

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0186-00

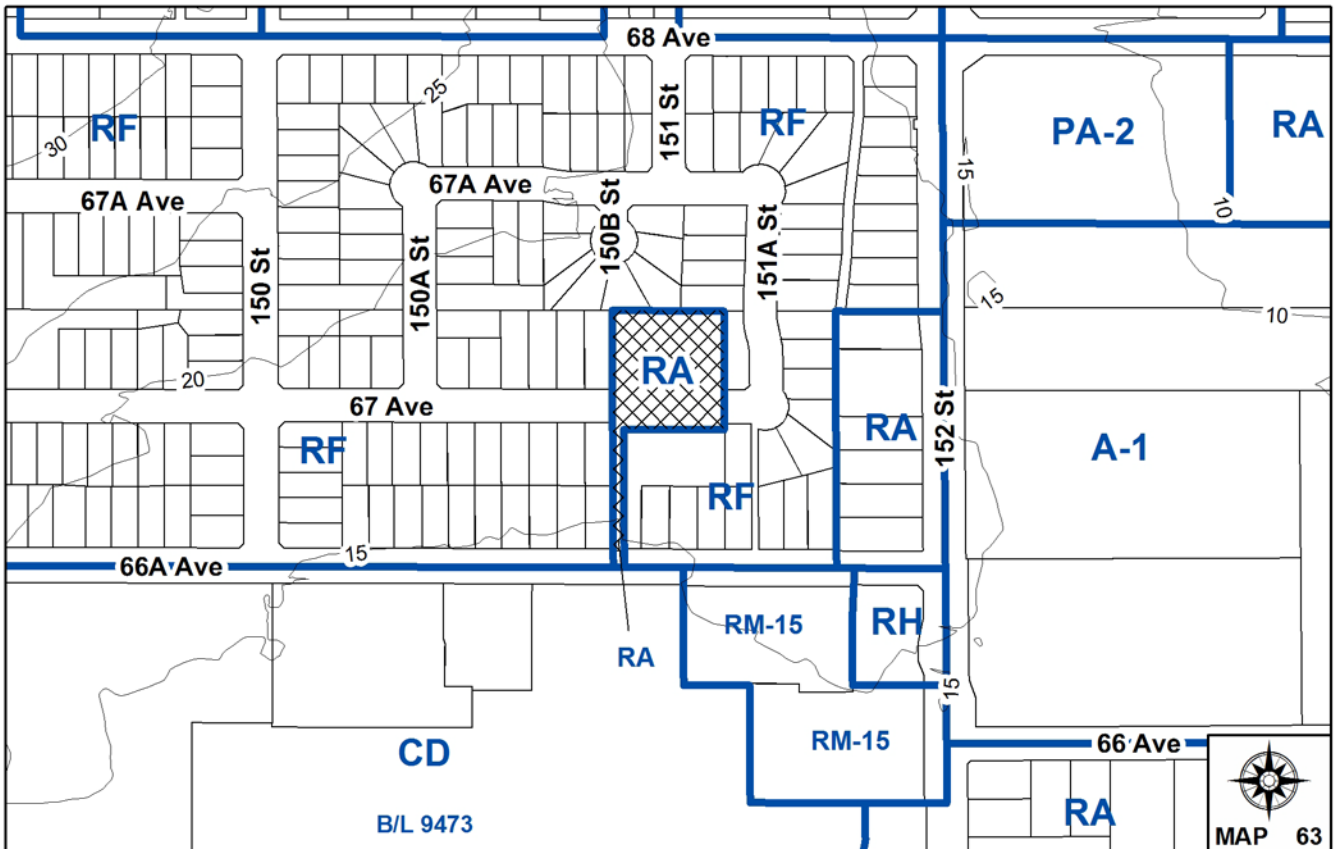
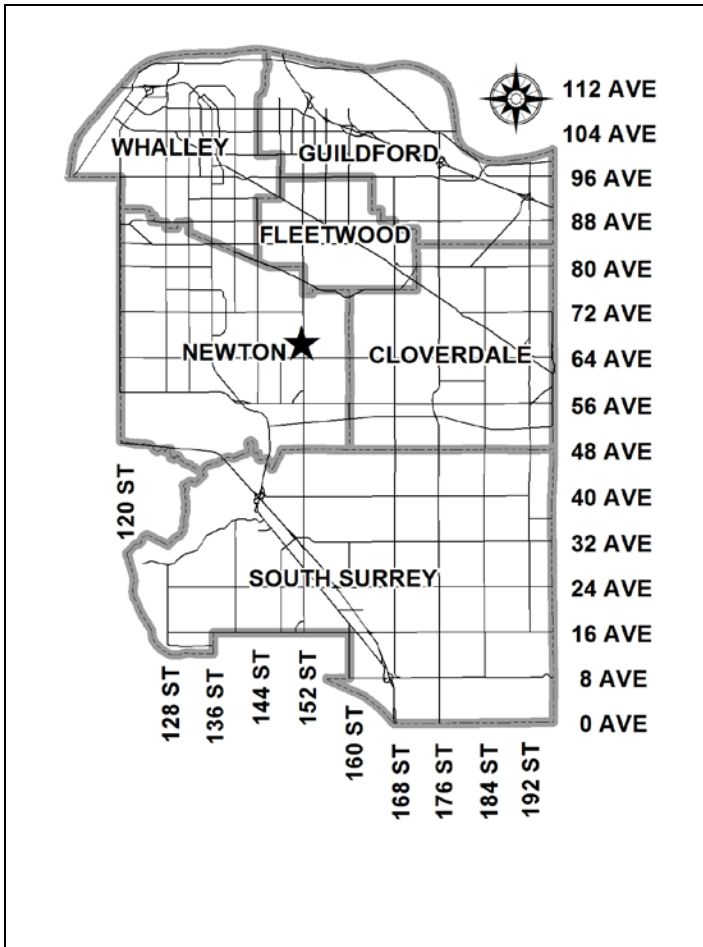
Planning Report Date: November 29, 2010

**PROPOSAL:**

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

in order to allow subdivision into 6 single family lots with adjacent RF-zoned property at 15131 – 66A Avenue and to vary front and side yard setbacks to retain the existing dwelling and accessory building (detached garage).

**LOCATION:** 15117 – 67 Avenue  
**OWNERS:** Malkit Singh Athwal and Jaswinder Kaur Athwal et al  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**EAST NEWTON SOUTH NCP DESIGNATION:** Urban Single Family Residential



### 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 for front yard and side yard setback in order to retain the existing single family dwelling and detached garage.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the East Newton South NCP Designation.
- Consistent with development pattern established in surrounding area.
- The existing dwelling was constructed prior to the construction of 67 Avenue.
- The construction of 67 Avenue significantly decreased the front yard setback of 15117 – 67 Avenue.
- Approving the Development Variance Permit will not change the frontage, character or context of the street.
- The existing house and garage will be removed when proposed Lot 6 is subdivided in the future.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site (15117 – 67 Avenue) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0186-00, (Appendix VI) varying the following provisions of the RF Zone, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for an existing principal building from 7.5 metres (24.6 ft.) to 3.8 metres (12.5 ft.); and
  - (b) to reduce the minimum side yard setback for an existing accessory building from 1.0 metre (5.9 ft.) to 0.5 metre (1.6 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized Lot Grading Plan to the satisfaction of the Manager, Building Division;
  - (d) registration of a Section 219 Restrictive Covenant to ensure tree retention and protection; and
  - (e) registration of a Section 219 Restrictive Covenant over proposed Lot 6 to ensure the removal of the existing dwelling and accessory building at the time of future subdivision.

## 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 T.E. Scott Elementary School  
1 Secondary student at Frank Hurt Secondary School

**Parks, Recreation & Culture:** Parks will accept cash-in-lieu of the 5% subdivision dedication requirement. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the East Newton South NCP adopted by Council.

**BC Hydro:** BC Hydro has no objection in principle to the proposed subdivision as there appears to be no road dedication involved affecting BC Hydro's rights.

### SITE CHARACTERISTICS

Existing Land Use: A single family dwelling and accessory building on an RA zoned lot.

#### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling.	Urban/Urban Single Family Residential	RF
East:	Single family dwelling.	Urban/Urban Single Family Residential	RF
South (Across 67 Avenue):	Single family dwelling.	Urban/Urban Single Family Residential	RF
West:	Single family dwelling.	Urban/Urban Single Family Residential	RF

### DEVELOPMENT CONSIDERATIONS

#### Proposal

- The subject site at 15117 67 Avenue is a panhandle property which is currently zoned "One-Acre Residential Zone" (RA)". It is designated Urban in the OCP and Urban Single Family Residential in the East Newton South NCP. The applicant proposes to rezone to "Single Family Residential Zone (RF)" to subdivide the land together with the adjacent RF zoned property at 15131 66A Avenue into a total of 6 single family residential lots. The proposed subdivision will provide for the dedication of 67 Avenue and complete the residential street frontage on the south side of 67 Avenue and the north side of 66A Ave.
- The lands north, east, south, and west of the subject site are developed RF subdivisions. All 6 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. Proposed Lot 6 has potential for future subdivision into 4 single family residential RF lots. In the interim, a Development Variance Permit is required to relax the front yard and side yard setbacks to retain the existing dwelling and detached garage until the time of future subdivision.
- The proposed lots range in area from 603 square metres (6,490 square feet) to 3,119 square metres (33,573 square feet). The proposed lots range in width from 16.12 metres (52.9 feet) to 66.54 metres (218.3 feet). The proposed lot areas and widths (except Lot 6) are consistent with the existing lot sizes in the surrounding area.

### Vehicular Access

- There is an existing Statutory Right-of-Way over a portion of 15117 67 Avenue for the 67 Avenue Road Right-of-Way. Through this application, the applicant is proposing to discharge the Right-Of-Way and formally dedicate the portion of land that encompasses 67 Avenue to the City as per the prepared layout and City requirements.

### Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed RF lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage, and Classical Heritage, and a subset of the West Coast Modern. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12 and a maximum pitch of 10:12. The only permissible roof materials would consist of cedar shingles or concrete roof tiles in a shake profile.
- A preliminary Lot Grading Plan, submitted by McElhanney Consulting Services Ltd., has been reviewed by the Building Division and is generally acceptable.
- 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 will not be permitted.

### Trees and Landscaping

- Max Rathburn, Certified Arborist of Arbortech Consulting Ltd., prepared the Arborist Report and Trees Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 6 protected trees on the subject site. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Western red cedar	5	1	4
Red alder	1	0	1
<b>Total</b>	<b>6</b>	<b>1</b>	<b>5</b>

- The applicant conducted an assessment of tree retention and has determined that of the 6 protected onsite trees, 5 must be removed due to hazard mitigation and encroachment into the building envelopes.

- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require a total of 9 replacement trees on the subject site. The applicant is proposing to plant 14 replacement trees.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on September 3<sup>rd</sup>, 2010 to 91 households within 100 metres (328 feet) of the subject site. Staff received no comments.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (24.6 ft.) to 3.8 metres (12.5 ft.) for Lot 6; and
- To reduce the minimum side yard setback of the RF Zone from 1.0 metres (3.0 ft.) to 0.5 metres (1.6 ft.) for Lot 6.

Applicant's Reasons:

- Proposed Lot 6 contains an existing dwelling that is proposed to be retained. The owner of the property at 15117 67 Avenue does not wish to subdivide proposed Lot 6 at this time. The existing dwelling was constructed prior to the construction of 67 Avenue. The construction of 67 Avenue significantly decreased the front yard setback of 15117 67 Avenue. The applicant also proposes to retain the existing detached garage.

Staff Comments:

- The existing dwelling and detached garage are part of the existing neighbourhood context. Because the 67 Avenue Right-of-Way has already been constructed within a statutory right-of-way, approving the Development Variance Permit will not change the frontage, character, or context of the street.
- The existing house and garage will ultimately be removed when proposed Lot 6 is subdivided in the future.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7910-0186-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/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:                      McElhanney Consulting Services Ltd.  
   Address:                      13160 – 88 Avenue  
   Surrey, BC V3W 3K3  
   Tel:                              604-596-0391

2.      Properties involved in the Application

- (a)      Civic Addresses:                      15117 – 67 Avenue ~~and 15131 – 66A Avenue~~
- (b)      Civic Address:                              15117 – 67 Avenue  
   Owners:                                      Malkit Singh Athwal and Jaswinder Kaur Athwal  
   PID:    003-765-881  
   Lot 74 Section 15 Township 2 New Westminster District Plan 66415

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. 7910-0186-00.

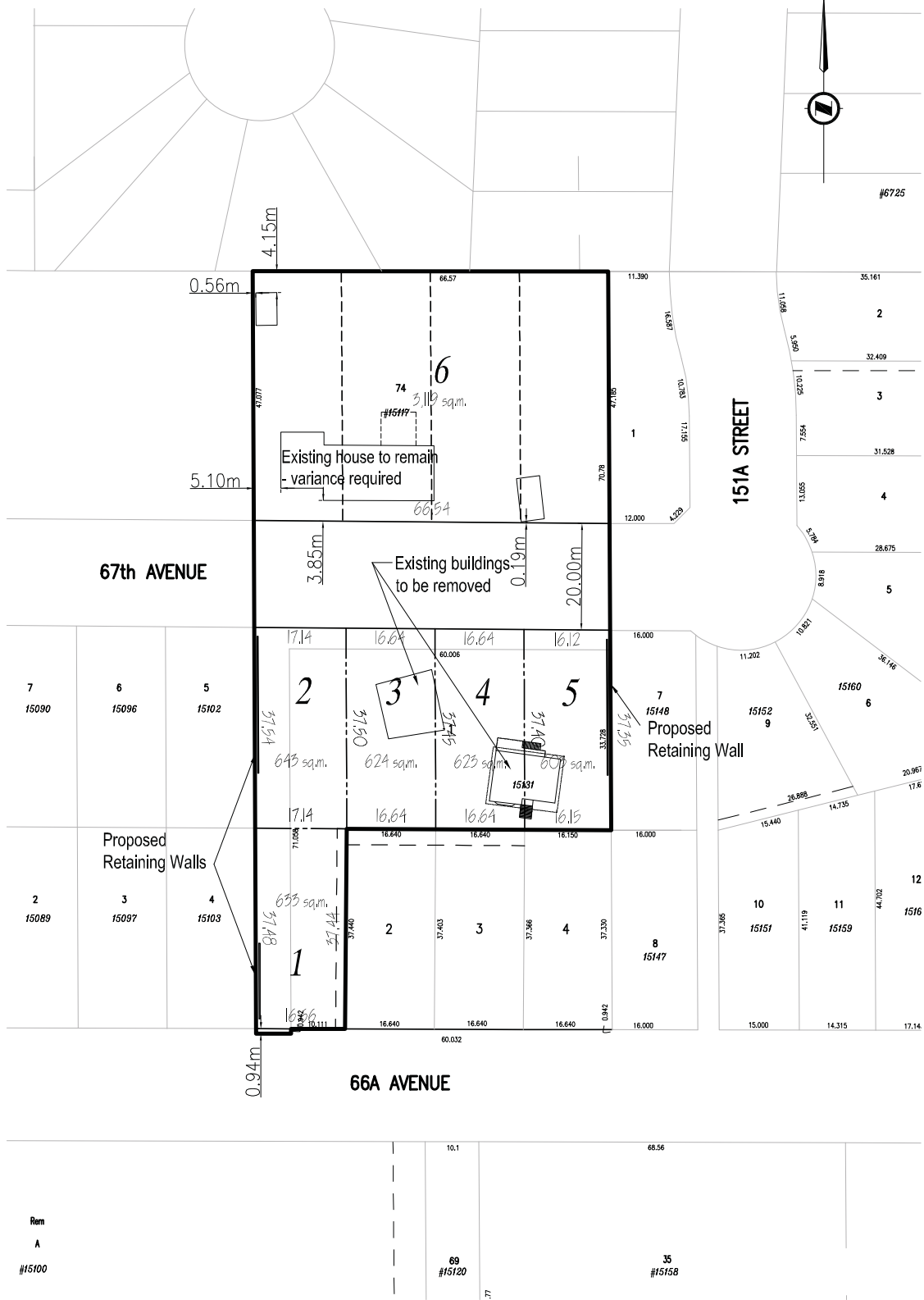


## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.28 ac
Hectares	.52 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.12 m – 66.54 m
Range of lot areas (square metres)	603 m <sup>2</sup> - 3,119 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.21 lots/ac 7.89 lots/ha
Lots/Hectare & Lots/Acre (Net)	3.21 lots/ac 7.89 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	40% Lot Coverage Maximum
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	52%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	YES
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES

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Rem  
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#15100

#15120

#15158

Total Area approx. 7580 sq.m. (1.87 ac)  
Layout assumes RF zone;  
minimum 560 sq.m. 15.0m wide 28.0m deep.

- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
  - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
  - NOT TO BE USED FOR LEGAL TRANSACTIONS.

**McElhanney**  
McElhanney Consulting Services Ltd.  
13160-88TH AVENUE  
SURREY, B.C. PHONE (604)596-0391  
FAX (604)596-8853

*Sketch 1*

Scale: 1:750  
Date: November 19, 2010  
Job No.:2111-02722-0



# LAND DEVELOPMENT ENGINEERING REVIEW


**File:** 7810-0186-00

**Location:** 15117 67 Ave.

**Applicant:** McElhanney Engineering Services Ltd.  
**Address:** 13160 88 Avenue  
**Phone:** 604-596-0391  
**Fax:** 604-596-8853  
**Email:** dheintz@mcelhanney.com  
**Owner:** Malkit S. Athwal

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> OCP Amendment     | <input type="checkbox"/> NCP Amendment  | <input type="checkbox"/> ALR Exclusion          |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment  | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RA & RF                 |   | Existing Lots: 2                                |
| Proposed Land Use: RF                      |   | Proposed Lots: 6                                |
| <input type="checkbox"/> DP                | <input checked="" type="checkbox"/> DVP |   |

**Land Development Engineering Contacts:**

Ileana Kosa, Project Manager  
 604-604-591-4140, Ikosa@surrey.ca  
 Bob Ambardar, P.Eng., Development Project Engineer  
 604-598-5893, BAmbardar@surrey.ca

**Attachments:**

- Project Layout
- Road Right-of-Way Requirements Sketch

**Distribution:**

- Applicant
- Transportation Manager
- Sewer Engineer
- Water Engineer
- Drainage Planning Manager
- Project Manager, Development Services

1	November 23, 2010	Original
<b>No.</b>	<b>Date</b>	<b>Revision</b>

# LAND DEVELOPMENT ENGINEERING REVIEW

File 7810-0186-00, Map #063

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## Background

The applicant is proposing to Rezone and Subdivide two panhandle properties from RA & RF Zones to RF Zone to create six (6) single family lots as per the attached subdivision layout prepared by McElhanney Consulting Services Ltd., dated July 20, 2010. The existing house on 15117-67 Ave is to remain, while all the existing buildings on 15131 - 66A Ave are to be removed. A Development Variance Permit is required to vary the front yard setback on the house to be retained.

A Statutory Right of Way (SRW) for multiple facilities (E2002-0434, BCP715) has been registered on 15117-67 Ave under Surrey Project 7896-0257-00. 67 Avenue sanitary sewer, storm sewer, and water mains have been constructed in this SRW under same project.

The development site is located within the East Newton South Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

## Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- 0.942 metres on 66A Avenue.

The following road right-of-way dedication, as illustrated on the marked up Project Layout attached, is required for proposed roads within the site:

- 20.00 metres on 67 Avenue to the ultimate Through Local road standard; the existing SRW E2002-0434, BCP715 is to be discharged as part of this application.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

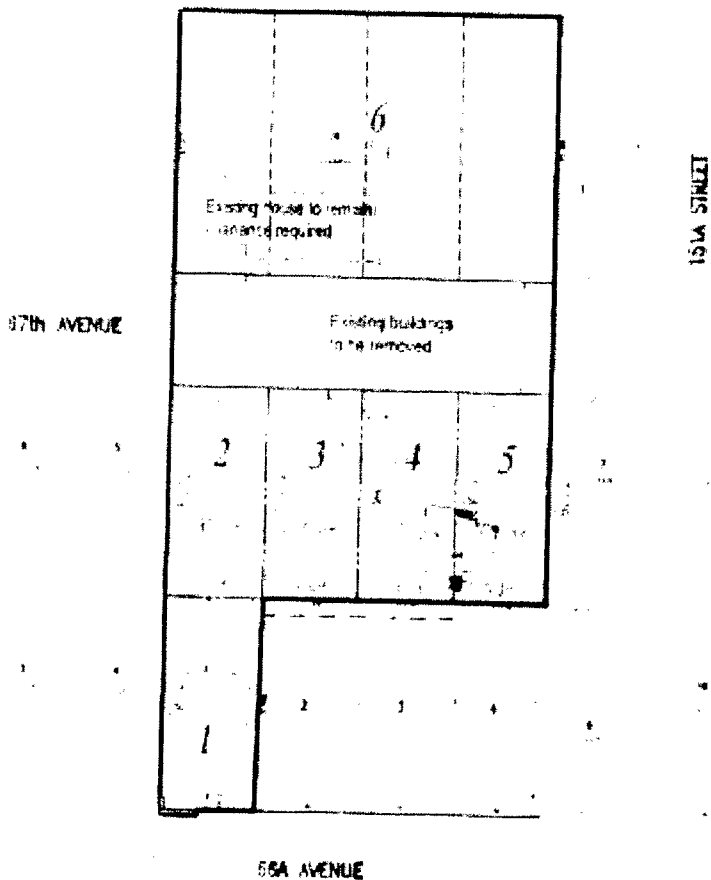
## Servicing Requirements

These Works are required as a condition of this Rezone and Subdivision.

## Transportation/Traffic Management

There are no road work requirements on existing roads fronting the site or on proposed roads within the site, as 67 Avenue has been constructed to the Through Local standard under project 7896-0257-00, and 66A Avenue has been completed to the Minor Collector/Through Local standard under project 7804-0443-00.

1. Existing buildings to be demolished, including any existing buildings to be demolished in connection with the proposed development.



1. Existing buildings to be demolished, including any existing buildings to be demolished in connection with the proposed development.

2. Existing buildings to be demolished, including any existing buildings to be demolished in connection with the proposed development.

**McElhanney**  
McElhanney Consulting Services Ltd.  
1000 ...  
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...

Sketch 1



Driveway access to all proposed lots is required to be 6.0 metres wide, constructed to the SSD-R.12 standard.

Paired driveways are required for Lot 2 with Lot 3, and Lot 4 with Lot 5.

### **Drainage/Environmental**

The following City storm drainage facilities are located in the vicinity to the site:

- 600mm/675mm storm sewer on 66A Avenue.
- 675mm storm sewer on 67 Avenue.

The following storm drainage facilities are required:

- Complete a stormwater calculation from the site to 15100 – 67 Avenue, and resolve as required any capacity constraints that may exist; confirm that the existing storm sewer system meets the current criteria for area servicing.
- Provide sustainable drainage features according to the ISMP. **The applicant will be required to provide minimum 300mm of absorbent topsoil on all lots and boulevards.**
- A service connection, complete with inspection chamber, must be provided to each lot.

***The site is located within the Hyland Integrated Stormwater Management Plan area (ISMP) where known downstream erosion problems exist. The Lot Grading Plan will include the required topsoil, and all boulevards must be protected during house construction, so that upon final occupancy each lot meets the intended infiltration objective as set out in the ISMP. A Restrictive Covenant for Building Scheme must be registered on title which includes the topsoil requirement.***

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site.** The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

### **Water**

The following City water facilities are located in the vicinity to the site:

- 200mm water main on 66A Avenue, servicing the 90m pressure zone.
- 150mm water main on 66A Avenue, servicing the 145m pressure zone
- 200mm water main on 67 Avenue, servicing the 90m pressure zone.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

A metered service connection must be provided to each lot. *The subject site is located within the 90m pressure zone, therefore the proposed lot fronting 66A Avenue must be serviced from the 200mm water main.*

### **Sanitary Sewer**

The following City sanitary sewer facilities are located in the vicinity to the site:

- 900mm sanitary sewer on 66A Avenue.
- 200mm sanitary sewer on 67 Avenue.

This existing sanitary sewer system has adequate capacity to service the proposed development.

A service connection, complete with inspection chamber, must be provided to each lot.

### **Commercial Utilities**

The development must be serviced with hydro, gas, telecommunications, and cablevision in accordance with utility company requirements and City standards.

## **Project Management**

A Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- Discharge the existing SRW E2002-0434, BCP715;
- Restrictive Covenant for Building Scheme to include topsoil requirements.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

## **Financial**

A processing fee of \$ 7,056.00 (HST included) is required for the Servicing Agreement.

An application fee of \$420 (HST exempt) is required for administration of the ESC Permit process.



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7910-0186-00  
 Project Location: 15131 – 66A Avenue and 15117 – 67 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 at the extreme south side of a large new growth area in Southeast Newton bounded by 66A Avenue to the south, 72 Avenue to the north, 149 Street to the west, and 152 Street to the east. Hundreds of homes have been constructed in this area within the past five years, and hundreds more are planned. Construction is underway on dozens of homes in the immediate area surrounding the subject site. The character of this area is now clearly defined by the new urban homes.

Nearly all of the new homes are 2000 – 2900 square foot neo-classical (“Neo-Heritage” and “Neo-Traditional”) and “West Coast Modern” style Two-Storey type homes. Most homes have mid-scale massing characteristics in which various architectural elements on the front of the home are proportionally consistent with one another, and mass is distributed evenly over the home. Most homes have a 1 ½ storey front entrance portico. Most homes have a main common hip roof at a 7:12 pitch with two or more highly articulated street facing feature gables. Roof surfaces are shake profile concrete roof tiles (clearly dominant) or interlocking tab type asphalt shingles (on older homes only). All homes are detailed with masonry accents and/or wood or hardiplank feature panel areas. Furred out wood posts, wood trim, and wood bracket details are all common. Landscapes are at a moderate modern urban standard.

The subject site is an infill. Lots to the west and east of the site have been recently completed. There is therefore no opportunity to establish a new character. To ensure continuity, new homes will have to be consistent with neighbouring homes.

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

- 1) Readily recognizable neo-classical and “West Coast Modern” residential character
- 2) Dominance of Two-Storey home type.
- 3) Moderate home size. Most homes 2000-2900 square feet excluding garage.
- 4) Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on most homes).
- 5) Massing: New homes provide acceptable, mid-scale massing context.
- 6) Exterior cladding: A wide variety of wall cladding materials including vinyl, stucco, hardiplank, cedar, stone, and brick.
- 7) Roof surface: dominated by shake profile concrete roof tiles.
- 8) Roof pitch 7:12 on most new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	95%
	Basement Entry/Cathedral Entry	00%
	Rancher (bungalow).....	05%
	Split Levels.....	00%

**Dwelling Sizes/Locations:** Consistent size range: most homes are 2000-2900 sq. ft. excl. gar.

**Exterior Treatment /Materials:** Cedar : 5%, Stucco : 63%, Vinyl : 32%.  
Brick and stone veneers and/or feature panel areas on all homes.

**Roof Pitch and Materials:** Cedar shingles: 0%, Asphalt shingles: 10%, Concrete tiles: 90%. Other: 0%. All new context homes have a roof pitch of 7:12 or higher.

**Window/Door Details:** Rectangular dominant. Arched co-dominant.

**Streetscape** New 2000-2900 square foot neo-classical and “West Coast Modern” Two-Storey homes with 1 ½ storey front entrances, mid-scale massing characteristics, and 7:12 pitch common hip roofs with street facing feature common gable projections are set 7.5 metres from the front property line in a common modern urban setting. Most homes are clad in either vinyl or stucco. Most homes have a shake profile concrete tile roof.

## 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: “subset of West Coast Modern designs which blend with neo-classical style homes”, “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”.
- 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”. Similar style range includes: “Neo-Traditional”, “Neo-Heritage”, classical heritage, and a subset of the “West Coast Modern” style that blends with neo-classical style homes. Similar home type and size. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**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, 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 such as red, yellow, and blue and “Warm” colours such as pink, rose, peach, salmon are not permitted on main cladding. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:**

Minimum 7:12. Maximum 10:12.

**Roof Materials/Colours:**

Cedar shingles, shake profile concrete roof tiles. Grey or brown.

**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:**

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 5 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: September 2, 2010

**Reviewed and Approved by:**



Date: September 2, 2010



## **CONCLUSIONS**

**Table 4.** TREE RETENTION AND REPLACEMENT SUMMARY

<b><i>Tree Retention:</i></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	1	0	0	1
Trees to be Removed	5	0	0	5
<b>Total Trees Considered</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>

<b><i>Tree Replacement:</i></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Quantity of Trees at 1:1 Replacement Quota	1	0	0	1
Quantity of Trees at 2:1 Replacement Quota	4	0	0	4
<b>Total Replacement Trees Required</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>9</b>

Note: *n/a* denotes not applicable. The removal and replacement of trees in adjacent city owned lands such as the road frontage will be at the discretion of the city, and may be subject to specific compensation that they determine is appropriate based on their policies.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Max Rathburn,  
 Consulting Arborist  
 ISA Certified Arborist #PN-0599, Certified Tree Risk Assessor #0159

Enclosures;

Tree Inventory, Tree Protection Guidelines, Tree Retention Plan, Tree Summary

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0186-00

Issued To: MALKIT S. AND JASWINDER K. ATHWAL

(the "Owner")

Address of Owner: 15117 - 67 Avenue  
Surrey, BC  
V3S 2A4

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: 003-765-881  
Lot 74 Section 15 Township 2 New Westminster District Plan 66415

15117 - 67 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5 metres (24.6 ft.) to 3.8 metres (12.5 ft.).
  - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum side yard setback is reduced from 1.0 metres (3.0 ft.) to 0.5 metre (1.6 ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0186-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.

6. 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 \_\_\_\_\_, which is attached hereto and forms part 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\_\_\_\_ .

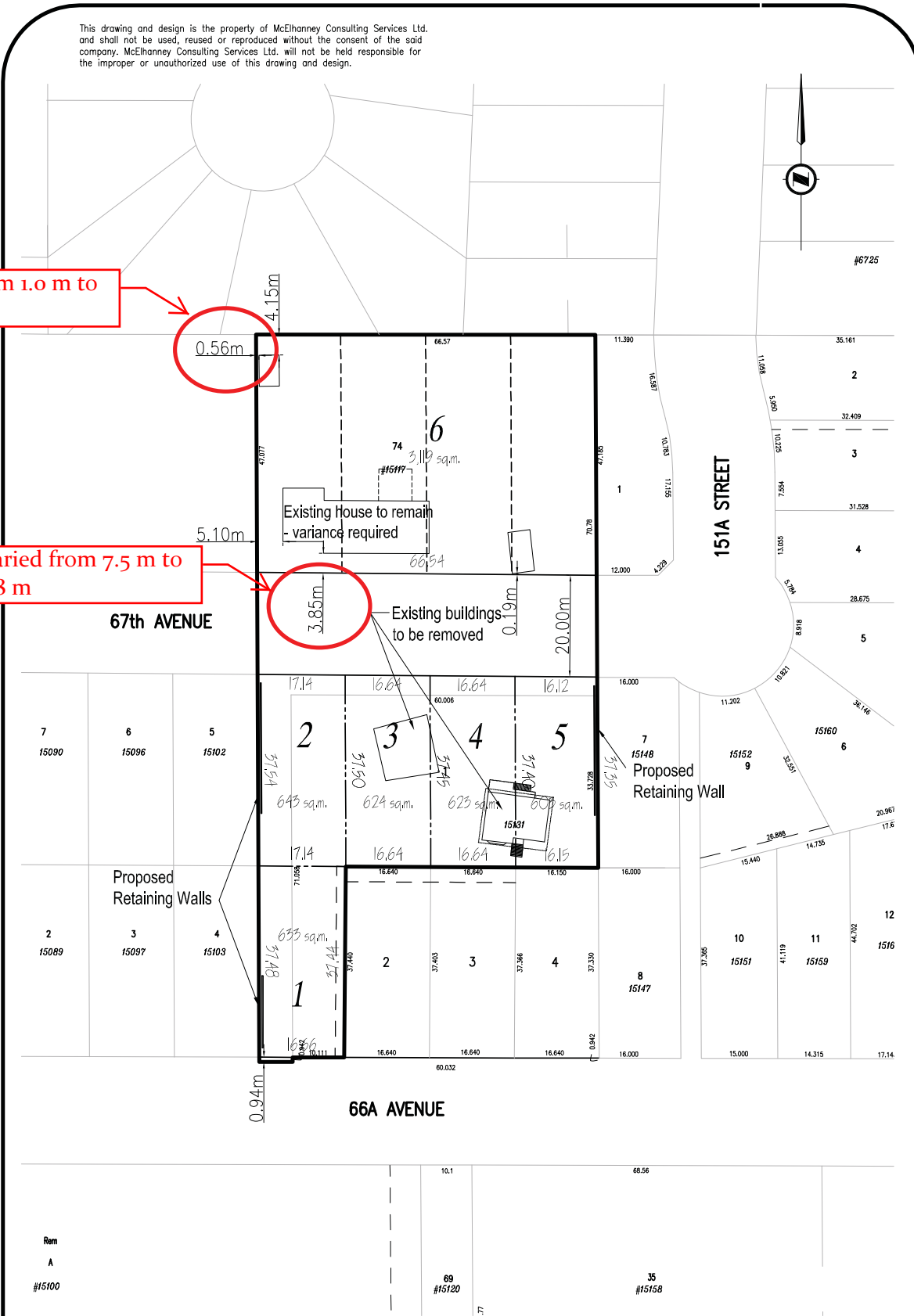
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

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Varied from 1.0 m to 0.5 m

Varied from 7.5 m to 3.8 m

Rem  
A  
#15100

#15120

#15158

Total Area approx. 7580 sq.m. (1.87 ac)  
Layout assumes RF zone;  
minimum 560 sq.m. 15.0m wide 28.0m deep.

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.