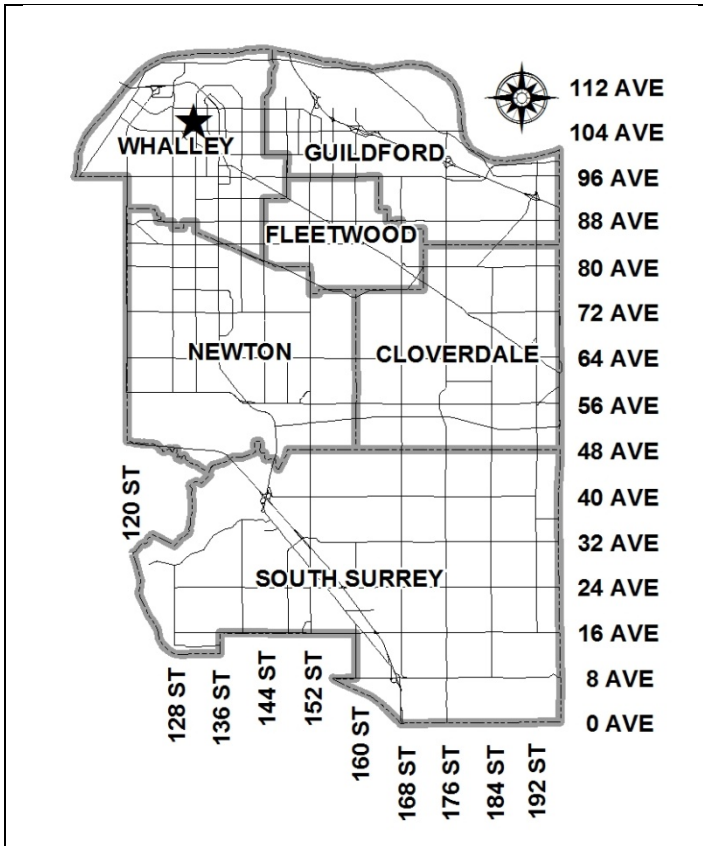


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0207-00

Planning Report Date: November 5, 2012



**PROPOSAL:**

- **Rezoning** from RF to RF-9
- **Development Variance Permit**

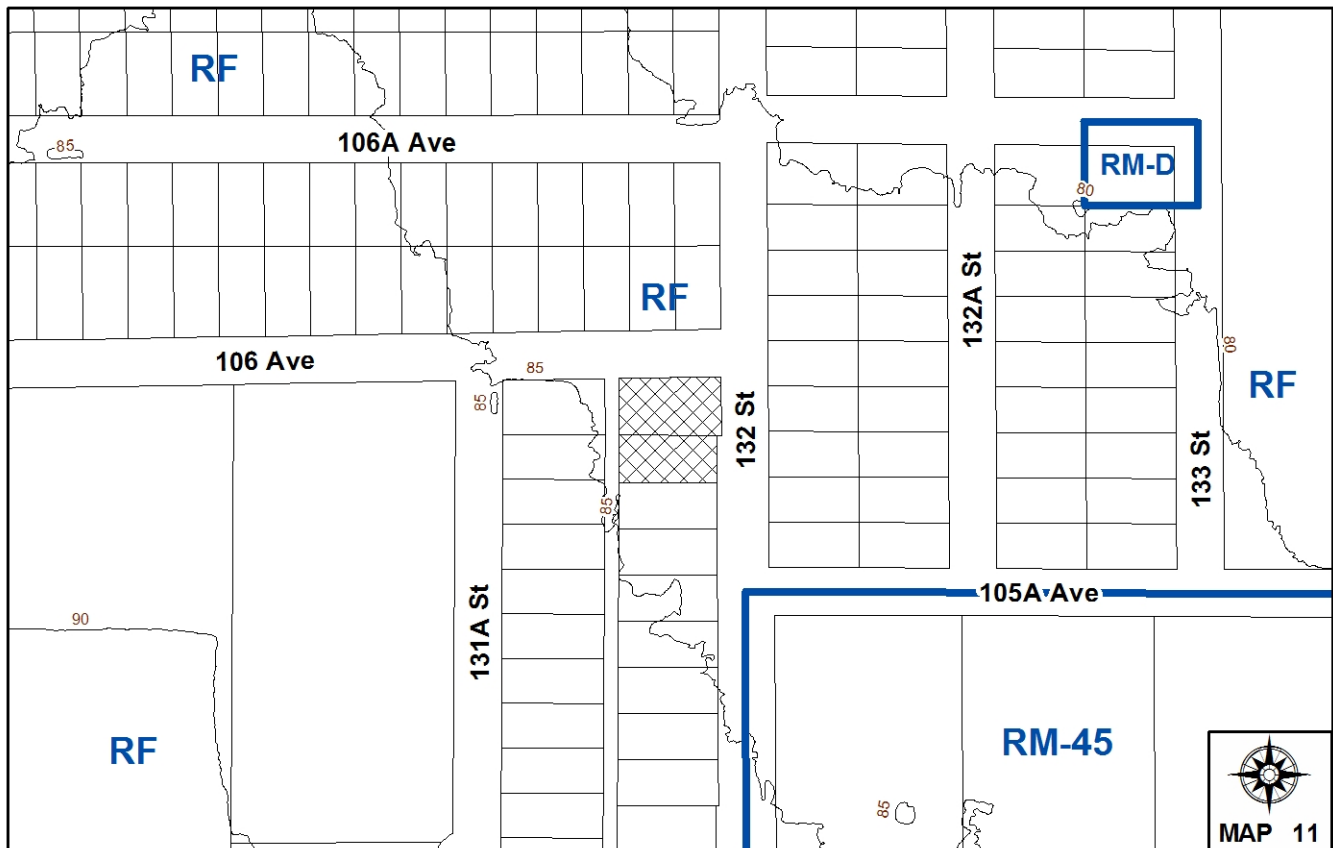
in order to allow subdivision into 5 small single family lots.

**LOCATION:** 10581 and 10595 - 132 Street

**OWNER:** Paramjit and Sukhwant Gill

**ZONING:** RF

**OCP DESIGNATION:** Urban



### 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 relaxation of the maximum proportion of Type II Interior Lots in the RF-9 Zone, from 33% to 40%.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed small lots are appropriate for this site which is on the edge of City Centre and near neighbourhood amenities.
- The proposed variance allows for one 7.9-metre (26 ft.) wide lot and one 8.5-metre (28 ft.) wide lot, with the remaining 3 lots meeting or exceeding the 9.0-metre (30 ft.) wide minimum.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from “Single Family Residential Zone (RF) (By-law No. 12000) to “Single Family Residential (9) Zone (RF-9)” (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0207-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the shortfall in tree replacement;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant on all proposed lots, to require a minimum front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda as well as a minimum rear yard setback of 6 metres (20 ft.) for accessory buildings.
  - (i) registration of a Section 219 Restrictive Covenant on all proposed lots to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
  - (j) registration of a Section 219 Restrictive Covenant on all proposed lots, requiring that double garages constructed in the RF-9 Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000; and

- (k) registration of easements for reciprocal access for maintenance and access on proposed Lots 2 to 4.

### 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 K.B. Woodward Elementary School  
1 Secondary student at Kwantlen Park Secondary School

(Appendix IV)

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

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

### SITE CHARACTERISTICS

**Existing Land Use:** Two existing single family dwellings that will be demolished.

#### Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 106 Avenue):	Single family residential dwellings.	Urban	RF
East (Across 132 Street):	Single family residential dwellings.	Multiple Residential	RF
South:	Single family residential dwellings.	Urban	RF
West:	Single family residential dwellings.	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The subject site consists of two contiguous properties totaling approximately 0.19 hectare (0.47 acres) located across the boundary of the western edge of City Centre. The site is designated Urban in the Official Community Plan (OCP).

- The site is currently zoned “Single Family Residential Zone (RF)”. The applicant proposes to rezone the site to “Single Family Residential (9) Zone (RF-9)” in order to allow subdivision into 5 small single-family residential lots.
- A previous application on the subject site for a similar development (Application No. 7906-0505-00) received Third Reading on April 14, 2008. The file was closed due to inactivity and the associated by-law was filed on December 13, 2010.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 5 lots, with lot areas and dimensions indicated in the chart below. All of the lots exceed the minimum lot area and depth requirements of the RF-9 Zone.

	RF-9 Zone			Proposed Lots
<b>Lot Area</b>	Type I	Interior Lot	250 m <sup>2</sup> (2,690 ft <sup>2</sup> )	344 m <sup>2</sup> (3,702 ft <sup>2</sup> ) for Lot 2 347 m <sup>2</sup> (3,735 ft <sup>2</sup> ) for Lot 5
		Corner Lot	275 m <sup>2</sup> (2,960 ft <sup>2</sup> )	397 m <sup>2</sup> (4,273 ft <sup>2</sup> ) for Lot 1
	Type II	Interior Lot	220 m <sup>2</sup> (2,368 ft <sup>2</sup> )	309 m <sup>2</sup> (3,326 ft <sup>2</sup> ) for Lot 3 303 m <sup>2</sup> (3,261 ft <sup>2</sup> ) for Lot 4
<b>Lot Width</b>	Type I	Interior Lot	9.0 m (30 ft.)	9.0 m (30 ft.) for Lots 2 and 5
		Corner Lot	10.5 m (35 ft.)	10.5 m (35 ft.) for Lot 1
	Type II	Interior Lot	7.9 m (26 ft.)	8.5 m (28 ft.) for Lot 3 – <b>variance required</b> 7.9 m (26 ft.) for Lot 4
<b>Lot Depth</b>	Type I and Type II	Interior and Corner Lots	28 m (90 ft.)	38.2 m (125 ft.) to 38.5 m (126 ft.) for Lots 1 to 5.

- In the RF-9 Zone, proposed Lots 1, 2 and 5 meet the minimum lot width requirement for Type I lots (9 m / 30 ft.) and proposed Lot 4 meets the minimum lot width requirement for Type II lots (7.9 m / 26 ft.). Proposed Lot 3 with a width of 8.5 metres (28 ft.) requires a variance to the proportion of Type II Interior lots (see By-law Variance section).
- To provide adequate buffering from 132 Street, an increased front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda is required (see Appendix VII).
- A 2-metre (7 ft.) wide statutory right-of-way is required along 106 Avenue and a 2.7-metre (9 ft.) wide statutory right-of-way is required along 132 Street for the construction of the Forsyth Greenway (Appendix VIII).

#### RF-9 Zone, Neighbourhood Parking and Congestion Concerns

- Due to the width of double garages providing an additional parking space next to the garage has been difficult for 9-metre (30 ft.) wide RF-9 zoned lots. However, the applicant has provided a plan showing that all five proposed lots will be able to provide between 4 and 6 off-street parking spaces per lot (Appendix VIII).
- A 6-metre (20 ft.) rear yard setback is required to allow for additional parking spaces behind the garage.
- Restrictive Covenants will be registered over proposed Lots 1 to 5 specifying the following:

- Garages must be constructed 0.40 metre (1 ft.) from the side yard property line (see Appendix VIII for typical garage locations).
- Notwithstanding the reduced width permitted for a double garage in the RF-9 Zone (5.5 metres, or 18 feet, inside wall to inside wall), double garages constructed on all proposed lots must comply with the minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000 (5.7 metres, or 19 feet, inside wall to inside wall). This will permit a full size garage.
- No fences or any other structures will be permitted to encroach into the space between the garages. In addition, reciprocal access easements for maintenance and access will be required between the properties. While the minimum requirement for an uncovered parking space is 2.75 metres (9 ft.) wide, the reciprocal access easements and lack of fences will effectively increase this parking space width to 3.1 metres (10 ft.).

#### Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant proposes to have in-ground basements on all proposed lots.
- To achieve basements, the applicant is proposing fill on all lots of up to approximately 1.25 metres (4 ft.) in the centre of the lots. Garages will act as retaining walls to transition fill along the rear of the property while fill will be minimal at the front porch of the proposed lots.
- A high quality retaining wall with a maximum height of 0.5 metre (1.5 ft.) is to be provided along the north side adjacent the Forsyth Greenway, to allow a better transition.
- A retaining wall is proposed adjacent to the neighbour's property to the south. The neighbour has provided a letter of support for the proposed development and has no objections to the proposed interface.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The building design guidelines include several provisions to better transition fill. Some of these provisions include limiting basement height to 8 feet and requiring that the foyer and veranda both step down from the main floor.

#### Tree Replacement and Preservation

- The applicant retained Max Rathburn of Arbortech Consulting Ltd. to prepare an Arborist Report.

- The Arborist Report indicates that there are 6 mature trees on the site and proposes that all these trees be removed because they are in poor condition due to defects such as decay and weak structural form (Appendix VI).
- Due to limited yard space the Report proposes no replacement trees
- The chart below provides a summary of tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cedar	2	0	2
Cherry	2	0	2
Weeping Willow	1	0	1
Apple	1	0	1
<b>Total</b>	<b>6</b>	<b>0</b>	<b>6</b>

- 10 replacement trees are required. Due to limited yard space, the Report proposes no replacement trees, leaving a shortfall of 10 replacement trees. The applicant is required to contribute \$3,000 to the City Green Tree Fund as a result of the shortfall of 10 trees, based on \$300/per tree.

### PRE-NOTIFICATION

Pre-notification letters were sent August 22, 2012 and development signs were installed on October 11, 2012. Staff received one letter of support from the neighbour affected by the lot grading and a response concerning parking issues and protection of a neighbour's fence.

*(The proposed lots provide for additional parking spaces beside garages on proposed Lots 1, 2 and 5 as well as additional spaces behind the garages on all lots. This should allow for 4 to 6 parking spaces for each lot which is above the minimum parking space requirements of the RF-9 Zone.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 9, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is located just outside of the Surrey City Centre Plan area boundaries, a rapidly redeveloping urban area. It is expected that the rest of the block will develop in a similar manner.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Increase in densification. The existing RF Zone allows 6/UPA and the proposed development is proposing a gross density of 10.8/UPA.</li> </ul>
3. Ecology & Stewardship	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
(C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Applicant will construct a portion of the Forsyth Greenway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.

Applicant's Reasons:

- Given the depth of the subject lots, each new lot exceeds the minimum lot area requirements in the RF-9 Zone. The relaxation in width maximizes land use on the subject lots.

Staff Comments:

- Applicant has been able to show how a minimum of 4 parking spaces will be provided for each lot.
- The proposed increase in Type II Lots will create a more diverse streetscape along 132 Street.
- Staff support the requested 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.	Proposed Subdivision Layout, Site Plan,
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. Garage Locations and Front Yard Setbacks
- Appendix VIII. Location of Forsyth Greenway
- Appendix IX. Development Variance Permit No. 7912-0207-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

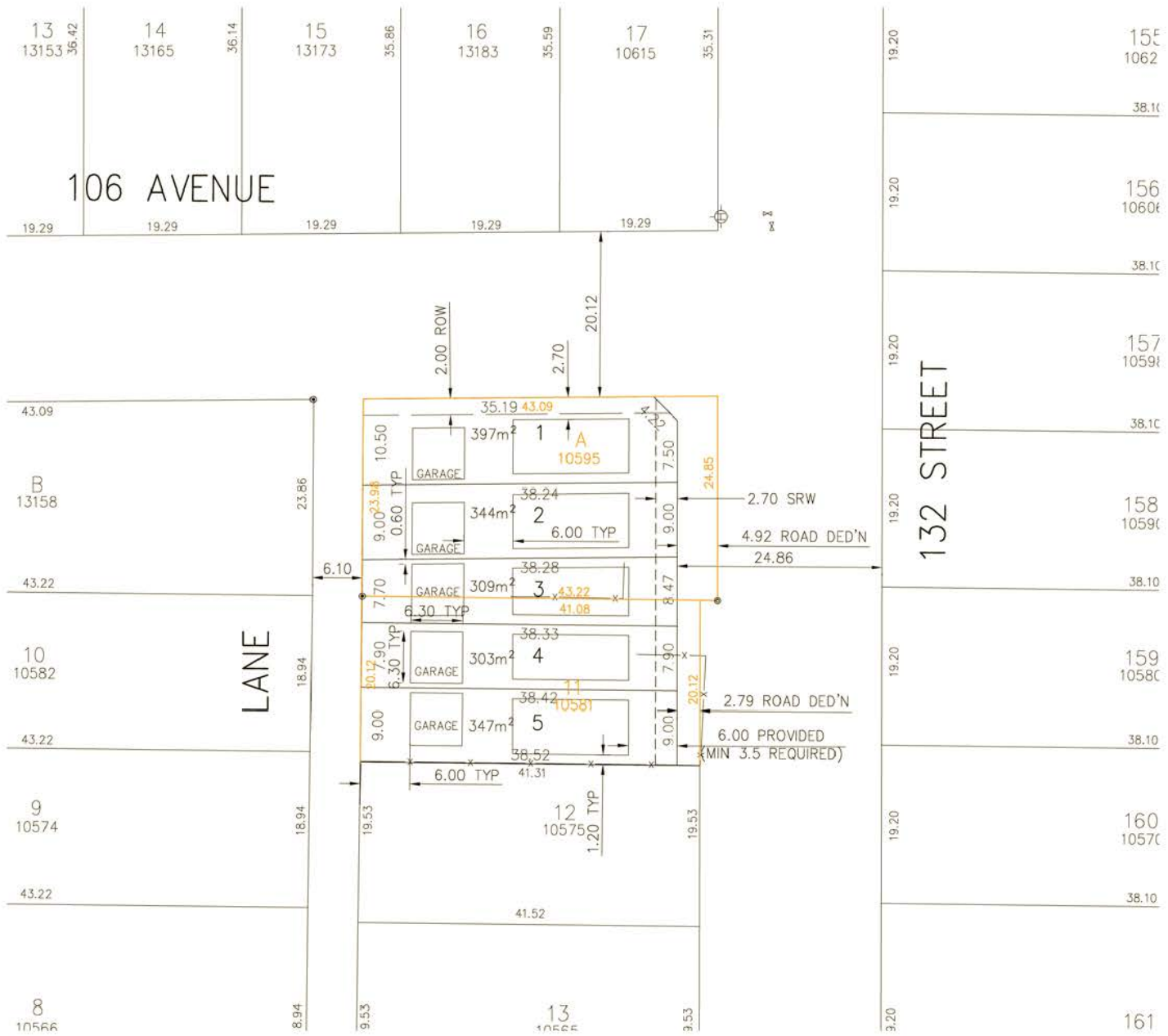
\\file-server1\net-data\csdc\generate\areaproduct\save\23810231047.doc  
. 11/1/12 10:34 AM



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.465
Hectares	0.188
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.9 m to 10.5 m
Range of lot areas (square metres)	303 sq. m. to 397 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	26.59/upha    10.76/upa
Lots/Hectare & Lots/Acre (Net)	29.41/upha    11.9/upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	Road 10.4%    Driveway 12.7%
Total Site Coverage	75.1%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<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
Lot Width for Proposed Lots 3 and 4	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSES TO BE REMOVED.

No.	Date	Revision	Dr	Cr
2	12/10/31	ADDED STATUTORY RIGHT OF WAY ALONG 132 STREET	JC	SS
1	12/09/18	FRONT SETBACK REVISED	TWO	SS

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citwest.com



**BOBBY PAWAR**  
 11936 - 84 AVENUE, SURREY, B.C., V4C 2M5, PH: 604-715-5777

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 10581/10585 - 132 STREET, SURREY, B.C.

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2951	Of
P.W. P.U.	Date JUN /12	Revision 2
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number





Tuesday, August 28, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0207 00

**SUMMARY**

The proposed 5 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

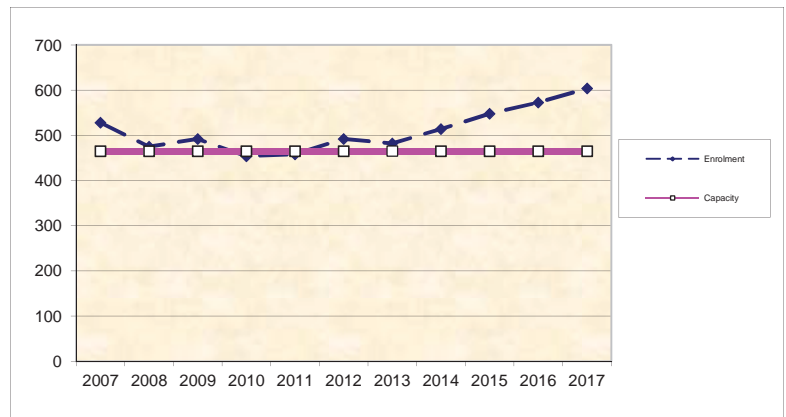
<b>K.B. Woodward Elementary</b>	
Enrolment (K/1-7):	52 K + 406
Capacity (K/1-7):	40 K + 425
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1478
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

**School Enrolment Projections and Planning Update:**

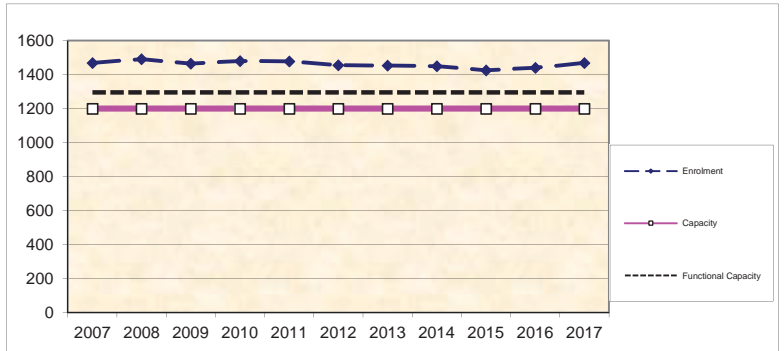
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The school district may consider enrolment moves or program changes to help reduce overcrowding at Kwantlen Park Secondary. The capacity for K B Woodward has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. The actual enrolment results for the City Centre Planning Area, including this application could be higher than projected, and could drive future additions to existing schools or result in new school sites to accommodate actual school age growth in the City Centre, including the planned growth within KB Woodward Elementary catchment.

**K.B. Woodward Elementary**



**Kwantlen Park 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:** 7912-0207-00  
**Project Location:** 10581 and 10595 – 132<sup>nd</sup> Street, Surrey, B.C.  
**Design Consultant:** Tynan Consulting Ltd. (Michael E. Tynan)

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

### 1. Residential Character

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

Most homes in the area surrounding the subject site are 30-50 year old structures that do not meet modern development standards for two main reasons. These homes are either small Bungalows that do not meet minimum floor area requirements for new homeowners, or they have box-like massing characteristics resulting from the economical practice of positioning the upper floor directly above the lower floor on all sides of the structure; a practice inconsistent with modern massing design standards. Most homes have low slope common gable or common hip roof forms. Roof surface materials include interlocking tab type asphalt shingles. Landscapes are “old urban”, comprised of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

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

- 1) Old urban character does not provide suitable context for a new RF-9 zoned development. A new character is proposed.
- 2) Wide range of home types including Bungalows, Basement/Cathedral Entry and Two Storey.
- 3) A wide range of housing sizes from 800 sq. ft. to over 3000 sq. ft. excluding garage.
- 4) Single storey (non-dominant) front entrance porticos are common.
- 5) Massing: Small simple old urban homes and the box-like Basement Entry and Cathedral Entry types do not provide suitable context, for an RF-9 zoned development.
- 6) Exterior cladding: A wide variety of wall cladding materials means flexibility can be permitted.
- 7) Roof surface: Variety of roof surface materials, with asphalt shingles dominant.
- 8) Roof pitch 4:12 – 6:12 on most homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	11.1%
	Basement Entry/Cathedral Entry	27.8%
	Rancher (bungalow).....	55.6%
	Split Levels.....	05.6%

**Dwelling Sizes/Locations:** Significant size difference between smallest homes and largest homes  
**(Floor Area and Volume)** creates discontinuity in appearance across the streetscape. Size range 800-3150 sq. ft. excl. gar.

- Exterior Treatment /Materials:** Cedar: 11.1%, Stucco: 55.6%, Vinyl: 22.2%, Other: 11.1%.  
Modest use of brick and stone veneers and feature panel areas has resulted in a “low detailing standard” characteristic for this area.
- Roof Pitch and Materials:** Cedar shingles: 0.%, Asphalt shingles: 77.8%, Concrete tiles: 11.1%.  
Other: 11.1%.
- Window/Door Details:** Rectangular windows are dominant.
- Streetscape:** Thirty to fifty year old, small, low-impact “old urban” Bungalows and high impact Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”.
- 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 storey.
- the front yard setback is increased from the by-law minimum to provide adequate buffering space from 132 Street.
- Hedges are preferred landscaping treatment due to traffic noise and traffic visibility along 132 St.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)** Existing study area homes are not being used for context. A new character area is proposed. Therefore, interfacing treatments are not contemplated. The strategy will be to create a desirable new, readily recognizable character area in which new homes are constructed to high year 2000's standards (when compared with other new developments in Surrey) with respect to balance and proportions in massing, style authenticity of designs, and trim and detailing standards.

**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. Bold colours from “Heritage” colour palette such as “Colonial Red”, “Midnight Blue”, and “Ivy Green” are also recommended subject to appropriate colour balance with trim. “Warm” colours such as pink, salmon, and peach are not permitted on main cladding. 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, and shake profile asphalt shingles with a raised ridge cap. Grey 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 20 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 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:** Shrubs: provide a minimum of 12 shrub (3 gallon pot minimum)

Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete, or “broom finish” concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: October 31, 2012

**Reviewed and Approved by:**       Date: October 31, 2012

## TREE PRESERVATION SUMMARY

Surrey Project No: 79

Project Location: 10581 and 10595 132nd Ave Surrey

Registered Landscape Architect/Arborist Max Rathburn - Arbortech Consulting Ltd

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

### 1. General Tree Assessment of the Subject Site

Six on-site bylaw trees are found throughout the landscaped yards of the two existing homes. All trees are rated in very poor condition due to significant defects such as decay and weak structural form. No on-site trees are suitable for retention. In addition there is one hedge on city owned land that will need to be removed and three street trees that will need to be protected as per City of Surrey standards.

### 2. Summary of Proposed Tree Removal and Replacement


\_\_\_\_\_ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>9</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>6</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>3</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>12</u>
Number of Replacement Trees Proposed	(F)	<u>0</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>0</u>
Number of Lots Proposed in the Project	(I)	<u>0</u>
Average Number of Trees per Lot (H/I)		<u>0</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 and plan prepared and submitted by: \_\_\_\_\_  \_\_\_\_\_ Date: OCT 31 2012  
(Arborist)

# 106 AVENUE

35.19

2.0 m RIGHT OF WAY FOR MULTI-USE PATHWAY

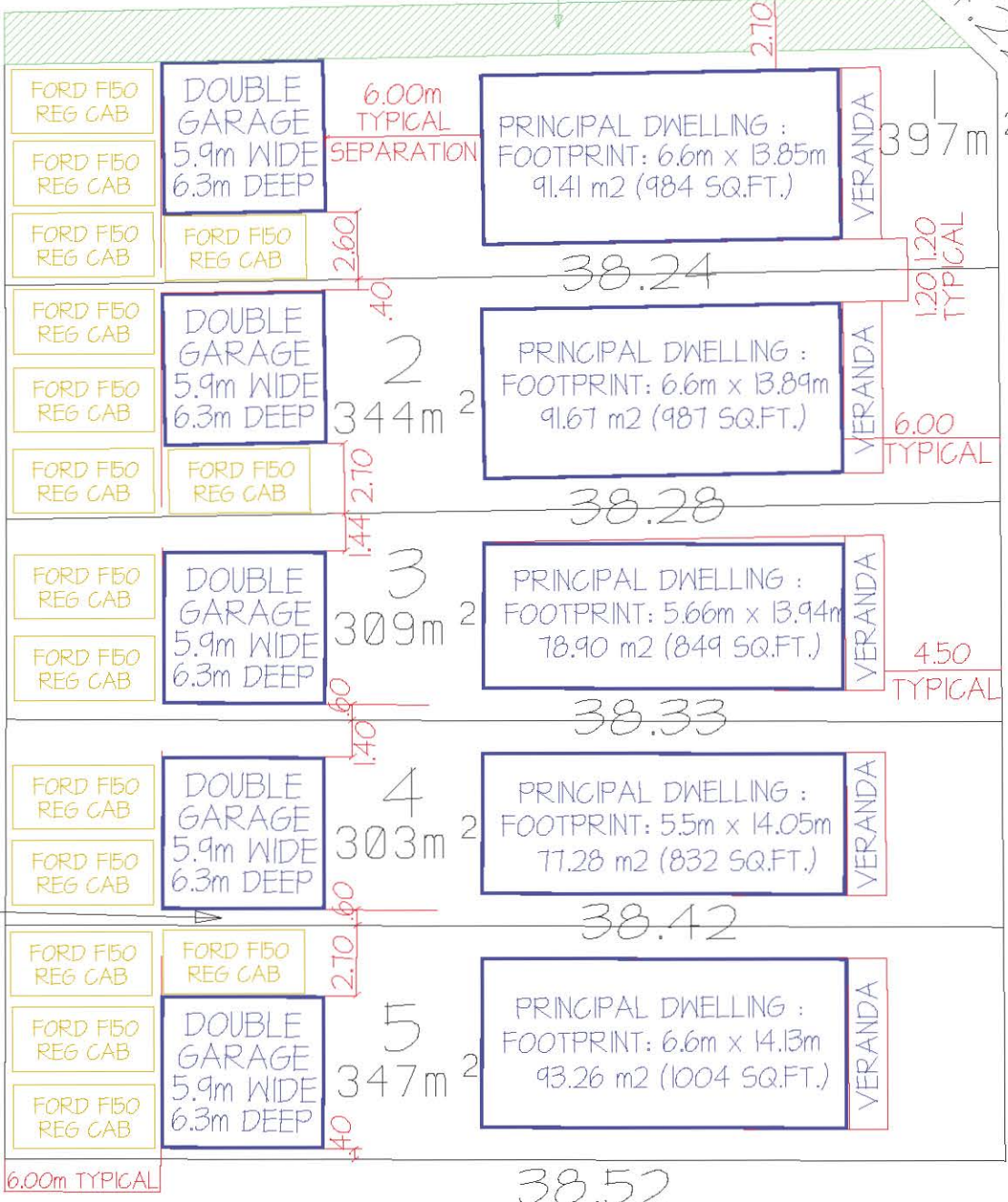
2.70

22.4

LANE

ACCESS EASEMENT AND NO-BUILD FENCING COVENANT

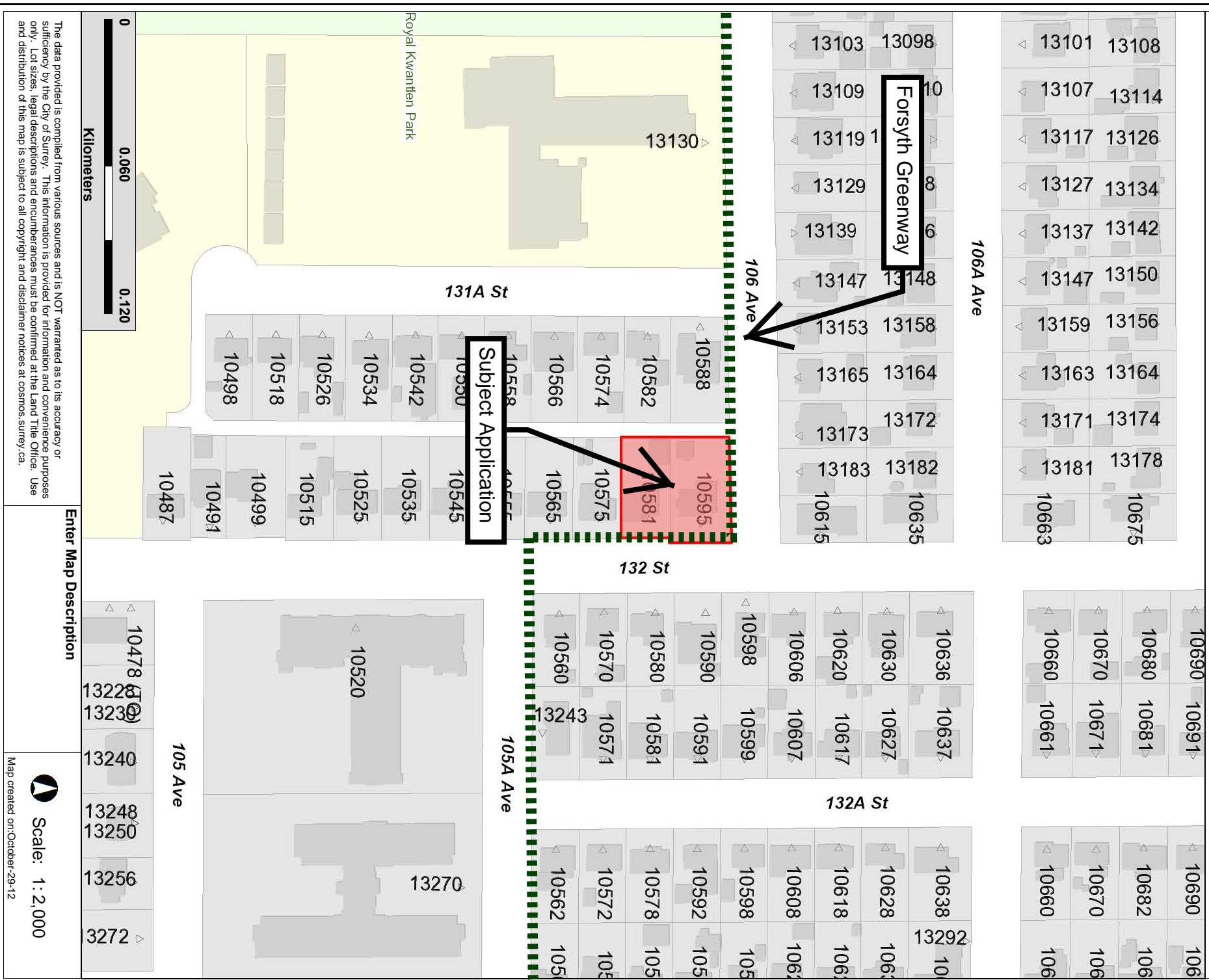
10.50  
9.00  
7.70  
7.90  
9.00



7.50  
9.00  
8.47  
7.90  
9.00

132 STREET

38.52



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0207-00

Issued To: PARAMJIT S GILL  
SUKHWANT K GILL  
  
("the Owner")

Address of Owner: 10545 - 132 Street  
Surrey, BC  
V3T 3V5

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: 008-670-323  
LT 11 2 SEC 21 R2 PL 20182

10581 - 132 Street

Parcel Identifier: 010-443-304  
LT A 41 SEC 21 R2 PL 18794

10595 - 132 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) the maximum proportion of Type II Interior Lots is increased from 33% to 40%.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

---

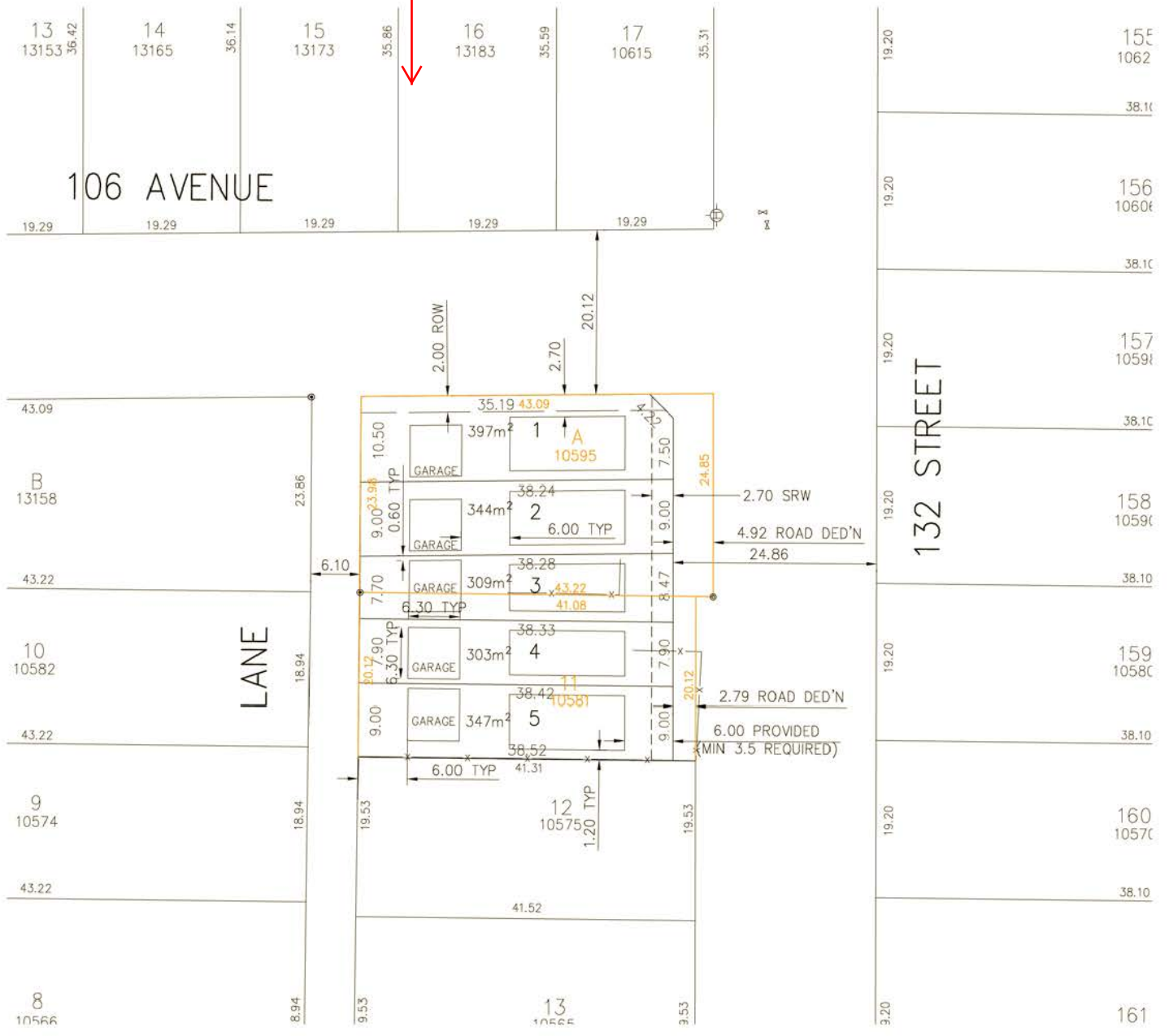
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



Development  
Variance Permit



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSES TO BE REMOVED.

No.	Date	Revision	Dr	Cr
2	12/10/31	ADDED STATUTORY RIGHT OF WAY ALONG 132 STREET	JC	SS
1	12/09/18	FRONT SETBACK REVISED	TWO	SS

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citwest.com



**BOBBY PAWAR**  
 11936 - 84 AVENUE, SURREY, B.C., V4C 2M5, PH: 604-715-5777

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 10581/10585 - 132 STREET, SURREY, B.C.

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2951	Of
P.W. P.U.	Date JUN /12	Revision 2
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.