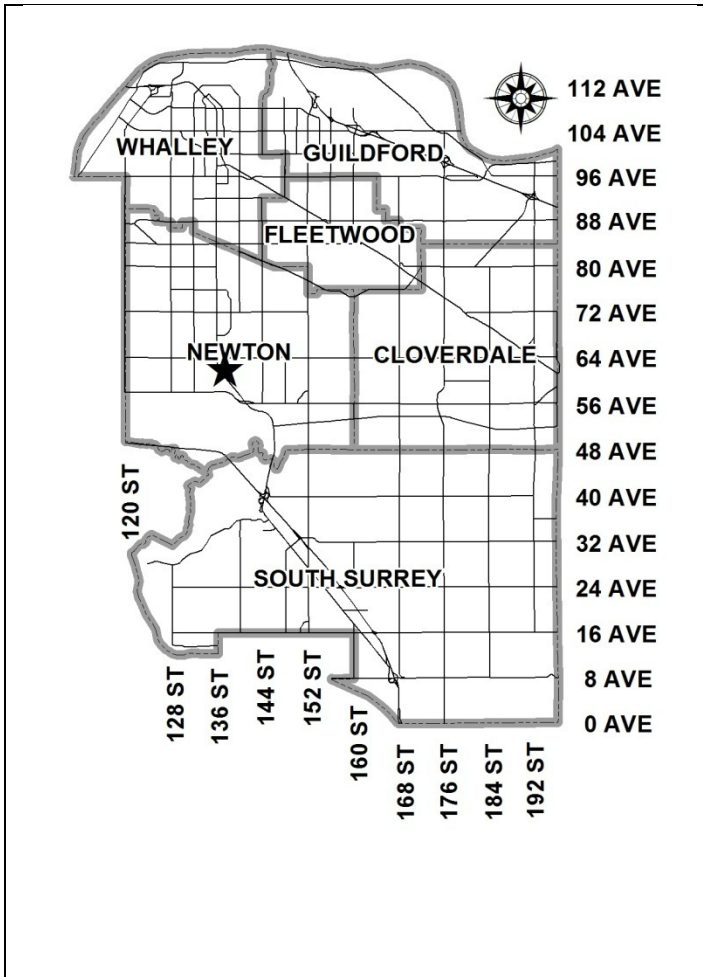


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0270-00

Planning Report Date: July 25, 2011



PROPOSAL:

- NCP amendment from Detention Pond/Townhouse 15 upa max to Single Family Small Lot/Creeks and Riparian Set-Back
- Rezoning from RA to RF-12
- Development Variance Permit

to allow for a six (6) small lot subdivision and two car garages on five (5) 12.2 metre wide RF-12 lots.

LOCATION:

6185 - 138 Street

OWNERS:

Makhan S Samra
 Darshan K Samra

ZONING:

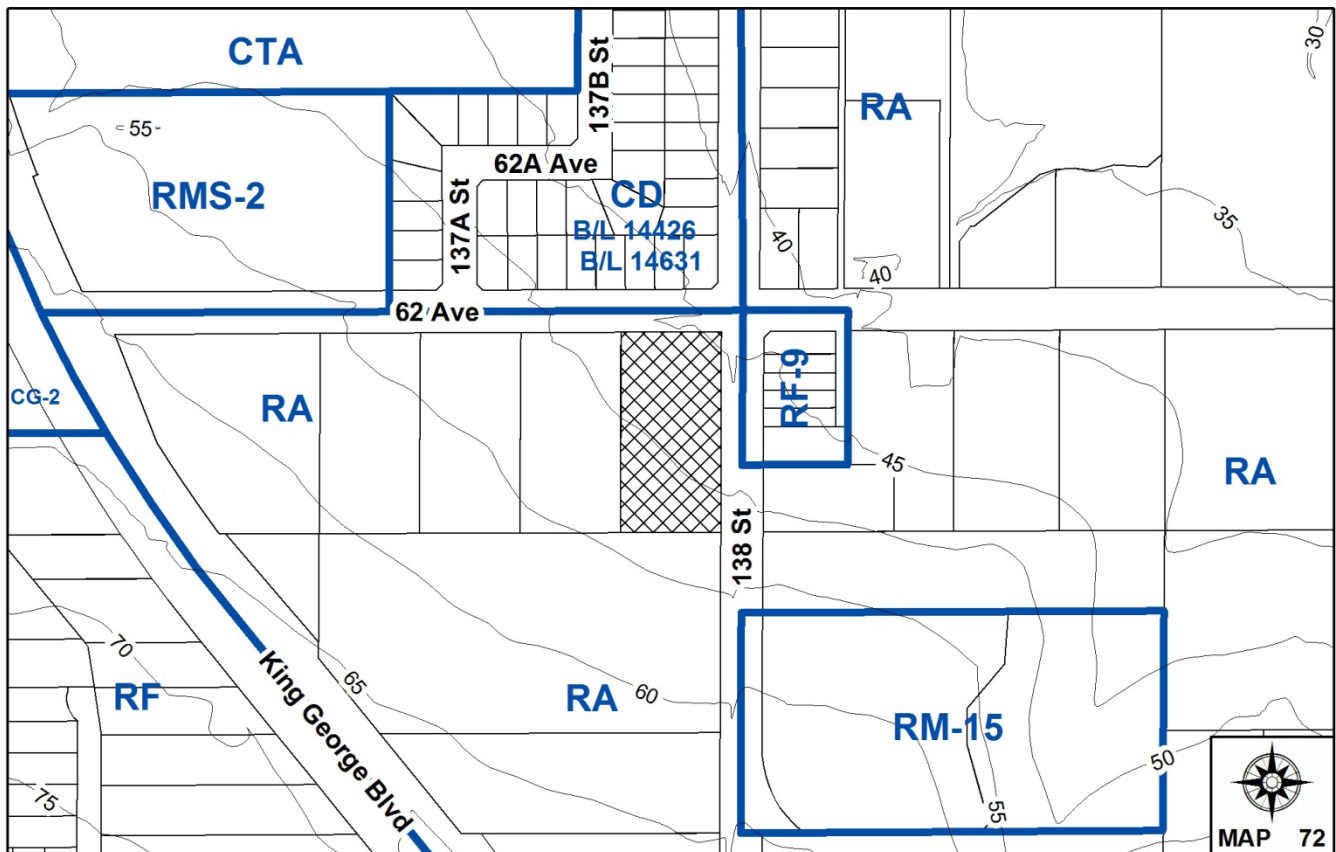
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Detention Pond/Townhouse 15 upa max



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

- An NCP Amendment is required to re-designate the site from "Detention Pond" and "Townhouse 15 upa max" to allow for a new six (6) small lot residential subdivision. An amendment to the NCP is also required to protect and designate the on-site red coded watercourse and riparian area as "Creeks and Riparian Set-Back".
- A Development Variance Permit (DVP) is requested to allow for two car garages on five (5) of the six (6) proposed 12 metre RF-12 lots.

RATIONALE OF RECOMMENDATION

- Engineering has confirmed the detention pond originally intended for this site is no longer required. Given the required 30 metre set-back for red-coded creek (headwaters of Archibald Creek), the site also has limited potential to be developed as a townhouse complex.
- The proposed small lot six (6) RF-12 lot subdivision is consistent with the existing developments to the north and east of the site, and complies with the Official Community Plan (OCP) "Urban" residential designation.
- The development will also provide for average 22 metre setback from the top of the bank of the creek and a net riparian gain. Under the application over 50 % of the site will be provided to the City as open space and creek protection.
- The DVP allowing for two car garages on 12.2 metre lots may be supported given the watercourse and the site's natural topography. A Restrictive Covenant to regulate building form and design is also recommended to help reduce the visual impact of the proposed garages on the street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from One Acre Residential Zone (RA) (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. 7910-0270-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the Off-Street Parking requirement to allow for a double garage or carport accommodating two vehicles parked side by side on a lot measuring less than 13.4 metres (44 feet) wide.
3. Council instruct staff to resolve the following issue(s) 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) the applicant address the replacement tree deficit;
 - (e) submission of an acceptable building scheme to the satisfaction of the Planning and Development Department;
 - (f) input from Senior Government Environmental Agencies, including confirmation of channel stability to support the requested setback variance;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant on lots 2 to 6 to regulate the form and character of dwelling units with double car garages on 12.2 metre wide lots.
4. Council pass a resolution to amend the South Newton NCP to re-designate the land from "Detention Pond/Townhouse 15 upa max" to "Single Family Small Lot/Creeks and Riparian Set Backs" when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the application 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 Woodward Hill Elementary School 1 Secondary student at Sullivan Heights Secondary School (Appendix V). The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2012.
Parks, Recreation & Culture:	Parks has no objections to the proposed development (Appendix IV).
Department of Fisheries and Oceans (DFO):	A red-coded, Class A, tributary of Archibald Creek traverses the subject property. On February 16, 2011, DFO approved in principle the variance to the required 15-metre setback along the east side of the creek, provided the riparian area was dedicated to the City as 'Park'. Further details of the DFO decision are included in the context of this report.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Small family residence on site

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North	Small single family lot subdivision	Urban/ Single Family Small Lots	CD
East	6 small lots and 1 larger lot with single family houses	Urban/Single Family Small Lots, Townhouse 15 upa max	RF-9 and RA
South	Large treed lot with single family house	Urban/ Townhouse 15 upa max, Creeks and Riparian Setback	RA
West	Treed lot with single family house	Urban/Detention Pond, Creeks and Riparian Setback	RA

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The site is located on the southwest corner of 62 Avenue and 138 Street in South Newton. The site, approximately 4553.2 m² (1.125 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and "Detention Pond/Townhouse 15 upa max" in the South Newton Neighbourhood Concept Plan (NCP).

- The property is now zoned One-Acre Residential (RA) and contains an older residence. A Class A, red coded watercourse, a tributary of Archibald Creek, traverses the northwest corner of the site.

Proposal

- The applicant is proposing to amend the NCP by re-designating the site from "Detention Pond/Townhouse 15 upa max" to "Single Family Small Lot/Creeks and Riparian Set Backs" and to rezone the site and create six (6) RF-12 lots, fronting 138 Street. The proposed use is in keeping with the OCP urban designation.
- A development variance permit is requested to vary the Zoning By-law to allow for two car garages on five (5) of the six (6) 12.2 metre wide RF-12 lots.

JUSTIFICATION FOR PLAN AMENDMENT

- The majority of the site is currently designated as 'detention pond' in keeping with the original stormwater management plan developed for South Newton in 1999. The small remaining strip of land, at the south end of the property, is designated for townhouse development at a density of 15 upa max.
- Prior to taking the application to the Environmental Review Committee (ERC), Engineering confirmed that the on-site detention pond was no longer required. Townhouse development was also not pursued on site as the required 30-metre setback from the top of the bank of the creek would limit the ability to develop the property.
- Consequently, the current application is to re-designate a portion of the site to allow for six (6) small single RF-12 lots on 138 Street. The small lot designation is justified as the immediate area east of the site consists of six (6) RF-9 zoned lots. A CD zoned site consisting of 44 single family small lots (based on RF-12) also lies directly north.
- The remainder of the site, which includes the red coded watercourse – a headwater of Archibald Creek - and its riparian area, will also be re-designated under the NCP as "Creek and Riparian Set-Back". The protected area will match up with the designated riparian area south of the property and be dedicated to the City as open space and creek protection.

Proposed Subdivision Layout

- The applicant is proposing to develop six (6) RF-12 lots measuring in area from 348 sq.m. (3,746 sq.ft.) to 382 sq.m. (4,112 sq.ft.). Proposed lots 2 - 6 (Type I interior RF-12 lots) have a minimum lot area of 348 sq.m. and a width of 12.2 metres, while proposed lot 1 (a Type II interior RF-12 lot) is a oversized, irregular shaped lot nearest the creek, measuring 382 sq.m. with a width of 19.57 metres.
- The remainder of the lot, approximately 2,327 sq.m. or 51% of the site area, will be provided to the City for riparian protection.
- On February 16, 2011, DFO approved the variance to the 15-metre setback at the north end of the site to accommodate Lot 1 provided that the riparian area was dedicated to the City as

'Park' and the stability of the channel was confirmed. Consequently, the setback from the top of the bank of the creek at Lot 1 was reduced to a minimum of 10 metres.

- Overall, the proposed development will provide an average 22-metre setback from the top-of-bank of the creek and present the City with an overall net gain of 547 sq.m. of riparian habitat.
- The development site is subject to a charge for the realignment of 138 Street as per the NCP amendment. The applicant will therefore be requested to make a contribution to develop the site. The current charge is \$50,000 per developable hectare.

Tree Retention

- An updated arborist report and tree preservation/replacement plan was submitted by Diamond Head Consulting Ltd. for the site on May 5, 2011. The report identifies that all 15 protected trees on-site will need to be removed and replaced on a 1:2 basis in order to accommodate development.

Tree Species	Total No of Trees	Total Retained	Total Removed
Western Red Cedar	15	0	15
Total	15	0	15

- Of the 30 new replacement trees required, eighteen (18) trees will be replaced on-site for a total of 3 new trees per lot. Cash-in-lieu for the remaining twelve (12) trees will be collected from the applicant through the City's Green Fund.
- All the trees within the riparian zone will be protected.

Building Scheme, Lot Grading Plan

- A set of building design guidelines has been developed for this site by Tynan Consulting Ltd, which are reflective of the predominant motifs and design treatments in the South Newton area. Specifically, the guidelines call for the neo-traditional and neo-heritage styles characteristic of new construction north of 62 Avenue and call for:
 - Moderate pitched roof lines, wood accents, trim and detailing
 - Natural and neutral colours
 - Cedar shingles, shake profile concrete roof tiles and asphalt shingles in grey and brown
- A summary of the building design guidelines for the project is included in Appendix X. The site's preliminary lot grading plan has also been reviewed and accepted by the City's Building Division.

Design Covenant

- A Development Variance Permit has been requested by the applicant to provide for two car garages on proposed Lots 2-6, measuring 12.2 metres.

- Under the Zoning Bylaw, the double garage or carports accommodating two vehicles parked side by side cannot be placed on lots measuring less than 13.4 metres (44 feet) wide. This is due to the fact that the appearance or front façade of dwelling unit is dominated by garage doors and driveways on the narrower lots. Consequently there is little pedestrian interface, interaction or overlook on the street.
- Despite this, staff believe there is merit in allowing for two car garages at this location, given the site's natural features and functions. In particular, the location of the creek and riparian area requires that five of the six lots have frontages of 12.2 metres. At the same time, the topography of site slopes, not only from south to north, but from east (front property line) to west (interior of the site). The effect of this is that double car garages can be partially submerged at the basement level to reduce their visual impact from the street.
- To help regulate the form and character of dwelling units on Lots 2-6, staff recommend a Section 219 Restrictive Covenant be placed on Lots 2 to 6. The covenant will ensure that prior applying for a building permit, the applicant will submit for approval to the General Manager of Planning and Development a site plan showing the location of proposed building and structure, driveway and parking area, along with detailed building elevations. The covenant will also include design criteria to lessen the impact and appearance of two car garages on the streetscape in keeping with staff's discussions with the applicant to date.
- Specifically, the Restrictive Covenant will ensure the dwelling units make use of the natural slope of the land by locating garages at the basement level, lower than the grade at the front property line. Each garage (and driveway) will be built at the low side of the site to emphasize and draw attention to the front door entries as focal points from the street. The front door entries will further be emphasized by setting back the front face of attached garages at least 1 metre behind the front face of veranda railing or posts.
- To further minimize the look of the garages, garage door openings will consist of two single garage doors to a maximum width of 2.5 metres each. Double wide garage doors are not to be permitted. The top panels of the garage doors are also to be finished in glass to provide transparency and variety in finish materials.
- Finally the main floor should be set back from the face of the garage and provide a deck or porch element, covered with a low roof structure. The intent of the low roof element above the deck is to further break up the massing, minimize the blank face of the garage and provide some overlook onto the street level.

PRE-NOTIFICATION

- Pre-notification letters were sent out for this application on February 14, 2011.
- In response, Planning received one e-mail and one telephone call from two residents living on 138 Street. One resident was concerned with the development of the area and the state of 138 Street as a 'narrow, dead end road' unable to service additional any density. Another inquired about the future widening/finishing of 138 Street given the number of new development proposals in the area.

(In response to both inquiries, the Transportation Division wrote back to both residents about the current road width and the plans for the ultimate 138 Street alignment).

- The development was also mentioned in connection with three other active applications in the area under consideration. These inquiries were also directed to Engineering for further information.
- A public information meeting for the site was also held on July 14, 2011. The three residents who attended that meeting all supported the development, but had larger questions concerning storm sewer connections and the future of 138 Street which were subsequently addressed.

BY-LAW VARIANCES AND JUSTIFICATION

The following variances to Zoning Bylaw 12000 are requested to accommodate the proposed subdivision plan:

(a) Requested Variance:

- Vary the Off-Street Parking requirement to allow for a double garage or carport accommodating two vehicles parked side by side on a lot measuring less than 13.4 metres (44 feet) wide.

Applicant's Reasons:

- The location of the creek and riparian setback requires five of the six proposed RF-12 lots to have frontages of 12.2 metres.
- The natural topography of the site will reduce the visual impact of the two car garages as each garage and driveway can be built lower than the grade at property line and on the low side of the site.
- With a two car garage, each lot may accommodate up to 4 vehicles (2 in the garage and two in the driveway). Single car garages will put additional pressure on the public streets to provide more parking.

Staff Comments:

- Staff have worked closely with the applicant to develop a design control covenant and a set of criteria to improve the look and lessen the overall impact of two car garages on the streetscape.
- The variance will ensure a two (2) car garage may be built and help reduce the need for parking along 138 Street.

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	Parks Comments
Appendix V	School District Comments
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation
Appendix VIII	NCP Plan
Appendix IX	Development Variance Permit No. 7910-0270-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

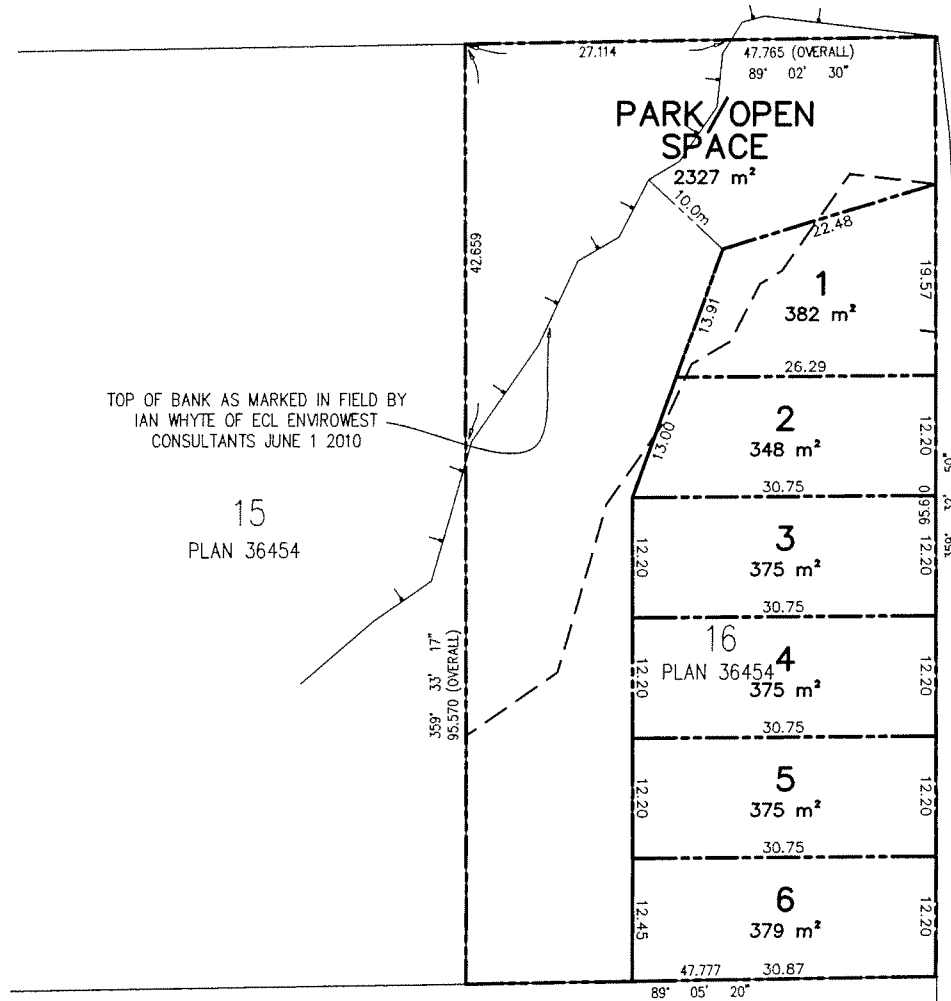
\\file-server1\net-data\csdc\generate\areaproduct\save\18523972043.doc
. 7/21/11 1:13 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.13 ac
Hectares	.4553 ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	12.2 m – 19.57 m
Range of lot areas (square metres)	348 m ² - 382 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13 uph/5.3 upa
Lots/Hectare & Lots/Acre (Net)	14.82 upa/6 upa
SITE COVERAGE	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
PARKLAND	
Area (square metres)	2,327 m ²
% of Gross Site	51%
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Allow for Double Garages	YES

62 AVENUE



138 STREET

Proposed Development: 7910-0270

- Rezoning to RF-12 & DVP to allow 2 car (side by side garages) for lots 2-6
- Proposed open space = 2327m² (51%)

NCP Designation : i) Detention Pond & Pond Buffer

ii) Townhouse 15 upa

Lot size (#6185) : 4553.2 m²/1.125 acres





INTER-OFFICE MEMO

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

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

DATE: **July 13, 2011** PROJECT FILE: **7810-0270-00**

RE: **Engineering Requirements
Location: 6185 - 138 Street**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

This property will be subject to a charge of \$50,000.00 per developable hectare for the re-alignment of 138 Street as part of the NCP amendment.

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

- dedicate a 3.0 metre x 3.0 metre corner cut at the intersection of 62 Avenue and 138 Street.

Works and Services

- construct the south side of 62 Avenue.
- construct the west side of 138 Street.
- construct watermain on 138 Street.
- construct sanitary sewer on 62 Avenue.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Bob Ambardar, P.Eng.
Development Project Engineer

LR



INTER-OFFICE MEMO

TO: **Helen Poppo, Planner**

FROM: **Parks Planning Technician
Parks Planning, Research and Design**

DATE: **July 15th, 2011** FILE: **7910-0270-00 Revised July 15**

RE: **Development Application**

- Rezone from RA to RF12 for 6 new single family lots

Location: 6185 138 St

In response to your request regarding the proposed development applications we would like to make the following comments:

- Riparian park dedication as required by DFO at the Feb 23, 2011 ERC is acceptable.
- The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the South Newton NCP adopted by Council.

Land Development Comments:

1. At land clearing stage the applicant should install permanent hard fencing at the property line bordering the proposed park and contact Chris Velin (604-501-5086) in the Park Development Services Section to coordinate the removal of hazardous trees (if any) in the proposed park. Chris Velin to be invited to the pre-con meeting. Hazardous trees are to be removed at the applicant's expense.
2. Before Parkland is accepted, Parkland must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards, all to be removed at the Developer's expense.
3. Any servicing through Parkland must be approved by Park staff and replanted to Park standards. Pre-approval of plans is required.
4. Log rail vehicle barriers are required where Parkland is adjacent to a sidewalk or street and setback 2.0 meters off the curb. Barriers must be built as per Park Standard Construction Document dated March 2006.
5. Parks to inspect Parkland in conjunction with Land Development's final inspections.
6. Final grade of Parkland is subject to approval by the Parks Division. Grading plans are to be submitted to Parks for review. Grading is not permitted on parkland.
7. Send final key plan to Parks
8. The developer is required to construct the half road fronting dedicated parkland.

This review represents the key issues that the Parks, Recreation & Culture 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.

Should you require more information, please do not hesitate to call or e-mail the undersigned at

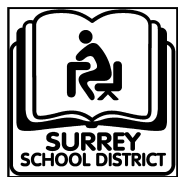
(604) 598-5778 / djmerry@surrey.ca

Thank you for the opportunity to review this proposal.

Doug Merry, Parks Planning Technician
Parks Planning, Research and Design

Cc. Bob Paterson, Parks

j:\park-rec\plandesg\subdiv\7910\7910-0270-00 hp\7910-0270-00 hp revised jul 15.doc
DM 7/15/11 2:52 PM



SCHOOL DISTRICT #36 (SURREY)

Tuesday, February 22, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0270 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

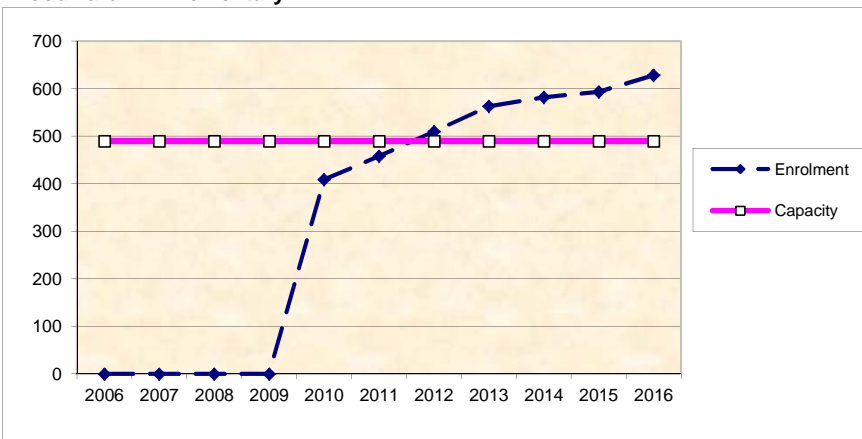
Woodward Hill Elementary	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

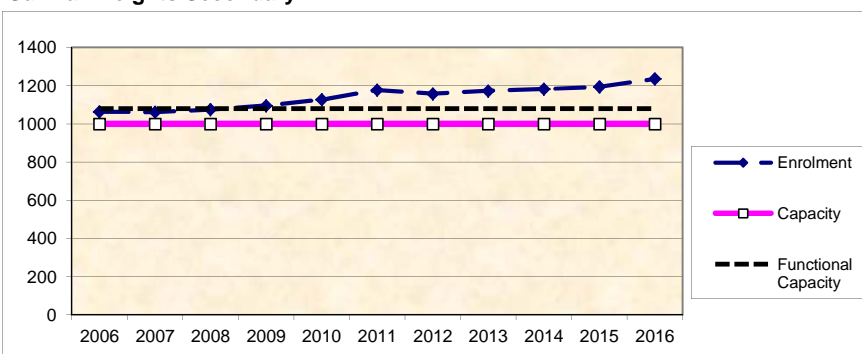
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0270-00
Project Location: 6185 - 138 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located adjacent to the western boundary (138 Street) of the large "Heritage Woods" development area. In the area immediately surrounding the subject site, there are three readily identifiable character area types. The first is comprised of old urban structures from the 1950's and 1960's. The second is a post year 2000's CD zone (based on RF-12 zone) development on the north side of 62 Avenue directly north of the subject site. The third is a post year 2000's RF-9 type development located due east of the subject site (on the east side of 138 Street).

The old urban homes can all be identified as "West Coast Traditional" or "Old Urban" styles. Home are comprised of three Split Level homes in the 2000-2700 sq.ft. size range, two Basement Entry types in the 2600 – 3000 sq.ft size range, and one 900 sq.ft. Bungalow. The homes are all simple structures (rectangular or "L" shaped) with low slope 2:12 to 4:12) common gable or common hip roofs. The 2:12 slope roofs have a tar and gravel surface, and the 4:12 slope roofs have an interlocking tab type asphalt shingle surface. Wall cladding materials include stucco, cedar, and brick. Trim and detailing standards are modest by modern standards. These properties are landscaped to an old urban standard. Neither the homes nor the landscaping provide suitable context for a new RF-12 development in this area.

The second area comprises six "CD" (based on RF-12) zoned lots. These homes are all 2800 sq.ft. "Neo-Traditional" or "Neo-Heritage" style Two-Storey type homes with street facing double garages. The homes are all considered to have "mid-scale" massing characteristics. Five of these homes have a single storey high front entrance, and one has a 1 ½ storey entrance. All of these homes are configured with a main common hip roof and two or more street facing common gable projections articulated with vertical wood battens. Roof slope ranges from 7:12 to 8:12. All of these homes have a shake profile concrete tile roof. All of the homes are clad in horizontal vinyl siding, and most of the homes have a modest stone accent veneer. These homes are landscaped to a moderate standard. The homes do provide suitable context for the subject site, subject to some improvements in trim and detailing treatments, and some improvements in landscape standards.

The third area is comprised five "RF-9" zoned lots. These homes are all 21 foot wide, 1700 sq.ft. "Neo-Traditional" or "Neo-Heritage" style Two-Storey type, with in-ground basements. Garages are located at the rear, with lane access. Homes are considered to have "mid-scale" massing characteristics. All homes have a single storey high front entrance portico and covered veranda. Main roofs are all 8:12 slope common hip or common gable forms, and all homes have two or more street facing common gable projections with cedar wall shingles or vertical wood battens in the gable ends. All roof surfaces are shake profile asphalt shingles. Homes are clad in either vinyl (most homes) or stucco. Only one home has a masonry accent veneer. Landscaping standards are modest, as several homes have no shrubs in the front yard. Style context can be derived from these homes. However, the homes do not provide ideal context, because the proposed lots are significantly wider, and the new homes will have front access double garages. Also, landscaping on the RF-9 homes does not meet an acceptable modern standard.

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

Note: only the context RF-12 site to the north is considered to provide suitable context for the subject site:

- 1) Context Homes : The most suitable context homes are the "CD-based-on-RF12" homes located in the 13700 block on the north side of 62 Avenue.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of new construction in this area, and represent the recommended style range.
- 3) Home Types : All new homes in the surrounding area are Two-Storey type.
- 4) Massing Designs : The aforesaid homes to the north provide acceptable massing context. These homes have well balanced and correctly proportioned massing designs.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height. The usual height limit for front entrances in new RF-12 zone developments is 1 – 1 ½ storeys, which is appropriate here.
- 6) Exterior Wall Cladding : A wide variety of wall cladding materials has been used in this area, including stucco, vinyl, cedar, brick, and stone. A similarly wide range of materials are recommended here.
- 7) Roof surface : Roof surfaces in this area include concrete tiles, asphalt shingles, and tar and gravel. The roof surface material is not a defining characteristic for this area, and so a variety of materials should be permitted.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new context homes.

Exterior Treatment /Materials: A wide range of cladding materials have been used, including stucco, vinyl, cedar, brick, and stone. Hardipanel with 1x4 vertical wood battens has been used in gable ends on several homes.

Roof Pitch and Materials: All homes at context site have roof slopes of 7:12 and steeper. Roof surfaces include shake profile concrete roof tiles, shake profile asphalt shingles, interlocking tab type asphalt shingles, and tar and gravel.

Window/Door Details: Rectangular dominant.

Streetscape: The streetscape should be considered to be of a "varied" character. There are three distinct street-character areas. There are the simple old urban homes with low-slope roofs and modest detailing. There are recently constructed (less than 10 years old) RF-12 type 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes with front access double garages. These homes have mid-scale massing characteristics, 8:12 roof slopes, concrete tile roof surfaces, and are clad in vinyl siding. The third character area is comprised of several 21 foot wide, 1700 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes with detached rear garages, on RF-9 zone lots.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Home will be similar in theme, representation, and character to existing homes located in the 13700 block on the north side of 62 Avenue, subject to updated standards for trim and detailing. Homes will therefore be "Neo-Traditional" and "Neo-Heritage" styles only. Similar home types (Two-Storey) and sizes (2800 sq.ft. including the garage). Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

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, colonial red, 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, shake profile asphalt shingles with a raised ridge cap, or new "green" roofing products provided said products have a recognizable shake profile and texture. Grey or brown only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

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.

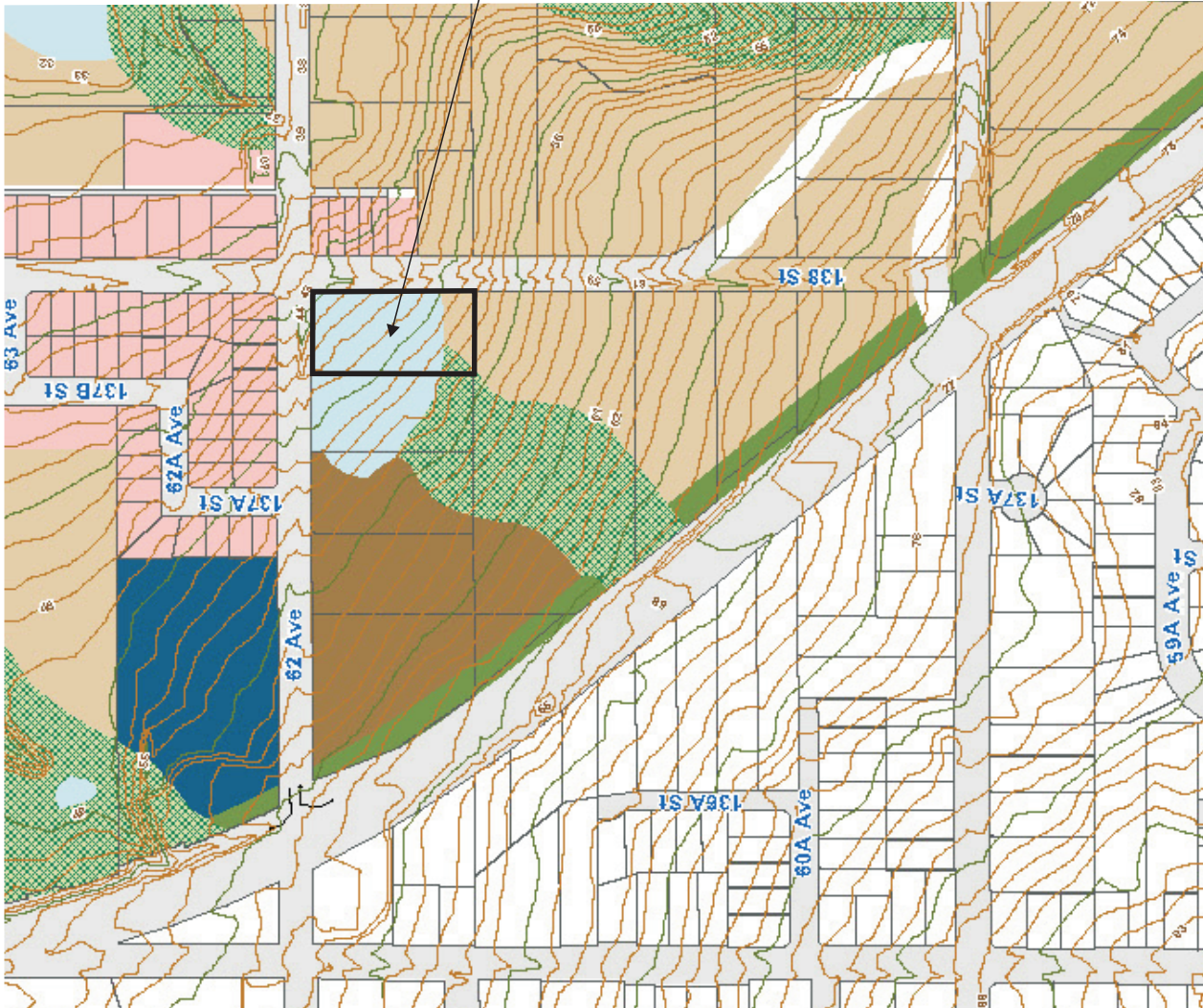
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 12, 2011

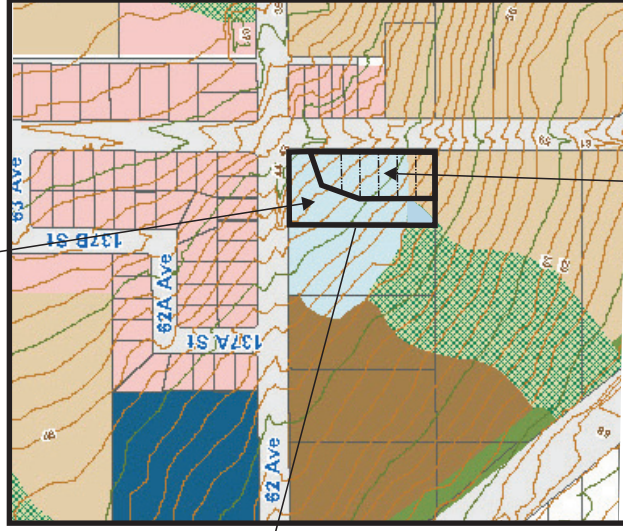
Reviewed and Approved by:



Date: March 12, 2011



Creeks and Riparian Set-Back



Single Family Small Lots

CITY OF SURREY
the future lives here.

SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
PLANNING AND DEVELOPMENT DEPARTMENT

	Apartments 45 upa max		Commercial		Proposed School and Park		Buffers
	Townhouses 25 upa max		Institutional		Parks		Detention Ponds
	Townhouses 20 upa max		Office Park		Proposed Park and Walkway		Utility R/W Greenw
	Townhouses 15 upa max		Industrial		Recreational		Creeks and Riparian Set-back
	Single Family Small Lots		Schools		Creeks and Riparian Set-back		
	Row Housing		Proposed School				
	Single Family Residential Flex 6 to 14.5						
	Single Family Residential						
	Suburban Residential 1/2 Acre						
	Mixed Com/Res Apartments						
	Mixed Com/Res Townhouse						

This map is provided as general reference only. The City of Surrey makes no warranties as to the fitness of the information for any purpose, or to the results obtained by individuals (and is not responsible for any action taken in reliance on the information).

Approved: June 25, 2007; April 28, 2006; July 28, 2006; Nov. 3 and Nov. 30, 2006; December 15, 2006; January 16, 2007; November 30, 2009; May 17, 2010; June 21, 2010.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0270-00

Issued To: Makhan S Samra
("the Owner")

Address of Owner: 3819 DEJONG CRES
TERRACE BC V8G 5H7

Issued To: Darshan K Samra
("the Owner")

Address of Owner: 3819 DEJONG CRES
TERRACE BC V8G 5H7

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: 007-363-460
LT 16 NW SEC 9 T2 PL 36454
6185 138 St

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) Section H.6 of Part 17A, Single Family Residential (12) Zone (RF-12), the requirement for a minimum lot width of 13.4 M (44 ft.) wide on an interior RF-12 lot without vehicle access to a rear or side street or rear garage to allow for a double garage or carport is varied to a minimum lot width of 12.2 M (40 ft).
5. This development variance permit applies to only to Lots 2-6 shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse 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