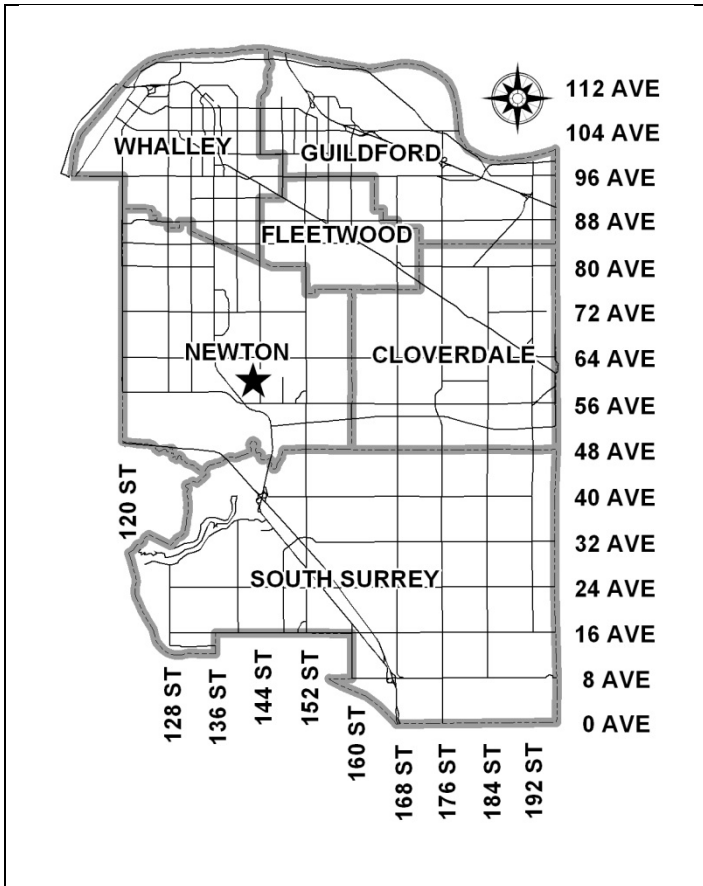


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0371-00

Planning Report Date: September 9, 2013

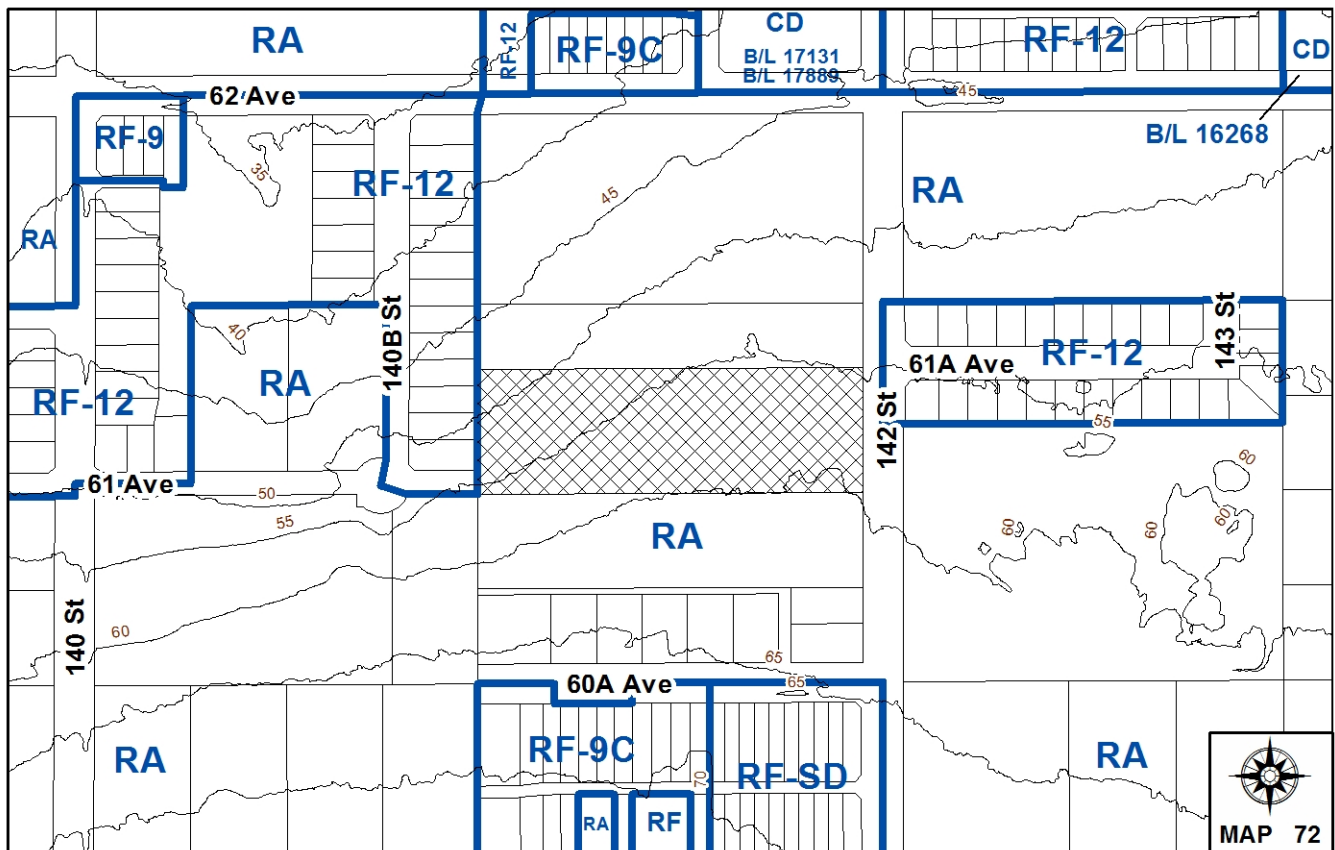


**PROPOSAL:**

- **Rezoning** from RA to RF and RF-12
- **Development Variance Permit**

in order to allow subdivision into 20 single family small lots, a remainder parcel for parkland, and to retain the existing dwelling.

**LOCATION:** 6109 - 142 Street  
**OWNER:** Kuldip Gill  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Residential Flex (6 - 14.5 units per acre) and Utility Right-of-way/Greenway



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

- Requires a Development Variance Permit to reduce the side yard to flanking street setback of the RF Zone in order to permit retention of an existing dwelling.

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan Designation.
- The proposed subdivision layout is consistent with the South Newton Neighbourhood Concept Plan (NCP) and introduces an additional north-south road (141 Street) which improves connectivity and vehicle circulation within the surrounding neighbourhood.
- The proposed over-sized RF lot has future subdivision potential to create 2 RF-12 lots.
- The variance will allow retention of the existing dwelling. Increased landscaping and fencing will be installed on the City boulevard to mitigate the impact of the proximity of the dwelling to the proposed roadway.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on the attached Survey Plan (Appendix VIII) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0371-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard to flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.2 metres (4 ft.).
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) final approval from B.C. Hydro for the proposed vehicle crossing (61 Avenue) through the existing statutory right-of-way;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant work with the Planning and Engineering Departments in order to address retention of trees within the 142<sup>nd</sup> Street Boulevard.
  - (f) the applicant provide appropriate landscaping and fencing along proposed 61 Avenue fronting proposed Lot 3.
  - (g) registration of a Section 219 Restrictive Covenant for the purpose of tree retention;
  - (h) the applicant address the shortfall in tree replacement; and
  - (i) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 21 for the future South Newton Greenway, as per the South Newton Neighbourhood Concept Plan.

## 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:**

7 students at Woodward Hill Elementary School  
3 students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in Phase I (Lots 1-9) of the project will be constructed and ready for occupancy no earlier than Fall of 2014. Phase II of the project cannot be completed until off-site works and services are completed at 6137 and 6181 142 Street.

(Appendix IV)

**Parks, Recreation & Culture:**

The Parks, Recreation & Culture Department (PRC) will accept 5% cash-in-lieu of parkland dedication and will purchase Lot 21, encumbered by a B.C. Hydro right-of-way, for completion of the South Newton Greenway as per the NCP.

**BC Hydro:**

The proposed north-south road (141 Street) may not encroach into the B.C. Hydro right-of-way. The proposed road crossing the B.C. Hydro corridor (61 Avenue) must be located at least 6 metres from all hydro poles. Any costs to relocate hydro poles will be done at the expense of the developer. In addition, park/open space in the B.C. Hydro right-of-way must be assigned a lot number to protect the rights of B.C. Hydro.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single Family Dwelling

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single Family Residential	Urban/Single Family Residential Flex	RA
East (Across 142 St.):	Single Family Residential & Woodward Hill Elementary	Urban/Single Family Residential Flex & Proposed School and Park	RF-12 & RA
South:	Single Family Residential	Urban/Single Family Residential Flex and Utility Right-of-way/Greenway	RA (Under application 7912-0151-00 for rezoning to RF-9 and RF-12).
West:	Single Family Residential	Urban/Single Family Residential Flex	RF-12

## DEVELOPMENT CONSIDERATIONS

- The subject property is a 1.2 hectare (2.9 acre) parcel located on the west side of 142 Street between 60 Avenue and 62 Avenue. It is currently zoned "One-Acre Residential Zone (RA)".
- The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex (6 – 14.5 u.p.a.)" in the South Newton Neighbourhood Concept Plan (NCP).
- The western portion of the property (encumbered by a B.C. Hydro right-of-way corridor) is designated "Utility Right-of-way/Greenway" in the South Newton NCP.
- The adjacent (southern) property at 6081 – 142 Street is currently under application (7912-0151-00) for rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)" in order to permit subdivision into 15 single family small lots and a remainder portion (to be purchased as parkland). Council granted 3<sup>rd</sup> Reading to the proposal at the July 22<sup>nd</sup>, 2013 meeting.

### Proposed Subdivision Layout

- The applicant is proposing to rezone the property to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential Zone (RF)" in order to permit subdivision into nineteen (19) RF-12 lots, one (1) RF lot, and one remainder lot (Appendix II).
- Proposed Lots 1 – 2 and 4 – 20 meet the minimum dimensional standards of the RF-12 Zone, and range from 320 – 375 m<sup>2</sup> in area, 13.4 – 16.5 meters in width, and 23 – 26 metres in depth.
- Proposed Lot 3 is proposed to be an oversized RF lot, on which the existing single family dwelling is proposed to remain. A Development Variance Permit for the flanking street setback is required to accommodate the existing location of the house in relation to the proposed 61 Avenue alignment.
- Proposed Lot 3 has adequate width, depth, and area in order to subdivide into two (2) RF-12 lots in the future, consistent with the NCP designation. At this time, a subsequent rezoning and subdivision application will be necessary.
- A location certificate, confirming that the existing dwelling conforms to the floor area ratio (FAR) requirements of the RF zone, has been provided.
- The owners of the subject property and the owners of 6081 142 St (to the south) have reached a private agreement to compensate for the inequality in road dedication of 61 Avenue, which veers south to accommodate retention of the existing dwelling. The Transportation Division of the Engineering Department supports this alignment.
- The proposed subdivision layout is generally consistent with the South Newton NCP. The NCP road concept plan was modified under application 7909-0132-00 (north of the subject site), introducing a new north-south road (141 Street) parallel to the BC Hydro utility corridor, as well as an extension of 61 Avenue across the utility corridor to ultimately connect with 140 Street. The applicant has responded to the City's request to continue this road pattern and proposes to dedicate the necessary land accordingly.

- The revised road network is supported by Transportation as it provides for increased densification as well as improved vehicle and pedestrian connectivity, better serving the needs of future residents in the surrounding neighbourhood.
- Upon subdivision, the City of Surrey will purchase proposed Lot 21, currently encumbered by a B.C. Hydro statutory right-of-way, for future completion of the South Newton Greenway as per the South Newton NCP.
- The applicant is proposing a 2-phase subdivision. Due to site sloping and offsite servicing constraints, proposed lots 10 – 20 cannot be serviced at this time. Completion of Phase 2 will be contingent on the development of 6137 142 Street to the north (or provision of an offsite statutory right-of-way), as well as the completion of application 7909-0132-00, located at 6181 142 Street, which has been granted 3<sup>rd</sup> Reading by Council.

### Tree Preservation

- The applicant has provided an Arborist Report, Tree Removal, and Tree Preservation and Replacements plans prepared by Diamond Head Consulting. The consulting arborists are Trevor Cox and Aaron Byng-Hall.
- The report indicates that there are a total of 97 bylaw protected trees on the subject property, of which 100% are proposed to be removed. The majority of trees on the subject site are located within road right of ways, or within building envelopes.
- A row of Douglas Fir trees along the 142<sup>nd</sup> Street Boulevard, currently proposed to be removed, warrant further consideration of retention. Retention of these cannot be confirmed until detailed Engineering servicing and key plans have been prepared. Staff have asked the applicant to work with the Engineering Department to modify servicing and driveway locations during the Engineering design stage in order to investigate this possibility.
- The table below provides a summary of removal/retention by species:

Tree Species	Existing	Remove	Retain
Cherry	3	3	-
Douglas Fir	19	19	-
Big Leaf Maple	14	14	-
Mountain Ash	1	1	-
Paper Birch	2	2	-
Red Alder	52	52	-
Western Hemlock	1	1	-
Western Red Cedar	5	5	-
<b>Totals</b>	<b>97</b>	<b>97</b>	<b>-</b>

- A total of 142 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant proposes 57 replacement trees. A \$25,500 contribution to the City's Green Fund is proposed in lieu of the remaining 85 replacement trees.
- A Tree Preservation Summary is included in Appendix VI of this report.

### Building Scheme & Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The Building Scheme requires that any major renovations to the existing house (to be retained) are reviewed by the appointed Design Consultant and be generally consistent with its existing design characteristics and the character of the surrounding houses.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements in all dwellings. Fill greater than 0.5 metres (1.5 ft.) will be required for portions of the lots fronting 61 Avenue in order to achieve in-ground basements.

### PRE-NOTIFICATION

Pre-notification letters were mailed on August 24<sup>th</sup>, 2011 to 77 properties within 100 metres of the subject site. A Development Proposal Sign was posted in front of the property on April 12, 2012. To this date, staff have received no comments on the application.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.2 metres (4 ft.);

Applicant's Reasons:

- The applicant intends to retain and continue living in the existing house.
- Recent and extensive improvements have been made to the interior of the structure.
- A cash agreement has been made with the owner of the property to the south, in order to compensate for the inequality in road dedication of 61 Avenue resulting from its relocation to accommodate the existing house.

Staff Comments:

- The existing dwelling is positioned 2.7 metres (9 ft.) from the southerly lot line of the subject site. 1.5 (5 ft.) metres of road dedication are required, leaving 1.2 metres (4 ft.) between the proposed lot line and the future 61 Avenue right-of-way.
- The reduced setback will not have an effect on the proposed adjacent lots.

- The Engineering Department has agreed to the modified alignment of 61 Avenue as previously described.
- Relocation of the north sidewalk on 61 Avenue fronting proposed Lot 3, and a widening of the 61 Avenue boulevard to accommodate additional landscaping and provide a visual buffer, will be evaluated during the design stage of the project contingent on the applicant providing detailed design drawings to the Engineering Department.
- Fencing will be required to be installed at the property line of proposed Lot 3 where it fronts 61 Avenue in order to separate the property from the close proximity of the street.
- Increased landscaping to form a buffer between the existing house and the sidewalk will be required to be installed on the boulevard adjacent to the fencing at the owner's expense.
- At such a time that the proposed RF parcel subdivides, the development variance permit will not apply to any new lots created.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
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	Development Variance Permit No. 7907-0371-00
Appendix VIII	Rezoning Block Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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Information for City Clerk

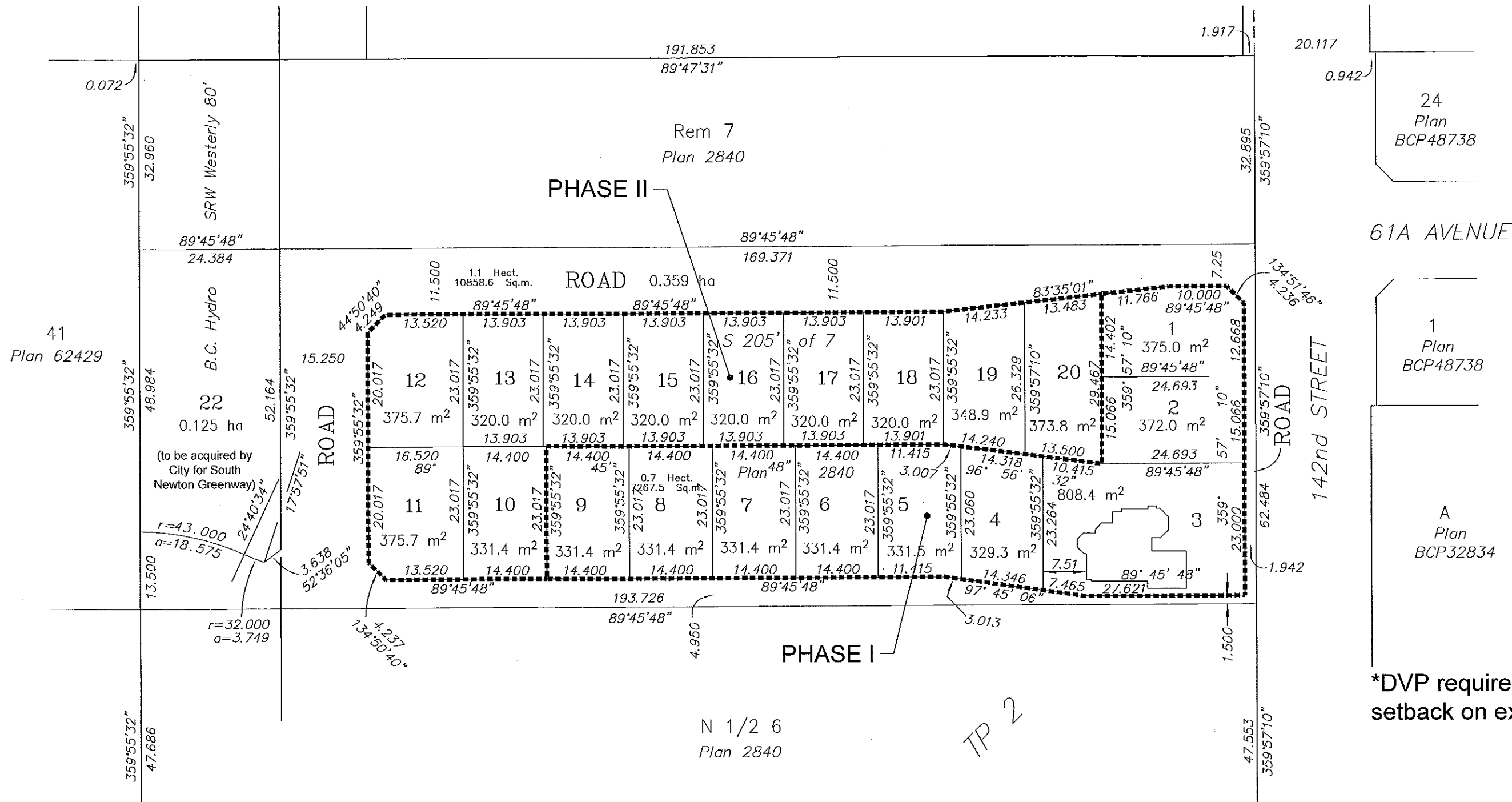
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Clarence Arychuk  
  Hunter Laird Engineering Ltd.  
  Address:                      Unit 300, 65 - Richmond Street  
  New Westminster, BC V3L 5P5  
  
  Tel:                              604-525-4651 - Work
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      6109 - 142 Street
  
  - (b)      Civic Address:                      6109 - 142 Street  
  Owner:                              Sukhminder Gill  
  Kuldip Gill  
  PID:                                      005-593-221  
  South 205.5 Feet Lot 7 Block 3 Section 9 Township 2 New Westminster District Plan 2840
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7907-0371-00 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 the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF - 12

Requires Project Data	Proposed		
<b>GROSS SITE AREA</b>			
Acres	2.9		
Hectares	1.2		
<b>NUMBER OF LOTS</b>			
Existing	RF	RA	RF-12
Proposed	1	1	19
<b>SIZE OF LOTS</b>			
Range of lot widths (metres)	23		13.4 - 16.5
Range of lot areas (square metres)	804		320 - 376
<b>DENSITY</b>			
Lots/Hectare & Lots/Acre (Gross)	17.5/7.24		
Lots/Hectare & Lots/Acre (Net)	27.5/11.2		
<b>SITE COVERAGE (in % of gross site area)</b>			
Maximum Coverage of Principal & Accessory Building	28%		
Estimated Road, Lane & Driveway Coverage	10%		
Total Site Coverage	38%		
<b>PARKLAND</b>			
Area (square metres)	-		
% of Gross Site	-		
<b>Required</b>			
<b>PARKLAND</b>			
5% money in lieu	YES		
<b>TREE SURVEY/ASSESSMENT</b>			
	YES		
<b>MODEL BUILDING SCHEME</b>			
	YES		
<b>HERITAGE SITE Retention</b>			
	NO		
<b>BOUNDARY HEALTH Approval</b>			
	NO		
<b>DEV. VARIANCE PERMIT required</b>			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	YES		
Others	NO		



Preliminary Subdivision Layout  
 Site: 6109 - 142 Street  
 Kuldip Gill  
 City File" 7907-0371-00



Monday, August 22, 2011  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 797 0371 00

**SUMMARY**

The proposed 22 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	3

September 2010 Enrolment/School Capacity

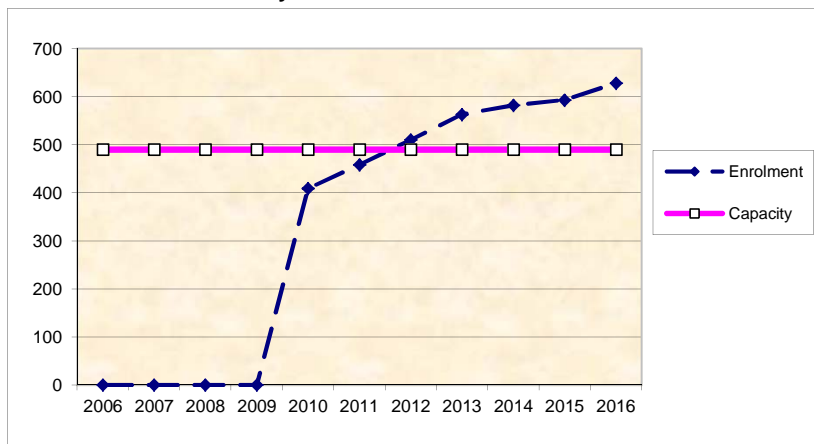
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

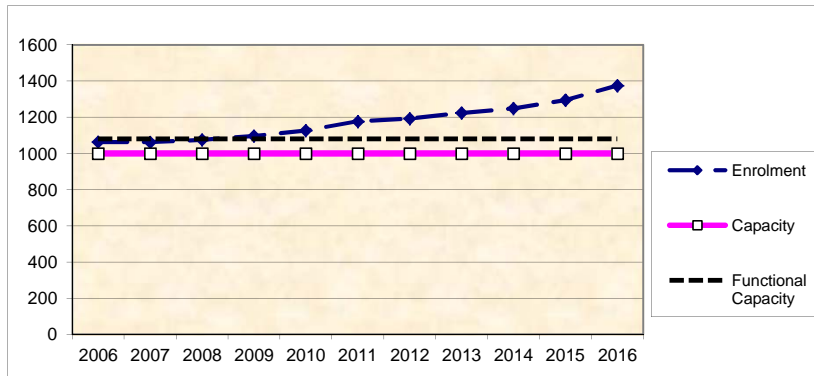
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary, is the #2 priority for funding in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary (#4 priority in the plan). The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

**Woodward Hill Elementary**



**Sullivan Heights 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: 7907-0371-00  
 Project Location: 6109 - 142 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located in an old suburban area that is now subject to a strong new growth trend. East of the subject site (opposite side of 142 Street) is a new 25 lot RF12 zone subdivision (Surrey project 7909-0263-00) in which 80% of the homes are currently under construction. There is a new application one lot north of the subject site (7909-0132-00), and a new application adjacent to the south side of the subject site (7912-0151-00). This area is clearly under transition from old suburban to "modern compact lot". The old suburban character will soon be overwhelmed by numerous compact lot homes, and so the correct strategy will be to emulate the emerging new "Neo-Traditional" / "Neo-Heritage" compact lot character rather than to attempt to preserve the remaining suburban character.

This area was built out over a time period spanning from the 1970's to the present in which numerous homes are under construction. The age distribution from oldest to newest is: 1970's (10%), 1980's (10%), 1990's (10%), Post 2010's (10%), and under construction (60%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 2501 - 3000 sq.ft. (70%), 3001 - 3550 sq.ft. (30%). Styles found in this area include: "West Coast Traditional (English Tudor emulation)" (10%), "Neo-Heritage" (10%), "Traditional Cape Cod" (10%), and "Neo-Traditional" (70%). Home types include: 1.1/2 Storey (10%), and Two-Storey (90%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (80%), Mid-scale massing with proportionally consistent, well balanced massing design (20%). The scale (height) range for front entrance structures include: one storey front entrance (30%), one storey front entrance veranda in heritage tradition (10%), and 1.1/2 storey front entrance (60%). The range of roof slopes found in this area is: 7:12 (6%), 8:12 (44%), 10:12 (6%), 12:12 (38%), and greater than 12:12 (6%). All homes have a double garage.

Main roof forms (largest upper floor truss spans) include: Main common hip roof (60%), and Main common gable roof (40%). Feature roof projection types include: Common Hip (13%), Common Gable (60%), Dutch Hip (7%), Boston Hip (7%), Shed roof (7%), and Carousel Hip (7%). Roof surfaces include: Shake profile asphalt shingles (80%), Concrete tile (rounded Spanish profile) (10%), and Cedar shingles (10%).

Main wall cladding materials include: Horizontal vinyl siding (30%), Hardiplank siding (10%), Stucco cladding (10%), Under construction - siding not yet applied (30%), and Full height brick at front (20%). Feature wall trim materials used on the front facade include: Brick feature veneer (9%), Stone feature veneer (18%), Horizontal cedar accent (9%), 1x4 vertical battens over Hardipanel in gable ends (27%), and "under construction" - accent materials not yet applied (36%). Wall cladding and trim colours include: Neutral (25%), Natural (33%), and Colours not applied (42%).

A variety of landscaping standards are evident, including: Landscaping not started (60%), old urban landscape standard with several mature shrubs and trees (10%), average modern urban landscape standard (20%), and above average modern urban landscape standard featuring numerous shrub plantings (10%). Driveway surfaces include: asphalt driveway (11%), exposed aggregate driveway (33%), and driveway not yet installed (56%).

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

- 1) **Context Homes:** There are numerous new and "under construction" homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study (homes in the 14200 block of 61A Avenue).
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-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 :** It is expected that all homes constructed at the subject site will be Two-storey type. However, Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 and RF-9 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 :** Front entrance porticos should be limited to a maximum height of one storey on RF9 lots 2-5 and 12-16 to ensure there is not proportional overstatement of this one element. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys on RF-12 zoned lots, which is appropriate given the expected scale of the RF-12 homes and the established precedence for 1.1/2 storey entrances on newly constructed RF-12 homes in this area.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.

- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would now stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** At aforesaid the context site to the east (7909-0263-00) there is obvious continuity of appearance. All homes are 2800 square foot (incl. garage) “Neo-Heritage” or “Neo-Traditional” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas or covered porches. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping is not yet complete on most lots. There are a few older homes remaining on large RA zoned lots, and there is an elementary school opposite the subject site.

## 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”, or “Neo-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 storey on RF-9 zone lots and 1 ½ storeys on RF-12 zoned lots.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 14200 block of 61A Avenue. Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically

regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**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 (dark) tones can be considered, providing the neutral trim colours are used, and providing colours are 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 8:12.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 20 percent of the width of the front and flanking street elevations on RF9 corner lots (there are no RF-12 corner lots). The upper floor is set back a minimum of 0.6 metres [2'- 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 on RF-12 lots, and a minimum of 12 shrubs of a 3 gallon pot on RF-9 zoned lots. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects to a rear lane.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: May 5, 2013

**Reviewed and Approved by:**

Date: May 5, 2013





**TREE PRESERVATION SUMMARY**

Project Location: 6109 142<sup>nd</sup> Street, Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: Three acre site which is mostly covered with deciduous forest.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		97	(A)
Number of Protected Trees declared high risk due to natural causes		-	(B)
Number of Protected Trees to be removed		97	(C)
Number of Protected Trees to be Retained	( A-B-C )	0	(D)
Number of Replacement Trees Required	( C-B ) x 2	142	(E)
Number of Replacement Trees Proposed		57	(F)
Number of Replacement Trees in Deficit	( E-F )	85	(G)
Total Number of Protected and Replacement Trees on Site	( D+F )	57	(H)
Number of Lots Proposed in the Project		21	(I)
Average Number of Trees per Lot	( H / I )	2.70	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:



July 8, 2013

Arborist

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0371-00

Issued To: Kuldip Gill  
Sukhminder Gill  
  
("the Owner")

Address of Owner: 6109 142 St.  
Surrey BC V3X 1C2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-593-221  
South 205.5 Feet Lot 7 Block 3 Section 9  
Township 2 New Westminster District Plan 2840  
6109 142 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

In Section F of Part 16 "Single Family Residential Zone" the minimum Side Yard on Flanking Street setback is varied from 3.6 metres (12 ft.) to 1.2 metres (4 ft.).

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 .

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Mayor – Dianne L. Watts

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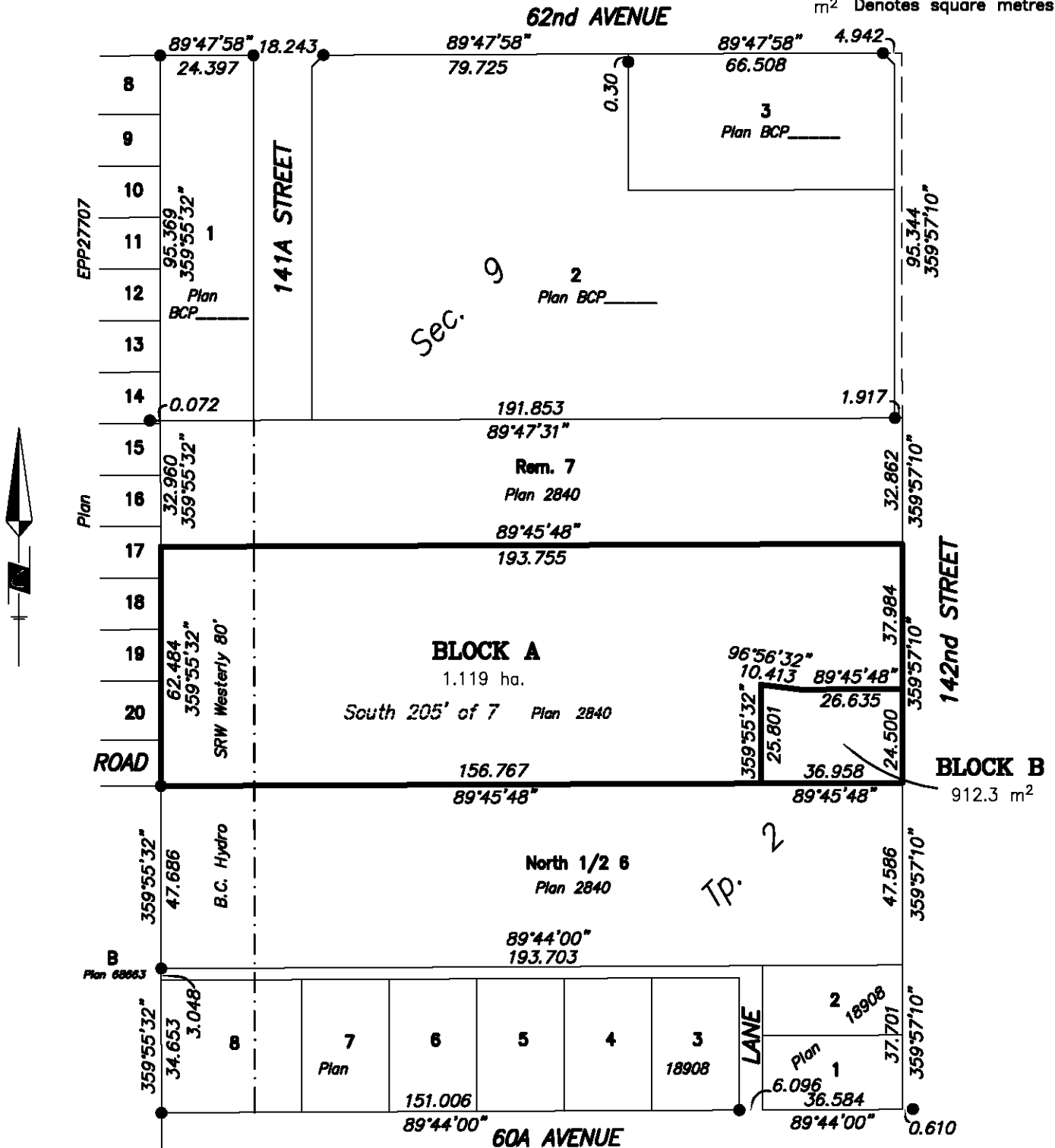
City Clerk – Jane Sullivan

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. \_\_\_\_\_ OF THE SOUTH 205' LOT 7, BLOCK 3,  
SECTION 9, TOWNSHIP 2, NWD, PLAN 2840**

City of Surrey B.C.G.S. 926.016

Legend:

- Denotes iron post found
- ha. Denotes hectares
- m<sup>2</sup> Denotes square metres



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

0 50 100m  
SCALE 1 : 1500  
All distances are in metres

Certified correct to survey dated  
this 3rd day of September, 2013.

Ken W. Schuurman, B.C.L.S.  
File: 5031-ZONING