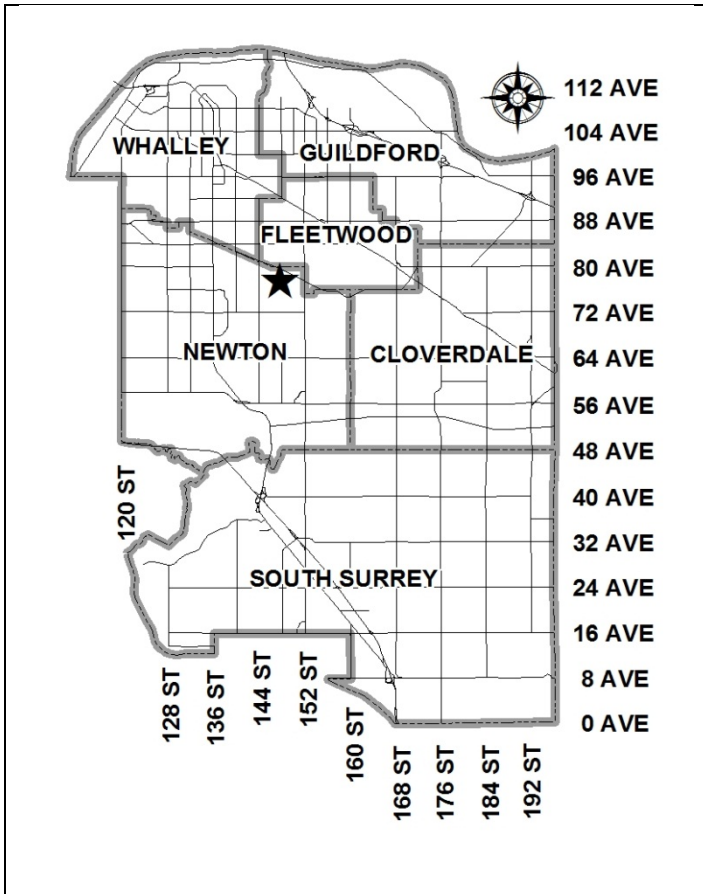


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0001-00

Planning Report Date: March 31, 2014



PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **NCP amendment** from Transitional Suburban to Urban Residential
- **Rezoning** from RA to RF
- **Development Permit**
- **Development Variance Permit**

in order to allow subdivision into 14 single family lots.

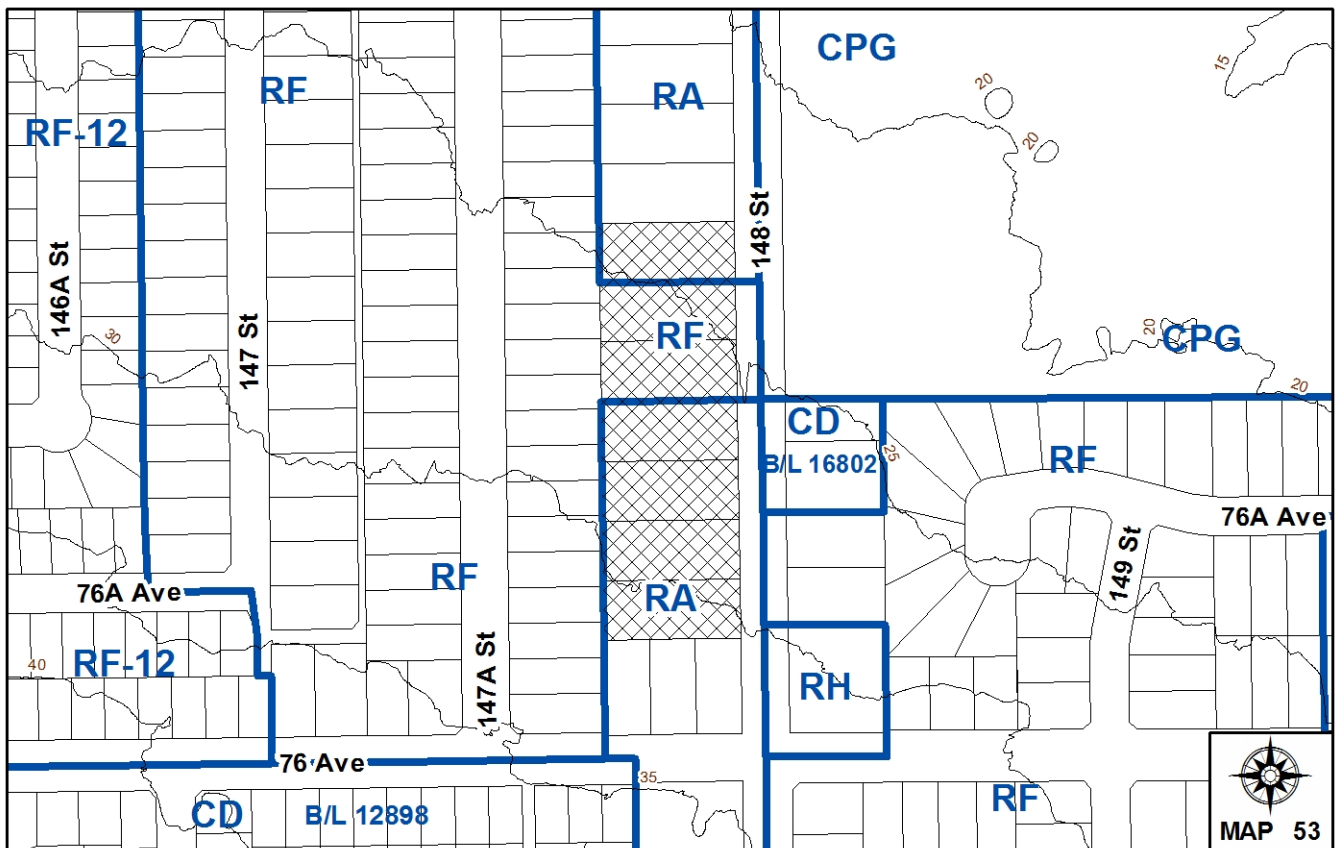
LOCATION: 7627, 7643, 7659, 7673, 7695, 7699 and 7705 - 148 Street

OWNER: Harry G Steele et al.

ZONING: RA and RF

OCF DESIGNATION: Suburban

NCP DESIGNATION: Transitional Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to draft Development Permit No. 7912-0001-00.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking OCP amendment from Suburban to Urban to allow subdivision of the site.
- Seeking East Newton North NCP amendment from Transitional Suburban to Urban Residential to allow subdivision of the site.
- Seeking lot width relaxation to allow for subdivision into 14 single family lots.

RATIONALE OF RECOMMENDATION

- There is a pocket of 15 properties that are designated Suburban in the OCP, surrounded by Urban designated properties. This application would redesignate 7 of those 15 properties, matching the designation to the east and west of the subject properties.
- The proposed NCP redesignation from Suburban Transitional to Urban Residential is consistent with development to the east and west, and the remaining eight suburban properties to the north and south have the potential to develop into urban lots in the future.
- The proposed lots are 29% larger than the minimum lot area of the RF Zone, and 20% larger than the areas of the adjacent RF lots to the west. The proposed lots are very deep, which will allow for ample backyard space and significant setbacks from the RF lots to the west.
- The relaxation of the side yard setbacks will allow for wider homes, which are more in keeping with the width of the homes that can be achieved on a standard 15 m wide RF lot.
- No concerns were expressed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7912-0001-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone properties 7705 - 148 Street, 7673 - 148 Street, 7659 - 148 Street, 7643 - 148 Street and 7627 - 148 Street in Development Application No. 7912-0001-00 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.
4. Council authorize staff to draft Development Permit No. 7912-0001-00 generally in accordance with the attached drawings (Appendix XI).
5. Council approve Development Variance Permit No. 7912-0001-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 12.5 metres (41 ft.); and
 - (b) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
6. 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant properly address the shortfall in replacement trees;

- (g) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations; and
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 to provide notice to future property owners that the Guildford Golf Course is adjacent to the property and to indemnify the City of any liability in relation to errant golf shots.
7. Council pass a resolution to amend East Newton North NCP to redesignate the land from Transitional Suburban to Urban Residential 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:**
 7 Elementary students at Chimney Hill Elementary School
 4 Secondary students at Frank Hurt Secondary School

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

(Appendix IV)

Parks, Recreation & Culture:

- Parks notes the alignment of the Surrey Lake Greenway along the east side of 148 Street. Applicant is to construct the MUP.

Agriculture and Food Security Advisory Committee (AFSAC): AFSAC discussed Application No. 7912-0001-00 on December 05, 2013, and recommended that it be supported based on the existing East Newton North NCP policies.

SITE CHARACTERISTICS

Existing Land Use: single family dwellings (to be removed)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings	Suburban/Transitional Suburban	RA
East (Across 148 Street):	Single family dwellings and golf course (Guildford Golf & Country Club)	Agricultural and Urban/ Transitional Suburban and Urban Residential	CPG / CD (By-Law No.16802) / RF
South:	Single family dwellings	Suburban/Transitional Suburban	RA
West:	Single family dwellings	Urban/Urban Residential	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North NCP designates the site for "Transitional Suburban", which is consistent with the Suburban designation in the OCP. The subject site was zoned RA and RF at the time of the NCP.
- The original intention of the designation was to buffer the land uses between urban residential to the west and agricultural land to the east. However, the land to the east, even though it is part of the Agricultural Land Reserve (ALR), it is currently zoned CPG (Golf Course Zone) and it is used by the Guildford Golf & Country Club.
- Even though this land may revert back to agricultural in the future, at this time it is not being farmed. In the future, if the lands are reverted back to agricultural use, 148 Street will act as a buffer between residential use, and farm use.
- The proposed redesignation from "Transitional Suburban" to "Urban Residential" in the East Newton North NCP will be consistent with developments to the west, east, north and south. There are only 19 properties currently designated "Transitional Suburban" along 148 Street at 76 Avenue, and if this application is approved, only 12 properties will remain as "Transitional Suburban" with future opportunities to also redesignate to "Urban Residential". It should be noted that some of the area was redesignated from "transitional Suburban" to "Urban Residential" subsequent to the approval of the NCP (Appendix VIII).
- AFSAC recommended to follow the NCP directions in terms of buffers, and the NCP does not prescribe any buffers along 148 Street. It is also noted that only 3 of the 7 original parcels front agricultural land, and the other 4 parcels front residential developments on the east side of 148 Street.
- There were no concerns expressed as a result of pre-notification.

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site consists of 7 parcels of land on the west side of 148 Street north of 76 Avenue. The total site area is 1.01 hectares (2.5 acres).

- The site is designated Suburban in the Official Community Plan (OCP) and Transitional Suburban in the East Newton North Neighbourhood Concept Plan (NCP).
- The site is currently zoned "One-Acre Residential Zone (RA)" (By-Law No. 12000) for 5 properties, and "Single Family Residential Zone (RF)" (By-Law No. 12000) for 2 of the properties, and is currently occupied by 7 single family dwellings.

Subject Proposal

- The applicant proposes to redesignate the subject site from Suburban to Urban in the OCP, and redesignate the subject site from Transitional Suburban to Urban Residential in the East Newton North NCP, to permit the rezoning of the 5 RA zoned properties, and subdivision of the site into 14 RF lots.
- All existing houses are proposed to be removed.
- All lots comply and exceed the minimum area for RF lots. Minimum required area is 560 m² (6,000 sq. ft.), and proposed area of each lot exceeds 720 m² (7,750 sq. ft.). Proposed lot depth is over 57 m (187 ft.) and proposed lot width is 12.57 m (41.2 ft.). The applicant is requesting a variance to reduce the minimum lot width from 15 m (50 ft.) to 12.5 m (41 ft.).
- When complete, the proposed development will have a density of 14 units per hectare (5.6 units per acre), which complies with the Urban designation in the OCP, and the Urban Residential designation in the East Newton North NCP.

Building Scheme and Lot Grading

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix VI).
- A preliminary lot grading plan, submitted by Mainland Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Maple	9	5	4
Paper Birch	3	2	1
Poplar	2	0	2
Coniferous Trees			
Chamaecyparis	2	2	0
Cupressus	1	1	0
Douglas Fir	10	1	9
Pine	1	1	0
Spruce	7	3	4
Western Red Cedar	51	29	22
Total (excluding Alder and Cottonwood Trees)	87	45	42
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		69	
Contribution to the Green City Fund		\$18,900	

- The Arborist Assessment states that there are a total of 87 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 42 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 90 replacement trees on the site. Since only 27 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 63 replacement trees will require a cash-in-lieu payment of \$18,900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 69 trees are proposed to be retained or replaced on the site with a contribution of \$18,900 to the Green City Fund.

Development Permit for Land Adjacent to Agricultural Land Reserve

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit prior to subdivision of the site. The Development Permit is usually required to establish a landscape buffer between the agricultural land and the proposed urban development. A Restrictive Covenant is also required to ensure maintenance of the landscape buffer.
- ALR lands to the east of the site are being used as golf course (non-farm use), and the Guildford Golf & Country Club is zoned CPG (Golf Course Zone).
- As this application is adjacent to ALR, it was presented to the Agriculture and Food Security Advisory Committee (AFSAC) for comments.
- AFSAC considered this application on December 05, 2013, and recommended that the application be supported based on the existing NCP policies (Minutes attached as Appendix V.)
- The East Newton North NCP does not require any specific buffers along 148 Street at this location, as the agricultural lands to the east were already being used as a golf course at the time of the NCP.
- There have been other subdivisions in the area, adjacent or in close proximity to the ALR (Guildford Gold Course), and none have provided for a landscape buffer.
- No landscape buffer is being required as part of this development for the following reasons:
 - there is a road (148 Street) between the proposed development and the ALR;
 - only half of the subject site is directly across the street from the ALR; and
 - no other developments in the area have accounted for a landscape buffer.
- Development Permit 7912-0001-00 will require that at least one tree be planted or retained on the front yard, as per an approved Tree Replacement Plan, and that no relaxation to the front yard setback of the RF zone (7.5 m [25 ft.]) will be sought.
- Two Restrictive Covenant will be registered on title as a condition of final approval:
 - One for all lots, advising owners that they are in proximity of ALR, and that there is possibility for future agricultural use; and
 - One for proposed Lots 1 -6 that they are in proximity of a golf course, and to indemnify the City of any liability in relation to errant golf shots.

PRE-NOTIFICATION

Pre-notification letters were mailed on October 25, 2013 and staff has received no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 04, 2014. 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)	• Application requires NCP and OCP amendment
2. Density & Diversity (B1-B7)	• Proposal for single family residential lots at 14 units per hectare (5.6 upa)
3. Ecology & Stewardship (C1-C4)	• 47% of the trees on the site will be retained
4. Sustainable Transport & Mobility (D1-D2)	• Multi-use pathway (Surrey Lake Greenway) will be provided on the east side of the development
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width in the RF Zone from 15 metres [50 ft.] to 12.5 metres [41 ft.]

Applicant's Reasons:

- Reduced lot width is needed to achieve subdivision into 14 lots.

Staff Comments:

- Proposed lot areas exceed 720 m² [7,750 sq. ft.], which is 29% larger than the RF minimum of 560 m² [6,000 sq. ft.]. As the lots are very deep, a lot with the minimum

width would be over 860 m² [9,250 sq. ft.], which is over 50% the minimum required area.

- The proposed lots are approximately 20 % larger than the Urban RF lots to the west.
- The depth of the proposed lots will allow for ample backyard space and significant setback from the existing RF lots to the west.
- Staff support this variance.

(b) Requested Variance:

- To reduce the side yard setback in the RF Zone from 1.8 metres [6 ft.] to 1.2 metres [4 ft.]

Applicant's Reasons:

- Reduced side yard setback is needed to accommodate a more proportional house size, since the lot width is reduced by 2.43 metres [8 ft.] from the standard RF lot.

Staff Comments:

- A reduction of 0.6 metres [2 ft.] to both side yard setbacks will allow for an additional 1.2 metres [4 ft.] in the house width, making it more compatible with other RF houses, and allowing for a more proportional building envelope.
- The proposed side yard setback variance will allow for homes to be increased in width from 8.97 m [29.4 ft.] to 10.17 metres [33.4 ft.] wide to be built, which is more in keeping with the 11.4 metres [37.4 ft.] width of homes that can be achieved on a standard 15 m wide lot in the RF Zone.
- Considering that most driveways are 6 m wide, and that almost half of the lot width will be the driveway, the Building Scheme calls for specific materials for the driveway (if it is wider than 4 m), such as permeable pavers or grass pavers.
- The Building Scheme also addresses the massing of the building to avoid dominance of the streetscape by the garages.
- Staff support this variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan and Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agriculture and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Plan and Redesignation
Appendix IX.	OCP Redesignation Map
Appendix X.	Development Variance Permit No. 7912-0001-00
Appendix XI.	Development Permit No. 7912-0001-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\31313903059.doc
DRV 3/27/14 10:09 AM

- (g) Civic Address: 7695 - 148 Street
Owner: Abas Soadi
PID: 005-813-093
Lot 34 Section 22 Township 2 New Westminster District Plan 59832

- (h) Civic Address: 7699 - 148 Street
Owner: Brenda A Wood
Vincent Alvernaz
PID: 005-813-115
Lot 35 Section 22 Township 2 New Westminster District Plan 59832

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the subject site.

- (b) Introduce a By-law to rezone properties 7705-148 Street, 7673-148 Street, 7659-148 Street, 7643-148 Street and 7627-148 Street.

- (c) Proceed with Public Notification for Development Variance Permit No. 7912-0001-00 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

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.5
Hectares	1.01
NUMBER OF LOTS	
Existing	7
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	12.57 m
Range of lot areas (square metres)	721.8 m ² to 725.4 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14 units per hectare (5.6 upa)
Lots/Hectare & Lots/Acre (Net)	14 units per hectare (5.6 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	39.35%
Estimated Road, Lane & Driveway Coverage	6.22%
Total Site Coverage	45.57%
PARKLAND	
Area (square metres)	-
% 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: lot width and side yard setback

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

FROM: **Development Services Manager, Engineering Department**

DATE: **March 21, 2014** PROJECT FILE: **7812-0001-00**

RE: **Engineering Requirements
Location: 7627/43/59/73/95/99 and 7705 148 Street**

OCP AMENDMENT/ NCP AMENDMENT

The applicant is required to construct the east half of 148 Street from 7660 148 Street to the extent of the development frontage to the ultimate 20.0 metre Through Local Road Standard as a condition of the OCP and NCP amendments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.500 metre Statutory Right-of-Way along 148 Street.

Works and Services

- Construct west half of 148 Street to the ultimate 20.0 metre Through Local Road Standard.
- Construct 3.0 metre asphalt Multi-Use Pathway along the east side of 148 Street. The developer is required to fund the cost for construction as this was originally planned to be located along the west side of 148 Street.
- Construct the east half of 148 Street from 76 Avenue to the north property line of 7660 148 Street to the ultimate 20.0 metre Through Local Road Standard with funds deposited provided under Surrey Projects 7896-0049-00, 7807-0298-00, and 7810-0204-00.
- Construct west half of 148 Street fronting 7611 148 Street to the ultimate 20.0 metre at City's expense.
- Construct 6.0 metre concrete letdowns for each lot.
- Provide on-site storm water mitigation features.
- Provide water, storm and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, September 10, 2013
 Planning

School Enrolment Projections and Planning Update:

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

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0001 00

SUMMARY

The proposed 14 Single family with suites are estimated to have the following impact on the following schools:

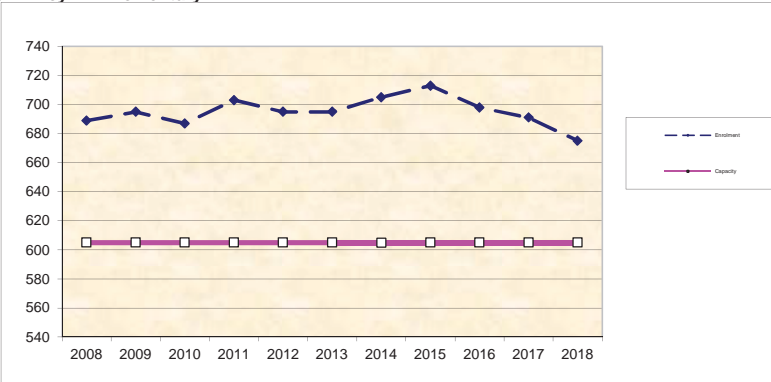
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

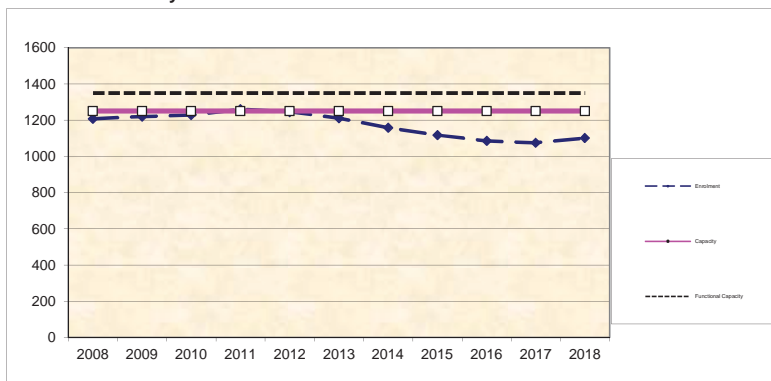
September 2012 Enrolment/School Capacity

Chimney Hill Elementary	
Enrolment (K/1-7):	83 K + 612
Capacity (K/1-7):	80 K + 525
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Chimney Hill Elementary



Frank Hurt 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.



Agriculture and Food Security

Advisory Committee

Minutes

Parks' Boardroom #1
 City Hall
 14245 - 56 Avenue
 Surrey, B.C.
THURSDAY, DECEMBER 5, 2013
 Time: 9:00 a.m.
 File: 0540-20

Present:

Councillor L. Hepner - Chairperson
 M. Bose
 D. Arnold
 P. Harrison
 M. Hilmer
 B. Sandhu
 S. VanKeulen

Regrets:

J. Sandhar
 K. Thiara
 T. Pellett, Agricultural Land
 Commission

Staff Present:

R. Dubé, Engineering
 M. Kischnick, Planning & Development
 L. Anderson, Legislative Services

Agency Representatives:

K. Zimmerman, Ministry of Agriculture

Environmental Sustainability Advisory Committee Representative:

B. Stewart

Guest Observers:

Nicole Ensign, Summer Staff, Surrey Urban Farmers Market
 Nav Sekhon

...

D. NEW BUSINESS

...

2. Proposed OCP Amendment, NCP Amendment, Rezoning, Subdivision and Development Variance Permit Located Adjacent to the ALR

7627, 7643, 7659, 7673, 7695, 7699 and 7705 - 148 Street

File No.: 7912-0001-00

Luciana Moraes, Associate Planner, reviewed the memo from Ron Hintsche, Current Planning Manager - South, dated November 26, 2013, regarding the above subject line. Comments were as follows:

- This application is in Newton in the East Newton NCP area, across the street from the ALR boundary at 148 Street.
- The applicant is proposing to rezone to "Single Family Residential Zone" (RF) and subdivide the seven lots into 14 lots.
- To accommodate the proposed lot layout, the site will require an OCP amendment from "Suburban" to "Urban". The East Newton North NCP will also require an amendment from "Suburban Transitional" to "Urban Residential".
- The proposed lots are 726m² (7,814.8 sq. ft.), consistent with other lots in the surrounding area.

It was

Moved by M. Bose

Seconded S. Van Keulen

That the Agriculture and Food Security Advisory Committee recommend to the G.M. Planning and Development, that Application No. 7912-0001-00 be supported based on the existing NCP policies.

Carried

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7912-0001-00
 Project Location: 7627, 7643, 7659, 7673, 7695, 7699, 7705 – 148 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

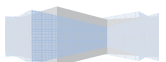
The area surrounding the subject property consists of homes built approximately 15-20 years ago to the north and newer homes built about 5-10 years ago to the east, south and west. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2000sf up to 4000 sf.

Homes in the neighbourhood include the following:

- Approximately 15 year old "Ranchers" and "Two Storey" homes under 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with a combination of stucco, wood siding, and vinyl siding.
- Approximately 5 year old "Neo-Traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12 slope roofs with two to four street facing feature projections. Roof surfaces are mainly "shake profile" asphalt shingles and the cladding is primarily vinyl siding. These newer homes can be used as context homes.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "Traditional" and "West Coast".
- 2) All context homes are 2 storey or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: Context homes are 2 storey or 3 storey homes.

Exterior Treatment /Materials: Context homes are clad in stucco, wood siding, or vinyl siding board with 1x4 vertical wood battens at gable ends, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighbourhood is older with various types and sizes of homes. Homes include small old Ranchers, and West Coast Modern, along with newer "Neo-Traditional" style 2 or 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

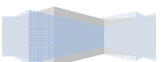
Dwelling Types/Location: 2 storey or 3 storey split levels, but no Basement Entry.

Interfacing Treatment with existing dwellings Strong relationship with neighbouring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No Basement Entry type homes are permitted.

Exterior Materials: Stucco, Vinyl, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, or forest green can



be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

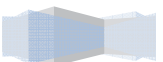
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: May 19, 2012

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: May 19, 2012



Tree Preservation Summary

Surrey Project No: 7912-0001-00

Address: 148th Street and 76th Ave

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	87
Protected Trees to be Removed	45
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	42
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio o X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 45 X two (2) = 90 	90
Replacement Trees Proposed	27
Replacement Trees in Deficit	63
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0

Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio ___ X two (2) = ___ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

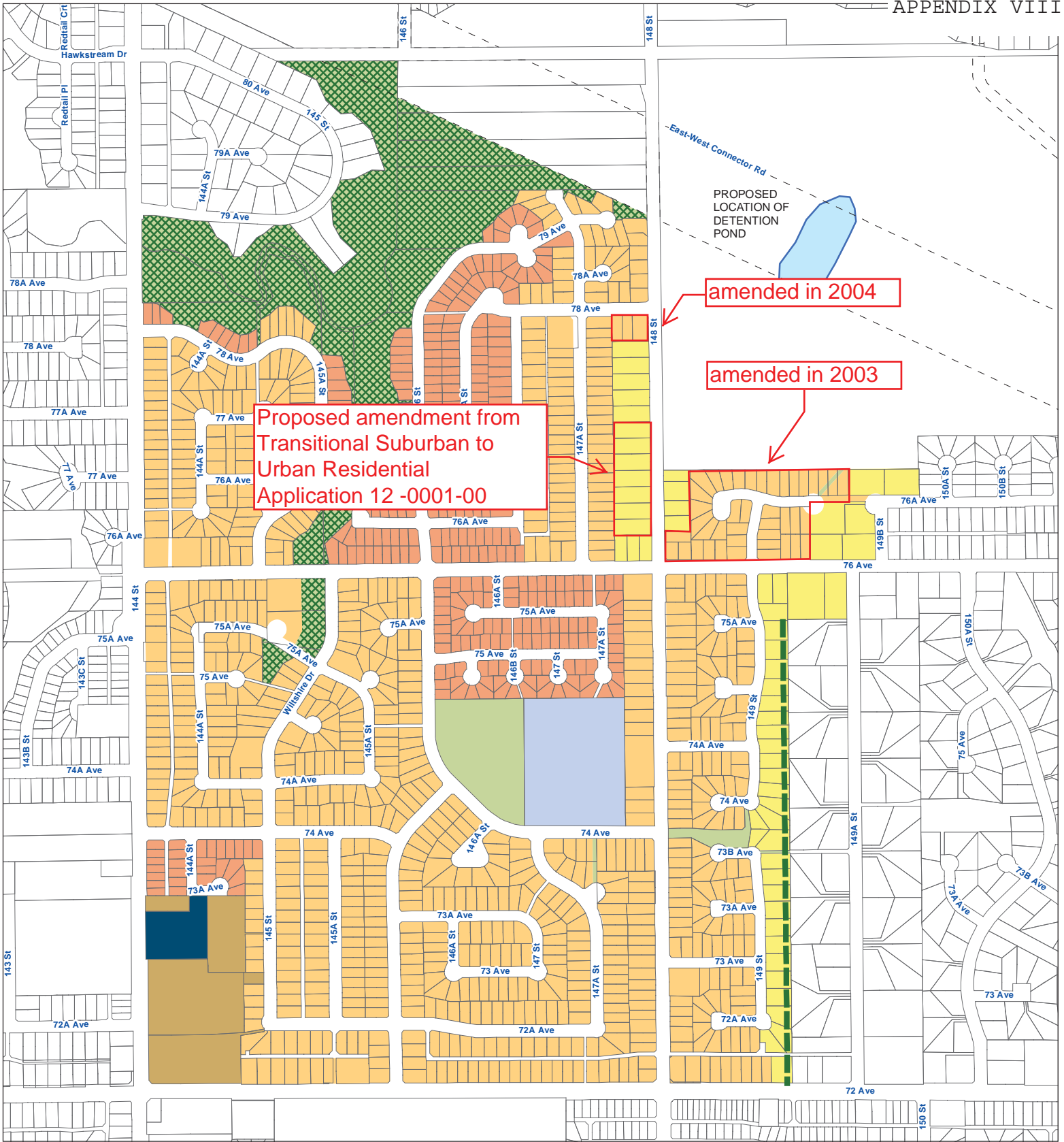
Summary, report and plan prepared and submitted by:

Anne Kalla

(Signature of Arborist)

February 11, 2014

Date



**Proposed amendment from
Transitional Suburban to
Urban Residential
Application 12 -0001-00**

amended in 2004

amended in 2003

EXISTING TRANSITIONAL SUBURBAN

URBAN RESIDENTIAL

URBAN COMPACT HOUSING

MULTIPLE RESIDENTIAL
(Townhouses)

SCHOOL

INSTITUTIONAL

OPEN SPACE PARK

COVENANT TREE RETENTION AREA

PROP. WET DETENTION POND

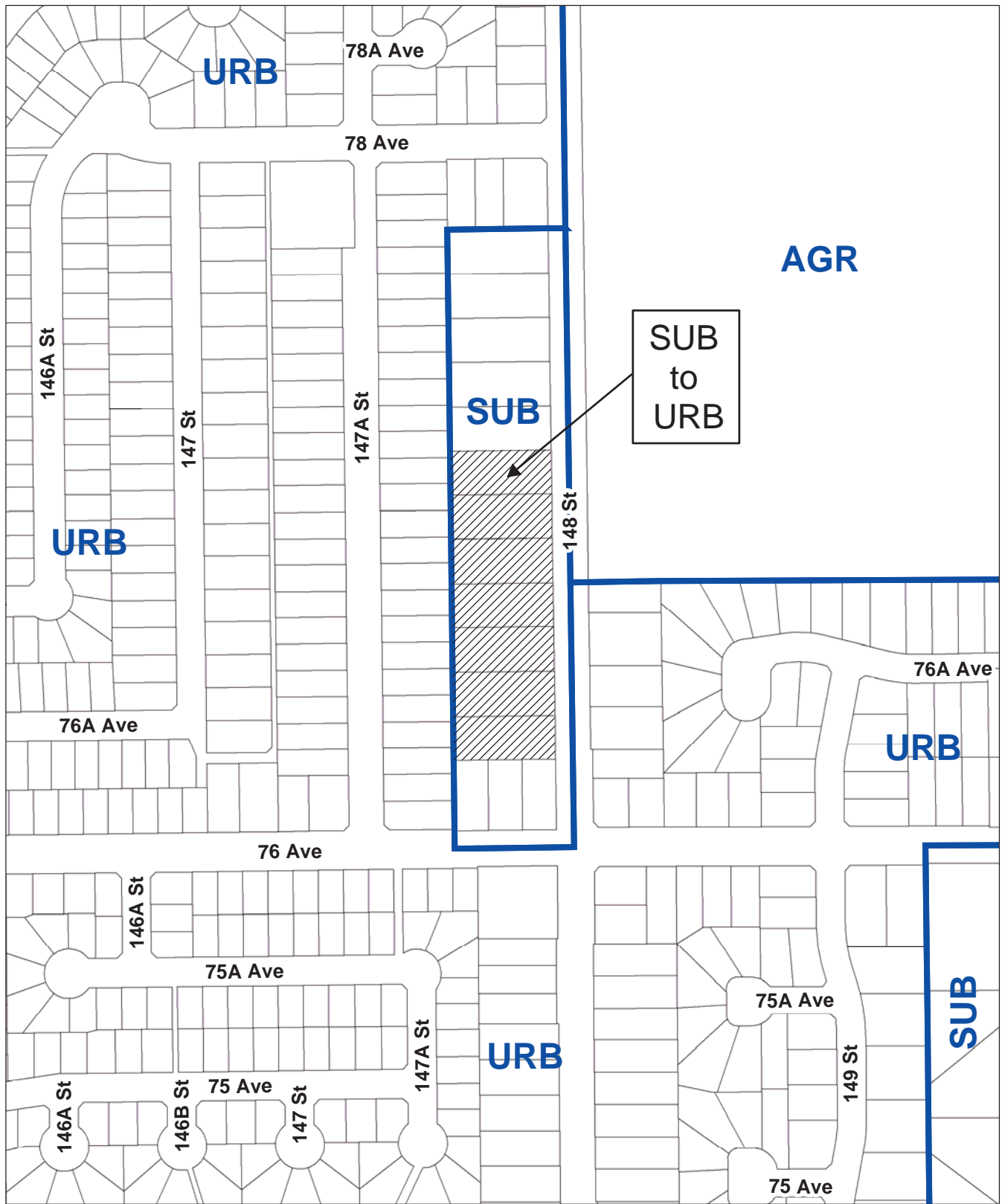
CREEK PRESERVATION AREA
(approximate)

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 9 Sept 2013



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



OCP Amendment 7912-0001-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0001-00

Issued To: HARRY G STEELE

Address of Owner: 7627 - 148 Street
Surrey, BC V3S 3E9Issued To: FRANK S JONES
JANICE L JONESAddress of Owner: 7659 - 148 Street
Surrey, BC V3S 3E9

Issued To: CYNTHIA L PEARCE

Address of Owner: 7705 - 148 Street
Surrey, BC V3S 3E9Issued To: VINCENT ALVERNAZ
BRENDA A WOODAddress of Owner: 7699 - 148 Street
Surrey, BC V3S 3E9

Issued To: RUSSELL E BELLEMARE

Address of Owner: 7673 - 148 Street
Surrey, BC V3S 4S5

Issued To: ABAS SOAADI

Address of Owner: 7695 - 148 Street
Surrey, BC V3S 3E9

Issued To: BALBIR K PANNU

Address of Owner: 7643 - 148 Street
Surrey, BC V3S 3E9

(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: 010-105-867

Lot 4 Section 22 Township 2 New Westminster District Plan 15539

7627 - 148 Street

Parcel Identifier: 002-357-194

Lot 5 Section 22 Township 2 New Westminster District Plan 15539

7643 - 148 Street

Parcel Identifier: 005-600-243

Lot 6 Section 22 Township 2 New Westminster District Plan 15539

7659 - 148 Street

Parcel Identifier: 010-105-913

Lot 7 Section 22 Township 2 New Westminster District Plan 15539

7673 - 148 Street

Parcel Identifier: 010-105-930

Lot 10 Section 22 Township 2 New Westminster District Plan 15539

7705 - 148 Street

Parcel Identifier: 005-813-093

Lot 34 Section 22 Township 2 New Westminster District Plan 59832

7695 - 148 Street

Parcel Identifier: 005-813-115

Lot 35 Section 22 Township 2 New Westminster District Plan 59832

7699 - 148 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 F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard setback* for *Principal Building* is reduced from 1.8 metres [6 ft.] to 1.2 metres [4 ft.] on all proposed lots; and
- (b) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum *Lot Width* is reduced from 15 metres [50 ft.] to 12.5 metres [41 ft.] on all proposed lots.

5. This development variance permit applies to only the portion of 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

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7912-0001-00

Issued To: HARRY G STEELE

Address of Owner: 7627 - 148 Street
Surrey, BC V3S 3E9Issued To: FRANK S JONES
JANICE L JONESAddress of Owner: 7659 - 148 Street
Surrey, BC V3S 3E9

Issued To: CYNTHIA L PEARCE

Address of Owner: 7705 - 148 Street
Surrey, BC V3S 3E9Issued To: VINCENT ALVERNAZ
BRENDA A WOODAddress of Owner: 7699 - 148 Street
Surrey, BC V3S 3E9

Issued To: RUSSELL E BELLEMARE

Address of Owner: 7673 - 148 Street
Surrey, BC V3S 4S5

Issued To: ABAS SOAADI

Address of Owner: 7695 - 148 Street
Surrey, BC V3S 3E9

Issued To: BALBIR K PANNU

Address of Owner: 7643 - 148 Street
Surrey, BC V3S 3E9

(collectively referred to as "the Owner")

1. This development 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 permit.
2. This development 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: 010-105-867
Lot 4 Section 22 Township 2 New Westminster District Plan 15539

7627 - 148 Street

Parcel Identifier: 002-357-194
Lot 5 Section 22 Township 2 New Westminster District Plan 15539

7643 - 148 Street

Parcel Identifier: 005-600-243
Lot 6 Section 22 Township 2 New Westminster District Plan 15539

7659 - 148 Street

Parcel Identifier: 010-105-913
Lot 7 Section 22 Township 2 New Westminster District Plan 15539

7673 - 148 Street

Parcel Identifier: 010-105-930
Lot 10 Section 22 Township 2 New Westminster District Plan 15539

7705 - 148 Street

Parcel Identifier: 005-813-093
Lot 34 Section 22 Township 2 New Westminster District Plan 59832

7695 - 148 Street

Parcel Identifier: 005-813-115
Lot 35 Section 22 Township 2 New Westminster District Plan 59832

7699 - 148 Street

(the "Land")

3. (a) As the legal description of the Land will 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 of the Land change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.

5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.

6. The Subdivision layout shall be in accordance with the drawing numbered 7912-0001-00 (A) (the "Drawings") which is attached hereto and form part of this development permit.

7. (a) The tree planting shall conform to drawing numbered 7912-0001 (B) (the "Landscaping"), and shall include at least one tree on the front yard on each lot.

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$8,100.00

(the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

ii. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

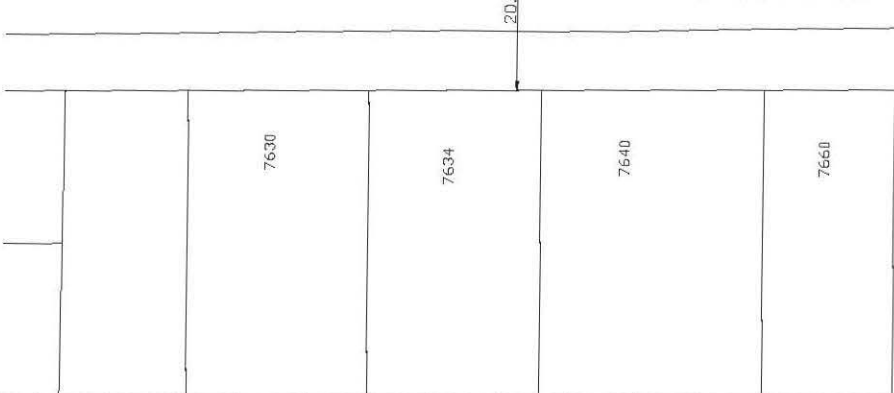
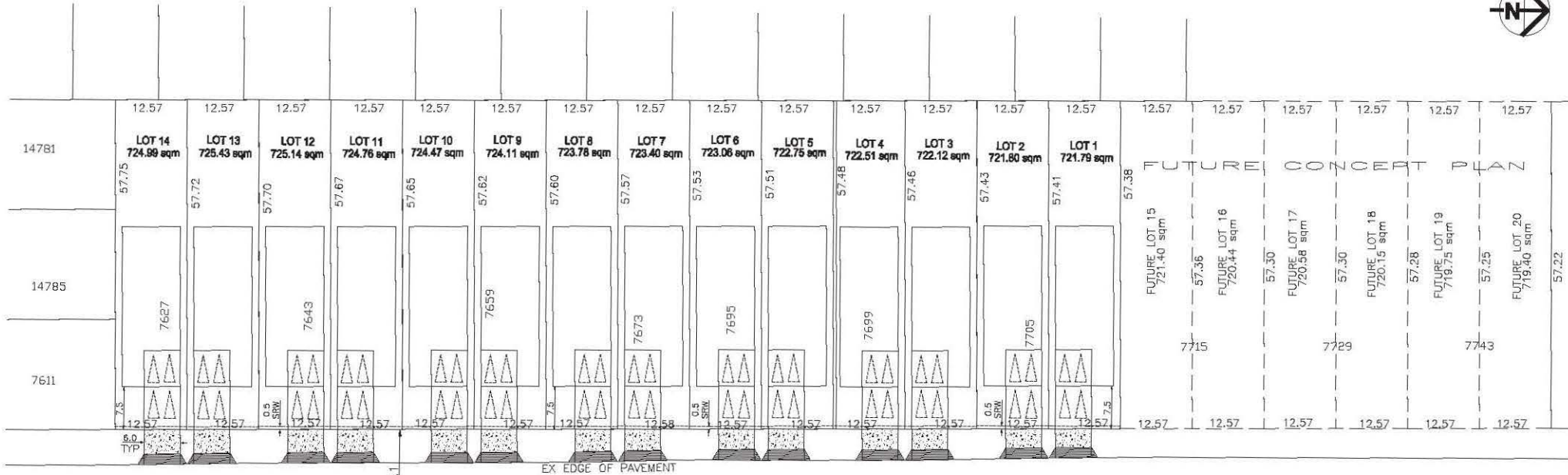
Authorized Agent: (Signature)

Name: (Please Print)

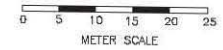
OR

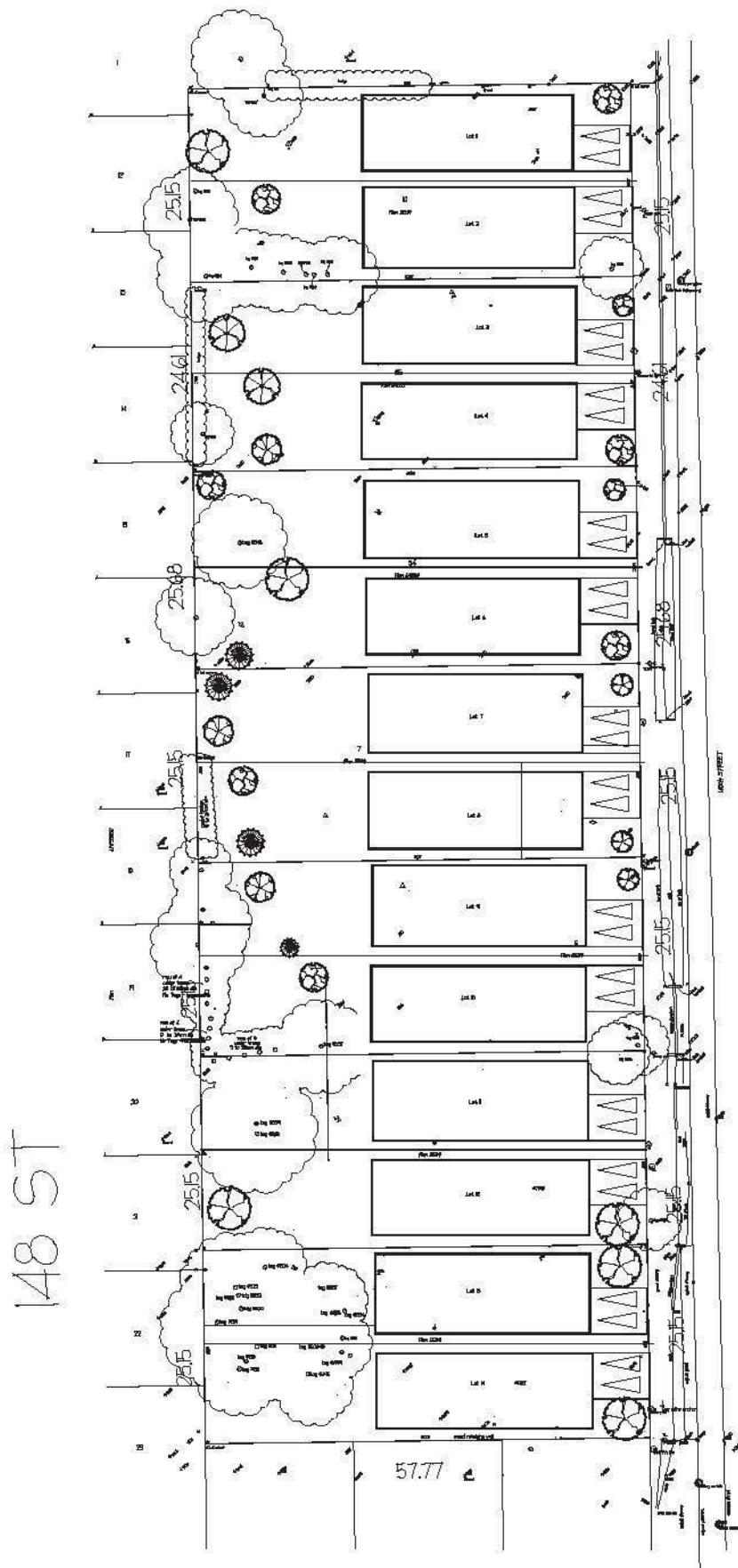
Owner: (Signature)

Name: (Please Print)



148 ST
 GUILDFORD GOLF AND COUNTRY CLUB
14 LOT SUBDIVISION
 7627, 7643, 7659, 7673, 7695, 7699, 7705 148 ST, SURREY, B.C.
PRELIMINARY LAYOUT PLAN
 MAINLAND PROJECT NO. H-211
 DATE 14/03/21
 REVISION 1





N

LEGEND

Replacement Tree
 Retained Tree

148 ST

SURREY PROJECT NO. 7912-0001-00
148 ST. & 76 AVE
TREE REPLACEMENT PLAN



Phone 604-724-3025
Email: anne@huckleberrylandscape.ca

Lana Wu 148 Street & 76 Ave Surrey, BC		
date 1: 200 on 36 x 48 drawn by AKulla	date April 2018 checked by AK	revision Feb 1 2014 V4 drawing # 2 of 2