

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0244-00

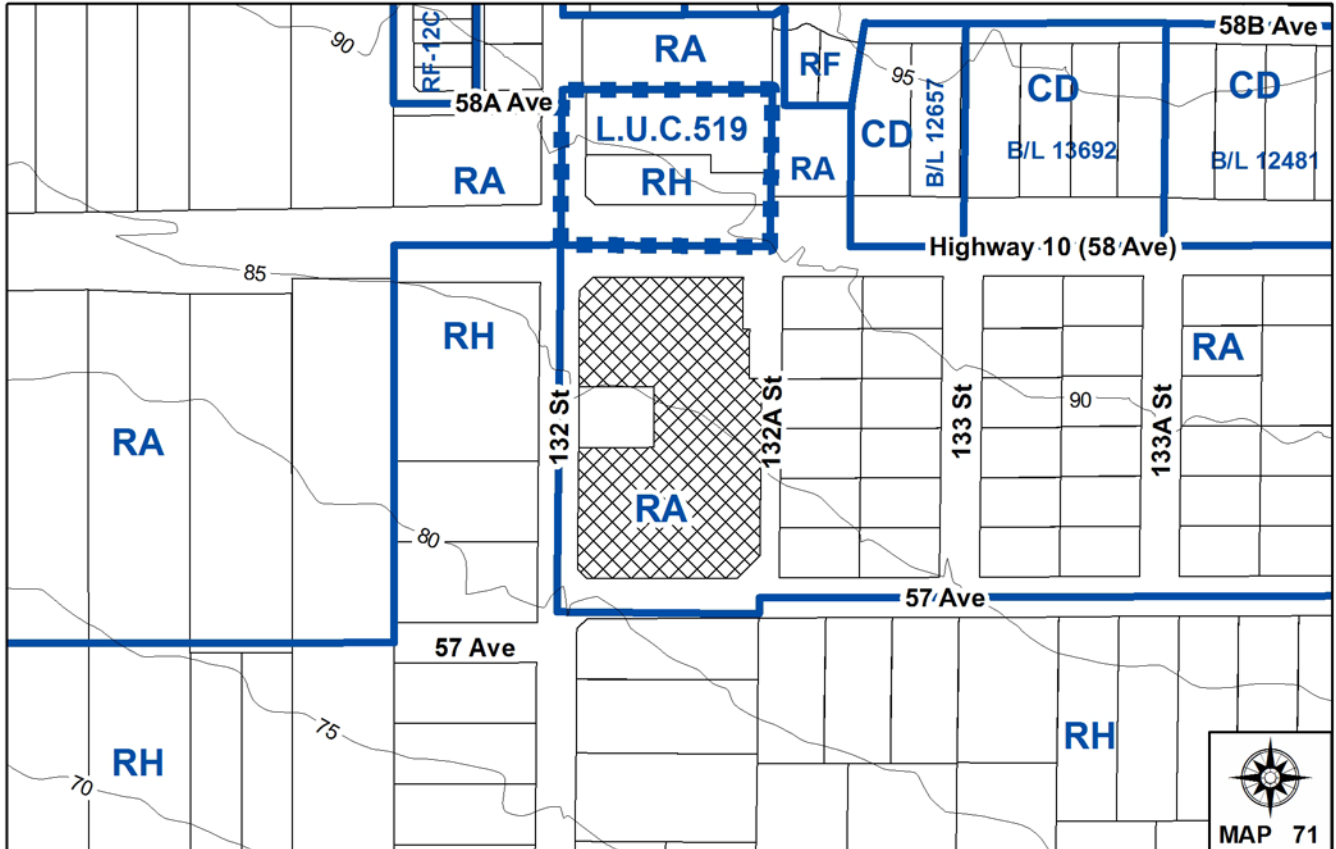
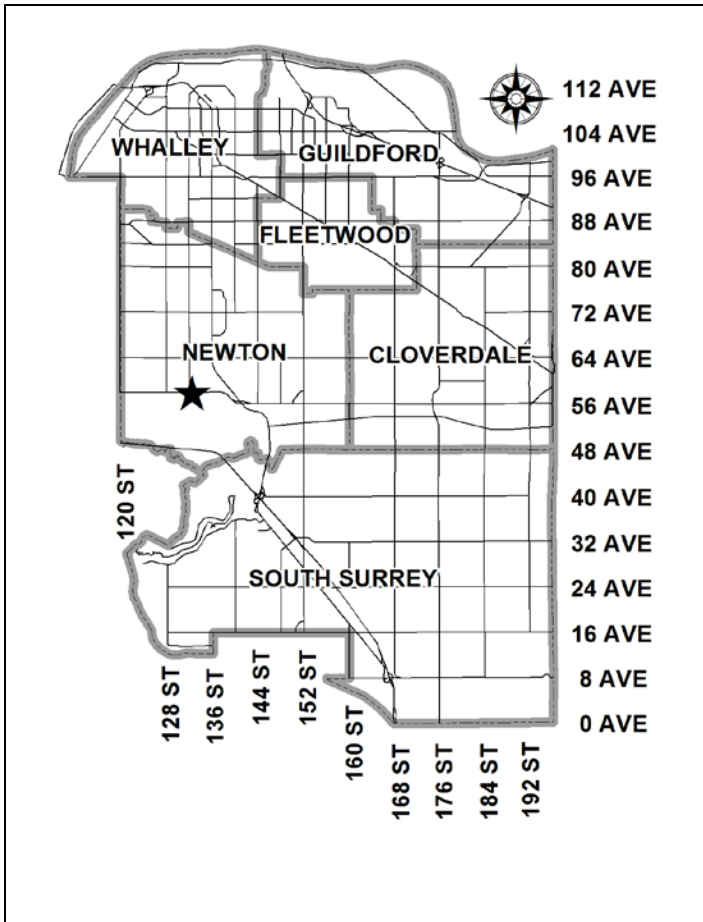
Planning Report Date: November 1, 2010

PROPOSAL:

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

in order to allow subdivision into six half-acre lots as well as reduce the minimum lot width, side yard setback (flanking street) requirement for one lot in order to preserve on-site trees, and vary the height of a noise attenuation fence along Highway No. 10 (58 Avenue).

LOCATION: 5734 - 132 Street
OWNER: Manjit Kaur Grewal
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential Half-Acre



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

- The applicant is requesting a Development Variance Permit in order to reduce the minimum lot width requirement for proposed Lot 3 from 30 metres (98 feet) to 27.3 metres (90 feet) thereby preserving a mature stand of trees located on-site.
- The applicant is requesting a Development Variance Permit in order to reduce the minimum side yard (flanking street) setback requirement from 7.5 metres (25 feet) to 5 metres (16 feet).
- The applicant is requesting a Development Variance Permit in order to increase the maximum height requirement for a noise attenuation fence from 1.2 metres (4 ft.) to 2.4 metres (8 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the West Panorama Ridge Local Area Plan.
- The proposed subdivision into half-acre lots is consistent with adjacent properties located south and west of the subject property and will maintain the existing suburban character of the surrounding neighbourhood.
- City staff have discussed the proposed rezoning and subdivision with the West Panorama Ridge Ratepayers' Association. There is general support for developing the subject property into half-acre residential lots as well as the Development Variance Permit to reduce the minimum lot width requirement for proposed Lot 3 thereby preserving additional on-site trees. The proposed variance will allow for a subdivision pattern with greater on-site tree retention.
- The proposed variance to reduce the minimum side yard setback (flanking street) will allow the future owner to achieve a suitable building envelope without compromising on-site tree preservation.
- The proposed variance will allow for appropriate noise attenuation fencing and better screen the development from traffic noise along Highway No. 10 (58 Avenue).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7909-0244-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement of the RH Zone from 30 metres (98 feet) to 27.3 metres (90 feet);
 - (b) to reduce the minimum side yard setback (flanking street) of the RH Zone from 7.5 metres (25 feet) to 5 metres (16 feet); and
 - (c) to increase the maximum height for a noise attenuation fence on a lot frontage, for a residential lot, from 1.2 metres (4 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, 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 addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant addresses the shortfall in tree replacement;
 - (h) finalize details of a 15-metre (40 ft.) landscape buffer including appropriate noise attenuation fencing adjacent to Highway No. 10 (58 Avenue) to the satisfaction of the City Landscape Architect;
 - (i) the applicant is required to provide a financial security for the noise attenuation fence and additional landscaping adjacent to Highway No. 10 (58 Avenue);

- (j) registration of a Section 219 Restrictive Covenant on the northern portion of Lot 5 and Lot 6 for a 15 metre (40 ft.) landscape buffer, including appropriate fencing, adjacent to Highway No. 10 (58 Avenue);
- (k) registration of a Section 219 Restrictive Covenant (No Build) for tree preservation on Lots 1 to 6 (inclusive); and
- (l) the applicant construct appropriate fencing along the western boundary of proposed Lot 1 and Lot 6.

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:**
 2 Elementary students at Colebrook Elementary School
 1 Secondary student at Panorama Ridge Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Parks supports the proposed layout and will accept 5% cash-in-lieu of parkland dedication. Parks has some concerns about the pressure this project will place on existing parks facilities and the applicant should meet with Parks staff to resolve these concerns.

Ministry of Transportation & Infrastructure & Infrastructure: Support. Preliminary support for the proposed rezoning is granted for one year pursuant to Section 52(3)(a) of the *Transportation Act*, subject to the following conditions: [1] no direct access to 58 Avenue/Highway No. 10; and [2] all storm-water shall be directed to a maintained storm drainage system.

SITE CHARACTERISTICS

Existing Land Use: One-acre residential.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 58 Avenue):	Single family residential	Suburban/ Urban Residential	LUC No. 519
East (Across 132A Street):	Single family residential	Suburban/ Suburban Residential (Half-Acre)	RA
South and West (Across 57 Avenue and 132 Street):	Single family residential	Suburban/ Suburban Residential (Half-Acre)	RH

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 1.45 hectares (3.58 acres) in area and is located on the south side of Highway 10 (58 Avenue) between 132 Street and 132A Street.
- The property is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential Half-Acre" in the West Panorama Ridge Local Area Plan (LAP).
- The subject property is currently zoned "One-Acre Residential (RA)". The applicant is proposing to rezone the property to "Half-Acre Residential (RH)" in order to permit subdivision into 6 RH lots.
- The proposed rezoning is consistent with the land use designations in the Official Community Plan (OCP) and West Panorama Ridge Local Area Plan (LAP).

Subdivision Layout

- All proposed lots conform to the minimum requirements of the RH Zone in terms of lot area, width and depth. However, the applicant has requested a variance for Lot 3 to reduce the minimum width requirement thereby preserving additional on-site trees.
- The applicant is proposing to dedicate 6.51 metres on 132A Street and a 3.0 metre X 3.0 metre corner cut at the intersection of 57 Avenue and 132A Street.
- The applicant proposes to demolish the existing dwelling.

Building Design 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, proposed a set of building design guidelines (Appendix V).
- A preliminary Lot Grading Plan submitted by CitiWest Consulting Ltd. has been reviewed by staff and is considered acceptable. The Plans show moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- No retaining walls are proposed.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites are not permitted.

Tree Preservation

- Mike Fadum from Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 232 mature trees on the subject property. The report proposes the removal of 137 trees because they are located either within the building envelope, within the footprint of the proposed driveways or are assessed as hazardous. The report proposes 95 trees be retained on Lot 1 to Lot 6. Thirty (30) replacement trees will be planted for a total of 125 trees on site, providing for an average of 21 trees per lot.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Red Alder	60	58	2
Mountain Ash	1	1	0
Paper Birch	2	2	0
Atlas Cedar	1	0	1
Deodar Cedar	1	0	1
Western Red Cedar	28	11	17
Cherry	1	1	0
Douglas Fir	127	57	70
Grand Fir	1	1	0
Western Hemlock	6	6	0
Bigleaf Maple	1	0	1
Norway Maple	1	0	1
Lodgepole Pine	1	0	1
Monkey Puzzle	1	0	1
Total	232	137	95

- Under the recently approved new Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 58 alder trees and 79 other trees are proposed to be removed, a total of 216 replacement trees would be required for this application. The applicant proposes 30 replacement trees. Under the requirement of the new Tree Protection By-law, this would result in a tree replacement deficit of 186 trees. As such, under the new By-law, monetary compensation for the remaining 186 trees would be \$55,800 based on \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on January 29, 2010 and staff received the following responses:

- City staff received several phone calls from adjacent property owners regarding the extension of sanitary services from 58 Avenue/Highway 10. Several owners expressed concerns that existing septic systems will require significant upgrades. As a result, several local residents believe that direct access to municipal sewer connections would alleviate the pressure that septic systems place on adjacent property owners.

(The Engineering Department previously confirmed the applicant was required to construct sanitary facilities and extend services from 58 Avenue/Highway 10.)

- The West Panorama Ridge Ratepayers' Association expressed concerns regarding the need for City staff to encourage the retention of on-site trees and prevent the removal of specimens identified within the recent Tree Protection By-law, 2006.

(City staff have informed the applicant that maximizing tree preservation remains a priority. The owner has agreed, wherever possible, to retain on-site trees and subsequently committed to working closely with the Ratepayers' Association, City staff and adjacent property owners in order to maximize tree preservation.)

Subsequently, City staff worked with the applicant to evaluate alternative lot layouts and critically review the arborist report. As a result, an additional thirty-five (35) trees are being preserved).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement from 30 metres (98 feet) to 27.3 metres (90 feet) for proposed Lot 3.
- To reduce the minimum side yard setback (flanking street) from 7.5 metres (25 feet) to 5 metres (16 feet) for proposed Lot 3.
- To increase the maximum height for a noise attenuation fence on a lot frontage, for a residential lot, from 1.2 metres (4 ft.) to 2.4 metres (8 ft.).

Applicants Reasons:

- The proposed variance to reduce the minimum lot width requirement for proposed Lot 3 will allow for additional on-site tree retention.
- The proposed variance to reduce the minimum side yard setback (flanking street) for proposed Lot 3 will allow the future owner to achieve a suitable building envelope without compromising on-site tree preservation.
- The noise attenuation fence is intended to better screen the development from traffic noise along Highway No. 10 and will not have a negative impact on the desired character of the development.

Staff Comments:

- The applicant has worked extensively alongside City staff as well as the West Panorama Ridge Ratepayers' Association in order to maximize tree preservation.
- The proposed variance to reduce the minimum lot width requirement will allow for additional on-site tree preservation. As a result, City staff estimate the proposed variance will preserve an additional twenty-two (22) on-site trees.

- The requested variance will enhance the streetscape, reduce traffic noise as well as promote greater privacy through encouraging the preservation of on-site trees which directly benefits adjacent property owners.
- The West Panorama Ridge Ratepayers' Association is generally supportive of developing the subject property into half-acre residential lots as well as the requested variance to reduce the minimum lot width requirement for proposed Lot 3 in order to preserve additional on-site trees.
- The requested variance to reduce the minimum side yard setback (flanking street) requirement will ensure the future owner of proposed Lot 3 can achieve a suitable building envelope as well as increase the overall total floor area achieved without compromising on-site tree preservation.
- The requested variance to increase the maximum height for a noise attenuation fence will not interfere with public access as it is located within a privately owned landscape buffer and will not require the removal of additional on-site trees.
- City staff, therefore, 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 & Tree Preservation
Appendix VII.	Development Variance Permit No. 7909-0244-00

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

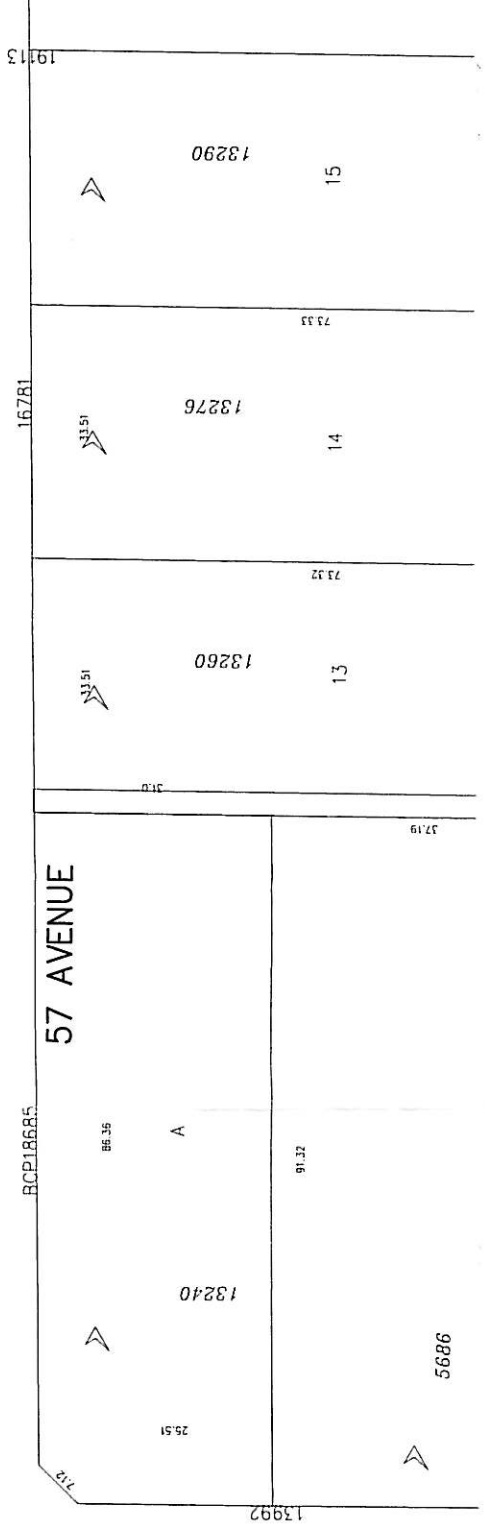
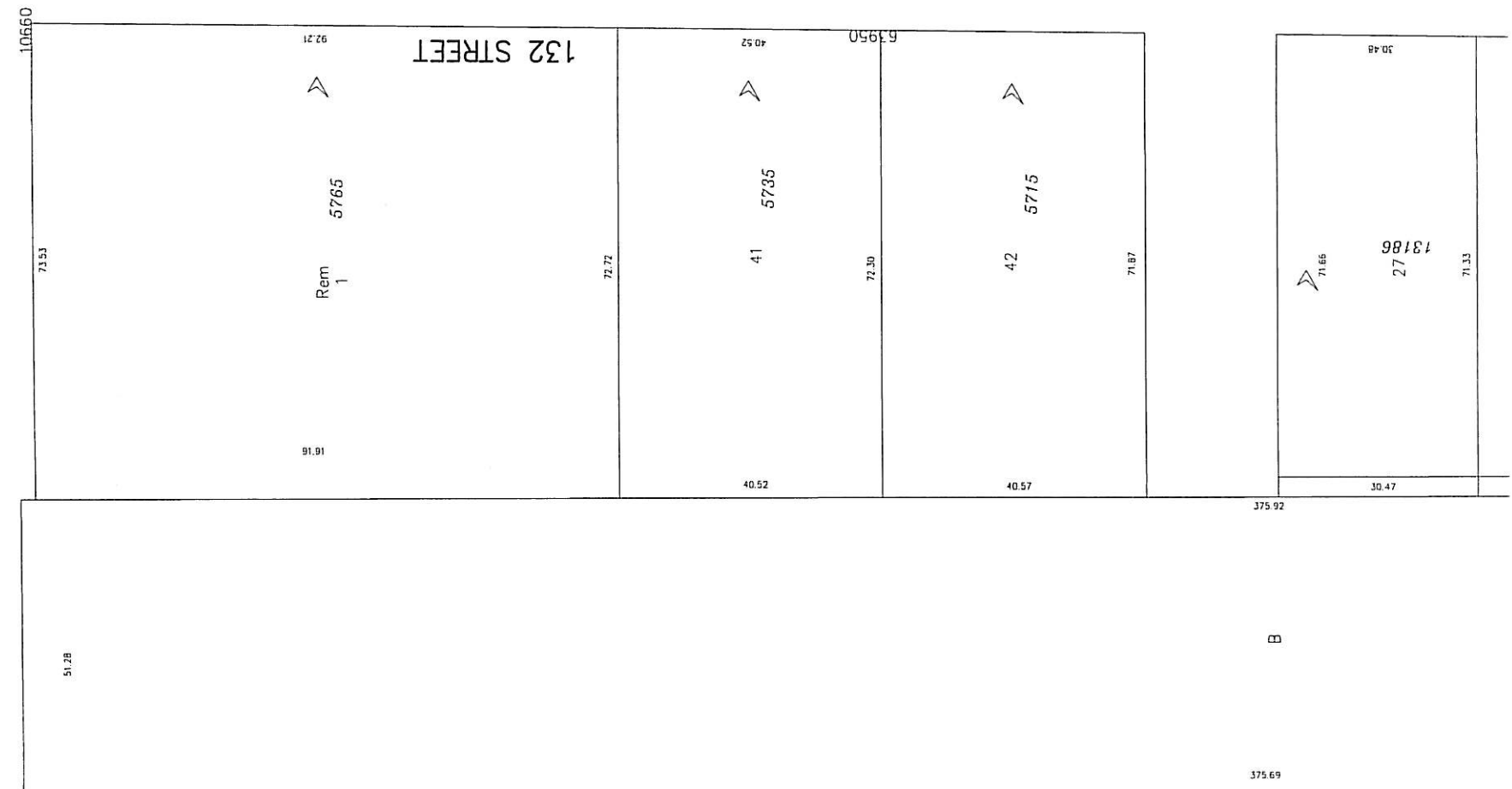
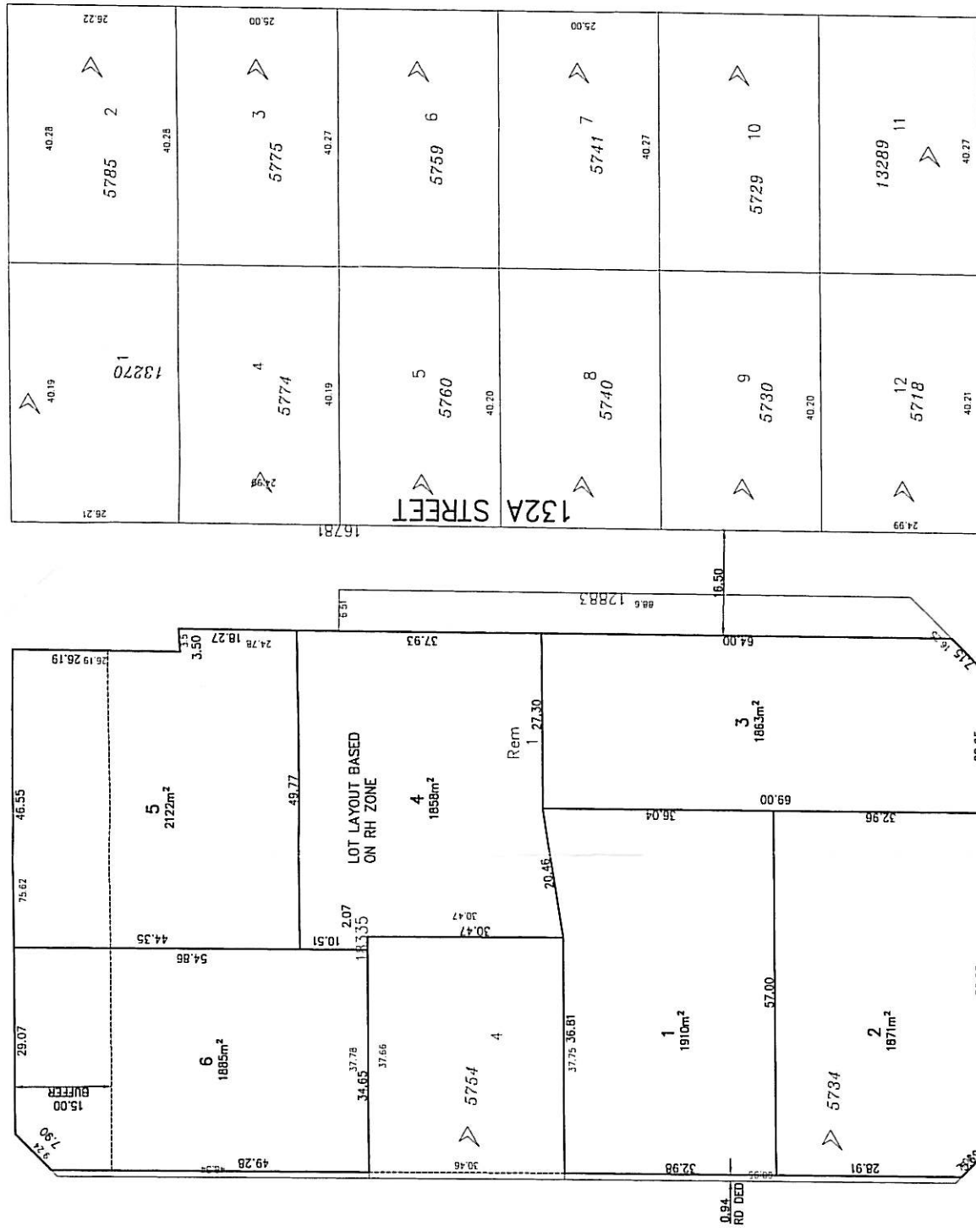
Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.58 ac
Hectares	1.45 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	30 m – 43.6 m
Range of lot areas (square metres)	1,859 m ² - 2,100 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.1 upha/1.7 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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
Building Retention	NO
Others	NO

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HWY 10 (58 AVENUE)



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED

Mun. Proj. No.	Dwg. No.
Mun. Dwg. No.	B
Job No. 08-2556	01
Date OCT /09	Revision

Scale: 1:1000
Drawn: TWD
Designed: RJ
P.W. P.U.
Approved:

0694813 BC Ltd. (P. Grewal)
 13766 - 60 Avenue, Surrey, BC V3X 2M8 Ph 604-725-4443 Fax 604-507-4465



CITIWEST CONSULTING LTD.
 No. 101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

No	Date	Revision



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **April 14, 2010** PROJECT FILE: **7809-0244-00**

RE: **Engineering Requirements
Location: 5734 132 Street**

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

- dedicate 6.51 metres on 132A Street.
- dedicate a 3.0m x 3.0m corner cut at the intersection of 57 Avenue and 132A street.

Works and Services

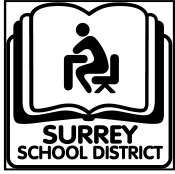
- construct the east side of 132 Street.
- construct the west side of 132A Street.
- construct sanitary sewer mains to service the site.
- construct watermain on 57 Avenue.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.
Development Project Engineer

LR

NOTE: Detailed Land Development Engineering Review available on file



SCHOOL DISTRICT #36 (SURREY)

February 9, 2010
Planning

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.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location.. The Board of Education has proposed an addition to Panorama Ridge Secondary in its Five Year Capital Plan submission to the Ministry. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 09 0244 00

SUMMARY

The proposed 6 single family lots are estimated to have the following impact on the following schools:

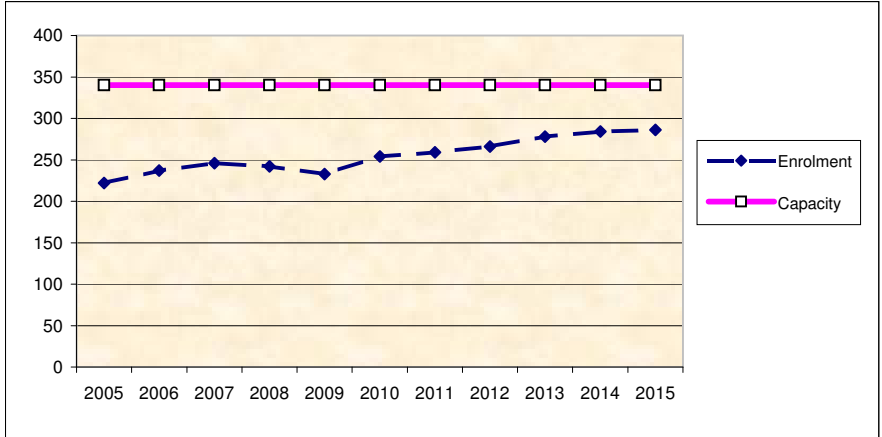
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

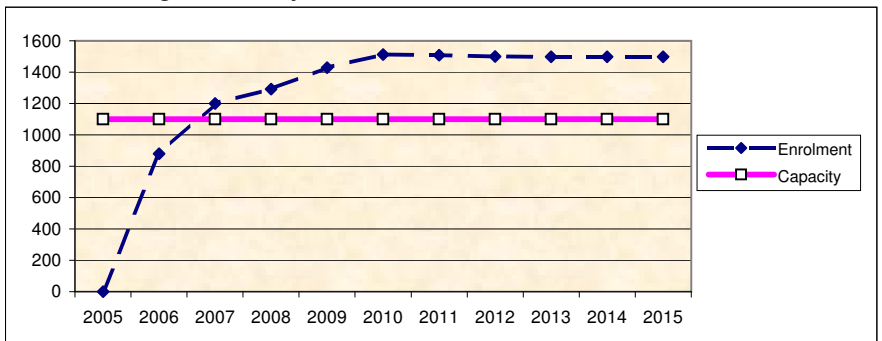
September 2009 Enrolment/School Capacity

Colebrook Elementary	
Enrolment (K/1-7):	28 K + 205
Capacity (K/1-7):	40 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1429
Capacity (8-12):	1100

Colebrook Elementary



Panorama Ridge Secondary



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7909-0244-00
Project Location: 5734 - 132 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 growth" area in Panorama Ridge. This area was substantially built-out in the 1950's – 1970's, and home types, style, home size, cladding, roofing, and detailing elements are consistent generally, with homes from that era.

There is a substantial variety of homes types and styles. There are two "Old Urban" Bungalows from the 1970's; one at 700 sq.ft. and the other at 1800 sq.ft. Both have near-flat roofs with tar and gravel surfaces, and both are simple rectangular shapes. These homes do not provide suitable context for a year 2010 RH zone development in Panorama Ridge.

There are three homes from the 1960's; one small "Old urban" Split Level home with low slope (4:12 pitch) Dutch hip roof with asphalt shingle surface and cedar siding, and two 2800 square foot "Cathedral Entry" (also known as Split Entry) type homes. Both Cathedral Entry type homes are considered high mass, box-like structures which are a result of the economical construction technique in which the upper floor is situated directly above the lower floor on all four sides of the home. One is clad in cedar and brick, and the other in stucco and stone. Both have low slope roofs. Neither provide suitable architectural context for a new RH zone development in Panorama Ridge.

With one exception, the remaining homes are from the 1970's. Five are Two-Storey type, all in the 2500 – 3000 sq.ft size range. There are a wide variety of styles including "West Coast Contemporary", "French Provincial", "Bavarian Alpine", and "English Tudor". There is one "Rural Heritage" style Basement Entry home, and one 1600 sq.ft Bungalow. Although all of these homes are well-kept, with interesting variation, only the style authentic English Tudor home at 5735 – 132 Street provides suitable architectural context for the subject site. The home has a 12:12 pitch common hip roof which extends up from the main floor, concealing most of the upper floor. There are two prominent dormers. The home is clad in white stucco and has dark walnut stained Tudor board detailing. This home is suitable for suburban estate home settings, and would be a suitable home for the subject site.

There is one new home in this neighbourhood, located at 13240 – 57 Avenue. This home is double the scale of any surrounding homes, and appears out of place in this neighbourhood. This is due in part to the narrow, deep lot shape, with the long side of the lot fronting 57 Avenue (lot "narrow" frontage is on 132 Street). It is also due to the 40-50 year gap in the era of

construction between the new home and the existing neighbouring homes. The home is a 4000+ sq.ft. "Neo-Traditional" style Two-Storey home that is approximately 90 feet wide on the 57 Avenue side. The home has a 12:12 pitch common hip roof with shake profile concrete tile roof surface. There are eight street facing common gable projections including two dormers above the upper floor level. Cladding materials have not been applied yet, and landscaping has not been started. Although this home does not appear to fit into this neighbourhood, it is of a common size, shape and style used in most new RH zone developments in Surrey. None of the lots at the subject site have a similar street frontage, and so new homes at the subject site will appear to be of a reduced scale in comparison to the home at 13270 – 57 Avenue.

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

- 1) Context Homes : Most homes in the surrounding area are constructed to an old urban standard and do not provide suitable architectural context for the subject site. However, there is a style authentic "English Traditional" Two-Storey type home at 5735 – 132 Street that provides excellent architectural context for the subject site. The new home under construction at 13240 – 57 Avenue is also suitable for RH zone estate home areas (note that no homes at the subject site will take a home of this width). Otherwise, the strategy will be to emulate new executive quality suburban estate homes in new RH zone subdivisions in Panorama Ridge.
- 2) Style Character : "Neo-Traditional", "Neo-Heritage", "Traditional English", "Craftsman Heritage", "Cape Cod" and other traditional styles are suitable for the proposed suburban estate character for this neighbourhood.
- 3) Home Types : There are a wide variety of home types including Two-Storey, Bungalow, Basement Entry, Cathedral Entry, and Split Level. However, only Two-Storey type and Bungalow home types are recommended. Basement Entry homes will be specifically prohibited.
- 4) Massing Designs : New homes should meet or exceed standards found on the homes at 5735 – 132 Street, and 13240 – 57 Avenue. The homes should also meet common new standards for homes in new RH zone subdivisions in Surrey, ensuring that homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended.
- 7) Roof surface : Roofing material include tar and gravel, metal, asphalt shingles, concrete roof tiles, and cedar shingles. Therefore, some flexibility is reasonable.
- 8) Roof Slope : Roof pitch 12:12 on the context homes. Recommended minimum slope will be 8:12

Dwelling Types/Locations:	Two-Storey.....	50%
	Basement Entry/Cathedral Entry	25 %
	Rancher (bungalow).....	17%
	Split Levels.....	8%

Exterior Treatment /Materials: Most homes have horizontal cedar cladding, or stucco. There are no vinyl homes, and vinyl homes are not recommended.

Window/Door Details: Rectangular dominant.

Streetscape: The area surrounding the subject site is "old suburban". Small 30 – 60 year old "Old Urban" homes in a wide variety styles are situated on RH and small RA zoned properties. There is one new home in the area that is out of scale with existing homes, but is scale-consistent with many new homes being constructed in RH subdivisions in the post year 2000's period in the Panorama Ridge area.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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:

Dwelling Types/Location: Two Storey, Split Levels, Bungalows, No Basement Entry.

Interfacing Treatment with existing dwellings) New homes could be an emulation of the existing English Tudor home at 5735 – 132 Street, or could be a scaled down version of the home at 13240 – 57 Avenue. Alternatively, new homes could meet common standards found on new RH homes in Panorama Ridge.

Restrictions on Dwellings (Suites, Basement Entry) No Basement Entry type.
No second kitchen or food preparation area;
Not more than one bedroom on the main floor of a *two- storey single family dwelling*.
No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling.
Not more than one bathroom in the basement;

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl

“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 can be considered for trim elements only. “Warm” colours such as pink, rose, peach, or 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: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles (minimum 40 year warranty) with a raised ridge cap. Grey or brown 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 50 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: High landscaping standard required. Properties at the subject site are high value and are proposed to have high value estate homes constructed on them. For consistency, a high landscaping standard should be required. Homes should have at least 40 shrubs of a 3 gallon pot size in the front yard, and corner lot homes should have an additional 20 shrubs of a 3 gallon pot size planted in the flanking street sideyard.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 4, 2010

Reviewed and Approved by:  **Date:** May 4, 2010

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7909-0244-00
Project Location: 5734 - 132 Street
Arborist: Peter Mennel (PN-5611A) and Mike Fadum (PN-705A)

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

Closed canopy stand of mixed native species primarily Douglas fir and red alder.
The conifers are generally of moderate structure and good health while the alder
are poorly structured.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	232 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	137 (C)
Number of Protected Trees to be retained (A-C)	95(D)
Number of Replacement Trees required (58 alder and cottonwood X 1 and 79 others X 2)	216 (E)
Number of Replacement Trees proposed	30 (F)
Number of Replacement Trees in deficit (E-F)	186 (G)
Total number of Prot. and Rep. Trees on site (D+F)	125 (H)
Number of lots proposed in the project	6 (I)
Average number of Trees per Lot (H/I)	21 (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: October 28, 2010

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7909-0244-00

Issued To: MANJIT KAUR GREWAL

(the "Owner")

Address of Owner: 5734 - 132 Street
Surrey, BC
V3X 1N5

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: 002-362-171

Parcel "One" (Explanatory Plan 12883) Except: Firstly: Part Subdivided by Plan 18335; Secondly: Part Subdivided by Plan 26703; Thirdly: Part on Statutory Right of Way Plan 15886; Fourthly: Portions in Plan BCP18684 Fifthly: Part in Plan BCP18685 South East ¼ of Section 8 Township 2 New Westminster District

5734 - 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 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 F of Part 14 Half-Acre Residential Zone (RH) the minimum side yard setback (flanking street) is reduced from 7.5 metres (25 ft.) to 5 metres (16 ft.);
 - (b) In Section K(3) of Part 14 Half-Acre Residential Zone (RH) the minimum lot width requirement is reduced from 30 metres (98 ft.) to 27.3 metres (90 ft.); and
 - (c) In Section E(8) of Part 4 General Provisions the maximum height of a fence located within a required residential front yard is increased from 1.2 metres (4 ft.) to 2.4 metres (8 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



HWY 10 (58 AVENUE)



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED

Scale:	1:1000
Drawn:	TWO
Design:	RJ
P.N.:	300
Job No.:	05-2556
Date:	01/09
Revision:	

0594813 BC Ltd. (P. Group)
 13708 - 60 Avenue, Surrey, BC V4W 2Y1 Tel: 604-591-4462 Fax: 604-591-4465



CITIVEST CONSULTING LTD.
 No. 101 - 9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citivest.com

No.	Date	By	Check

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5734 - 132 STREET, SURREY, BC