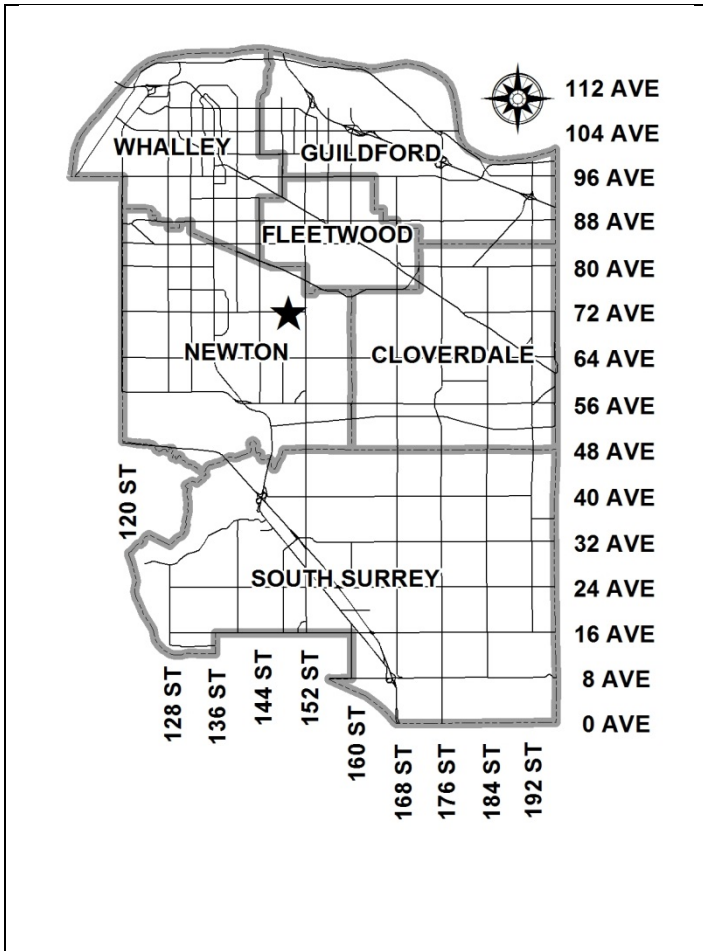


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0060-00

Planning Report Date: September 09, 2013



PROPOSAL:

- **NCP amendment** from Urban Single Family Residential to Single Family Small Lots
- **Rezoning** from RA to RF-12
- **Development Variance Permit**

in order to allow subdivision of 1 lot into 2 lots.

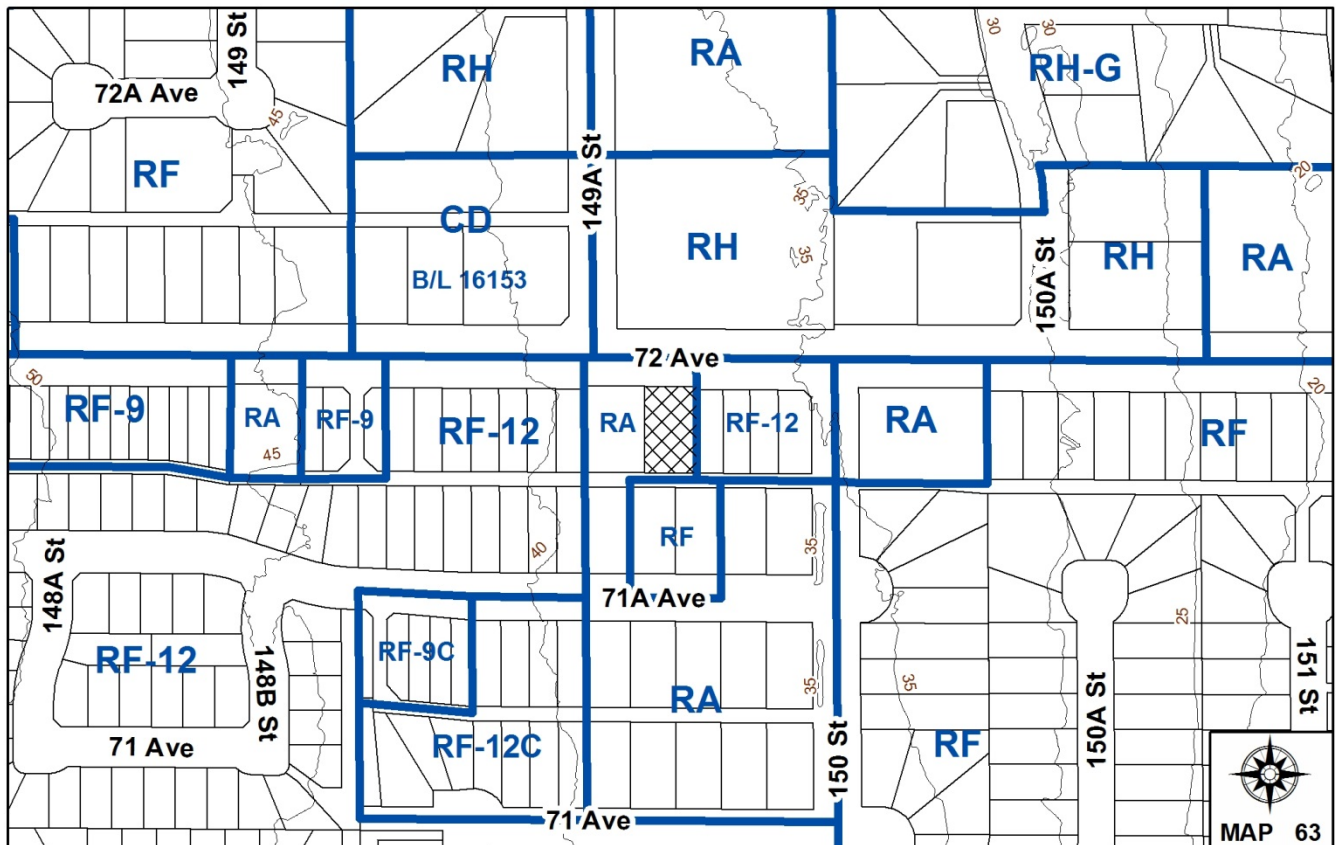
LOCATION: 14962 - 72 Avenue

OWNER: Satiya R Kumar
 Sharun L Kumar
 Shaneel S Kumar

ZONING: RA to RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family Residential



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

- An NCP amendment is required to the East Newton South NCP to re-designate the site from "Urban Single Family Residential" to "Single Family Small Lots" to allow for the development of 1 RA lot into 2 RF-12lots.
- The landscape buffer requirement on 72 Avenue is also proposed to be eliminated.
- Seeking relaxation of lot width from 12 m (40 ft) to 10.97 m (36 ft) to permit subdivision of 1 lot into 2 lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Consistent with development pattern established in the surrounding neighbourhood.
- The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities, and its location of an arterial road located near public transit access to the Newton and Guildford Town Centres.
- Similar lot width variances have been approved on the two existing RF-12 lots to the immediate east.
- The applicant also proposes to eliminate the NCP requirement for a landscape buffer strip on 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the buffer requirement in the NCP was noise attenuation. Instead of a landscape buffer, other mitigation measures are proposed, including (1) increased front yard setbacks from 72 Avenue; (2) sound attenuation guidelines such as triple-glazed windows to be included in the building scheme. Staff have reviewed this issue and consider the approach to be appropriate.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0060-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone from 12 metres (40 ft.) to 10.97 metres (36 ft.);
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 to adequately address the shortfall in tree replacement; and
 - (e) registration of a Section 219 Restrictive Covenant for increased front yard setbacks.
4. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots" 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:**

1 Elementary student at T. E. Scott Elementary School
1 Secondary student at Frank Hurt 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 late Spring 2014.

SITE CHARACTERISTICSExisting Land Use: vacant lotAdjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Avenue):	Single Family Residential; currently under application to develop into 5 single family lots (7910-0203-00)	Suburban / Suburban Residential Half-Acre (LAP)	RH
East:	Single Family Residential	Urban / Single Family Small Lots	RF-12
South (Across lane):	Single Family Residential	Urban / Urban Single Family Residential	RF
West:	Single Family Residential	Urban / Urban Single Family Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of one vacant property, currently zoned RA, designated "Urban" in the OCP, and designated "Urban Single Family Residential" and "Landscaped Buffer Strips" in the East Newton South Neighbourhood Concept Plan.
- This application proposes rezoning from RA to RF-12, and the subject site to be redesignated from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots".
- The adjacent properties to the east have been rezoned to RF-12 and redesignated to "Single Family Small Lots" under Development Application 7904-0268-00.
- The properties to the west, excluding the adjacent property, have also been rezoned to RF-12 and redesignated to "Single Family Small Lots" under Development Applications 7906-0290-00 and 7904-0253-00. There is still one property adjacent to the site to the west that is zoned RA, but has the potential to subdivide into two RF-12 lots.
- The adjacent properties across the lane to the south have been developed as RF lots under current NCP "Urban Single Family Residential". This rezoning and subdivision was completed under Development Application 7906-0485-00.
- This proposal continues what is an appropriate transition from higher density along the south side of 72 Avenue, to lower density further south. This proposal is also consistent with recently approved development applications along 72 Avenue that have also proposed small lots.

- The East Newton South NCP also requires a 4 metre (13 ft.) landscape buffer strip along 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the landscape buffer requirement in the NCP, which was approved by Council in 1997, was noise attenuation. Instead of a landscape buffer, other mitigation measures are proposed, including (1) increased front yard setbacks from 72 Avenue; and (2) sound attenuation guidelines such as triple-glazed windows to be included in the building scheme. Staff have reviewed this issue and consider the approach to be appropriate. It is also noted that 3 new trees are proposed per lot, and 2 of those are along 72 Avenue, within the front yard.
- The RF-12 Zone requires a setback of 6 metres (20 ft.). However, there are additional provisions which allow reductions for all or a portion of the front of the dwelling, to 4 metres (13 ft.). Furthermore, the setback to an unenclosed and unhabitable space such as a porch or veranda may be further reduced to a minimum of 2 metres (6.6 ft.). Increased front yard setbacks, to a minimum of 6 metres (20 ft) for the principal building and 4 metres (13 ft.) for a porch or veranda, are proposed in order to address noise attenuation as noted above. The 6 metre (20 ft) setback will ensure that the dwellings on the proposed lots will be sited to line up with the RF lots to the east, which have a minimum setback requirement of 7.5 metres (25 ft.) but 1.5 metres (5 ft.) less road dedication width due to the change in the arterial road standard requirement.
- The ultimate road dedication for 72 Avenue is 30 metres (98.5 ft.), with 15 metres (49.25 ft.) dedication from centreline. At this time, the applicant is only required to dedicate 13.5 metres (44.3 ft.), with a future dedication of 1.5 metres (4.95 ft.). However, the setbacks are always calculated based on ultimate road dedication, so the 6 metres (20 ft.) setback required will temporarily be 7.5 metres (25 ft.) until the ultimate road dedication.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of two properties with a total area of 0.08 hectares (0.198 acres). It is located on the south side of 72 Avenue, west of 150 Street. It is designated “Urban” in the OCP, “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan, and zoned RA.
- The East Newton South NCP was approved by Council in December 1997. At that time, the single family small lot zones did not exist. Since the approval of the NCP, there have been a number of NCP amendments approved by Council to allow small lots (RF-9 and RF-12). This proposal is consistent with the NCP amendments which have been approved in the neighbourhood, including the creation of single family small lots along 72 Avenue.

Current Proposal

- The applicant proposes to rezone from RA to RF-12, in order to subdivide into two lots, which requires a proposed redesignation in the NCP to “Single Family Small Lots”.

- The proposed lots are 35.25 m (116 ft.) deep (minimum depth is 26 m [185 ft.]), and 387 m² (4,165 sq. ft.) in area (minimum area is 320 m² [3,444 sq. ft.]) which comply with the RF-12 zone. The width of the two proposed lots is 10.97 m each (36 ft.), which fall below the minimum 12 m requirement of the RF-12 Zone; therefore, a variance for lot width is required.
- All lots are to have their access through the back lane, enhancing pedestrian environment along 72 Avenue.

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- Sound attenuation measures such as triple-glazed windows are included in the Building Scheme.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation

- The applicant has retained Trevor Cox of Diamond Head Consulting Ltd., to provide an arborist report. The report assesses all trees on the subject property.
- The arborist has identified 5 cherry trees on the subject property, and proposes to remove all 5 trees. Two of the trees were within the 72 Ave road dedication, two were within the building envelope, and one was in decline and not suitable for retention. Two Western Red Cedar trees were identified off-site for retention.

Tree species	Total # of trees on-site	Total # of trees off-site	Total # of trees off-site Retained	Total # of trees on-site Removed	Replacement Trees (2:1)
Cherry	5	-	-	5	10
Western Red Cedar	-	2	2	-	-
TOTAL	5	2	2	5	10

- The applicant is required to provide 10 replacement trees. However, given the size of the lots, only 6 replacement trees can be provided on site. From the 3 trees proposed per lot, 1 is on the rear yard, and two are along the 72 Ave front yard. The applicant will need to provide compensation to the City's Green Fund for the shortfall in replacement trees (4 trees). Tree summary attached as Appendix VI.

- The landscape buffer required in the NCP along 72 Avenue is proposed to be eliminated. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the buffer requirement in the NCP was noise attenuation, and other measures are proposed instead: (1) increased front yard setbacks from 72 Avenue; (2) sound attenuation guidelines such as triple-glazed windows to be included in the building scheme. Staff have reviewed this issue and consider the approach to be appropriate.

PRE-NOTIFICATION

Pre-notification letters were sent on April 12, 2013 and staff has received no responses.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax lot width for both proposed lots from 12 m (40 ft) to 10.97 m (36 ft).

Applicant's Reasons:

- To facilitate a 2-lot subdivision of the subject lot independent of consolidation with lot to the west.

Staff Comments:

- A reduced lot width would allow the subdivision of one lot into two lots. This will not prevent the lot to the west to subdivide at a later date into two RF-12 lots, without the need for a DVP.
- The applicant has attempted to consolidate with lot to the west, or to purchase a portion of their property to minimize the extent of the required variance. However, an agreement could not be reached between the two parties.
- Despite the proposed width reduction, both lots substantially exceed the minimum depth (26 m [185 ft.]) and area (320 m² [3,444 sq. ft.]) of the RF-12 Zone. Specifically, the proposed lots are 35.25 m (116 ft.) deep and have an area of 387 m² (4,165 sq. ft.).
- The reduced frontage for both lots will not result in a noticeable difference between this proposal and the two existing RF-12 lots to the immediate east, as both adjacent lots have been approved for similar lot width variances from 12 m to 11.2 m. Also, the access will be given from the rear lane, so no driveways will be constructed along 72 Avenue.

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. East Newton South NCP Plan
- Appendix VIII. Development Variance Permit No. 7913-0060-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

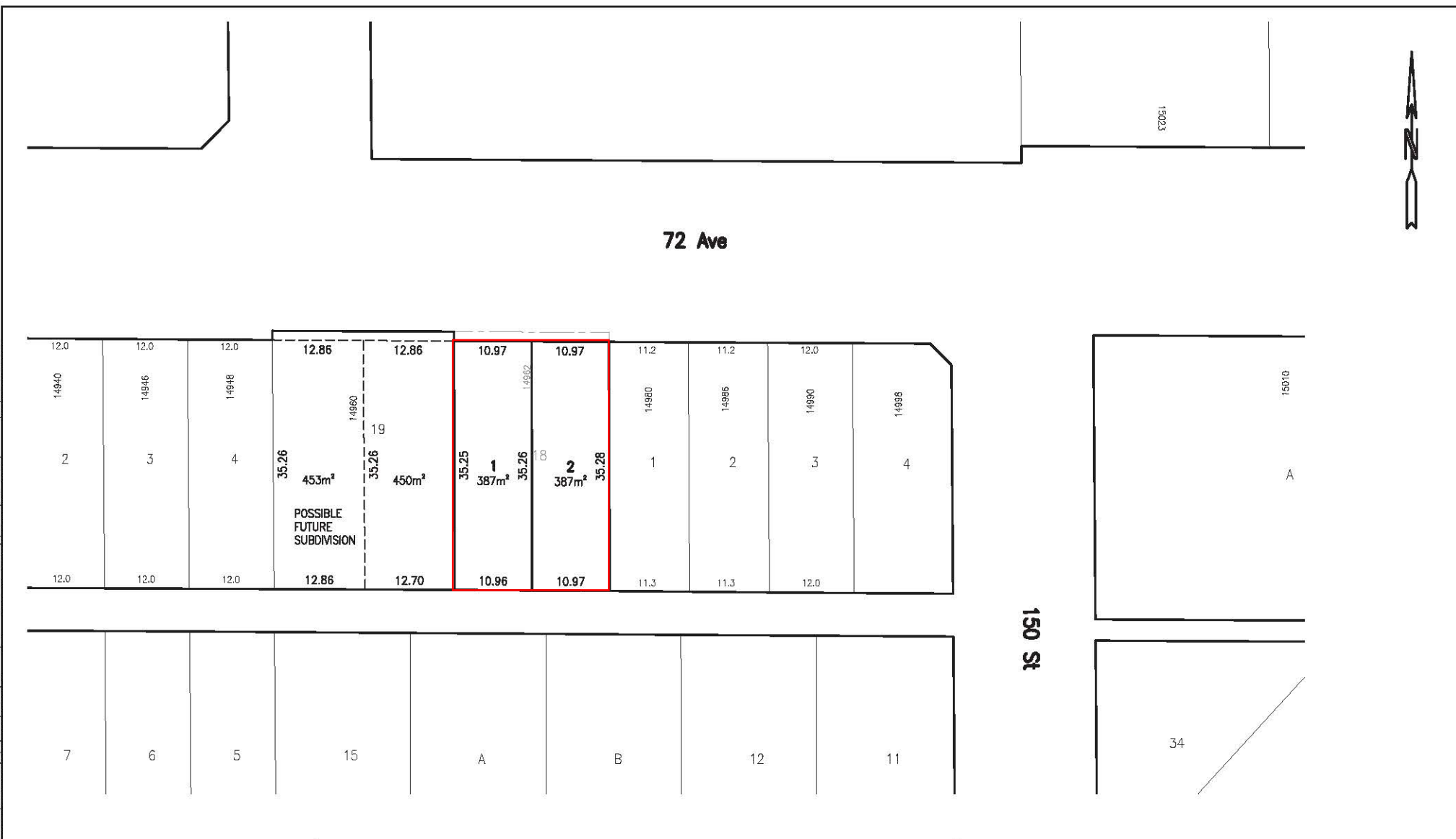
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.198 acres
Hectares	0.08 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	10.97 m
Range of lot areas (square metres)	387 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 lots/hectare & 10 lots/acre
Lots/Hectare & Lots/Acre (Net)	26 lots/hectare & 10.5 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

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CLIENT: KUMAR		PROJECT: 14962 - 72 AVENUE SURREY	
DRAWING TITLE: 2 LOT SUBDIVISION (RF-12)			
PROJECT No: 2013-001	DATE: JAN 2013	LEGAL: LOT 18, LD 36, SEC 15, TP 2, PL 20139, NWD	SCALE: 1:500
MUNICIPAL PROJECT No:			

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategies

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

INTER-OFFICE MEMO

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

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

DATE: **August 28, 2013** PROJECT FILE: **7813-0060-00**

RE: **Engineering Requirements
Location: 14962 72 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.308 metres along 72 Avenue for a modified 27.0 metre Arterial Road Standard.

Works and Services

- Provide storm, water, and sanitary service connections to service each lot.
- Pay applicable charges related to Sanitary Latecomers Agreement 5806-0184-00-1.
- Pay applicable charges related to Drainage Latecomers Agreement 5906-0184-00-1.
- Pay Sanitary Connection Fee relative to 7806-0184-00.

A Servicing Agreement is required prior to Rezone/Subdivision for review of drainage assessment, administration of latecomer fees and registration of required legal documents.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE



Friday, April 05, 2013
Planning

School Enrolment Projections and Planning Update:

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

Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school's capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7913-0060-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

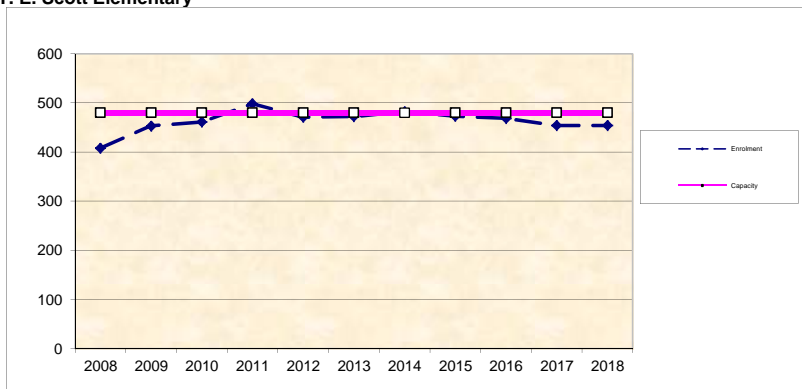
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

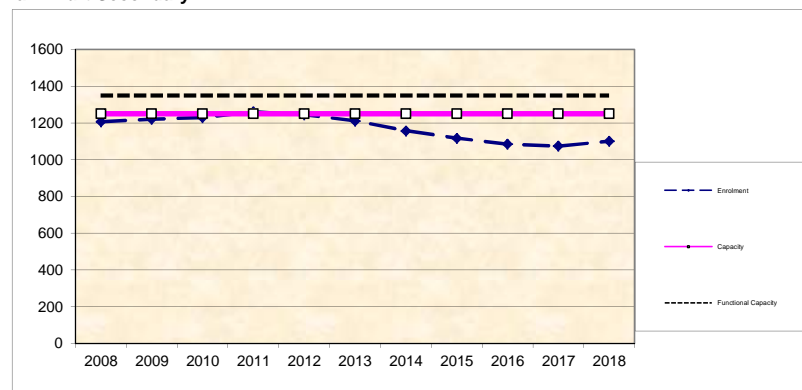
September 2012 Enrolment/School Capacity

T. E. Scott Elementary	
Enrolment (K/1-7):	60 K + 411
Capacity (K/1-7):	80 K + 400
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

T. E. Scott Elementary



Frank Hurt Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0060-00
 Project Location: 14962 - 72 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. There are numerous new RF-12 Type 1 lots located both east and west of the subject site, on the south side of 72 Avenue. Of all lots surveyed in the study area, 70 percent are vacant lots contained within Surrey project 7906-0290-00 to the west and Surrey project 7904-0268-00 to the east. Only three of ten lots surrounding the subject site have homes located on them.

This area was built out over a time period spanning from the pre-1950's to post 2010's. The age distribution from oldest to newest is: pre-1950's (33%), 1990's (33%), and post 2010's (33%). Home size distribution is: under 1000 sq.ft. (33%), 2501 - 3000 sq.ft. (33%), and over 3550 sq.ft. (33%). Styles found in this area include: "Heritage (Old B.C.)" (33%), "Neo-Heritage" (33%), and "Neo-Traditional" (33%). Home types include: 1½ Storey (33%), and Two-Storey (67%).

All homes in the surrounding area are considered to have desirable mid-scale massing characteristics. The scale (height) range for front entrance structures include: one storey front entrance (33%), one storey front entrance veranda in heritage tradition (33%), and 1½ storey front entrance (33%).

The range of roof slopes found in this area is: 10:12 (67%), and 12:12 (33%). Main roof forms (largest upper floor truss spans) include: main common hip roof (33%), and main common gable roof (67%). Feature roof projection types include: Common Hip (33%), Common Gable (33%), and Shed roof (33%). Roof surfaces include: Interlocking tab type asphalt shingles (33%), Shake profile asphalt shingles (33%), and Concrete tile (shake profile) (33%).

Main wall cladding materials include: Horizontal vinyl siding (67%), or full height stone at front (33%). Feature wall trim materials used on the front facade include: No feature veneer (50%), or wood wall shingles accent (50%). Wall cladding and trim colours include: Neutral (25%), Natural (50%), and Primary derivative (25%).

Covered parking configurations include: No covered parking (33%), Triple garage (33%), and rear double garage (33%).

A variety of landscaping standards are evident, including: high quality modern suburban landscape standard (33%), modest old urban landscape standard featuring sod and a few shrubs (33%), and average modern urban landscape standard (33%). Driveway surfaces include: gravel (33%), exposed aggregate (33%), and rear driveway (33%).

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

- 1) **Context Homes:** There is one suitable context home in this area at 14980 - 72 Avenue. It is a new (less than 10 years old), 2800 sq.ft. "Neo-Heritage" style Two-Storey type dwelling with desirable mid-scale massing characteristics. The home has a one storey front entrance veranda in the heritage tradition. The roof is a 10:12 slope main common gable with common gable projections and a shake profile asphalt shingles roof surface. The home is clad in horizontal vinyl siding and has a wood wall shingles accent in the gable ends. The home is situated on a lot similar in size to the proposed homes, and has a rear garage with lane access, also similar to that proposed at the subject site. This home provides ideal context for the subject site.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and "Craftsman Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Home types include 1½ Storey and Two Storey. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 Type 1 lots with rear access garages. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** Roof surfaces include asphalt shingles and concrete roof tiles. It is expected that new homes in the aforesaid projects east and west of the subject site, when built out, will have asphalt shingle roofs. For future continuity, the recommendation is to permit only shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on the context home. This is a suitable minimum roof slope given the objectives of ensuring continuity with expected new surrounding homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: On the south side of 72 Avenue, adjacent to the west side of the subject site, there is one pre-1950's, 900 sq.ft. 1½ Storey Heritage home in fair to moderate condition. The home adjacent to the east side of the subject site is a new 2800 sq.ft "Neo-Heritage Two-Storey type home with desirable mid-scale massing characteristics, a 10:12 slope common gable roof with asphalt shingle surface and vinyl siding with wood wall shingles in the gable end. The home has a rear garage. This is the context home for the subject site. Other surrounding lots on the south side of 72 Avenue are zoned RF-12 Type 1, with rear lane, and all are vacant. North, and opposite the subject site there is one 1990's, 4000 sq.ft. "Neo-Traditional" home with triple garage, and undeveloped lands.

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", or "Craftsman-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

There is one suitable context home in this area at 14980 - 72 Avenue. It is a new (less than 10 years old), 2800 sq.ft. "Neo-Heritage" style Two-Storey type dwelling with desirable mid-scale massing characteristics. The home has a one storey front entrance veranda in the heritage tradition. The roof is a 10:12 slope main common gable with common gable projections and a shake profile asphalt shingles roof surface. The home is clad in horizontal vinyl siding and has a wood wall shingles accent in the gable ends. The home is situated on a lot similar in size to the proposed homes, and has a rear garage with lane access, also similar to that proposed at the subject site. This home provides ideal context for the subject site.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Hedge plantings recommended across fronts of lots on 72 Avenue. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete (broom finish concrete recommended because driveways will be connected to a rear lane.

Noise mitigation for proximity to 72 Avenue

On the north (72 Avenue) side of the dwelling, the following noise mitigation measures are required:

- resilient metal channels affixed perpendicular to wall studs for noise reduction
- thicker (5/8") gypsum board or ½" acoustic sound board
- triple glazed windows
- 2x6 studs and minimum R-20 insulation

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 15, 2013

Reviewed and Approved by:  **Date:** August 15, 2013

TREE PRESERVATION SUMMARY

Project Location: 14962 72nd 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: Lot is approximately 850m² in size, no remaining structures on the site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		<u>5</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>5</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	(xx @ 1:1 plus xx @2:1)	<u>10</u>	(E)
Number of Replacement Trees Proposed		<u>6</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>4</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>6</u>	(H)
Number of Lots Proposed in the Project		<u>2</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

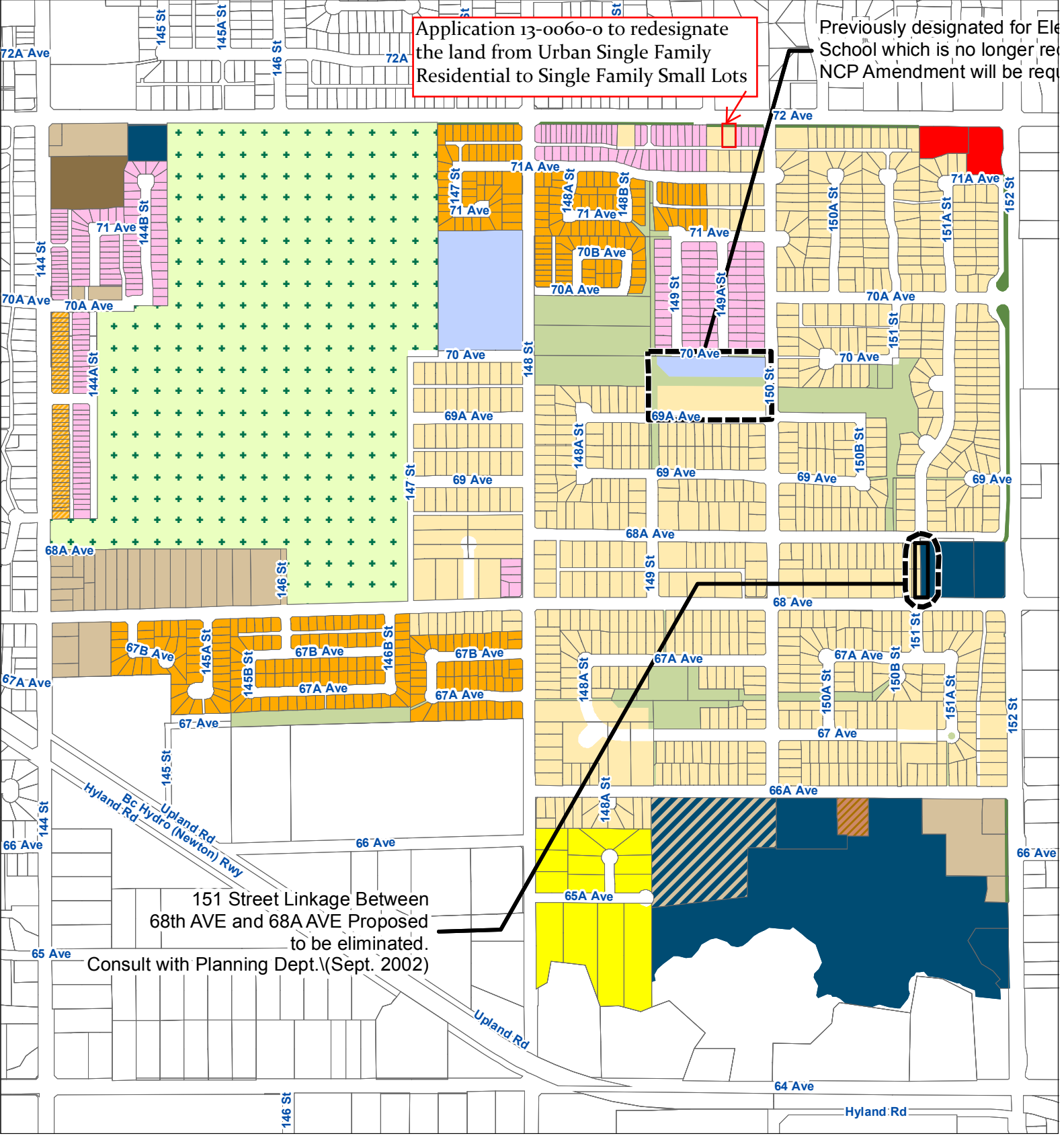
This plan will be available before final adoption

Summary prepared and submitted by:

 _____ Arborist	June 24th, 2013 _____ Date
---	----------------------------------

Application 13-0060-0 to redesignate the land from Urban Single Family Residential to Single Family Small Lots

Previously designated for Elementary School which is no longer required. NCP Amendment will be required.



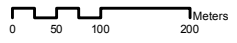
151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

- | | |
|---|--|
| HALF ACRE SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL) |
| URBAN SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL / TOWNHOUSES |
| SINGLE FAMILY SMALL LOTS | NEIGHBOURHOOD / LOCAL COMMERCIAL |
| SEMI-DETACHED | ELEMENTARY SCHOOL |
| LOW DENSITY COMPACT HOUSING (max. 10 upa) | PARKS AND OPEN SPACE |
| TOWNHOUSES (max. 15 upa) | CEMETERY |
| Townhouses (max. 20 u.p.a.) | LANDSCAPE BUFFER STRIPS |
| MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa) | |

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

Approved By Council December 15, 1997 Amended 11 Dec. 2012

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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0060-00

Issued To: SATIYA R KUMAR
SHARUN L KUMAR
SHANEEL S KUMAR

("the Owner")

Address of Owner: 14589 82A Avenue
Surrey BC V3S 2M2

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: 007-494-106
 Lot 18 Section 15 Township 2 New Westminster District Plan 20139
 14962 - 72 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:

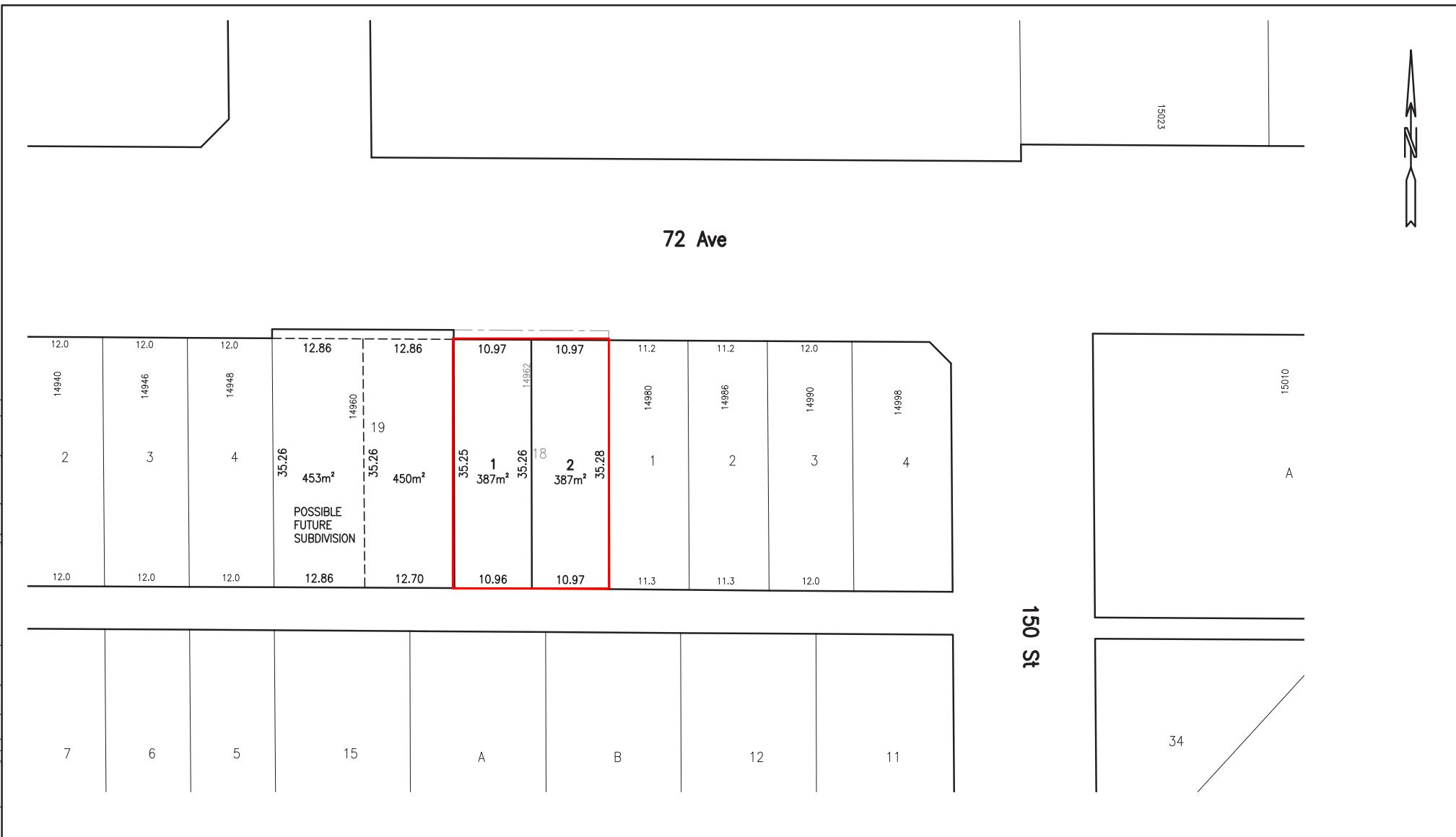
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 17A Single Family Residential (12) Zone (RF-12), the minimum lot width for Lot Type I [Interior Lot] is reduced from 12 metres [40 ft] to 10.96 m [36 ft] on both proposed lots.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

G:\Projects\2013-001.saf\A0 Drawings\Layouts\Lot_Layout - Op. 2 - 2013-04-03.dwg [Lot_Layout_11x17] 4/03/2013 3:55PM



CLIENT: KUMAR		PROJECT: 14962 - 72 AVENUE SURREY	
DRAWING TITLE: 2 LOT SUBDIVISION (RF-12)			
PROJECT No: 2013-001	DATE: JAN 2013	LEGAL: LOT 18, LD 36, SEC 15, TP 2, PL 20139, NWD	SCALE: 1:500
MUNICIPAL PROJECT No:			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

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