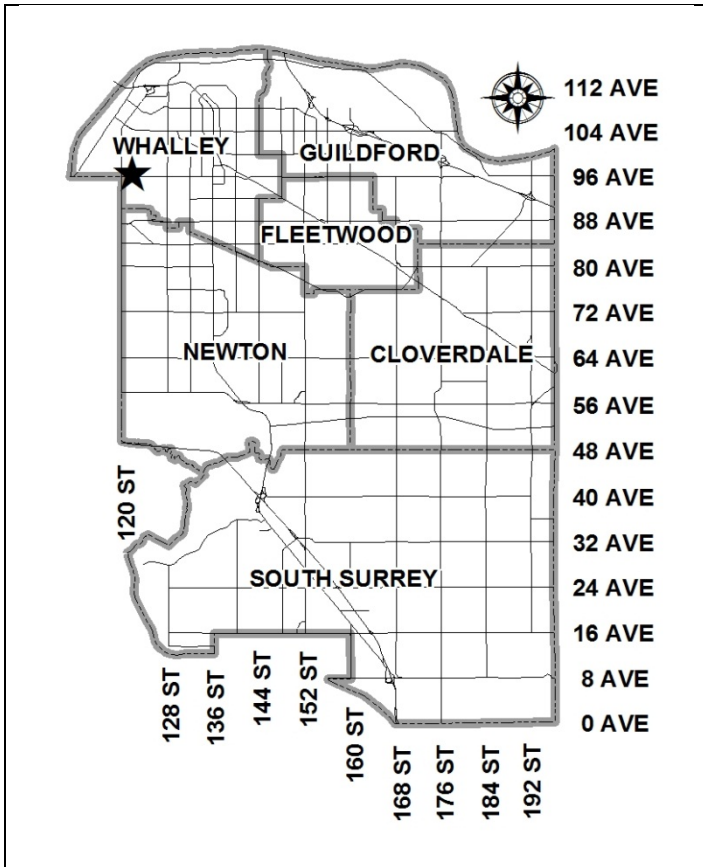


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0320-00

Planning Report Date: February 24, 2013



PROPOSAL:

- **Rezoning** portions from RM-D and RF to CD (based on RM-D) and RF-12
- **Development Permit**
- **Development Variance Permit**

in order to retain an existing duplex and to allow subdivision into six lots.

LOCATION:

12229 – 96 Avenue
 12215 and 12217 – 96 Avenue

OWNERS:

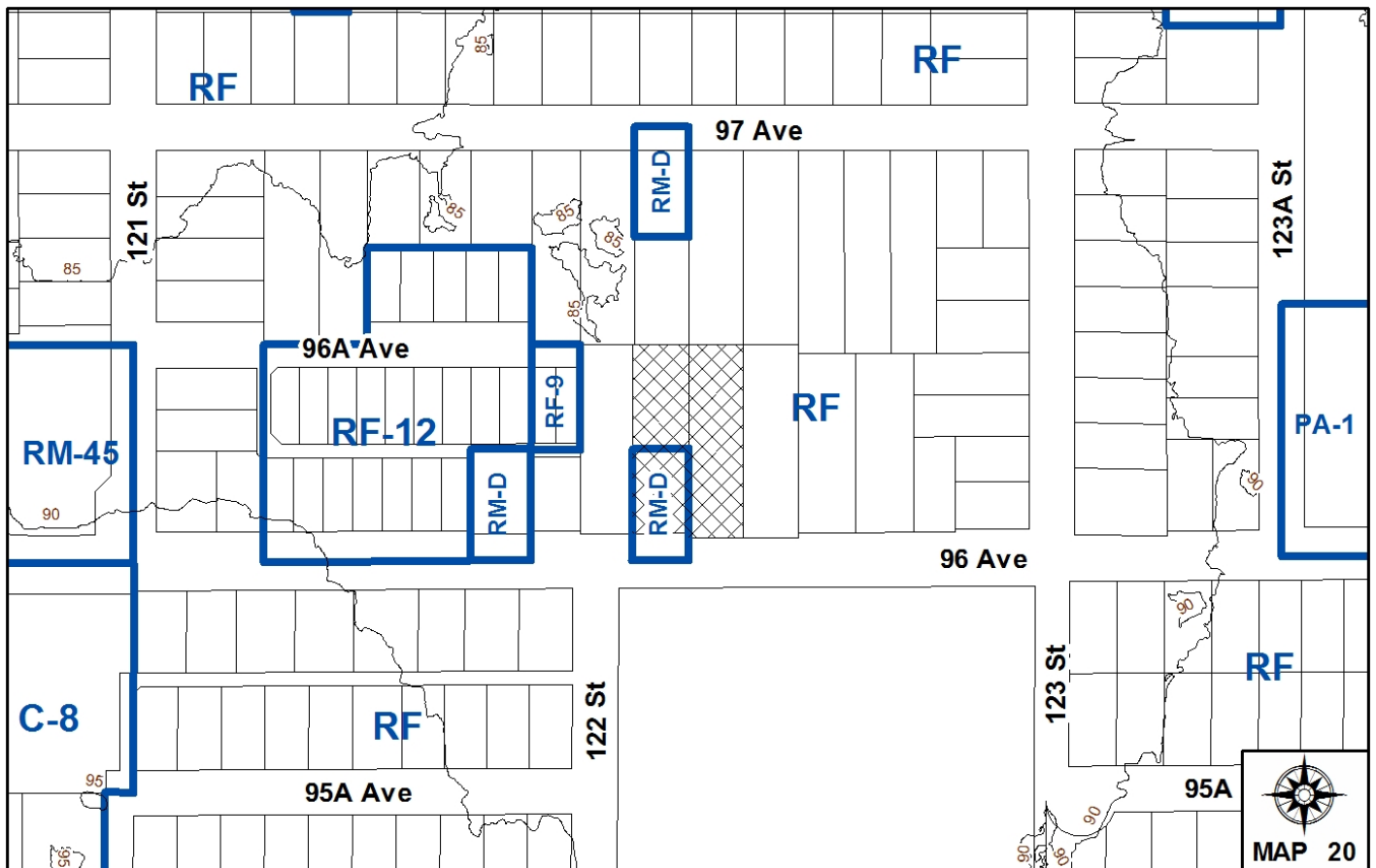
Narinder Aujla et al.

ZONING:

RM-D and RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning portion to CD (based on RM-D); and
 - Rezoning to RF-12.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking rear yard setback relaxations for the two buildings proposed to remain.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed subdivision is compatible with the existing pattern of development in this area.
- The applicant wants to retain the existing duplex and has agreed to make improvements to the building exterior and the landscaping, in accordance with the proposed Development Permit.
- The existing driveways to the duplex and the single family dwelling on the subject lots along 96 Avenue will be eliminated, with new accesses being provided through a new rear lane.
- Variance is required to retain the 10-year old single family dwelling on proposed Lot 5 that will not conform to the rear yard setback of the RF Zone, once the lane is dedicated.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the Survey Plan (Appendix I) from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block B as shown on the Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7911-0320-00 generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7911-0320-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5; and
 - (b) to reduce the minimum rear yard setback of the proposed CD Zone from 15 metres (50 ft.) to 7.3 metres (24 ft.) for proposed Lot 6.
5. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a landscaping plan and landscaping cost estimate for proposed Lot 6, to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues for proposed Lot 6, to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) demolition of portions of the existing duplex on proposed Lot 6, to the satisfaction of the Planning and Development Department;

- (i) provision of a security bond for the proposed improvements to the existing duplex on proposed Lot 6; and
- (j) indication of support by Council for Development Variance Permit No. 7911-0320-00.

REFERRALS

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

School District: **Projected number of students from this development:**

2 Elementary students at Cedar Hills Elementary School
 1 Secondary student at L.A. Matheson Secondary School

(Appendix V)

The applicant has advised that the new dwelling units in this project are expected to be constructed and ready for occupancy by early 2015.

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Duplex and single family dwelling both facing 96 Avenue, which are intended to remain.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------|--|-----------------|---------------|
| North: | Single family dwellings and a duplex under Application Nos. 7911-0323-00 and 7912-0007-00 (both at Third Reading) to subdivide into RF and RF-12 lots. | Urban | RF |

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--|-----------------|---------------|
| East: | Single family dwelling, under Application No. 7913-0207-00 (Pre-Council) to subdivide into 4 RF-12 lots. | Urban | RF |
| South (Across 96 Avenue): | L.A. Matheson Secondary School | Urban | RF |
| West: | Single family dwelling, under Application No. 7907-0391-00 (Third Reading) to subdivide into 3 single family lots. | Urban | RF |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of two, 2,000-square metre (0.5 ac.) properties located on the north side of 96 Avenue, west of 123 Street, in Whalley.
- The front portion of the western-most subject lot at 12215/17 – 96 Avenue, contains a duplex that is to be renovated and retained, and is currently zoned "Duplex Residential Zone (RM-D)". The remaining portions of both subject properties are zoned "Single Family Residential Zone (RF)". Both properties are designated Urban in the Official Community Plan (OCP).
- The eastern-most subject lot at 12229 – 96 Avenue, contains a single family dwelling that was built in 2004 that will be retained.

Current Proposal

- The applicant proposes to rezone the front portion (Block A on the Survey Plan in Appendix I) of 12215/17 – 96 Avenue from RM-D to CD (based on RM-D) and to rezone the rear portion (Block B on the Survey Plan in Appendix I) of both properties from RF to RF-12, in order to allow subdivision into five (5) single family lots (4 RF-12 and 1 RF) and one (1) duplex lot (CD).
- The proposed duplex lot and the proposed RF lot will front 96 Avenue, while the four proposed RF-12 lots will front 96A Avenue which will be constructed as part of this application.
- All proposed lots will have vehicle access from a proposed east/west rear lane which will also be constructed as part of this development.
- A Development Permit and Development Variance Permit are required to retain the existing duplex on proposed Lot 6.
- A Development Variance Permit is also required to retain the existing single family dwelling on proposed Lot 5.

Proposed Single Family Lots

- Proposed Lots 1-4 comply with the dimensional requirements of the RF-12 Zone.
- Under completed land development Application No. 7902-0284-00 to the west, a gradation of RF-sized single family lots fronting 97 Avenue to smaller single family lots fronting 96 Avenue and 96A Avenue was created. The proposed development is consistent with this pattern of development, as well as with the following existing applications (Appendix II):
 - Application No. 7913-0207-00 (Pre-Council) proposes four (4) RF-12 lots.
 - Application No. 7912-0007-00 (Third Reading on November 5, 2012) proposes one (1) RF and one (1) RF-12 lot.
 - Application No. 7911-0323-00 (Third Reading on November 5, 2012) proposes three (3) RF lots and three (3) RF-12 lots.
- Proposed Lot 5 complies with the dimensional requirements of the RF Zone, however, a setback variance is needed in order to retain the existing single family dwelling (see By-law Variance section). The applicant has provided a Survey Plan showing the house complies with the Floor Area Ratio (FAR) requirement of the RF Zone on proposed Lot 5.
- All proposed lots will have vehicle access from the proposed rear lane.
- There is no garage for the existing house on proposed Lot 5. The east side yard setback is 7.67 metres (25 ft.) wide and is currently used, and will continue to be used as a parking pad, and can accommodate two vehicles.

Proposed Development Permit to Retain the Existing Duplex on Proposed Lot 6

- The existing duplex is proposed to be retained on proposed Lot 6. Proposed Lot 6 is 766 square metres (8,235 sq. ft.) in size and does not meet the minimum 930-square metre (10,000 sq. ft.) lot size of the RM-D Zone.
- The existing duplex has a floor area of 473 square metres (5,100 sq. ft.) which exceeds the maximum 372 square metre (4,000 sq. ft.) floor area permitted in the RM-D Zone.
- As a result, in order to retain the existing duplex, proposed Lot 6 needs to be rezoned to a Comprehensive Development Zone (CD). A Development Permit will be required to regulate the form and character of the duplex and the landscaping.
- The existing duplex was constructed in the 1960's. Although it is approximately 50 years old, the duplex is still useable and provides a source of income for the applicant. The applicant has indicated it is more economical to retain the duplex, than to demolish the duplex and develop two RF-12 lots fronting 96 Avenue.
- The applicant has agreed to make minor upgrades to the building exterior and the landscaping of the duplex as part of the Development Permit requirements. Some of these improvements include:

- The carports at the front of the duplex as well as an addition at the rear of the duplex will be removed. Vehicles will utilize the proposed rear lane to access the site and will park on parking pads at the rear of the duplex. One parking pad will be provided for each duplex unit and both parking pads will be large enough to accommodate two vehicles.
- Fresh paint, new trim and decorative posts will be applied to the front façade.
- The siding will be painted light brown and the trim will be painted a cream colour.
- New shrubs and two new trees will be planted at the front and at the rear of the duplex. An existing Western Red Cedar tree in the front yard will be retained. The existing driveway in the front yard will be removed and replaced with lawn.
- The applicant has agreed to provide a security bond for the cost of the proposed improvements to the duplex and the lot. The removal of the carports and rear addition will be required before consideration of final adoption of the rezoning.

Proposed CD Zone for Existing Duplex

- The following chart shows the differences between the proposed CD Zone and the existing RM-D Zone:

| | Proposed CD Zone | RM-D Zone |
|--------------------------|-----------------------------------|------------------------------------|
| Minimum Lot Size | 765 square metres (8,235 sq. ft.) | 930 square metres (10,000 sq. ft.) |
| Rear Yard Setback | 15 metres (50 ft.) | 7.5 metres (25 ft.) |
| Floor Area | 475 square metres (5,100 sq. ft.) | 372 square metres (4,000 sq. ft.) |

- The maximum permitted floor area of the proposed CD Zone, including the basement, garage and carport is 475 square metres (5,100 sq. ft.). Currently, a garage, carport, or accessory structure is not proposed for the duplex lot and the existing duplex which does not have a basement, is at the maximum floor area allowed in the proposed CD Zone.
- The existing floor area of the duplex exceeds the floor area permitted in the RM-D Zone by 25%. By limiting the maximum floor area of the existing duplex to its current size, it will prevent further expansion of the duplex.
- The rear yard setback for the principal building in the proposed CD Zone is 15 metres (50 ft.) and as a result, will require a Development Variance Permit (see By-law Variance section) in order to retain the existing duplex. Staff required the rear yard setback of the proposed CD Zone to be increased to 15 metres (50 ft.) to discourage the property owner from constructing a new duplex of the same size in the future. In order to construct a new duplex to the maximum size permitted in the proposed CD Zone, a DVP will be required to reduce the rear yard setback, which will require Council approval. A Development Permit would also be required. The applicant has no objection to this approach.

Building Scheme and Lot Grading

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines for proposed Lots 1-5 (Appendix VI).
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. and reviewed by staff and was determined to be adequate.
- Based on the proposed grading, basements can be achieved on all four proposed RF-12 lots. However, final confirmation whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.
- The existing single family dwelling on proposed Lot 5 does not have a basement.

Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The following chart provides a summary of on-site tree retention and removal by species

| Tree Species | Total No. of Trees | Total Proposed for Retention | Total Proposed for Removal |
|-------------------|--------------------|------------------------------|----------------------------|
| Cherry | 1 | 1 | 0 |
| Douglas-fir | 1 | 1 | 0 |
| Shore Pine | 1 | 1 | 0 |
| Western Red Cedar | 1 | 1 | 0 |
| Total | 4 | 4 | 0 |

- No trees are proposed for removal, therefore no replacement trees are required. The average number of trees proposed per lot is 0.67, however, the applicant has volunteered to provide up to three trees per lot as shown on the preliminary tree replacement plan in Appendix VII.

PRE-NOTIFICATION

Pre-notification letters were mailed on January 13, 2013, and staff received no responses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 4, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|---|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> • The site in an urban infill area. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • Secondary suites will be permitted on the RF-12 and RF lots. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • Recycling pickup will be available. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • N/A |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • N/A |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • Pre-notification letters were mailed, a development proposal sign was installed, and a Public Hearing will be held. |

BY-LAW VARIANCES AND JUSTIFICATION**(a) Requested Variance:**

- To reduce the minimum rear yard setback in the proposed CD Zone from 15 metres (50 ft.) to 7.3 metres (24 ft.) for proposed Lot 6.

Applicant's Reasons:

- The duplex provides a source of rental income for the applicant, and is reportedly more economical to retain than to demolish and subdivide into two (2) RF-12 lots.

Staff Comments:

- As the existing duplex is located 7.3 metres (24 ft.) from the proposed rear property line, a Development Variance Permit (DVP) is required in order to retain the duplex.
- The proposed variance only applies to the existing structure, and not a future or replacement structure.

- The proposed CD Zone permits a duplex up to 475 square metres (5,100 sq. ft.) on a 766-square metre (8,245 sq. ft.) lot. This use is not consistent with the redevelopment pattern of the neighbourhood, which is seeing neighbouring lots subdivide into compact single family lots, nor is it compatible with the massing of neighbouring single family homes. However, the duplex is suitable for retention until it reaches its maximum life span, at which time, it will presumably be removed, and proposed Lot 6 can redevelop into a higher and better use, such as two RF-12 lots.
- In an effort to prevent the same size duplex from being rebuilt in the future, and to encourage redevelopment to a more appropriate and compatible use, the proposed CD Zone increases the rear yard setback to 15 metres (50 ft.), which will require Council to approve a future setback variance if the landowner applies to rebuild the duplex to the maximum size of 475 square metres (5,100 sq. ft.).
- If a future rear yard setback relaxation is not supported, the owner would be able to construct a two-storey duplex with a floor area of approximately 372 square metres (4,000 sq. ft.) which is the maximum floor area permitted for an interior lot in the RM-D Zone.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback in the RF Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5.

Applicant's Reasons:

- The existing house on proposed Lot 5 was built in accordance with Zoning By-law No. 12000 when the building permit was issued in 2004.

Staff Comments:

- The RM-D Zone was amended on January 9, 2006, by deleting the maximum 0.48 floor area ratio (FAR) and replacing the FAR with a maximum floor area of 372 square metres (4,000 sq. ft.) for interior lots.
- The proposed relaxation for the rear yard setback will not impact any homes to the rear, as the rear portion of the lot is being subdivided into two new RF-12 lots.
- The east side yard setback can accommodate parking for two vehicles.
- Staff support the requested variance.

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. | Proposed Site Plan, and Building and Landscaping Improvements to the Existing Duplex |
| Appendix IV. | Engineering Summary |
| Appendix V. | School District Comments |
| Appendix VI. | Building Design Guidelines Summary |
| Appendix VII. | Summary of Tree Survey and Tree Preservation |
| Appendix VIII. | Development Variance Permit No. 7911-0320-00 |
| Appendix IX. | Aerial Photo |
| Appendix X. | Proposed CD By-law |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-D) and RF-12. Existing Zoning: RF

| Requires Project Data | Proposed |
|--|-------------------------|
| GROSS SITE AREA | |
| Acres | 1.0 |
| Hectares | .40 |
| NUMBER OF LOTS | |
| Existing | 2 |
| Proposed | 6 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 12 m. - 24 m. |
| Range of lot areas (square metres) | 398 sq. m. - 760 sq. m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 10.95 upha / 4.43 upa |
| Lots/Hectare & Lots/Acre (Net) | 17.74 upha / 7.18 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 45% |
| Estimated Road, Lane & Driveway Coverage | 24% |
| Total Site Coverage | 70% |
| PARKLAND | |
| Area (square metres) | NA |
| % of Gross Site | |
| | Required |
| PARKLAND | |
| 5% money in lieu | YES |
| TREE SURVEY/ASSESSMENT | |
| | YES |
| MODEL BUILDING SCHEME | |
| | YES |
| HERITAGE SITE Retention | |
| | NO |
| FRASER HEALTH Approval | |
| | NO |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention (rear yard setbacks) | YES |
| Others | NO |

DEVELOPMENT DATA SHEET FOR PROPOSED LOT 6

Proposed Zoning: CD based on RM-D

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|------------|
| LOT AREA (in square metres) | | |
| Gross Total | | |
| Road Widening area | 70 sq. m. | 70 sq. m. |
| Undevelopable area | 295 sq. m. | 295 sq. m. |
| Net Total | 365 sq. m. | 365 sq. m. |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 33% | 33% |
| Paved & Hard Surfaced Areas | 11.5% | 11.5% |
| Total Site Coverage | 44.8% | 44.8% |
| | | |
| SETBACKS (in metres) | | |
| Front | 7.5 m. | 7.5 m. |
| Rear | 15 m. | 7.3 m.* |
| Side (east and west) | 1.8 m. | 1.8 m. |
| | | |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 9 m. | 7.5 m. |
| Accessory | | NA |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| | | |
| FLOOR AREA: Residential | 475 sq. m. | 475 sq. m. |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 475 sq. m. | 475 sq. m. |

* *Seeking variance*

Development Data Sheet cont'd

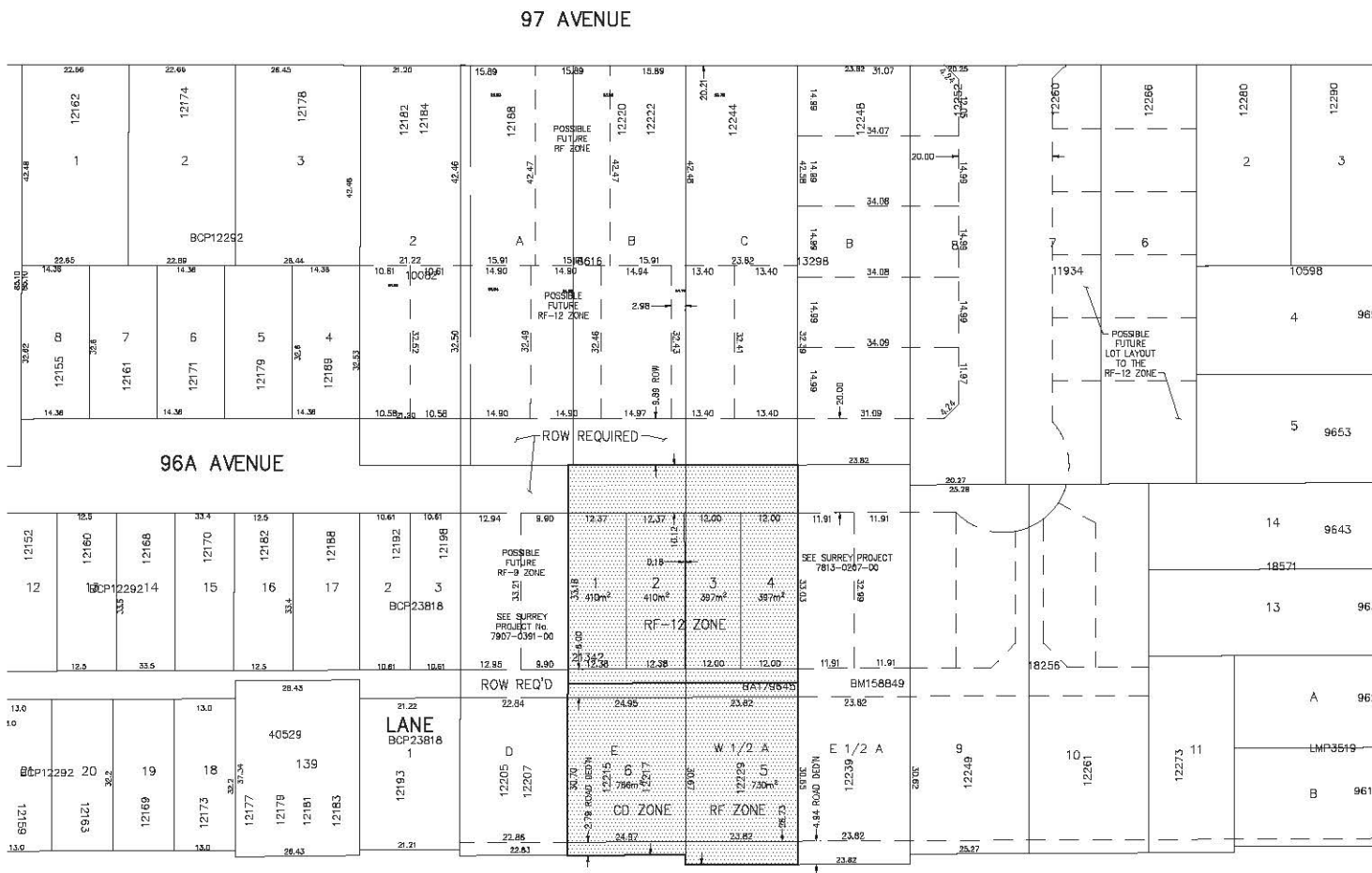
| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|------------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | |
| # of units/ha /# units/acre (net) | 8 upha | 13.33 upha |
| FAR (gross) | | |
| FAR (net) | 475 sq. m. | 475 sq. m. |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | 2 | 2 |
| 3-Bed | | |
| Residential Visitors | | |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | 2 per unit | 2 per unit |
| | | |
| Number of disabled stalls | | |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

| | | | |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|



| | | | | | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|
| 12151 | 12165 | 12177 | 12181 | 12191 | 12199 | 12217 | 12225 | 12237 | 12245 | 12257 | 12267 | 12281 | 6 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|

| |
|-------|
| 12311 |
|-------|



| | |
|-------|-----|
| 12312 | 1 |
| 9672 | 2 |
| 9662 | 3 |
| 9658 | 673 |
| 9652 | 5 |
| 9640 | 6 |
| 9632 | 7 |
| 12315 | 673 |

| | | | |
|-------|-------|-------|-------|
| 12156 | 12164 | 12174 | 12186 |
| A | B | 33 | 34 |

| | |
|-------|---|
| 12310 | 5 |
|-------|---|

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. HOUSES TO REMAIN AT BOTH PROPERTIES.
 4. DVP ON HOUSE SETBACKS MAY BE REQ (TO BE CONFIRMED AFTER LEGAL SURVEY)

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5618
 E-MAIL: office@citwest.com

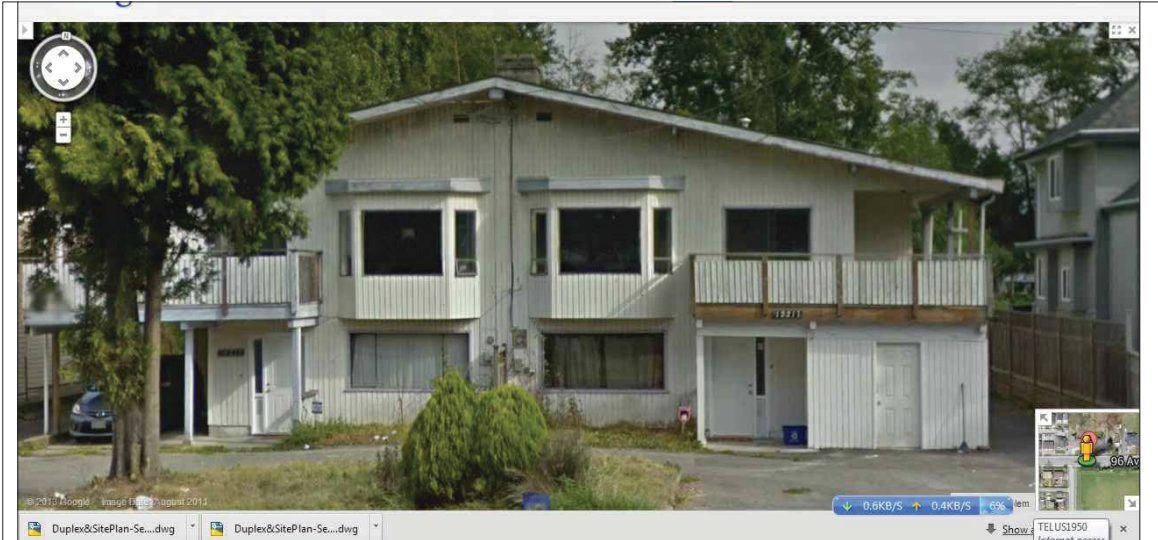


GURPREET PUREWAL
 16270 - 60 AVENUE, SURREY, B.C. V3S 1S4, PH: 604-726-7777, FAX: 604-600-9230

PRELIMINARY LOT LAYOUT
 LOCATED AT 12215/12217/12229 - 96 AVENUE, SURREY, BC

| | | |
|--------------|-----------------------------|----------|
| Scale: 1:500 | Min. Proj. No. 7811-0320-00 | Dwg. No. |
| Drawn: PH | Mun. Dwg. No. | A |
| Designed: RJ | Job No. 11-2860 | Of |
| P.W. P.U. | Date DEC /11 | Revision |

| | | | | |
|-----|----------|---------------------------|----|----|
| No. | Date | Revision | LC | DS |
| 1 | 13/01/07 | REVISED PER CITY COMMENTS | | |



Existing Duplex

PROPOSED REZONING & DEVELOPMENT PERMIT AT 12215 & 12217 96 AVE

SEAL:

PROJECT TITLE:
12215 & 12217 - 96 AVE, SURREY

SHEET TITLE:
PROPOSED HOUSE

SCALE:
NTS

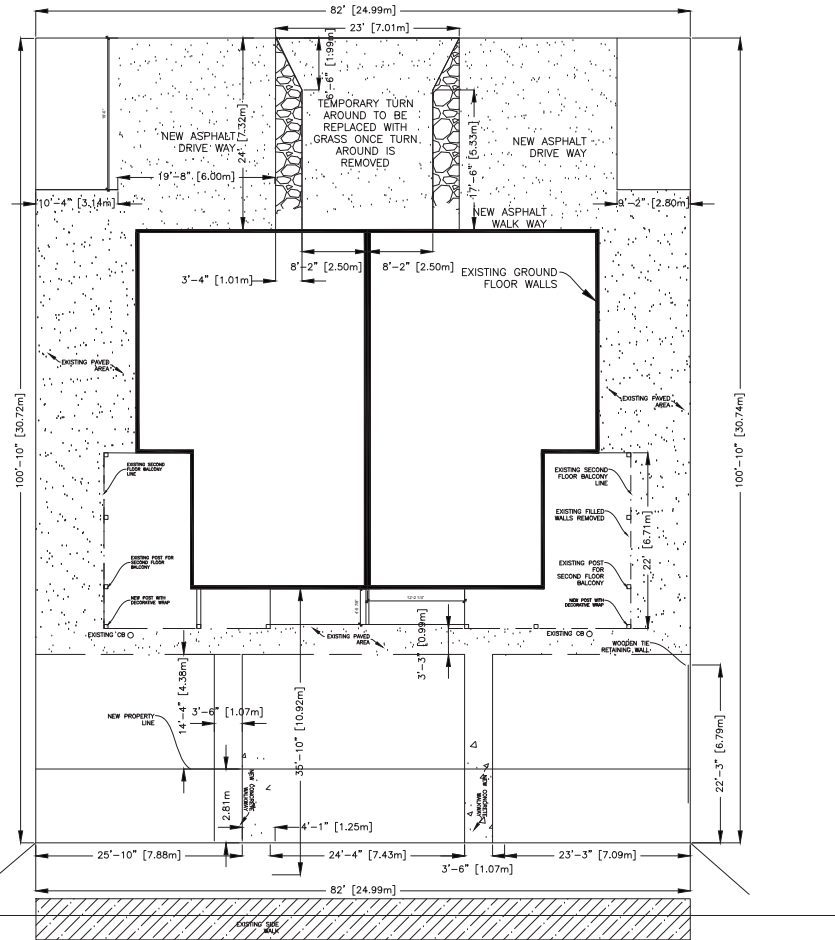
DATE:
DEC 19 ,2013

DRAWN BY:
GS

SHEET NO.:

CHECKED BY:
TYNAN
DESIGN

| Site Data | |
|------------------------------|---|
| Area(m ²) | Description |
| 269.9 | Area of First Floor |
| 43.2 | Area of Enclosed Carport |
| 226.7 | Area of First Floor after Carport Enclosure removal |
| 245.9 | Area of Second Floor |
| 472.6 | Total Floor Area |
| 767.5 | Proposed Area of Lot |
| $\frac{472.6}{767.5} = 0.61$ | F.A.R. |
| 4 | On Lot Car Parking Spaces |
| 7.32m | REAR SET BACK |
| 9.71m | FRONT SET BACK |
| 3.83m | WEST SET BACK |
| 3.49m | EAST SET BACK |



96 AVE

PROPOSED SITE PLAN

SCALE: 1/16"=1'

SEAL:

PROJECT TITLE:
12215 & 12217 - 96 AVE, SURREY

SHEET TITLE:
PROPOSED LANDSCAPE

SCALE:
1/16" = 1'-0"

DATE:
DEC 19, 2013

DRAWN BY:
GS

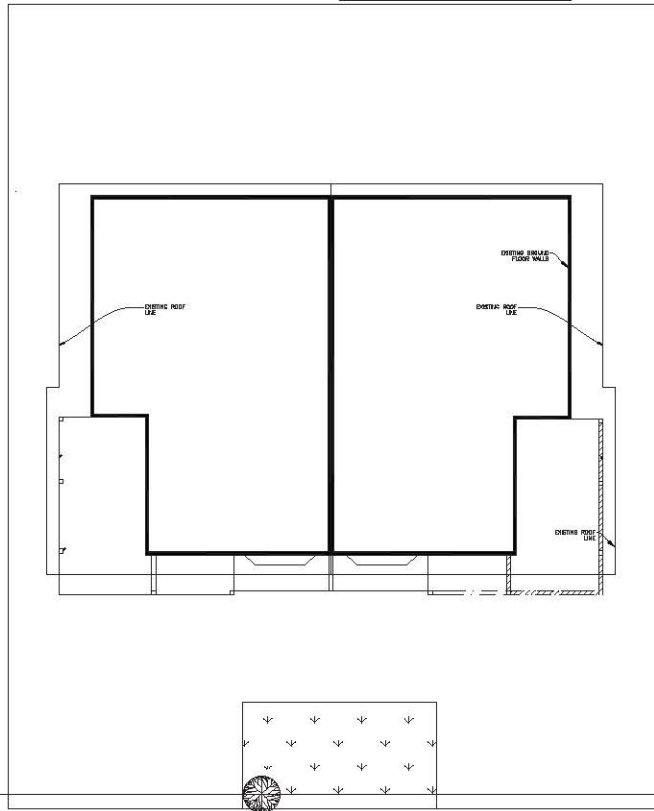
SHEET NO.:

CHECKED BY:
TYNAN
DESIGN

A-3

**PRO VILLA
DESIGNS LTD.**

15030-70 AVE., SURREY, BC
PH: 604-825-3547



96 AVE

ROOF LINE PLAN

SCALE: 1/16"=1'

SEAL:

PROJECT TITLE:
12215 & 12217 - 96 AVE, SURREY

SHEET TITLE:
ROOF LINE PLAN

SCALE:
1/16" = 1'-0"

DATE:
DEC 19, 2013

DRAWN BY:
GS

SHEET NO.:

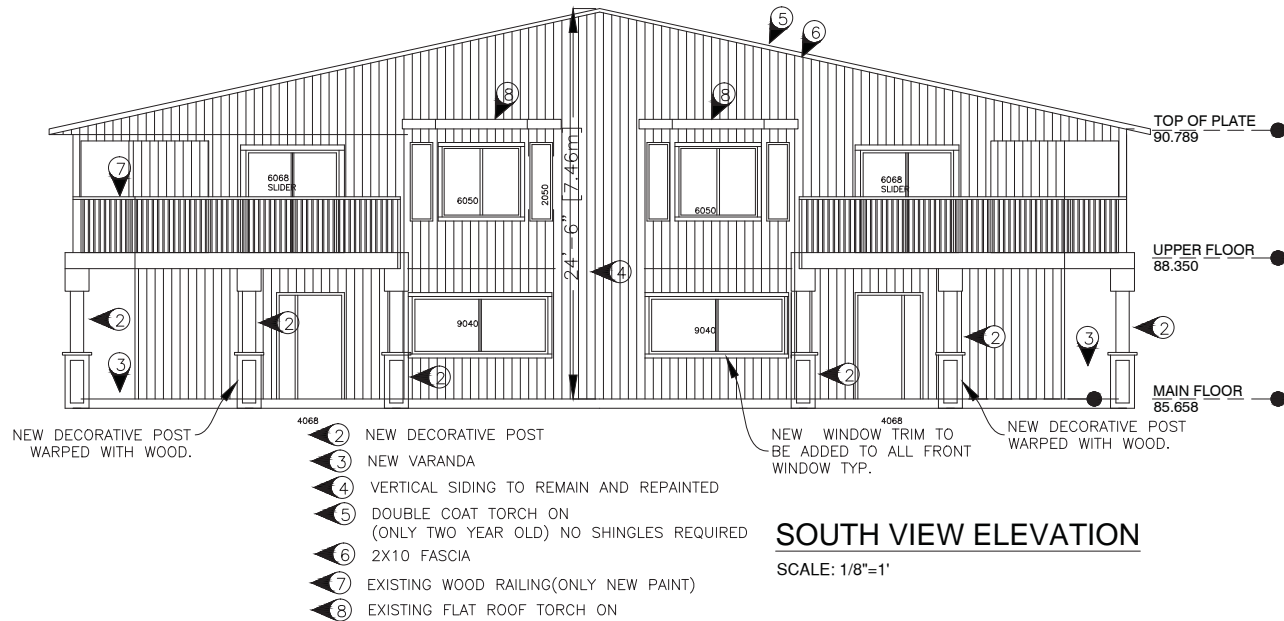
CHECKED BY:
TYNAN
DESIGN

A-4

**PRO VILLA
DESIGNS LTD.**

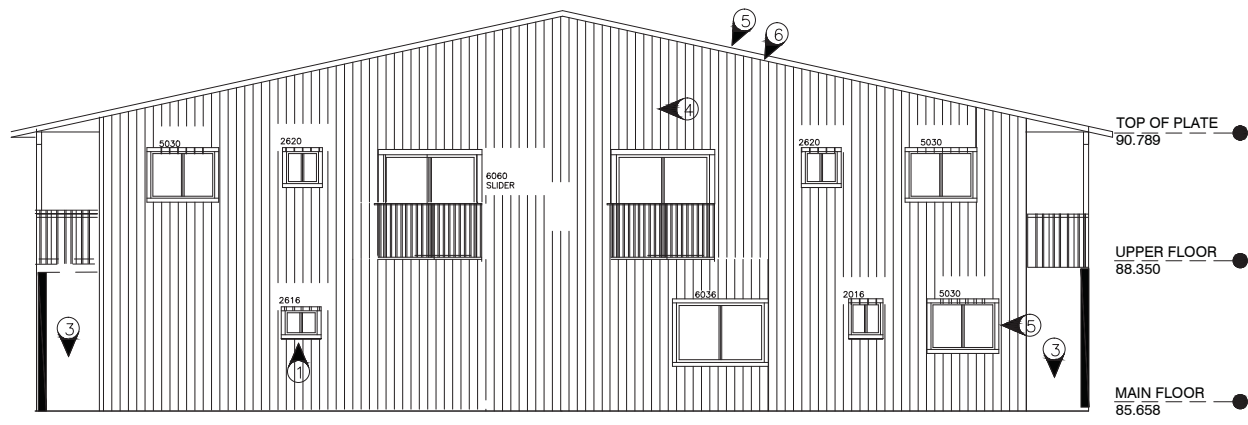
15030-70 AVE., SURREY, BC
PH: 604-825-3547

| DISCRPTION | COLOR |
|----------------|-------------|
| TRIM | CREAM COLOR |
| SIDING | LIGHT BROWN |
| FACIAL/RAILING | DARK BROWN |
| DOOR | CHARCOAL |



SOUTH VIEW ELEVATION

SCALE: 1/8"=1'



NORTH VIEW ELEVATION

SCALE: 1/8"=1'

SEAL:

PROJECT TITLE:
12215 & 12217 - 96 AVE, SURREY

SHEET TITLE:
PROPOSED ELEVATION PLAN

SCALE:
1/8" = 1'-0"

DATE:
DEC 19, 2013

DRAWN BY:
GS

SHEET NO.:

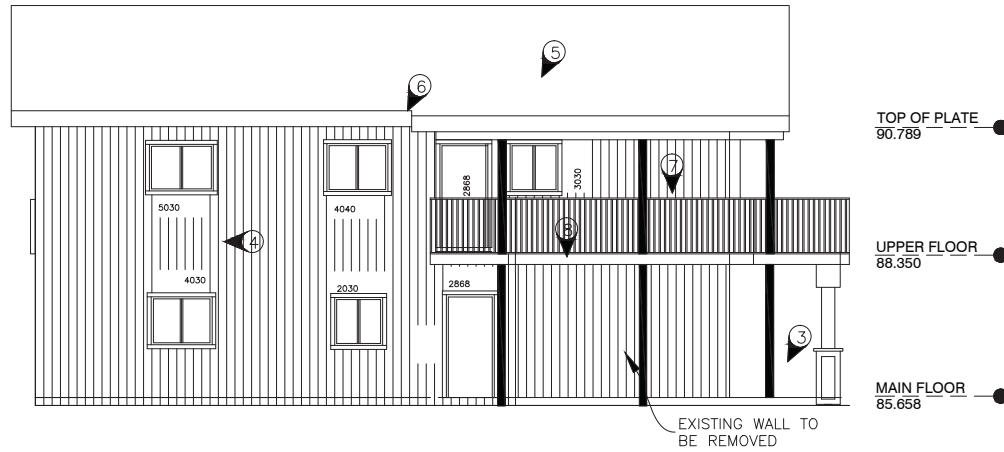
CHECKED BY:
TYNAN
DESIGN

A-5

**PRO VILLA
DESIGNS LTD.**

15030-70 AVE., SURREY, BC
PH: 604-825-3547

- ① NEW WINDOW
- ② NEW POST
- ③ NEW VRANDA
- ④ VERTICAL SIDING
- ⑤ DOUBLE COAT TORCH ON (ONLY TWO YEAR OLD) NO SHINGLES REQUIRED
- ⑥ 2X10 FASCIA
- ⑦ WOOD RAILING
- ⑧ 2X10 TRIM

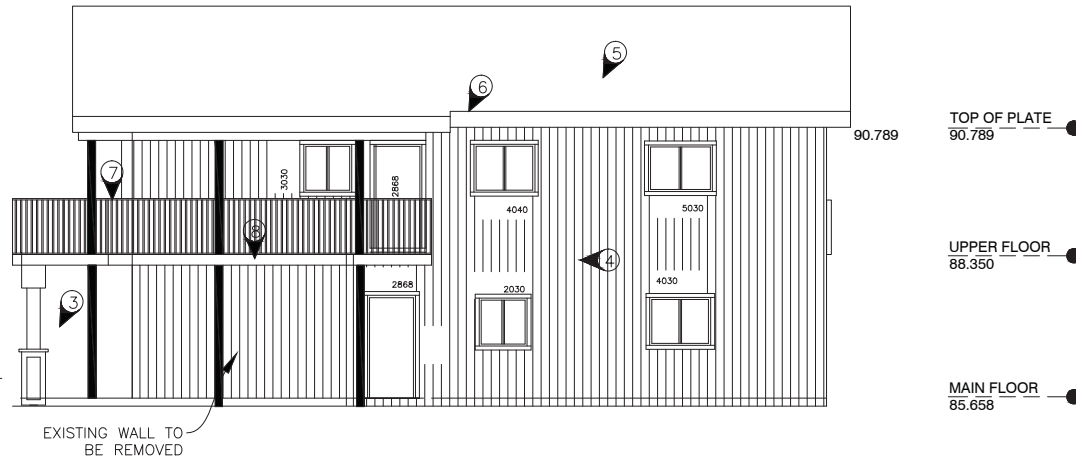


WEST VIEW ELEVATION

SCALE: 1/8"=1'

| DISCRPTION | COLOR |
|----------------|-------------|
| TRIM | CREAM COLOR |
| SIDING | LIGHT BROWN |
| FACIAL/RAILING | DARK BROWN |
| DOOR | CHARCOAL |

- ① NEW WINDOW
- ② NEW POST
- ③ NEW VARANDA
- ④ VERTICAL SIDING TO REMAIN AND REPAINTED
- ⑤ DOUBLE COAT TORCH ON (ONLY TWO YEAR OLD) NO SHINGLES REQUIRED
- ⑥ 2X10 FASCIA
- ⑦ WOOD RAILING(NEW PAINT ONLY)
- ⑧ 2X10 TRIM



EAST VIEW ELEVATION

SCALE: 1/8"=1'

SEAL:

PROJECT TITLE:
12215 & 12217 - 96 AVE, SURREY

SHEET TITLE:
PROPOSED ELEVATION PLAN

SCALE:
1/8" = 1'-0"

DATE:
DEC 19, 2013

DRAWN BY:
GS

SHEET NO.:


CHECKED BY:
TYNAN
DESIGN

A-6

| Qty | Botanical Name | Common Name | Size/Condition |
|------------------------|---------------------------------|--------------------------|----------------|
| Trees | | | |
| 2 | FAGUS SYLVATICA 'DAWYCK PURPLE' | DAWYCK PURPLE BEECH | 5CM CAL |
| Shrubs | | | |
| 1 | EUONYMUS ALATUS 'COMPACTA' | BURNING BUSH | #5 |
| 8 | ILEX CRENATA 'COMPACTA' | COMPACT JAPANESE HOLLY | #3 |
| 4 | JUNIPERUS SQUAMATA 'BLUE STAR' | BLUE STAR JUNIPER | #1 |
| 9 | THUJA OCCIDENTALIS 'SMARAGD' | SMARAGD CEDAR | 6' B#B |
| Perennials and Annuals | | | |
| 6 | HEUCHERA 'PLUM PUDDING' | PLUM PUDDING CORAL BELLS | #1 |

1225 96 AVE LANDSCAPE PLAN
Plants, Materials and Labour Estimate

| Plants | | | | | | |
|-----------|---------------------------------|--------------------------|------------|----------|----------------|------------|
| Quantity | Botanical Name | Common Name | Size | Price | Total | |
| 1 | EUONYMUS ALATUS 'COMPACTA' | BURNING BUSH | #5 | \$65.00 | \$65.00 | |
| 2 | FAGUS SYLVATICA 'DAWYCK PURPLE' | DAWYCK PURPLE BEECH | 5CM CAL | \$375.00 | \$750.00 | |
| 6 | HEUCHERA 'PLUM PUDDING' | PLUM PUDDING CORAL BELLS | #1 | \$15.00 | \$90.00 | |
| 8 | ILEX CRENATA 'COMPACTA' | COMPACT JAPANESE HOLLY | #3 | \$35.00 | \$280.00 | |
| 4 | JUNIPERUS SQUAMATA 'BLUE STAR' | BLUE STAR JUNIPER | #1 | \$15.00 | \$60.00 | |
| 9 | THUJA OCCIDENTALIS 'SMARAGD' | SMARAGD CEDAR | 6' B#B | \$28.00 | \$252.00 | |
| | | | | | Total: | \$1,497.00 |
| Materials | | | | | | |
| Quantity | Botanical Name | Common Name | Unit | Price | Total | |
| 11 | River Rock 3 inches thick | 120 sq. ft = 11 cu yd | cu yd | \$65.00 | \$715.00 | |
| 11 | Gravel 3 inches thick | 120 sq. ft = 11 cu yd | cu yd | \$65.00 | \$715.00 | |
| 17 | Garden Mix soil 12 inches thick | 465 sq. ft = 17 cu yd | cu yd | \$15.00 | \$255.00 | |
| 30 | Lawn soil 6 inches thick | 2486 sq. ft = 46 cu yd | cu yd | \$35.00 | \$1,050.00 | |
| 24 | Landscape Fabric | 23 ft long bed | per ln ft | \$0.30 | \$7.20 | |
| 276 | Lawn - sod | 2486 sq. ft = 276 sq. yd | per sq. yd | \$3.25 | \$897.00 | |
| | | | | | Total: | \$2,352.20 |
| Labour | | | | | | |
| Quantity | Botanical Name | Common Name | Size | Price | Total | |
| | Labour | 50 of Materials & Plants | | | \$1,924.60 | |
| | | | | | Total | \$5,773.80 |
| | | | | | 10 contingency | \$577.38 |
| | | | | | sub total | \$6,351.18 |
| | | | | | GST/PST | \$762.14 |
| | | | | | Total: | \$7,113.32 |

| | | |
|---|-------------------------|--|
|  Huckleberry Landscape Design | | 604-724-3025 www.huckleberrylandscape.ca |
| Address: 1225 96 Ave, Surrey Project no: 745-0820-00 | | |
| Client Name: Natinder Aulja | Project: Duplex Upgrade | |
| Drawing: Plant List and Estimate | Drawing no: 2 of 2 | Revision no: |
| Scale: 1/200 on 1 x 17 | Date: Dec 2011 | Drawn by: |

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: September 25, 2013 **PROJECT FILE: 7811-0320-00**

**RE: Engineering Requirements
Location: 12215 96 Avenue & 12229 96 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.808-metres and 4.942-metres along 96 Avenue for 30 m Arterial;
- dedicate 10.0-metres for 96A Avenue for 20 m local;
- dedicate 6.0-metres for the lane;
- register 0.5-metre statutory right-of-way (SRW) along 96 Avenue; and
- register offsite or onsite SRW for construction of 96A Avenue.

Works and Services

- construct 96A Avenue to match the established cross section to the west;
- construct 6.0-metre lane;
- construct storm main along 96A Avenue and the lane;
- construct water main along 96A Avenue; and
- construct sanitary sewer along 96A Avenue;
- provide each lot and each duplex unit with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision. Note that logical completion and implementation of these works are contingent on coordination of design and construction with adjacent development applications.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, January 08, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0320 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:

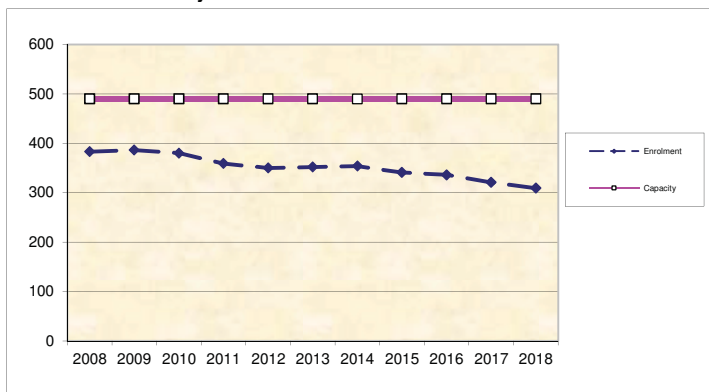
| | |
|----------------------|---|
| Elementary Students: | 2 |
| Secondary Students: | 1 |

September 2012 Enrolment/School Capacity

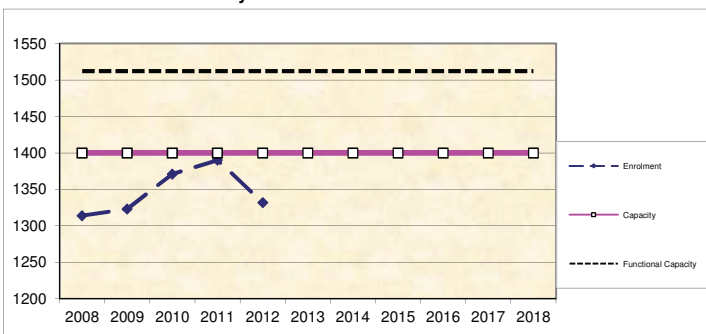
| | |
|---------------------------------|------------|
| Cedar Hills Elementary | |
| Enrolment (K/1-7): | 28 K + 322 |
| Capacity (K/1-7): | 40 K + 450 |
| L. A. Matheson Secondary | |
| Enrolment (8-12): | 1332 |
| Nominal Capacity (8-12): | 1400 |
| Functional Capacity*(8-12): | 1512 |

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.
 There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Cedar Hills Elementary has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

Cedar Hills Elementary



L. A. Matheson 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: 7911-0320-00
 Project Location: 12205 / 12207 – 96 Ave., 12215 / 12217- 96 Ave., 12229 – 96 Avenue, 12188 – 97 Avenue, 12220 / 12222 – 97 Avenue, and 12244 - 97 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:

South of the subject site is L.A. Matheson school which is not relevant to the building scheme. The single family residential portion of this area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is : more than 60 years old (15%), 60 years old (10%), 50 years old (25%), 40 years old (25%), 30 years old (10%), 20 years old (10%), 10 years old (5%). This is best described as an "old growth area".

Most homes are in the 3000-3550 sq.ft. size range Home size distribution in this area is as follows: under 1000 sq.ft. (21%), 1000-1500 sq.ft. (11%), 2001-2500 sq.ft. (5%), 2501-3000 sq.ft. (21%), 3001-3550 sq.ft. (32%), over 3550 sq.ft. (11%), Styles found in this area include: "Old Urban" (60%), "West Coast Traditional (English Tudor emulation)" (5%), "West Coast Traditional (Spanish emulation)" (5%), "West Coast Modern" (5%), "Modern California Stucco" (10%), "Heritage (Old B.C.)" (5%), "Neo-Traditional" (10%). The best character description for this area is "varied old urban". Home types include : Bungalow (15%), Bungalow with above-ground basement (15%), Basement Entry (30%), Cathedral Entry (25%), Two-Storey (10%), DUPLEX - Basement Entry (5%),

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale, box-like structures. The massing scale distribution is : low mass structures (15%), mid-scale structures (30%), high scale structures (10%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below (45%). The scale range for the front entrance element is: one storey (60%), 1.1/2 storey front entrance (35%), 2.1/2 storey front entrance (5%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (56)%, moderate slope (6:12 to 7:12) = (18)%, steeply sloped (8:12 and steeper) = (28)%. Main roof forms (largest truss spans) include: common hip (35%), common gable (55%), Flat (5%), Mansard (5%). Feature roof projection types include : none (40%), common hip (25%), common gable (30%), Dutch hip (5%). Roof surfaces include : tar and gravel (30%), interlocking tab type asphalt shingles (35%), rectangular profile type asphalt shingles (10%), concrete tile (shake profile) (15%), and cedar shingles (10%).

Main wall cladding materials include : horizontal cedar siding (5%), vertical channel cedar siding (9%), horizontal vinyl siding (27%), vertical vinyl siding (9%), stucco cladding (50%), Feature veneers on the front façade include : no feature veneer (38%), brick (29%), stone (10%), horizontal cedar (19%), Tudor style battens over stucco (5%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (53%), Natural (earth tones) (26%), Primary derivative (red, blue, yellow) (21%).

Covered parking configurations include: No covered parking (26%), Double carport (5%), Double garage (37%), Rear garage (32%).

A variety of landscaping standards are evident ranging from natural state' (little or no improvements) to average modern urban. Overall however, landscape standards are substantially lower than those normally required in post year 2000's subdivisions on RF zoned lots in Surrey, and therefore do not provide suitable context for the subject site. Driveway surfaces include: no driveway (5%), gravel (15%), asphalt (40%), broom finish concrete (15%), exposed aggregate (5%), interlocking masonry pavers (5%), rear driveway (15%).

Ten percent of homes (2 homes of 21 surveyed) can be considered 'context homes' (as identified in the residential character study). Ninety percent of homes can be considered 'non-context', and are not recommended for emulation. However, the appropriate strategy is to set design and articulation standards to common high new levels for new RF zone subdivisions, rather than to emulate the existing homes.

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

- 1) Context Homes: Only two homes in the surrounding area provide desirable residential design context. These homes are located at 12229 – 96 Avenue, and 12237 – 97 Avenue. However, as stated above, the recommendation is to apply common new high quality design standards for RF zone subdivisions rather than to emulate these two specific homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are compatible with the wide range of styles found in this area, and are recommended. Note that the style range is no longer specified in the building scheme.
- 3) Home Types : A wide variety of home types including Basement Entry, Cathedral Entry, Bungalow, and Two-Storey are found in this area. Home type will not be restricted in the building scheme.
- 4) Massing Designs : The two context homes provide desirable massing context. These homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 ½ storeys in height. The most common recommended entrance height for RF scale homes is 1 to 1 ½ storeys, which will be the recommendation at this site.
- 6) Exterior Wall Cladding : A wide range of materials have been used in this area, and a wide range can be permitted, including vinyl.
- 7) Roof surface : Roof surfaces include tar and gravel, asphalt shingles, concrete tiles, and cedar shingles. Roofing material is not a defining characteristic of this area and so flexibility is warranted.
- 8) Roof Slope : A wide range of roof slopes from "flat" to 12:12 have been used. The recommendation is to adopt a common standard for RF zone lots; 7:12 minimum.

Streetscape: There are a wide variety of old urban homes constructed on large RF and RM-D zoned lots. These homes exhibit a "varied" rather than uniform character, and range from small (900 sq.ft) simple 60+ year old rectangular Bungalows, to 3000+ sq.ft. box-like Basement Entry homes to well balanced and proportionally correct "Neo-Traditional" style Two-Storey homes that meet modern development standards. Landscapes range from "near native" (sod and native trees only), to "above-average modern urban", though most landscapes are substandard in comparison to most lots recently developed.

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)

Only two existing neighbouring homes provide suitable context for the subject site. The recommendation however, it to employ standards used in most new RF zone subdivisions in Surrey subsequent to 2010 rather than to emulate existing homes. The new character area proposed will be compatible with the existing homes; "Neo-Traditional" and "Neo-Heritage" styles are recommended, though these styles are not required in the building scheme.

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 7:12.

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

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

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

Landscaping: *Moderate to high 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, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 24, 2012

Reviewed and Approved by:  Date: July 24, 2012

TREE PRESERVATION SUMMARY

Project Location: 12215, 12217 96th Ave Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Three acre parcel of land with six residences and numerous out buldings scattered throughout..

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


| | | | |
|--|-------------|-------------|-----|
| Number of Protected Trees Identified | | <u>4</u> | (A) |
| Number of Protected Trees declared high risk due to natural causes | | <u>0</u> | (B) |
| Number of Protected Trees to be removed | | <u>0</u> | (C) |
| Number of Protected Trees to be Retained | (A-B-C) | <u>4</u> | (D) |
| Number of Replacement Trees Required | (C-B) x 2 | <u>0</u> | (E) |
| Number of Replacement Trees Proposed | | <u>0</u> | (F) |
| Number of Replacement Trees in Deficit | (E-F) | <u>-</u> | (G) |
| Total Number of Protected and Replacement Trees on Site | (D+F) | <u>4</u> | (H) |
| Number of Lots Proposed in the Project | | <u>6</u> | (I) |
| Average Number of Trees per Lot | (H / I) | <u>0.67</u> | |

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

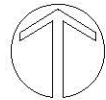
Summary prepared and submitted by:



 Arborist

January 8, 2014

 Date



REPLACEMENT TREE LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|-----|------------------------------------|------------------------|------|-------------|----------|---------|
| | ACER PALMATUM 'OSAKAZUKI' | GREEN JAPANESE MAPLE | 6 | 4.00 METERS | AS SHOWN | B. & B. |
| | ACER PALMATUM 'BLOODGOOD' | BLOODGOOD JAP. MAPLE | 6 | 4.00 METERS | AS SHOWN | B. & B. |
| | CHAMAECYPARIS NODIKATENSIS PENDULA | weeping NODIKA CYPRESS | 6 | 4.00 METERS | AS SHOWN | B. & B. |

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

| | | |
|--------|------------------------|-----|
| Jan/14 | city of surrey request | 2 |
| Dec/13 | client request | 1 |
| DATE: | REVISED | NO. |

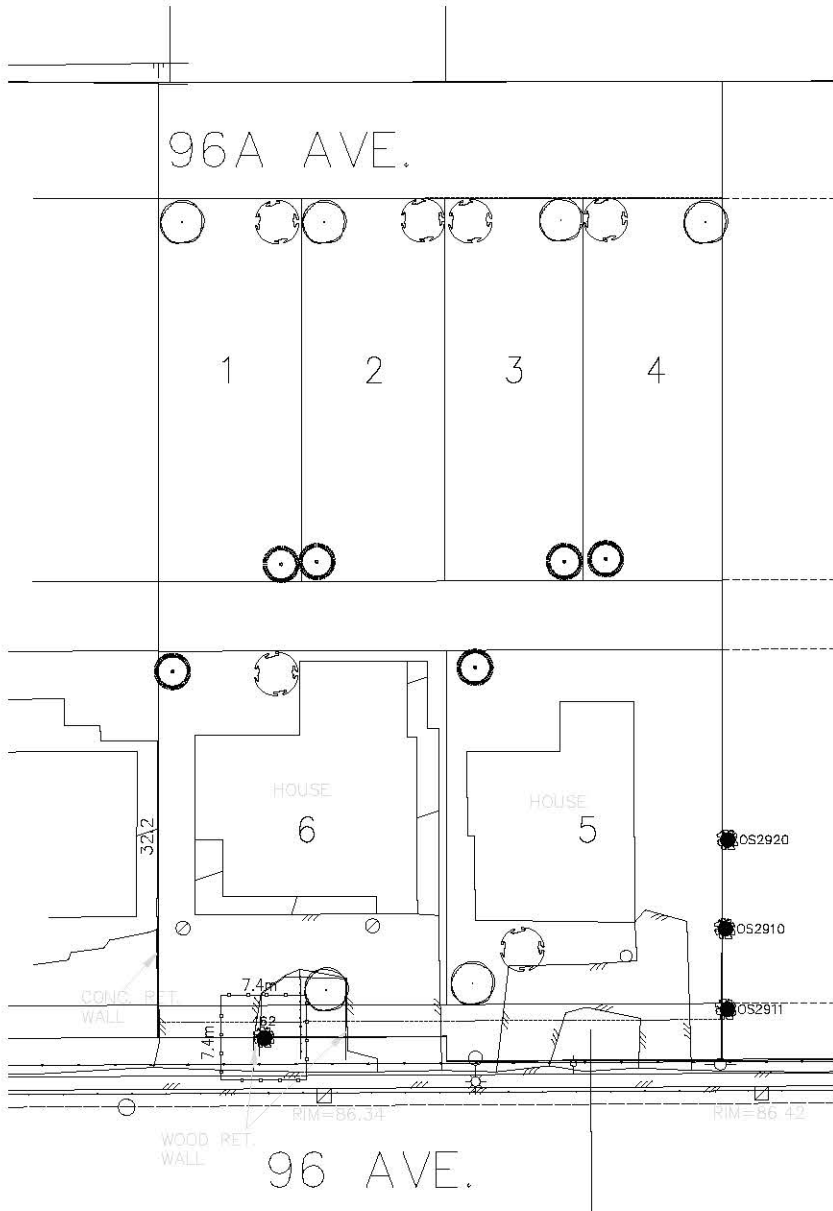
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2162 JUKOUL COURT
 ABOTSFORD, B.C.
 V3B 3G3
 PHONE (604) 867-2378

CLIENT
 MR. ROGER JAWHGA
 CITINVEST CONSULTING LTD.
 SUITE #101
 6030 KING GEORGE BOULEVARD
 SURREY, B.C.
 V3V 7J2
 PHONE (604) 541-2213

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 12115, 12117 - 88 AVENUE
 SURREY, B.C.

| | |
|-------------|-------------|
| SCALE 1:200 | DATE FEB/12 |
| DRAWN | CHKD |
| DATE | DATE |
| APPD | AS BUILT |

| | |
|---------|-------------|
| PRINTED | JOB No. |
| | DRAWING No. |
| | TR-2 |



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0320-00

Issued To: NARINDER AUJLA

Address of Owner: 12322 - 64A Avenue
Surrey, BC V3W 5Y5

Issued To: HARMINDER S CHAHAL

Address of Owner: 7295 - 130A Street
Surrey, BC V3W 6E9

Issued To: INDERJIT S RANDHAWA
HARJIT K RANDHAWA
TARSEM S SARAI
GURWINDER K SARAI

Address of Owner: 12229 - 96 Avenue
Surrey, BC V3V 1W6

Issued To: GURPREET PUREWAL

Address of Owner: 16270 - 60 Avenue
Surrey, BC V3S 1S4

(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: 003-654-761

West Half Lot "A" Section 31 Block 5 North Range 2 West New Westminster District Plan 13298

12229 - 96 Avenue

Parcel Identifier: 010-415-131
Lot "E" Section 31 Block 5 North Range 2 West New Westminster District Plan 21342

12215 and 12217 - 96 Avenue

(the "Land")

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

Parcel Identifier:

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

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

- (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5; and
- (b) In Section F of Comprehensive Development By-law No. _____), the minimum rear yard setback for the principal building is reduced from 15 metres (50 ft.) to 7.3 metres (24 ft.) for proposed Lot 6.

5. This development variance permit applies to only the 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 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

SKETCH PLAN SHOWING EXISTING BUILDING AND PROPOSED LOT LINES ON LOT "E", SECTION 31, BLOCK 5 NORTH, RANGE 2 WEST, NWD, PLAN 21342



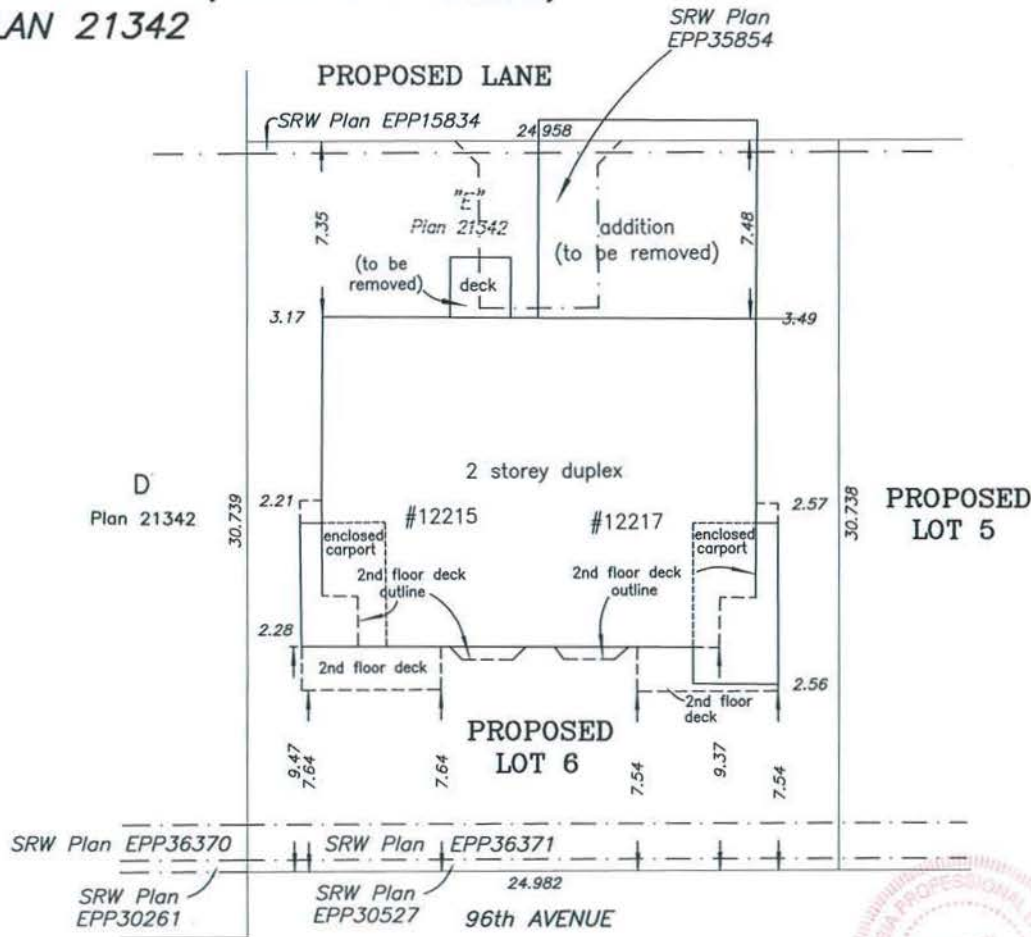
SCALE - 1 : 250
All distances are in metres

Civic Address:
12215/12217 - 96th Avenue
Surrey, B.C.

Height of roof peak above ground = 7.42 m²



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783



| | | |
|---|---|----------------------|
| Area of First Floor | = | 269.9 m ² |
| Area of Enclosed Carports | = | 43.2 m ² |
| Area of First Floor (after carport enclosure removal) | = | 226.7 m ² |
| Area of Second Floor | = | 245.9 m ² |
| Total Floor Area | = | 472.6 m ² |
| Area of Proposed Lot 6 | = | 767.5 m ² |
| F.A.R. | $\frac{472.6 \text{ m}^2}{767.5 \text{ m}^2}$ | = 0.616 |

12215/17 - 96 Avenue - Existing Duplex.
 Variance to reduce the rear yard setback for existing structure only.

SCHEDULE A

Certified correct this 29th day of January, 2014.


Ken W. Schuurman, B.C.L.S.



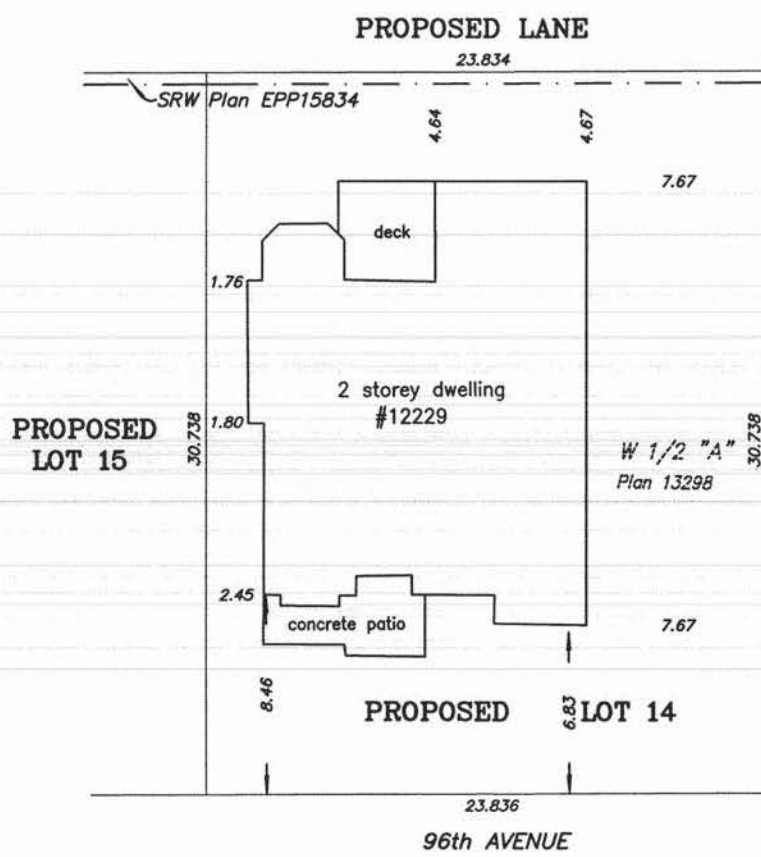
SKETCH PLAN SHOWING EXISTING BUILDING AND PROPOSED LOT LINES ON WEST HALF OF LOT "A", SECTION 31, BLOCK 5 NORTH, RANGE 2 WEST, NWD, PLAN 13298

| | | |
|----------------------|---|----------------------|
| Area of First Floor | = | 227.2 m ² |
| Area of Second Floor | = | 119.9 m ² |
| Total Floor Area | = | 347.1 m ² |
| Area of Proposed Lot | = | 732.6 m ² |
| F.A.R. | $\frac{347 \text{ m}^2}{733 \text{ m}^2}$ | = 0.47 |



SCALE - 1 : 250
All distances are in metres

Civic Address:
12229 - 96th Avenue
Surrey, B.C.



12229 - 96 Avenue - Existing Single Family Home.
Variance to reduce the west and rear yard setbacks.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct this 3rd day of May, 2012.

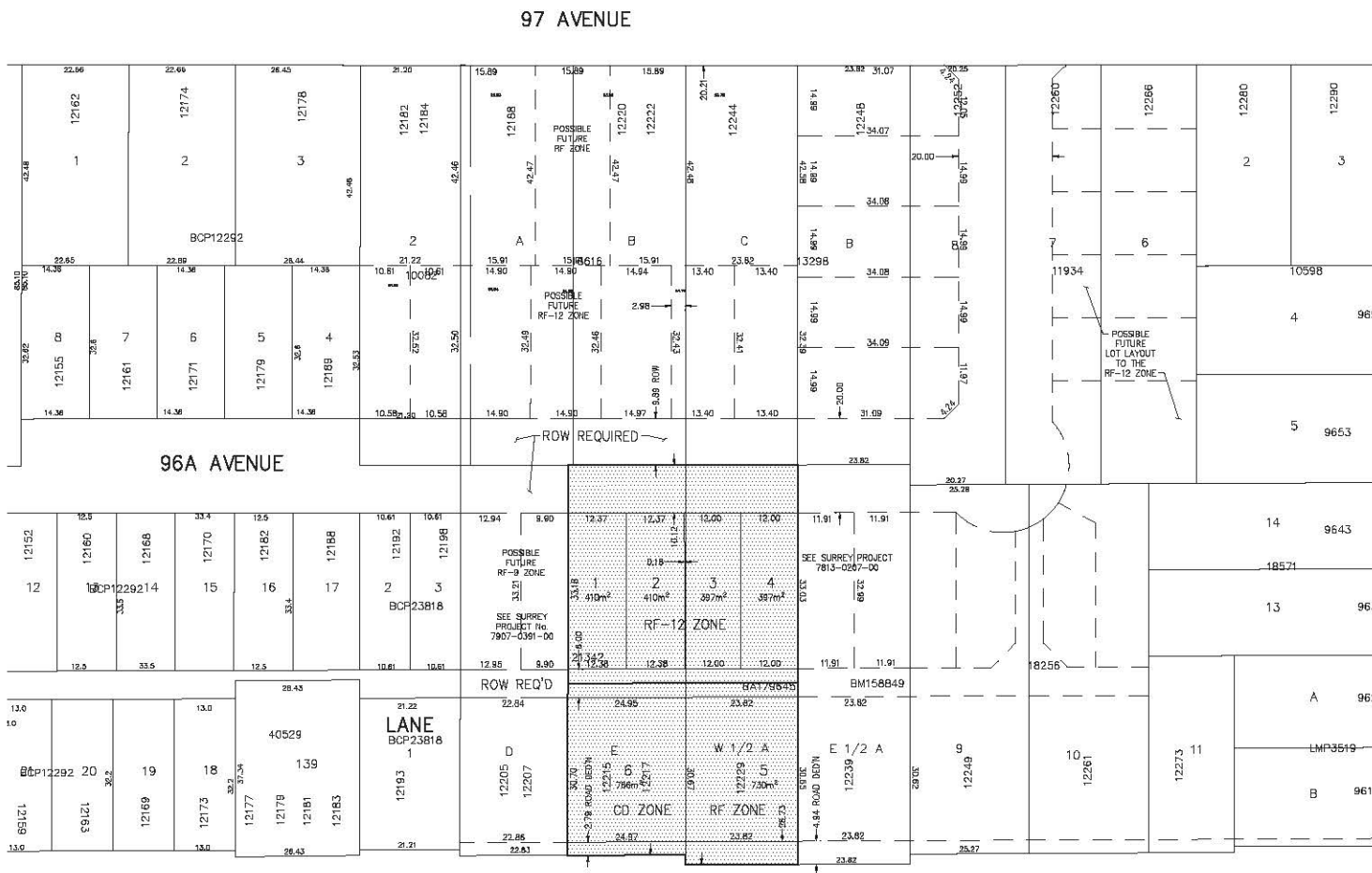


Ken W. Schuurman
Ken W. Schuurman, B.C.L.S.

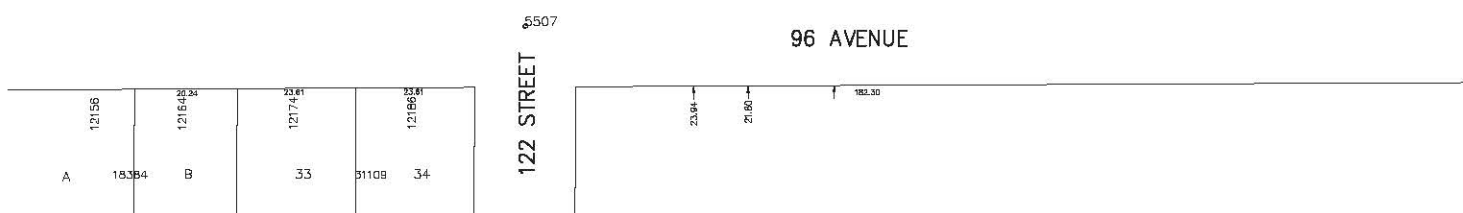


| | | | | | | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|
| 12151 | 12165 | 12177 | 12181 | 12191 | 12199 | 12217 | 12225 | 12237 | 12245 | 12257 | 12267 | 12281 | 6 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|

| |
|-------|
| 12311 |
|-------|



| | |
|-------|-----|
| 12312 | 1 |
| 9672 | 2 |
| 9662 | 3 |
| 9658 | 673 |
| 9652 | 5 |
| 9640 | 6 |
| 9632 | 7 |
| 673 | |
| 12315 | |



| | |
|-------|---|
| 12310 | 5 |
|-------|---|

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. HOUSES TO REMAIN AT BOTH PROPERTIES.
 4. DVP ON HOUSE SETBACKS MAY BE REQUIRED (TO BE CONFIRMED AFTER LEGAL SURVEY).

| | | | | |
|-----|----------|---------------------------|----|----|
| No. | Date | Revision | LC | DS |
| 1 | 13/01/07 | REVISED PER CITY COMMENTS | | |

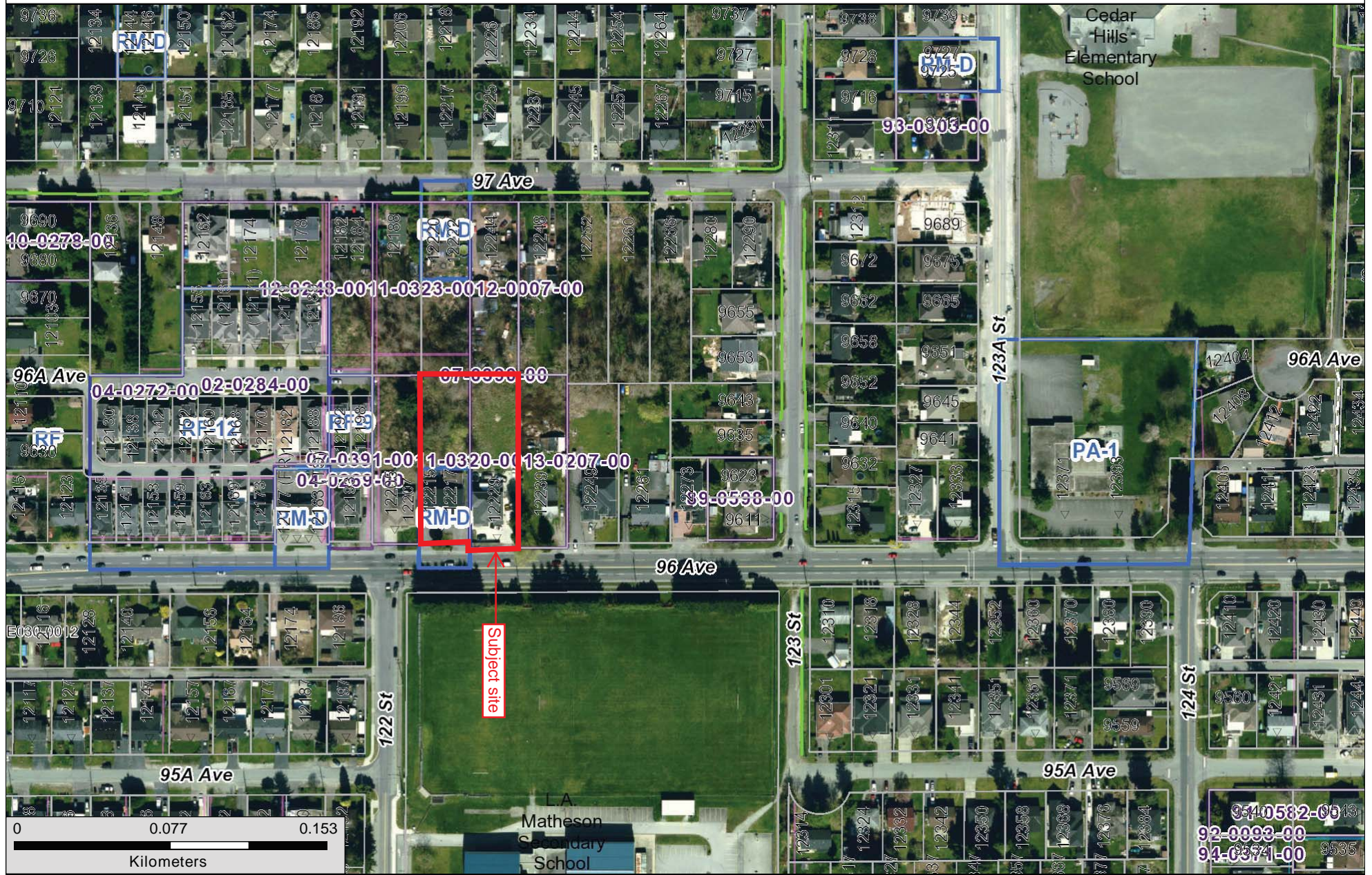
CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5618
 E-MAIL: office@citwest.com



GURPREET PUREWAL
 16270 - 60 AVENUE, SURREY, B.C. V3S 1S4, PH: 604-726-7777, FAX: 604-600-9230

PRELIMINARY LOT LAYOUT
 LOCATED AT 12215/12217/12229 - 96 AVENUE, SURREY, BC

| | | | | | |
|-----------|-------|----------------|--------------|----------|---|
| Scale: | 1:500 | Min. Proj. No. | 7811-0320-00 | Dwg. No. | A |
| Drawn: | PH | Mun. Dwg. No. | | | |
| Designed: | RJ | Job No. | 11-2860 | Of | |
| P.W. P.U. | | Date | DEC /11 | Revision | 1 |



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 2,555
 Map created on: February-06-14

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: DUPLEX RESIDENTIAL ZONE (RM-D)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 010-415-131
Lot "E" Section 31 Block 5 North Range 2 West New Westminster District Plan 21342 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Ken W. Schuurman, B.C.L.S. on the 29th day of January 2014, containing 912.6 square metres, called Block A.

Portion of 12215 and 12217 - 96 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Zone is intended to accommodate and regulate *duplex* dwellings on an *urban lot*.

B. Permitted Uses

Lands and *structures* shall be used for one (1) *duplex* provided that the minimum *lot* size shall be 765 square metres [8,235 sq. ft.] and the minimum *lot* width shall be 24 metres [80 ft.]. Where the *lot* under this zone is subdivided into strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots and in the case of such a subdivision, each of the permitted *dwelling units* must form part of the *duplex* constructed on the *lot* as it existed prior to the subdivision.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*, the maximum allowable floor area shall be 475 sq. m. [5,100 sq. ft.].
2. For the purpose of this Section, the following must be included in the calculation of floor area:
 - (a) The *basement*;
 - (b) The combined area of all covered outdoor spaces with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 20 sq. m. [215 sq. ft.] per *dwelling unit*, of which 10 square metres [108 sq. ft.] per *dwelling unit* shall be reserved for a covered *deck* or veranda;
 - (c) Floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] per *dwelling unit*;
 - (d) Garages and carports; and
 - (e) The area of any *accessory building* and *structure* in excess of 10 square metres [105 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

| Use | Setback | Front Yard | Rear Yard | Side Yard |
|--|----------------|--------------------|-------------------|-------------------|
| <i>Principal Building</i> | | 7.5 m. [25 ft.] | 15 m. [50 ft.] | 1.8 m. [6 ft.] |
| <i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i> | | 18 m. [60 ft.] | 1.8 m. [6 ft.] | 1.0 m. [3 ft.] |
| <i>Other Accessory Buildings and Structures</i> | | 18 m. [60 ft.] | 0.0 m. | 0.0 m. |

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*: The building height shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The building height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a *dwelling unit* shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 2.
- 3. *Vehicle* access to a *lot* is permitted only from the lane.
- 4. A single or double garage or a single or double carport is permitted for each *dwelling unit*.
- 5. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

- 1. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*.
- 2. All portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

J. Special Regulations

- 1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.] per *dwelling unit*, including the stairs.
- 2. *Secondary suites* are not permitted.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|------------------------------|-----------------------|-----------------------|
| 765 sq. m. [8,235 sq.ft.] | 24 metres [80 ft.] | 28 metres [90 ft.] |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-D Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-D Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

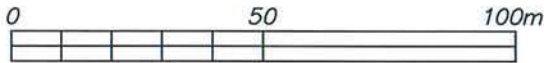
MAYOR

CLERK

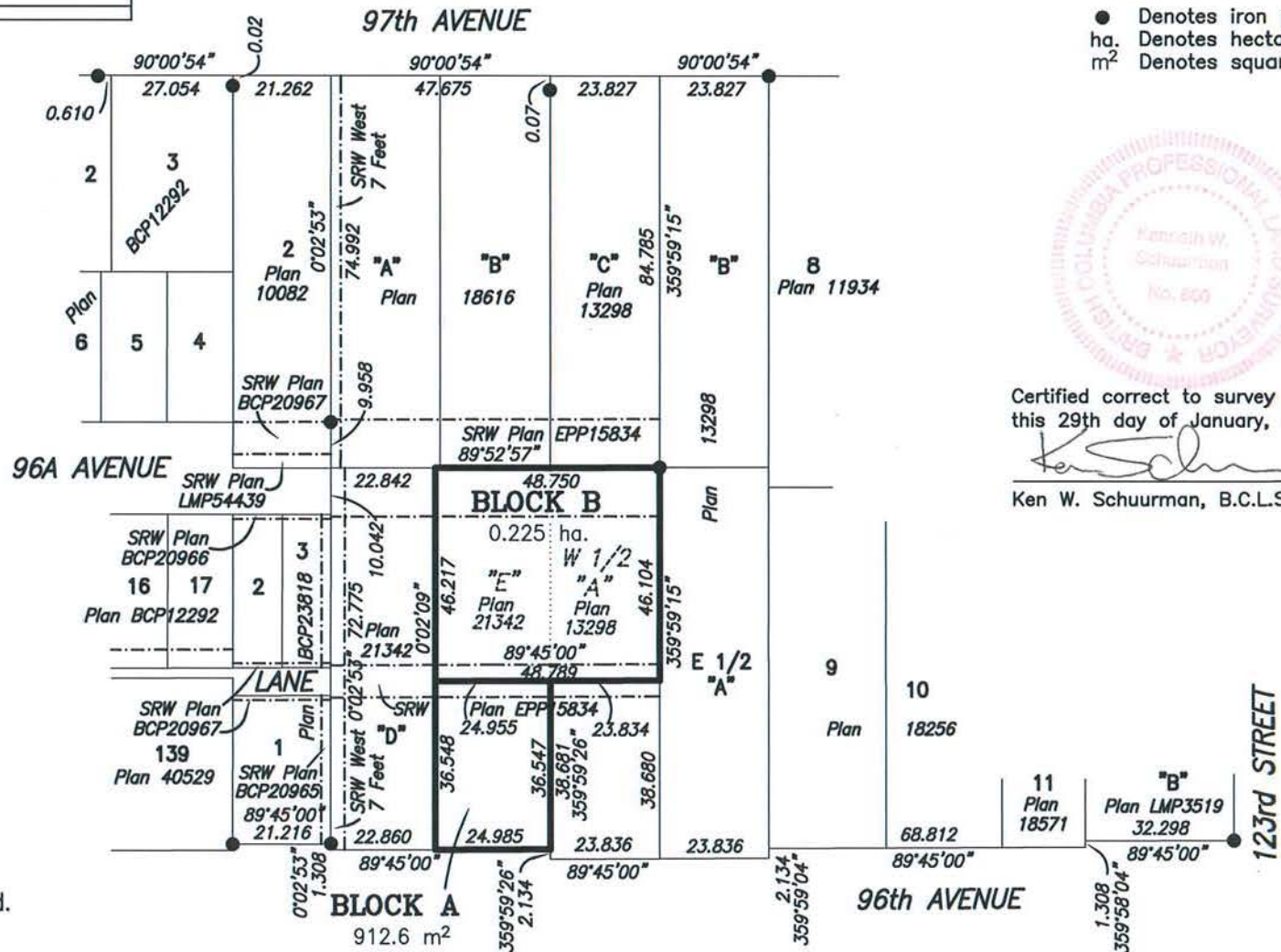
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOT "E", PLAN 21342; THE WEST HALF OF LOT "A" PLAN 13298; BOTH OF SECTION 31, BLOCK 5 NORTH, RANGE 2 WEST, NWD

City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1500
All distances are in metres



Legend:

- Denotes iron post found
- ha. Denotes hectares
- m² Denotes square metres



Certified correct to survey dated this 29th day of January, 2014.

Ken W. Schuurman
Ken W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.
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