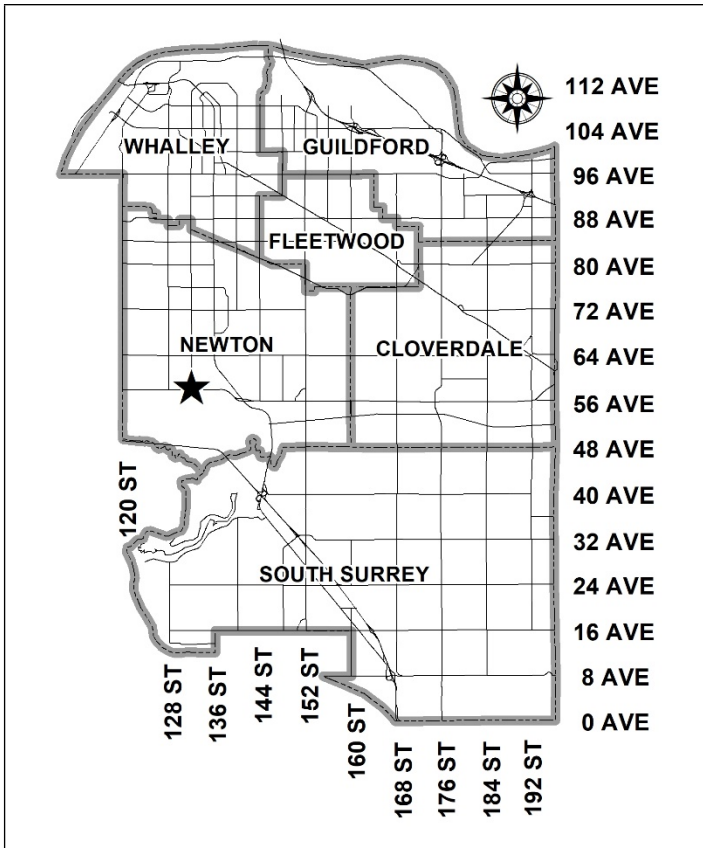


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0206-00
 Planning Report Date: September 11, 2023



PROPOSAL:

- **NCP Amendment** from Small Lot (10 upa) to Small Lot with Lane (13 upa)
- **Rezoning** from RA to RF-10
- **Development Variance Permit**

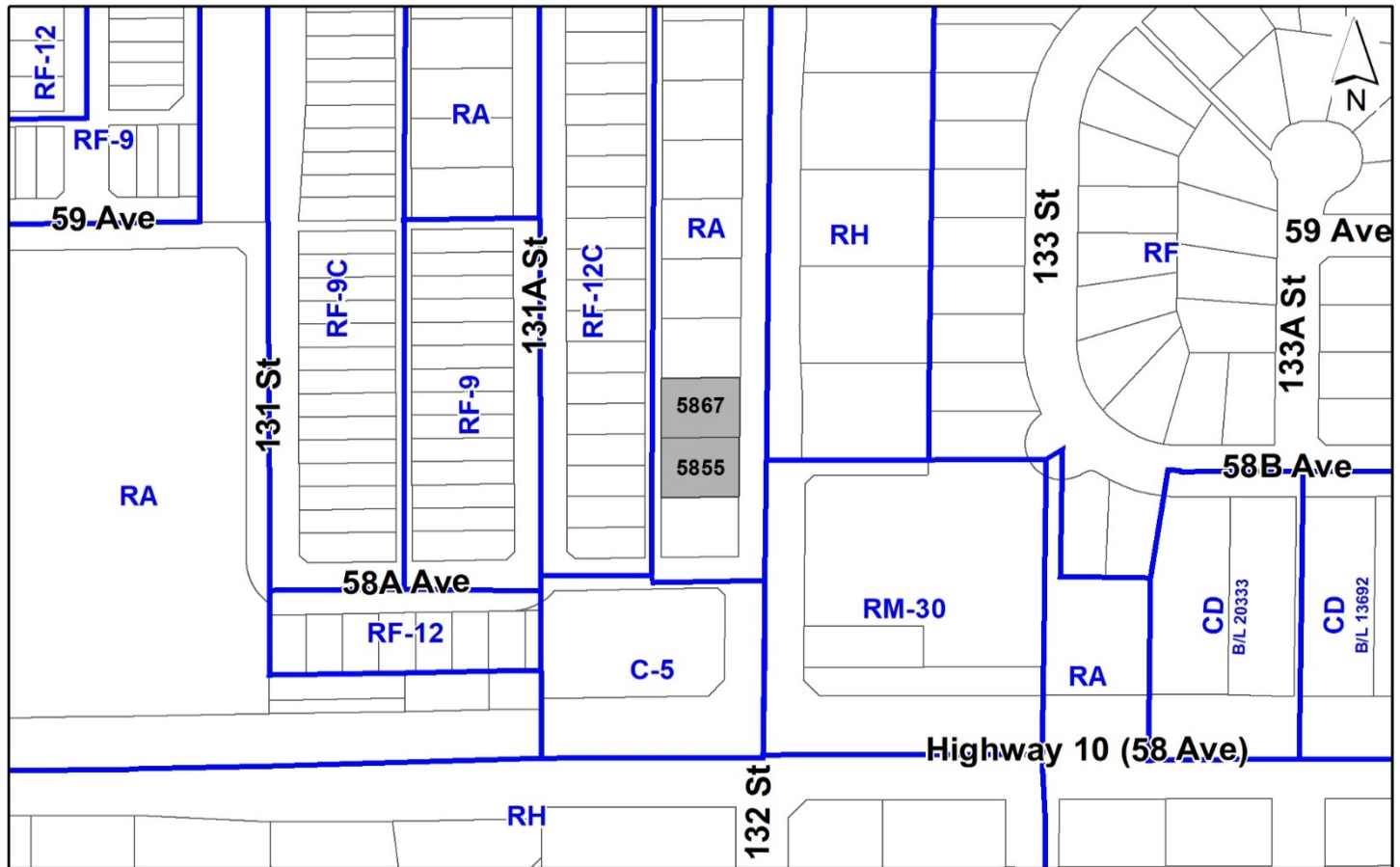
to allow the subdivision of two lots into four single family lots.

LOCATION: 5867 - 132 Street
 5855 - 132 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lot (10 upa)



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

- Proposing an amendment to the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) from Small Lot (10 upa) to Small Lot with Lane (13 upa).
- Proposing to reduce the minimum lot width requirements of the RF-10 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- An amendment to the West Newton/Highway 10 NCP is proposed to accommodate the proposed rezoning from “One-Acre Residential Zone (RA)” to “Single Family Residential (10) Zone (RF-10)” and facilitate the subdivision of 2 lots into 4 single family small lots.
- A 4.942 metre wide road dedication is required along the full frontage of 132 Street, resulting in a significant impact to the net density. The proposed density and building form are appropriate for this part of West Newton/Highway 10 and will help achieve the intended density by offsetting the impact of the required road dedication. As such, the proposed amendment to the NCP and reduction to the minimum lot width of the “Single Family Residential (10) Zone (RF-10)” will result in a modest density increase.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

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 (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0206-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type II Interior Lot in the RF-10 Zone from 12.3 metres to 11.4 metres for proposed Lots 1, 2, 3, and 4.
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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant requiring increased side yard setbacks along the south lot line of proposed Lot 4; and
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation and redevelopment of the lot to the south at 5841 132 Street
4. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to redesignate the land from "Small Lot (10 upa)" to "Small Lot with Lane (13 upa)" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	"Small Lot (10 upa)"	RA
North:	Single Family Residential	"Small Lot (10 upa)"	RA
East (Across 132 Street):	Single Family & Multiple Residential	"Proposed Single Family (6 upa)", "Townhouse (25 upa)"	RH, RM-30
South:	Single Family Residential, Commercial (Across Lane)	"Small Lot (10 upa)", "Proposed Local Commercial" (Across Lane)	RA, C-5 (Across Lane)
West (Across Lane):	Single Family Residential	"Small Lot with Lane (13 upa)"	RF-12C

Context & Background

- The subject site is comprised of two lots located at 5855 and 5867 – 132 Street, approximately 80 metres north of Highway 10, within the West Newton/Highway 10 Neighbourhood Concept Plan (NCP) and is approximately 1,365 square metres in area.
- The site is designated "Urban" in the Official Community Plan (OCP), "Small Lot (10 upa)" in the West Newton/Highway 10 NCP and is zoned "One-Acre Residential Zone (RA)".
- The surrounding neighbourhood is largely comprised of single family residential uses, including small and medium lots, with recently developed multiple residential (townhouses) and commercial properties. The West Newton Community Park is located in close proximity to the west, with Aspen Park also within walking distance to the northeast.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the West Newton/Highway 10 from "Small Lot (10 upa)" to "Small Lot with Lane (13 upa)" and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", to allow subdivision into four (4) single family lots.
- A Development Variance Permit has been requested to reduce the minimum lot width of the RF-10 Zone.

Proposed

	Proposed
Lot Area	
Gross Site Area:	1,364.5 square metres
Road Dedication:	228.4 square metres
Net Site Area:	1,136.1 square metres
Number of Lots:	4
Unit Density:	35 units per hectare / 13 units per acre
Range of Lot Sizes	280-294 square metres
Range of Lot Widths	11.4 – 12.0 metres
Range of Lot Depths	24.5 – 24.8 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Panorama Park Elementary School
 1 Secondary students at Panorama Ridge 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 spring 2025.

Parks, Recreation & Culture: Parks, Recreation & Culture has no objection to the project.

The closest active park is West Newton Community Park which is 225 metres away with amenities including an outdoor sports court, walking trail and playground, and the closest natural area is Aspen Park which is 600 metres away.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the proposed Rezoning.

Transportation Considerations

- The applicant will be required to provide a 4.942 metre wide road dedication along the full frontage of 132 Street, which is an arterial road. The total road dedication is approximately 228.4 square metres.

- The proposed Lots will be accessed from the existing rear lane.
- The proposed development will contribute to pedestrian infrastructure by providing cash-in-lieu for future sidewalk construction and is located along the Newton and Scottsdale Exchange Bus Route.

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 site is designated “General Urban” in the Regional Growth Strategy (RGS) which is intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated “Urban” in the Official Community Plan (OCP).
- The “Urban” land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare (uph) outside of secondary plan areas and up to 72 uph within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas.
- West Newton/Highway 10 is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and work towards the City’s growth management strategy of locating urban densities in planned areas. The proposal will help provide diversity in housing types within the area and support the development of planned infrastructure.

Secondary Plans

Land Use Designation

- The site is currently designated “Small Lot (10 upa)” in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP). The four (4) proposed RF-10 lots do not meet the “Small Lot (10 upa)” designation.

Amendment Rationale

- The applicant is proposing to amend the West Newton/Highway 10 NCP designation from “Small Lot (10 upa)” to “Small Lot with Lane (13 upa)” in order to facilitate the subdivision of two lots into four (4) single family small lots. Under the current NCP designation, the maximum permitted unit density is 25 uph (10 upa), which would permit 2.8 units. The proposed “Small Lot with Lane (13 upa) designation equates to 3.7 units, which may be rounded to four (4) units. As such, the proposed amendment will result in a modest density increase of one (1) additional lot.
- The required 4.942 metre wide road dedication along the full frontage of 132 Street, results in the loss of approximately 228 square metres of lot area, a notable impact to the calculation of net density which excludes road dedication.
- The proposed subdivision is in keeping with the intent of the of NCP which supports new residential development within the central area between 128 Street and 132 Street to be compatible with the type and density of existing residential uses and to achieve a pedestrian friendly streetscape. As such, staff support the proposed NCP Amendment.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- 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
Lot Size		
Lot Size (Interior Lot, Type II):	270 square metres	280 – 294 metres
Lot Width (Interior Lot, Type II):	12.3 metres	11.4 – 12.0 metres*
Lot Depth (Interior Lot, Type II):	22 metres	24.5 – 24.8 metres
Parking (Part 5)		
Number of Spaces per Lot	Required	Proposed
	3	3

*Development Variance Proposed

Lot Width Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot width of a Type II Interior Lot in the RF-10 Zone from 12.3 metres to 11.4 metres for proposed Lots 1, 2, 3, and 4.
- Although Lot 4 has a proposed lot width of 12.0 metres, a 0.62 metre wide no-build covenant will be registered along the south lot line in order to preserve the opportunity for consolidation with the abutting lot to the south. This measure ensures that the current application will not negatively impact the development potential of surrounding properties. As such, Development Variance Permit No. 7922-0206-00 would reduce the width of Lot 4 from 12.3 metres to 11.4 metres to account for the 0.62 metre no-build area.
- The requested variance will result in lots similar to the surrounding neighbourhood. Additionally, driveways will be located along the rear lane, which will lessen the impact of a reduced lot width and contribute to a strong pedestrian interface and streetscape.
- Staff support the requested variance to proceed for consideration.

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 V).
- The style recommended for this site is “west coast modern”.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated June 7, 2022, 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 \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for the Newton Community Area is \$16,020 per unit for single family 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 July 28, 2023, and the Development Proposal Signs were installed on August 17, 2023. To date, staff have not received any responses from area residents regarding the proposal.

TREES

- Francis Kilmo, ISA Certified Arborist of Kilmo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
False cypress	2	1	1
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	4	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	

Total Retained and Replacement Trees Proposed	9
Estimated Contribution to the Green City Program	\$550

- The Arborist Assessment states that there are a total of 5 mature trees on the site, plus 1 existing tree that is Cottonwood. The applicant proposes to retain 1 tree 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 the Cottonwood tree and a 2 to 1 replacement ratio for all other trees. This will require a total of 9 replacement trees on the site. Since 8 replacement trees are proposed (based on an average of 2 trees per lot), the deficit of 1 replacement tree will require a cash-in-lieu payment of \$550 to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

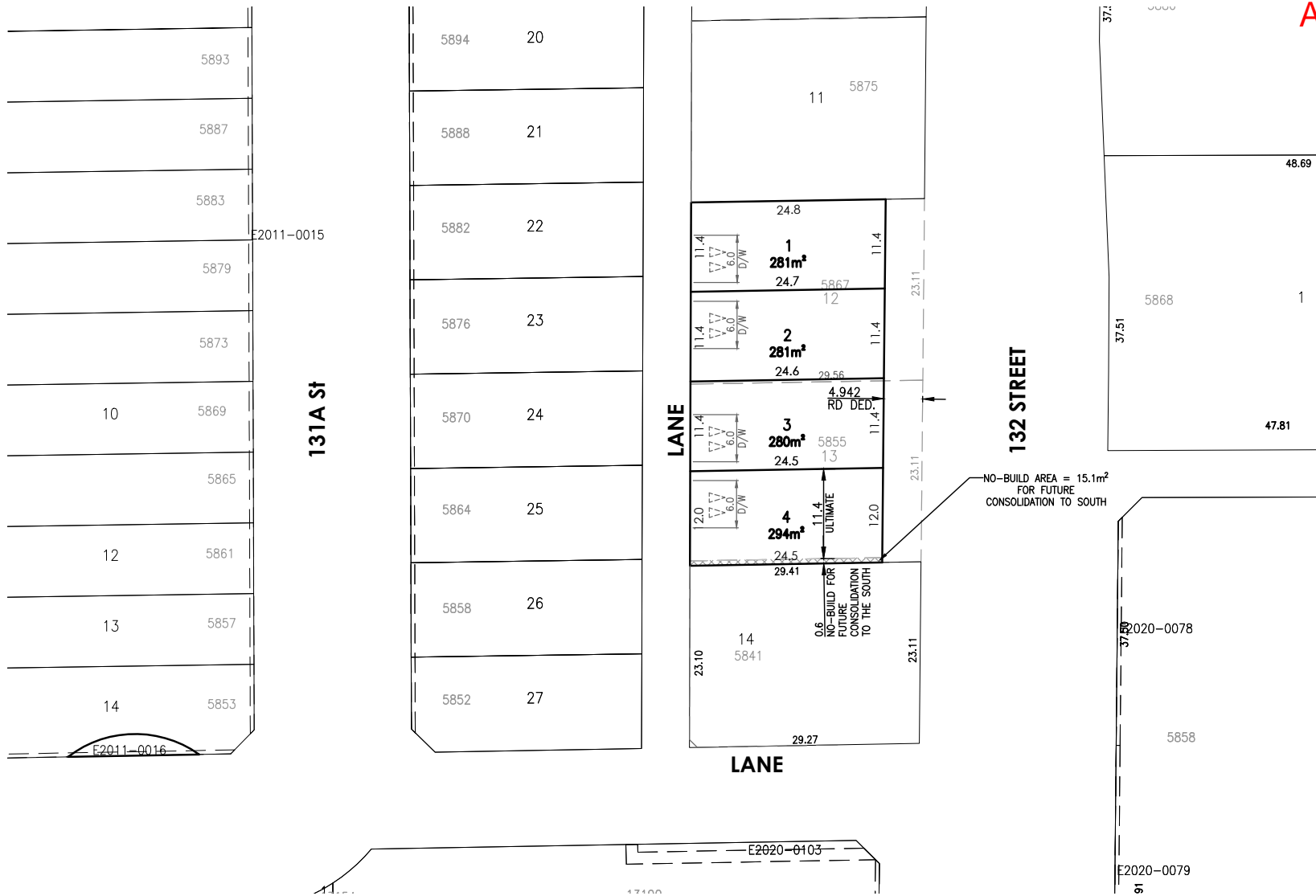
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Tree Preservation Survey, Replacement Plan, Protection Plan
- Appendix V. Building Guidelines Summary
- Appendix VI. NCP Plan
- Appendix VII. Development Variance Permit No. 7922-0206-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

SA/ar



PRELIMINARY
FOR DISCUSSION PURPOSES

Title			
RESIDENTIAL DEVELOPMENT			
Address			
5855 & 5867-132 STREET			
Project No.	Date	Scale	Dwg No.
22-026	AUGUST 2023	-	-

GS DM GurSimer
Design and
Management Inc.
Tel: 778-895-6358 | Email: nirvair@gs-dm.com

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

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

DATE: **August 23, 2023** PROJECT FILE: **7822-0206-00**

RE: **Engineering Requirements
Location: 5855/5867 132 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metre road right-of-way for 132 Street.
- Register 0.5 metre SRW along property line of 132 Street.

Works and Services

- Construct sidewalk along 132 Street.
- Construct lane.
- Extend sanitary sewer on 132 Street.
- Implement onsite sustainable drainage features.
- Install water, sanitary and storm sewer service connections to each lot.

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
KMH

Department: **Planning and Demographics**
Date: **July 26, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0206 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

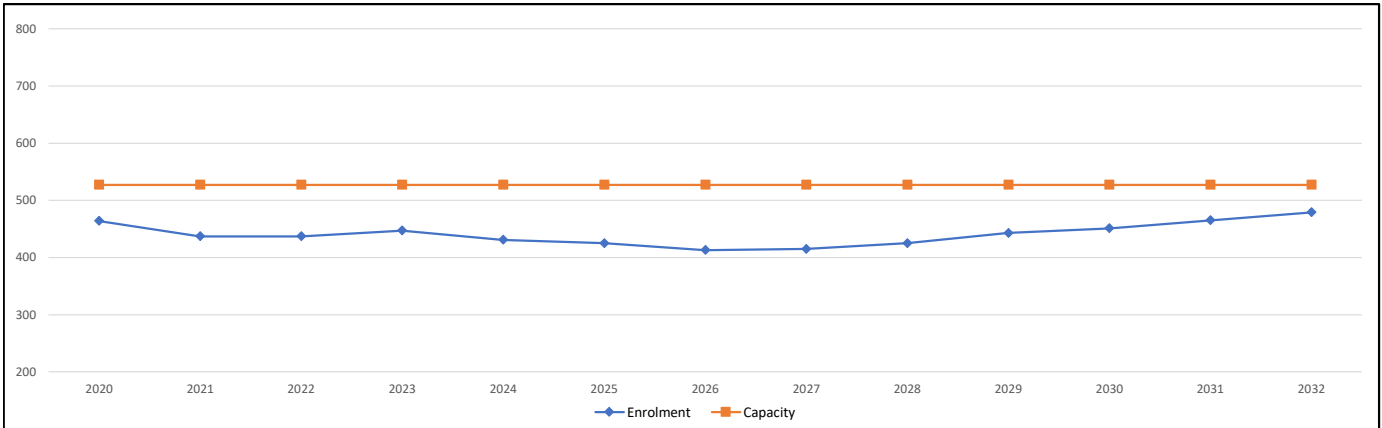
School-aged children population projection	4
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Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

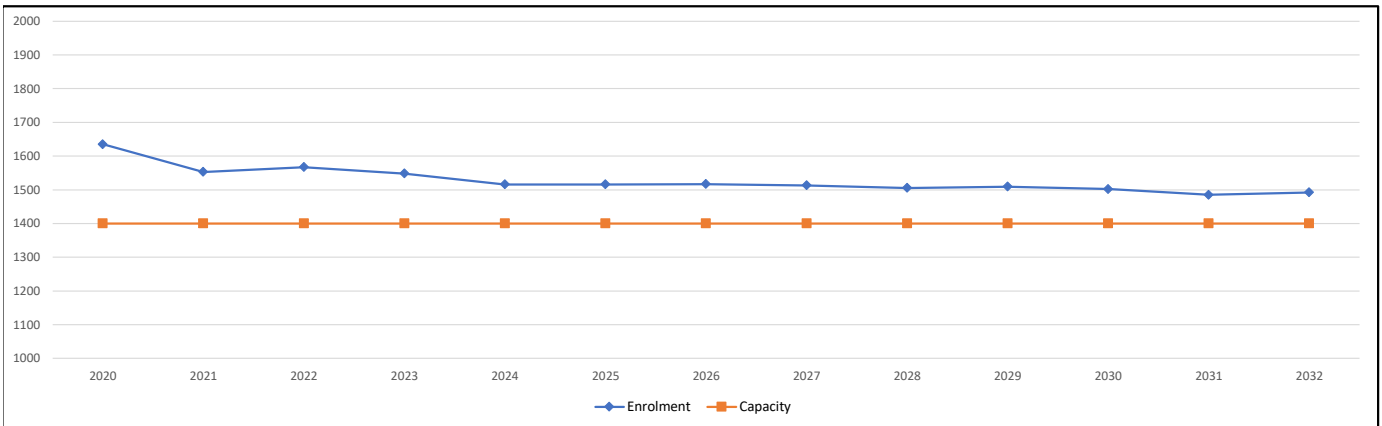
Current Enrolment and Capacities:	
Panorama Park Elementary	
Enrolment	437
Operating Capacity	527
# of Portables	0
Panorama Ridge Secondary	
Enrolment	1567
Operating Capacity	1400
# of Portables	2

<p>Summary of Impact and Commentary</p> <p>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.</p> <p>Panorama Park Elementary is operating below capacity and is projected to hover around the 450 student enrolment in the coming years. Students from this development can be accommodated within the existing operating capacity.</p> <p>A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 112% capacity along with two portables. The enrolment growth seems to be levelling off. Current and future enrolment demand can be accommodated by the school's existing capacity and adding more portables. There are currently no plans to expand this school; but the facility will be monitored over the next several years to oversee any dramatic fluctuations in the rate of growth.</p>
--

Panorama Park Elementary



Panorama Ridge 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.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 5855 & 5867 132 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	6
Protected Trees to be Removed	5
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	1
All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	8
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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	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:

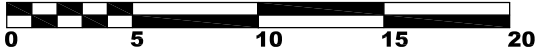
Francis Klimo

June 14, 2022

(Signature of Arborist)

Date

SCALE BAR 1:200



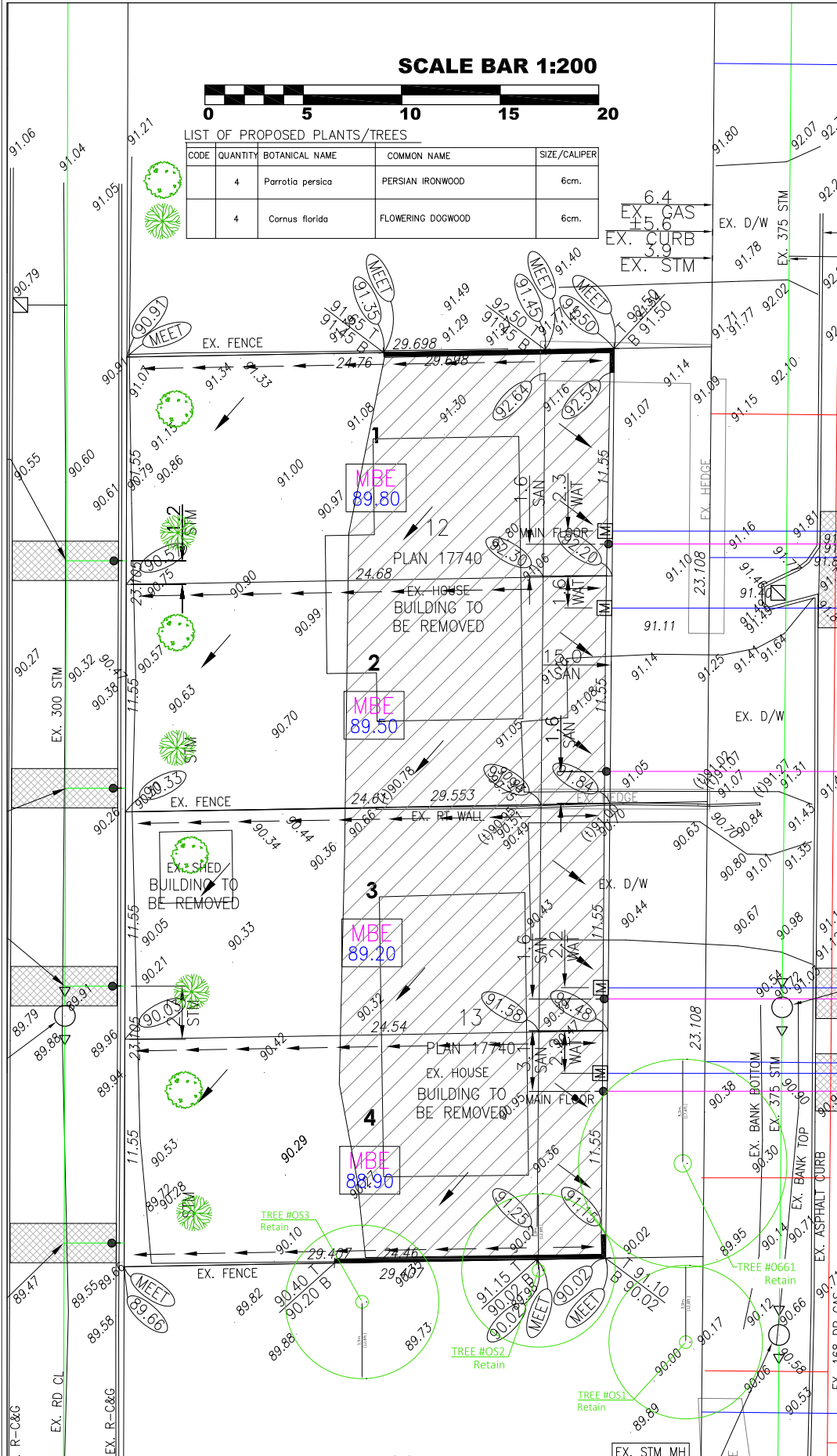
LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	4	Parrotia persica	PERSIAN IRONWOOD	6cm.
	4	Cornus florida	FLOWERING DOGWOOD	6cm.

Klimo & Associates

Revisions	
No.	Date

Consultants	



5867 & 5855 132 ST, SURREY

Project Title

TREE REPLACEMENT PLAN

Project Number

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

Date June 15, 2022 Sheet #

Scale 1:200

Drawn Dimitri Khomko

Checked

REMOVAL OF FOUR (4) TREES AS PER ARBORIST REPORT. TREES #0651,0652,0656,0660 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF EIGHT (8) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0206-00
 Project Location: 5855 & 5867 – 132 Street, 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:

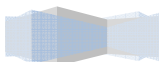
The area surrounding the subject property consists of older homes built about 50 years ago and a handful of homes built recently along with a townhouse complex across the street. The styles of the homes in the area are mainly “west coast modern” and “split-level” homes which range from 2000sf up to 3500sf.

Homes in the neighborhood include the following:

- A handful of the homes surrounding the property are approximately 1-3 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 9:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are also homes that are approximately 50 years old “Split-Level” homes approximately 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces or cedar shakes. These homes are clad with mainly vinyl siding.

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 “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 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:

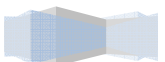
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.

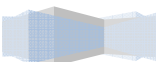
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Concrete tiles, shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped 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)

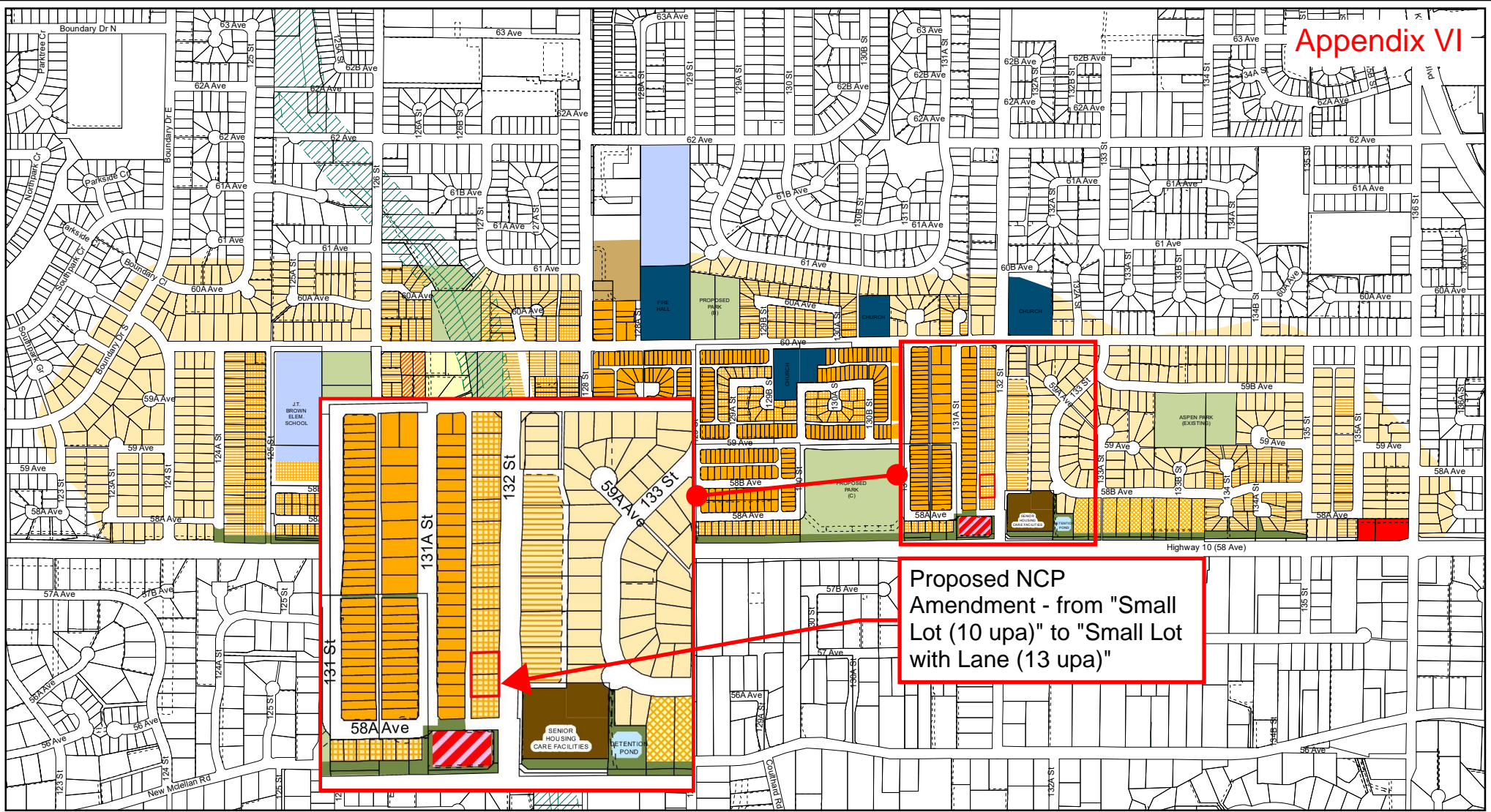
Summary prepared and submitted by: Simplex Consultants Ltd.





















Date: August 4, 2023

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

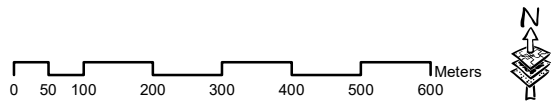
Date: August 4, 2023





- | | | | |
|--|---|---|--|
|  EXISTING HALF ACRE LOTS |  APPROVED CLUSTER HOUSING (10 UPA) |  INSTITUTIONAL |  BUFFER / GREENWAYS |
|  SUBURBAN TRANSITION LOTS |  SMALL LOT (10 UPA) |  PROPOSED INSTITUTIONAL |  PARKS |
|  EXISTING SUBURBAN TRANSITION LOTS |  SMALL LOT WITH LANE (13 UPA) |  EXISTING LOCAL COMMERCIAL |  WALKWAYS |
|  PROPOSED SINGLE FAMILY (6 UPA) |  Townhouse (25 upa) |  PROPOSED LOCAL COMMERCIAL |  MUNICIPAL R.O.W. |
|  EXISTING SINGLE FAMILY |  SENIORS HOUSING (20 UPA) |  SCHOOLS |  R.O.W. (BC HYDRO) |

WEST NEWTON/HWY #10 NCP LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0206-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

collectively referred to as the "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: 010-294-741
Lot 12 Section 8 Township 2 New Westminster District Plan 17740

5867 - 132 Street

Parcel Identifier: 010-294-759
Lot 13 Section 8 Township 2 New Westminster District Plan 17740

5855 - 132 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 has/have been issued, as follows:

Parcel Identifier:

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

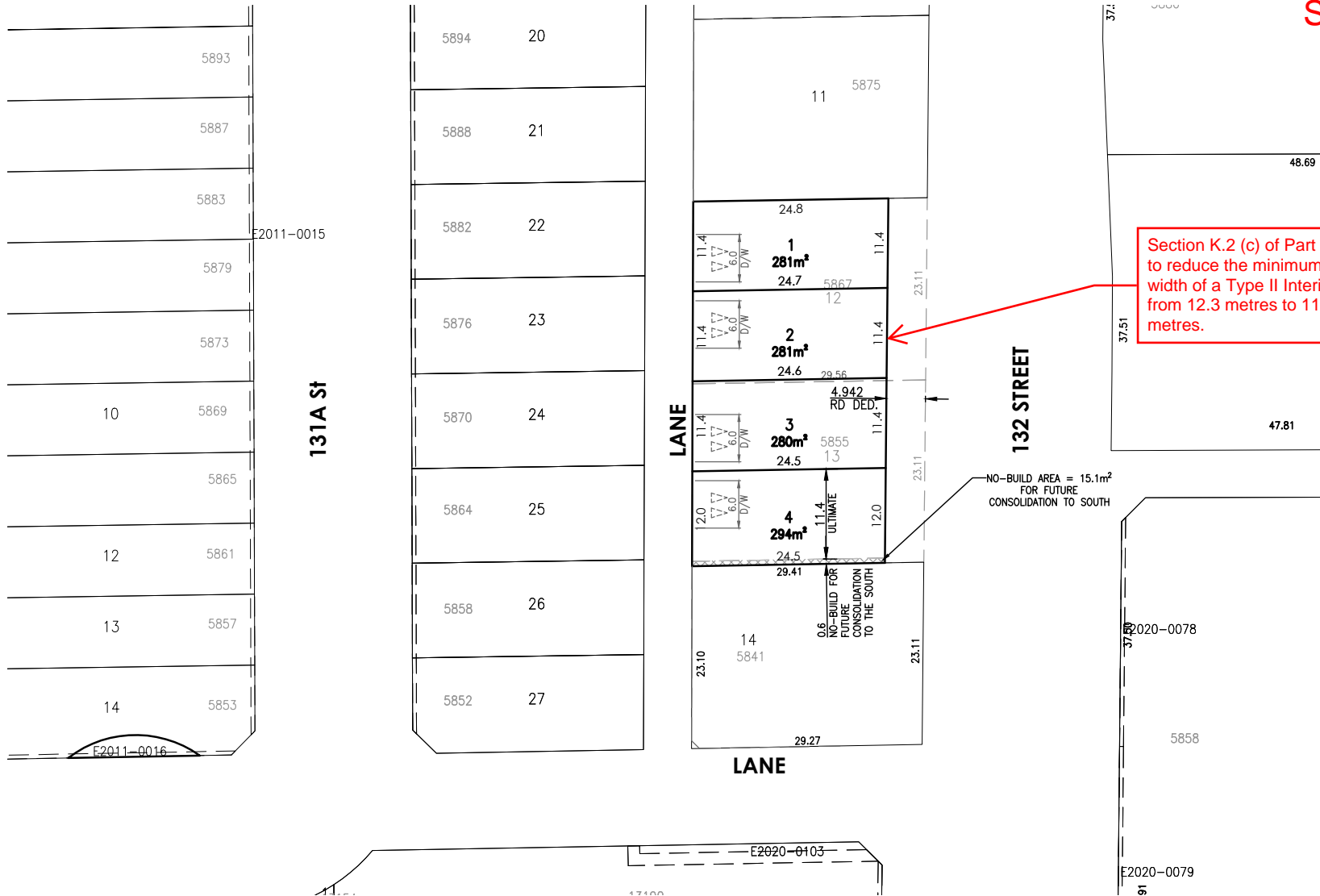
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) Section K.2 (c) of Part 17C, Single Family Residential (10) Zone – to reduce the minimum lot width of a Type II Interior Lot from 12.3 metres to 11.4 metres for proposed Lots 1, 2, 3, and 4;
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



**PRELIMINARY
FOR DISCUSSION PURPOSES**

Title				RESIDENTIAL DEVELOPMENT	
Address				5855 & 5867-132 STREET	
Project No.	22-026	Date	AUGUST 2023	Scale	-
Dwg No.			-		



Tel: 778-895-6358 | Email: nirvair@gs-dm.com