1 metres for proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP).
- The proposal complies with the Half-Acre Gross Density designation in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The proposed variance in lot width is supportable as the proposed lots meet the minimum depth and area requirements of the RH zone.
- The proposal continues a trend of appropriate densification through RH lots in the area. This includes a two-lot RH subdivision on lands to the south at 26 Avenue and 140 Street under Development Application No. 7903-0200-00, which was approved in 2004, and a two-lot RH subdivision on lands to the south at 26 Avenue and 141 Street under Development Application No. 7919-0107-00, which was approved in 2021.
- The proposed density and building form are appropriate for this part of Central Semiahmoo Peninsula and fits the pattern of development in the area, with many RH and "Half-Acre Residential Gross Density (RH-G)" zoned lots in proximity to the property, including RH-G lots directly across 140 Street from the proposed development.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is also consistent with the approved Secondary Plan for the area (Central Semiahmoo Peninsula LAP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Readings, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone".
2. Council approve Development Variance Permit No. 7922-0339-00 (Appendix VI) to reduce the minimum lot widths of the RH Zone from 30 metres to 25.1 metres for proposed Lots 1 and 2, to proceed to Public Notification.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA
North:	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Single family dwelling	Suburban Density Exception Area (max 2 upa)	RA-G
South:	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RA
West (Across 140 Street):	Single family dwelling	Suburban Density Exception Area (max 2 upa)/Half-Acre Gross Density	RH-G

Context & Background

- The subject site consists of one property with a total area of 0.41 hectares (1.00 acre). It is designated "Suburban" in the Official Community Plan (OCP), designated as "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan, and zoned "One-Acre Residential Zone (RA)".
- The property is also within an area that is identified as a "Suburban Density Exception Area" in the OCP, which allows a maximum density of 5 units per hectare (2 units per acre).
- Rezoning from RA to RH was previously supported for recent applications including a two lot RH subdivision on lands to the south at 26 Avenue and 140 Street under Development Application No. 7903-0200-00, which was approved in 2004, and a two-lot RH subdivision on lands to the south at 26 Avenue and 141 Street under Development Application No. 7919-0107-00, which was approved in 2021.
- Similarly sized "Half-Acre Residential Gross Density" (RH-G) lots to those proposed are located near the property across 140 street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from "Residential One-Acre (RA) Zone" to "Residential Half-Acre (RH) Zone" in order to subdivide into two (2) single-family residential lots.
- Proposed Lots 1 and 2 have respective areas of approximately 1,959 square meters, which meets the minimum lot area requirement of the RH Zone. Additionally, the proposed lots are over 77 metres deep, exceeding the minimum lot depth requirement of 30 meters.

- Under the OCP, the maximum density permitted in "Suburban Density Exception Area (max 2 upa)" is 5 units per hectare (2 upa). Under the Central Semiahmoo Peninsula Plan, the maximum density permitted in "Half Acre Gross Density" designated areas is 5 units per hectare (2 units per acre). The proposal will result in a unit density of 5 units per hectare, which meets the intent of those designations.

	Proposed
Lot Area	
Gross Site Area:	4,058.8 square metres
Road Dedication:	140.8 square metres
Undevelopable Area:	N/A
Net Site Area:	3,918 square metres
Number of Lots:	2
Unit Density:	5 uph / 2 upa
Range of Lot Sizes	1,959 square metres
Range of Lot Widths	25.1 metres
Range of Lot Depths	77.9 metres

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 1 Elementary student at Chantrell Creek Elementary School
- 1 Secondary student at Elgin Park Secondary School

(Appendix III)

Parks, Recreation & Culture: The Parks, Recreation and Culture Department accepts the removal of 4 City trees, which are Douglas Firs identified as Ci5, Ci7, Ci15, and Ci26 in the arborist report. Parks requires tree compensation at a replacement ratio of 2:1 for Ci5, Ci7, and Ci15, which will require a cash-in-lieu payment of \$3,300 into the Green City Program. As for Ci26, compensation in the form of a Parks Facility Contribution is required before Final Adoption of the associated Rezoning Bylaw should Council support the subject application.

Buchamer Park is the closest active park and contains amenities including walking paths and natural area. The park is 190 metres walking distance to the west from the development.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban Density Exception Area (max. 2 upa)" designation of the Official Community Plan (OCP) which is intended to support low-density residential uses with a suburban neighbourhood character.
- Under the OCP, the maximum density permitted in "Suburban Density Exception Area (max. 2 upa)" designated areas is 5 units per hectare (uph). The proposal will result in a unit density of 5 units per hectare.

Secondary Plans

Land Use Designation

- The site is designated "Half Acre Gross Density" under the Central Semiahmoo Peninsula Plan. The site meets the maximum 2 units per acre for this designation.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Half-Acre Residential Zone (RH)" requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	5 uph	5 uph
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	4.5 metres	4.5 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	1,858 square metres	1,959 square metres
Lot Width:	30.0 metres	25.1 metres (DVP)
Lot Depth:	30.0 metres	77.9 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

Lot Width Variance

- The applicant is requesting the following variance:

- (a) to reduce the minimum lot widths for proposed Lots 1 & 2 from 30.0 metres to 25.1 metres.
- Subdivision into 2 RH lots will allow for sensitive intensification in the area while maintaining Suburban lot sizes. The proposed lots are over 77 metres deep, exceeding the minimum lot depth requirement of 30 meters of the RH zone. Additionally, the proposed lot sizes of 1,959 square metres exceeds the minimum lot size of 1,858 square metres of the RH zone.
 - The proposed lot configuration, with reduced lot widths, allows for a subdivision that does not involve panhandle lots and will retain a similar streetscape character present in the neighbourhood.
 - Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus Muir of A.J. Muir Design 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 Building Guidelines summary indicated that the Context Neighborhood has a variety of styles, including Neo-Traditional, Neo-Heritage, West Coast Contemporary, California Stucco, Contemporary, Post War, French Provincial, etc. Recommended roof form and materials include asphalt shingle, standing seam metal roofing, and modern roofing materials such as fiberglass in a shake pattern.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. and dated November 2022 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

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. The current rate is \$4,272.

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 \$1,068 per new lot to support land purchase for the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 21, 2023, and the Development Proposal Signs were installed on March 7, 2023. Staff received 1 response from a resident (*staff comments in italics*):
 - One resident inquired about the details of the proposal, including tree protection, setback requirements, proposed locations of driveways, zoning, and proposed structures on the site.

Staff provided the details of the development proposal noted above.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborist 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 (including City Trees):

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
Cherry	3	3	0
Hazelnut	1	0	1
Horse Chestnut	1	0	1
Japanese Maple	2	1	1
Maple	1	1	0
Norway Maple	1	0	1
Plum	2	2	0
River Birch	4	3	1
Willow	1	1	0
Coniferous Trees			
Douglas Fir	38	26	12
Western Red Cedar	3	0	3
Total (excluding Alder and Cottonwood Trees)	58	37	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	

Total Retained and Replacement Trees	31
Contribution to the Green City Program	\$41,328.38

- The Arborist Assessment states that there are a total of 58 mature trees on the site, excluding Alder trees. 16 existing trees, approximately 22 % of the total trees on the site, are Alder trees. It was determined that 21 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The Arborist Assessment indicates the 4 City Trees fronting the subject site cannot be retained due to conflict with the proposed site servicing requirements. Parks, Recreation and Culture staff have accepted the removal of City Trees Ci5, Ci7, Ci15 with compensation based on a 2 to 1 replacement ratio, and the removal City Tree Ci26 will require compensation in the form of a Parks Facility Contribution (City Trees are included in Table 1).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees (except for Ci26, as it will be compensated in the form of a Parks Facility Contribution). This will require a total of 88 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of 78 replacement trees will require a cash-in-lieu payment of \$41,328.38 as the Tree Protection By-law caps contributions to the Green City Program at \$41,250 per gross acre.
- In summary, a total of 31 trees are proposed to be retained or replaced on the site with a contribution of \$41,328.38 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

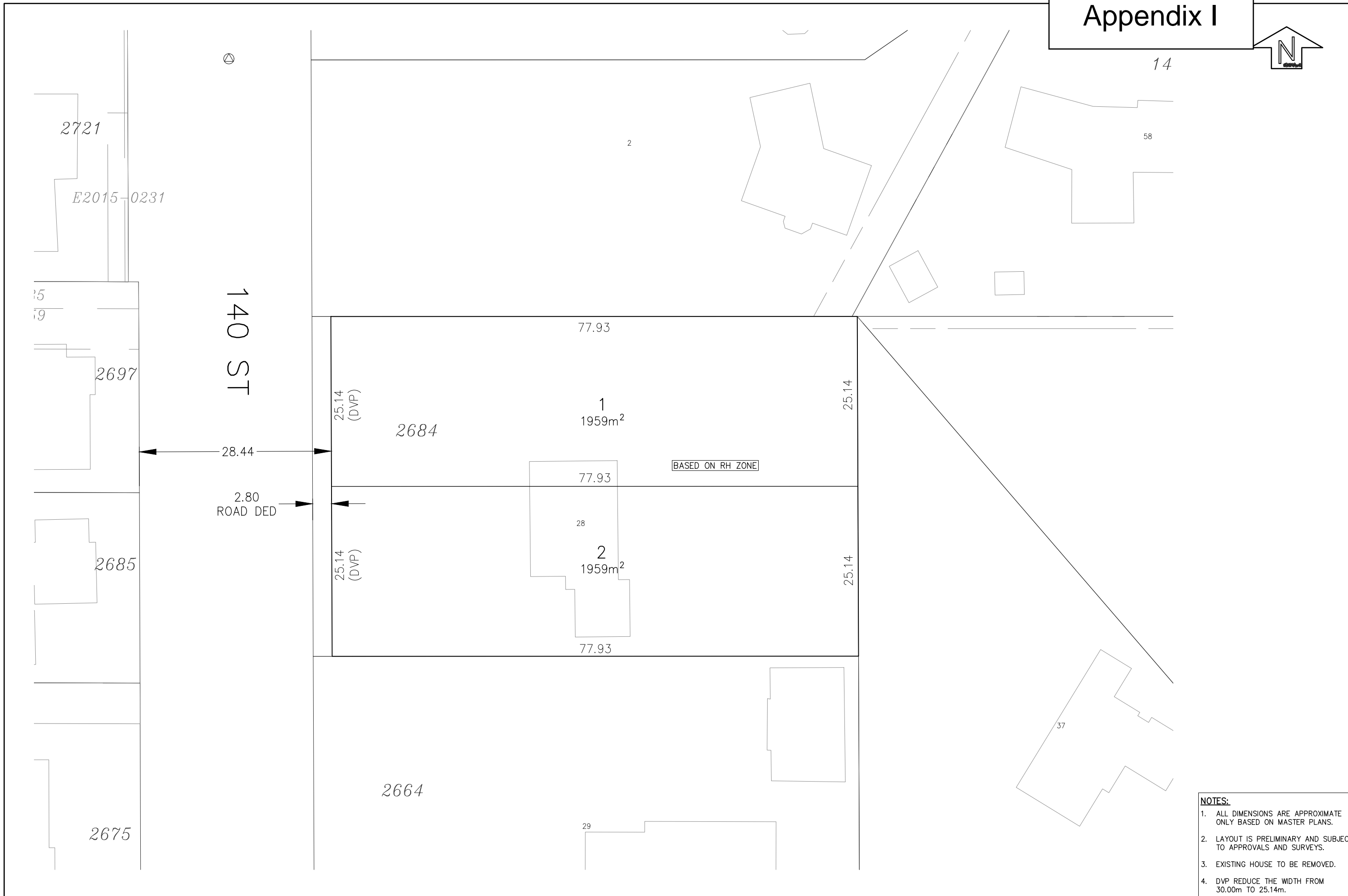
The following information is attached to this Report:

- 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. 7922-0339-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

MWC/ar



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REDUCE THE WIDTH FROM 30.00m TO 25.14m.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



WINLAND DEVELOPMENT GROUP
 2255 3700 NO. 3 ROAD RICHMOND BC V6X 3X2 - EMAIL: WINLAND09@GMAIL.COM PH: 778 823 6195
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 2684, 140 STREET, SURREY, BC

Scale:	1:250
Drawn:	WM
Designed:	JK
P.W.	
P.U.	
Approved:	

Mun. Proj. No.		Dwg. No.	A
Mun. Dwg. No.			
Job No. 22-4721		Of	
Date OCT/2022		Revision	

INTER-OFFICE MEMO

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

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

DATE: **June 29, 2023** PROJECT FILE: **7822-0339-00**

RE: **Engineering Requirements
Location: 2684 140 St**

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

- Dedicate 2.808m along 140 St.
- Register 0.5m Statutory Right of way along 140 St.

Works and Services

- Construct the east side of 140 St.
- Construct driveway letdowns to each lot.
- Provide storm, sanitary and service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

RK



Department: **Planning and Demographics**
 Date: **February 16, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **22 0339 00**

The proposed development of **2** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

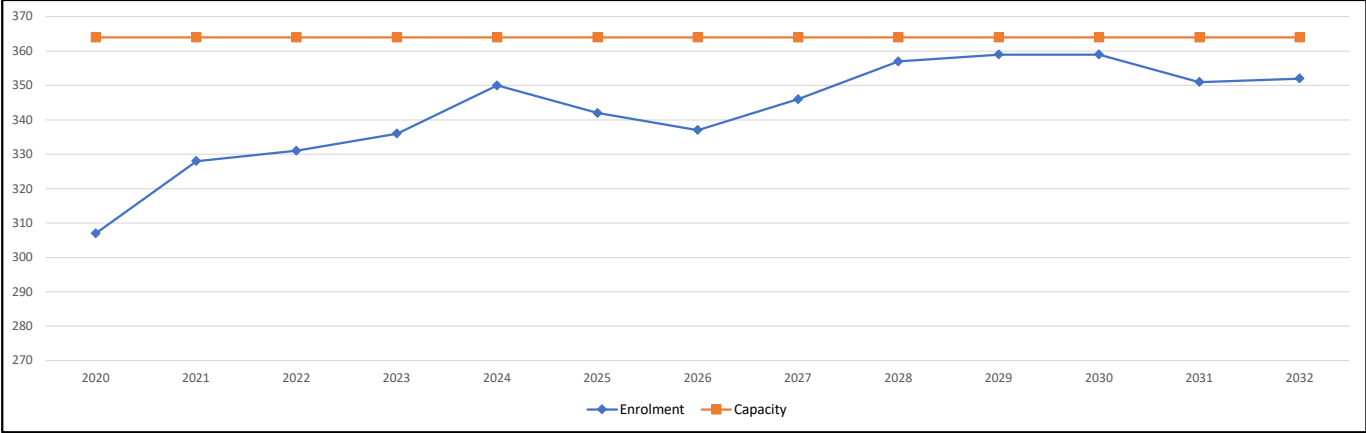
Current Enrolment and Capacities:	
Chantrell Creek Elementary	
Enrolment	331
Operating Capacity	364
# of Portables	1
Elgin Park Secondary	
Enrolment	1270
Operating Capacity	1200
# of Portables	4

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

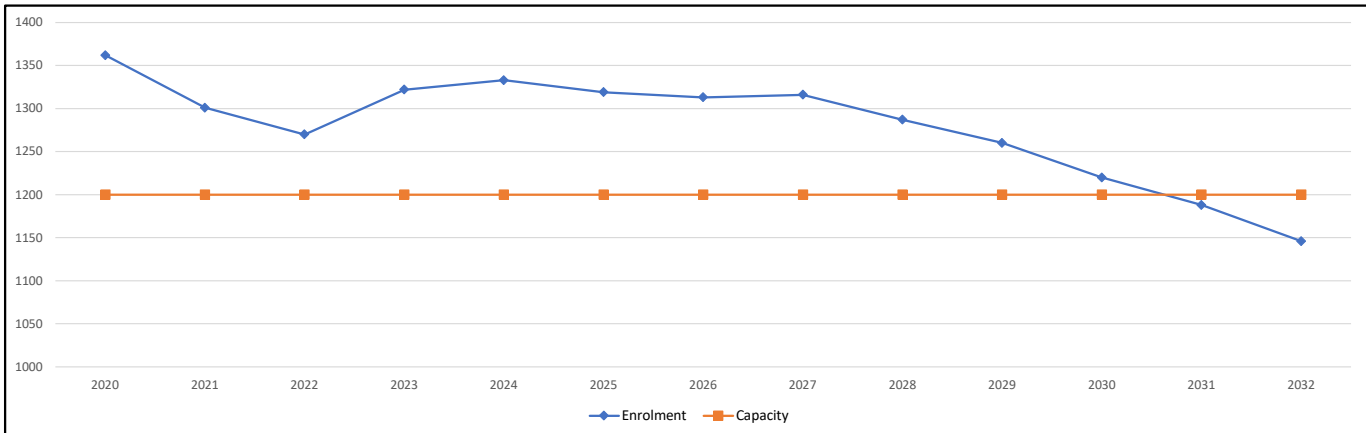
Chantrell Creek Elementary enrollment projections are showing decline in enrolment over the next 10 years. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

Chantrell Creek Elementary



Elgin Park Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 22-0339-00
 Project Location: 2684 140 Street, Surrey, B.C.
 Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.
 Date: December 06, 2022

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. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood (as outlined graphically on Appendix A within the Character Study) was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by 28 Avenue to the north, 25A Avenue to the south, and generally includes homes along both sides of 140 Street. The Context Neighborhood is comprised of several zoning designations including RA, RH and RH-G zoned properties.

The greater area beyond the Context Neighborhood is primarily residential and includes a mix of zoning designations similar to the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighborhood:

In the Residential Character Study for this development individual existing homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood is comprised of 26 properties not including the Subject Site or the home(s) on the Subject Site. Homes range in age from relatively new to roughly 50 years old or older. All homes appear to be Single Family Dwellings and no Duplex Dwellings. Of the 26 properties 9 homes are not considered as Context Homes and the remaining 17 properties are considered to be Context Homes and will be used to establish restrictions for the Design Guidelines of the new lots created at the Subject Site.

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The Subject Site is located on the east side of 140 Street. It is an existing RA zoned property with no lane access. The Subject Site is proposed to be subdivided into two lots which will be rezoned to RH. The existing home on the Subject Site is proposed to be removed. The two new lots will both front onto 140 Street with access only from 140 Street.

The broader area around the Subject Site is a well-established residential neighborhood which will largely remain the same over time. Some of the adjacent properties to the north will most likely undergo subdivision as noted in section 1.2 above, but generally the area will not undergo significant densification in the near future.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. So we do not need to anticipate any future adjacent developments having an impact on the newly created lots.

Within the Context Neighborhood many homes are reaching an age in which they are more feasible to be replaced. Several of the Context Homes have recently been completed as replacement homes. This infill situation, along with the various ages of the older homes, has created a very eclectic mix of homes in the Context Neighborhood. Due to the eclectic nature of the Context Neighborhood, coupled with the eclectic styles and varying levels of quality and upkeep, it becomes very difficult to apply any specific common elements of these properties to new homes through restrictions in the Design Guidelines to be registered as a Building Scheme on the new lots.

It can be expected that older homes within the Context Neighborhood will continue to be replaced, and some of the adjacent properties may be subdivided and developed. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. The older homes will individually be replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but currently the Residential Character is well established as an eclectic mix of single family residential homes. The existing Residential Character needs to be considered as new homes are added to the neighborhood but the new homes also need to reflect the shift in style and overall increased quality of new single family homes.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:

The Context Homes established in Section 1, and as identified in Appendix A and B, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

House Styles

- The Context Homes that have been identified as contributing include a significant range of styles such as Neo-Traditional, Neo-Heritage, West Coast Contemporary, California Stucco, Contemporary, Post War, Basement Entry, French Provincial and French Country with some homes being a hybrid of these styles or a simplified version of these styles. The vastly eclectic range of styles is attributed to the age of most of the lots within the Context Neighborhood, with many homes being built as infill, and not having any Building Scheme registered. These homes represent styles which have been popular though different eras and highlight trends in housing for more than 50 years.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should permit a range of popular styles and not restrict the homes to be most like any one particular style. More important is to ensure that homes should maintain consistency in form and detailing with the specific style they are trying to achieve. Names of styles should be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, then restrictions specific to these items should be carefully crafted.

Building Massing

- The Context Homes that have been identified as contributing include at least four bungalow (single storey) homes and the balance are all two storey homes. Most of the two storey homes have a reduced upper floor massing with the upper floor smaller and set back from the main floor. One of the homes appears to have the same size upper floor but the massing on the front of the home is broken up by creative use of roof lines and feature elements. Two of the homes have a significant number of two storey elements on the front such as tall gables, but these tend to suit the desired style.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing on the front and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style or achieves a particular design element.

Corner Lot Design

- The proposed layout of the new development does not include any corner lots. There are three corner lots in the context neighborhood but the context homes don't significantly address the corner condition due to size of the properties and layout of the lots and roads.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should include typical corner lot restrictions which address materials, massing and roof form such that would be similar to the requirements of a front elevation, and include clauses which address areas of the home and landscaping visible from a street. This would make future subdivision of the Subject Site or adjacent lots possible, which might create a corner condition in the future, and not require a new set of Design Guidelines just to add corner lot restrictions.

Roof Form and Material

- The Context Homes that have been identified as contributing primarily have low to medium roof pitches, some which may be as low as 3/12, and the balance have relatively steep roof pitches. The Context Homes have main room forms which are a combination of hips and gables, and with some having monoplane roofs which meet in a single ridge. Some of the homes have feature roofs which are flat or even inverted such as with a butterfly roof. Many homes have feature roof forms which match the main roof form or are in contrast to the main roof form to establish a particular style. The roofing materials used appears to predominantly be asphalt shingle, but with several homes having cedar roofs and one home having a metal

roof which simulates slate. One home, which has a very low pitched roof, most likely have tar and gravel roofing, but this is not visible from the road due to the low pitch and view angle. One of the Context Homes which is currently under construction has a standing seam metal roof as a feature roof above the main floor.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles. The minimum roof pitch should be set at 3/12 or higher. Flat roofs should not be permitted as the main roof form but should be permitted on feature roofs if it suits the specific style. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the specific style. Asphalt shingle and standing seam metal roofing should be the primary roofing materials but cedar roofing should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern. Metal roofing other than standing seam should not be permitted as the main roofing material but should be permitted for feature roof elements.

Cladding and Detailing

- The Context Homes that have been identified as contributing include a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, vertical siding, wall shakes and brick, with roughly 1/3 of the Context Homes having stucco as the main body cladding material, and roughly 2/3 of the Context Homes having siding as the main body cladding material. Where siding is used it is predominantly real wood or cementitious, but some homes may have vinyl siding. Trim is visible on most of the Context Homes, and may be wood, stucco or precast moldings depending on the main cladding material used and the overall style of the home. Some homes do not have trim on the windows and doors. Some feature elements and materials such as timber or metal bracing have been included but many homes rely on bold massing and window design to achieve the specific exterior façade. Many of the Context Homes include feature base materials such as brick or stone, with stone being cultured stone or real stone. Modern cladding materials such as metal paneling systems do not appear to be used on any of the Context Homes.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements should be required for street facing elevations, unless it suits the specific style to omit these such as where significant use of stone and brick are used. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should not be permitted except on feature elements, and not as the main cladding material. High quality cladding materials should be encouraged, and should include cementitious siding which mimics wood, and full wood or timber siding either painted or stained. Vinyl siding and similar low quality materials should not be permitted. Minimum requirements for fascias, fascia bands and barge boards should be outlined.

Surfacing Materials:

- The Context Homes that have been identified as contributing have a fairly even mix of asphalt and concrete driveway surfaces. Where driveways are concrete there are many different finishes present including smooth, stamped and exposed aggregate, and several driveways include a mix of these finishes with border and infill panels. Most of the Context Homes have front entry walkways and porches of the same material used on the driveway. Some of the Context Homes have driveways which are not visible from the fronting road as they are accessed from a second road or lane. At least one of the Context Homes has a gravel driveway.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Asphalt driveways should be permitted from the road to the front lot line, but only be permitted within the property if the driveway includes a concrete border with

asphalt infill. Main entry porches and front walkways should only be permitted to match the driveway material, and where asphalt is used for the driveway the front entry walkway should match the concrete border material. Gravel driveways and front walkways should not be permitted. For greater diversity from lot to lot, surfacing of other high quality materials such as stamped concrete and concrete unit pavers should also be permitted.

Garages:

- The Context Homes that have been identified as contributing mostly have some type of enclosed garage. Some homes have attached front facing two car garages but many have either detached garages in the rear yard or rear facing garages accessed from a lane. There appears to be some three or even four car garages. Some homes have side facing two car garages. At least one of the homes has a carport. All garages appear to have garage doors which close.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a garage and all attached garages should be two car or three car. Detached garages which provide a total of more than three enclosed parking spaces should also be permitted. All new lots will be front loaded although there may be room for garages to be front facing, side facing or in the rear of the homes. Garages should all have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- The Context Homes that have been identified as contributing have porches which range from very minimal to medium size. Many homes have a modest front porch, if any, and feature roofs over the porch are only seen on a few of the homes. Most of the homes have a main roof form which provides cover over the entry and porch but does not treat the front entry as a focal point. Some of the newer Context Homes have very well proportioned front entry porches which include a feature roof and form a dominant focal point of the home.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey. Specific restrictions for the height of the porch roofs should be included, and is typically not more than 3.6m from the porch floor.

Landscaping

- The Context Homes that have been identified as contributing have mature yet organized and generally well-kept landscaping. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and trees. Lawn typically covers all portions of the front yards which are not driveway or planting beds. Some homes have tall cedar fencing in their rear yards but often rely on hedging for privacy from lot to lot. Only a couple of homes appear to have overgrown or unkempt front yard landscaping, and most homes remain visible from the road and unobscured by larger shrubs or trees, but the double fronting nature of some of the homes, and large lot depth on others, seem to have encouraged larger hedging to be visible from the road.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. A minimum of 35 shrubs should be included in the requirements. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly. Entry columns and low decorative privacy walls and fences in front yards should be permitted but only with specific review and approval from the Design Consultant.

Retaining:

- The Context Homes that have been identified as contributing do not have large amounts of retaining visible from the road, except at the north end of the Context Neighborhood where the land naturally becomes steeper. In these areas the context homes have used a combination of masonry retaining systems, wood retaining, and even one home which has used large lock-blocks. The balance of the Context Neighborhood generally has modest to medium sloping grades to deal with, and many homes include low retaining in some portion of the yard to compensate for grade transitions. Some homes have low retaining walls as borders for planting beds. Retaining is a very eclectic mix of materials including concrete block, pisa stone, natural stone, timber, and cast-in-place concrete.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls above ground and visible from the street to be 0.6m or less and include guidelines for approved material and finish. Retaining walls which are not visible from the street should have relaxed requirements for material and finish. Retaining below ground, such as for a basement well, should not be restricted in height.

Conclusion:

The Context Homes within the Context Neighborhood are an eclectic mix of styles but overall the homes and landscaping in the Context Neighborhood is well organized and established. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: December 06, 2022

Reviewed and Approved by: Angus J. Muir  Date: December 06, 2022

Tree Preservation Summary

Surrey Project No:

Address: 2684 140 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	74	Protected Trees Identified	14
Protected Trees to be Removed	53	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21	Protected Trees to be Retained	14
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 16 X one (1) = 16 - All other species to be removed (2:1) 36 X two (2) = 72 (except ci26 as it will require compensation in the form of a Parks Facility Contribution) 	88	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	10	Replacement Trees Proposed	-
Replacement Trees in Deficit	80	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Date: September 14, 2023

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0339-00

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: 005-098-696

Lot 28 Section 21 Township 1 New Westminster District Plan 53242

2684 140 St

(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:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.2(b) of Part 14 Half-Acre Residential Zone (RH), the minimum lot width is reduced from 30 metres to 25.1 metres for proposed Lots 1 and 2.
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 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

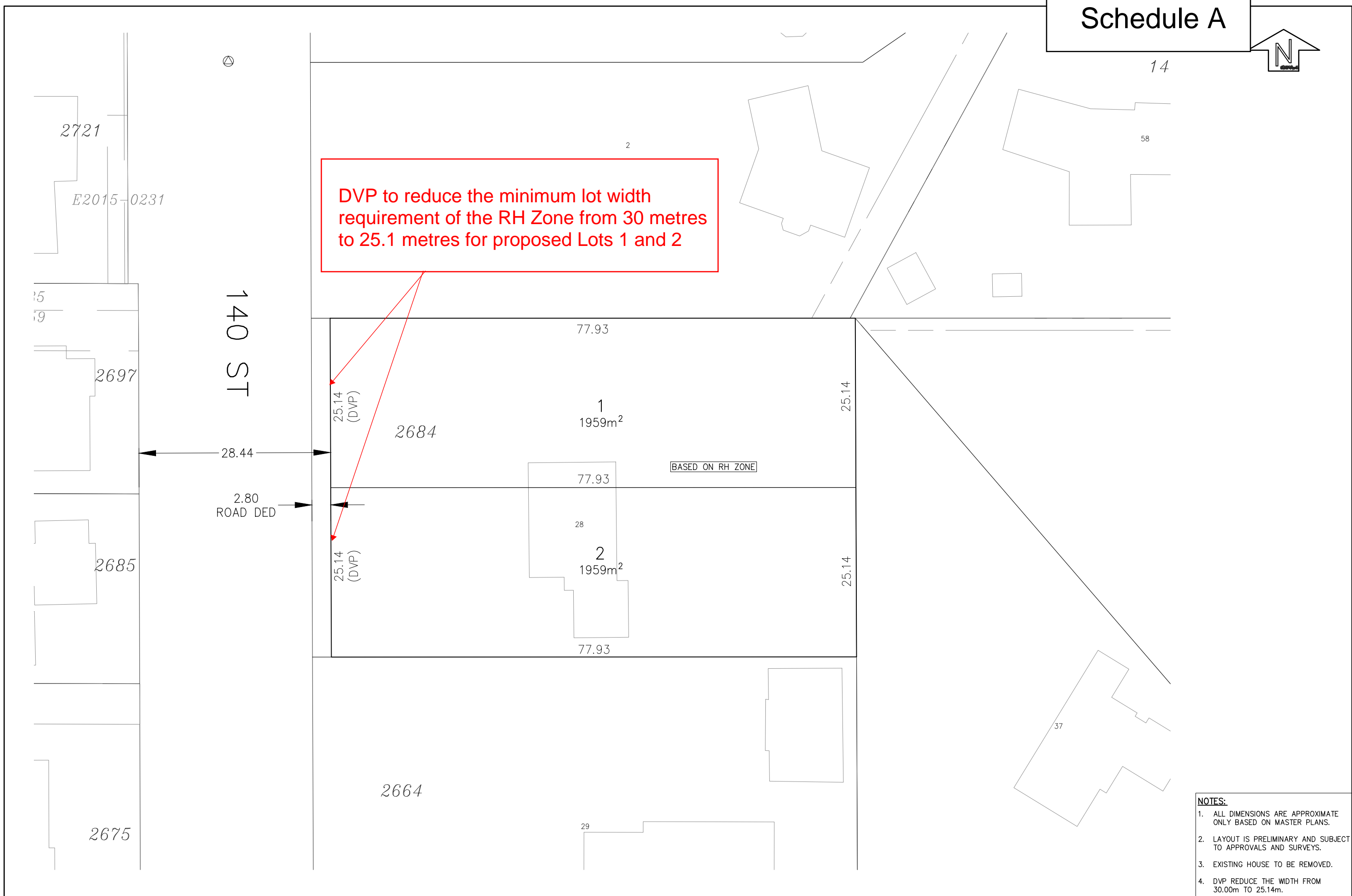
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



DVP to reduce the minimum lot width requirement of the RH Zone from 30 metres to 25.1 metres for proposed Lots 1 and 2



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REDUCE THE WIDTH FROM 30.00m TO 25.14m.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



WINLAND DEVELOPMENT GROUP
 2255 3700 NO. 3 ROAD RICHMOND BC V6X 3X2 - EMAIL: WINLAND09@GMAIL.COM PH: 778 823 6195
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 2684, 140 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: WM	Mun. Dwg. No.	A
Designed: JK	Job No. 22-4721	Of
P.W. P.U.	Date OCT/2022	Revision
Approved:		

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destroy all prints bearing previous number

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