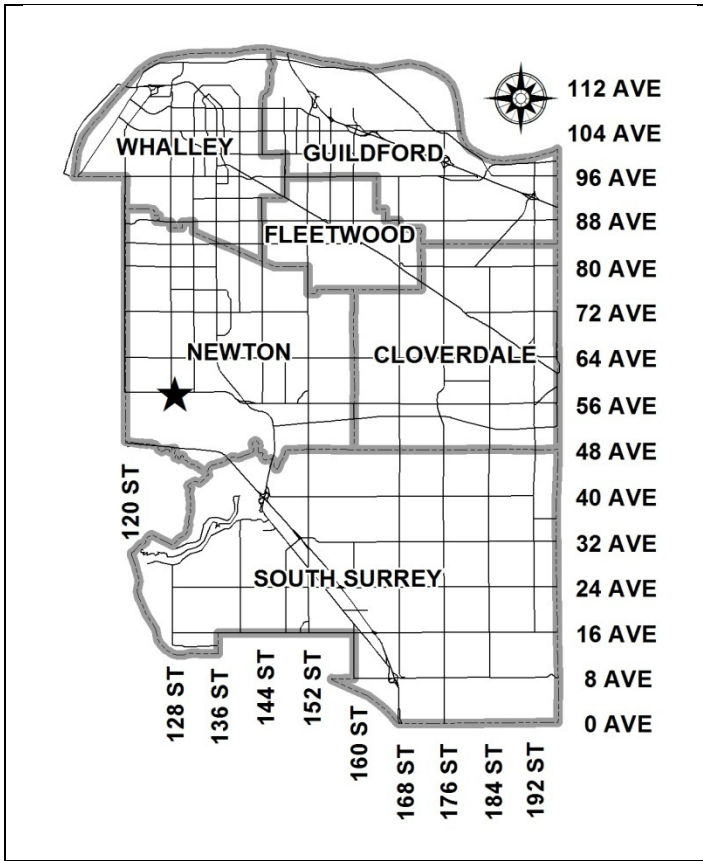


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0048-00

Planning Report Date: October 3, 2011



**PROPOSAL:**

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

in order to allow subdivision into seven (7) half-acre single family lots.

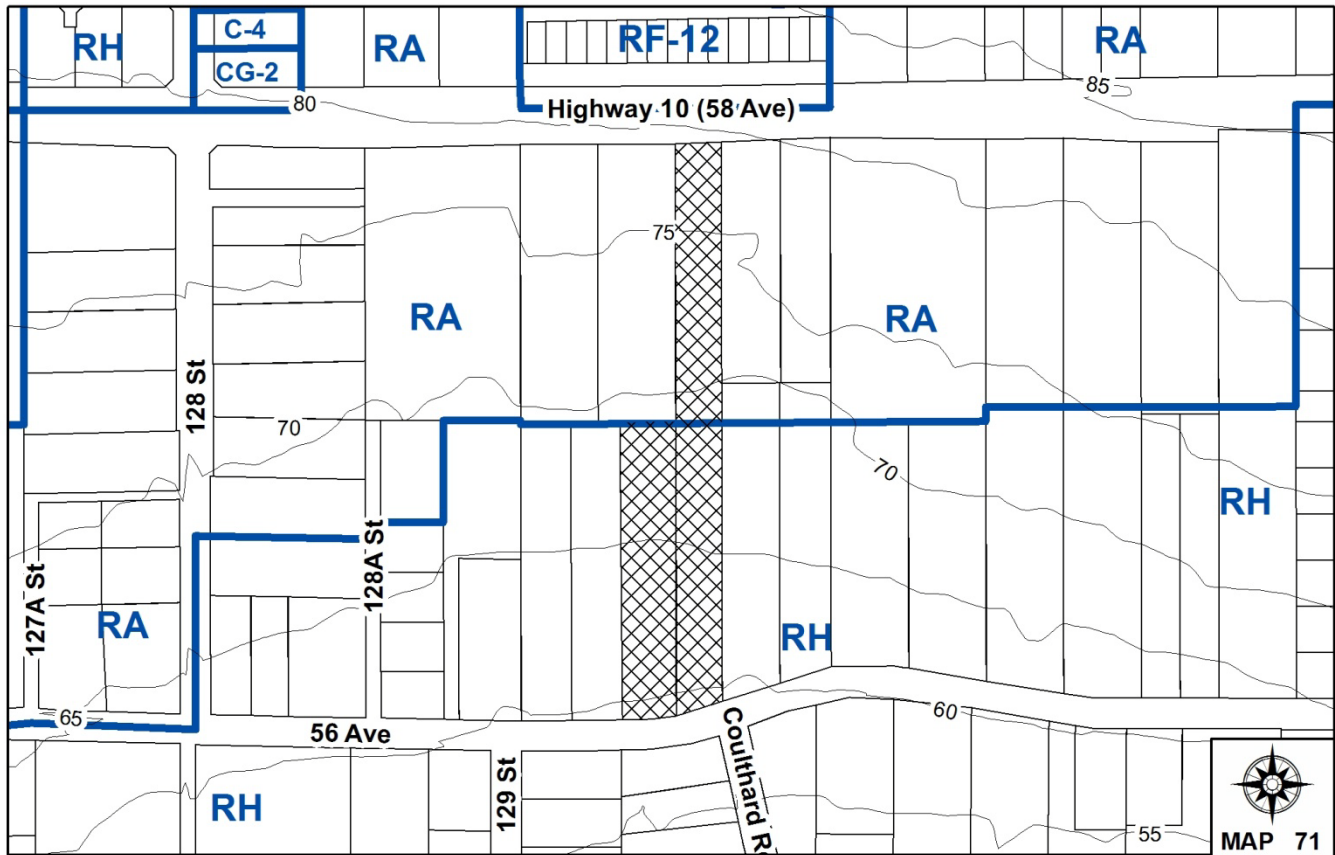
**LOCATION:** 12931 and 12955 - 56 Avenue

**OWNERS:** Mankesh Kaur Bains and Hardev Singh Bains

**ZONING:** RA and RH

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential 1 acre  
 Suburban Residential ½ 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 northern portion of the property at 12955 – 56 Avenue is designated "Suburban Residential 1 Acre" in the West Panorama Ridge Local Area Plan (LAP) and the southern portion is designated "Suburban Residential ½ Acre." The applicant proposes a partial LAP amendment to enable consolidation with the neighbouring property and subdivision into half-acre single family lots over the entire site.
- The applicant proposes variances to the side yard setbacks and lot widths of the RH Zone for some of the new lots. Variances are required to accommodate a layout that will preserve as many trees as possible.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Partially complies with West Panorama Ridge Local Area Plan.
- The proposed ½ acre lots are consistent with the surrounding developed lands in West Panorama Ridge. The layout will maintain the existing suburban character of the neighbourhood through tree preservation and the maintenance of large front yard setbacks on 56 Avenue.
- A number of surrounding sites in the general area have been redesignated from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre."
- The proposed subdivision pattern is generally consistent with the road pattern established under project no. 7906-0051-00, which was an application to rezone and create 14 half-acre lots to the east of the subject site. Land from the subject site will also contribute to the park that was established as part of this earlier development.
- The proposal will recognize the estate character of properties fronting 56 Avenue and will establish appropriate features on these lots, including an increased front building setback and enhanced landscaping and building treatment requirements.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of 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. 7910-0048-00 (Appendix VIII) varying the following provisions of the RH Zone, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setbacks from 4.5 metres (15 ft.) to 2.3 metres (7.5 ft.) for the west side and to 1.6 metres (5.2 ft.) for the east side for Lot 1, to accommodate the existing home;
  - (b) to reduce the minimum west side yard setback from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft.) for Lot 2;
  - (c) to reduce the minimum west side yard setback from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft.) for Lot 5; and
  - (d) to vary the minimum lot width from 30.0 metres (100 ft.) to 27.0 metres (88.6 ft.) for Lots 1, 4 and 5.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the shortfall in tree replacement;
  - (f) 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;
  - (g) registration of a Section 219 Restrictive Covenant to increase the minimum building setback from 56 Avenue on proposed Lots 1 and 2 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping and building enhancements to create an estate character;
  - (h) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots;

- (i) registration of a Section 219 Restrictive Covenant for protection of a 15 metre (50 ft.) treed buffer along Highway No. 10, including a minimum 7.5 metre (25 ft.) building setback from the treed buffer, and submission of an associated landscape and fencing design, to the satisfaction of the City Landscape Architect;
  - (j) registration of a Section 219 "no-build" Restrictive Covenant on Lot 7 until such time as the land is subdivided into RH-type lots;
  - (k) registration of a statutory right-of-way for the future 57B Avenue, until such time as Lot 7 is subdivided and the road dedicated;
  - (l) demolition of existing buildings and structures, as necessary, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate a portion of the property at 12955 – 56 Avenue from Suburban Residential 1 Acre to Suburban Residential ½ acre 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:  2 Elementary students at Colebrook Elementary School 1 Secondary student at Panorama Ridge Secondary School  (Appendix IV)
Parks, Recreation & Culture:	Parks agrees to acquire proposed Lot 6. Building design guidelines for the site should consider CPTED principles adjacent to the park land. Parks has concerns about the pressure the development will place on existing facilities, and asks that the applicant work with staff to resolve these concerns.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted preliminary approval.

### SITE CHARACTERISTICS

Existing Land Use: Large single family residential lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Highway 10):	Single Family small lots.	Urban in the OCP. Small Lot and Walkway in the West Newton/Highway 10 NCP	RF-12
East and West:	Large single family residential lots.	Suburban in the OCP. Single Family 1 Acre and Single Family ½ Acre in the West Panorama Ridge LAP.	RA and RH
South (Across 56 Avenue):	Suburban single family lots.	Suburban in the OCP. Single Family ½ Acre in the West Panorama Ridge LAP.	RH

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of two properties, located at 12931 and 12955 – 56 Avenue. The northern half of the property at 12955 – 56 Avenue is zoned "One Acre Residential Zone" (RA) and is designated "Single Family Residential 1 Acre" in the West Panorama Ridge Local Area Plan (LAP).
- The property at 12931 – 56 Avenue and the southern half of the property at 12955 – 56 Avenue are zoned "Half Acre Residential Zone" (RH). They are designated "Suburban Residential ½ Acre" in the West Panorama Ridge LAP. The entire site is designated "Suburban" in the Official Community Plan (OCP).
- The applicant proposes to rezone the northern half of the property at 12955 – 56 Avenue from RA to RH to match the zoning on the rest of the site. The rezoning corresponds with a subdivision proposal to create seven RH lots. The application, therefore, requires an amendment to the LAP to redesignate the northern half of 12955 – 56 Avenue from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre."
- The plan amendment can be supported for the following reasons:
  - A number of sites in the West Panorama Ridge area have been redesignated in the past from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre;"
  - Half-acre lots are prevalent in the area and are in keeping with the character of the neighbourhood;
  - The applicant has consulted with the West Panorama Ridge Ratepayers Association (WPRRA), who find the proposal acceptable;
  - The proposal is generally consistent with the development pattern and road layout established by application no. 7906-0051-00, to the east of the subject site.

## DEVELOPMENT CONSIDERATIONS

### Background and Proposal

- The site area is approximately 1.8 hectares (4.4 acres). The applicant proposes to create six half-acre single family lots and one larger remainder lot with future subdivision potential. One of the new lots will be purchased by the City for park land.
- The new lots will range in size from 1,677 m<sup>2</sup> (18,050 ft<sup>2</sup>) to 4,840 m<sup>2</sup> (52,100 ft<sup>2</sup>) for the remainder lot. See the proposed layout attached as Appendix II.
- All lot areas comply with the provisions of the RH zone, however some lots will require a variance for width. See below for more information on the requested variance.
- The existing single family home at 12931 – 56 Avenue is proposed to be retained. The garage doors of the home must be re-oriented to allow access from 56 Avenue. At 12955 – 56 Avenue, the home has been partially demolished. Demolition must be complete prior to final approval of the rezoning.
- When complete, the development will have a density of 4.3 units per hectare (1.7 upa), which complies with the "Suburban" designation in the OCP.

### Proposed Subdivision Layout and Area Context

- The quadrant surrounding the subject site, bounded by Highway No. 10, 128 Street, 132 Street and 56 Avenue, contains approximately 29 hectares (72 acres) and is mostly comprised of large acreage properties on septic sewer service. Many of these properties have subdivision potential. The first subdivision application in this quadrant, to the east of the subject site, was recently completed under project no. 7906-0051-00.
- As part of application no. 7906-0051-00, the applicant was required to prepare a concept plan showing how the remainder of the quadrant could be subdivided. The concept, which addressed subdivision of the subject site, is attached as Appendix VII.
- Upon more detailed consideration of a layout for the subject site, and after consultation with the West Panorama Ridge Ratepayers Association (WPRRA), the applicant proposes a subdivision that differs somewhat from the previous concept plan.
- The primary differences between the applicant's proposal and the earlier concept are the locations of the internal east/west road (57 Avenue) and north/south road (129 Street). Connections to 56 Avenue and 57B Avenue remain unchanged. Road dedication and construction continue to be shared evenly between several properties.
- The proposal departs from the concept plan for two main reasons:
  - The applicant thought that the lot layout, both on the subject site and on adjacent properties, would be more efficient with the proposed road pattern. There will be less pressure to develop panhandle lots within this quadrant with the road layout currently proposed.

- The proposed layout facilitates tree retention. The road was previously shown to pass through a heavily-treed part of the site. This layout will remove less trees for road construction and allow more tree retention on and adjacent to Lot 6, which will be acquired for park land.

### Building Scheme and Lot Grading

- The applicant has retained Tynan Consulting Ltd. as the design consultant. The consultant has produced a neighbourhood character study; based on the study, building design guidelines have been proposed:
  - The dwellings will be complementary to other new homes in the area.
  - The proposal will recognize the estate character of the properties fronting 56 Avenue. The design guidelines will establish appropriate features on Lots 1 and 2, including a 15 metre (50 foot) front yard setback and enhanced landscaping and building treatment requirements. Although the existing home will be retained on Lot 1, the guidelines will apply to any future construction on this lot.
- The applicant proposes in-ground basements. A preliminary lot grading plan has been accepted by staff.

### Tree Preservation

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report. The report assesses the trees on Lots 1-5 only. Lot 6 will be acquired by the City for park land and Lot 7, the remainder parcel, will be examined at the time of future subdivision.
- Although the trees on Lot 7 will not be assessed at present, the applicant must register a restrictive covenant to preserve the vegetation within a 15 metre (50 foot) wide buffer area adjacent to Highway No. 10.
- The arborist has identified 128 trees on Lots 1-5. Of these, approximately 32 are proposed to be retained with the remainder (approximately 96) being removed. These numbers may be amended before the arborist report is given final approval. Table 1 below provides more detail from the arborist report:

Tree Species	Total # of Trees	Total Retained	Total Removed
Apple	1	0	1
Birch	3	0	3
Cascara	1	0	1
Cherry	8	3	5
Douglas-fir	80	25	55
Holly	1	0	1
Linden	1	1	0
Magnolia	1	0	1
Maple	2	1	1
Monkey Puzzle	1	1	0
Oak	1	0	1
Plum	2	0	2
Poplar	2	0	2
Red Alder	9	0	9

Tree Species	Total # of Trees	Total Retained	Total Removed
Spruce	1	0	1
Western Red Cedar	14	1	13
<b>Total</b>	<b>128</b>	<b>32</b>	<b>96</b>

Table 1: On-site tree species summary

- A Section 219 Restrictive Covenant will be required to ensure that the trees identified for retention are protected. Variances are supported for setback relaxations to improve tree retention. See below for further discussion of the variances.
- In addition to the 32 trees retained on Lots 1-5, all trees will be retained within the future park land on Lot 6. The subdivision layout was designed to optimize tree retention in the park.
- There is a significant specimen tree on the adjacent property to the east. On the proposed subdivision layout, Coulthard Road curves slightly to allow for retention of this tree. Because this tree is so significant, the applicant must ensure that the road layout as proposed will not jeopardize its health. The road may need to be modified, as a result of further review, in order to ensure that the tree can be preserved.
- The applicant is required to provide approximately 183 replacement trees and is proposing to plant approximately 6 trees on the site. The replacement tree shortfall is therefore approximately 177 trees. The applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.
- An eagle's nest has been identified on a neighbouring property. The southern portion of the subject site may fall within the 300m buffer zone surrounding the nest. A raptor study from a registered professional biologist may be required to advise on the appropriate timing for site clearing and excavation

### PRE-NOTIFICATION

- Pre-notification letters were sent on October 5, 2010. Staff were contacted by some of the neighbours who own property to the west of the subject site. These neighbours have concerns about the proposal diverting from the concept plan that was established as part of application no. 7906-0051-00. The following is a summary of their concerns:
- Alteration of the road layout will not permit optimal subdivision of these neighbouring lands.

*(The applicant has demonstrated that the amount of road dedication and construction will be equal or less for the neighbouring land-owners under this proposal, compared to the previous concept. This proposal also allows the neighbours to achieve a future lot yield equal to that shown in the previous concept. Lot configuration will not be the same, but all existing homes could be retained under the current concept.*

*Further, the current layout offers more opportunities to develop surrounding properties without the use of panhandle lots, which are not typically favoured in West Panorama Ridge.)*



- Tree retention is a concern with respect to the altered road layout.

*(It is difficult to assess the impact on off-site trees without a tree survey. From observing aerial photos, however, the new road layout appears to be aligned with portions of the neighbouring properties that are less densely treed than the previous concept.)*

- The neighbours are concerned about the timing of development; with the proposed layout, some properties will need to develop before others can gain road access.

*(The current layout may require some property owners to delay development of their properties until they can achieve road access. However, staff feel that the perceived benefits of the current layout outweigh the inconvenience of delayed development for some properties.)*

- In addition to the nearby property owners, staff also received comments from the West Panorama Ridge Ratepayers Association. The WPRRA is concerned about tree retention in the future park area, preservation of the estate character of 56 Avenue, and preservation of RH-type lots as the minimum lot size in this quadrant. The current proposal addresses all of these concerns.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Lot 1: Side yard setback variance from 4.5 metres (15 ft.) to 2.3 metres (7.5 ft.) for the west side and to 1.6 metres (5.2 ft.) for the east side.

Applicant's Reasons:

- When the house was constructed, the zoning in place at the time required a smaller minimum side yard setback, which was constructed. The RH zone now requires larger setbacks, but the reduced setbacks will need to be maintained in order to retain the existing home.

Staff Comments:

- The variance is supportable to retain the existing home. Standard RH zoning setbacks will be required for future construction when the existing house is removed.

(b) Requested Variance:

- Lot 2: west side yard setback variance from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft.).

## Applicant's reasons:

- The road is being curved to allow for preservation of a specimen tree on the neighbouring property. This lot is narrow and deep to allow for a large setback on 56 Avenue.

## Staff Comments:

- The variance is supportable to allow for tree retention. The proximity of the home to the new road will need to be mitigated with enhanced landscaping on the east side of home.

## (c) Requested Variance:

- Lot 5: West side yard setback variance from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft).

## Applicant's reasons:

- An increased east side yard setback will be required for tree preservation. The west side yard setback should therefore be relaxed to allow a standard sized house to be constructed on the lot.

## Staff comments:

- The setback variance is supportable for tree retention.

## (d) Requested Variance:

- Lots 1, 4 and 5: lot width variance from 30.0 metres (100.0 ft.) to 27.0 metres (88.6 ft.)

## Applicant's reasons:

- The proposed lot configuration allows for efficient layout of park land, accommodating maximum tree retention within and adjacent to the park area. The reduced widths for Lots 4 and 5 enable this tree retention.
- Lots 1 and 2 are designed to be deep to maintain increased front setbacks that reflect the estate character of 56 Avenue.

## Staff comments:

- Tree retention and estate character are important factors to consider for subdivision in this neighbourhood. Staff feel the variances are supportable to achieve these objectives.

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.	Area Concept Plan, prepared for Project No. 7906-0051-00
Appendix VIII.	Development Variance Permit No. 7910-0048-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/kms

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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:                    #300 65 Richmond Street  
   New Westminster BC V3L 5P5  
  
   Tel:                            604-525-4651 - Work  
   604-525-4651 - Fax
  
2.                    Properties involved in the Application
  - (a)      Civic Addresses:            12931 and 12955 - 56 Avenue
  
  - (b)      Civic Address:            12931 - 56 Avenue  
   Owner:                    Mankesh K Bains  
   Hardev S Bains  
   PID:                        007-484-780  
   Parcel "B" (Reference Plan 12894) Lot 3 South West Quarter Section 8 Township 2 New  
   Westminster District Plan 1577
  
  - (c)      Civic Address:            12955 - 56 Avenue  
   Owner:                    Mankesh K Bains  
   PID:                        000-613-665  
   Lot E Except: Part Dedicated Road on Plan BCP26089; Section 8 Township 2 New  
   Westminster District Plan 15565
  
3.                    Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.  
  
   MOTI File No. 2010-06119/06120
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7910-0048-00 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.

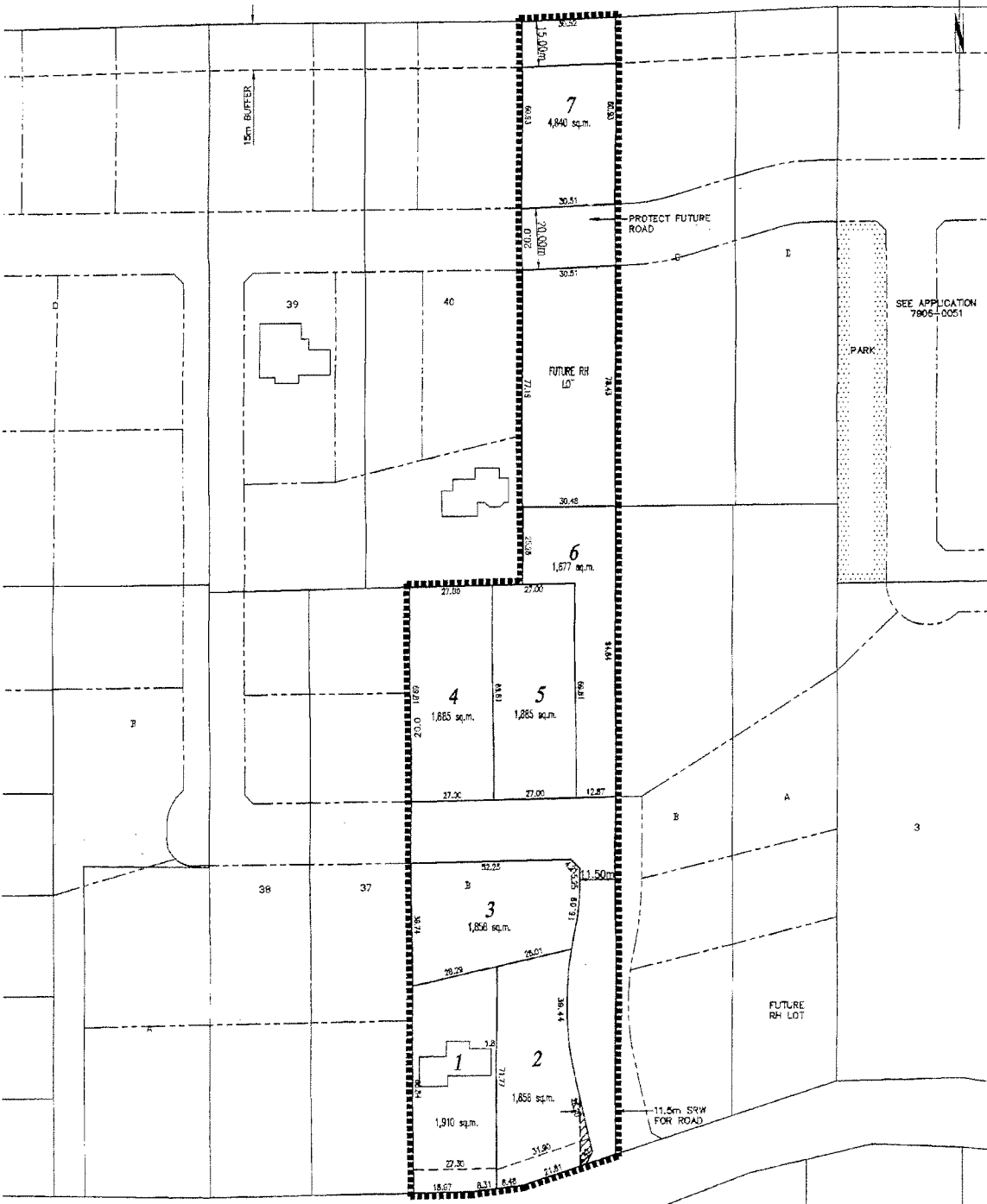
## SUBDIVISION DATA SHEET

**Proposed Zoning: RH**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.6
Hectares	1.8
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.9 – 31.9
Range of lot areas (square metres)	1,677 – 4,840
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.9 / 1.5
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	10
Total Site Coverage	35
<b>PARKLAND</b>	
Area (square metres)	1,677
% of Gross Site	9
<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 (setbacks)	YES
Tree Retention (setbacks)	YES
Lot Width	YES

Appendix II

Highway #10 (58 Ave.)



56 Ave.

Coulthard Rd.

Subdivision Concept - Option #4

Hardy Bains  
7910-0048-00



HunterLaird  
ENGINEERING LTD.  
May 2011  
#5730

INTER-OFFICE MEMO

---

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

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

DATE: **September 28, 2011** PROJECT FILE: **7810-0048-00  
(Supercedes Jan.14/11)**

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RE: **Engineering Requirements  
Location: 12931/12955 56<sup>th</sup> Avenue**

***Property and Right-of-Way Requirements***

- Dedicate 11.5 metres for Coulthard Road;
- Dedicate 3.0m x 3.0m corner cuts at the intersections of 56 Avenue and 56A Avenue with Coulthard Road;
- Dedicate 20.0 metres for 56A Avenue;
- Dedicate 20.0 metres for land locked road allowance of 57B Avenue OR registration of statutory right-of-way (to show intent) and a No-Build Restrictive Covenant;
- Provide 0.5 metre wide statutory right-of-way along Coulthard Road; and
- Registration of an off-site temporary SRW for Coulthard Rd. over the south west corner of 12973 – 56 Ave.

***Works and Services***

- Construct north half of 56 Avenue to West Panorama Ridge Major Collector standard;
- Construct west side of Coulthard Road to West Panorama Ridge modified Through Local standard;
- Construct 56A Avenue to West Panorama Ridge modified Through Local standard;
- Provide cash-in-lieu for the construction of 57B Avenue to West Panorama Ridge unique Through Local standard;
- Relocate the existing bus stop and construct new bus bay, pad, and path on 56 Avenue;
- Construct sanitary sewer, storm sewer, and water mains to service the development; and

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



## SCHOOL DISTRICT #36 (SURREY)

October 12, 2010  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 10 0048 00

#### SUMMARY

The proposed 7 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 2010 Enrolment/School Capacity

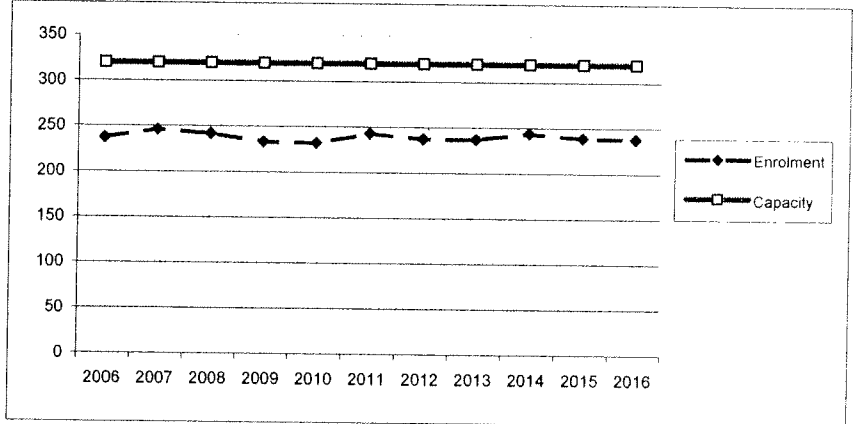
<b>Colebrook Elementary</b>	
Enrolment (K/1-7):	31 K + 201
Capacity (K/1-7):	20 K + 300
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1517
Capacity (8-12):	1100

#### School Enrolment Projections and Planning Update:

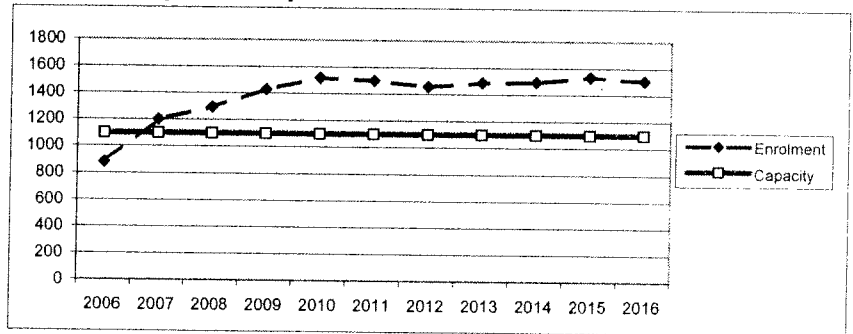
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

#### Colebrook Elementary



#### Panorama Ridge Secondary





## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7910-0048-00  
Project Location: 12931 and 12955 – 56 Avenue, 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, in the 12900 and 13000s block of 56 Avenue. Development in this area began at least 70 years ago, and there are numerous small homes from this era located on large RH zone lots. One of these homes is in a nearby lot to the east located at 13031 – 56 Avenue, which is the subject of a current subdivision application (7910-0234-00). This home, which is to be retained initially, is a simple, 1100 sq.ft. Heritage style 1 ½ storey type home. The home has a rectangular shape and a 10:12 pitch common gable roof containing a half-storey most likely for sleeping use. The roof is surfaced with interlocking tab type asphalt shingles, and the home is clad in white, horizontal siding. This home, is located hundreds of feet from 56 Avenue and has little impact on the streetscape. There is one other similarly configured Heritage style 1 ½ storey home located at 13013 – 56 Avenue.

There are several small (1000 sq.ft. to 2000 sq.ft.) Old urban Bungalows with low slope common gable roofs with asphalt shingle or cedar shingle roof surfaces. These homes do not provide suitable architectural context for a year 2010 / 2011 development on half-acre lots in the Panorama Ridge area, as it is expected that new homes will be larger, suburban estate quality homes similar (or better) in stature to the context homes described below.

There are two suburban-estate type Two-Storey homes in the area surrounding the subject site that provide suitable architectural context for this area. One is a 4000+ sq.ft. "Traditional English Tudor" home located at 12992 – 56 Avenue. The home has a 12:12 slope common hip roof that contains sleeping areas on the upper floor within the roof structure (the home could also be considered 1 ½ storey type). The roof is surfaced with cedar shingles. There are three street facing common gable projections articulated with style-authentic Tudor board detailing over stucco cladding. The ground floor has full height brick feature veneer. The other context home located at 13068 – 56 Avenue, is a 4000+ sq.ft. traditional "French Provincial" suburban-estate quality Two-Storey home. Although the home is considered "high mass", it is consistent with this particular estate style. The home features a Mansard style roof form with rounded concrete roof tiles and three half-round feature projections. Windows are vertically oriented, and vertically aligned for consistency with the style. New homes of a similar stature are expected at the subject site.

There are six other Two-Storey type homes from the 1960's and 1970's, none of which are architecturally significant with respect to new construction at the subject site.

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

- 1) **Context Homes** : Only two homes in the surrounding are architecturally relevant to the subject site; the homes described above at 12992 – 56 Avenue, and 13068 – 56 Avenue. All other homes can be considered "non-context".
- 2) **Style Character** : The two aforesaid context homes are Traditional styles; one "Traditional English Tudor", and one "French Provincial". These two styles and other compatible Traditional forms that are consistent with suburban-estate quality developments should be permitted. "Classical Heritage" styles are also evident in this neighbourhood and should be permitted. Two other compatible styles; "Neo-Traditional" and "Neo-Heritage" styles should also be permitted. Styles such as "West Coast Modern" and "Modern California Stucco" are not recommended.
- 3) **Home Types** : Dominance of Two-Storey home type. Both context homes in the surrounding area are Two-Storey type and so Two-Storey and 1 ½ storey type homes will be preferred. A large estate quality Bungalow should also be permitted. There are no Basement Entry homes in this area.
- 4) **Massing Designs** : The aforesaid context homes provide desirable massing context. New homes should meet the latest standards for new homes in RH and RH-G zone developments in this area. Homes should have massing designs that are authentic to the style being proposed. Various elements on the front of the home should be proportionally consistent with other elements on the front façade, and mass should be distributed in a balanced fashion across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 2 storeys in height. The recommended height for entrance elements is in the range from one to 1 ½ storeys.
- 6) **Exterior Wall Cladding** : Vinyl has been used on only one home in this area and is not recommended. Aluminum siding has also been used, and is also not recommended. Cedar, stucco, brick, and stone have been used extensively and are recommended. Hardiplank and other fiber-cement board products have not been used (due to the age of the homes), but are recommended.
- 7) **Roof surface** : Roof surfaces are asphalt shingles, concrete tiles or cedar shingles. In addition to cedar shingles and shake profile concrete roof tiles, only high quality (minimum 40 year warranty) asphalt shingles are recommended.
- 8) **Roof Slope** : Roof pitch 8:12 or higher on context homes, which is suitable for new homes.

**Dwelling Types /Locations:** There are a wide variety of home types including Two-Storey, Split Level, and Bungalow.

**Exterior Treatment /Materials:** Wall cladding materials include stucco, cedar, vinyl, aluminum, brick, and stone.

**Roof Pitch and Materials:** Roof slopes range from 4:12 to 12:12. Roofing materials include cedar shingles, asphalt shingles, and concrete roof tiles.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** In the area surrounding the subject site, most lots are over-sized RH zone lots which contain a variety of older homes that were constructed in the 1940's (or earlier) through the 1970's. These homes are small simple Bungalows, Split

Level Type, 1 ½ Storey type (in which the upper floor area is contained within the roof system extending up from the floor below), or are simple Two-Storey type. Most of these homes have simple common gable or common hip roofs at slopes ranging from 4:12 to 10:12. Roof surfaces include cedar shingles or asphalt shingles. A wide variety of wall cladding materials are evident. There are also two large suburban-estate type homes as described in section 1.1 above that provide suitable architectural context for a year 2011 suburban-estate type development 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. 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:

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

**Interfacing Treatment with existing dwellings)** Strong relationship with neighbouring “context homes” at 12992 – 56 Avenue and 13068 - 56 Avenue. Homes will therefore be of styles as described above, and the overall quality will be readily identifiable as "new suburban-estate".

**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 such as navy blue 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 8:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and 40 year warranty shake profile asphalt shingles with a raised ridge cap. Grey black 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 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 40 shrubs of a minimum 3 gallon pot size on interior lots, and a minimum of 60 shrubs of a 3 gallon pot size on corner lots. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: January 16, 2011

**Reviewed and Approved by:**  Date: January 16, 2011



<b>TREE PRESERVATION SUMMARY</b>
----------------------------------

Surrey Project No.:	10-048
Project Location:	12931 & 12955 56 <sup>th</sup> Ave. 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: 1.19 acre parcel with one residence upon it. Park borders to the north of site. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

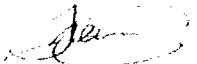
Number of Protected Trees Identified	128	(A)
Number of Protected Trees declared high risk due to natural causes	-	(B)
Number of Protected Trees to be removed	96	(C)
Number of Protected Trees to be Retained (A-B-C)	32	(D)
Number of Replacement Trees Required (C-B) x 2	183	(E)
Number of Replacement Trees Proposed	6	(F)
Number of Replacement Trees in Deficit (E-F)	177	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	38	(H)
Number of Lots Proposed in the Project	5	(I)
Average Number of Trees per Lot (H/I)	7.6	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached

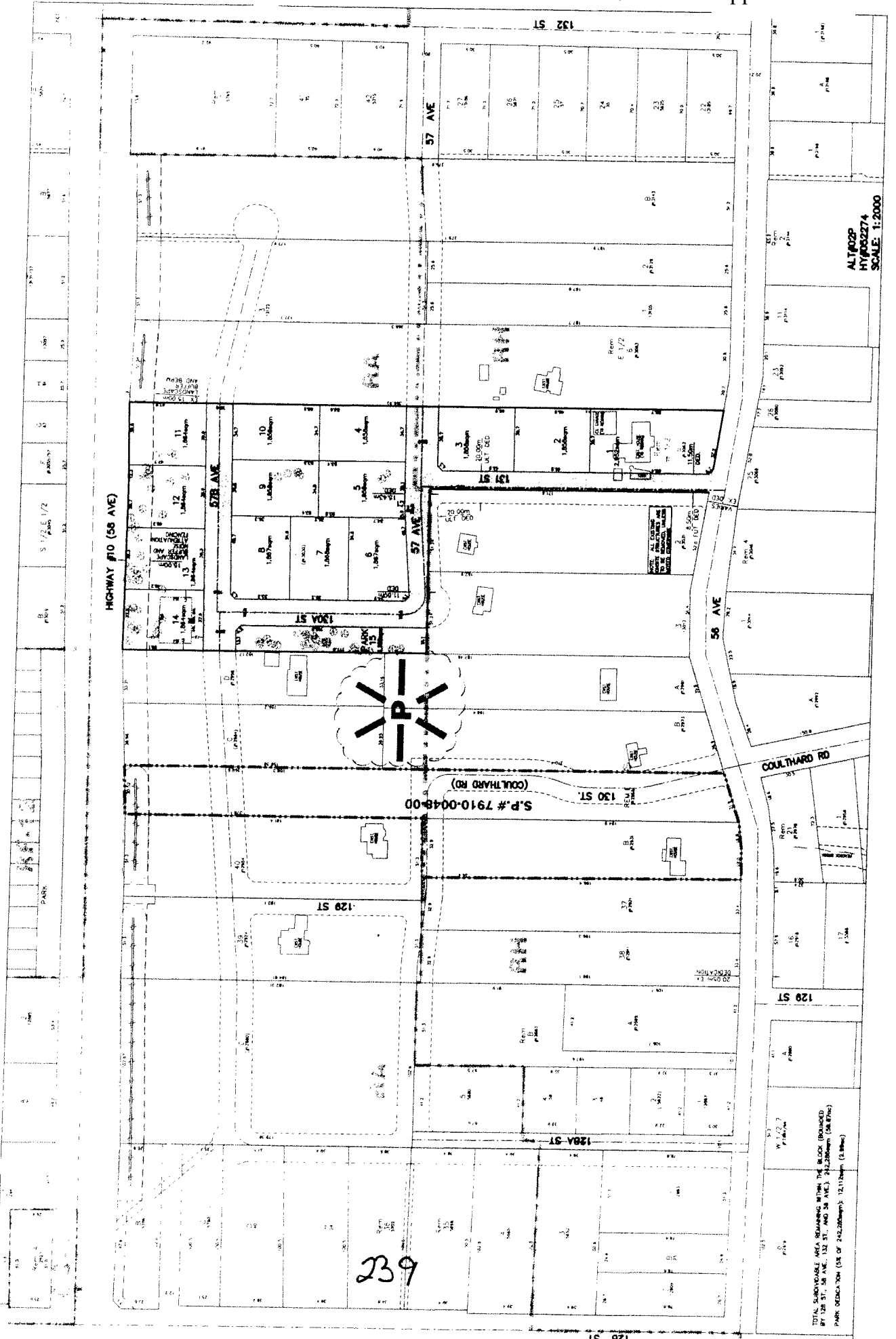
- This plan will be available before final adoption

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

September 9, 2011

Date



ALTY02P  
HY052274  
SCALE: 1:2000

239

TOTAL SUBDIVISABLE AREA, AS SHOWN WITHIN THE BLOCK BOUNDARIES BY 128 ST., 58 AVE., 132 ST., 57 AVE., 56 AVE., 129 ST., 130 ST., 131 ST., 132 ST., 133 ST., 134 ST., 135 ST., 136 ST., 137 ST., 138 ST., 139 ST., 140 ST., 141 ST., 142 ST., 143 ST., 144 ST., 145 ST., 146 ST., 147 ST., 148 ST., 149 ST., 150 ST., 151 ST., 152 ST., 153 ST., 154 ST., 155 ST., 156 ST., 157 ST., 158 ST., 159 ST., 160 ST., 161 ST., 162 ST., 163 ST., 164 ST., 165 ST., 166 ST., 167 ST., 168 ST., 169 ST., 170 ST., 171 ST., 172 ST., 173 ST., 174 ST., 175 ST., 176 ST., 177 ST., 178 ST., 179 ST., 180 ST., 181 ST., 182 ST., 183 ST., 184 ST., 185 ST., 186 ST., 187 ST., 188 ST., 189 ST., 190 ST., 191 ST., 192 ST., 193 ST., 194 ST., 195 ST., 196 ST., 197 ST., 198 ST., 199 ST., 200 ST.

128 ST

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7910-0048-00

Issued To: MANKESH K BAINS  
HARDEV S BAINS  
  
("the Owner")

Address of Owner: 12367 - 63A Avenue  
Surrey, BC  
V3X 3H4

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: 007-484-780

Parcel "B" (Reference Plan 12894) Lot 3 South West Quarter Section 8 Township 2 New Westminster District Plan 1577

12931 - 56 Avenue

Parcel Identifier: 000-613-665

Lot E Except: Part Dedicated Road on Plan BCP26089; Section 8 Township 2 New Westminster District Plan 15565

12955 - 56 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 14 Half-Acre Residential Zone (RH) the minimum west side yard setback is decreased to 2.3 metres (7.5 ft.) and the east side yard setback is decreased to 1.6 metres (5.2 ft.), both from 4.5 metres (15 ft.) for Lot 1, to preserve the existing house;
  - (b) In Section F of Part 14 Half-Acre Residential Zone (RH) the minimum west side yard setback is decreased to 2.0 metres (6.6 ft.) from 4.5 metres (15 ft.) for Lot 2;
  - (c) In Section F of Part 14 Half-Acre Residential Zone (RH) the minimum west side yard setback is decreased to 2.0 metres (6.6 ft.) from 4.5 metres (15 ft.) for Lot 5; and
  - (d) In Section K (3) of Part 14 Half-Acre Residential Zone (RH) the minimum lot width is decreased to 27.0 metres (88.6 ft.) from 30.0 metres (100 ft.) for Lots 1, 4 and 5.
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

---

City Clerk – Jane Sullivan



Park

Highway #10 (58 Ave.)

15m BUFFER

7  
4,840 sq.m.

PROTECT FUTURE ROAD

FUTURE RH LOT

SEE APPLICATION 7906-0051

PARK

6  
1,577 sq.m.

4  
1,865 sq.m.

5  
1,885 sq.m.

3  
1,856 sq.m.

1  
1,910 sq.m.

2  
1,850 sq.m.

FUTURE RH LOT

11.5m SRW FOR ROAD

56 Ave.

Coulthard Rd.

### Subdivison Concept - Option #4

Hardy Bains  
7910-0048-00



HunterLaird  
ENGINEERING LTD.

May 2011  
92726