

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0132-00

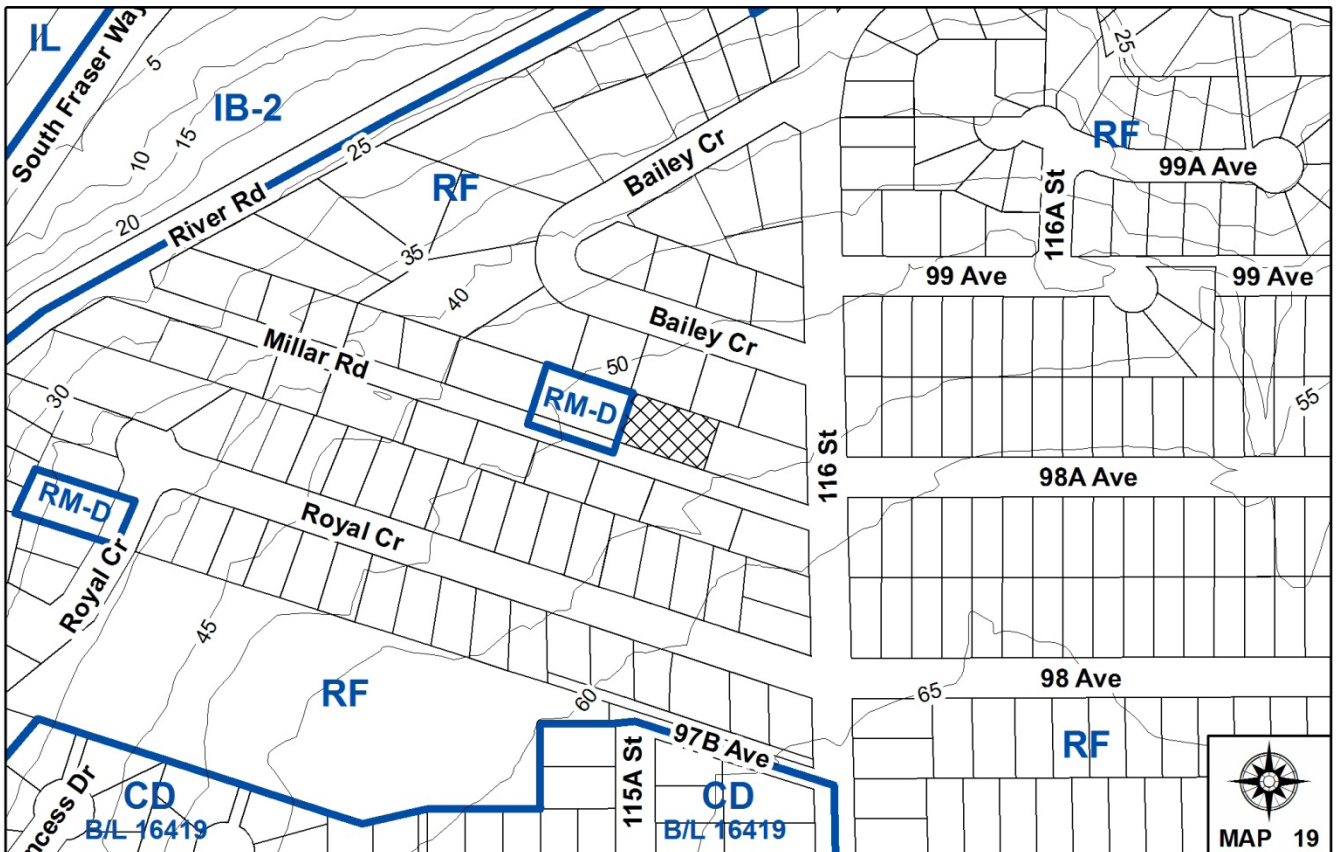
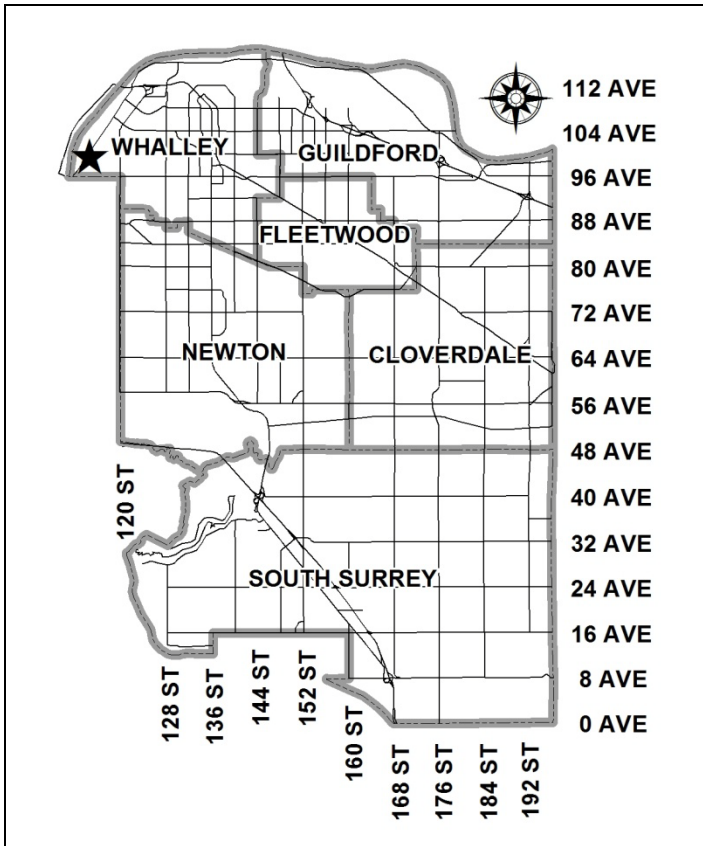
Planning Report Date: December 13, 2010

PROPOSAL:

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

in order to allow subdivision into three small single family lots.

LOCATION: 11553 Millar Road
OWNERS: Dilbagh Singh Gill and Bhupinder Kaur Gill
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to road width standards, and building setbacks.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Facilitates the widening of a portion of Millar Road from its current half-road standard.
- The proposal is similar to a project on the same block, at 11515 Millar Road, which received Third Reading on March 22, 2010 (Application No. 7907-0190-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0132-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage on proposed Lot 3;
 - (b) to reduce the rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full length of the building on proposed Lot 3; and
 - (c) to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 22 metres (72 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar Road.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a "no build" Section 219 Restrictive Covenant to prohibit construction of any buildings, stairs, porches or balconies within 3.4 metres (11 ft.) of the east property line for the front 12.2-metres (40 ft.) portion of proposed Lot 3; and
 - (f) issuance of Development Variance Permit No. 7910-0132-00.

REFERRALS

Engineering:

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

School District: Projected number of students from this development:

1 Elementary student at Royal Heights Elementary School
 0 Secondary students at L.A. Matheson Secondary School

(Appendix V)

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across Millar Road):	Single family dwellings.	Urban	RF
West:	Duplex	Urban	RM-D

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the north side of Millar Road, between 116 Street and River Road. The property is zoned Single Family Residential (RF), and designated Urban in the Official Community Plan (OCP).
- The applicants are proposing to rezone the subject property from "Single Family Residential (RF)" to "Single Family Residential 12 (RF-12)" to allow subdivision into three small single family lots.
- Due to tree preservation and road dedication requirements, the applicant is requesting a Development Variance Permit for reduced setbacks and road width (see By-law Variance section).

Policy Compliance

- The Small Lot Residential Zones Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. C0002 approved by Council on January 17, 2000). The RF-12 Zone may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres and employment areas. The zone should be applied to provide a gradation of land use intensity.
- The subject site is located within 800 metres (1/2 mile) of the South Westminster Neighbourhood Concept Plan (NCP) area, 400 metres (1/4 mile) from Royal Heights Elementary School, 400 metres (1/4 mile) from Royal Heights Park, and 1.5 kilometres (1 mile) from the commercial area at 96 Avenue and Scott Road.

- Due to the subject site's proximity to the South Westminster NCP employment area and other amenities, rezoning the subject site to RF-12 has merit.
- Moreover, the remaining lots on this block (each with a minimum lot width of 26.8 metres (88 ft.) can easily be subdivided into RF-12 Type II lots in the future.
- A similar application two lots to the west, at 11515 Millar Road (Application No. 7907-0190-00) is in process to rezone from RF to RF-12 to allow subdivision into three small single family lots. Although concerns were expressed by some nearby residents at the May 4, 2009 Public Hearing, Third Reading of the rezoning by-law (By-law No. 16932) was granted on March 22, 2010, following consideration of Corporate Report No. L002.
- As described in Corporate Report No. L002, the RF-12 Zone is supportable within the context of the existing land uses in the surrounding area and in an effort to balance development interests with engineering goals to achieve an acceptable collector road width standard for Millar Road.
- Millar Road is a collector road and is currently 12.2 metres (40 ft.) wide. Typically a 22-metre (72 ft.) road right-of-way is required for this type of road. However, due to the shallow lot depths along Millar Road, a full 22-metre (72 ft.) road would eliminate any subdivision potential along this street. A modified collector road standard of 16.55 metres (54 ft.) is proposed for Millar Road, to balance both development and transportation interests. Engineering has determined that due to the modified road standard, on-street parking cannot be accommodated on the north side. A sketch of the modified collector road is attached as Appendix III.

Proposed Subdivision Layout

- All three lots conform to the minimum lot depth, lot width and lot area requirements of the RF-12 Zone (Type II lots). The proposed lots range in size from 339.5 square metres (3,654 sq ft.) to 342.5 sq. m (3,687 sq.ft.) and each will have a lot width of 15.2 metres (50 ft.), and a minimum lot depth of 22.23 metres (73 ft.).
- The lot widths are similar to the development recently granted Third Reading at 11515 Millar Road (Application No. 7907-0190-00) to rezone from RF to RF-12 (Type II lots). In fact, the proposed lot sizes of the subject site are slightly larger than the lots proposed for Development Application No. 7907-0190-00.

Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated December 7, 2010. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision (Appendix VI).
- The Building Scheme for the proposed lots specifically addresses the massing design of the new homes to ensure reasonable integration with existing neighbouring homes. The proposed measures are similar to the restrictions for the development recently granted Third Reading at 11515 Millar Road (Application No. 7907-0190-00).

- The proposed Building Scheme restrictions include limiting the upper floor ceiling heights, to a maximum of 2.4 metres (8 ft.). The main floor ceiling height will be restricted to 2.7 metres (9 ft.). The total height of the homes would be restricted to a total of 8.3 metres (27 ft.). Furthermore, it is proposed that the roof slopes be limited to a maximum 6:12 pitch to address resident concerns with the potential massing of the new homes. A sample of the building elevations along the streetscape is attached as Appendix II.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and generally found to be acceptable.
- Due to lot grading and drainage issues, in-ground basements are not achievable for the proposed lots.
- The applicant has submitted an Arborist Report and Tree Preservation and Replacement Plan prepared by C. Kavolinas and Associates Inc. (Appendix VII). They have been reviewed by staff and have been found to be generally acceptable, but require revisions prior to consideration of Final Adoption.
- The report identified six (6) mature trees which will be removed because they are either located within the proposed building envelope, driveway or future road widening.
- The chart below provides a summary of the tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Hemlock	1	0	1
Maple	1	0	1
Western Red Cedar	4	0	4
TOTAL	6	0	6

- Based on the Tree Protection By-law (No. 16100), twelve (12) replacement trees are required. The total number of replacement trees being proposed is nine (9), resulting in an average of three (3) trees per lot. The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in three (3) replacement trees.
- The applicant will be protecting the neighbour's tree to the east from any development impacts by providing a retaining wall and increased building setbacks long the east lot line of proposed Lot 3. The proposed retaining wall will be 3.3 metres (11 ft.) wide and 12.2 metres (40 ft.) long, of which a portion of the retaining wall will also be the east exterior wall of the proposed garage. As basements are not achievable for proposed Lot 3, the garage foundations will be built at grade on compacted fill, thereby minimizing any potential impacts to the root system of the protected tree.
- A Restrictive Covenant will be required to limit the construction of any buildings, stairs, porches or balconies from within 3.4 metres (11 ft.) of the east lot line for the front 12.2-metre (40 ft.) portion of proposed Lot 3. The applicant is proposing to reduce building setbacks in order to mitigate the increased east side yard of proposed Lot 3 (see By-law Variance section).

PRE-NOTIFICATION

Pre-notification letters were sent on July, 16, 2010 and staff received 8 telephone calls and 5 letters from 7 residents. They had the following comments:

- Concerns about the potential drainage issues caused by the increased number of homes on the site. In particular, the residents were concerned about the amount of run-off from the proposed development onto neighbouring properties.

(The applicant has submitted a lot grading plan that demonstrates how run-off will be diverted through the subject site. A Restrictive Covenant will be registered on all three proposed lots to ensure that the roof leaders will be tied to an on-site detention facility located in the front yard of each lot to accommodate run-off from the site.)

- The character of the proposed development is not consistent with the existing homes in the area. In particular, residents were concerned with the proposed small lots, small yards, exceedingly tall housing form and illegal secondary suites.

(The maximum permitted height of the houses in the RF-12 Zone is 9.5 metres (31 feet), which is slightly higher than the 9-metre (30 foot) maximum permitted within the surrounding neighbourhood of RF and RM-D-zoned lots.

To address the concerns regarding massing design of the new homes and to ensure reasonable integration with existing neighbouring homes, limits are proposed on ceiling heights; 2.4 metres (8 ft.) for the upper floor, and 2.7 metres (9 ft.) for the main floor. The total height of the proposed homes will be restricted to a maximum of 8.3 metres (27 ft.). In addition, roof slopes will be limited to a maximum 6:12 pitch to limit the impact on existing homes.

Council is currently considering allowing secondary suites in all single family residential zones with certain conditions. However, for the proposed development, the conversion of floor area into a secondary suite would be restricted as additional on-site parking space would be required and in-ground basements are not permitted for any of the proposed three lots.)

- Concerns regarding increased traffic congestion, insufficient parking, and speeding.

(The additional 2 lots on this street will cause a negligible increase to the amount of traffic on the street. Each lot will be able to accommodate up to 4 cars: 2 in each garage and 2 on each driveway. In addition, there are existing speed bumps along Millar Road for traffic-calming purposes.)

- Concerns that the additional road dedication to widen Millar Road would depreciate values of properties along the street by reducing lot sizes and future development potential of existing lots on the street. In particular, the resident was concerned with how the future road widening will deal with existing retaining walls located at the north end of Millar Road.

(Due to the shallow lot depths along Millar Road, a full 22-metre road (72 ft.) would eliminate any subdivision potential along this street. The widening of Millar Road to a modified collector road standard of 16.55 metres (54 ft.) will facilitate future subdivision of properties along this street.

A lot grading plan will be required as part of the rezoning and subdivision process when existing properties along Millar Road redevelop. At that time, an assessment will be made if retaining walls are required to permit the development of small single family lots on the subject properties.)

- One resident expressed concern that the amount of road dedication does not provide enough room to accommodate on-street parking or bike lanes.

(Due to the shallow lot depths along Millar Road, a full 22-metre road (72 ft.) would eliminate any subdivision potential along this street. When the road is widened and built to its modified full standard width of 16.55 metres (54 ft.), a full curb and sidewalk will be built on the north side of Millar Road. However, due to the modified road width, on-street parking cannot be accommodated on the north side of Millar Road. The modified collector road standard proposed for Millar Road is to balance both development and transportation interests.)

- Residents expressed concern about the removal of trees and the impact on existing wildlife.

(The applicant submitted an Arborist Report which indicated the trees on the property will be removed because they are either located within the proposed building envelope, driveway or future road widening. The applicant is proposing to provide nine (9) replacement trees and will contribute to the City Green Tree Fund as a result of the shortfall in three (3) replacement trees.

The applicant is providing a 3.4-metre (11 ft.) by 12.2-metre (40 ft.) long retaining wall and tree protection zone to protect the neighbour's tree to the east of proposed Lot 3.

No evidence of protected birds or wildlife have been identified on the site.)

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the setback provisions of the RF-12 Zone for proposed Lot 3 as follows:
 - Reduce the front yard setback from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage; and
 - Reduce the rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full width of the building.

Applicant's Rationale:

- A tree on the neighbouring property to the east will be protected by a 3.4-metre (11 ft.) wide and 12.2-metre (40 ft.) long retaining wall, of which the rear 7.2-metre (24 ft.) portion of the retaining wall will also be the east exterior wall of the proposed garage. The tree protection zone extends substantially into the building envelope of proposed Lot 3.
- Reduced setbacks are required to achieve a 217-square metre (2,339 sq. ft.) sized house which is smaller than the maximum 239.4 square metre (2,577 sq. ft.) size house allowed under the RF-12 Zone for a 342.5-square metre (3,686 sq.ft.) lot.

Staff Comments

- Staff concur with the applicant's rationale.
- The proposed reduced front and rear yard setbacks are supportable in order to achieve a reasonably sized single family dwelling on the small lot and to allow retention of the neighbour's tree to the east.
- In Part 5, Off-Street Parking and Unloading of the Zoning By-law, the minimum length of a parking stall is 5.5 metres (18 ft.). The applicant is proposing a front yard relaxation to 5.5 metres (18 ft.) for the double garage. The resulting driveway length is sufficient to park a vehicle in front of the garage. As such, staff support the front yard relaxation for the garage to 5.5 metres (18 ft.).
- The RF-12 Zone permits a rear yard setback reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building for Type II lots. The applicant is requesting a 6.0-metre (20 ft.) rear yard setback for the full width of the building.
- Staff support the variances.

(b) Requested Variance:

- To relax the road width provisions in Schedule A, Table 2 of the Subdivision and Development By-law for collector road width standards from 22 metres (73 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar Road.

Applicant's Rationale:

- A reduced road width standard is needed in order to maintain sufficient lot depth for the proposed development.

Staff Comments

- Millar Road is classified as a major collector and provides one of the few connections between 120 Street and River Road.
- Without this variance, the lots on Millar Road would not have redevelopment potential and road widening would only be achieved through acquisition by the City of the lots or portions of the lots.

- Staff support the variance.

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, and Streetscape
Appendix III.	Proposed Cross-Section of Modified Collector Road Standard for Millar Road
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7910-0132-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: 19292 – 60 Avenue, Unit 101
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 11553 Millar Road
- (b) Civic Address: 11553 Millar Road
 Owners: Dilbagh Singh Gill and Bhupinder Kaur Gill
 PID: 009-765-042
 Lot 6 Section 35 Block 5 North Range 3 West New Westminster District Plan
 13085

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. 7910-0132-00.

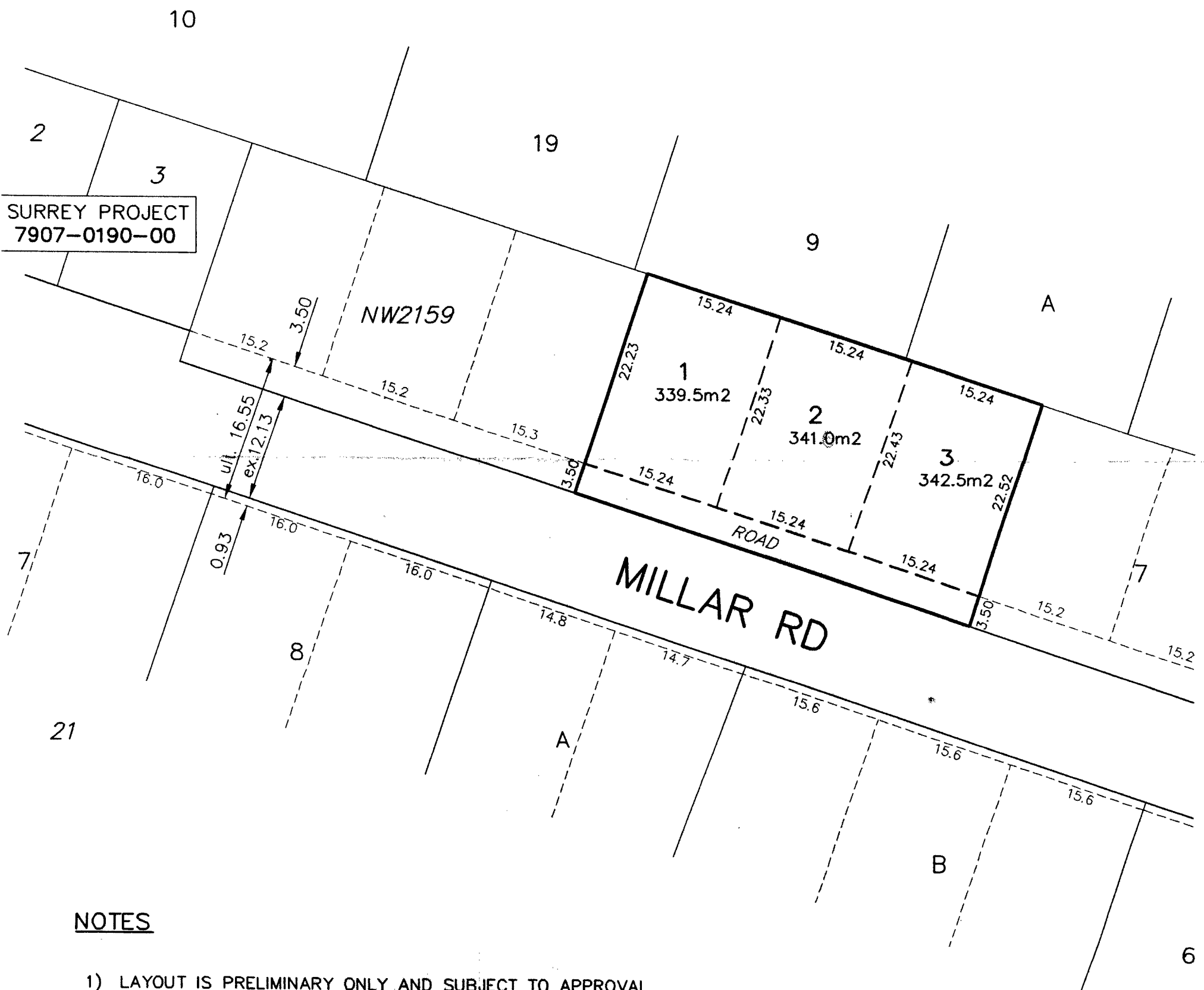
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.29
Hectares	0.12
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15.24 m
Range of lot areas (square metres)	339.5 m ² - 342.5 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 uph/10 upa
Lots/Hectare & Lots/Acre (Net)	29 uph/12 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	43%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	58%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES
Works and Services	NO
Building Retention	NO
Setbacks	YES

PROPOSED SUBDIVISION PLAN OF LOT 6
SECTION 35 BLOCK 5 NORTH RANGE 3 WEST
N.W.D. PLAN 13085

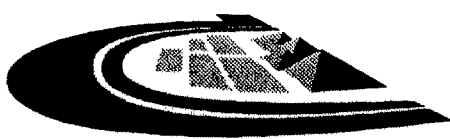
CIVIC ADDRESS: 11553 MILLAR ROAD



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.

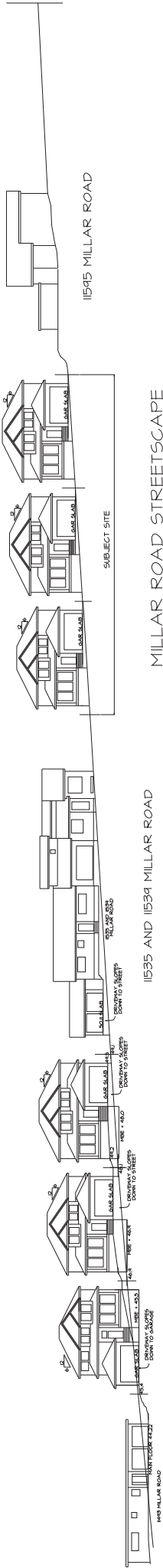
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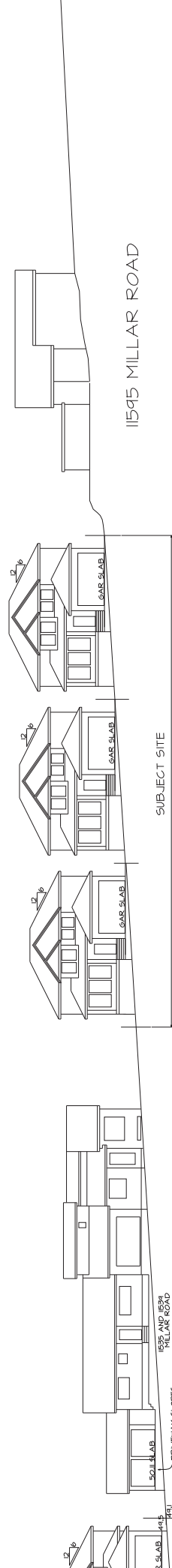
Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #2238
LAYOUT-A
SCALE: 1:500
DATE: JUNE 01, 2010



MILLAR ROAD STREETSCAPE
 11553 MILLAR ROAD, SURREY PROJECT 7410-01B2-00



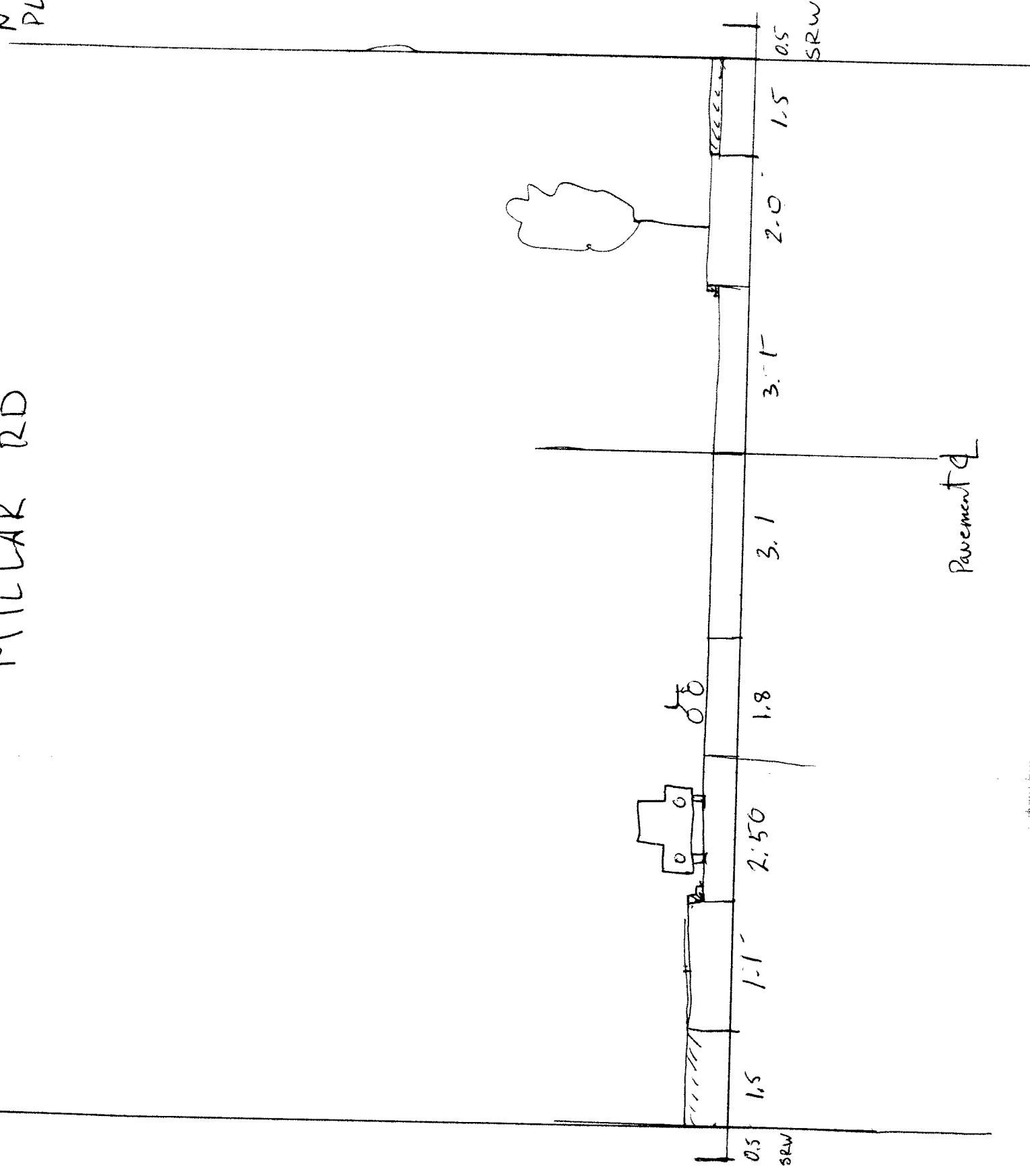
MILLAR ROAD STREETSCAPE
 11553 MILLAR ROAD. SURREY PROJECT 7910-0132-00

11535 AND 11539 MILLAR ROAD

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MILLAR RD

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Pavement

INTER-OFFICE MEMO

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

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

DATE: **December 10, 2010** PROJECT FILE: **7810-0132-00**
Supercedes December 1, 2010

RE: **Engineering Requirements
Location: 11553 Millar Rd.**

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

- Dedicate 3.5 metres along Millar Road
- Provide a 0.5-metre statutory right-of-way along Millar Road

Works and Services

- Provide cash-in-lieu for the construction of Millar Road to a 16.5-metre modified collector standard.
- Provide storm, sanitary, and water connections to service the development

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements for issuance of the Development Variance Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

ssa



SCHOOL DISTRICT #36 (SURREY)

July 29, 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.

APPENDIX IV projects proposed at the elementary school and no new capital projects identified for the secondary school. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0132 00

SUMMARY

The proposed 3 single family lots are estimated to have the following impact on the following schools:

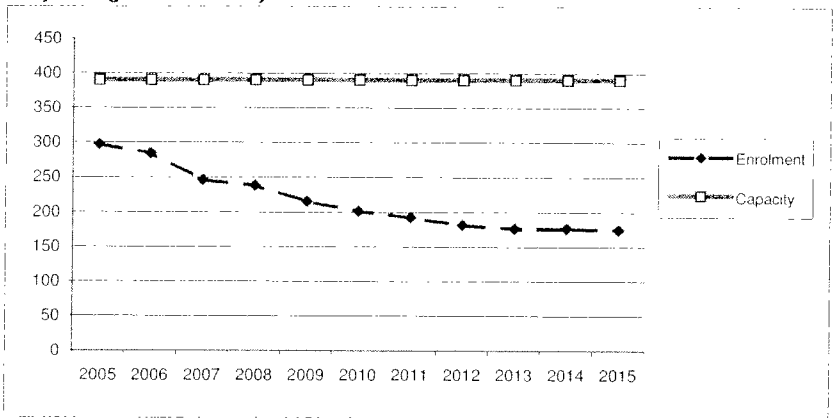
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

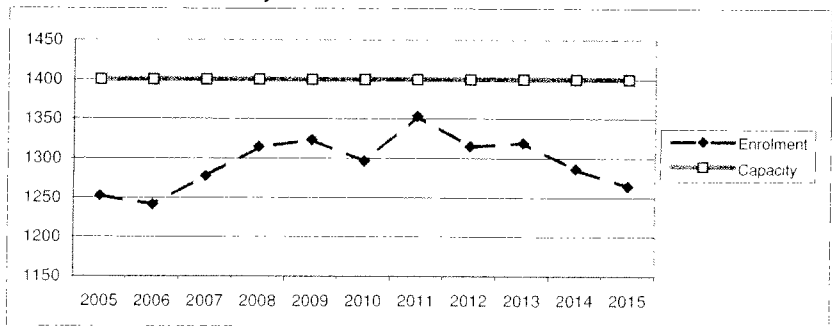
September 2009 Enrolment/School Capacity

Royal Heights Elementary	
Enrolment (K/1-7):	16 K + 199
Capacity (K/1-7):	40 K + 350
L. A. Matheson Secondary	
Enrolment (8-12):	1323
Capacity (8-12):	1400

Royal Heights Elementary



L. A. Matheson Secondary



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0132-00
 Project Location: 11553 Millar Road, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

Development in this area began more than 60 years ago, and all homes in this area are 50-70 years old. This area can be defined as “an old growth area in which no new development has occurred”. The existing homes are all “Old Urban” or “Rural Heritage” styles in a wide variety of home types including Bungalows, Bungalows with above-ground basements, Basement Entry, Cathedral Entry, and Split Level. There are no Two-Storey type homes (as defined in the building scheme). Overall, the homes and yards are well kept. Many of the homes have new asphalt shingle roofs, and painting has been maintained.

Homes in this area include the following:

- Bungalow Type: 38 percent of study area homes (5 of 13 homes surveyed) are Bungalows. These homes are all low mass, low impact, simple rectangular or “L” shaped structures situated on large RF zoned lots. These homes range in size from 700 - 1000 square feet, with one exception; the Bungalow-Duplex located on the lot adjacent to the east side of the side. These homes are “Old Urban” style with low slope (4:12 - 5:12) common gable or common hip roofs with asphalt shingle roof surfaces, except one Bungalow which has a flat roof with tar and gravel surface. Siding materials include horizontal cedar and stucco.
- Bungalow with above-ground Basement: (23%) These homes are 1800 - 2300 sq.ft. box-like structures, a result of the upper floor being located directly above a fully above ground basement. The front door is located 10-14 risers above the ground level. These homes function similarly to a Basement Entry home (with all living and sleeping areas on the upper floor and a basement underneath), with the exception that the main entrance to the home is at the upper floor rather than at the lower floor. These homes have low slope (4:12 - 5:12) common gable or common hip roofs with an asphalt shingle roof surface. Siding materials include horizontal cedar (dominant) and stucco.
- Basement Entry and Cathedral Entry Type: (23%): These homes range in size from 2300 - 2900 sq.ft. excluding garage. They all have box-like massing characteristics resulting from the economical practice of locating the upper floor directly above the lower floor on all sides of the structure. This practice is inconsistent with current design standards and with current RF zone by-laws, and so these homes are not considered to be context homes. Roof forms, roof slope, roof surface materials and siding materials are similar to those used on the Bungalow-with-above-ground Basement homes.

- Split Level type (15%) : There are two small Split Level type homes ranging in size from 1300-1700 square feet. Both are low-mass structures. Both have a 7:12 pitch simple common gable roof with asphalt shingle surface. One is clad in vinyl and the other is clad in horizontal cedar.

Although none of the homes in this area present an objectionable appearance, none can be considered suitable context homes for a year 2009 RF-12 zone development.

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

- 1) Old urban character does not provide suitable context for a year 2009 development.
- 2) There are a wide variety of home types including Bungalow, Bungalow with basement, Cathedral Entry, Basement Entry, and Split Level. However, it is expected that all three new homes will be Two-Storey type.
- 3) Front entrance porticos are all one storey in height.
- 4) Massing: None of the existing homes provide suitable massing context.
- 5) Exterior cladding and detailing are to an old urban standard, not suitable for the subject site. A common new standard for RF-12 zone developments is recommended.
- 6) Most homes have an asphalt shingle roof. However, tar and gravel, concrete tiles, and cedar shingles are also evident in this area. Flexibility can therefore be permitted with respect to roofing materials.
- 7) Roof pitch range: Flat to 7:12.

Dwelling Types/Locations:	Two-Storey.....	0%
	Basement Entry/Cathedral Entry	23%
	Rancher (bungalow).....	61%
	Split Levels.....	15%

Exterior Treatment /Materials: Horizontal cedar siding and stucco are the most common cladding materials. Vinyl, brick, and stone have also been used.

Roof Pitch and Materials: Roof slope range is Flat to 7:12. Roof surface materials include asphalt shingles, concrete roof tiles, cedar shingles, and tar & gravel.

Window/Door Details: Rectangular dominant.

Streetscape: The streetscape is consistent, comprised exclusively of 50-70 year old “Old Urban” and “Rural Heritage” style homes. Dwellings are either low mass Bungalows or Split Level type, or are high mass Basement Entry and Cathedral Entry type. Homes have simple, low slope roofs, many of which have recently been resurfaced with asphalt shingles. Wall cladding materials include cedar, stucco, vinyl, brick, and stone. The homes and yards are well maintained and the area has a pleasant old urban / suburban character.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets common year 2008 design standards for RF-12 type lots, 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, and regardless of height, the entrance shall not appear as a dominant element.
- homes will be designed with low to mid-scale massing characteristics so as to blend with neighbouring homes.
- In-ground basements are to be prohibited.

2.2 Proposed Design Solutions:

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

Interfacing Treatment with existing dwellings) No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated, other than general style compatibility and comparable massing characteristics. In-ground basements will not be permitted. The upper floor ceiling heights will be restricted to 8 feet. The main floor ceiling height will be restricted to 9 feet. The roof slope at the upper floor will be limited to 6:12.

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 in-ground basements;

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue 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 5:12. Maximum 6:12. A steeper pitch can be used on a feature projection providing the ridge of the feature projection does not exceed the ridge of the 5:12 / 6:12 roof specified above

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey, brown, or black only

In-ground basements: Not Permitted.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. 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:** November 10, 2010

Reviewed and Approved by:



Date: November 10, 2010



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 11553 Millar Road, 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: 0.294 Acre parcel with a single residence upon it. Very few trees suitable for long term retention on site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	6	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	6	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	12	(E)
Number of Replacement Trees Proposed	9	(F)
Number of Replacement Trees in Deficit (E-F)	3	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	9	(H)
Number of Lots Proposed in the Project	3	(I)
Average Number of Trees per Lot (H / I)	3.00	

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

August 10, 2010

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0132-00

Issued To: DILBAGH SINGH GILL
BHUPINDER KAUR GILL

(the "Owner")

Address of Owner: 1520 - 7th Avenue East
Prince Rupert BC
V8J 2K3

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: 009-765-042
Lot 6 Section 35 Block 5 North Range 3 West New Westminster District Plan 13085

11553 Millar Road

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12) the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for proposed Lot 3; and
 - (b) In Section F of Part 17A Single Family Residential (12) Zone the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 3.
5. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Schedule A, Table 2, Highway Dedication, Pavement Width and Sidewalks, the dedicated width for a Major Collector is reduced from 22 metres (72 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar Road.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

