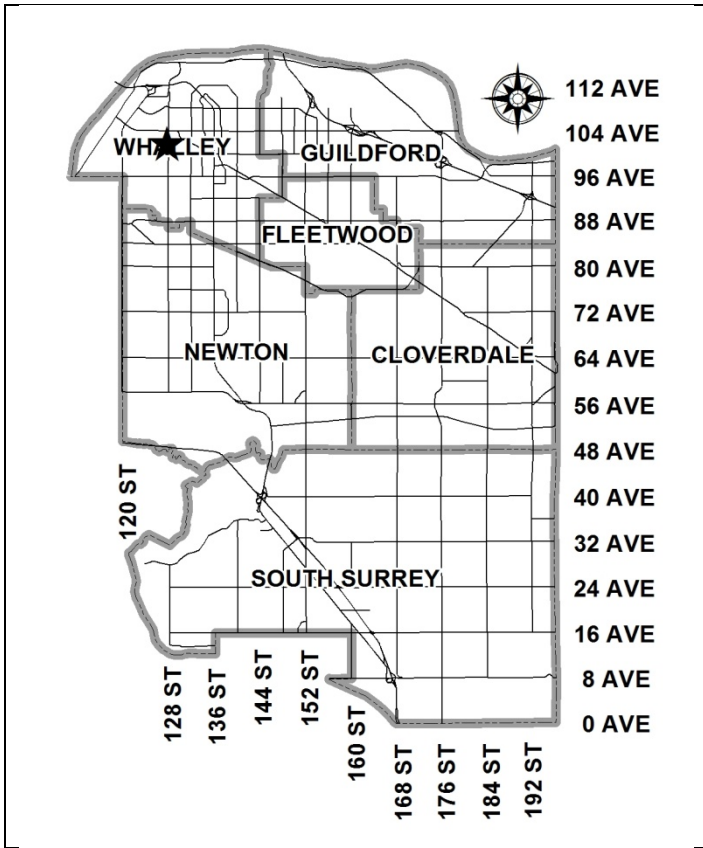


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0078-00

Planning Report Date: July 22, 2013



PROPOSAL:

- **Rezoning** from RF to RF-10

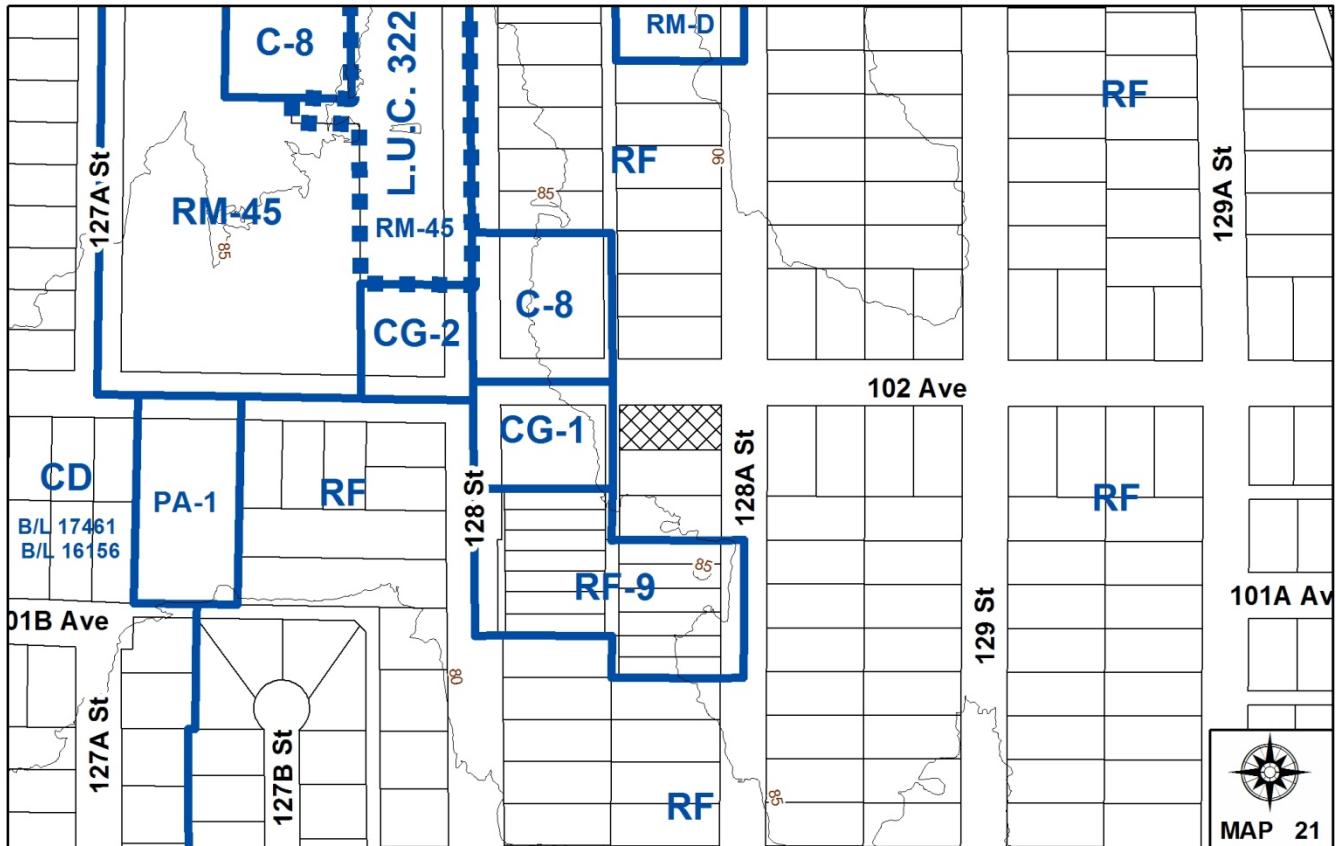
in order to allow subdivision into 2 small single family lots.

LOCATION: 10185 - 128A Street

OWNERS: Lakhwinderji Kalirai and Sukhraj Khela

ZONING: RF

OCB DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The subject site is in close proximity to City Centre, parks, places of worship, bus routes and a community commercial node, justifying a more dense single family development.
- Follows the pattern of recent development along the block with RF-9 lots to the south.
- The proposed lots comply with the regulations of the proposed new RF-10 Zone, which is scheduled for Public Hearing on July 22, 2013.

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 (10) Zone (RF-10)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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 concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 1, 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; and
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lot 2, to require a minimum front yard setback of 7.5 metres (25 ft.) to the principal building and 6 metres (20 ft.) to the covered porch or veranda.

In addition, although not recommended:

3. Council could authorize Development Variance Permit No. 7913-0078-00 varying the following to proceed to Public Notification:
 - (a) to vary the RF-10 Zone to allow a driveway from the flanking street (102 Avenue) rather than from the rear lane for proposed Lot 1.

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 students at Old Yale Elementary School
1 Secondary students 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 spring 2014.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling that will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 102 Avenue):	Single family dwelling.	Urban	RF
East (Across 128A Street):	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Gas station.	Urban	CG-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the southwest corner of 128A Street and 102 Avenue, west of Surrey City Centre. It is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to rezone the subject site to the proposed "Single Family Residential (10) Zone (RF-10)" to allow subdivision into two small single family lots (Appendix II).
- Originally, the applicant submitted an application to rezone the subject site to "Single Family Residential (9) Zone (RF-9)". However, on July 8, 2013 Council granted First and Second Reading to a new zone, RF-10. The Public Hearing for the new RF-10 Zone is scheduled for July 22, 2103. It is anticipated that this new RF-10 Zone will be considered for Final Adoption

on July 29, 2013.

- The purpose of the RF-10 Zone is to create single family lots which can accommodate more parking, create better side yard transitions and create more usable rear yards than can be achieved under the RF-9 Zone.
- As the two proposed lots comply with the criteria of the RF-10 Zone, the applicant amended the application to rezone the site to RF-10, rather than to RF-9.
- The block in which the subject site is located is in the process of being redeveloped, with the traditional minimum 18-metre (60 ft.) wide RF lots being re-subdivided into 2 RF-9, and now RF-10, lots. As a result, the proposed subdivision follows this pattern of development established by previous applications (Application Nos. 7006-0457-00 and 7910-0212-00), to the south.
- The two properties to the south of the subject lot (10169 and 10177 – 128A Street) are anticipated to continue the pattern of subdivision into smaller, RF-10 lots, although likely considerably delayed for the lot to the immediate south, at 10177 – 128A Street, due to a recently constructed house.

Proposed Subdivision Layout

- The proposed lots will meet or exceed the minimum requirements of the RF-10 Zone (Type IV) in terms of lot area (324 square metres /3,490 sq. ft.), width (9.0 metres/30 ft. and 10.5 metres/34 ft.) and depth (36 metres/118 ft.).
- Proposed Lot 1 is a corner lot and is approximately 456 square metres (4,908 sq.ft.) in area and 10.5 metres (34 ft.) in width. Proposed Lot 2 is an interior lot and is approximately 407 square metres (4,381 sq.ft.) in area and 9.16 metres (30 ft.) in width. Lot depth proposed for both lots is 44.5 metres (146 ft.) which is substantially deeper than the minimum 36-metre (118 ft.) requirement of the RF-10 Zone.
- As stipulated in the RF-10 Zone, driveway access and garages to all proposed lots will be provided from the rear lane.
- For proposed Lot 1, it is proposed that the front yard setback be increased from the minimum of 3.5 metres (11 ft.) in the RF-10 Zone to 7.5 metres (23 ft.) to maintain a consistent front yard setback for the entire block. Similarly, the minimum front yard setback for a covered porch or veranda in the RF-10 Zone will be increased from the minimum requirement of 1.5 metres (5 ft.) to 5.0 metres (16 ft.).
- On proposed Lot 2 the front yard setback will be increased to 7.5 metres (25 ft.) in order to retain a mature cherry tree in the front yard. The proposed setback for the covered porch or veranda will be 6.0 metres (20 ft.).

Off-Street Parking

- RF-10 lots are intended to be accessed from rear lanes with detached garages being located 6.0 metres (20 ft.) from the lane, resulting in two parking spaces being provided within the

double garage and two parking spaces on the concrete pad between the garage and the rear lane.

- On RF-10 lots that are wider than 9.0 metres (30 ft.), such as proposed Lot 1, there is the possibility of creating an additional parking space between the garage and the side property line, and an additional parking space on the concrete pad giving access to the additional parking space from the lane, for a total of 6 on-site parking spaces (Appendix VI).
- To screen parked vehicles from 102 Avenue a row of screening hedges is proposed along the northern side lot line of proposed Lot 1.
- Due to a neighbouring offsite tree and the 9.16-metre (30 ft.) width of proposed Lot 2, the applicant has proposed to construct a double garage and triple concrete driveway on this lot, creating a total of 5 on-site parking spaces (Appendix VI).

Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).

Tree Preservation and Lot Grading

- Mike Fadum of Mike Fadum and Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and require some minor changes.
- The chart below provides a summary of the tree removal by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder	1	1	0
Cherry	1	1	0
Douglas Fir	1	0	1
Pine	2	2	0
Sweetgum	2	2	0
TOTAL	7	6	1

- 2 replacement trees are required. Due to the 44-metre (144 ft.) depth of the proposed lots, one replacement tree is possible in each rear yard.
- A 1.02-metre (3 ft.) diameter Douglas Fir tree is located in the north-east corner of proposed Lot 1. The tree is one of the most dominant trees in the neighbourhood and would require an approximate 6-metre (20 ft.) tree protection zone to retain. The ground around the tree is higher than the existing lane which makes development of onsite parking and drive aisles problematic without extensive grading which would damage the tree.
- To retain the significant Douglas Fir tree, staff have explored alternate garage and parking options but have been unable to find a workable layout. A single garage with two tandem

parking spaces in front could be constructed with access from the rear lane and the tree retained, however, the applicant is seeking a double garage on both proposed lots.

- A double garage can only be constructed on proposed Lot 1 with the Douglas Fir tree retained, if the driveway is from 102 Avenue, rather than from the rear lane (see Appendix VII). However, the Engineering Department has concerns with the location of a driveway on 102 Avenue due to safety issues with vehicles backing out onto 102 Avenue. Although generally not a concern on a local road, the subject site is near 128 Street and the left turn for this signalized intersection extends past the proposed driveway location.
- The Engineering Department further advises that there is considerable on-street parking available in this area.
- If Council has concerns with the removal of the large Douglas Fir tree, although not recommended by the Engineering Department, a Development Variance Permit (Appendix VII) could be considered to allow a 2-car garage to take access off 102 Avenue as opposed to the rear lane, which is mandated in the RF-10 Zone.
- A preliminary lot grading plan submitted by Mainland Engineering Ltd. has been reviewed by staff and requires minor revisions. The applicant proposes to have in-ground basements on both lots with minimal fill.

PRE-NOTIFICATION

- A development sign was installed on June 6, 2013 and pre-notification letters were sent on May 29, 2013. Staff received one phone call in response with concerns over limiting density to the east side of 128 Street in Whalley.

(At this time staff have not been supportive of RF-9 and RF-10 lots to the west of 128 Street in Whalley.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 30, 2013. 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)	• Close to City Centre boundaries and within 1.3 kilometres of Surrey Central SkyTrain Station.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• Able to retain several onsite and off-site trees.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• Applicant will provide additional windows along the north side of the development to provide additional eyes on the street.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

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
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.	Development Variance Permit No. 7913-0078-00 (<i>if required</i>)

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

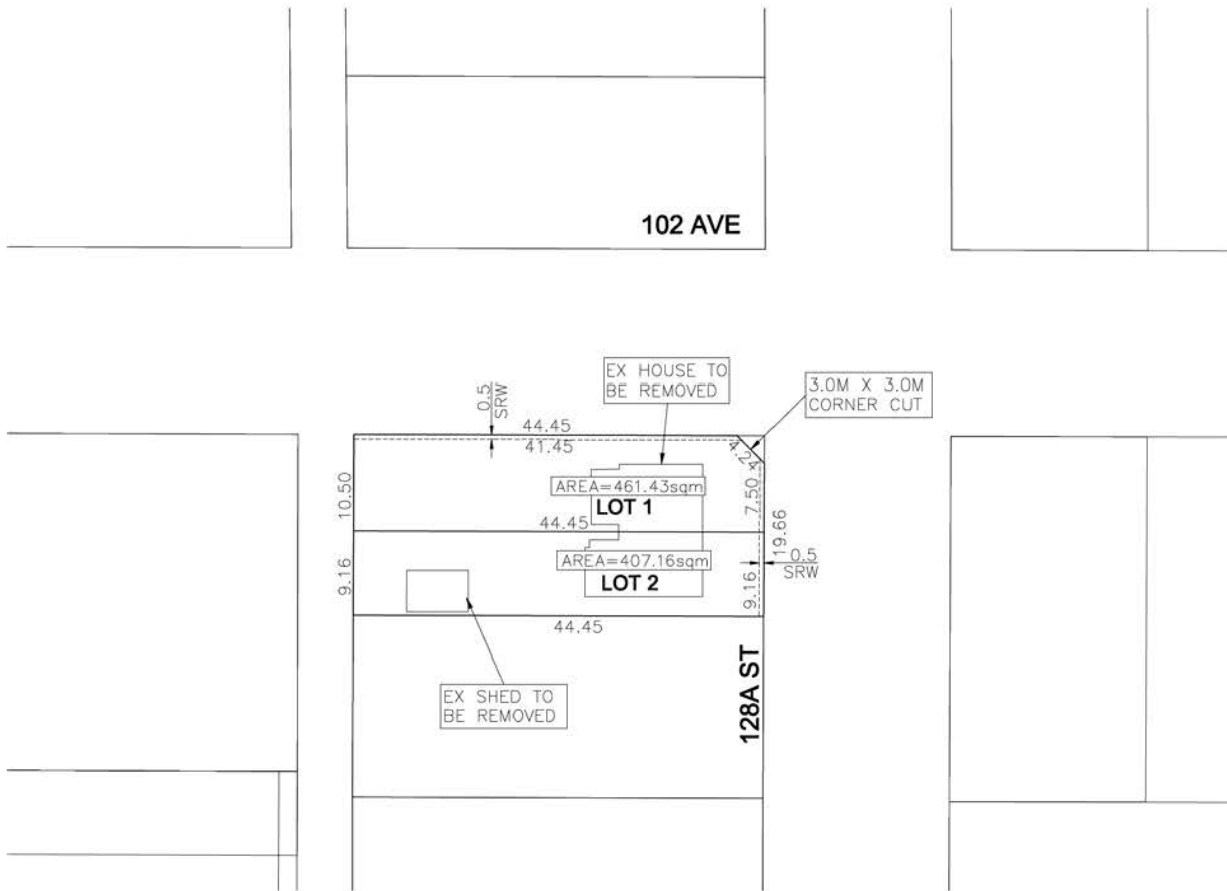
JKS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\15932044025.doc
DRV 7/18/13 11:44 AM

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.22
Hectares	0.087
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	9.16 m – 10.5 m
Range of lot areas (square metres)	407 m ² – 461 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	23 u.p.h / 9 u.p.a
Lots/Hectare & Lots/Acre (Net)	23 u.p.h / 9 u.p.a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	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
Driveway Access	YES – to use 102 Avenue



0	07/15/13	ISSUED FOR PRELIMINARY LAYOUT APPROVAL
NO.	DATE	DRN.

MAINLAND ENGINEERING (2007) CORPORATION
 SUITE 208 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION #10185-128A ST, SURREY.
 DWG. NAME: **PRELIMINARY LAYOUT PLAN**

SCALE	NTS	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM	SURREY DRAWING NO.	1
DRAWN	RM	MAINLAND PROJECT NO.	C-1334
CHECKED	AB	DATE	07/15/13
APPROVED	AB	REV.	0

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

FROM: Development Services Manager, Engineering Department

DATE: July 16, 2013 (supercedes July 2, 2013) PROJECT FILE: 7813-0078-00

**RE: Engineering Requirements
Location: 10185 128A Street**

Rezone/Subdivision

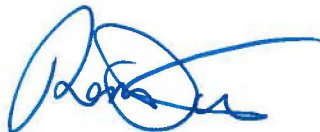
Property and Right-of-Way Requirements

- Dedicate 3.0 x 3.0 metre corner cut at intersection of 102 Avenue and 128A Street.
- Provide a 0.50 metre Statutory Right-of Way along frontages of 128A Street and 102 Avenue.

Works and Services

- Construct south half of 102 Avenue to Through Local Road Standard.
- Construct west half of 128A Street to Through Local Road Standard.
- Remove and replace existing barrier curb with rollover curb within lane for driveway access.
- Construct drainage main in rear lane.
- Construct drainage main along 128A Street.
- Construct sanitary facilities to service the proposed development from 102 Avenue main.
- Provide drainage, water, and sanitary service connections to each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Tuesday, April 23, 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.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The densification of City Centre will result in additional learning space needs in the area. The provision of public amenity space (including the possibility of public learning centre space) is encouraged, to avoid future overcrowding at existing secondary schools in North Surrey, which may result from densification within the City Centre. The timing of future high rise development in the area, with good market conditions could impact the enrolment growth upwards from the projection below.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0078 00

SUMMARY

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

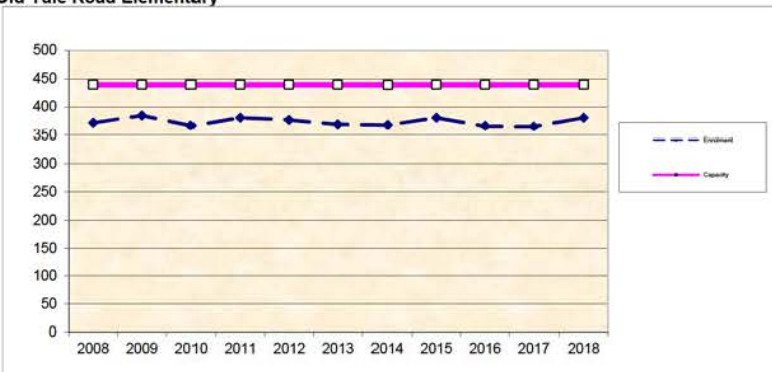
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

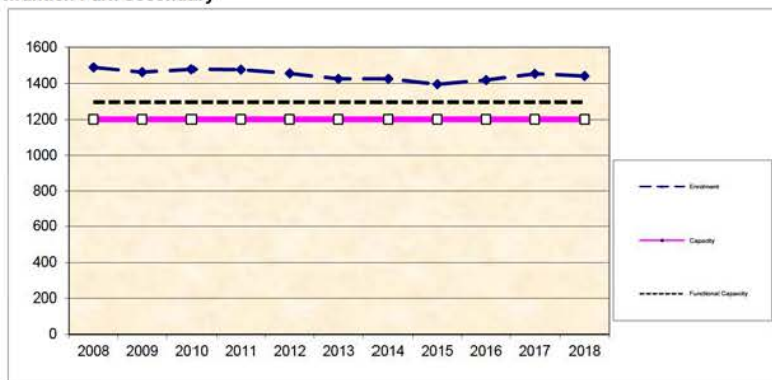
September 2012 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	56 K + 321
Capacity (K/1-7):	40 K + 400
Kwantlen Park Secondary	
Enrolment (8-12):	1457
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Old Yale Road 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: 7913-0078-00
 Project Location: 10185 - 128A 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:

The subject site is located in a mixed use area, with a variety of zonings including CG-1 (Husky Gas Station), S-8 (Daycare centre), RF, and RF9. The development pattern that has emerged in this area is one wherein 19 metre wide RF lots containing old urban structures, are being demolished and replaced with two RF-9 lots, each containing a 1700 sq.ft. Two Storey home.

This area was built out over a time period spanning from the pre-1950's to the post year 2000's. The age distribution from oldest to newest is: pre-1950's (15%), 1950's (15%), 1970's (15%), 1990's (15%), and post year 2000's (38%). Home size distribution is: under 1000 sq.ft. (31%), 1501 - 2000 sq.ft. (31%), 2001 - 2500 sq.ft. (8%), and 3001 - 3550 sq.ft. (31%). Styles found in this area include: "Old Urban" (38%), "West Coast Contemporary (assembly of geometric shapes type)" (8%), "Craftsman Heritage" (23%), "Neo-Heritage" (8%), and "Neo-Traditional" (23%). Home types include: Bungalow (31%), Cathedral Entry (8%), and Two-Storey (62%).

Massing scale (front wall exposure) characteristics include: Simple, small, low mass structure (23%), Low mass structure (8%), Mid-scale massing (8%), Mid-scale massing with proportionally consistent, well balanced massing design (31%), Mid to high scale massing (15%), High scale massing (8%), and High scale, box-like massing (8%). The scale (height) range for front entrance structures include: one storey, understated front entrance (8%), one storey front entrance (31%), one storey front entrance veranda in heritage tradition (38%), 1½ storey front entrance (15%), and proportionally exaggerated Two storey front entrance (8%).

The range of roof slopes found in this area is: flat (7%), 4:12 (7%), 5:12 (7%), 6:12 (7%), 7:12 (29%), 8:12 (29%), 9:12 (7%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (38%), Main common gable roof (46%), Main Dutch hip roof (8%), and Flat roof (8%). Feature roof projection types include: None (13%), Common Hip (13%), Common Gable (44%), Dutch Hip (13%), and Shed roof (19%). Roof surfaces include: Roll roofing (8%), Interlocking tab type asphalt shingles (15%), Rectangular profile type asphalt shingles (23%), Shake profile asphalt shingles (46%), and Concrete tile (shake profile) (8%).

Main wall cladding materials include: Horizontal cedar siding (7%), Horizontal Waney edge cedar siding (7%), Horizontal vinyl siding (50%), Vertical vinyl siding (7%), and Stucco cladding (29%). Feature wall trim materials used on the front facade include: No feature veneer (21%), Brick feature veneer (7%), Stone feature veneer (14%), Wood wall shingles accent (29%),

Horizontal cedar accent (7%), 1x4 vertical battens over Hardipanel in gable ends (7%), Tudor style battens over stucco accent (7%), and ceramic tile finish (7%). Wall cladding and trim colours include: Neutral (42%), Natural (37%), Primary derivative (21%).

Covered parking configurations include: No covered parking (27%), Single carport (9%), Double garage (27%), Rear garage (36%).

A variety of landscaping standards are evident, ranging from an "Old urban" featuring sod and a few shrubs to "above average modern urban landscape standard". Driveway surfaces include: Gravel (8%), Asphalt (38%), Broom finish or smooth concrete (31%), Exposed aggregate (15%), and Stamped concrete (8%).

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

- 1) **Context Homes:** Thirty eight percent of existing neighbouring homes provide suitable architectural context. Context homes include: 10180 - 128A St., 10163 - 128A St., 10159 - 128A St., 10155 - 128A St., and 10145 - 128A St. The context homes are all located south of the subject site, on lots that were recently rezoned from RF to RF-9. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above
- 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 :** There are a wide range of home types evident, and so some flexibility is justified. 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 RF9 zoned subdivisions. 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 should be limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element given the expected size of the proposed RF9 homes.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, 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 :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: At the context site to the south there is obvious continuity of appearance. All homes are 1700 square foot "Craftsman-Heritage", "Neo-Heritage" style Two-Storey type homes on RF9 lots. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. Most of these homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes natural, neutral, and primary-derivative hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "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 one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 10180 - 128A St., 10163 - 128A St., 10159 - 128A St., 10155 - 128A St., and 10145 - 128A St. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Craftsman Heritage", and "Neo-Heritage" (note that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the context homes.

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: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** June 20, 2013

Reviewed and Approved by:



Date: June 20, 2013

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0078-00
Project Location: 10185 - 128A Street
Arborist: Peter Mennel ISA (PN-5611A)

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

The onsite tree resource includes one mature Douglas-fir at the northwest corner and an ornamental cherry at the southeast corner. Boulevard trees include two small caliper sweetgum and one red alder. The trees are typically of good health and moderate to good structure.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 6
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 1
Number of Protected Trees to be retained (A-C)	(D) 5
Number of Replacement Trees required (0 alder and cottonwood and X 1 and others X 2)	(E) 2
Number of Replacement Trees proposed	(F) 2
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 7
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) 3.5

3. Tree Survey and Preservation/Replacement Plan

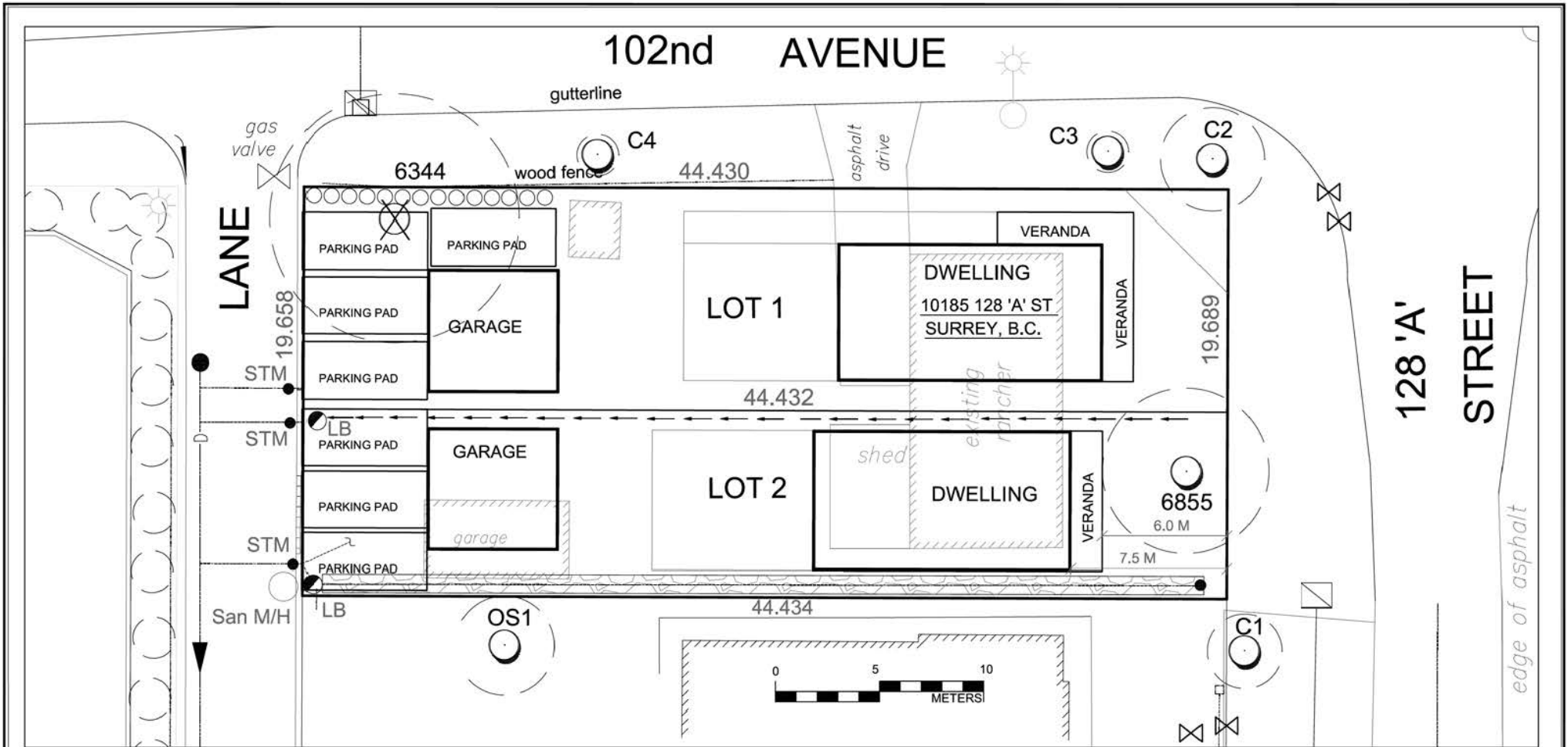
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: June 20, 2013





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)



STAMP	NO.	DATE	BY	REVISION
	1	JULY 17	SL	CITY COMMENTS

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
10185 128A ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

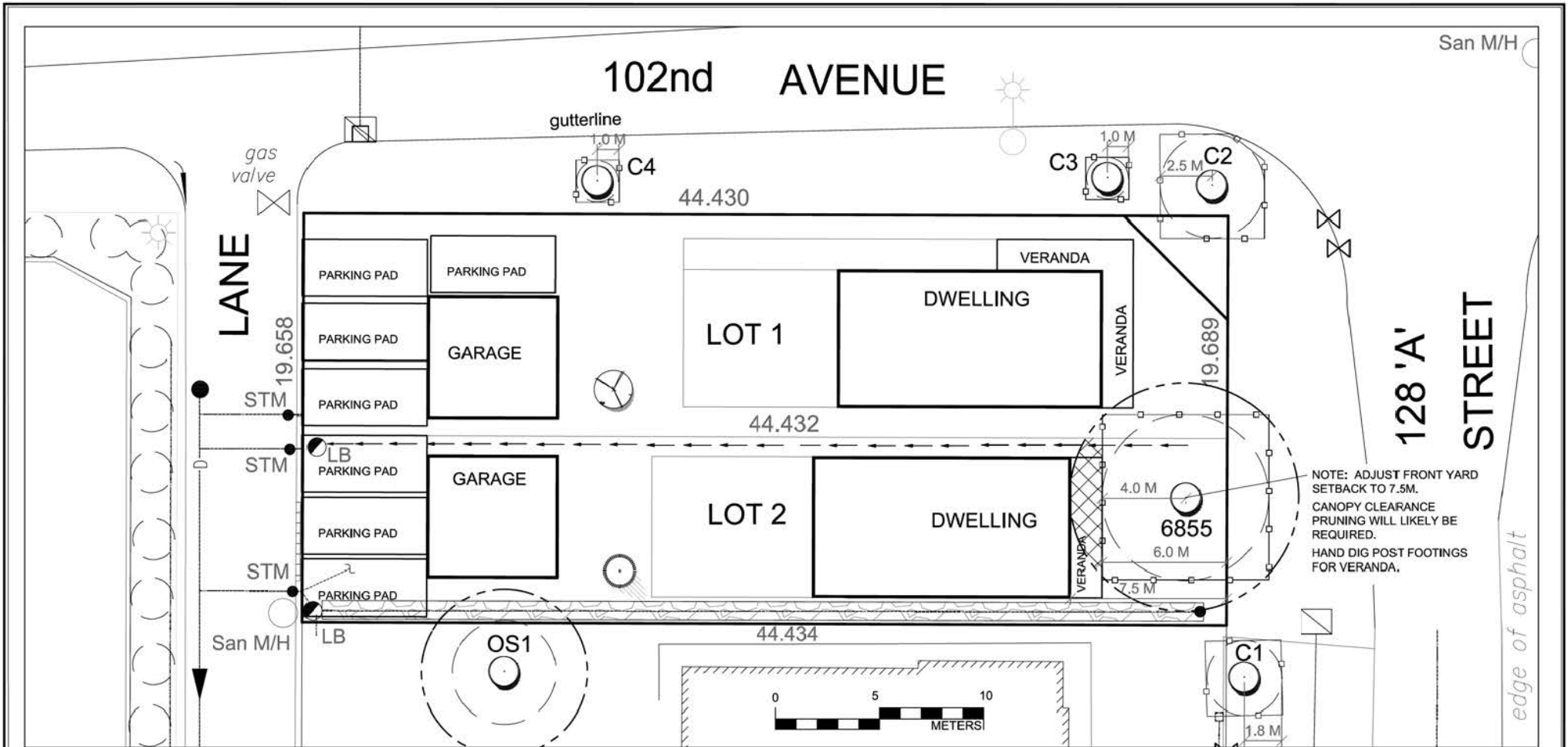
CLIENT _____

DATE
 JUNE 14, 2013

DRAWN
 SGL

SCALE
 AS SHOWN

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (NDZ) (6X DIAMETER AS PER CITY OF SURREY POLICY)
- 1.5 METER EXCAVATION OFFSET
- NO ENCROACHMENT INTO NDZ WITHOUT MUNICIPAL APPROVAL AND COMFORT LETTER
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- TREE PROTECTION FENCING

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
10185 128A ST.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN

DRAWN: SGL
SCALE: AS SHOWN
DATE: JUNE 14, 2013



T-2
SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0078-00

Issued To: Sukhraj Khela and Lakhwinderji Kalirai

("the Owner")

Address of Owner: 13105 - 99A Avenue
Surrey BC
V3T 1G2

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: 007-087-055

Lot 13 Section 28 Block 5 North Range 2 West New Westminster District Plan 18474
10185 128A 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:

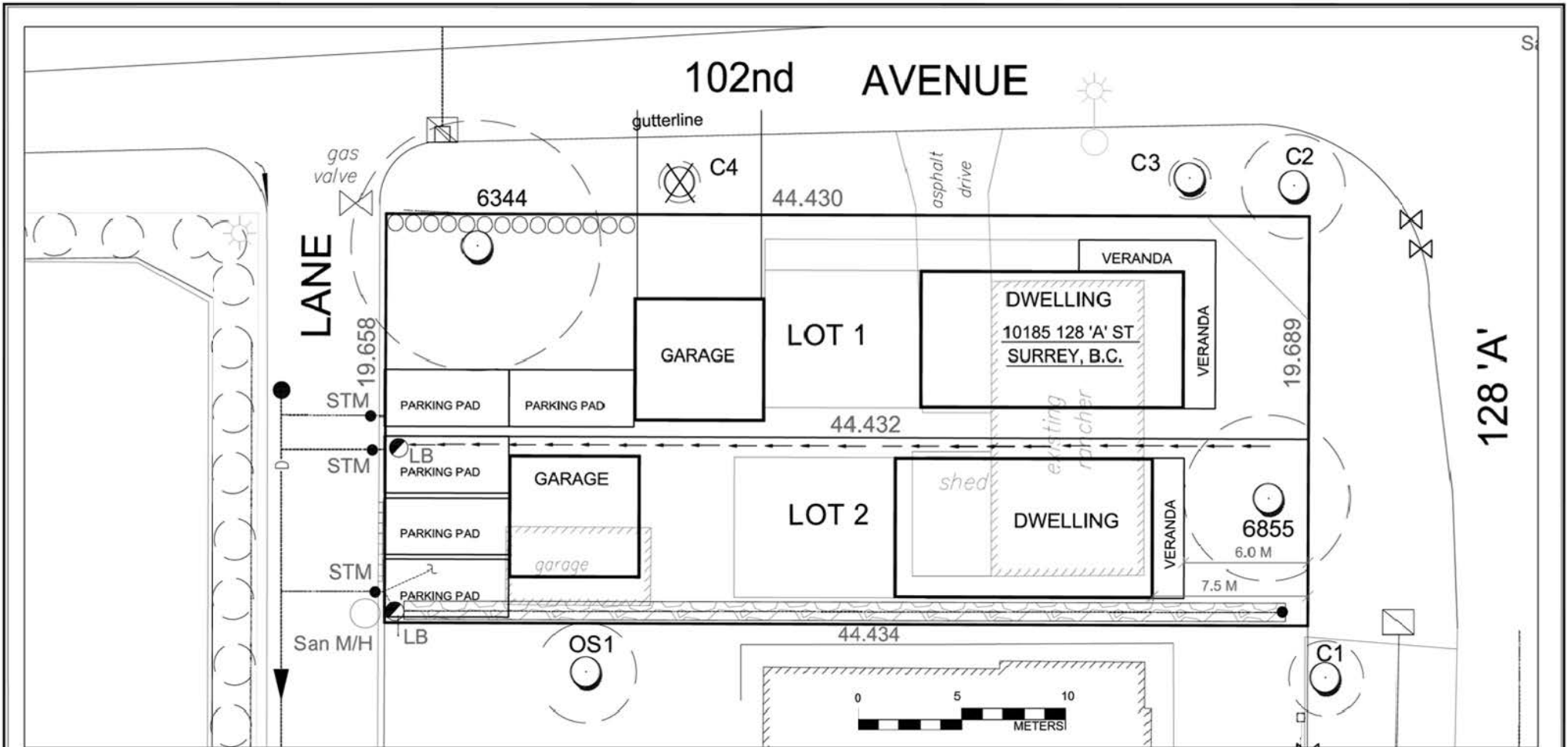
(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part H.1 of Part 17C Single Family Residential (10) Zone (RF-10), a driveway access is allowed from 102 Avenue for Lot 1.
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



LEGEND

○ TREE TO BE RETAINED

⊗ TREE TO BE REMOVED

○ MINIMUM NO DISTURBANCE ZONE
(6X DIAMETER AS PER CITY OF SURREY POLICY)



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A5
Ph: (778) 593-0300
Fax: (778) 593-0362
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
10185 128A ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
SGL

SCALE
AS SHOWN

DATE
JUNE 14, 2013

T-1
SHEET 1 OF 2