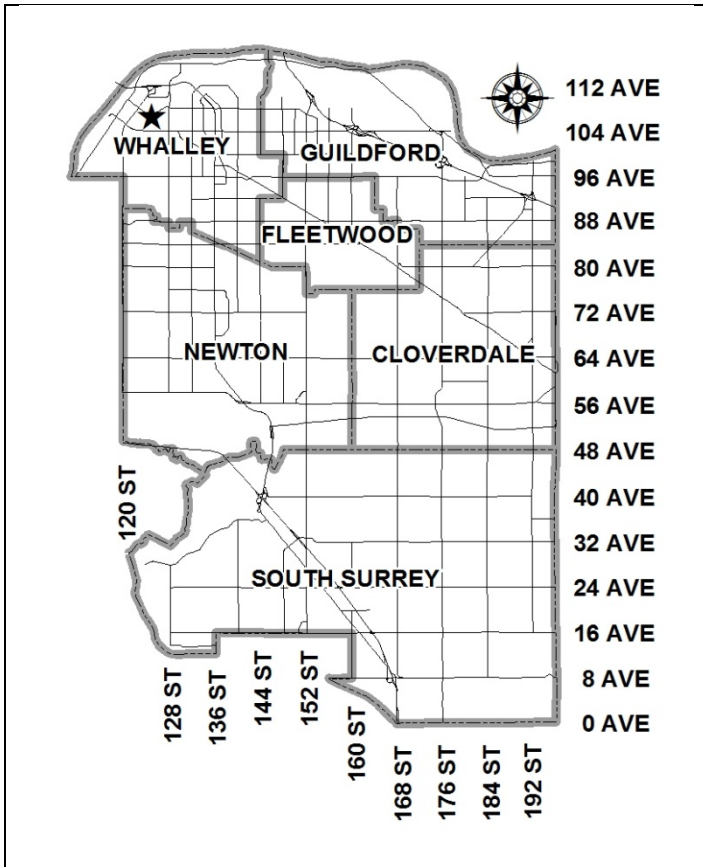


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0016-00

Planning Report Date: November 12, 2013



PROPOSAL:

- **NCP Amendment** from Parks & Open Spaces to Urban Residential
- **Rezoning** from RF to RF-12
- **Development Variance Permit**

in order to allow subdivision into 2 single family lots in South Westminster.

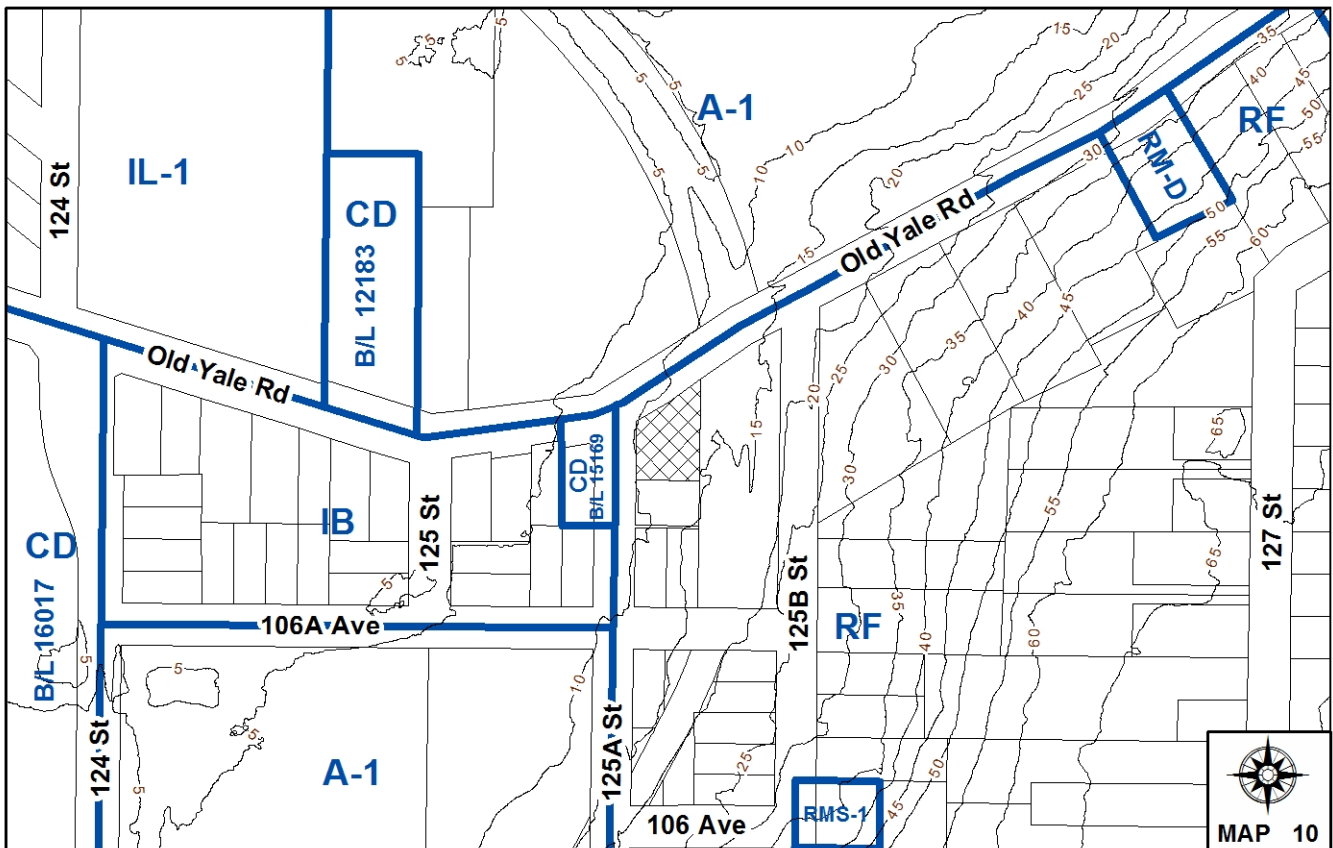
LOCATION: 12538 - Old Yale Road

OWNER: Image Development Inc.

ZONING: RF

OCB DESIGNATION: Urban

NCP DESIGNATION: Parks & Open Spaces



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the South Westminster Neighbourhood Concept Plan (NCP) from Parks & Open Spaces to a new designation, Urban Residential.
- Seeking reduced lot depth for proposed Lot 1.
- Seeking reduced setbacks for the front, rear and side yard on a flanking street for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The approval of Development Application No. 7906-0035-00 for private schools (Khalsa Schools) at 12389 – 104 Avenue to the west, is changing the development pattern in the area from light industrial and business park to residential in this part of South Westminster and lessens the need at this location for a buffer from the industrial lands.
- Development Application No. 7906-0247-00 for the 3.8-hectare (9.4-acre) site to the southwest, proposing thirty-two (32) small single family lots and one (1) open space lot, received Third Reading on September 12, 2011.
- The requested variances to vary the front, rear and side yard setbacks and the lot depth on proposed Lot 1 will allow for the lot to function as if its legal frontage is Old Yale Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0016-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth in the RF-12 Zone Type II corner lot from 22 metres (72 ft.) to 17 metres (56 ft.) for proposed Lot 1;
 - (b) to reduce the minimum front yard setback for the principal building in the RF-12 Zone from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot 1;
 - (c) to reduce the minimum rear yard setback for the principal building in the RF-12 Zone, from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
 - (d) to reduce the minimum side yard setback on a flanking street in the RF-12 Zone, from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) to the veranda and 4.0 metres (13 ft.) to the building face of the principal building for proposed Lot 1.
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 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;
 - (e) registration of a Section 219 Restrictive Covenant on all proposed lots to require mitigating measures to reduce the impact of external noise sources;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on the south portions of proposed Lots 1 and 2; and
 - (g) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect.

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the land from “Parks & Open Spaces” to a new designation “Urban Residential” when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Prince Charles Elementary School
1 Secondary student at L.A. Matheson Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2014.

Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot, immediately adjacent to an active railway line.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Old Yale Road):	Unauthorized vehicle storage.	Industrial in OCP and Business Park in South Westminster NCP	A-1
East (Across BC Hydro Rail right-of-way and 125B Street):	Vacant lots.	Urban in OCP	RF
South:	Single family dwelling.	Urban in OCP and Parks & Open Spaces in South Westminster NCP	RF
West (Across 125A Street):	Retail store.	Industrial in OCP and Business Park and Parks & Open Spaces in South Westminster NCP	CD (By-law No. 15169)

DEVELOPMENT CONSIDERATIONS

- The 1,157 square-metre (0.29-acre) subject site consists of one vacant lot located at 12538 - Old Yale Road in South Westminster.
- The property is zoned "Single Family Residential Zone (RF)", is designated "Urban" in the Official Community Plan (OCP) and is designated "Parks & Open Spaces" in the South Westminster Neighbourhood Concept Plan (NCP).
- The adjacent 125A Street forms the boundary between the Urban and Industrial designations in the OCP.
- The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into two (2) single family lots.
- The subject site is on Old Yale Road, which is designated an Arterial Road, and therefore both lots must be accessed from 125A Street. The applicant has proposed access for proposed Lot 2 from a 4.5-metre (15-ft.) wide panhandle driveway along the southern lot line.
- Proposed Lot 2 conforms to the minimum requirements of the RF-12 Zone Type I interior lot, with a lot width of 12.8 metres (42 ft.) and a lot area of 565 square metres (6,082 sq. ft.).
- Proposed Lot 1, a corner lot, fronts 125A Street, as it is the narrowest road frontage. Proposed Lot 1 does not conform to the minimum requirements of the RF-12 Zone for Type II corner lots, with a lot depth of only 17 metres (56 ft.). A Development Variance Permit to reduce the lot depth and the front, rear and side yard setbacks is required in order to allow the lot to function as if the legal frontage is Old Yale Road (see By-law Variance section).

Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which concludes existing homes do not provide a suitable context, proposed a set of building design guidelines for both proposed lots based on today's standards (Appendix V).
- A preliminary lot grading plan, submitted by Mainland Engineering (2007) Corporation has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on both lots.
- The subject site is not within the 200-year flood plain.

Tree Preservation and Replacement

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Mike Fadum and Associates Ltd. (Tree Summary in Appendix VI). The report and plans have been reviewed by the City Landscape Architect and deemed generally acceptable.

- The following chart provides a summary of the tree retention and removal by species:

TREE CHART	ON-SITE TREES			OFF-SITE TREES		
	Tree Species	Total Trees	Retention	Removal	Total Trees	Retention
Cherry	4	0	4	0	0	0
Falsecypress	0	0	0	3	3	0
Dogwood	0	0	0	1	0	1
Butternut	0	0	0	2	2	0
Bigleaf Maple	0	0	0	1	1	0
Norway Maple	0	0	0	1	1	0
Falsecypress (City Hedgerow)	15	0	15	0	0	0
TOTAL	19	0	19	8	7	1

- The report identifies nineteen (19) protected trees on site, including 3 trees shared with the City, and a hedgerow of fifteen (15) Falsecypress shared with the property owner to the south. All nineteen (19) onsite trees are proposed for removal. The applicant will be required to obtain written permission for the removal of the shared hedgerow from the property owner to the south.
- The report also identifies eight (8) off-site trees, including six (6) trees within the existing and future road allowance on Old Yale Road, and one (1) on the abutting property to east, all of which are proposed to be retained.
- One (1) off-site tree on the abutting property to the south is proposed for removal due to possible water stress. The applicant will be required to obtain written permission for the removal of the tree from the property owner to the south.
- The applicant is required to plant 38 replacement trees to compensate for the trees being removed.
- The applicant is proposing 6 replacement trees, which results in an average of 6 trees per lot. The applicant will be required to pay cash-in-lieu for the tree deficit, to be determined upon approval of the finalized Arborist Report.

JUSTIFICATION FOR PROPOSED NCP AMENDMENT

- An amendment to the South Westminster Neighbourhood Concept Plan (NCP) is required to redesignate the subject site from Parks & Open Spaces to Urban Residential. Urban Residential is a new designation for the South Westminster NCP.
- The South Westminster NCP originally proposed high quality business park uses to be developed near the south slopes adjacent to the residential areas on the hillside. In order to buffer the impacts of the business uses from the residential area, the NCP proposed a buffer along the escarpment. The subject site is a designated buffer area between the intended business park uses to the west and the residential areas to the east.
- The applicant justifies the proposed NCP amendment based on development applications in the area.

- On September 12, 2011, Council granted Third Reading to Development Application No. 7906-0247-00 which proposes to amend the South Westminster NCP to redesignate the A-1-zoned lands south-west of the subject site from Business Park to Special Residential and Public Open Space and Park, in order to permit the development of 32 small single family lots with a live/work component, and one lot for open space purposes. If approved, this development application will change the development pattern in the area bounded by Old Yale Road, 124 Street and the BC Hydro Rail right-of-way from light industrial and business park to residential. In the absence of light industrial and business park uses in this area, the need for a buffer area will no longer be required.
- While the proposal differs from the parks designation in the South Westminster NCP, staff support the NCP amendment as it is consistent with the Urban designation in the OCP.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 18, 2013. Staff did not receive any responses.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth in the RF-12 Zone from 22 metres (72 ft.) to 17 metres (56 ft.) for proposed Lot 1.

Applicant's Reasons:

- The minimum lot depth must be reduced on proposed Lot 1 in order to create 2 lots and construct houses on the lots that are oriented towards Old Yale Road.

Staff Comments:

- The subject site is located on Old Yale Road, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830.
- Vehicular access is not permitted to the proposed lots from Old Yale Road. Access to proposed Lots 1 and 2 must be from 125A Street. As a result, a 4.5-metre (15-ft.) wide panhandle is being proposed in order to provide access to proposed Lot 2.
- Proposed Lot 1 is on the southeast corner of Old Yale Road and 125A Street. According to the Zoning By-law, the front lot line of a corner lot is defined as "*the shortest of the lot lines abutting a highway*". Based on this definition, proposed Lot 1 fronts 125A Street.

- The RF-12 Zone requires a minimum lot depth of 22 metres (72 ft.). However, the depth of proposed Lot 1 is only 17 metres (56 ft.). The Approving Officer has no discretion on lot depth.
- The house on proposed Lot 1 will be oriented north-south as if the frontage were Old Yale Road, and therefore, in practice, the depth will be 29 metres (95 ft.), which is greater than the 22-metre (72-ft.) depth required under the RF-12 Zone.
- The proposed variance does not impact the functionality of the lot or the size of house that can be built.
- Staff support the proposed variance.

(b) Requested Variances:

- To reduce the minimum front yard setback for the principal building in the RF-12 Zone, from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot 1;
- To reduce the minimum rear yard setback for the principal building in the RF-12 Zone, from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- To reduce the minimum side yard setback on a flanking street for the principal building in the RF-12 Zone, from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) to the veranda and 4.0 metres (13 ft.) to the building face for proposed Lot 1.

Applicant's Reasons:

- The minimum front, rear and side yard setbacks must be varied on proposed Lot 1 in order to construct a house that is oriented towards Old Yale Road.

Staff Comments:

- Although 125A Street will be the legal frontage for proposed Lot 1, the house will be oriented north-south so that, in practice, the house will function as if its frontage is Old Yale Road. Therefore, the setbacks will need to be varied as if the front yard is on Old Yale Road and the flanking side yard is on 125A Street.
- The RF-12 Zone requires a minimum front yard setback of 6.0 metres (20 ft.), however for proposed Lot 1 this is proposed to be reduced to 2.4 metres (8 ft.), which is the minimum requirement for a side yard on a flanking street.
- The RF-12 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.), however for proposed Lot 1 this is proposed to be reduced to 1.2 metres (4 ft.), which is the minimum requirement for a side yard.
- The RF-12 Zone requires a minimum side yard setback on a flanking street of 2.4 metres (8 ft.), however 2.0 metres (7 ft.) measured to the veranda and 4.0 metres (13 ft.) measured to the building face are proposed so that the side yard on a flanking street functions as the front yard.

- The applicant is proposing to provide an attached double-car garage at the rear of the proposed house, as well as a double driveway along the southern lot line of proposed Lot 1. The proposed driveway will be 17 metres (56 ft.) in length, which is much greater than the 6.0 metres (20 ft.) in length required for a standard uncovered parking space under the provisions of Zoning By-law No. 12000.
- The proposed variances improve the functionality of proposed Lot 1 by allowing a standard size of house to be built, with adequate parking.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed NCP Amendment
Appendix VIII.	Development Variance Permit No. 7907-0016-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Avnash Banwait
 Mainland Engineering Corporation
 Address: 8363 - 128 Street, Unit 206
 Surrey, BC V3W 4G1

 Tel: 604-543-8044 - Work
 604-543-8044 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 12538 - Old Yale Road

 - (b) Civic Address: 12538 - Old Yale Road
 Owner: Image Development Inc
 PID: 011-631-856
 Lot "A" Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

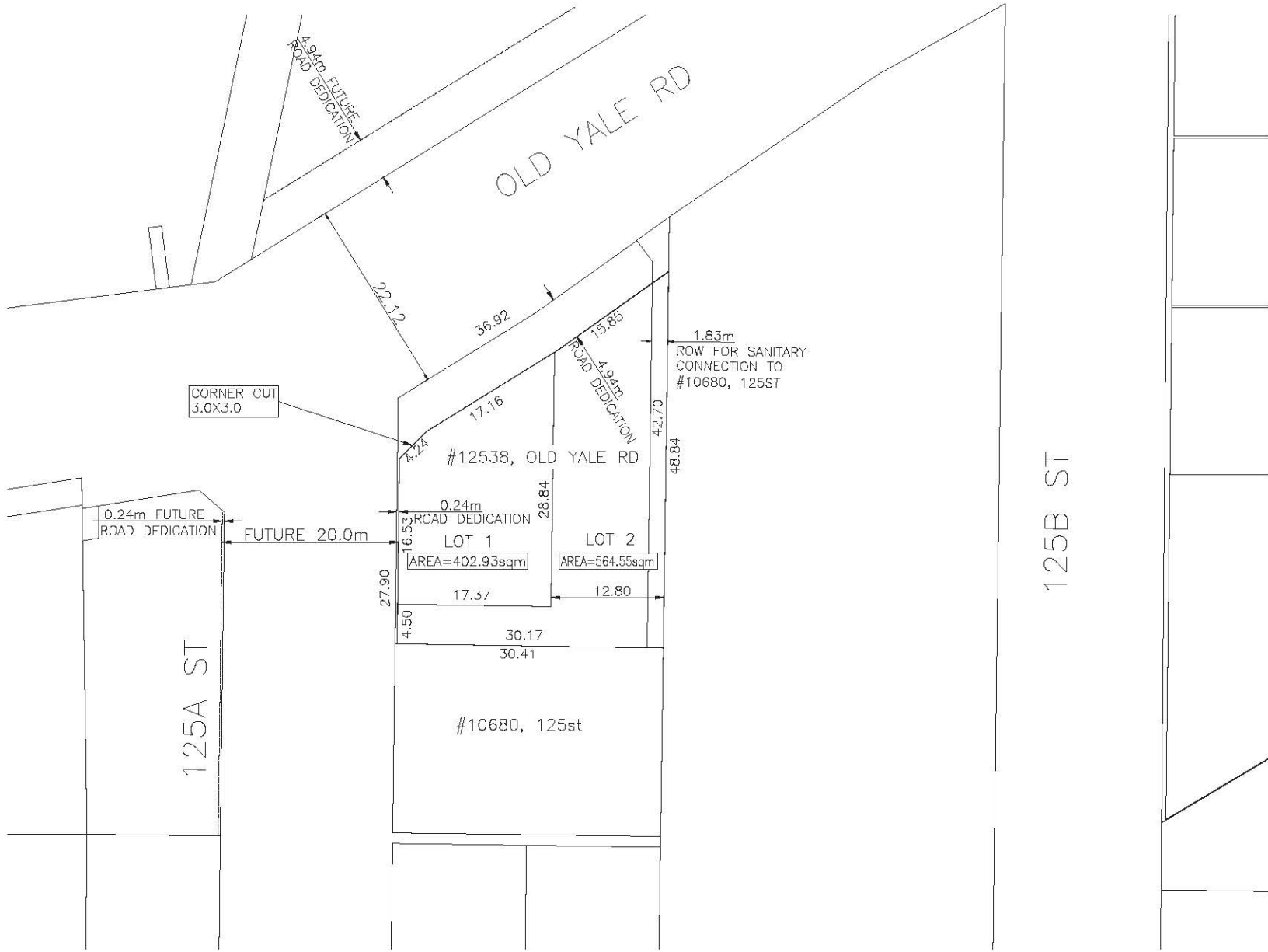
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification of Development Variance Permit No. 7907-0016-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the associated Rezoning application.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.24727
Hectares	0.100072
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	12.80 – 16.53
Range of lot areas (square metres)	402.93 – 564.55
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.2 uph & 6.9 upa
Lots/Hectare & Lots/Acre (Net)	20.7 uph & 8.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	44.7 ⁰ %
Estimated Road, Lane & Driveway Coverage	25.8 ⁰ %
Total Site Coverage	70.5 ⁰ %
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Lot Depth	YES
Setbacks	YES



NO.	YY/MM/DD	DRN	CH	REVISION
0	13/11/06	RM	AB	ISSUED FOR PRELIMINARY LAYOUT APPROVAL

MAINLAND ENGINEERING CONSULTANTS CORPORATION
 SUITE 208 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (804) 543 8044 FAX: (804) 543 8104
 EMAIL: civil@mainlandeng.com

OWNER/DEVELOPER: AMIT CHOPRA
 PH: 778-891-4339
 DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION-OPTION-2
 #12538 OLD YALE RD SURREY, BC
 DWG. NAME: **PRELIMINARY LAYOUT PLAN**

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM	D7-0018-00	1
DRAWN	RM	SURREY DRAWING NO.	
CHECKED	AB	MAINLAND PROJECT NO.	OF 1
APPROVED	AB	C-1236	
		DATE 13/11/06	REV. 0

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

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

DATE: **November 6, 2013** PROJECT FILE: **7807-0016-00**

RE: **Engineering Requirements
Location: 12538 Old Yale Road**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942-metres on Old Yale Road to a 30-metre arterial road;
- dedicate 0.246-metres on 125A Street local road;
- register 0.5-metre statutory right-of-way (SRW) along Old Yale Road and 125A Street; and
- 3.0-metre x 3.0-metre corner cut at the intersection of Old Yale Road and 125A Street.

Works and Services

- construct east side of 125A Street to through local road standard;
- construct storm main and sanitary main along 125A Street;
- construct water main along Old Yale Road; and
- provide each lot with service connections.

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.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Thursday, February 14, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 07-0016-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

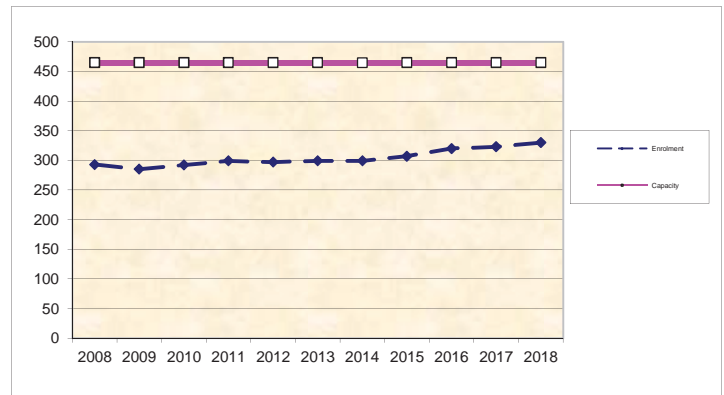
Elementary Students:	1
Secondary Students:	1

September 2012 Enrolment/School Capacity

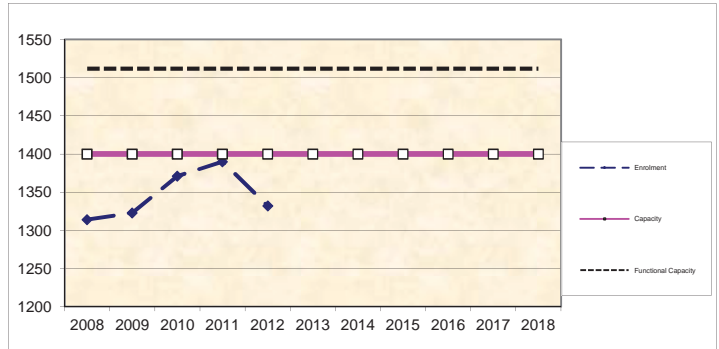
Prince Charles Elementary	
Enrolment (K/1-7):	37 K + 260
Capacity (K/1-7):	40 K + 425
L. A. Matheson Secondary	
Enrolment (8-12):	1332
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. 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.

Prince Charles Elementary



L. A. Matheson Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7907-0016-00
 Project Location: 12538 Old Yale Road, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

Of all lots surveyed in the study area, 40 percent are either vacant or contain structures that are not suitable for use as architectural context at the subject site.

This area was built out over a time period spanning from the pre-1950's to the 1970's. The age distribution from oldest to newest is: pre-1950's (33%), 1950's (17%), 1960's (33%), and 1970's (17%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (33%), 1501 - 2000 sq.ft. (50%), and 2001 - 2500 sq.ft. (17%). Styles found in this area include: "Old Urban" (33%), "West Coast Traditional (French Provincial emulation)" (17%), "Heritage (Old B.C.)" (50%). Home types include: Bungalow (17%), Bungalow with walk out basement (17%), Bungalow with above-ground basement (17%), 1.1/2 Storey (17%), Two-Storey (17%), and Three Storey (17%).

Massing scale (front wall exposure) characteristics include: Low mass structure (33%), low to mid-scale massing (17%), mid-scale massing (17%), and mid to high scale massing (33%). The scale (height) range for front entrance structures include: one storey front entrance porch (83%), and one storey front entrance veranda in heritage tradition (17%).

The range of roof slopes found in this area is: flat (14%), 4:12 (29%), 8:12 (43%), 12:12 (14%). Main roof forms (largest upper floor truss spans) include: main common hip roof (33%), main common gable roof (50%), and main Mansard roof (17%). Feature roof projection types include: none (17%), Common Hip (17%), Common Gable (50%), Shed roof (17%). Roof surfaces include: Tar and gravel (14%), Interlocking tab type asphalt shingles (57%), Rectangular profile type asphalt shingles (14%), Cedar shingles (14%).

Main wall cladding materials include: horizontal cedar siding (25%), horizontal vinyl siding (25%), vertical vinyl siding (25%), stucco cladding (13%), and full height brick at front (13%). Feature veneers are not evident on any homes. Wall cladding and trim colours include: Neutral (40%), Natural (20%), and Primary derivative (40%).

No homes in this area have a covered parking structure.

Landscaping standards are very low in this area, with half of lots having little or no landscape improvements. Driveway surfaces include: Gravel driveway (40%), Asphalt driveway (60%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-12 zone development (there are no context homes). Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** There are no homes that provide suitable style context. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "Rural Heritage", and "Craftsman Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** All homes have a single storey high front entrance. However, none of the homes are context homes. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys (common for the RF12 zone) to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, and brick. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 7:12 or higher are recommended.

Streetscape: Homes in the area surrounding the subject site are simple, old urban structures in various states of repair. Massing designs are simple, and lacking in architectural interest. Most roofs are simple structures of a common gable or common hip, with an interlocking tab type asphalt shingle surface. Wall cladding materials include vinyl, cedar, stucco, and brick. Landscape standards are low, with many lots having little or no landscape improvements. There is a large A-1 zoned property opposite the site in unkempt condition. There is a railway right of way adjacent to

the east side of the site. Another site nearby is used to park a range of vehicles. Overall, this area does not provide any context suitable for a year 2013 RF12 development.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-12 developments constructed in Surrey subsequent to the year 2010.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

Roof Pitch:

Minimum 7:12.

- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: broom finish concrete, exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 25, 2013

Reviewed and Approved by:  **Date:** March 25, 2013

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 07-0016-00
Project Location: 12538 Old Yale Road
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource includes one poor quality cherry on private property and a mixture of non native broadleaf and coniferous species on City property. Trees flanking Old Yale Road are typically of a young age class and of good structure and health. Trees flanking 125A Street are poorly structured and of poor health as a result of past topping and heavy blackberry infestation which has suppressed many of the trees in this area.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 25
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 19
Number of Protected Trees to be retained (A-C)	(D) 6
Number of Replacement Trees required (0 alder and cottonwood X 1 and 19 others X 2)	(E) 38
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 32
Total number of Prot. and Rep. Trees on site (D+F)	(H) 12
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) 6

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: August 9, 2013

Revised: October 28, 2013



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

C/O MAINLAND ENGINEERING CORP.

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

12538 OLD YALE RD.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T1 - TREE PRESERVATION
AND REMOVAL PLAN

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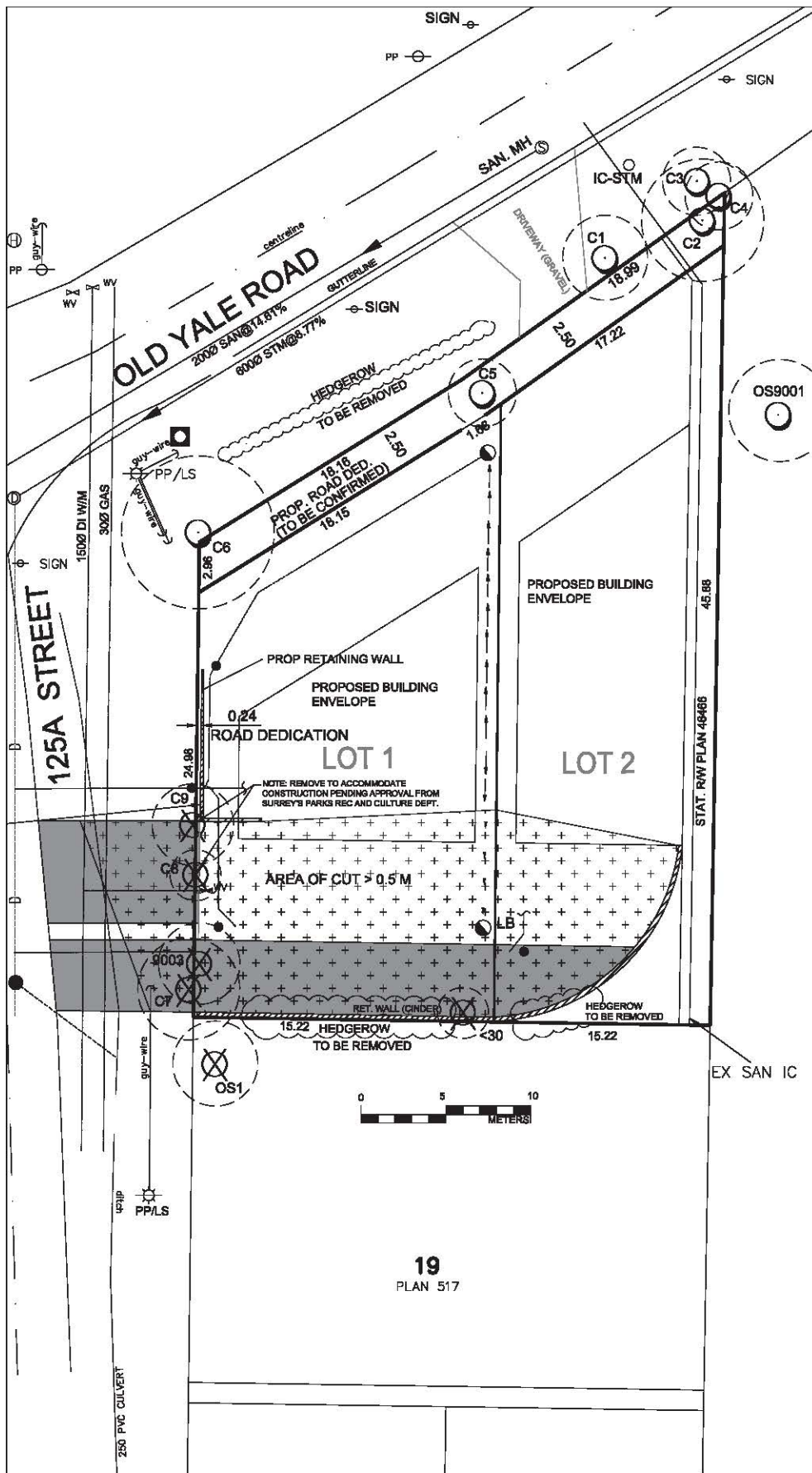
AS SHOWN

DATE

AUGUST 9, 2013

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

- MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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FILE NO.

C/O MAINLAND ENGINEERING CORP.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

12538 OLD YALE RD.,
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LAB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION AND REPLACEMENT PLAN

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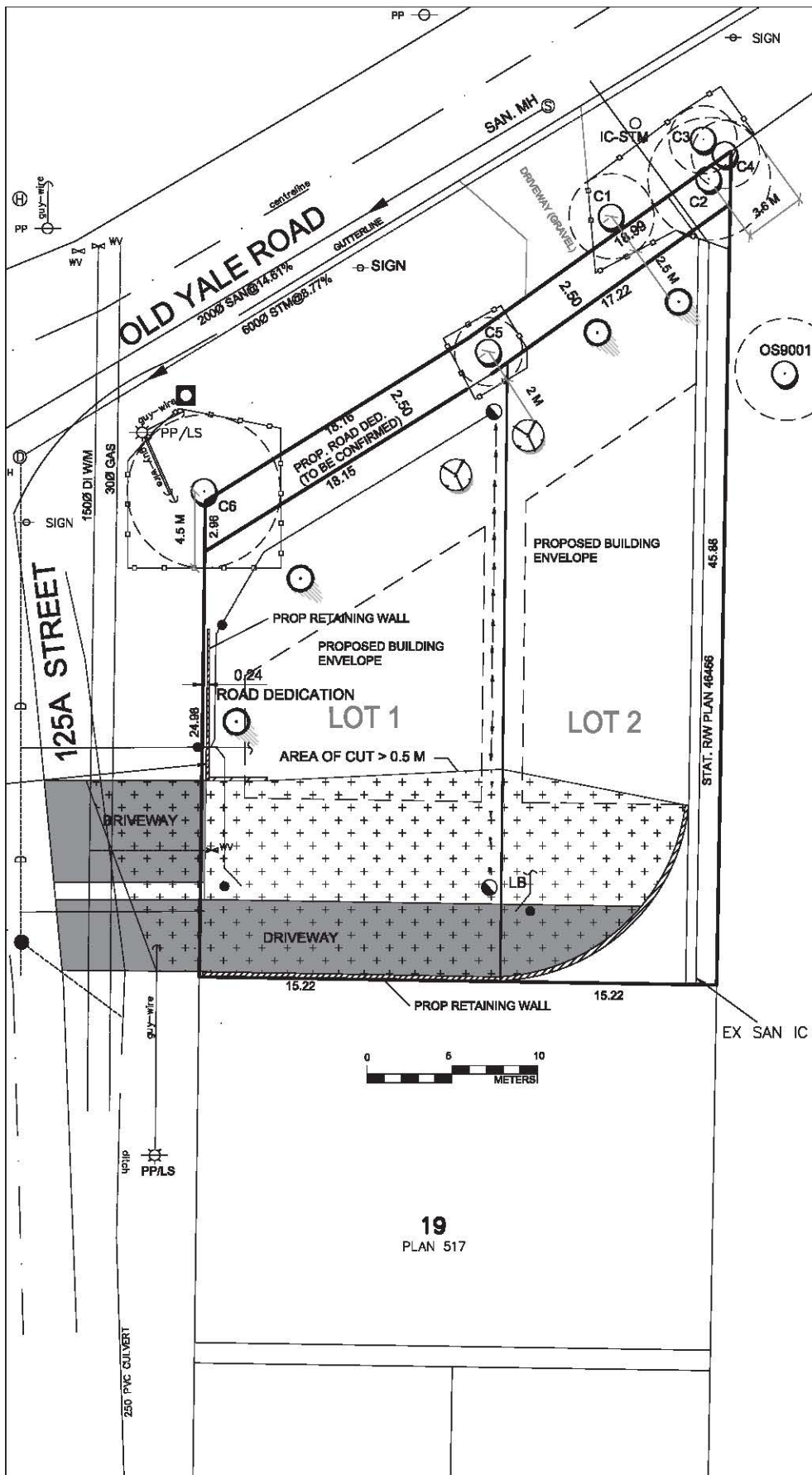
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DATE

AUGUST 9, 2013

T-2

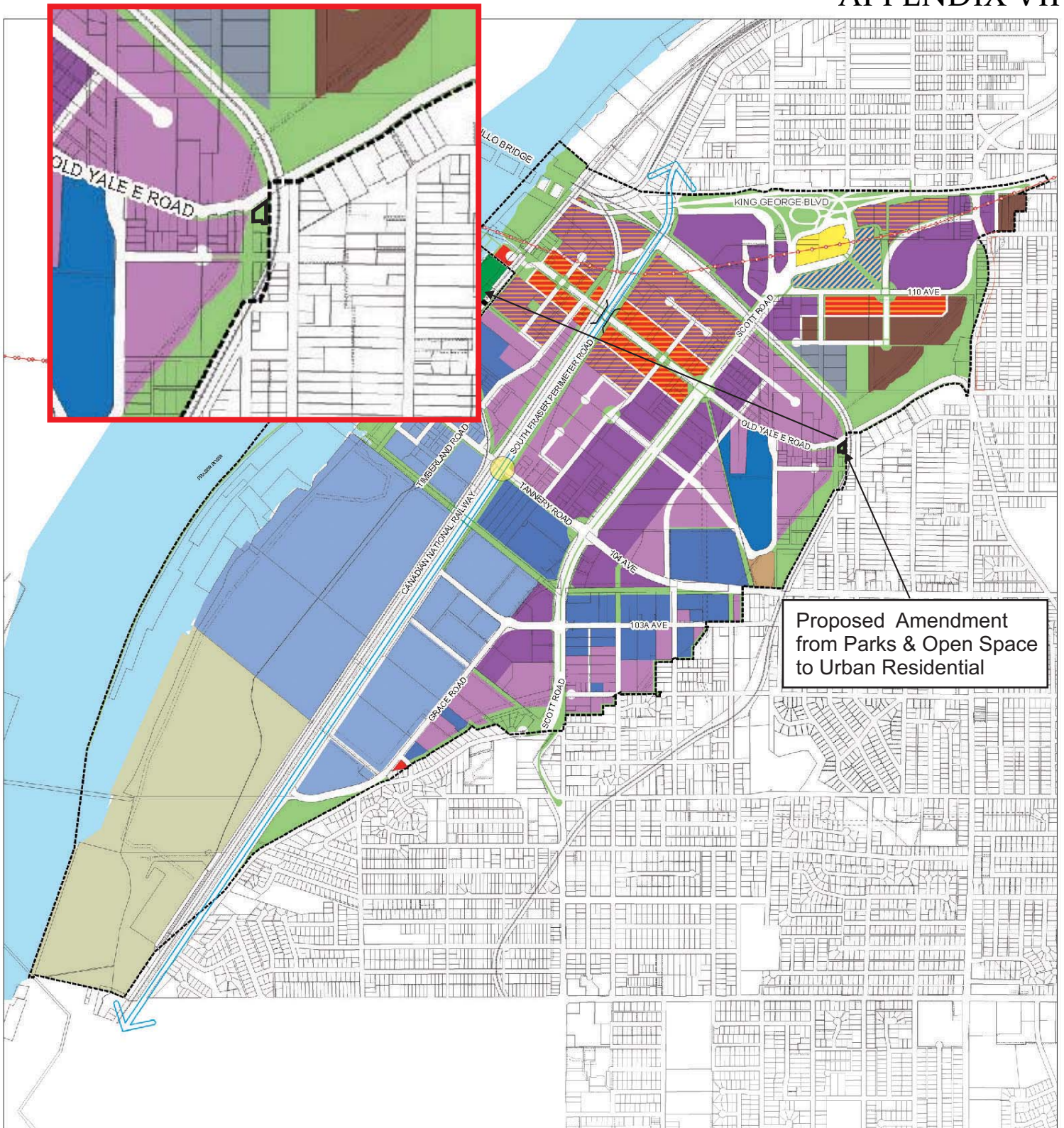
SHEET 2 OF 2



LEGEND

	TREE TO BE RETAINED		DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
	MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)		CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
	TREE PROTECTION FENCING		





SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, DECEMBER 8/2003



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0016-00

Issued To: IMAGE DEVELOPMENT INC.
("the Owner")

Address of Owner: 510 - W 49th Avenue
Vancouver, BC V5Z 2S4

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: 011-631-856

Lot "A" Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

12538 - Old Yale Road

(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:

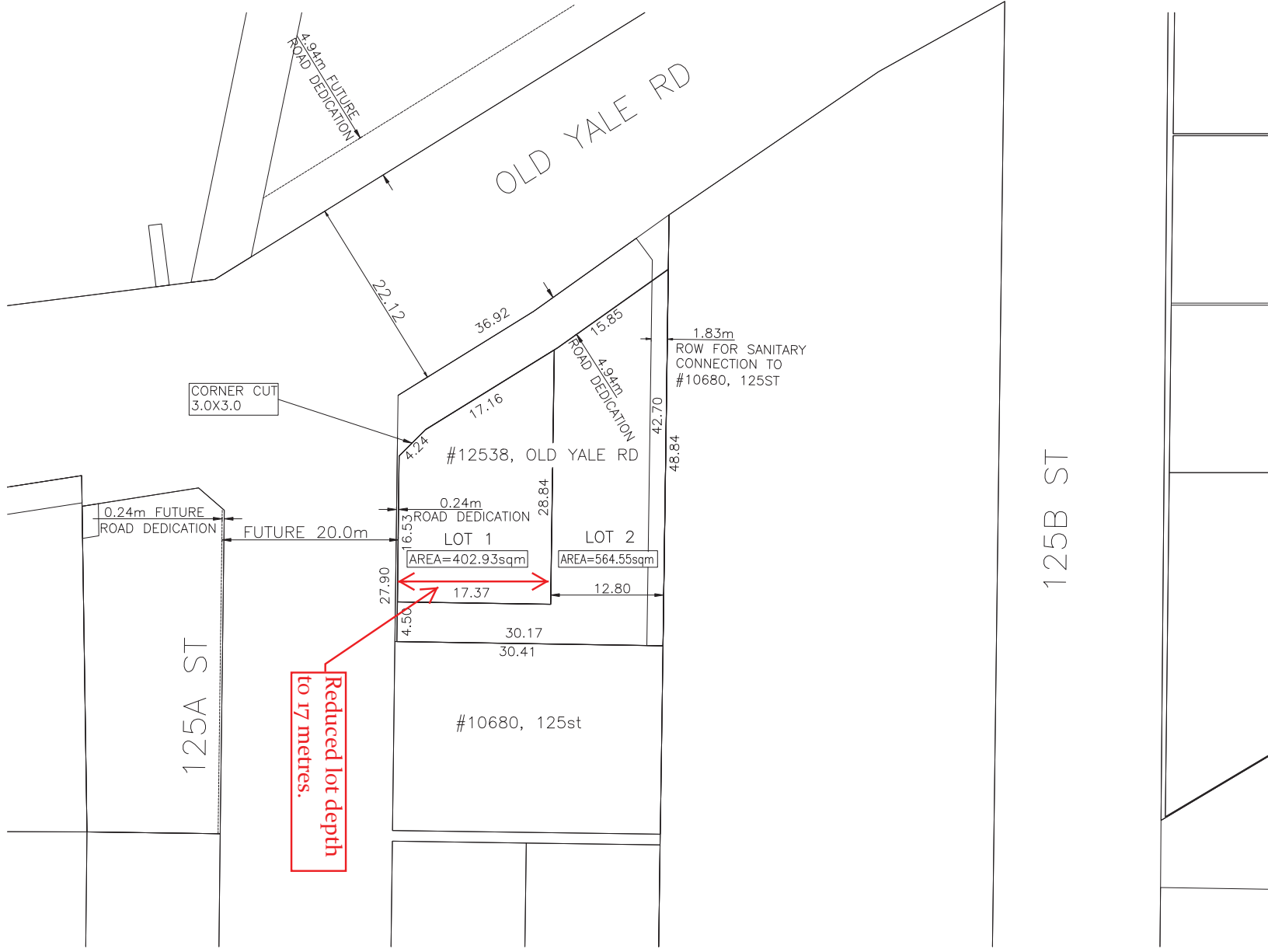
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K. Subdivision of Part 17A Single Family Residential (12) Zone (RF-12) type II corner lot, the minimum lot depth is reduced from 22 metres (72 ft.) to 17 metres (56 ft.) for Lot 1, as shown on the proposed subdivision layout shown on Schedule A which is attached hereto and forms part of this development variance permit.
 - (b) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for the principal building on Lot 1, as shown on Schedule B which is attached hereto and forms part of this development variance permit.
 - (c) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for the principal building on Lot 1, as shown on Schedule B.
 - (d) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the minimum side yard on a flanking street setback is varied from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) to the veranda and 4.0 metres (13 ft.) to the building face of the principal building on Lot 1, as shown on Schedule B.
- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 6. 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.
 - 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



125B ST

125A ST

OLD YALE RD

#12538, OLD YALE RD

#10680, 125st

Reduced lot depth
to 17 metres.

NO.	YY/MM/DD	DRN	CH.	REVISION
0	13/11/06	RM	AB	ISSUED FOR PRELIMINARY LAYOUT APPROVAL

MAINLAND ENGINEERING CONSULTANTS CORPORATION
 SUITE 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: civil@mainlandeng.com

OWNER/DEVELOPER: AMIT CHOPRA
 PH: 778-891-4339
 DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION-OPTION-2
 #12538 OLD YALE RD SURREY, BC
 DWG. NAME: **PRELIMINARY LAYOUT PLAN**

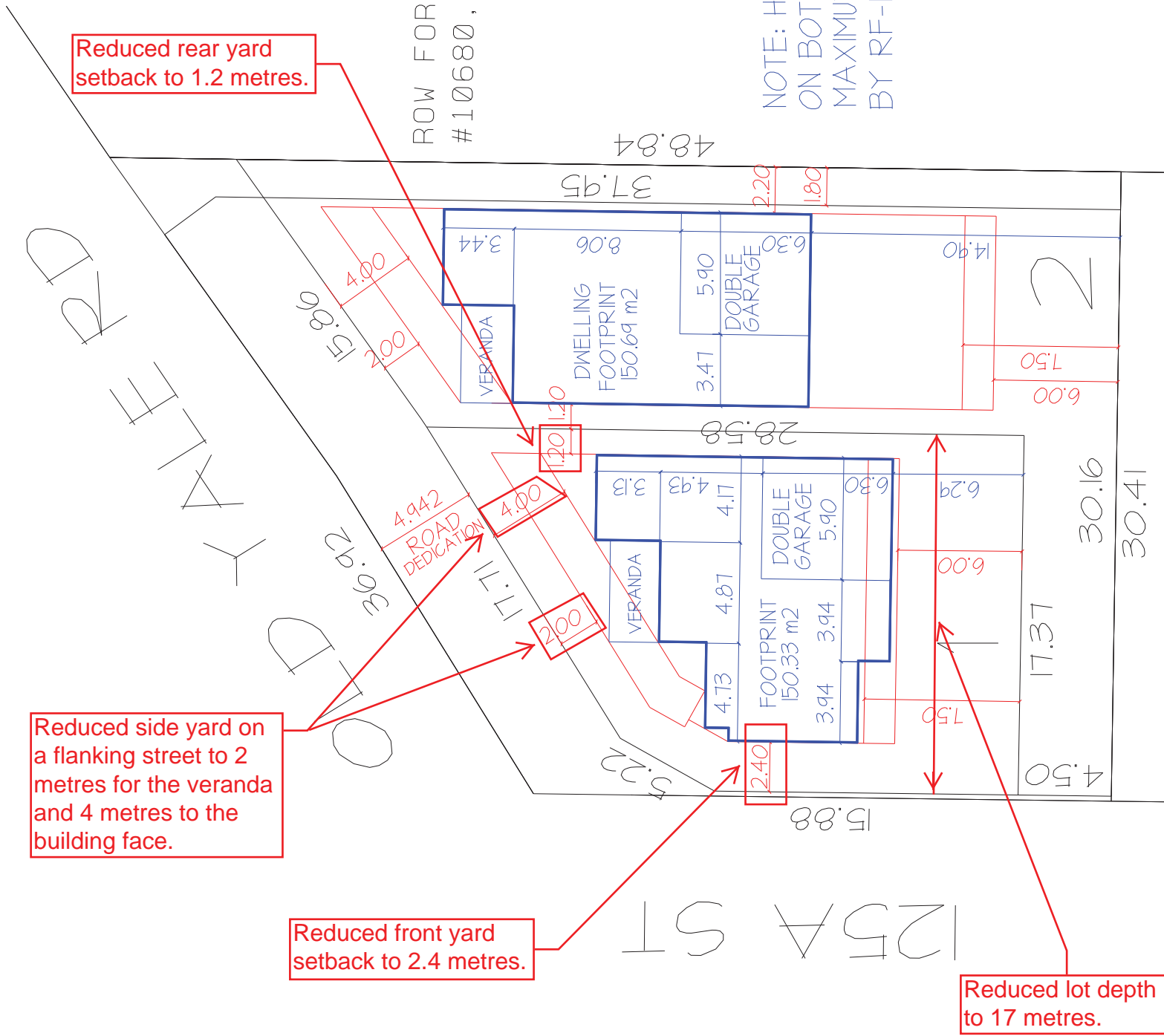
SCALE	N.T.S.	SURREY PROJECT NO.
DESIGNED	RM	07-0016-00
DRAWN	RM	SURREY DRAWING NO.
CHECKED	AB	MAINLAND PROJECT NO.
APPROVED	AB	C-1236
		DATE 13/11/06

SCHEDULE A

SCHEDULE B

ROW FOR SANITARY CONN TO #10680, 125ST

NOTE: HOMES ILLUSTRATED ON BOTH LOTS ARE AT MAXIMUM SIZE PERMITTED BY RF-12 BYLAW (2800 SQ.FT.)



Reduced rear yard setback to 1.2 metres.

Reduced side yard on a flanking street to 2 metres for the veranda and 4 metres to the building face.

Reduced front yard setback to 2.4 metres.

Reduced lot depth to 17 metres.