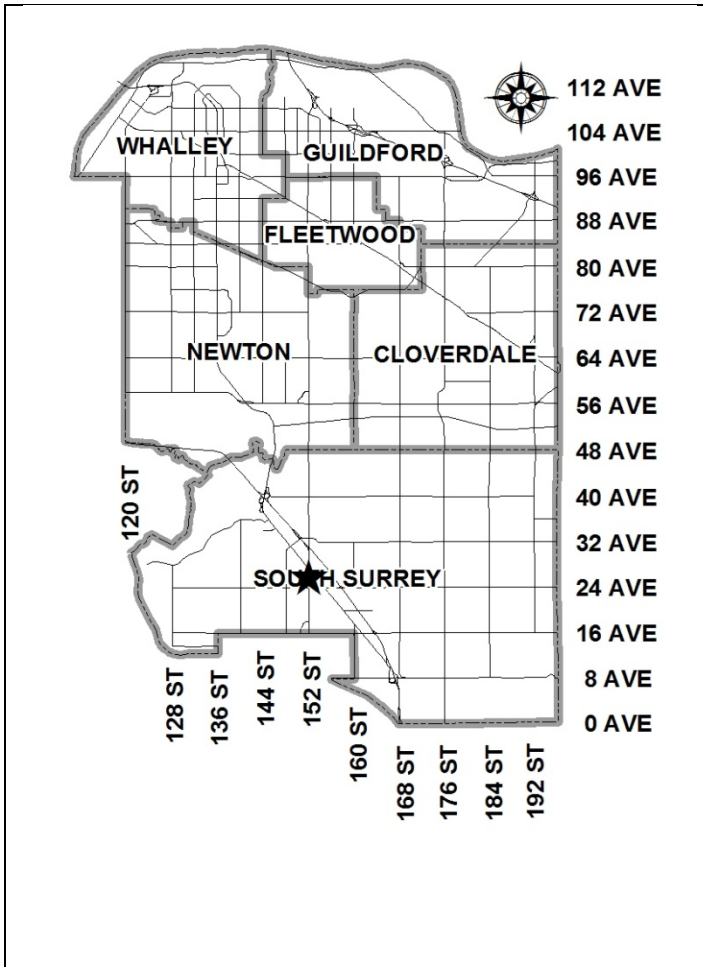


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0112-00

Planning Report Date: September 10, 2012

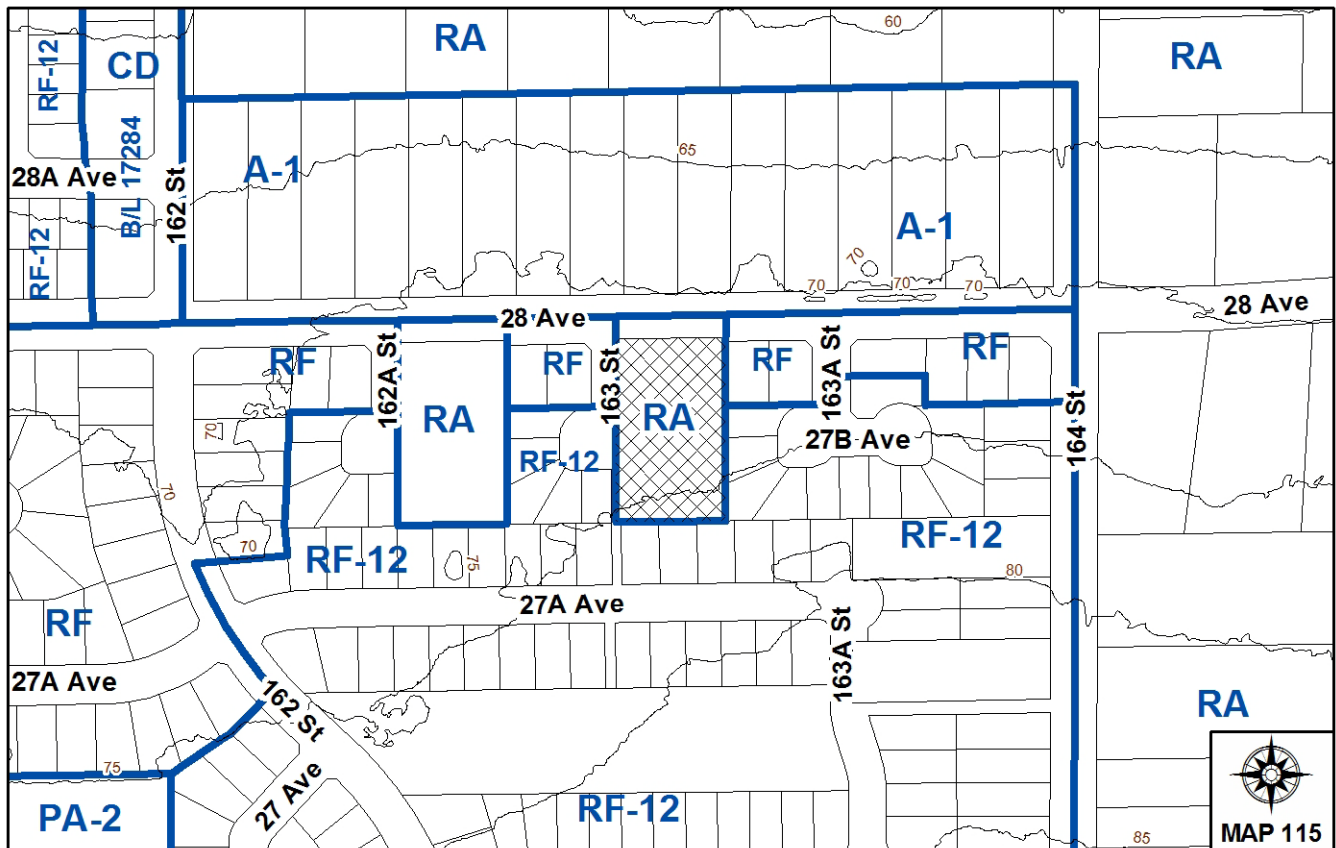


PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **Rezoning** from RA to RF and RF-12
- **Development Variance Permit**

in order to allow subdivision into 7 single family residential lots.

LOCATION: 16312 - 28 Avenue
OWNER: Charnjit S Grewal
ZONING: RA
OCF DESIGNATION: Suburban
MORGAN HEIGHTS NCP DESIGNATION: Low density (6 - 10 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment from Suburban to Urban
- Requires a reduction of the minimum RF-12 zone front-yard setback from 6 metres (20 ft.) to 3 metres (10 ft.) for a garage on proposed Lots 1, 2, and 4.

RATIONALE OF RECOMMENDATIONS

- Complies with the Morgan Heights NCP Designation (low density 6 - 10 u.p.a.).
- Consistent with the development pattern established in the surrounding area.
- The proposed variance will have no effect on neighbouring properties, while allowing for increased functionality of internal floor space of the proposed houses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site 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 the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7912-0112-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-12 Zone (Bylaw No. 12000) from 6 metres (20 ft.) to 3 metres (10 ft.) for a garage on proposed Lots 1, 2, and 4.
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 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 adequately address the tree replacement deficit;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation
 - (h) registration of a Section 219 Restrictive Covenant for a 4 metre wide landscape buffer along the north property line of proposed lots 6 and 7.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at Pacific Heights Elementary School
1 Secondary student at Earl Marriot Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in late 2013.

Parks, Recreation & Culture: Parks has no objections to the proposed development (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Single Family Dwellings	Suburban/Existing One-Acre and Half Acre Lots (North Grandview Heights NCP)	A-1
East:	Single family dwellings rezoned and subdivided under File No. 7910-0057-00 (under construction).	Urban/6-10 u.p.a. Low Density (Morgan Heights NCP)	RF and RF-12
South:	Single family dwellings rezoned and subdivided under File No. 7905-0126-00 (under construction).	Urban/6-10 u.p.a. Low Density (Morgan Heights NCP)	RF-12
West:	Single family dwellings rezoned and subdivided under File No. 7910-0254-00 (under construction) and File No. 7911-0153-00 (Final Adoption July 26 th , 2012).	Urban/6-10 u.p.a. Low Density (Morgan Heights NCP)	RF and RF-12

DEVELOPMENT CONSIDERATIONS

Background

- This application will complete the subdivision and build-out of the land use designations contained in the Morgan Heights NCP for the portion of 28th Avenue between 160th Street and 164nd Street.
- A series of similar development applications along 28th Avenue, including 7905-0126-00, 7906-0311-00, 7910-0057-00, and 7910-0254 have all been approved by Council and are now either complete or in the construction stages.
- 7911-0153-00, at 162A and 28th Avenue, was recently granted Final Adoption on July 26th, 2012.

Proposed Development

- The subject site is designated Suburban in the OCP and Low Density (6-10 u.p.a.) in the Morgan Heights NCP. The applicant proposes to amend the OCP to Urban and rezone the site from "One Acre Residential Zone" (RA) to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)" in order to subdivide the land into 7 single family residential lots (5 RF-12 lots and 2 RF lots).
- The proposed subdivision will closely mirror the development to the west and will complete the east half of 163 Street, cul-de-sac bulb and pedestrian walkway connecting to 27a Avenue.
- Proposed lots 6 & 7 are larger RF lots fronting 28 Avenue in order to provide an appropriate transition to the larger half-acre lots on the north side of 28th Avenue, in accordance with the Morgan Heights NCP.
- The 2 proposed RF lots conform to the minimum RF Zone requirements in terms of width, depth and area. They are 603 and 617 square metres (6490 and 6641 square feet, respectively) in area.
- The 5 proposed RF-12 lots conform to the minimum RF-12 Zone Type II requirements in terms of width, depth and area. They range in area from 320 square metres (3444 square feet) to 458 square metres (4929 square feet).
- The proposed lot areas and widths are consistent with the existing lot sizes in the surrounding area.

Vehicle and Pedestrian Access

- The applicant is required to dedicate 5.5 metres and to construct the unfinished half of 163rd Street, as well as the remainder of the cul-de-sac bulb for vehicle access to Lots 1 – 5.

- The applicant is also required to dedicate 2.25 metres and fully construct a 4.5 metre pedestrian walkway connecting the 163rd Street cul-de-sac bulb with an existing walkway extending north from 27A Street. Dedication of the western 2.25 metre portion, as well as cash-in-lieu for construction was provided from application 7910-0254-00.

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed RF and RF-12 lots (Appendix V).
- The designs for the proposed lots include Neo-Traditional and Classical Modern. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 10:12.
- The only permissible roof materials would consist of black or charcoal grey asphalt shingles in a shake profile with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Coastland Engineering and Surveying Ltd., has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Crime Prevention Through Environmental Design (CPTED) principles will be applied along the walkway, including shrubs and permeable fencing not to exceed 1.2 metres (4 feet). The amount of glazing facing the walkway is limited by the BC Building code, thus passive surveillance from the rear and allowable side windows on the house will be maximized.

Tree Preservation

- Aaron Byng-Hall and Trevor Cox, certified arborists with Diamond Head Consulting, prepared the Arborist Report as well as the Tree Survey, Protection Plan, and Replacement Plan (Appendix VI) for the subject site.
- The report indicates that there are 16 mature (bylaw protected) trees on the site, of which 8 are proposed to be removed. All of the trees to be removed either encroach into building footprints, the pedestrian walkway, or the road right of way. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Birch	1	0	1
Cherry/Plum	3	1	2
Cypress	1	1	0
Deodar Cedar	2	1	1
False Cypress	1	0	1
Juniper	1	1	0
Maple (Japanese)	1	1	0
Pine (Eastern White)	1	0	1
Western Redcedar	5	3	2
Total	16	8	8

- 16 replacement trees are required on the site as per the City's Tree Protection Bylaw; the applicant proposes 15 as well as a \$300 contribution to the City Green Fund to address the deficit of 1 replacement tree. This will result in an average of 3.3 trees per lot.

Landscaping Buffer / Transition

- Pursuant to the Grandview NCP #1 (Morgan Heights), the proposed RF zoned lots fronting 28th Avenue are within "Transition F" area, requiring additional landscaping in order to soften the transition to the suburban lots to the north of the site.
- The applicant proposes to install a 4 meter wide landscaping buffer in the front yards of the proposed RF lots fronting 28th Avenue (Appendix VII). The City Landscape Architect has reviewed the proposed landscaping and found it to be generally acceptable.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 6th, 2012. Aside from incorporating rain water management features, the proposed development incorporates no sustainable design elements.

PRE-NOTIFICATION

Pre-notification letters were sent on July 9th, 2012 to 86 households within 100 metres (328 feet) of the subject site. Staff received one phone call from an adjacent resident who was concerned with a proposed development variance permit to reduce the rear yard setbacks.

Staff have worked with the applicant to reach a solution on house design that will avoid an application to vary rear yard setbacks and minimize impact on neighbouring properties. The applicant has modified their proposal and rescinded the original proposal to reduce the rear-yard setbacks, as described in the bylaw variance section below.

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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The RF-12 zone allows for a reduction in the front yard setback for 50% of the lower floor of the dwelling to a minimum of 4.0 metres (13 ft.) and 2.0 metres (5 ft.) for a covered and uninhabitable space, provided that the garage is set back a minimum of 6.0 metres (20 feet). This Development Variance permit proposes to reduce the setback for the garage to a minimum of 3.0 metres (10 feet) on 3 of the proposed lots, while maintaining the 4.0m and 2.0 metre setbacks, respectively, for the remaining 50% of the dwelling front.

Applicant's Reasons:

- The proposed RF-12 lots are located on a cul-de-sac bulb, resulting in a slightly irregular lot shape and narrowing of the front of the lot.
- The constraints imposed by the RF-12 lot shape and size results in reduced functionality of the internal floor layout.
- The developer of the subject site, Parkridge Homes, strives to ensure that their end product meets the highest levels of quality and function.

Staff Comments:

- The minimum 6 metre front setback for garages (of the RF-12 Zone), combined with the shallow depth of the proposed RF-12 [Type II] lots (23.7 metres), results in a constrained house layout and reduced livable floor area to the rear of the houses.
- Staff have worked with the applicant to find a solution to their desired house layout that minimizes impacts on adjacent properties and avoid reductions in rear-yard setbacks.
- The proposed variance will have no effect on neighbouring properties to the rear of the proposed houses (to the south and east of the subject property).
- While the proposed variance results in a reduced driveway length, there is sufficient parking space on the portion of the driveways extending onto the cul-de-sac boulevard and the proposed houses still meet the minimum requirement of 2 on-site parking spaces without having vehicles protrude into the cul-de-sac pavement. Transportation Engineering has reviewed the proposal and does not foresee any parking issues arising as result.
- The applicant proposes to maintain a high degree of architectural detail and quality on the front façade of the homes, reducing the prominence of the garage and maintaining the character of the surrounding Morgan Heights neighbourhood.
- Staff are supportive of the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Block Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Parks Planning Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Landscape Buffer
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.0	
Hectares	0.4	
NUMBER OF LOTS		
	RF	RF-12
Existing	0	0
Proposed	2	5
SIZE OF LOTS		
Range of lot widths (metres)	22	5.9 - 14.4
Range of lot areas (square metres)	603 - 617	320 - 458
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	7.0/17.3	
Lots/Hectare & Lots/Acre (Net)	10.1/25.0	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	31.5	
Estimated Road, Lane & Driveway Coverage	38.5	
Total Site Coverage	70	
PARKLAND		
Area (square metres)	n/a	
% of Gross Site	n/a	
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	NO	

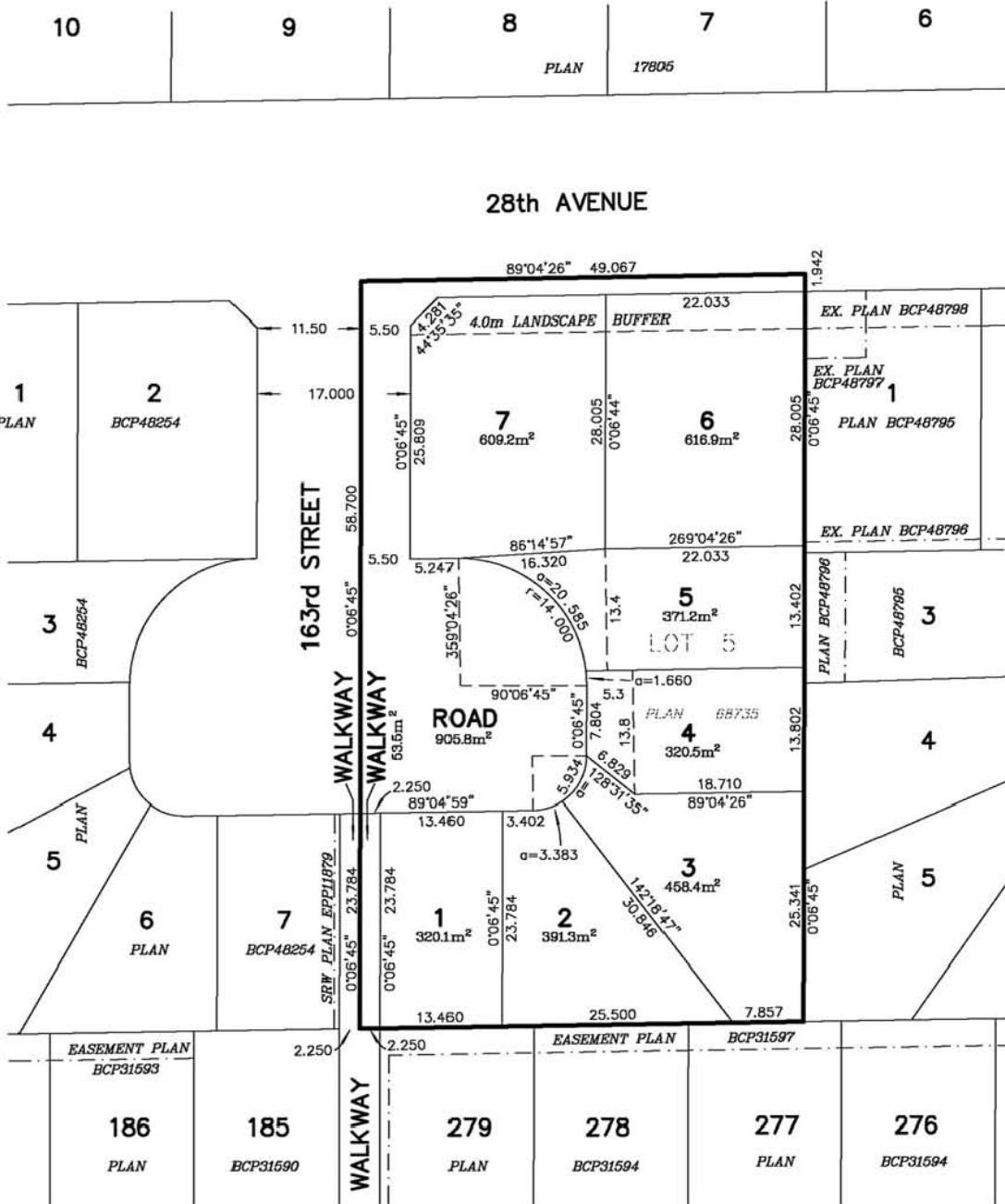
PROPOSED SUBDIVISION PLAN OF LOT 5 SECTION 24 TOWNSHIP 1 NWD PLAN 68735

SCALE 1:500



All Distances are in Metres.

16312 28th AVENUE
SURREY B.C.
P.I.D. 000-915-327



Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1239_PS3

© Certified correct, completed on the 5th day of Sept, 2012

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.

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

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

DATE: **August 27, 2012** PROJECT FILE: **7812-0112-00**

RE: **Engineering Requirements
Location: 16312 28 Ave.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 28 Avenue.
- Register 0.5 metre Statutory Rights of Way (SRW) on 28 Avenue and on 163 Street.
- Dedicate 5.5 metres from the west property line for 163 Street, for the ultimate 17.0 metres Neo-Traditional Limited Local standard.
- Dedicate 163 Street cul-de-sac bulb with radius as required.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 163 Street and 28 Avenue; and
- Dedicate 2.25 metres for ultimate 4.5 metre wide Engineering walkway.

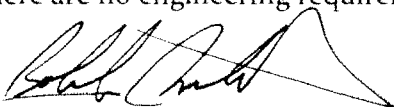
Works and Services

- Construct the south side of 28 Avenue to the Collector standard.
- Complete the east portion of 163 Street including cul-de-sac bulb with radius as required.
- Construct a 4.5 metre wide Engineering Walkway from the 163 Street cul-de-sac bulb to the existing walkway located north of 27A Avenue.
- Provide sustainable drainage features according to the NCP.
- Pay 100% of sanitary, drainage, and water DCCs.
- Pay all latecomer and development works agreement charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer
IK



INTER-OFFICE MEMO

TO: **Daniel Sturgeon, Planning Technician
Planning & Development Department**

FROM: **Patrick Klassen, Parks Planner
Parks Planning, Research and Design**

DATE: **July 6th, 2012**

FILE: **7912-0112-00**

RE: **Development Application**

Location: **16312 28 Ave**

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

- Parks will accept cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement.
- The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the Morgan Heights NCP adopted by Council.
- Parks notes the required 4.5m street to street walkway extending from the cul-de-sac south to 27A Street. As per City standard the land should be conveyed to the City. The surface of the walkway should emulate the completed section to the south, including 2.5m stamped asphalt banded with 1m strips of concrete. Parks requests that the applicant ensure CPTED design principles such as unit orientation, clear site lines, active rooms and windows facing the walkway be applied. Low permeable planting material may be planted on the private property side of the fence, however, it should not be a species that exceeds a mature growth height over 1.2m to protect sight lines over time. Fencing adjacent to the walkway must be permeable, located on the private property line, and not higher than 1.2m.

This review represents the key issues that the Parks, Recreation & Culture Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including public hearing) to identify and resolve all items relating to the proposed land development.

Should you require more information, please call or e-mail me at (604) 598-5858 / pklassen@surrey.ca

Thank you for the opportunity to review this proposal.

Patrick Klassen
Parks & Recreation Planner

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0112-00
 Project Location: **16312 – 28 Avenue, Surrey, B.C.**
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in a strong new growth area in which older homes are rapidly being replaced by modern urban structures, most notably those in the adjacent 360 lot development to the south known as "Morgan Heights" (Surrey project 7905-0126-00). The area surrounding the subject site was built out over a time period spanning from the 1960's to present, with several new homes in the immediate vicinity currently under construction. The age distribution from oldest to newest is: 50 years old (42%), 40 years old (8%), new (8%), and under construction (42%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution is as follows : 1000-1500 sq.ft. (8%), 1501-2000 sq.ft. (25%), 2001-2500 sq.ft. (8%), 2501-3000 sq.ft. (50%), over 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (50%), "Neo-Heritage" (8%), and "Neo-Traditional" (42%). All new homes are "Neo-Traditional" or "Neo-Heritage" style). Home types include : Bungalow (8%), Bungalow with above-ground basement (8%), Basement Entry (17%), Cathedral Entry (17%), and Two-Storey (50%). All new homes are Two-Storey type.

The massing scale found on neighbouring homes ranges from low mass (small old Bungalows) to "mid-to-high" scale. The massing scale distribution is: low mass structures (8%), mid-scale structures (58%), mid-to-high scale structures (8%), high scale structures (8%), box-like structures (17%). The scale range for the front entrance element is: one storey (84%), 1 ½ storey (17%).

Older homes in this area have low slope roofs. Roof slopes include : low slope (flat to 5:12) (50%), moderate slope (6:12 to 7:12) (6%), steeply sloped (8:12 and steeper) (43%). All new homes have steeply sloped roofs. Main roof forms (largest truss spans) include: common hip (58%), and common gable (42%). Feature roof projection types include: common hip (33%), common gable (60%), shed (7%). Roof surfaces include : interlocking tab type asphalt shingles (17%), rectangular profile asphalt shingles (17%), shake profile asphalt shingles (50%), concrete tile (rounded Spanish profile) (8%), cedar shingles (8%).

Main wall cladding materials include: aluminum siding (17%), horizontal vinyl siding (8%), Hardiplank siding (42%), and stucco cladding (33%). Feature veneers on the front façade include: no feature veneer (20%), brick (13%), stone (40%), wood wall shingles (13%), Tudor style battens over stucco (7%), Other (7%). Wall cladding and trim colours include: Neutral

(white, cream, grey, black) (40%), Natural (earth tones) (35%), Primary derivative (red, blue, yellow) (25%).

Covered parking configurations include: No covered parking (9%), Single carport (9%), Double carport (9%), Single vehicle garage (18%), Double garage (45%), Rear double garage (9%).

A variety of landscaping standards are evident, ranging from sod and a few shrubs only on some of the older homes to sod, 20 shrubs, and 2-3 replacement trees on the new lots. Driveway surfaces include: asphalt (60%) on the older homes, and exposed aggregate (40%) on all new homes with front access garages.

Fifty percent of homes (all new homes in this area) can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Fifty percent of homes can be considered 'non-context', and are not recommended for emulation.

There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development, which is now approximately 98 percent built-out. Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should be derived from that building scheme. The as-built environment should also be considered.

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

- 1) Context Homes : There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development, which is now approximately 98 percent built-out. Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should be derived from that building scheme. The as-built environment should also be considered. All homes at the 360 lot site are Two-storey type, ranging in size between 2600 sq. ft. including garage to 3200 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern" or "Neo-Traditional".
- 2) Style Character : "Neo-Traditional" and "Classical-Modern" styles are characteristic of the 360 lot site, and style context should be derived from the 360 lot site.
- 3) Home Types : Dominance of Two-Storey home type. All context homes in the surrounding area are Two-Storey type, and all homes at the subject site are expected to be Two-Storey with in-ground basement type.
- 4) Massing Designs : New homes at the 360 lot site provide desirable massing context. The homes are well balanced and correctly proportioned, with a bold, stately appearance. Garages are deliberately understated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used very generously.
- 7) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey to black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.

- 8) Roof Slope : Roof pitch 10:12 or higher on most new homes at the 360 lot site, though there are a number of homes with an 8:12 roof slope. An 8:12 minimum slope is recommended.

Window/Door Details: Rectangular dominant.

Streetscape: North of the subject site, homes are 30-60 year old small Bungalows, or box-like Basement Entry homes, or non-context Two-Storey or Split Level homes constructed to an old urban standard. Lots are landscaped to an old urban standard featuring a few mature shrubs and trees and asphalt driveways. At the 360 lot context site to the south there is obvious continuity of appearance. All homes are 2600 – 3200 square foot “Neo-Traditional” or “Classical-Modern” style Two-Storey type. The homes are clearly small-urban-estate quality and exhibit highly desirable massing designs, with strong focal points and deliberately understated garages. The homes are trimmed to a high standard and feature materials have been used generously. Yards are landscaped to a high modern urban standard.

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 “Classical Modern”. 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.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), 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)**

Strong relationship with neighbouring “context homes” in the 360 lot Morgan Heights subdivision (Surrey project 7905-0126-00). Homes will therefore be “Neo-Traditional” and “Classical-Modern” styles only. Similar home types and sizes. Similar massing characteristics and design. Similar roof types, roof pitch, roofing materials. Similar siding materials.

- Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl**
- “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 can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 8:12.
- Roof Materials/Colours:** Only 40 year quality or better shake profile asphalt shingles with a raised ridge cap in "charcoal grey" or black will be permitted.
- 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 Lot 7:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of which not less than 10 shall be of a minimum 24" height, and the remainder shall be of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 21, 2011

Reviewed and Approved by:



Date: August 21, 2011

TREE PRESERVATION SUMMARY

Project Location: 16312 28th 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: One acre site with one residence, one out building and one well maintained yard.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>16</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>8</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>8</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>16</u>	(E)
Number of Replacement Trees Proposed		<u>15</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>1</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>23</u>	(H)
Number of Lots Proposed in the Project		<u>7</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>33</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

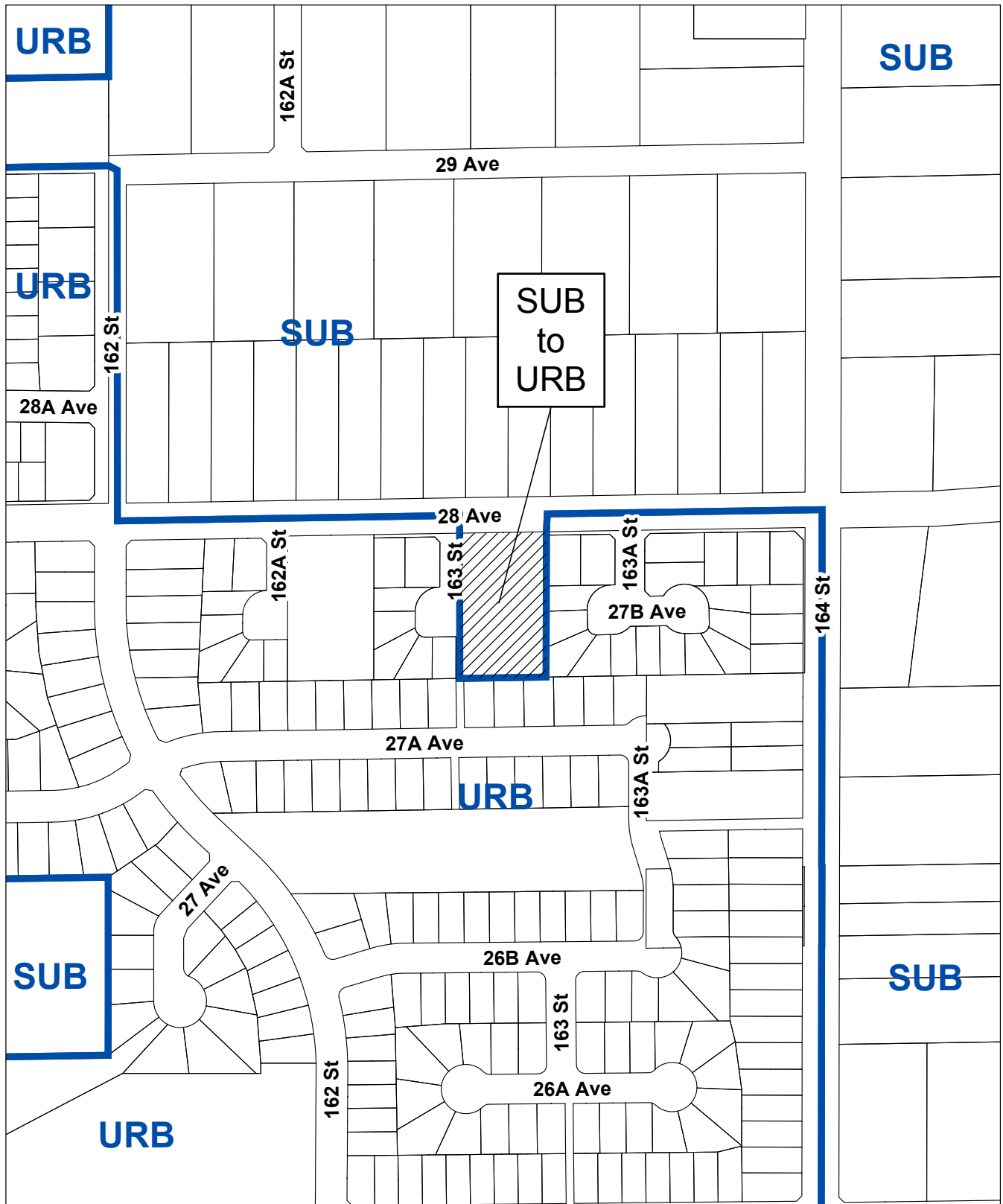
Summary prepared and submitted by:



 Arborist

April 30, 2012

 Date



OCP Amendment

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0112-00

Issued To: CHARNJIT S GREWAL

("the Owner")

Address of Owner: 16312 - 28 Avenue
Surrey BC
V3S 0E4

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: 000-915-327

Lot 5 Section 24 Township 1 New Westminster District Plan 68735

16312 - 28 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.1 of Part 17A "Single Family Residential (12) Zone" the minimum front yard setback for a garage is varied from 6.0 metres (10 ft.) to 3.0 metres (10.0 ft.).

5. This development variance permit applies to only to Lots 1, 2 and 4 as shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

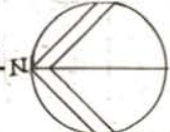
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SITE PLAN 1/8" = 1'-0"

WITH FRONT YARD VARIANCE



Freddy Sale & Associates Ltd.
Building Design, Construction Drawings

14759 - 56th Avenue, Surrey, British Columbia V3R 1A1
 Member Architectural Institute of B.C. Phone: 465-2710
 Member Applied Science Technologists Building Design Institute of B.C. Fax: 465-2812
 Cell: 465-219-1219

E-Mail: freds@shaw.ca
 ALL RIGHTS RESERVED

SJP 4/12.

163 ST. HOUSING DEVELOPMENT - MORGAN HEIGHTS BY PARKRIDGE

SCHEDULE A

