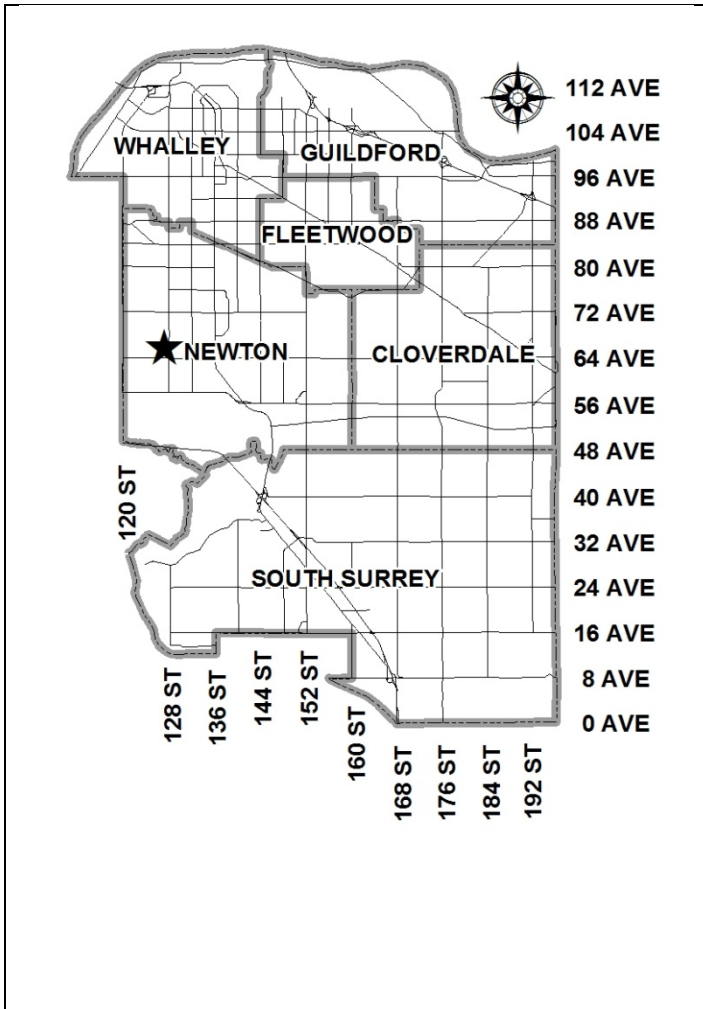


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0134-00

Planning Report Date: January 14<sup>th</sup>, 2013



**PROPOSAL:**

- **NCP amendment** from Compact Housing (6.5 u.p.a.) to Single Family Small Lots (10 u.p.a.)
- **Rezoning** from CD Zone (Bylaw No. 13401) and CD Zone (Bylaw No. 15304) and RA Zone to RF-12
- **Development Variance Permit**

in order to allow subdivision into 9 lots.

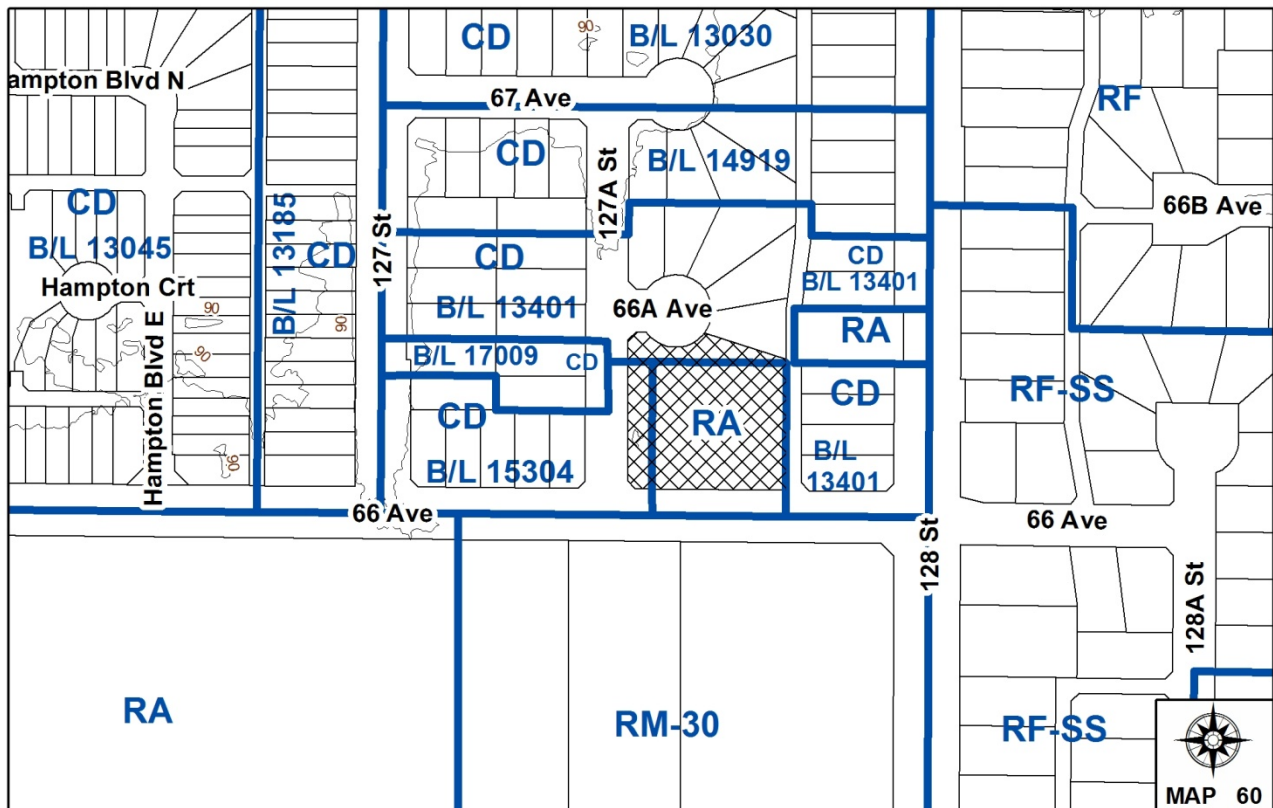
**LOCATION:** 12775 - 66 Avenue  
 Part of 6629 - 127A Street

**OWNER:** SDS Enterprises Ltd., Inc. No. BC0948951

**ZONING:** RA  
 CD (Bylaw No. 13401)  
 CD (Bylaw No. 15304)

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Compact Housing (6.5 u.p.a.) (West Newton North)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the West Newton North NCP from “Compact Housing” (6.5 u.p.a.) to “Single Family Small Lots” (10 u.p.a.).
- Requires a Development Variance Permit for a reduction in rear yard setbacks on proposed Lots 2 and 5.
- Requires a Development Variance Permit for a reduction in front yard setbacks on proposed Lots 2, 3 and 5.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Consistent with development pattern established in the surrounding neighbourhood.
- The proposed setback reductions facilitate the retention of large trees.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the property at 6629 - 127A Street from CD Zone (Comprehensive Development) (By-law No. 15304) and CD Zone (Bylaw No. 13401) and the property at 12775 - 66 Avenue from RA Zone (One Acre Residential) to RF-12 Zone (Single Family Residential 12 Zone) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0134-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear-yard setback of the RF-12 Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for the common lot line between proposed Lots 1 and 2.
  - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for 50% of the width of the lot, and 6.0 metres (20 feet) for the remaining 50% of the width of the lot on proposed Lot 5; and
  - (c) to reduce the minimum front yard setback to a garage of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) on proposed Lots 2, 3 and 5.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the deficit in tree replacement to the satisfaction of the Planning and Development Department,
  - (e) discharge the existing “no-build” restrictive covenant registered over a portion of land hooked to the property at 6629 127A Street;
  - (f) Registration of a Section 219 Restrictive Covenant for tree preservation; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Newton North Neighbourhood Concept Plan to re-designate the land from “Compact Housing” (6.5 u.p.a.) to “Single Family Small Lots” (10 u.p.a.) 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:

3 Elementary students at J.T. Brown Elementary School  
1 Secondary student at Tamanawis Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: Parks has no objection to the proposed development.

SITE CHARACTERISTICSExisting Land Use:

Single Family Residence.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation (West Newton North)	Existing Zone
North:	Single Family Residential	Urban/Compact Housing 6.5 u.p.a.	CD (Bylaw No. 13401)
East:	Single Family Residential	Urban/Compact Housing 6.5 u.p.a.	CD (Bylaw No. 13401)
South (Across 66 <sup>th</sup> Ave.):	Multi-Family Residential	Multiple Residential/Townhouses 30 u.p.a.	RM-30
West (Across 127A St.):	Single Family Residential	Urban/Compact Housing 6.5 u.p.a.	CD (Bylaw Nos. 13404, 15304 & 17009)
West (Across 127 <sup>th</sup> St.)	Single Family Residential	Urban/Cluster Housing 10 u.p.a.	CD (Bylaw No. 13185)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is designated “Urban” in the OCP and “Compact Housing” (6.5 u.p.a.) in the West Newton North NCP.
- The West Newton North NCP was developed prior to the establishment of small-lot residential zones (RF-9 and RF-12). The land designated “Compact Housing” in this NCP has been mostly implemented by means of a number of almost identical Comprehensive Development (CD) Zone Bylaws similar to the RF-12 zone.
- The subject site is comprised of two separate legal parcels: The 0.25 hectare (0.6 acre) parcel at 12775 66 Avenue is zoned RA; while the L-shaped portion surrounding this property (bordering 127A Street and 66A Avenue) is split zoned with two almost identical CD Bylaws (Nos. 13401 and 15304) and is also hooked to the portion at 6629 127A Street, which is zoned with another separate CD Bylaw (No. 17009).
- The L-shaped remainder portion was truncated by 127A Street after a subdivision and development application involving the parent parcel of 6629 127A Street. At this point, a “no-build” restrictive covenant was registered over this remaining L-shaped portion to be in effect until its consolidation (and subsequent subdivision) with the neighbouring property at 12775 66 Avenue.

### Proposal

- The applicant proposes a rezoning to RF-12 and an NCP amendment to facilitate subdivision into 9 single-family residential lots.
- The property at 6629 127A Street is proposed to be subdivided from the L-shaped portion, however it will remain zoned CD (Bylaw No. 17009). The parcel is shown as Lot 9 in Appendix II and currently contains a single family dwelling, constructed in 2008, which conforms to all the requirements of the existing CD zone. A location certificate was provided under application 7909-0096-00 to confirm this.
- All of the 8 proposed lots meet the minimum width, depth and area requirements of the RF-12 zone. They range in area from 320m<sup>2</sup> – 653m<sup>2</sup>.
- The applicant will be required to discharge the restrictive ‘no-build’ covenant registered on the L-shaped remainder portion as part of the application approval process.

### Justification for Plan Amendment

- The proposed lot size and layout is consistent with existing developments in the surrounding area (also contained within the West Newton North NCP).
- There are no road dedication requirements for this development, as road dedications were made in previous surrounding applications. Allowable densities within NCP areas are typically calculated based on ‘net density’, prior to road dedication, resulting in a somewhat higher gross density once these dedications are made.

- The resulting gross density of the proposed development is consistent with the surrounding overall gross density of single family developments.
- The applicants have made reasonable efforts to retain on-site trees within the current layout.

#### Vehicle Access & Pedestrian Access

- While there are no road dedication requirements for this project, the applicant will be required to construct the unfinished north side of 66 Avenue, as well as sidewalks along 66<sup>th</sup> Avenue and the west side of 127A Street.
- Vehicle access to proposed Lots 1 and 8 will be restricted to the existing lane along the east boundary of the subject site.

#### Building Scheme

- The applicant has retained Mike Tynan, of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has prepared a Character study and corresponding Building Design Guidelines. These have been reviewed by staff and found to be generally acceptable.
- An existing building scheme is registered over the property at 6629 127A street, as well as the hooked portion, originating from application 7998-0043-00. Given that Building Schemes 'run with the land', this existing scheme will continue to apply to any new properties formed from this portion, and will therefore apply to proposed Lots 1 – 5.
- The differences between the existing and proposed building schemes are few and inconsequential. It is not necessary to have the existing Building Scheme discharged. It will apply to proposed Lots 1 – 5, and the newly prepared Building Scheme will apply to proposed Lots 6 – 8.

#### Trees & Landscaping

- 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 for the subject site.
- The report indicates that there are a total of 36 bylaw protected trees on the subject property, of which 32 are proposed to be removed. All of the trees to be removed encroach into building footprints. The table below summarizes the tree species on site and identifies whether they are to be retained or removed:

Tree Species	Total No. of Mature Trees	Total proposed for retention	Total proposed for removal
Apple	1		1
Black Walnut	1		1
Douglas Fir	13		13
Maple (Bigleaf)	2	1	1
Pine	1		1
Sitka Spruce	1		1
Western Redcedar	17	3	14
<b>Total</b>	<b>36</b>	<b>4</b>	<b>32</b>

- The applicant has cooperated with staff requests and made efforts to retain trees wherever reasonably possible. Some variances to setbacks are required (detailed later in this report) to accommodate tree retention. The 4 trees being retained include a cluster of 3 large Cedar trees located at the corner of 66 Avenue and 127A Street, as well as a large Maple shared between the rear yards of proposed Lots 1 and 7.
- 64 replacement trees are required as per the City's Tree Protection Bylaw; the applicant proposes 22 replacements as well as a \$12,600 contribution to the City Green Fund to address the 42 tree replacement deficit. This results in an average of 3.25 trees per new lot. A summary is contained in Appendix VI.

#### PRE-NOTIFICATION

Pre-notification letters were sent on July 5<sup>th</sup>, 2012 to 275 households within 100 metres (328 feet) of the subject site. Staff received one phone call from a neighbour requesting clarification on the development proposal. The caller was otherwise unconcerned with the proposed development.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear-yard setback of the RF-12 zone to 5.0 metres for 50% of the building width on proposed Lot 5.

Applicant's Reasons:

- The retention of a cluster of three large trees severely impedes the buildable area of the lot.

Staff Comments:

- The RF-12 zone allows for a rear yard setback of 7.5 metres for 50% of the building width and a reduction to 6.0 metres for the remaining portion. This proposal will allow for a 5.0 metre (16.4 ft.) setback for 50% of the building width, and a 6.0 metre (20 ft.) setback for the remainder.
- Staff have requested that the applicant retain a cluster of three large cedar trees located at the corner of 66 Avenue and 127A Street.

- The no-build/root protection zones required to ensure these trees remain healthy heavily infringes upon the buildable area of the proposed lot to a point where a functional and reasonably sized house could not be constructed while respecting the existing setbacks of the RF-12 zone.
- By bylaw, the maximum permissible sized home on this lot is 260m<sup>2</sup> (2800 sq. ft.). With the proposed reduction in setbacks, the maximum sized house that can be constructed is 244m<sup>2</sup> (2627 sq. ft.), still less than that allowed with the proposed zone.
- The rear of this lot is located adjacent to side yard of the neighbouring lot, with a respective setback of 1.2 metres. While the reduction of this rear-yard setback will reduce the usable size of the rear yard, staff do not foresee significant impacts on the neighbouring property (proposed Lot 6) resulting from the reduced proximity of the house on proposed Lot 5 to the shared property line. The side-wall of the neighbouring house will be 1.2 metres from this property line, and will have considerably less windows than would an adjacent rear wall.
- Staff support the proposed variance.

(b) Requested Variance:

- To reduce the minimum rear-yard setback of the RF-12 Zone on proposed Lot 2 to 1.2 metres from the common lot line between Lots 1 and 2.

Applicant's Reasons:

- The setback impedes construction of a functional sized home.

Staff Comments:

- The zoning bylaw specifies that any lot-line opposite to and not adjacent to the Front Lot-Line is considered a Rear Lot-Line when the distance between that lot-line and the Front Lot-Line is greater than the minimum lot depth for that zone.
- Proposed Lots 1 and 2 utilize irregular shapes as well as five and six lot lines, respectively, to achieve a more efficient use of land. At its centre point, the 13.1 metre property line separating proposed Lots 1 and 2 (as shown in the attached subdivision plan in Appendix II) is further from the front lot-line than the minimum depth of the RF-12 zone (22 metres). This results in it being designated as a rear lot-line with a minimum setback of 7.5 metres.
- Given the orientation of these lots to each other, it is not necessary for this lot-line to be treated as a rear lot-line with larger setbacks.
- The variance will result in this lot line being treated as a side-lot line. The minimum rear-yard setbacks will still apply to the lot lines separating proposed Lot 2 from those to the south.



- The attached drawing (Appendix IX), prepared by the Design Consultant, illustrates the change in buildable area on proposed Lot 2 that this variance will facilitate.
- Staff support the proposed variance.

(c) Requested Variance:

- To reduce the minimum front yard setback to a garage of the RF-12 zone to 5.5 metres on proposed Lots 2, 3, and 5.

Applicant's Reasons:

- The existing front yard setback impedes construction of a functional home.

Staff Comments:

- In order to accommodate tree retention on proposed Lot 5, proposed Lots 1 and 2 are sized at the minimum depth permitted in the RF-12 zone. The cut away of the cul-de-sac bulb further restricts the buildable area of the lot.
- The buildable area on proposed Lot 5 is encumbered by root-protection zones, as detailed previously in this report.
- This reduction in setback to the garage only will allow for a more functional house layout on these lots. The change in area is displayed on the drawings provided by the Design Consultant, contained in Appendix IX.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout.
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Rezoning Block Plan
Appendix VIII	Development Variance Permit
Appendix IX	Development Variance Permit Illustrations
Appendix X	West Newton North NCP Map

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

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Information for City Clerk

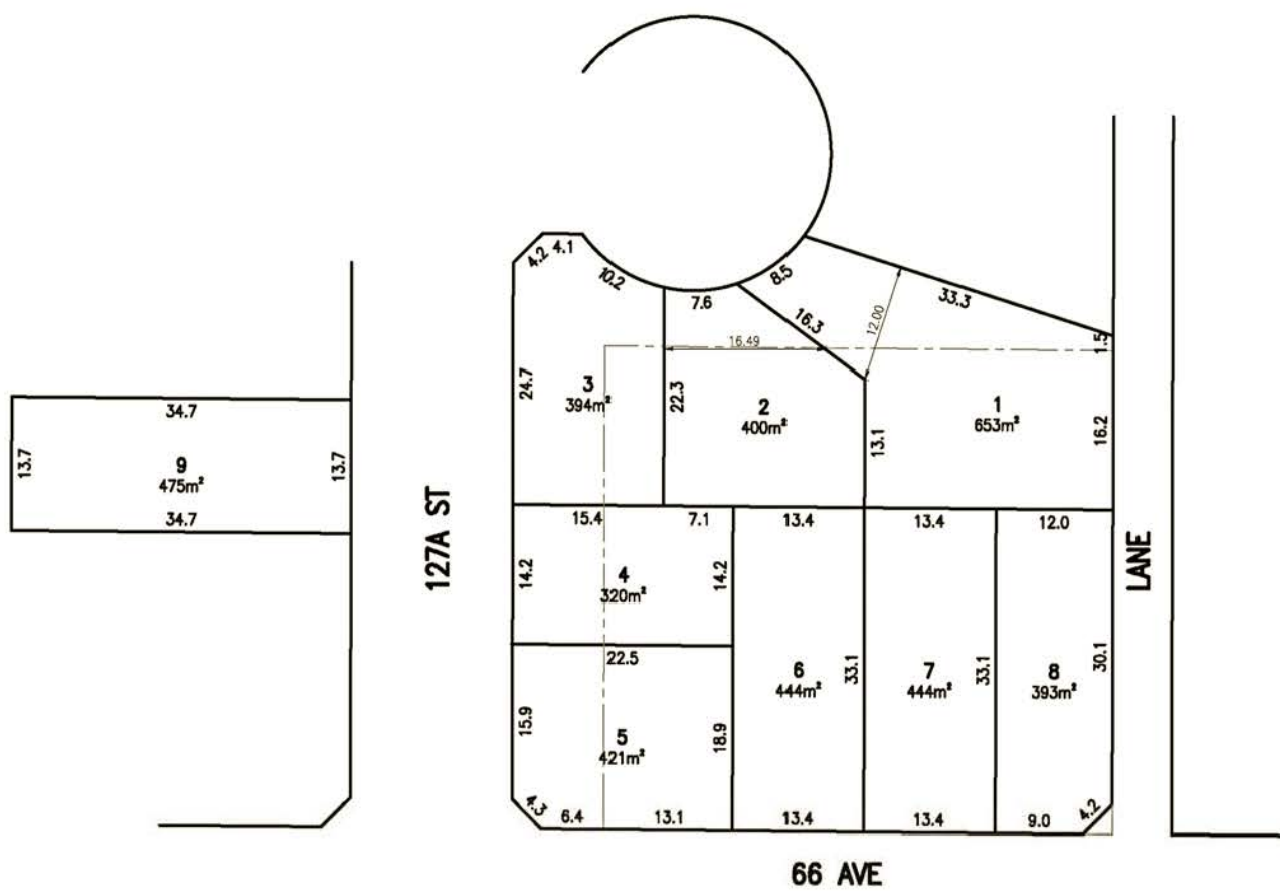
## Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Mike Kompter  
  Hub Engineering Inc.  
                  Address:         #101, 7485 - 130 Street  
  Surrey, B.C. V3W 1H8  
  
                  Tel:               604-572-4328 - Work  
  604-572-4328 - Fax
  
2.     Properties involved in the Application
  - (a)     Civic Address:         12775 - 66 Avenue  
  Portion of 6629 - 127A Street
  
  - (b)     Civic Address:         12775 - 66 Avenue  
          Owner:                SDS Enterprises Ltd., Inc. No. BC0948951  
  Director Information  
  Jasbir Dhaliwal  
          PID:                    010-479-864  
  Lot 2 Section 18 Township 2 New Westminster District Plan 19193
  
  - (c)     Civic Address:         6629 - 127A St  
          Owner:                SDS Enterprises Ltd., Inc. No. BC0948951  
  Director Information  
  Jasbir Dhaliwal  
          PID:                    028-128-001  
  Lot 3 Section 18 Township 2 New Westminster District Plan BCP43451
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to rezone the property.
  
  - (b)     Proceed with Public Notification for Development Variance Permit No. 7912-0134-00 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-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.97
Hectares	0.4
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	9
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12 – 15.9
Range of lot areas (square metres)	320 – 653
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	22.5 / 9.3
Lots/Hectare & Lots/Acre (Net)	22.5 / 9.3
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50
Estimated Road, Lane & Driveway Coverage	15
Total Site Coverage	65
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



CLIENT:	PROJECT: 66 AVE AND 127A STREET				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION RF-12				
PROJECT No.:	12027	DATE:	NOV 2012	LEGAL:	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				SCALE:	1:500

**Hub Engineering Inc.**  
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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

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

DATE: **January 9, 2013**

PROJECT FILE: **7812-0134-00  
(supercedes Sep.2/12)**

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RE: **Engineering Requirements  
Location: 12775 - 66 Avenue & 6629 – 127A Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 3.0m x 3.0m corner cut at the intersection of north-south lane and 66 Avenue;
- Provide 0.500 metre wide statutory right-of-way along east property line of 12775 – 66 Avenue for storm sewer.
- Provide 0.500 metre wide statutory right-of-way along 66 Avenue property line.
- Provide 0.500 metre wide statutory right-of-way on 127A Street along west property line of hook lot.

***Works and Services***

- Construct north side of 66 Avenue to the Through Local standard;
- Construct lane letdown and sidewalk across lane entrance on 66 Avenue;
- Construct concrete sidewalk on the east side of 127A Street;
- Pay sanitary connection fee;
- Complete Development Coordinated Works.

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.



Rémi Dube, P.Eng.  
Development Services Manager

HB



Monday, June 25, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0134 00

**SUMMARY**

The proposed 9 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

September 2011 Enrolment/School Capacity

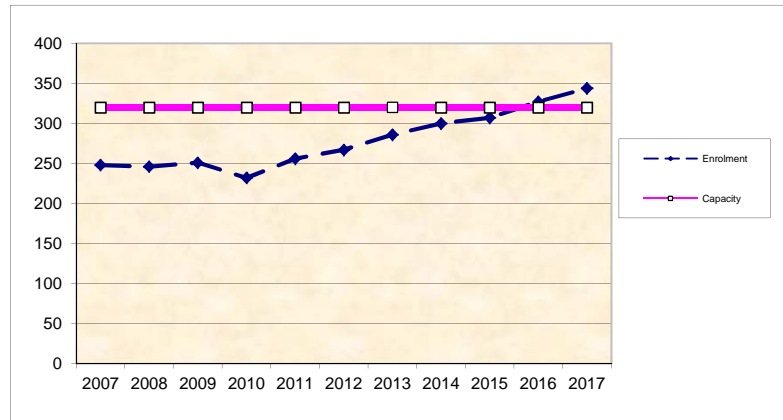
<b>J.T. Brown Elementary</b>	
Enrolment (K/1-7):	43 K + 213
Capacity (K/1-7):	20 K + 300
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1494
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12);	1215

**School Enrolment Projections and Planning Update:**

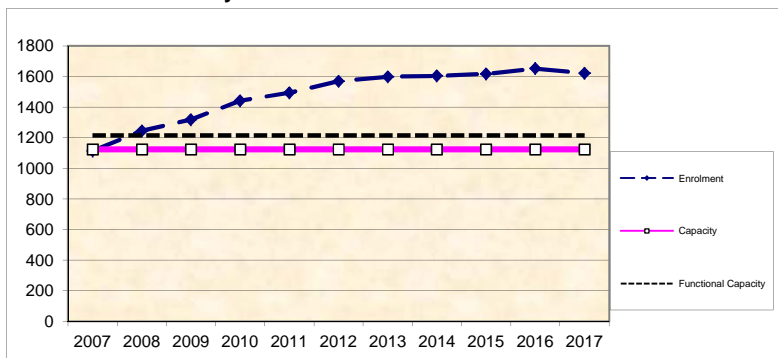
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The overcrowding at Tamanawis was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. The School District is reviewing capacity shortfall issues for secondary schools throughout the district. The proposed development will not have an impact on these projections.

**J.T. Brown Elementary**



**Tamanawis 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: 7912-0134-00  
 Project Location: 12765 and 12775 – 66 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 a double-fronting lot, spanning from 66 Avenue at the South, to 66 A Avenue to the north, and is adjacent to the east side of 127 A Street. Homes on the west side of 127A Street (opposite the subject site), homes on 66A Avenue north of the site, and homes on the opposite site of a lane adjacent to the east side of the subject site were constructed in the late 1990's/early 2000's, and are regulated by a CD zone based on RF-12. The homes are a mix of 10-15 year old Two-Storey type (2500-3000 sq.ft.), and Bungalows, best described as "Neo-Traditional" style with emphasis on "modern" rather than traditional. South of the site are several RM30 zone multifamily sites with steeply pitched roofs and a desirable Traditional / Neo-Traditional style theme.

The age distribution of existing homes, from oldest to newest is: 40 years old (7%), 20 years old (86%), and 10 years old (7%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows: 1501-2000 sq.ft. (14%), 2001-2500 sq.ft. (7%), and 2501-3000 sq.ft. (79%). Styles found in this area include: "West Coast Contemporary" (the subject site home to be demolished) (7%), and "Neo-Traditional" (93%). Home types include: Bungalow (14%), and Two-Storey (86%).

The massing scale found on neighbouring homes ranges from low to mid-scale. The massing scale distribution is: low mass structures (14%), low to mid-scale structures (7%), mid-scale (57%), mid-to-high-scale (14%), and high scale structures (7%). The scale range for the front entrance element is: one storey (23%), and 1 ½ storey (77%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (0%), moderate slope (6:12 to 7:12) = (14%), and steeply sloped (8:12 and steeper) = (86%). Main roof forms (largest truss spans) include: common hip (93%), or Shed (7%). Feature roof projection types include: common gable (81%), Dutch hip (13%), and shed (6%). Roof surfaces include: shake profile asphalt shingles (21%), concrete tile (shake profile) (71%), and cedar shingles (7%).

Main wall cladding materials include: horizontal cedar siding (7%), horizontal vinyl siding (36%), vertical vinyl siding (7%), stucco cladding (43%), and full height stone at front (7%). Feature veneers on the front façade include: brick (6%), stone (69%), wood wall shingles (6%), 1x4 battens over Hardipanel (13%), and Tudor style battens over stucco (6%). Wall cladding and



trim colours include: Neutral (white, cream, grey, black) (35%), Natural (earth tones) (50%), Primary derivative (red, blue, yellow) (12%), Warm (pink, salmon, orange) (4%).

Covered parking configurations include either a front access Double garage (77%) or a rear access double garage (23%).

A variety of landscaping standards are evident including: poor modern urban (14%), modest modern urban (29%), average modern urban (43%), and above average modern urban (14%). Driveway surfaces include : asphalt (33%), and exposed aggregate (67%).

Forty three percent of homes can be considered 'context homes' (as identified herein), that provide suitable architectural context for the subject site. Fifty seven percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: There are four homes in this area that provide good architectural context for a year 2012 RF-12 zone development in this area. These homes include: 6635 - 127A Street, 6653 - 127A Street, 6673 - 127A Street, and 6607 - 128 Street.
- 2) Style Character : “Neo-Traditional” is dominant.
- 3) Home Types : Two-Storey type homes are dominant. It is expected that all new homes at the subject site will be Two-Storey type with in-ground basement.
- 4) Massing Designs: The four context homes described above provide desirable massing context. The homes are well balanced and correctly proportioned. However massing design standards have improved generally subsequent to the time these homes were constructed, and so the recommendation will be to employ the new standards rather than to specifically emulate the massing designs of existing homes.
- 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 : A wide variety of wall cladding materials are evident, and so flexibility is warranted.
- 7) Roof surface : Roof surfaces on neighbouring homes are concrete tiles (dominant), asphalt shingles, or cedar shingles. The roof surface is not a defining characteristic and so some flexibility in materials is recommended.
- 8) Roof Slope : Roof pitch 8:12 or higher on most of the context homes.

**Streetscape:** South of the subject site are several three storey tall "Neo-Traditional" and "Traditional" style RM-30 zone structures with steeply sloped roofs, designed to a high modern standard. On all other sides of the site are CD zoned single family lots based on compact zoning. The homes have massing design standards of various merit, and four of the homes have desirable, well balanced, correctly proportioned, mid-scale massing characteristics. Roofs are common hip type with two to five street facing feature common gable projections. Most homes have a shake profile concrete tile roof surface, though several have asphalt shingles. A variety of wall cladding materials are evident, including vinyl, stucco, and cedar. Stone is a common accent material. Landscapes range in quality from "modest" to "average" for RF-12 type developments.

## 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)**

Four of the neighbouring homes provide suitable architectural context for the subject site. However, massing designs have generally become more aesthetically pleasing over the past ten years, and so it makes more sense to meet or exceed common current massing design standards than it does to emulate the existing homes. Therefore, specific interfacing treatments are not contemplated, other than for style, and exterior building components and colours.

**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 or forest green can be considered providing neutral

trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new 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:** 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted 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: Sept. 22, 2012

**Reviewed and Approved by:**       Date: Sept. 22, 2012

**TREE PRESERVATION SUMMARY**

Project Location: 12766 & 12775 66<sup>th</sup> Ave Surrey, BC Surrey File 7912-0134-00  
 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: Over half acre parcel with one residence upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		36	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		32	(C)
Number of Protected Trees to be Retained	( A-B-C )	4	(D)
Number of Replacement Trees Required	( C-B ) x 2	64	(E)
Number of Replacement Trees Proposed		22	(F)
Number of Replacement Trees in Deficit	( E-F )	42	(G)
Total Number of Protected and Replacement Trees on Site	( D+F )	26	(H)
Number of Lots Proposed in the Project		8	(I)
Average Number of Trees per Lot	( H / I )	3.25	

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



Dec. 4, 2012

Date

A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_**  
**OF LOT 3 SECTION 18 TOWNSHIP 2**  
**NEW WESTMINSTER DISTRICT PLAN BCP43451**

CITY OF SURREY  
 B.C.G.S. 92G.016

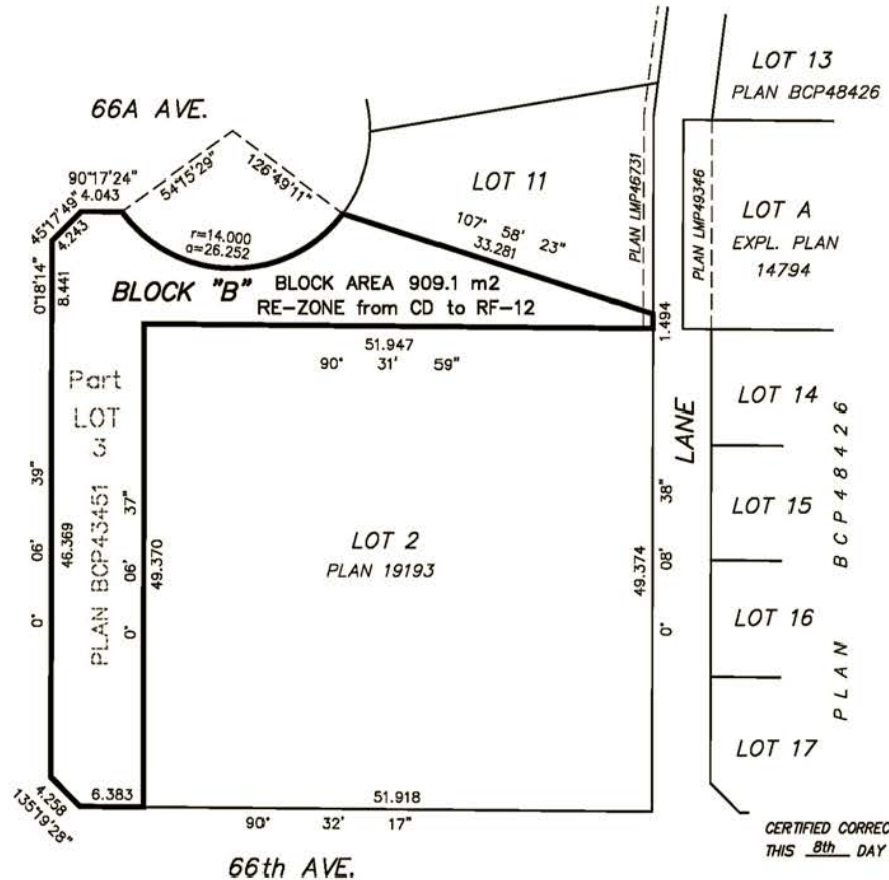
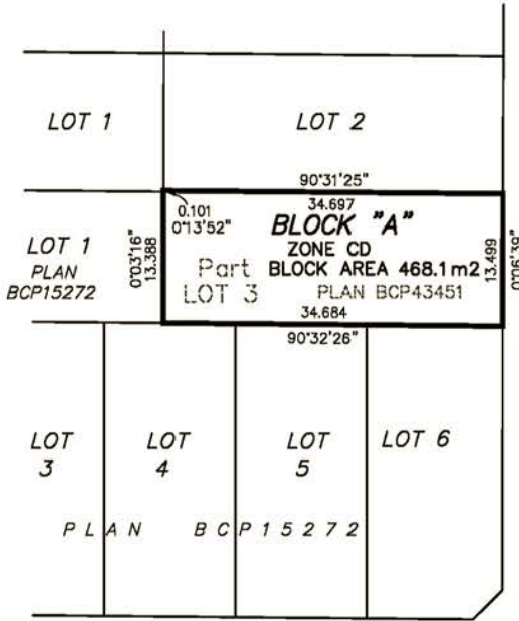


"ALL DISTANCES ARE IN METRES"

**BOOK OF REFERENCE**

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 3	SECTION 18 TOWNSHIP 2	BCP43451	468.1 m2	BLOCK "A"	CD
PART OF LOT 3	SECTION 18 TOWNSHIP 2	BCP43451	909.1 m2	BLOCK "B"	RF-12

P.I.D. 028-128-001 ( Lot 3 Plan BCP43451 )  
 CIVIC ADDRESS: #6629 127A STREET



SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 101 - 7485 130th STREET  
 SURREY, B.C. V3W 1H8  
 TELEPHONE: 604 599-1886  
 FILE: 12800ZON-2

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT  
 THIS 8th DAY OF JANUARY, 2013

SIGNATURE OF B.C.L.S. 12800ZON-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0134-00

Issued To: SDS ENTERPRISES INC. NO. BC0948951  
("the Owner")

Address of Owner: 9099 - 139A Street  
Surrey, BC  
V3V 7A1

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: 010-479-864  
 Lot 2 Section 18 Township 2 New Westminster District Plan 19193  
 12775 - 66 Avenue

Parcel Identifier: 028-128-001  
 Lot 3 Section 18 Township 2 New Westminster District Plan BCP43451  
 Portion of 6629 - 127A 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 title(s) has/have been issued, as follows:

Parcel Identifier:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum front yard setback for a garage on Lots 2, 3, and 5 is varied from 6.0 metres (19.69 ft.) to 5.5 metres (18.0 ft.).
  - (b) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum rear yard setback for Lot 5 is varied from 7.5 metres (25 ft.) to 5.0 metres for 50% of the building width, and from 7.5 metres (25 ft.) to 6.0 metres for the remaining 50% of the building width.
  - (c) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum rear yard setback on Lot 2 for the shared property line between Lots 1 and 2 only is varied from 7.5 metres (25 ft.) to 1.2 metres (4 ft.).
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.
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.

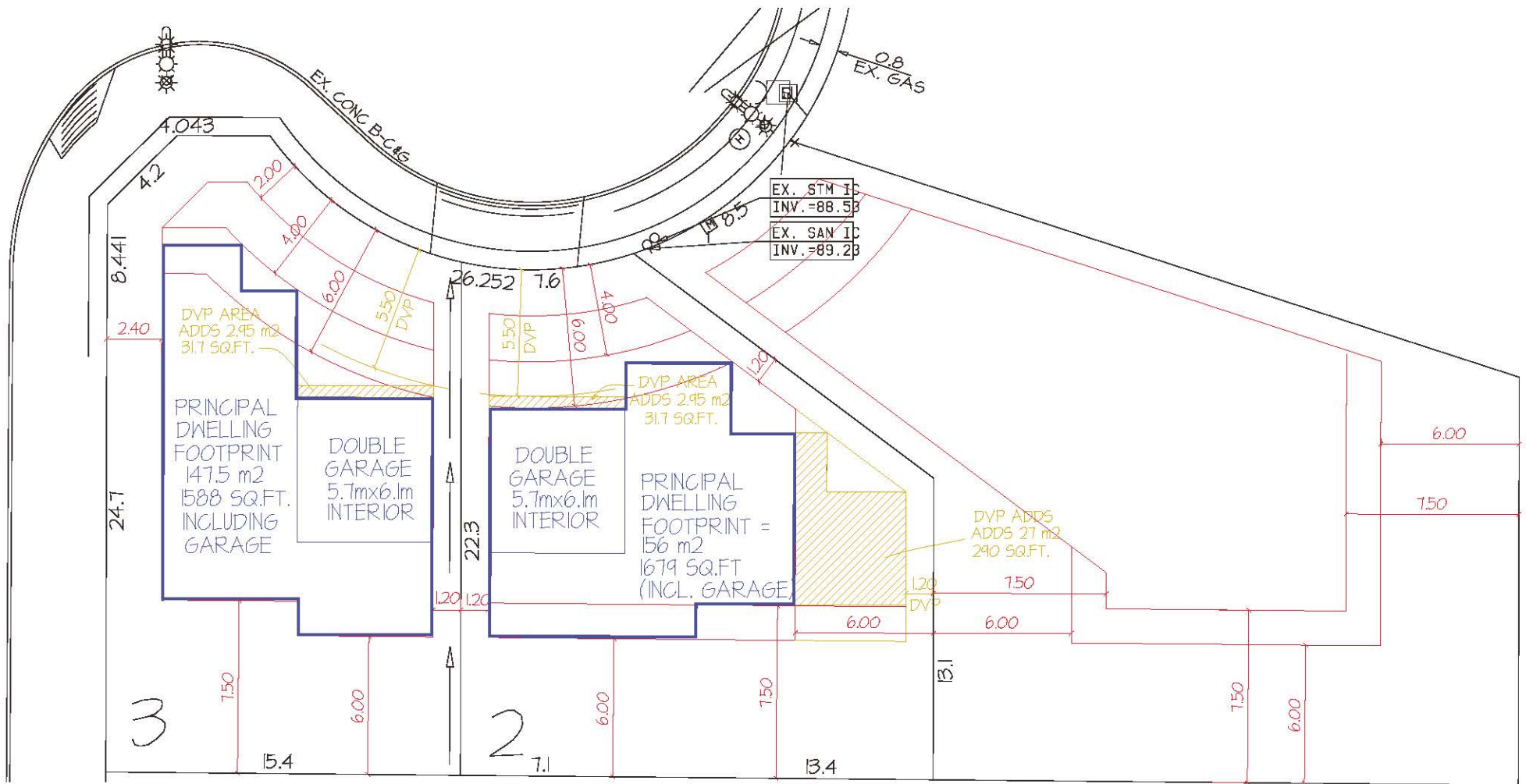
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

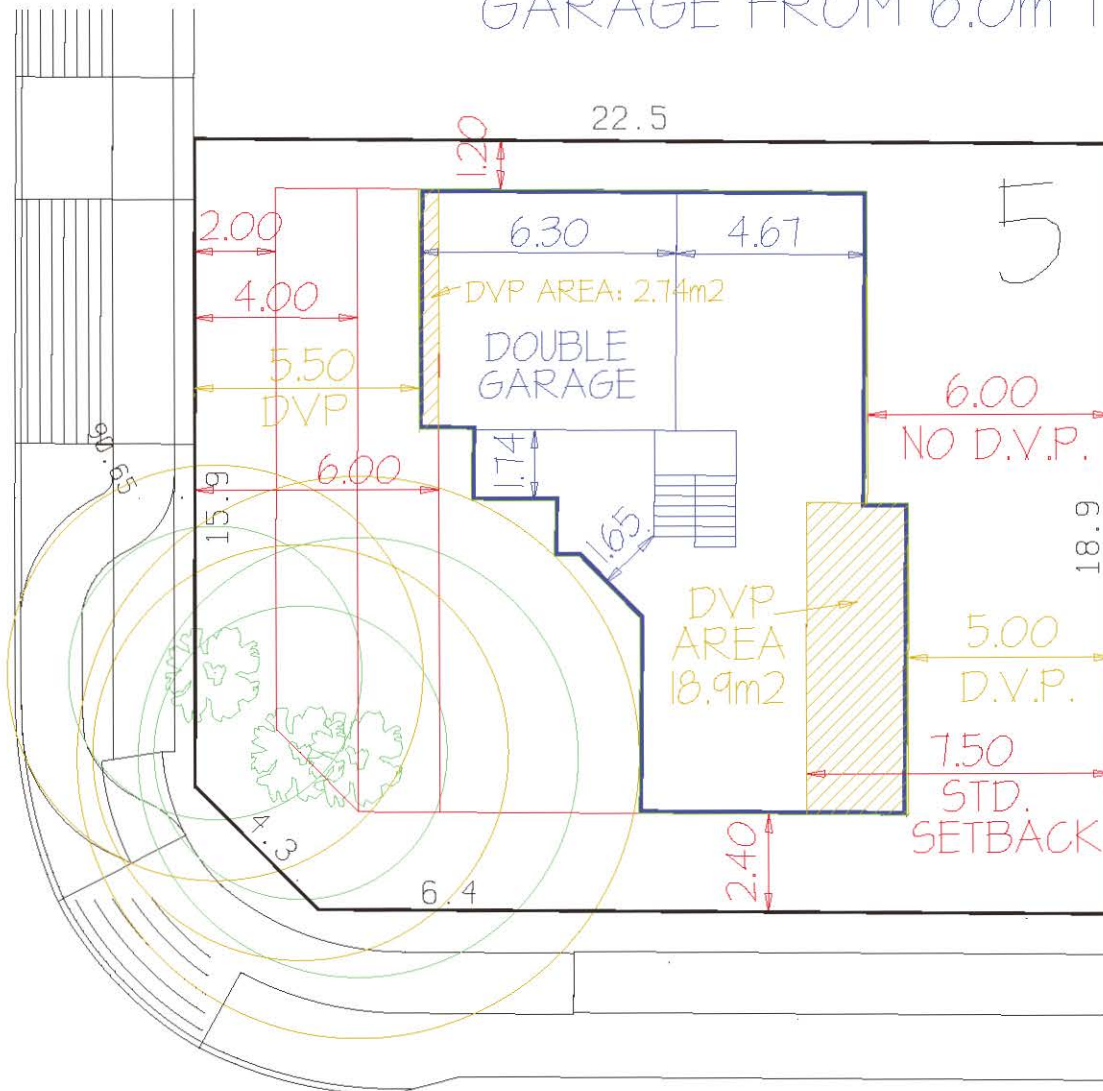


DRAWN: MICHAEL E. TYNAN DEC 19, 2012



DVP'S REQUESTED TO COMPENSATE FOR LOSS IN BUILDABLE AREA DUE TO TREE RETENTION (ALL 3 TREES RETAINED)

- 1) DVP TO REDUCE REAR SETBACK TO 5.0m FOR 50% OF WIDTH, (STAYS 6.0m FOR 50%)
- 2) DVP TO REDUCE FRONT SETBACK TO GARAGE FROM 6.0m TO 5.5m



LOT 5:

LOT AREA: 418 m<sup>2</sup>

MAXIMUM HOME SIZE BY

F.A.R. = 260m<sup>2</sup> (2800 SQ.FT.)

MAIN FLOOR FOOTPRINT

135.6 m<sup>2</sup> (1460 SQ.FT.)

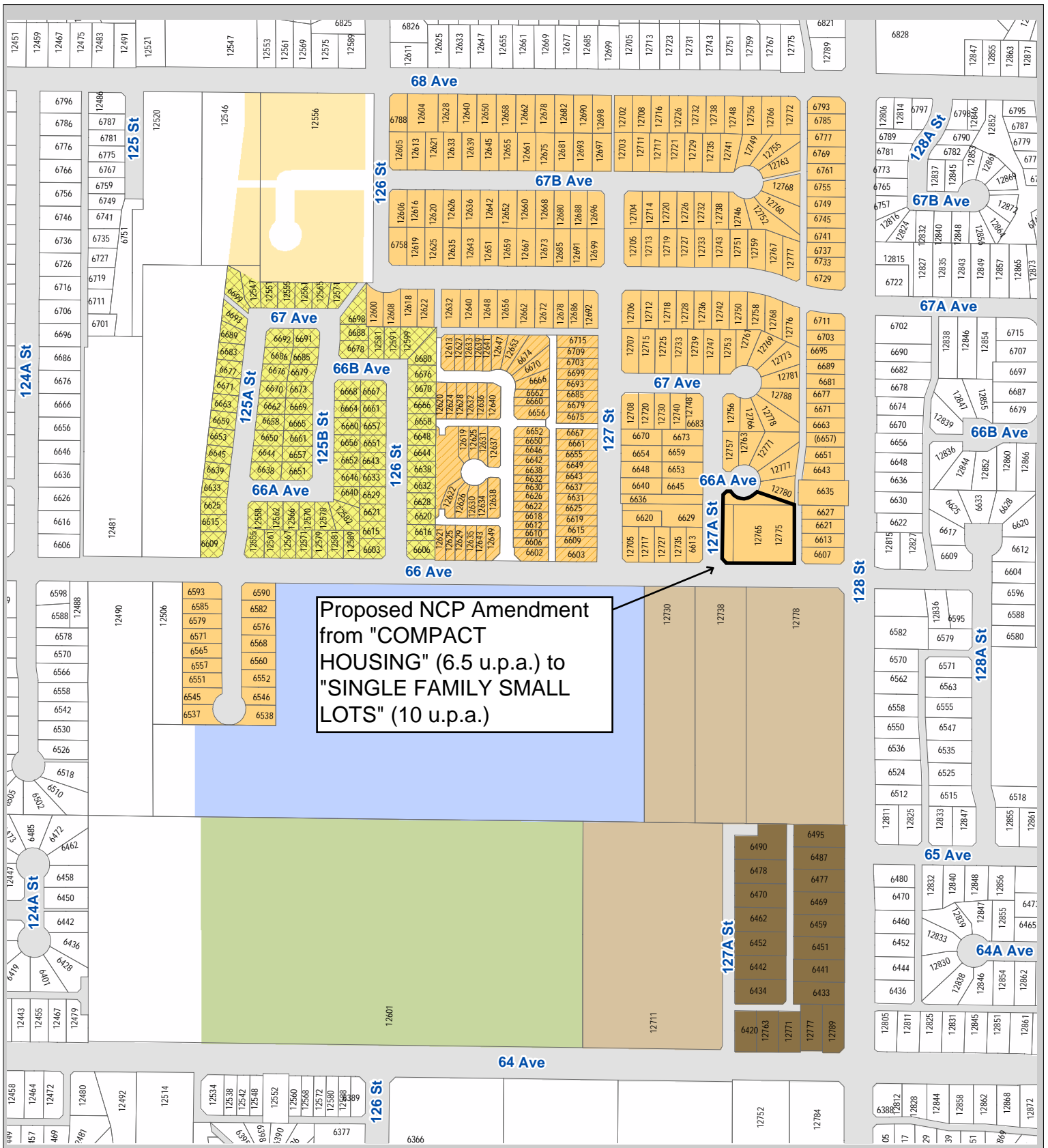
INCLUDING GARAGE

UPPER FLOOR @ 0.8 =

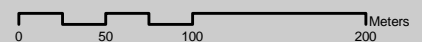
108.48m<sup>2</sup> (1168 SQ.FT.)

TOTAL = 244 m<sup>2</sup> (2627 SQ.FT.)

173 SQ.FT. SMALLER THAN BYLAW



- Single Family Housing - 6 u.p.a.
- Compact Housing - 6.5 u.p.a.
- Cluster Housing - 10 u.p.a.
- Single Family Small Lots 10 u.p.a.
- Garden Apartments - 30 u.p.a.
- Walk-up Apartments - 45 u.p.a.
- Existing School
- Park & Open Space



**WEST NEWTON NORTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council July 2, 1998 Amended June 26, 2007

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.

CITY OF SURREY

BY-LAW NO. 17859

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

.....

The 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)  
(BY-LAW 13401 and BY-LAW 15304)  
TO: SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12)

Shown on a Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by on the 8th day of January, 2013, containing 909.1m<sup>2</sup> called Block B and more particularly described as follows:

Portion of Parcel Identifier: 028-128-001  
Lot 3 Section 18 Township 2 New Westminster district Plan BCP4351

(Portion of 6629 – 127A Street)

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12)

Parcel Identifier: 010-479-864  
Lot 2 Section 18 Township 2 New Westminster District Plan 19193

(12775 – 66 Avenue)

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17859."

PASSED FIRST AND SECOND READING on the day of , 201 .  
PUBLIC HEARING HELD thereon on the day of , 201 .  
PASSED THIRD READING on the day of , 201 .  
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 201 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK