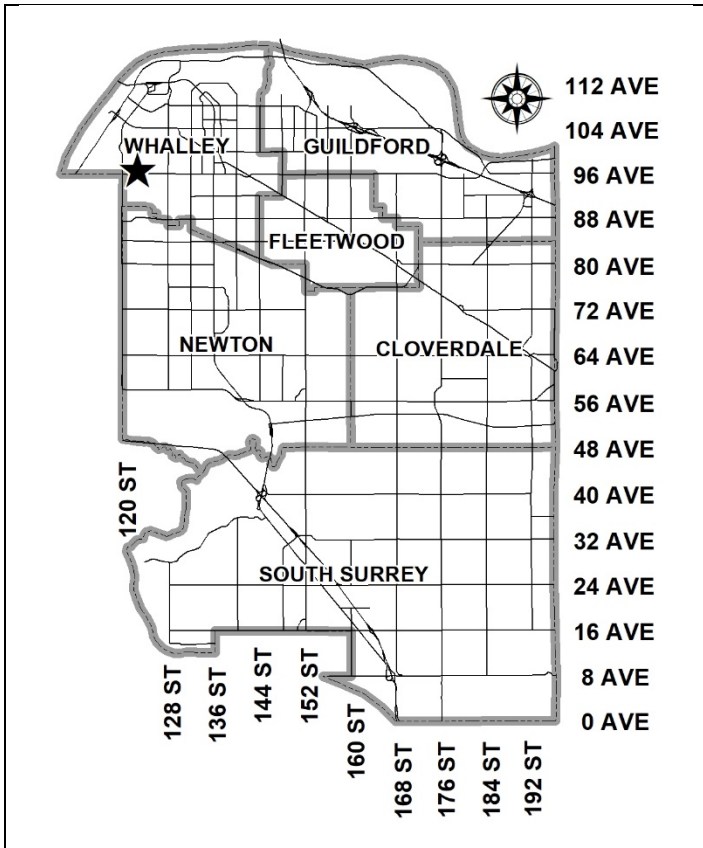


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0332-00

Planning Report Date: November 20, 2023



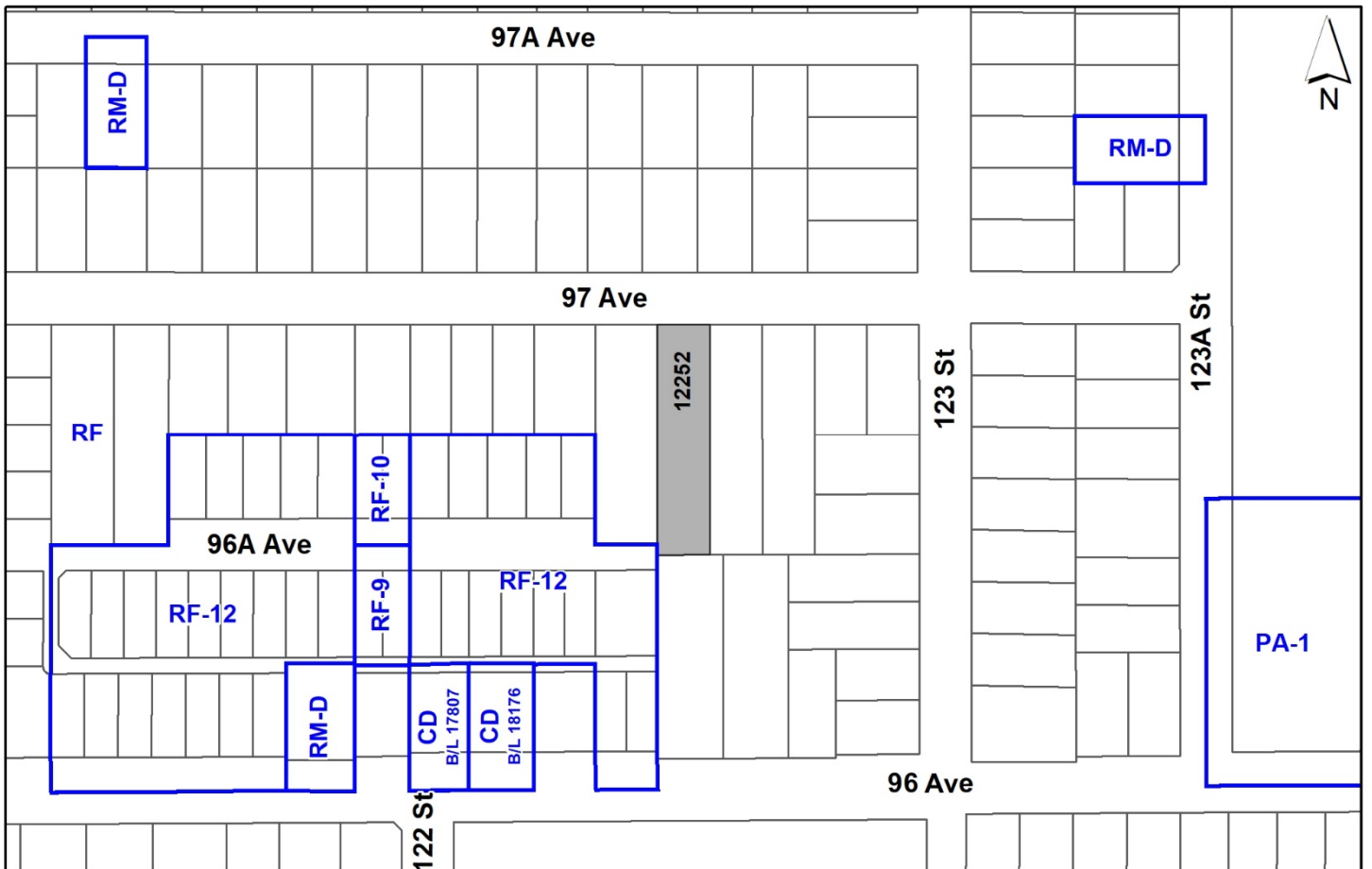
PROPOSAL:

- Rezoning a portion of the site from RF to RF-10
 - Development Variance Permit
- to allow subdivision into 3 single family residential lots.

LOCATION: 12252 - 97 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to the RF-10 Zone for proposed Lots 1 and 2:
 - To reduce the minimum lot depth of a Type I RF-10 lot from 30 metres to 28.9 metres.
 - To permit a driveway from the fronting street (96A Avenue) instead of a rear lane; and
 - To permit an attached garage on a Type I RF-10 lot.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed subdivision is compatible with the pattern of development in the area.
- Both proposed RF-10 lots (Lots 1 and 2) meet the minimum lot area and width of the RF-10 Zone (Type I lots).
- The requested will permit front-accessed garages for proposed Lots 1 and 2. There is no opportunity to widen the proposed lots and it is not practical to introduce a rear lane at this location. The proposed front-accessed RF-10 lots will be consistent with other front accessed RF-10 lots to the immediate west (12193/12197 – 96A Avenue).
- 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 in relation to 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 consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). 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 Reading, 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 portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from “Single Family Residential Zone (RF) to “Single Family Residential (10) Zone (RF-10).
2. Council approve Development Variance Permit No. 7921-0332-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-10 Zone (Type I lots) from 30 metres to 28.9 metres for proposed Lots 1 and 2;
 - (b) to vary the RF-10 Zone to permit a driveway from the fronting street (96A Avenue) instead of a rear lane for proposed Lots 1 and 2; and
 - (c) to vary the RF-10 Zone to permit an attached garage on a Type I RF-10 lot for proposed Lots 1 and 2.
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 address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a restrictive covenant to prohibit a double wide garage on proposed Lots 1 and 2;
 - (h) registration of a restrictive covenant on proposed Lots 1 and 2 to require a minimum 6.5-metre (21 ft.) setback to the garage and a minimum 6.0-metre (20 ft.) wide driveway (measured from the side lot line), to provide enough space for two vehicles to park side-by-side in the driveway; and

- (i) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling.	Urban	RF
North (Across 97 Avenue):	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

Context & Background

- The subject lot is located at 12252 - 97 Avenue and is zoned RF and designated Urban in the OCP. The lot is approximately 1,799 square metres in area.
- The subject lot was anticipated to subdivide into 3 lots as per the concept plan for the block (Appendix VII) but requires 96A Avenue to be extended to provide frontage and access to the two proposed southern lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the southern 587 square metres of the subject lot from RF to RF-10 to create 2 small single family lots while retaining the northern lot as a 929-square metre RF lot. In total, the applicant is proposing a 3 lot subdivision.

	Proposed	
Lot Area		
Gross Site Area:	1,799 square metres	
Road Dedication:	287 square metres	
Undevelopable Area:		
Net Site Area:	1,511 square metres	
	RF-10	RF
Number of Lots:	2	1
Unit Density:	34 lots/hectare	11 lots/hectare
Range of Lot Sizes	291 - 296 square metres	929 square metres
Range of Lot Widths	10.05 - 10.22 metres	20.27 metres
Range of Lot Depths	28.93 metres	45.8 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary students at Cedar Hills Elementary School
1 Secondary students at L A Matheson Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2025.

Parks, Recreation & Culture: Parks has no concerns with the proposed subdivision. Moffat Memorial Park is the closest active park with amenities including, an outdoor sports field, a playground, and is 750 metres walking distance from the development.

Tom Hopkins is the closest park with natural area and is 1,400 metres walking distance from the development.

Surrey Fire Department: Due to the length of 96A Avenue, a turnaround area will be required along the frontage of the subject applications for emergency vehicles .

Transportation Considerations

Road Network & Infrastructure

- The applicant will be responsible for providing the following road improvements, consistent with the road network as identified as part of previous applications in the area:
 - Dedication and construction of the north side of 96A Avenue to the City's local road standard; and
 - Construction of the south side of 97 Avenue to the City's local road standard.

Transit

- The subject site is located approximately six to seven-minute walking distance from transit on 96 Avenue and frequent transit on 120 Street.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation of the Metro Vancouver *Regional Growth Strategy*.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation of the subject site in the Official Community Plan.

Zoning By-law

- The applicant proposes to rezone the southern portion of the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to allow for the creation of an additional two small lots.
- 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 (10) Zone (RF-10)" and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	34 units per hectare.	11 units per hectare
Yards and Setbacks		
Front Yard (south):	4 metres	6.5 metres to garage
Side Yard (east and west):	1.2 metres	1.2 metres
Rear (north):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	291 square metres	291 - 296 square metres
Lot Width:	9.7 metres	10.05 metres
Lot Depth:	30 metres	28.9 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3 (1 garage + 2 driveway)

- For proposed Lot 3, the applicant is proposing to retain the existing RF Zoning and retain the existing home.
- The existing home was constructed in approximately 2015 and is 465 square metres in size, which complies with the maximum house size requirements on the proposed 929 square metre lot under the RF Zone.
- The proposed lot coverage is 32% on Lot 3, which is below the 34% lot coverage allowed for a 929-square metre lot in the RF Zone.

Garage and Access Variances

- The applicant is requesting the following variances:
 - To reduce the minimum lot depth of the RF-10 Zone (Type I lots) from 30 metres to 28.9 metres for proposed Lots 1 and 2;
 - To vary the RF-10 Zone for proposed Lots 1 and 2 to permit a driveway from the fronting street (96A Avenue) instead of a rear lane; and
 - To vary the RF-10 Zone for proposed Lots 1 and 2 to permit an attached garage on a Type I RF-10 lot.

Staff Comments:

- Both proposed RF-10 lots (Lots 1 and 2) meet the minimum lot area and width of the RF-10 Zone (Type I lots).
- The RF-10 Zone only permits a driveway from a lane.
- The RF-10 Zone does not permit an attached garage on a Type I RF-10 lot.
- A minimum of two off-street parking spaces are required for the future principal building and one off-street parking space is required for a secondary suite.
- The requested variances are required in order for proposed Lots 1 and 2 to meet the minimum off-street parking requirements for the future houses.
- The requested variances will allow for a single-wide, front-loaded garage, with access from 96A Avenue. Providing driveway access from 96A Avenue would be consistent with the existing RF-12-zoned lots fronting the north side of 96A Avenue in this area.
- A double wide garage on proposed Lots 1 and 2 would dominate the front elevation of the future homes due to the narrow 10-metre lot width. Therefore, a restrictive covenant will be registered to prohibit a double wide garage on proposed Lots 1 and 2. In the RF-12 Zone, the minimum width for a double wide garage for a lot without lane access is 13.4 metres.

- The applicant has demonstrated how two vehicles can park side-by-side in the driveway, allowing for one off-street parking space for a secondary suite.
- The proposed front-accessed RF-10 lots will be consistent with other front accessed RF-10 lots to the immediate west (12193/12197 – 96A Avenue).
- Staff support the requested variances.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 VI).
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated July 6, 2023, 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 per new lot.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 5, 2023, and the Development Proposal Signs were installed on July 27, 2023. Staff received 1 response from a neighbouring resident asking for more information.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Cherry	2	2	0
Coniferous Trees			
Western Red Cedar	11	11	0
Douglas Fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	16	16	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		9	
Contribution to the Green City Program		\$17,600	

- The Arborist Assessment states that there are a total of 16 mature trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 36% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 41 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 32 replacement trees will require a cash-in-lieu payment of \$17,600, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 96A Avenue and 97 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 9 trees are proposed to be replaced on the site with a contribution of \$17,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

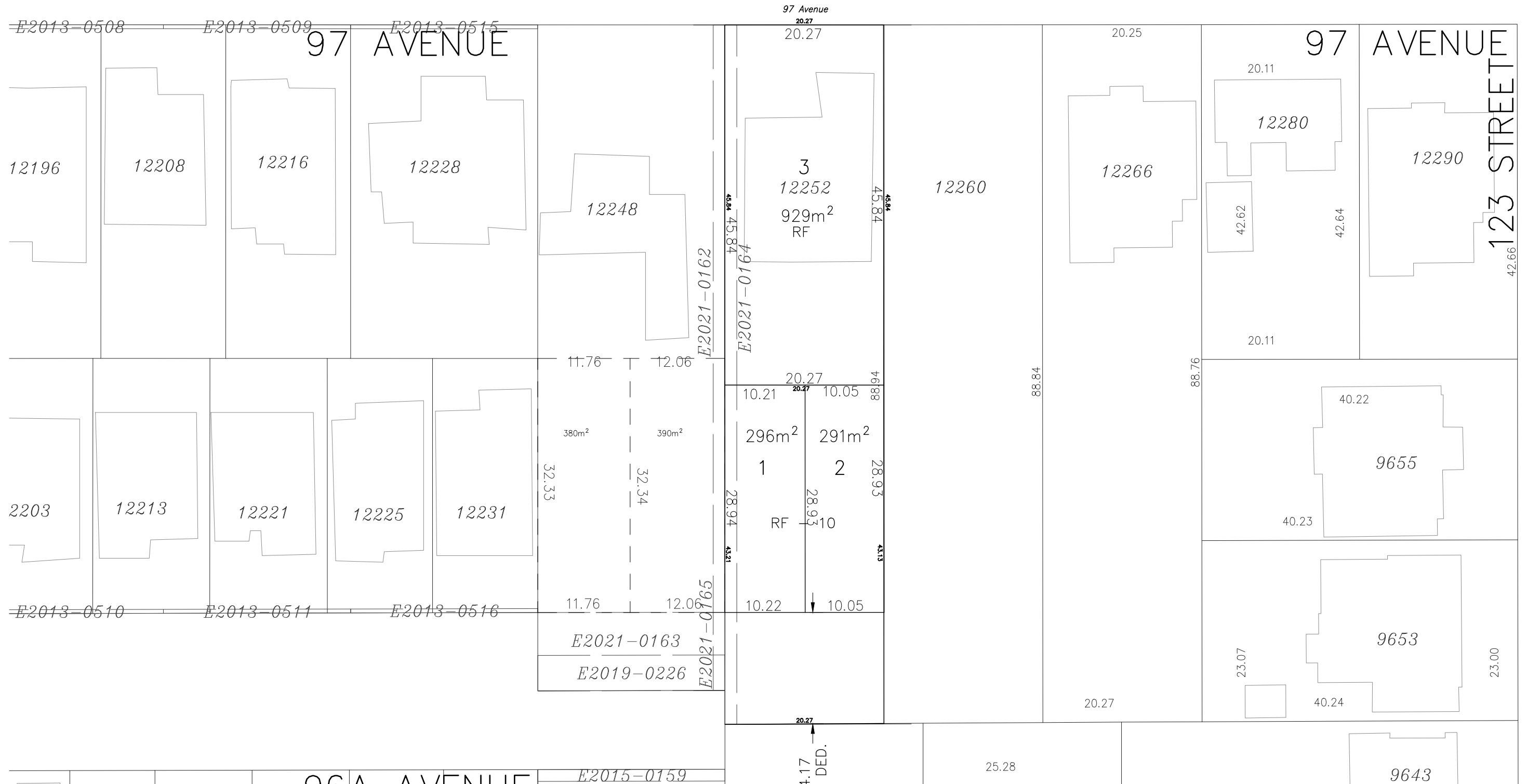
Appendix I.	Survey Plan, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7921-0332-00
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Concept Plan for the Block

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/kd

Appendix I



- 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 RETAINED (LOCATION TO BE CONFIRMED).
 4. DVP TO ALLOW ATTACHED GARAGE ON PROPOSED TYPE I-RF-10 FOR LOTS 1 AND 2.
 5. DVP TO VARY RF-10 ZONE TO ALLOW DRIVEWAY FROM 96 A AVENUE INSTEAD OF A LANE FOR PROPOSED LOTS 1 AND 2.
 6. DVP TO REDUCE THE LOT WIDTH FROM 30m TO 28.90m FOR LOTS 1 & 2.

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



MOHAMMED ISLAM
 12252 - 97 AVENUE, SURREY, BC V3V 2C9 PH: 604-496-4045 EMAIL: mmoyenul@gmail.com

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12252 97 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: JK	Job No. 21-4375	Of
P.W. P.U.	Date AUG/2021	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF LOT 8, SECTION 31, BLOCK 5 NORTH,
 RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 11934**

City of Surrey B.C.G.S. 92G.016

97 Avenue

20.27



SCALE - 1 : 250

All distances are in metres

SECTION 31

BLOCK B

929.1 m²

RF

BK. 5 N.

B
Plan 13298

7
Plan 11934

8
Plan 11934

20.27

R. 2 W.

BLOCK A

875.0 m²

RF-10

43.21

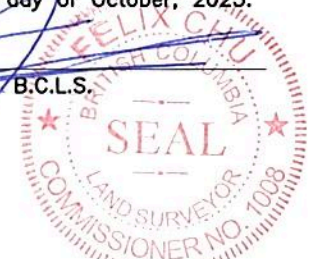
43.13

20.27



Certified correct to survey dated
 this 23rd day of October, 2023.

Felix Chu, B.C.L.S.



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234-18525 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777

This plan lies within the Metro Vancouver Regional District

File: 8776-Zoning .

INTER-OFFICE MEMO

TO: **Director, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **September 18, 2023** PROJECT FILE: **7821-0332-00**

RE: **Engineering Requirements
Location: 12252 97 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 14.256 m towards 96A Avenue.
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.
- Register SRW for a temporary turnaround along 96A Avenue.

Works and Services

- Construct south side of 97 Avenue.
- Construct north side of 96A Avenue complete with a temporary turnaround.
- Construct storm, sanitary, and water mains on 96A Avenue and as required to service the development.
- Construct storm, sanitary, and water service connections for 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.



Daniel Sohn, P.Eng.
Acting Development Support Manager

RK

Department: **Planning and Demographics**
Date: **August 15, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0332 00**

The proposed development of **3** 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
---	---

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

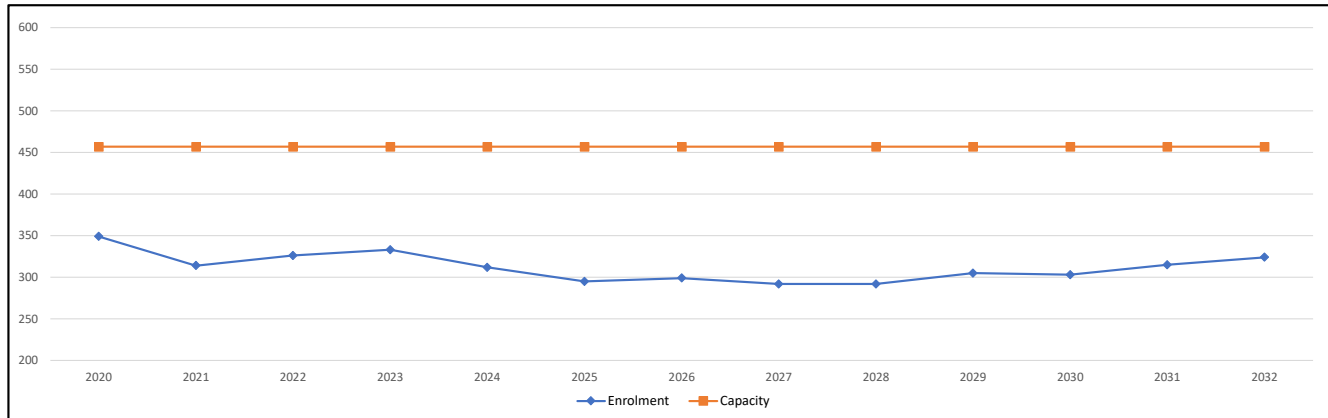
Current Enrolment and Capacities:	
Cedar Hills Elementary	
Enrolment	326
Operating Capacity	457
# of Portables	0
LA Matheson Secondary	
Enrolment	1185
Operating Capacity	1400
# of Portables	1

Summary of Impact and Commentary

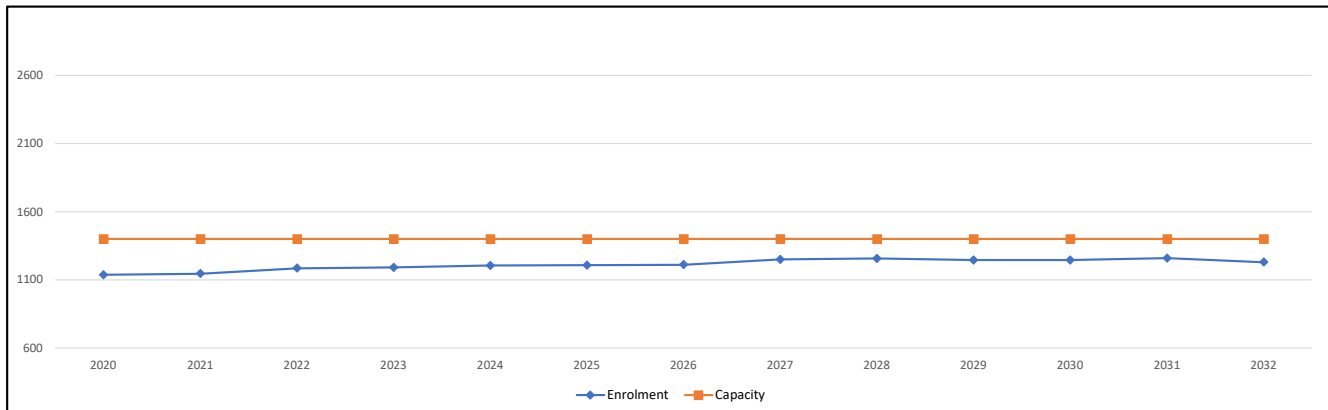
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Cedar Hills Elementary has been adjusted for the inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

Cedar Hills Elementary



LA Matheson 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.

Tree Preservation Summary

Surrey Project No: 7921-0332-00

Address: 12252 97 Ave, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

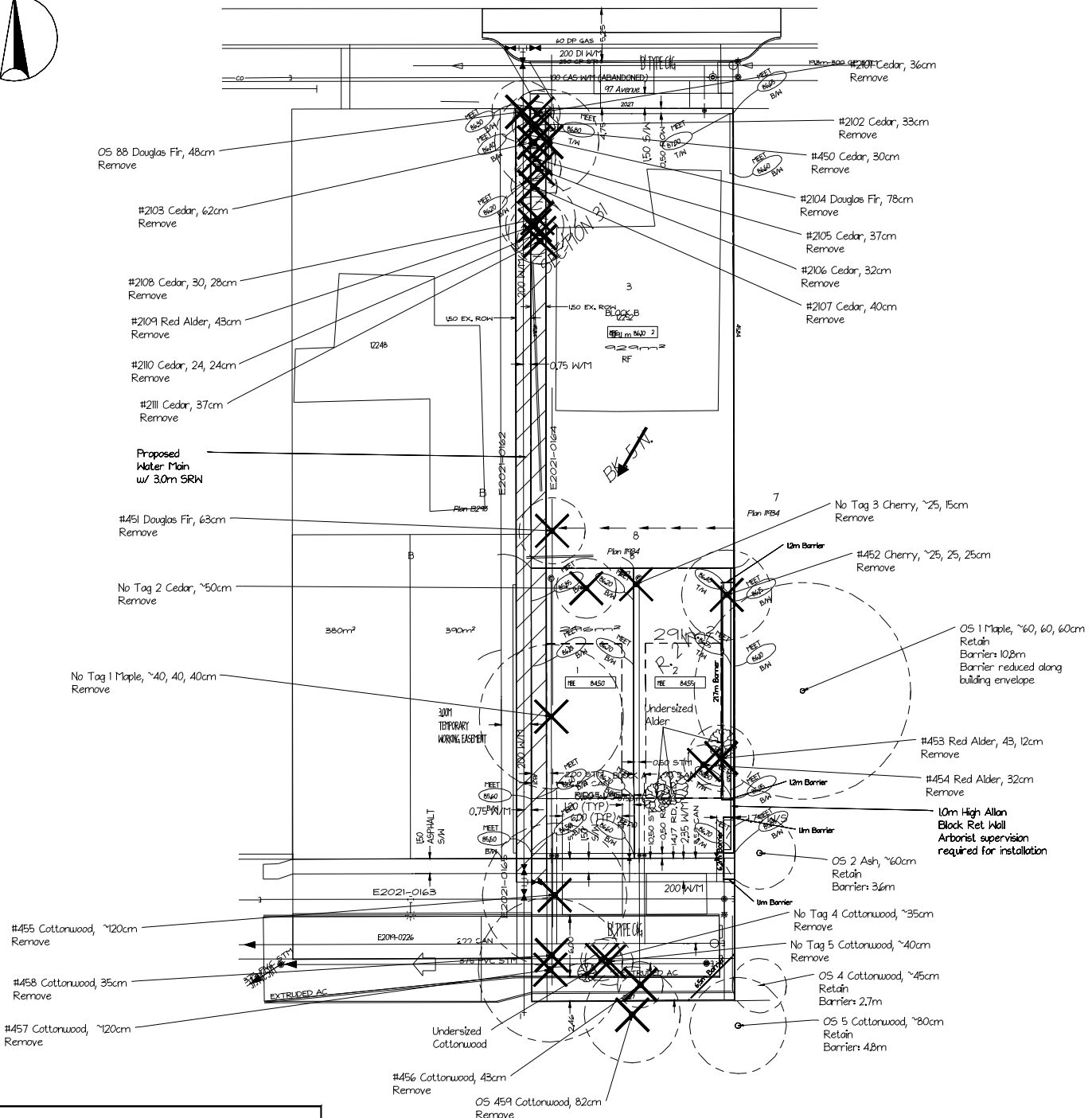
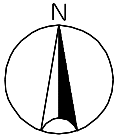
On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9 • All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = 32 	41
Replacement Trees Proposed	9
Replacement Trees in Deficit	32
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 • All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	3
Replacement Trees Proposed	0
Replacement Trees in Deficit	3

Summary, report and plan prepared and submitted by:








Anne Kulla

Certified ISA Arborist PN-6263A Certified Tree Risk Assessor no. 334



LEGEND

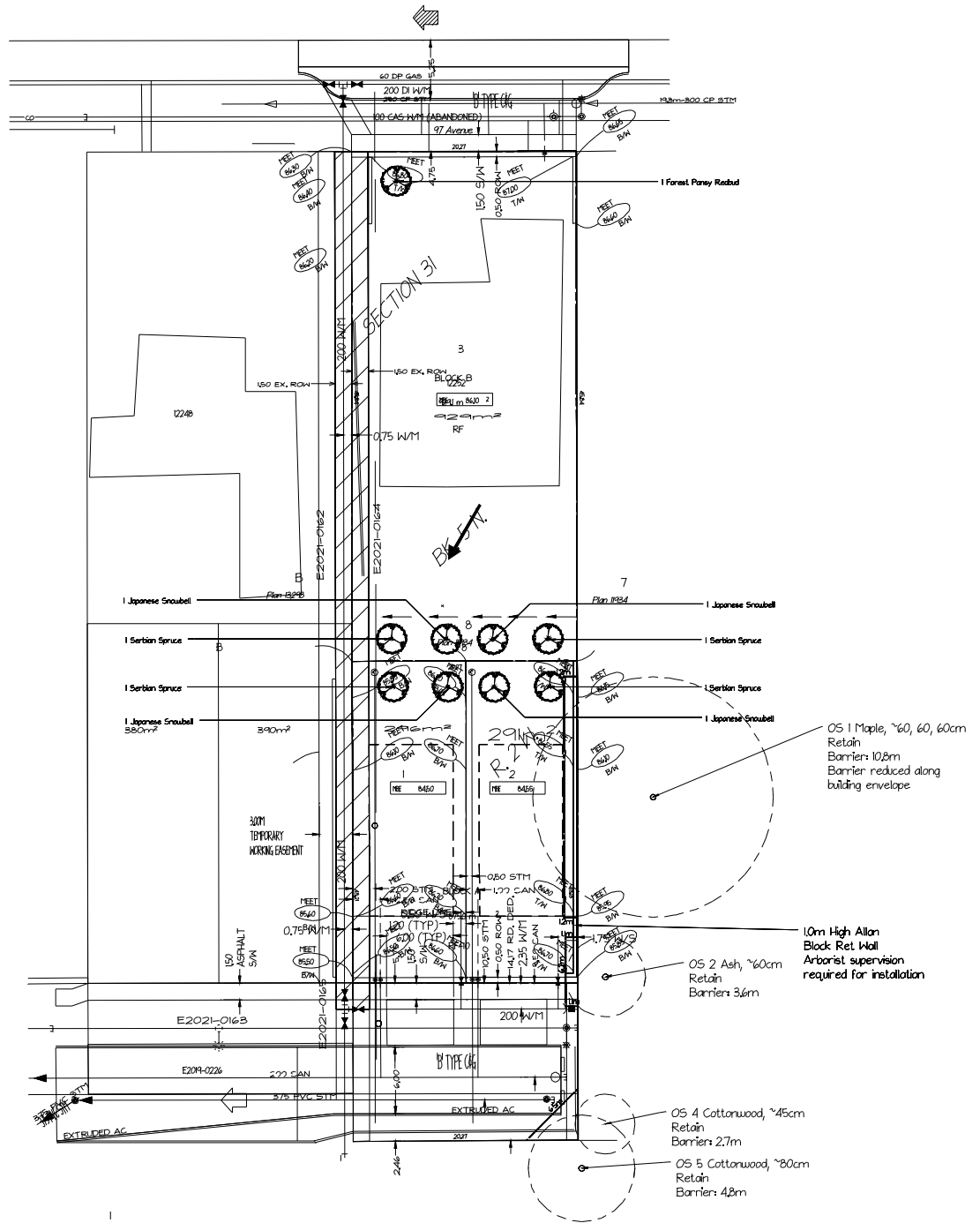
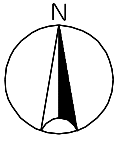
-  Retained Tree
-  Removed Tree
-  Critical Root Zone
-  Protective Tree Barrier



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 12252 97 Ave, Surrey	
Client Name: Citivest Consulting	Project: Subdivision
Drawing: Tree Plan	Drawing no: 1 of 2 Revision no:
Scale: 1 : 600	Date: Nov 14, 2023 Drawn by: TZ



LEGEND



Retained Tree



Replacement Tree



Critical Root Zone



Protective Tree Barrier

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
CcF	1	Cercis canadensis	Forest Pansy'	Forest Pansy Redbud 5cm cal
Po	4	Picea omorika	Serbian Spruce	3.0m
Sj	4	Styrax japonica	Japanese Snowbell	5cm cal



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 12252 97 Ave, Surrey

Client Name: CitilWest Consulting

Project: Subdivision

Drawing: Replacement Plan

Drawing no: 2 of 2 Revision no:

Scale: 1 : 600

Date: Oct 24, 2023

Drawn by: TZ

CITY OF SURREY

(the "City")

Appendix V

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0332-00

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: 003-241-327

Lot 8 Section 31 Block 5 North Range 2 West New Westminster District Plan 11934

12252- 97 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once 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 H.2 Off-Street Parking of Part 17C “Single Family Residential (10) Zone”, the requirement to provide a driveway from a rear lane is waived to allow a front access driveway for proposed Lots 1 and 2.
 - (b) Section H.3 Off-Street Parking of Part 17C “Single Family Residential (10) Zone” is varied to permit an attached garage on proposed Lots 1 and 2.
 - (c) Section K.3 Subdivision of Part 17C “Single Family Residential (10) Zone is varied to reduce the minimum lot depth of the RF-10 Zone (Type I lots) from 30 metres to 28.9 metres for proposed Lots 1 and 2.
6. 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. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

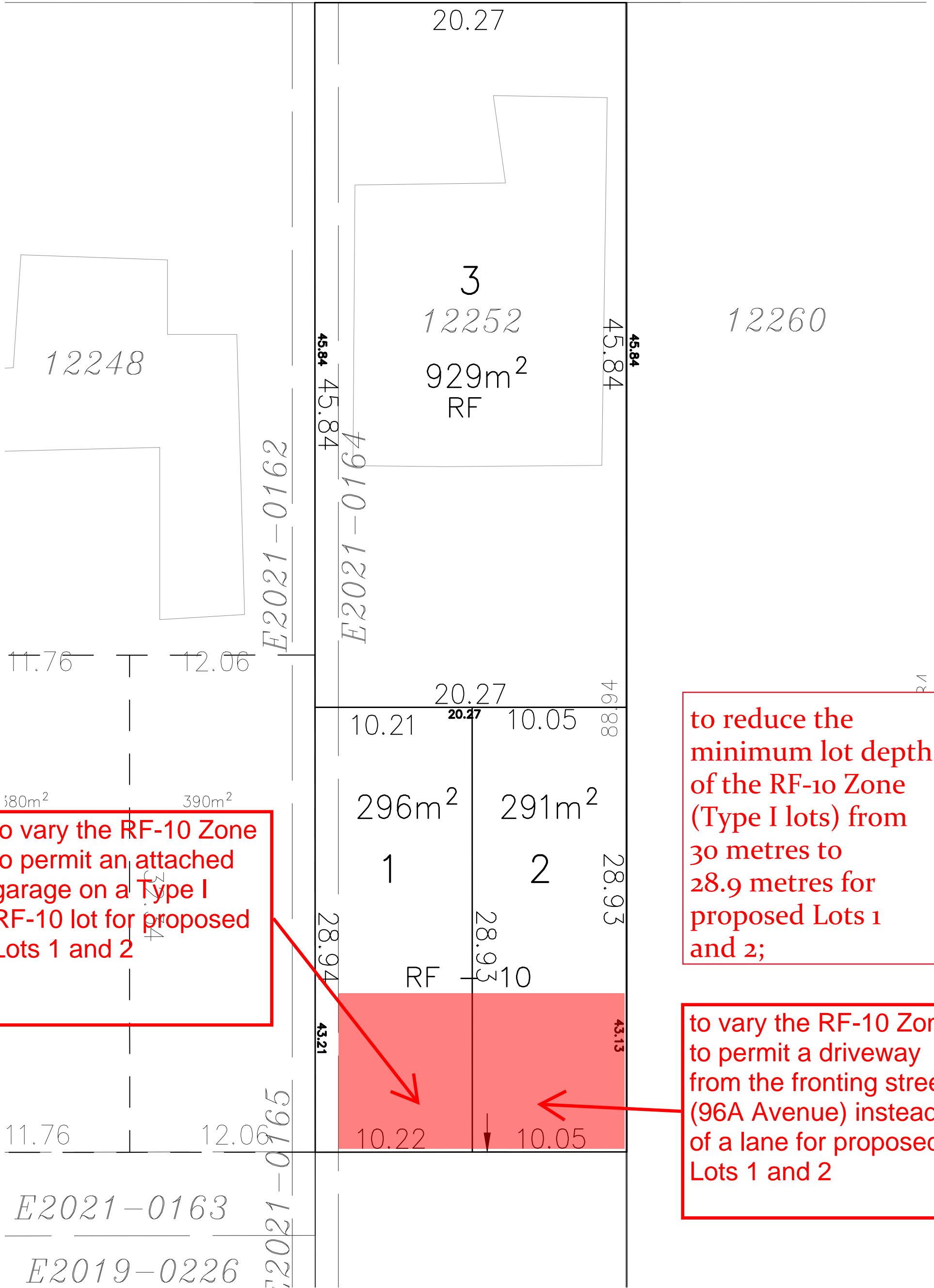
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



97 Avenue
20.27



to vary the RF-10 Zone to permit an attached garage on a Type I RF-10 lot for proposed Lots 1 and 2

to reduce the minimum lot depth of the RF-10 Zone (Type I lots) from 30 metres to 28.9 metres for proposed Lots 1 and 2;

to vary the RF-10 Zone to permit a driveway from the fronting street (96A Avenue) instead of a lane for proposed Lots 1 and 2

BUILDING GUIDELINES SUMMARY

Surrey Project: #7921-0332-00
Project Location: 12252 97 Avenue, Surrey, B.C.
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

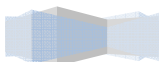
The area surrounding the subject property consists of homes built approximately 1-3 years ago along with a handful of older homes built about 25-30 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 1-3 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 12:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 25-30 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

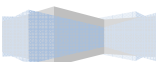
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: February 2, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: February 2, 2022

