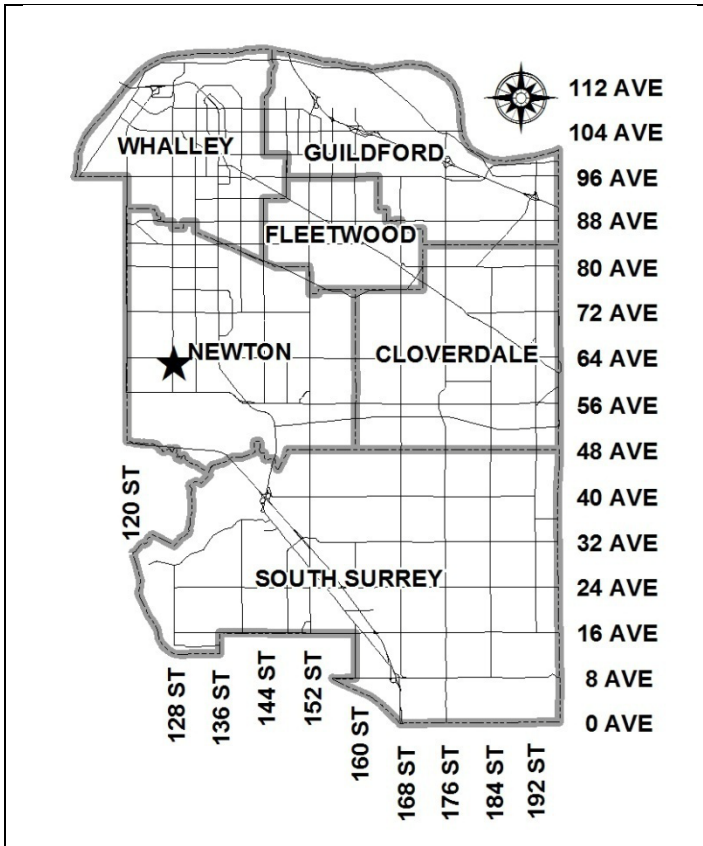


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0166-00

Planning Report Date: July 9, 2012



PROPOSAL:

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

in order to allow subdivision into 27 single family lots and 1 remainder lot.

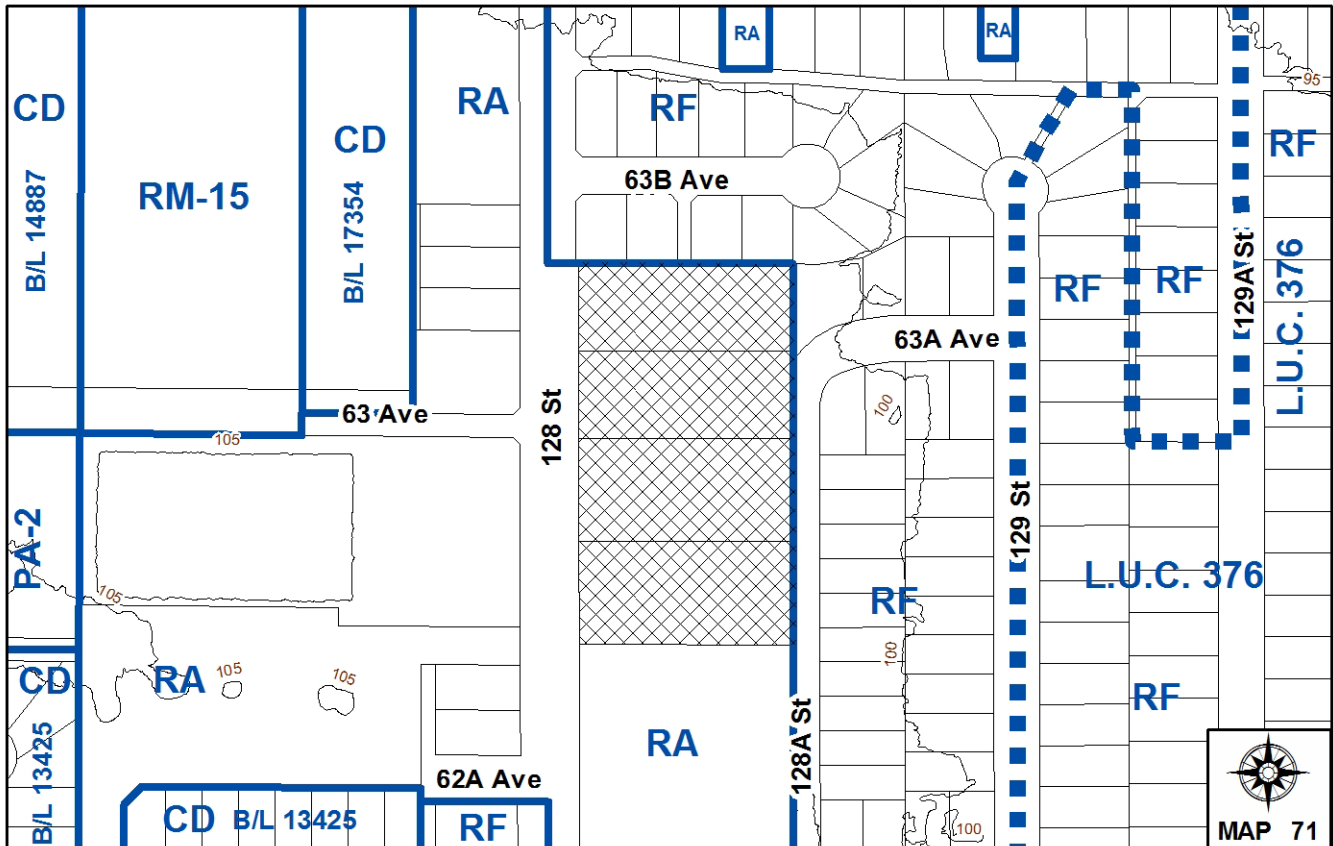
LOCATION: 6288, 6270, 6324 and 6310 - 128 Street

OWNERS: 0791469 B.C. Ltd., Inc. No. BC0791469 et al

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family



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

- Requires an amendment to the West Newton Local Area Plan (LAP) to amend the land use designation from "Single Family" to "Single Family Small Lot" for proposed Lots 1 to 15, 23 and 24.
- Requires a variance to the RF-12 Zone to allow a reduced lot width for proposed Lots 1 to 15, from 12 metres (40 ft.) to 10.8 metres (35.4 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities, and its location on an arterial road located near public transit routes on 128 Street and 64 Avenue.
- The proposal allows for an appropriate transitional density, with RF lots proposed to interface with the existing RF lots on the east side of 128A Street, and RF-12 lots fronting the arterial road (128 Street).
- The LAP amendment is consistent with the land use designations along 128 Street of the surrounding and more current NCPs, and will contribute to the creation of a more pedestrian-oriented streetscape on 128 Street.
- The proposed RF-12 lots are much deeper than the minimum requirement of 26 metres (85 ft.). Because of the extra lot depth, additional on-site parking can be provided off of the rear lane which will alleviate pressure for on-street parking on 128A Street, given that no on-street parking is available on 128 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law No. 17279 and close Land Development Project No. 7908-0133-00 and all applications associated with this project.
2. a By-law be introduced to rezone Block 1 shown on Appendix I attached from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and Blocks 2 and 3 shown on Appendix I attached 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.
3. Council approve Development Variance Permit No. 7911-0166-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of the RF-12 Zone from 12 metres (40 ft.) to 10.8 metres (35.4 ft.) for proposed Lots 1 to 15 inclusive.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the deficit in replacement trees;
 - (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (h) registration of a Section 219 Restrictive Covenant to restrict the driveway locations on Lot 25 to the rear lane;
 - (i) registration of a Section 219 Restrictive Covenant to require a minimum 6 metre (20 ft.) setback from the rear property lines (off the lane) to the garage on lots fronting 128 Street (proposed Lots 1 to 15 inclusive);
 - (j) discharge the "No Build" Section 219 Restrictive Covenant on the title of the property at 12865 63A Avenue (Covenant BK40534); and

- (k) discharge the Section 219 Restrictive Covenant on the title of the properties at 6270 128 Street and 6288 128 Street (Covenant AA105168).
- 5. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land in Block 1 shown on Appendix I attached from "Single Family" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**
 11 Elementary students at Panorama Park Elementary School
 5 Secondary students at Panorama Ridge Secondary School
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2013.
 (Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project. The applicant should address Parks' concern that the application will place additional pressure on existing Park facilities.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on large lots.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings	Urban/Single Family	RF
East (Across 128A Street):	Single family dwellings	Urban/Single Family	RF
South:	Single family dwelling	Urban/Single Family	RA
West (Across 128 Street):	Newton Reservoir Park and Single Family Dwellings	Urban/Parks & Open Spaces and Single Family	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Single Family" in the West Newton Local Area Plan, which was approved by Council in 1993. The applicant has applied to amend the LAP to "Single Family Small Lots" for a portion of the site in order to permit the development of 15 RF-12 lots fronting 128 Street and 2 RF-12 lots fronting 63A Avenue.
- The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities, and its location on an arterial road located near public transit routes on 128 Street and 64 Avenue.
- The proposal allows for an appropriate transitional density, with RF lots proposed to interface with the existing RF lots on the east side of 128A Street, and RF-12 lots fronting the arterial road (128 Street).
- The West Newton Plan was adopted prior to the inclusion of the small lot zones in Zoning By-law No. 12000. The site is located in close proximity to newer Neighbourhood Concept Plan (NCP) areas, including West Newton North, West Newton South, and West Newton Highway 10. These plans all propose higher density residential development, including single family small lots and townhouses, on undeveloped land along 128 Street. The newest of these plans, the West Newton Highway 10 NCP, emphasizes the creation of pedestrian friendly streetscapes with rear lane vehicular access and front porches and verandas within the central plan area (between 128 Street and 132 Street). The LAP amendment is consistent with the land use designations along 128 Street of the surrounding and more current NCPs, and will contribute to the creation of a more pedestrian-oriented streetscape on 128 Street.
- The proposed RF and RF-12 lots are much deeper than the minimum requirement of 28 metres (90 ft.) and 26 metres (85 ft.) respectively. The RF-12 lots fronting 128 Street have an average depth of 37 metres (121 ft.), the RF lots fronting 128A Street are 41.7 metres (137 ft.) deep, and the lots in the 63A Avenue cul-de-sac are an average of 32 metres (105 ft.) deep. Because of the additional lot depth, additional on-site parking can be provided off of the rear lane which will alleviate pressure for on-street parking on 128A Street, given that no on-street parking is available on 128 Street.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of four (4) properties on the east side of 128 Street. The property at 12865 – 63A Avenue is also included in the subdivision portion of the application, as discussed below. The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential Zone (RF)" to permit subdivision into 27 lots and 1 remainder lot (17 RF-12 lots, 10 RF lots and 1 remainder lot).
- The existing RF lot at 12865 – 63A Avenue was created under Development Application No. 7993-0433-00. There is a "No Build" Section 219 Restrictive Covenant registered on the title of this property, which specifies that no buildings or structures be erected within the westerly 373 square metres (4,015 sq. ft.) of the property. It was anticipated that the "No Build" area

would be consolidated and developed in conjunction with the neighbouring property at 6324 128 Street, which is included in the subject development application. The "No Build" covenant will be discharged as a condition of rezoning and subdivision approval.

- The applicant originally proposed a townhouse development on the site. The proposal involved a rezoning to a Comprehensive Development Zone (Based on RM-30) and a Development Permit in order to permit the development of approximately 64 townhouse units. This proposal required an amendment to the land use designation in the West Newton LAP from "Single Family" to "Townhouses". A Public Information Meeting for this proposal was held on December 7, 2011. At the meeting, the neighbourhood expressed overwhelming opposition to this proposal. Neighbouring residents also submitted a petition in opposition to the proposal, signed by the majority of the residents living in the immediately adjacent area. These residents cited a number of concerns with the townhouse proposal, and indicated that they would only support a single family residential development at this location, as was anticipated in the West Newton LAP. As a result, the applicant amended the application to propose a single family development instead of a multi-family development. Notably, a significantly higher amount of tree preservation could have been achieved with the townhouse development as opposed to the single family development. As a result, limited tree preservation is proposed, as is further discussed in the "Trees" section of this report.
- There is an existing rezoning and subdivision application (Development Application No. 7908-0133-00), involving the properties at 6324 128 Street and 12865 63A Avenue. The proposal is to rezone the site from RA to RF and subdivide to create three (3) RF lots and one (1) remainder lot. The properties included in this application are also included in the subject application (7911-0166-00); therefore, the Rezoning By-law (No. 17279) must be filed by Council. Subsequently, Development Application No. 7908-0133-00 will be closed.
- The existing single family dwellings on the four (4) large lots fronting 128 Street are proposed to be removed prior to fourth reading and subdivision approval, and the existing dwelling on the remainder lot (Lot 28) is proposed to be retained.

Subdivision Layout

- The development will achieve a density of 17 units per hectare (7 units per acre). The RF lots range in size from 514 square metres (5,533 sq. ft.) to 628 square metres (6,760 sq. ft.), and the RF-12 lots range in size from 389 square metres (4,187 sq. ft.) to 489 square metres (5,264 sq. ft.). Except for the cul-de-sac lots (proposed Lots 23 to 27) all of the lots are much deeper than the minimum depth requirement under the RF and RF-12 Zones.
- The proposed RF-12 lots along 128 Street do not meet the minimum width requirement of the RF-12 Zone. A variance is required to vary the width requirement of the RF-12 Zone from 12 metres (40 ft.) to 10.8 metres (35.4 ft.). This variance is discussed in the "By-law Variance & Justification" section of this report.

Trees

- The applicant has retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 192 by-law sized trees on site, of which 13 are proposed to be retained and 179 are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Red Alder	15	0	15
Paper Birch	4	0	4
Cascara	1	0	1
Western Red Cedar	82	2	80
Bitter Cherry	2	0	2
Cherry	1	0	1
Horse Chestnut	3	0	3
Pacific Dogwood	1	0	1
Falsecypress	1	0	1
Douglas Fir	80	10	70
Western Hemlock	1	0	1
Bigleaf Maple	1	1	0
Total	192	13	179

- Approximately 6.8% of the total tree inventory on the site is proposed for retention. There are two (2) large clusters of trees on the site. One of these clusters is at the northeast section of the site, and consists predominantly of Western Red Cedar trees. According to the Project Arborist, these trees are in the early stages of decline, and are not expected to survive in the long term, regardless of the layout configuration or development type. The other cluster is at the south end of the site, and consists primarily of Douglas Fir trees. According to the Project Arborist, many of these trees exhibit poor trunk taper often associated with coniferous species growing in close proximity. These trees have an increased risk of failure when surrounding trees are removed.
- The applicant is required to provide approximately 343 replacement trees, and is proposing to provide 51 replacement trees, for an average of 2.7 trees per lot (Appendix VI). The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree preservation.

Building Scheme and Lot Grading

- Building design guidelines have been developed for the site by Mike Tynan of Tynan Consulting Ltd. The neighbourhood context includes homes built out over a time period spanning from the 1950s to the 1990s. The Design Consultant recommends that a new character be introduced to reflect current design standards, including:
 - Neo-heritage, neo-traditional, craftsman heritage, rural heritage and traditional style dwellings;
 - Roof materials of shake profile asphalt shingles with a raised ridge cap; and
 - Use of natural colours, generous trim and detailing, feature areas of brick and stone.
- A summary of the building design guidelines is attached as Appendix V.
- The applicant is proposing in-ground basements. A lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

SUSTAINABILITY CHECKLIST

- On June 13, 2012 the applicant prepared and submitted a sustainable development checklist for the site.
- The development is within an urban infill area, and will lead to the redevelopment of underutilized land which is designated for higher density development in the West Newton area, and is located close to neighbourhood amenities including parks and an elementary school (Panorama Park Elementary School).
- The development will incorporate Low Impact Development Standards, including roof downspout disconnections, dry swales, natural landscaping and sediment control devices.
- The development is along an arterial road and is close to bus transit routes on 128 Street and 64 Avenue.
- The homes built on these lots may contain one secondary suite each. Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in the City.

PRE-NOTIFICATION

Pre-notification letters were mailed out on April 13, 2012. After pre-notification, the project was amended to include an additional 2 properties to the application; however, the pre-notification list was not updated. A few addresses were missed, based on this larger site area; however, these residents will be notified prior to Public Hearing.

- At the time that the pre-notification letters were mailed, the proposal was for a total of 33 lots (18 RF-9C lots fronting 128 Street and 15 RF-12 lots fronting 128 Street). A number of neighbourhood residents raised concerns with the proposal, with respect to interface issues (lot width, setbacks and building height).
- Staff and the developer met with the neighbours on Tuesday, June 19, 2012, to discuss ways in which the neighbours' concerns could be mitigated. In response to the concerns raised, the developer agreed to revise the proposal from 33 proposed lots to 28 lots, to allow for the development of RF lots fronting 128A Street and RF-12 lots fronting 128 Street. The subject proposal reflects the latest layout, which has been generally endorsed by the neighbourhood residents who raised concerns at the pre-notification stage.
- The neighbouring residents' concerns have generally been satisfied. However, the neighbours have expressed a desire to ensure that houses on lots fronting 128A Street (proposed Lots 16 to 22) have front driveways and garages instead of having driveways and garages off of the rear lane. The RF Zone allows for lots fronting local roads, which also have lane access, to have driveways and garages from either the fronting road or the rear lane. One of the benefits of the homes having rear lane access is that there will be additional on-street parking on 128A Street. Therefore, staff feel that driveway accesses and garage locations should not be regulated any further than what is prescribed in the RF Zone, unless there is a conflict with tree preservation.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF-12 Zone from 12 metres (40 ft.) to 10.8 metres (35.4 ft.) for proposed Lots 1 to 15 inclusive.

Applicant's Reasons:

- The proposed RF-12 lots are oversized in terms of lot area and lot depth. The lots are 38% to 54% deeper than the minimum requirement of 26 metres (85 ft.), and 21% to 40% larger in lot area than the minimum requirement of 320 square metres (3,445 sq.ft.) for Interior Type I RF-12 lots.
- The lots front 128 Street which is a busy arterial road.
- The lots form a transition from the park (Newton Reservoir Park) and townhouse designated land to the west across 128 Street, and the RF lots to the east along 128A Street.
- The neighbourhood residents who were consulted prefer the narrow RF-12 lots to the originally proposed RF-9 lots.

Staff Comments:

- The applicant's justification is sufficient for staff to support the variance. Given that (1) the lots are substantially larger and deeper than the standard RF-12 lot; (2) the lots front a busy arterial road; and (3) the proposal was developed in consultation with neighbourhood residents, the variance is supportable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7911-0166-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Kompter
Hub Engineering Inc.
Address: #101 - 7485 - 130 Street
Surrey, B.C. V3W 1H8
Tel: 604-572-4328

2. Properties involved in the Application

(a) Civic Addresses: 6288, 6270, 6324 and 6310 – 128 Street

(b) Civic Address: 6288 - 128 Street
Owner: 0791469 BC Ltd
Director Information:
Rushpinder Kaur Lalri
Rachhpal Singh Lalri
Jasmal Singh Sran
Charanjit Kaur Sran

Officer Information as at May 17, 2012
Rushpinder K. Lalri (Treasurer)
Rachpal S. Lalri (Secretary)
Charanjit Kaur Sran (Vice President)
Jasmal Singh Sran (President)

PID: 007-749-350
Lot 1 Except: Part Road Plan BCP12755; Section 8 Township 2 New Westminster District
Plan 74774

(c) Civic Address: 6270 - 128 Street
Owner: 0791469 BC Ltd
Director Information:
Rushpinder Kaur Lalri
Rachhpal Singh Lalri
Jasmal Singh Sran
Charanjit Kaur Sran

Officer Information as at May 17, 2012
Rushpinder K. Lalri (Treasurer)
Rachpal S. Lalri (Secretary)
Charanjit Kaur Sran (Vice President)
Jasmal Singh Sran (President)

PID: 007-749-406
Lot 2 Except: Part Dedicated Road on Plan BCP12757; Section 8 Township 2 New
Westminster District Plan 74774

(d) Civic Address: 6324 - 128 Street
 Owners: Sushila W Singh
 Jitendra Singh
 PID: 006-948-561
 Parcel A (Explanatory Plan 12192) North Half Lot 1 Except: Firstly; South 125 Feet Secondly;
 Part Dedicated on Road on Plan BCP12369 Section 8 Township 2 New Westminster
 District Plan 4296

(f) Civic Address: 6310 - 128 Street
 Owner: 0791469 BC Ltd
Director Information:
 Rushpinder Kaur Lalri
 Rachhpal Singh Lalri
 Jasmail Singh Sran
 Charanjit Kaur Sran

Officer Information as at May 17, 2012
 Rushpinder K. Lalri (Treasurer)
 Rachpal S. Lalri (Secretary)
 Charanjit Kaur Sran (Vice President)
 Jasmail Singh Sran (President)

PID: 011-067-381
 South 125 Feet Parcel A (Explanatory Plan 12192) North Half Lot 1 Except: Part Dedicated
 Road on Plan BCP12370 Section 8 Township 2 New Westminster District Plan 4296

3. Summary of Actions for City Clerk's Office

- (a) Council file By-law No. 17279 and close Land Development Project No. 7908-0133-00 and all applications associated with this project.
- (b) Introduce a By-law to rezone the properties.
- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0166-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.1
Hectares	1.65
NUMBER OF LOTS	
Existing	5
Proposed	28
SIZE OF LOTS	
Range of lot widths (metres)	6.9m – 18.5m
Range of lot areas (square metres)	389m ² – 628 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.9 uph / 6.8 upa
Lots/Hectare & Lots/Acre (Net)	20.7 uph / 8.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES (width of lots 1 to 15)

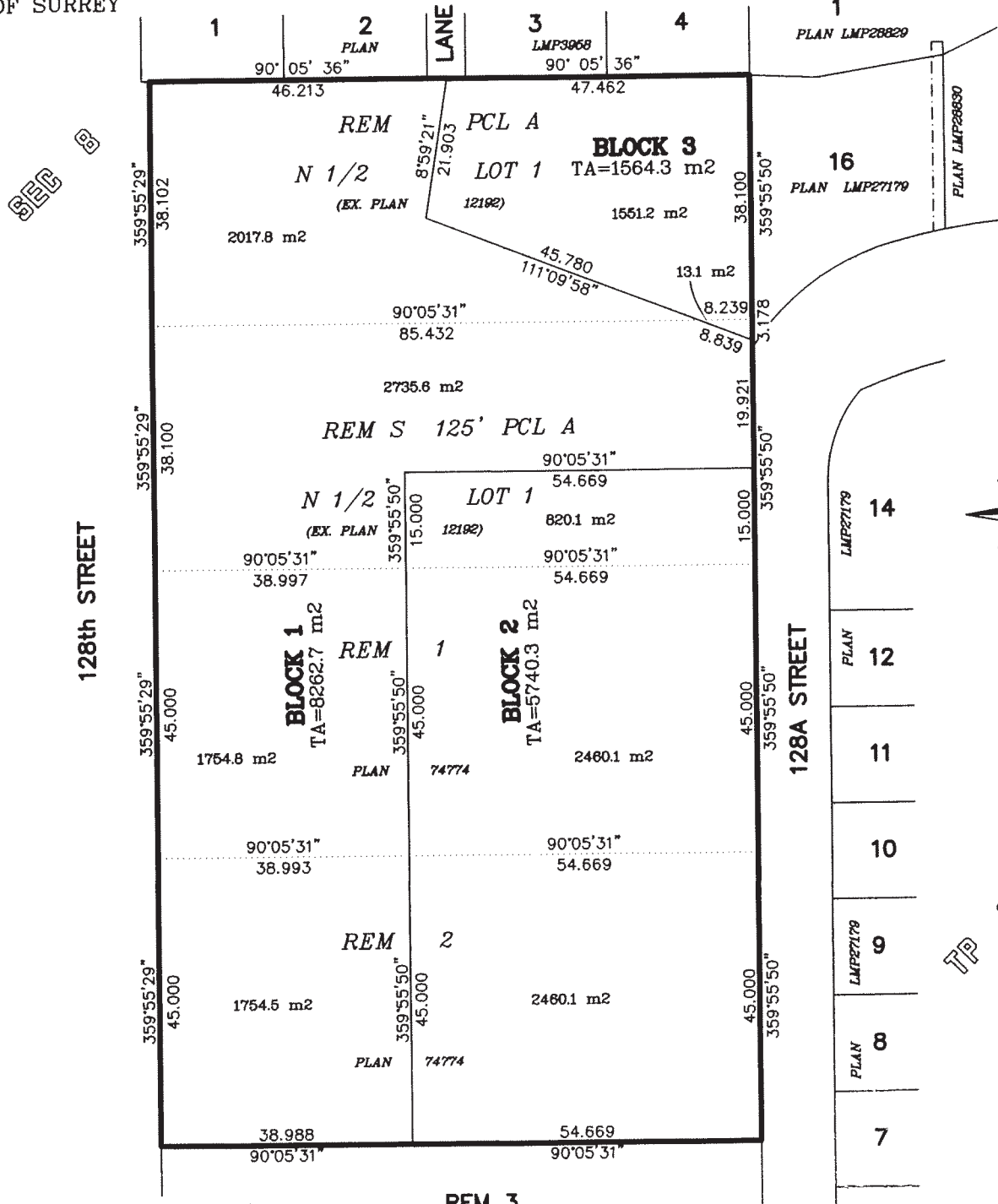
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF LOT 1 EXCEPT: PART DEDICATED ROAD ON PLAN BCP12755 PLAN 74774, LOT 2 EXCEPT: PART DEDICATED ROAD ON PLAN BCP12757 PLAN 74774, SOUTH 125 FEET PARCEL A (EX PLAN 12192) N 1/2 LOT 1 EXCEPT: PART DEDICATED ROAD ON PLAN BCP12370 PLAN 4296, PARCEL A (EX PLAN 12192) N 1/2 LOT 1 EXCEPT: FIRSTLY; SOUTH 125 FEET SECONDLY; PART DEDICATED ROAD ON PLAN BCP12369 PLAN 4296 ALL OF SECTION 8 TOWNSHIP 2 NWD.

SCALE 1:1000



All Distances are in Metres.

CITY OF SURREY



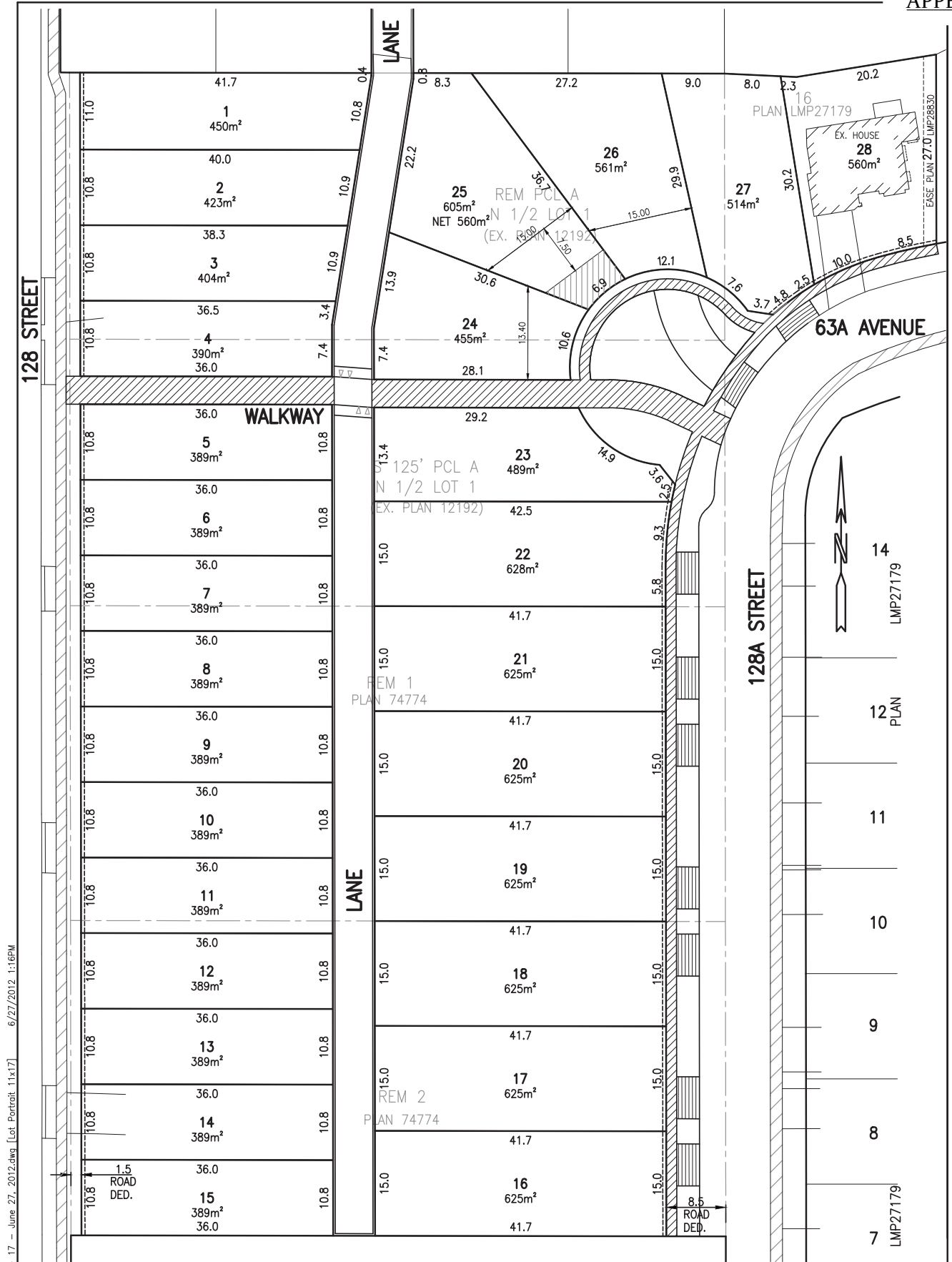
Grid Bearings are derived from OCMS 5003 & 5045
Underwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.
FILE: JS1146_RZ2

REM 3
PLAN 74774

© Certified correct, completed on the 28th day of June, 2012

This Plan Lies Within The Greater Vancouver Regional District

[Signature]
B.C.L.S.



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Hub Engineering Inc.
 Engineering and Development Consultants
 Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists
 101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:	PROJECT: 6270, 6288, 6310 & 6324 128 STREET AND 12865 63A AVE SURREY		
DRAWING TITLE: 28 LOT SUBDIVISION			
PROJECT No. 12009	DATE: JUN 2012	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No.:	7911-0166-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

FROM: Development Project Engineer, Engineering Department

DATE: July 3, 2012 PROJECT FILE: **7811-0166-00**

**RE: Engineering Requirements
Location: 6270/88/6310/24 - 128 Street and 12865 - 63A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.50 metres on 128 Street for a total of 30.000 metres;
- Dedicate 8.50 metres on 128A Street for a total of 20.000 metres;
- Dedicate Cul-de-sac bulb at 128A Street and 63A Avenue;
- Dedicate 6.00 metre wide north-south lane;
- Dedicate 4.00 metres wide east-west walkway between 128 Street and 128A Street;
- Provide 0.50 metre wide SROW on 128 Street and 128A Street;
- Provide a 6.00 metre wide SROW for temporary lane outlet over lot 17, complete with 5.5 x 5.5m corner cuts.

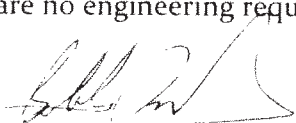
Works and Services

- Construct 128A Street to the Neo-Traditional Through Local standard;
- Construct north-south lane;
- Construct 4.0 metre wide engineering walkway;
- Construct temporary east-west lane and provide cash-in-lieu for its removal;
- Construct sanitary sewer main, storm sewer main(s) and watermains to service the site and resolve 128 Street asphalt overlay and drainage issues'
- Pay sanitary connection fees; and
- Provide all the required restrictive covenants.

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

HB



Friday, June 29, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0166-00

SUMMARY

The proposed 28 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	4

September 2011 Enrolment/School Capacity

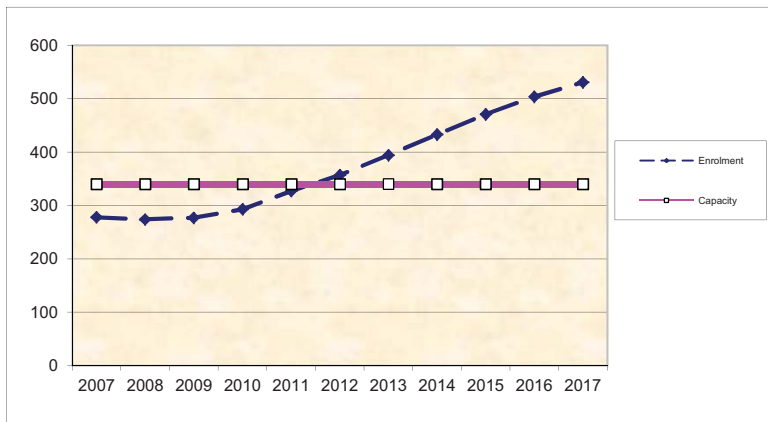
Panorama Park Elementary	
Enrolment (K/1-7):	50 K + 277
Capacity (K/1-7):	40 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12);	1188

School Enrolment Projections and Planning Update:

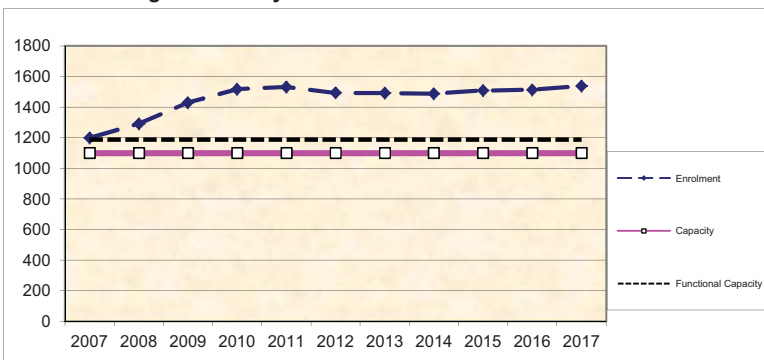
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Panorama Park Elementary is below capacity, but enrolment is projected to grow with new residential development in the Highway #10 Neighbourhood Concept Plan Area. The School District is reviewing options for elementary school boundary moves or will submit a proposed future addition to Panorama Park Elementary to accommodate growth. The capacity for Panorama Park has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. An addition to Panorama Ridge Secondary has been approved as a capital project (the addition will be built large enough to accommodate 1500 students, plus there will be Neighbourhood of Learning Centre with space that can accommodate community use). The addition to Panorama Ridge Secondary and is proceeding to the planning and design stage and should be completed after 2013. The proposed development will not have an impact on these projections.

Panorama Park Elementary



Panorama Ridge 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: 7911-0166-00
Project Location: 6270, 6288, 6310, 6324 - 128 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 area surrounding the subject site is an "Old Growth area", built out over a time period spanning from the 1950's to the 1990's. The age distribution from oldest to newest is: 50+ years old (13%), 40 years old (26%), 30 years old (4%), 20 years old (57%).

Most homes are in the 2500-3550 sq.ft. size range. Home size distribution in this area is as follows: under 1000 sq.ft. (4%), 1000-1500 sq.ft. (9%), 1501-2000 sq.ft. (9%), 2001-2500 sq.ft. (17%), 2501-3000 sq.ft. (30%), 3001-3550 sq.ft. (30%). Styles found in this area include : "Old Urban" (9%), "West Coast Traditional" (27%), "West Coast Modern" (9%), and "Modern California Stucco" (55%). Home types include : Bungalow (17%), Split Level (9%), Basement Entry (17%), Cathedral Entry (9%), and Two-Storey (48%).

The massing scale found on neighbouring homes ranges from "low mass" to structures with high mass, box-like characteristics. The massing scale distribution is : low mass structures (19%), low to mid-scale structures (5%), mid-to-high-scale structures (41%), high scale structures (14%), high scale structures with box-like massing (23%). The scale range for the front entrance element is : one storey, (39%), 1.1/2 storey 48%), two storey front entrance (13%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (64)%, moderate slope (6:12 to 7:12) = (30)%, steeply sloped (8:12 and steeper) = (4)%. Main roof forms (largest truss spans) include : common hip (57%), common gable (30%), Dutch hip (9%), and Boston gable (4%). Roof surfaces include : tar and gravel (4%), roll roofing (4%), asphalt shingles (30%), concrete tiles (rounded Spanish profile) (13%), and cedar shingles (48%).

Main wall cladding materials include : horizontal cedar siding (9%), aluminum siding (4%), horizontal vinyl siding (17%), and stucco cladding (70%). Feature veneers on the front façade include : no feature veneer (70%), brick (9%), stone (9%), wood wall shingles (4%), horizontal cedar (4%), and stucco (4%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (44%), Natural (earth tones) (50%), Primary derivative (red, blue, yellow) (3%), Warm (pink, salmon, orange) (3%).

Covered parking configurations include : No covered parking (9%), Double carport (9%), Double garage (74%), Rear garage (9%).

A variety of landscaping standards are evident including : modest old urban (31%), modest modern urban (30%), average modern urban (22%), above average modern urban (17%). Driveway surfaces include: gravel (9%), asphalt (27%), broom finish concrete (10%), exposed aggregate (55%).

There are no homes in this area that provide suitable architectural context for a year 2012 RF-12 / RF zone development. Therefore, existing homes should not be emulated.

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

- 1) Context Homes: There are no homes in this area that provide suitable architectural context for a year 2012 RF-12 / RF development. Therefore, existing homes should not be emulated. A new area character is proposed.
- 2) Style Character : The recommended style range includes "Neo-Traditional", "Neo-Heritage", "Heritage", and "Traditional".
- 3) Home Types : It is expected that every home will be a Two-Storey type. Due to large lot sizes at the east side of the site, it is possible (but unlikely) that a Bungalow could be constructed. Home types need not be regulated in the building scheme.
- 4) Massing Designs : Surrounding new homes do not provide desirable massing context. The recommendation is to employ commonly used massing design standards for homes constructed subsequent to the year 2010 in RF-12 and RF zone subdivisions in other areas in Surrey.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 storeys in height, ranging from understated to "dominating overstatement". In this case the recommendation is to match the entrance element scale to the zone (and therefore to the scale of the home). On RF and RF-12 zone homes a 1 ½ storey entrance element can be proportionally appropriate to the proposed scale of the homes. The recommendation is to limit the entrance height to no more than 1 ½ storeys.
- 6) Exterior Wall Cladding : A variety of wall cladding materials have been used in this area, and a variety (including vinyl) are recommended.
- 7) Roof surface : A wide variety of roof surface materials have been used in this area. However, existing homes should not provide roof surface context. The recommendation is to require the use of shake profile asphalt shingles only, with a minimum 30 year warranty and a pre-formed (manufactured) raised ridge cap, which will result in internal consistency.
- 8) Roof Slope : Recommended minimum roof pitch 8:12.

Window/Door Details: Rectangular dominant.

Streetscape: This area contains a variety of old urban homes ranging in size from approximately 900 sq.ft. to 3500 sq.ft. Massing standards vary from "small simple low mass" to "high mass and box-like". The diverse old housing stock does not provide suitable context for emulation. Landscapes on most lots are sparse, and are also not suitable for emulation.

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”, or “Traditional”. 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 1½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF and RF12 type homes at the subject site. Interfacing treatments are therefore not contemplated. A new character area is proposed.

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, forest green, or other heritage palette colours 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:

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 3 gallon pot size on R12 lots 1 – 15, 23, and 24, and 20 shrubs of a minimum 3 gallon pot size on RF lots 16-22 and 25-28 inclusive. Sod from street to face of home. Front access driveways on lots 26-28: exposed aggregate, interlocking masonry pavers, or stamped concrete. Lane access driveways on lots 1-25 inclusive: broom finish concrete where the garage connects to a lane, plus materials specified above.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 20, 2012

Reviewed and Approved by:  **Date:** June 20, 2012

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: TBD

Project Location: 6270 / 6288 / 6310 / 6324 - 128 Street and 12865 - 63A Avenue,
Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Mixed age class stands of native coniferous and broad leaf species across the majority of the site. Douglas-fir and western redcedar are the most common conifers while bigleaf maple and red alder comprise the deciduous component. A limited number of ornamental species are found around the existing house near the north end. A few mature, large diameter Douglas-fir are found at the northwest corner.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 201
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 179
Number of Protected Trees to be retained (A-C)	(D) 22
Number of Replacement Trees required (15 alder and cottonwood X 1 and 164 others X 2)	(E) 343
Number of Replacement Trees proposed	(F) 51
Number of Replacement Trees in deficit (E-F)	(G) 292
Total number of Prot. and Rep. Trees on site (D+F)	(H) 73
Number of lots proposed in the project	(I) 27
Average number of Trees per Lot (H/I)	(J) 2.7

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: June 28, 2012



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0166-00

Issued To: 0791469 B.C. LTD., INC. NO. BCo791469

Address: 12987 Helston Crescent
Surrey, BC
V3K6T6

Issued To: JITENDRA SINGH
SUSHILA WATI SINGH

Address: 6324 - 128 Street
Surrey, BC
V3X 1S8

(collectively referred to as the "Owner")

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: 007-749-350

Lot 1 Except: Part Road Plan BCP12755; Section 8 Township 2 New Westminster District Plan 74774

6288 - 128 Street

Parcel Identifier: 007-749-406

Lot 2 Except: Part Dedicated Road on Plan BCP12757; Section 8 Township 2 New Westminster District Plan 74774

6270 - 128 Street

Parcel Identifier: 006-948-561

Parcel A (Explanatory Plan 12192) North Half Lot 1 Except: Firstly; South 125 Feet Secondly; Part Dedicated on Road on Plan BCP12369 Section 8 Township 2 New Westminster District Plan 4296

6324 - 128 Street

Parcel Identifier: 011-067-381

South 125 Feet Parcel A (Explanatory Plan 12192) North Half Lot 1 Except: Part Dedicated Road on Plan BCP12370 Section 8 Township 2 New Westminster District Plan 4296

6310 - 128 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K of Part 17A Single Family Residential (12) Zone (RF-12) the minimum lot width (Type I) is reduced from 12 metres (40 ft.) to 10.8 metres (35.4 ft.) for Lots 1 to 15 inclusive.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan