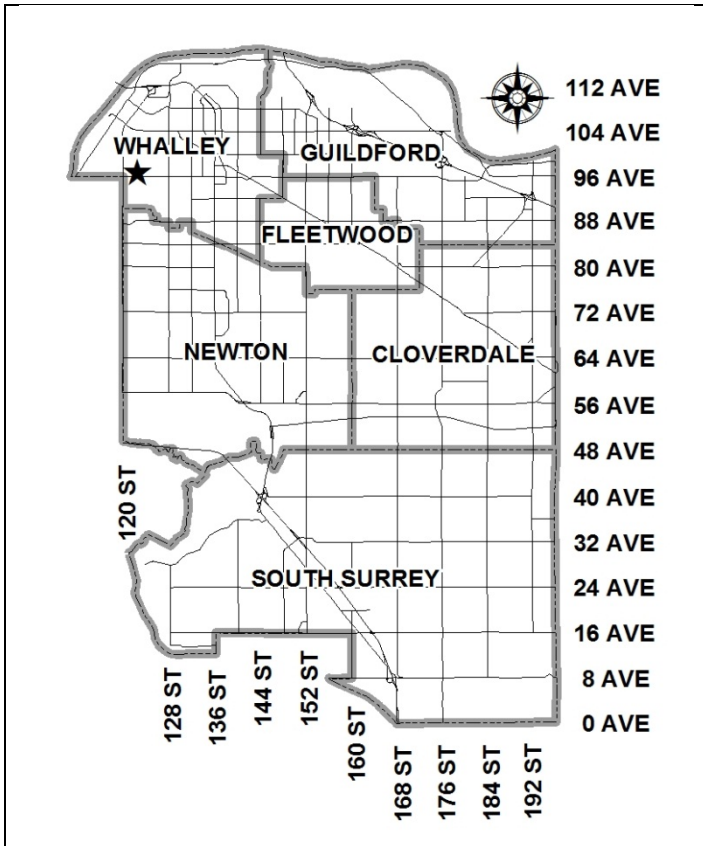


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0207-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **Rezoning** from RF to RF-12
- **Development Variance Permit**

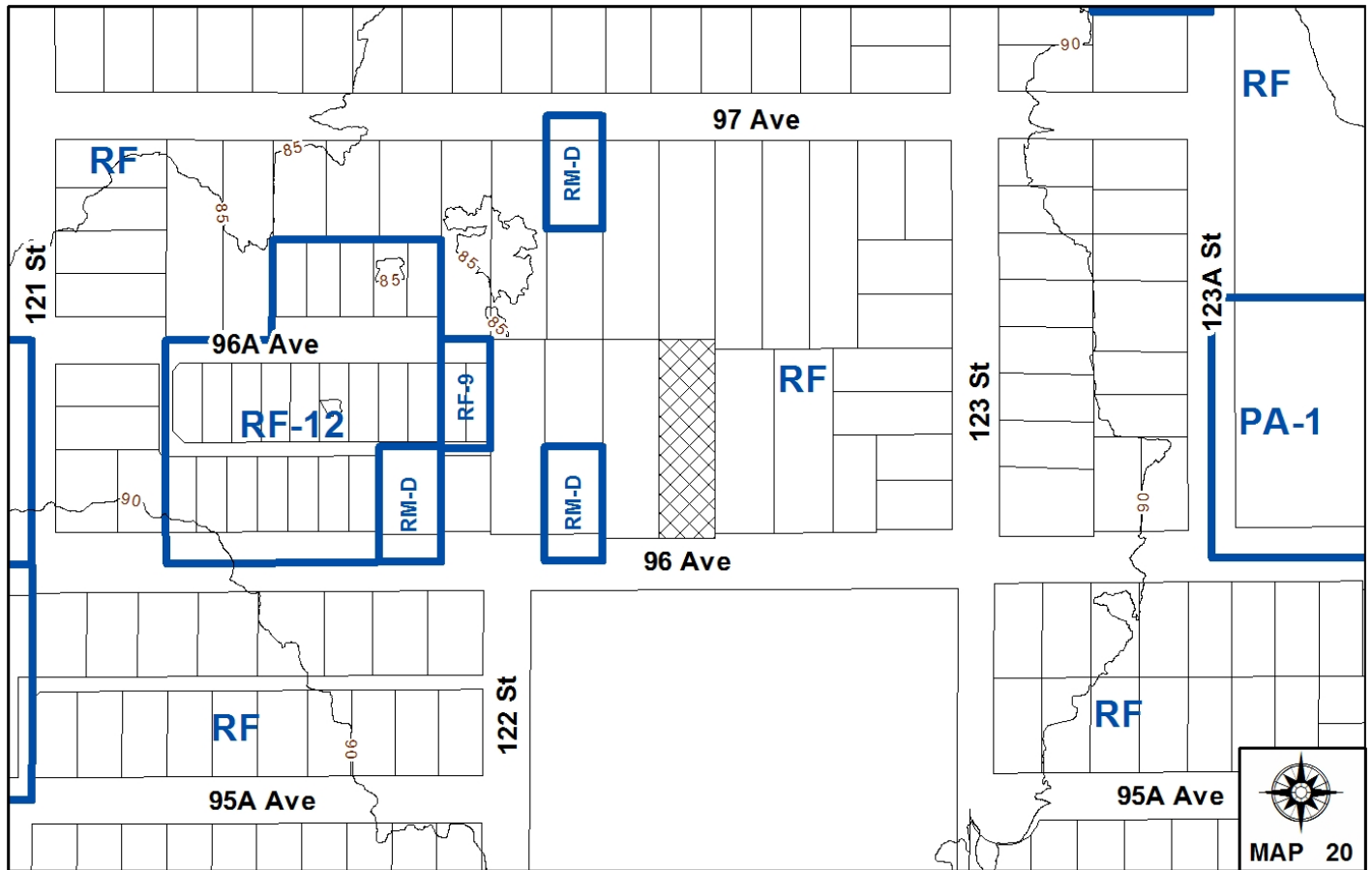
in order to allow subdivision into four (4) small single family lots.

LOCATION: 12239 - 96 Avenue

OWNERS: Satvir Kaur Nijjar
 Manu Manraj Singh Nijjar
 Monica Manveer Kaur Nijjar

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

- Seeking a variance for reduced lot width for all four proposed lots.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed subdivision is compatible with the pattern of development in the area.
- The proposed lot width is only slightly reduced from the 12-metre (40 ft.) minimum requirement of the RF-12 Zone.

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 (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0207-00 (Appendix VII) 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 11.9 metres (39 ft.) for proposed Lots 1 to 4 inclusive.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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; and
 - (g) indication of support from Council for Development Variance Permit No. 7913-0207-00.

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 Cedar Hills Elementary School
1 Secondary student at L.A Matheson 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 early to mid-2015.

Parks, Recreation & Culture:

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on oversized lot.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across 96 Avenue):	L.A. Matheson Secondary School	Urban	RF
West:	Single family dwelling on oversized lot under Application No. 7911-0320-00 (Pre-Council) for rezoning to subdivide into small single family lots.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,000-square metre (0.5 ac.) subject site is located on the north side of 96 Avenue, to the west of 123 Street in Whalley.
- The site is currently zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan.
- The applicant proposes rezoning the subject site from RF to RF-12 and has requested a Development Variance Permit (DVP) to reduce the lot widths (see By-law Variance section), in order to subdivide the site into four (4) small single family lots.
- All four lots exceed the minimum area and depth requirements of the RF-12 Zone.

- All four lots will have garage access from a 6-metre (20 ft.) wide rear lane, which will be constructed as part of this development. Access to the rear lane will be achieved from the west with the anticipated completion of Application Nos. 7907-0391-00 (Third Reading received on November 26, 2012) and 7911-0320-00 (Pre-Council).
- The existing single family dwelling and accessory structures will be removed.
- The proposal is consistent with the following existing applications in the area (Appendix II):
 - Application No. 7911-0320-00 (Pre-Council) to the west, proposes to rezone and subdivide into four (4) RF-12 lots, while retaining an existing duplex and a recently constructed single family dwelling that front 96 Avenue.
 - Application No. 7912-0007-00 (Third Reading received on November 5, 2012) to the northwest, proposes to rezone a portion and subdivide into one (1) RF lot fronting 97 Avenue, one (1) RF-12 lot fronting 96A Avenue with potential for an additional RF-12 lot fronting 96A Avenue (requires consolidation with 12220/22 – 97 Avenue, under Application No. 7911-0323-00).
 - Application No. 7911-0323-00 (Third Reading received on November 5, 2012) to the northwest, proposes three (3) RF lots fronting 97 Avenue and three (3) RF-12 lots fronting 96A Avenue, with potential for an additional RF-12 lot (requires consolidation with 12244 – 97 Avenue, under Application No. 7912-0007-00).

Concept Plan for Properties to the East:

- The Planning Reports for Development Application Nos. 7911-0323-00 and 7912-0007-00 (both at Third Reading), showed a preliminary concept plan (Appendix IX) for the properties to the east of the subject site.
- Under this initial concept plan, the north/south portion of the future rear lane was shown to be shared equally between the subject site and 12249 – 96 Avenue. However, the applicant suggested that it may be more appropriate to relocate the north/south portion of this lane to the east, to be shared between 12249 and 12261 – 96 Avenue. Staff requested the applicant to demonstrate how the relocation of the lane would impact 12249 and 12261 – 96 Avenue. To address this request, the applicant provided the following information:
 - The applicant provided a revised concept plan (Appendix II) to demonstrate how the existing lots at 12249 and 12261 – 96 Avenue can redevelop independent of each other in the future with the north/south portion of the rear lane being shared equally between the two lots.
 - Based on the revised concept plan and subject to rezoning, 12249 – 96 Avenue can achieve one RF-10 lot and one RF-12 lot fronting 96A Avenue. 12261 – 96 Avenue can achieve two RF-12 lots fronting 96A Avenue. These lot yields and zones are the same as shown in the original concept plan (Appendix IX) from Application Nos. 7911-0323-00 and 7912-0007-00. A DVP for reduced lot widths would be required for all three (3) potential RF-12 lots fronting 96A Avenue.

- The applicant also provided a footprint study (Appendix VIII) for 12261 – 96 Avenue to demonstrate that both of the potential RF-12 lots fronting 96A Avenue could achieve the maximum house size, a detached garage, and a parking pad, based on the current RF-12 Zone.
- The revised concept plan will allow for more on-street parking, due to the fact that the lane connecting to 96A Avenue is now located along the bulb of the cul-de-sac, where on-street parking is not normally permitted, leaving additional area along the street for parking.
- If the north/south portion of the rear lane was shared with the subject site and 12249 - 96 Avenue, the future rear garages of the proposed lots fronting 96A Avenue, would need to be paired and share a common wall, in order to have enough space to accommodate a parking pad.
- The following table provides a summary of the amount of road dedication for the subject site and the two properties to the east:

Address	Amount of road and lane dedication	Road and lane dedication as a % of gross site
Subject site	382 square metres (4,100 sq. ft.)	20.0%
12249 – 96 Avenue	450 square metres (4,800 sq. ft.)	23.5%
12261 – 96 Avenue	302 square metres (3,250 sq. ft.)	15.8%

- Based on the above chart, there is a relatively proportionate amount of road and lane dedication among the three properties. If the lane was to be shared between the subject site and 12249 – 96 Avenue, the subject site would have a disproportionate amount of lane and road dedication compared to the other two properties.

Design Guidelines and Lot Grading

- The applicant retained 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 for all proposed lots (Appendix V).
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and reviewed by staff and was determined to be adequate. Based on the proposed grading, basements can be achieved on all proposed lots.

Tree Preservation and Replacement

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect. Minor revisions are required, which the applicant must address prior to the rezoning being considered for final adoption.

- The following chart provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	1	0	1
Black Cottonwood	1	0	1
Douglas-fir	1	0	1
Pine (Ponderosa)	1	0	1
Spruce (Norway)	1	0	1
Willow (Weeping)	1	0	1
Total	6	0	6

- All 6 trees proposed for removal are either hazardous, are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- Based upon 6 trees to be removed, 12 replacement trees are required. The development proposes 8 replacement trees, leaving a deficit of 4 replacement trees. The applicant will provide cash-in-lieu for the shortfall in replacement trees.
- The average number of trees proposed per lot is 2.

PRE-NOTIFICATION

Pre-notification letters were mailed on January 27, 2014 and included the proposed layout and concept plan for the eastern properties. Staff received one comment, which is summarized below (staff comments are in *italics*):

- The adjacent resident (12249 – 96 Avenue) to the east of the subject site, inquired about the proposed layout and did not express any objections to the proposal.

(Staff e-mailed the resident a copy of the proposed layout).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 11, 2014. 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"> The subject lot is an urban infill site and is consistent with the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Secondary suites will be permitted.

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Recycling pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> NA
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> NA
6. Green Certification (F1)	<ul style="list-style-type: none"> NA
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to nearby residents and a Public Hearing will be held.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF-12 Zone for Type I Interior Lots from 12 metres (40 ft.) to 11.9 metres (39 ft.) for proposed Lots 1-4.

Applicant's Reasons:

- The proposed variance will allow for subdivision into four RF-12 lots instead of two RF lots. RF-12 lots are a higher and better use of the site, and are consistent with the pattern of development in this area.

Staff Comments:

- The proposed variance is a 10 centimeter (4 inch) relaxation to the lot width, which will have no visual impact on the massing of the future homes.
- All four proposed lots can accommodate a parking pad next to a two-car garage.
- All four proposed lots range in depth from 30.74 metres (100 ft.) to 33 metres (108 ft.), which exceeds the minimum 26-metre (85 ft.) depth requirement of the RF-12 Zone.
- The proposed variance will not affect the useable yard space.
- 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 and Concept Plan for Surrounding Properties
- 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. 7913-0207-00
- Appendix VIII. Footprint Study for 12249 and 12261 – 96 Avenue
- Appendix IX. Initial Concept Plan for Eastern Properties

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

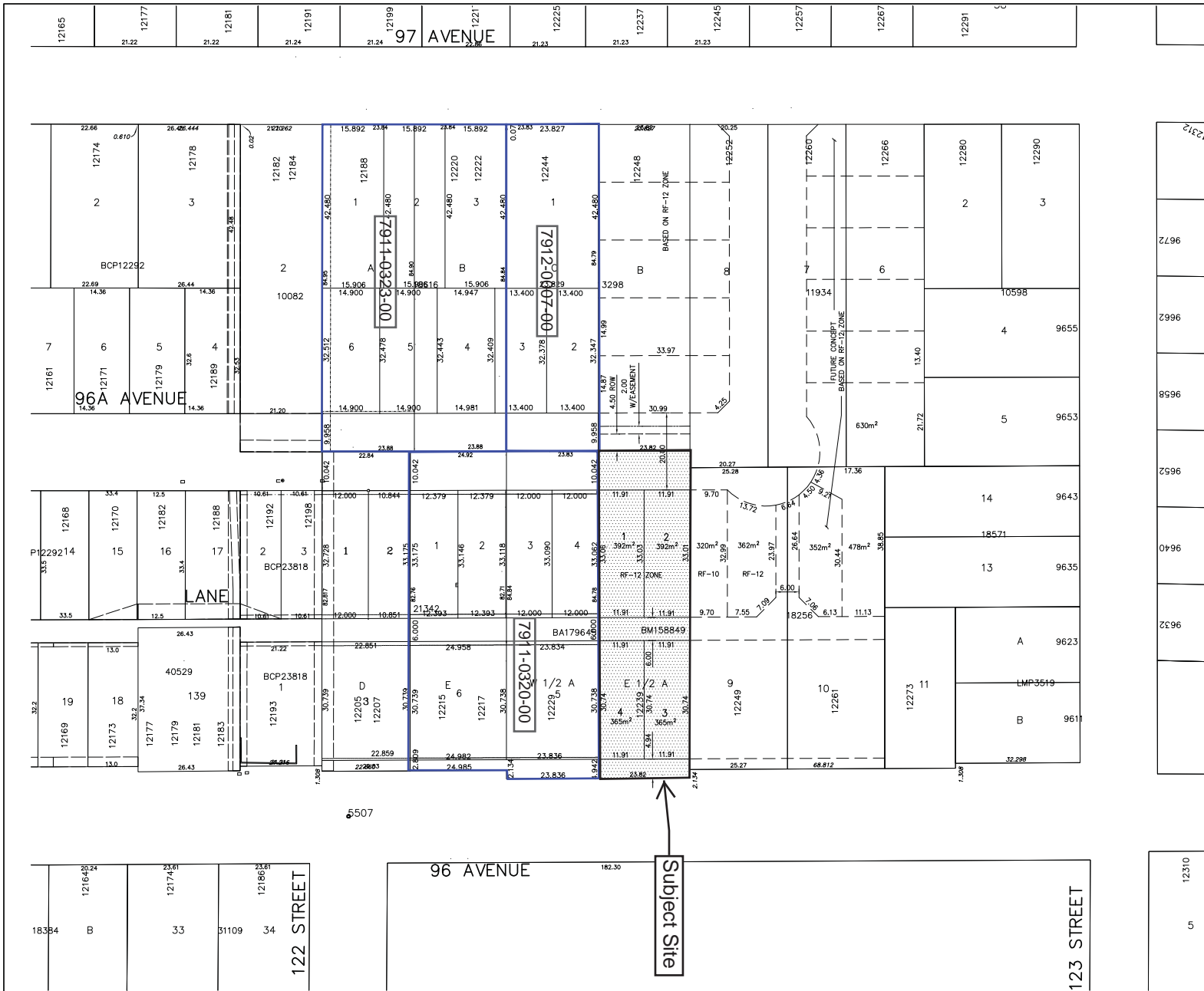
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.5 ac.
Hectares	.2 ha.
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	11.9 metres
Range of lot areas (square metres)	365 sq. m. – 392 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.8 upha / 8 upa
Lots/Hectare & Lots/Acre (Net)	23 upha / 9.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	14.1%
Total Site Coverage	54.1%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED
 4. DEVELOPMENT VARIANCE PERMIT REQUIRED FOR THE RF-12 LOTS TO BE REDUCED FROM 12.00m TO 11.91m

No	Date	Revision	LC	SS	Dr	Ch
1	13/10/31	REVISED LAYOUT CONCEPT				

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

MTM DEVELOPMENTS LTD.
 10208 - GILMORE CRESCENT, RICHMOND, BC, V6X 1X2, PH: 604-837-2886, EMAIL: mtmonline@shaw.ca

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12239 - 96 AVENUE, SURREY

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3052	Of
P.W. P.U.	Date SEPT/2013	Revision
Approved:		destroy all prints bearing previous number

APPENDIX II

INTER-OFFICE MEMO

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

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

DATE: **February 19, 2014** PROJECT FILE: **7813-0207-00**

RE: **Engineering Requirements
Location: 12239 96 Ave**

REZONE/SUBDIVISION

Note that much of the servicing associated with this project depends on completion of development applications to the west of the subject site. These are currently at various stages of review and design. Should these projects not proceed, this subject site will need to be re-evaluated in this context.

Property and Right-of-Way Requirements

- Dedicate 4.942 metres along 96 Avenue for road widening for an ultimate 30 metre arterial road allowance;
- Dedicate 6.00-metre wide lane;
- Dedicate 10.00 metres along 96A Avenue for an ultimate 20 metre local road allowance;
- Register a 0.50-metre statutory right-of-way (SRW) along the north side of 96 Avenue;
- Register a 4.50-metre SRW on 12248 97 Avenue to facilitate construction; and
- Register a 1.00-metre SRW along both sides of proposed lane.

Works and Services

- Construct south side of 96A Avenue to the half road standard;
- Construct storm main along 96A Avenue and lane;
- Construct watermain and sanitary main along 96A Avenue; and
- Provide all required service connections and on-site features.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file



Planning January-24-14

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 capacity at Cedar Hills Elementary has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0207 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

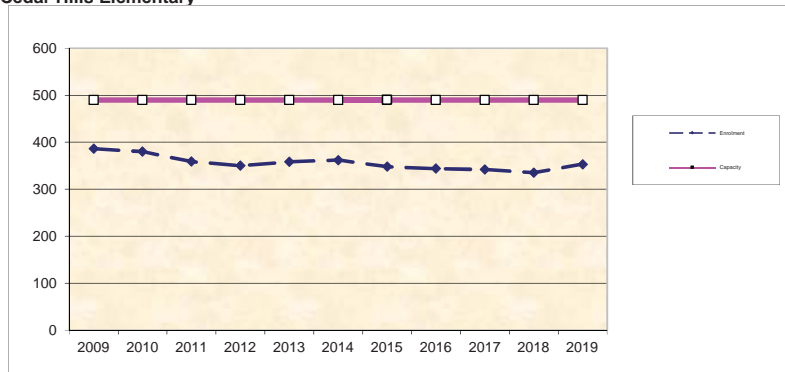
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

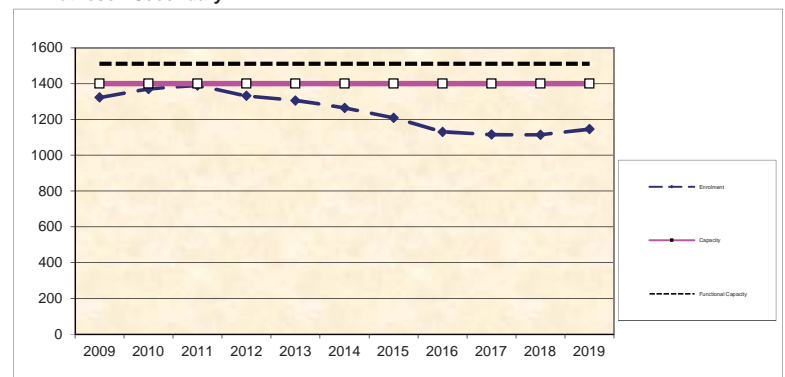
September 2013 Enrolment/School Capacity

Cedar Hills Elementary	
Enrolment (K/1-7):	53 K + 305
Capacity (K/1-7):	40 K + 450
L. A. Matheson Secondary	
Enrolment (8-12):	1306
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Cedar Hills Elementary



L. A. Matheson 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: 7913-0207-00
 Project Location: 12239 – 96 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:

South of the subject site is L.A. Matheson school which does not provide suitable architectural context for the subject site. The single family residential portion of this area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is: more than 60 years old (8%), 60 years old (8%), 50 years old (8%), 40 years old (25%), 30 years old (8%), 20 years old (25%), and 10 years old (17%). This is best described as an "old growth area".

Most homes are in the 3000-3550 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (17%), 2501-3000 sq.ft. (17%), 3001-3550 sq.ft. (58%), over 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (33%), "West Coast Traditional (English Tudor emulation)" (8%), "West Coast Modern" (8%), "Modern California Stucco" (17%), "Heritage (Old B.C.)" (8%), and "Neo-Traditional" (25%). Home types include: Bungalow (15%), Bungalow with above-ground basement (8%), Basement Entry (23%), Cathedral Entry (23%), Two-Storey (23%), DUPLEX - Basement Entry (8%).

The massing scale found on neighbouring homes ranges from low mass structures to high scale, box-like structures. The massing scale distribution is as follows: low mass structures (17%), mid-scale structures of average quality (8%), mid-to-high-scale structures (25%), high scale structures (17%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below (33%). The scale range for the front entrance element is: one storey (33%), 1½ storey front entrance (58%), and proportionally exaggerated two storey front entrance (8%).

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (42)%, moderate slope (6:12 to 7:12) = (21)%, steeply sloped (8:12 and steeper) = (35)%. Main roof forms (largest truss spans) include : common hip (50%), and common gable (50%). Feature roof projection types include : none (23%), common hip (15%), common gable (54%), and Dutch hip (8%). Roof surfaces include : tar and gravel (8%), interlocking tab type asphalt shingles (42%), rectangular profile type asphalt shingles (17%), shake profile asphalt shingles (17%), and concrete tile (shake profile) (17%).

Main wall cladding materials include : vertical channel cedar siding (8%), horizontal vinyl siding (38%), vertical vinyl siding (15%), stucco cladding (31%), and full height stone at front (8%).

Feature veneers on the front façade include: no feature veneer (43%), brick (29%), horizontal cedar (7%), 1x4 vertical battens over Hardipanel (7%), and Tudor style battens over stucco (14%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (44%), Natural (earth tones) (33%), and Primary derivative (variations of red, blue, yellow) (22%).

Covered parking configurations include: No covered parking (25%), Double garage (33%), and Rear garage (42%).

A variety of landscaping standards are evident ranging from natural state' (little or no improvements) to average modern urban. Overall however, landscape standards are substantially lower than those normally required in post year 2000's subdivisions on RF-12 zoned lots in Surrey, and therefore do not provide suitable context for the subject site. Driveway surfaces include: gravel (8%), asphalt (25%), broom finish concrete (25%), exposed aggregate (8%), interlocking masonry pavers (8%), rear driveway (25%).

Eight percent of homes can be considered 'context homes' (as identified in the residential character study). Ninety two percent of homes can be considered 'non-context', and are not recommended for emulation. The appropriate strategy is to set design and articulation standards to common high new levels for new RF-12 zone subdivisions, rather than to emulate the existing homes.

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

- 1) Context Homes: Only one home in the surrounding area provides desirable residential design context; the home at 12229 – 96 Avenue. However, as stated above, the recommendation is to apply common new high quality design standards for new RF-12 zone subdivisions rather than to emulate this one home.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are compatible with the wide range of styles found in this area, and are recommended. Note that the style range is no longer specified in the building scheme.
- 3) Home Types : A wide variety of home types including Basement Entry, Cathedral Entry, Bungalow, and Two-Storey are found in this area. Home type will not be restricted in the building scheme.
- 4) Massing Designs : The single context home provides desirable massing context. The home is well balanced and correctly proportioned. However, as previously stated, the recommendation is emulate new high quality designs from most post year 2010 RF-12 subdivisions rather than to emulate the home at 12229 - 96 Ave.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 storeys in height. The most common recommended entrance height for RF-12 scale homes is 1 to 1 ½ storeys, which will be the recommendation at this site.
- 6) Exterior Wall Cladding : A wide range of materials have been used in this area, and a wide range can be permitted, including vinyl.
- 7) Roof surface : Roof surfaces include tar and gravel, asphalt shingles, concrete tiles, and cedar shingles. Roofing material is not a defining characteristic of this area and so flexibility is warranted.
- 8) Roof Slope : A wide range of roof slopes from "flat" to 12:12 have been used. The recommendation is to adopt a common standard for RF-12 zone lots; 7:12 minimum.

Streetscape: There are a wide variety of old urban homes constructed on large RF and RM-D zoned lots. These homes exhibit a "varied" rather than uniform character, and range from small (900 sq.ft) simple 60+ year old rectangular Bungalows, to 3000+ sq.ft. box-like Basement Entry homes to well balanced and proportionally correct "Neo-Traditional" style Two-Storey homes that meet modern development standards. Landscapes range from "near native" (sod and native trees only), to "above-average modern urban", though most landscapes are substandard in comparison to most lots recently developed.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Only two existing neighbouring homes provide suitable context for the subject site. The recommendation however, it to employ standards used in most new RF-12 zone subdivisions in Surrey subsequent to 2010 rather than to emulate existing homes. The new character area proposed will be compatible with the existing homes; "Neo-Traditional" and "Neo-Heritage" styles are recommended, though these styles are not required in the building scheme.

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 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products, providing that aesthetic properties of the new sustainable materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate to high modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: October 27, 2013

Reviewed and Approved by:



Date: October 27, 2013

TREE PRESERVATION SUMMARY

Project Location: 12239 96th Avenue, 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: 0.21ha with one house and one outbuilding

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		6	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		6	(C)
Number of Protected Trees to be Retained	(A-B-C)	0	(D)
Number of Replacement Trees Required	(xx @ 1:1 plus xx @2:1)	11	(E)
Number of Replacement Trees Proposed		12 8	(F)
Number of Replacement Trees in Deficit	(E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	12 8	(H)
Number of Lots Proposed in the Project		4	(I)
Average Number of Trees per Lot	(H / I)	3.00 2.0	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

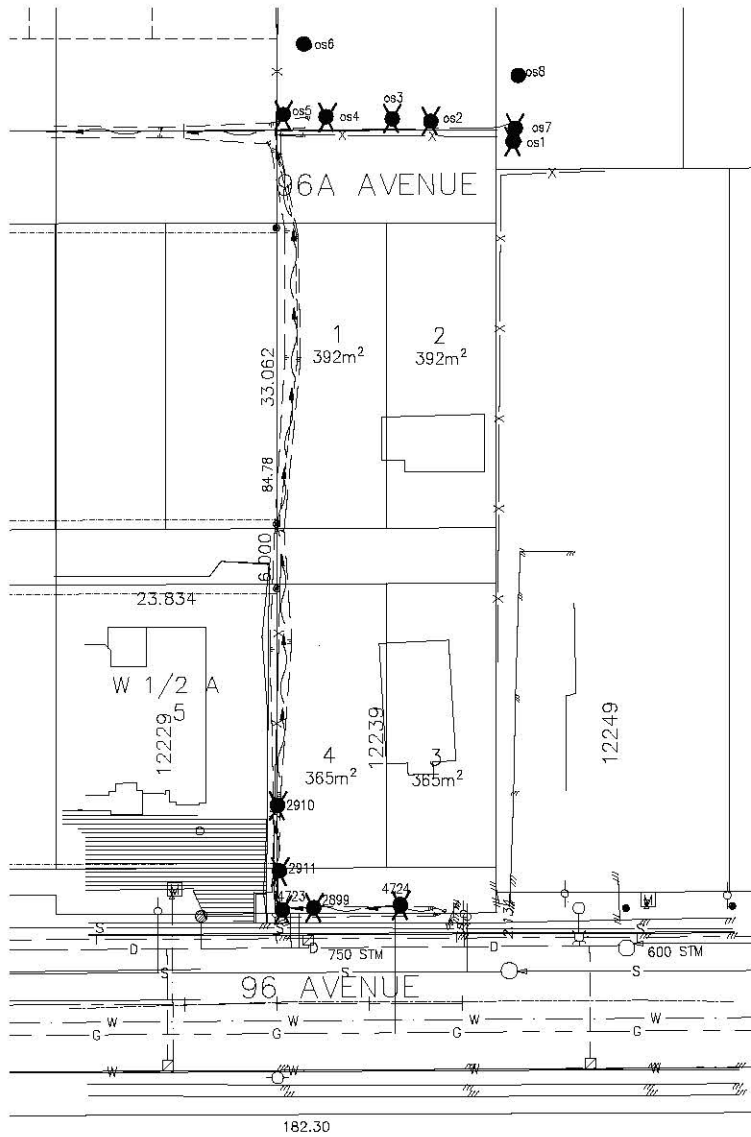
Summary prepared and submitted by:



 Arborist

December, 5
 2013

 Date



LEGEND

- = TREES TO BE RETAINED
- 🌳 = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY
06/13	additional o/a trees	T

C.KAVOLINAS & ASSOCIATES INC.
 BCIA CSLA
 2482 JONGHILL COURT
 ABOTTSFORD, B.C.
 V3G 3E9
 PHONE (604) 857-2378

CLIENT
 MR. OMAR HALLER
 c/o CITWEST CONSULTING
 SUITE #101
 9030 HUBBARD BOULEVARD
 SURREY, B.C.
 V3W 7Y2
 604 591 2213

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 4 LOT SUBDIVISION
 12239 - 96 AVENUE
 SURREY, B.C.

SCALE	DATE
1:200	SEP/13
DRAWN	DATE
CHKD	DATE
APP'D	DATE

PROJECT	JOB FILE

TR-1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0207-00

Issued To: SATVIR KAUR NIJJAR
MANU MANRAJ SINGH NIJJAR
MONICA MANVEER KAUR NIJJAR

("the owner")

Address of Owner: 10208 - Gilmore Crescent
Richmond, BC V6X 1X2

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: 009-797-777
 East Half Lot "A" Section 31 Block 5 North Range 2 West New Westminster District Plan 13298
 12239 - 96 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:

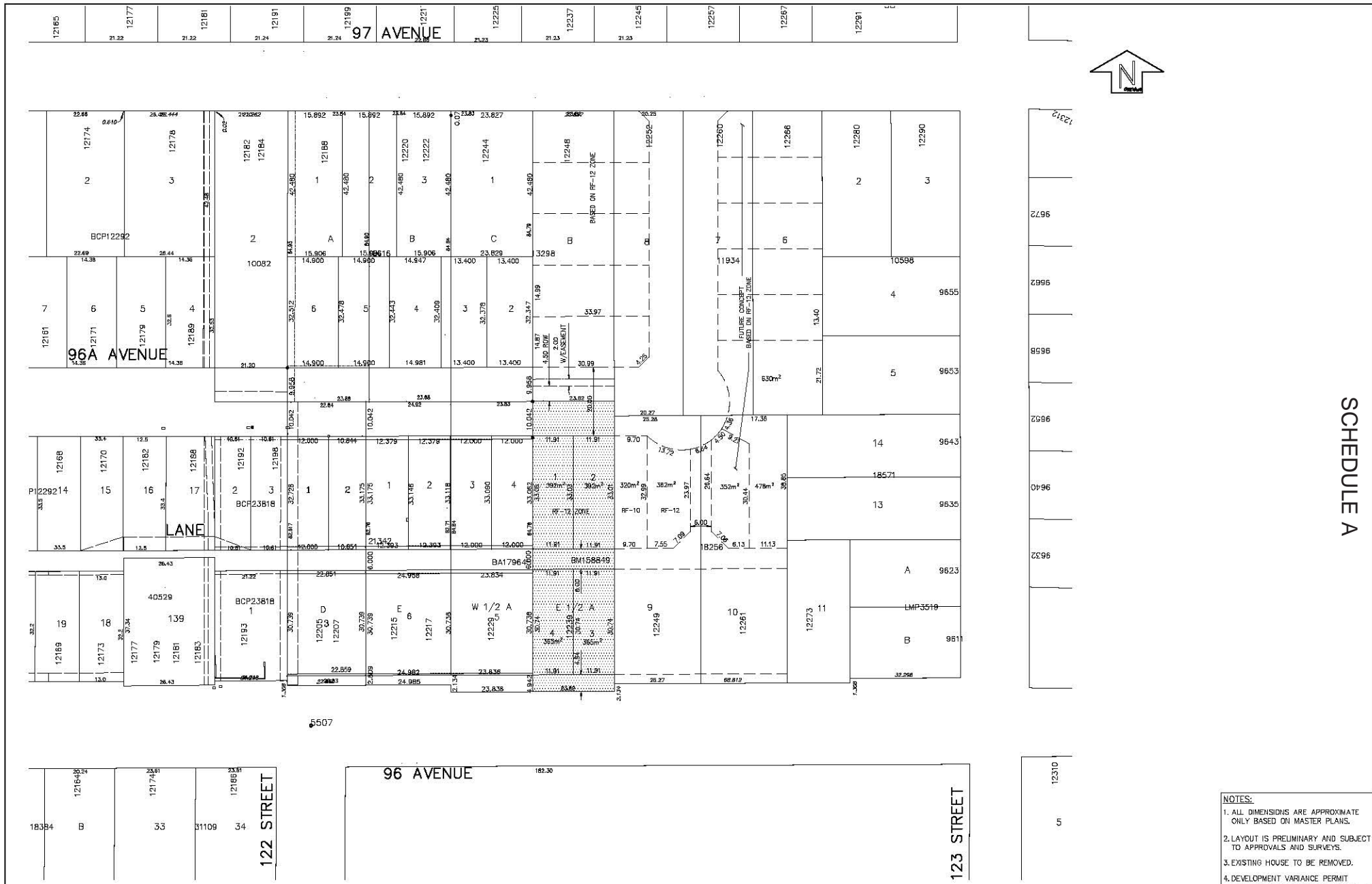
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 17A Single Family Residential (12) Zone (RF-12), the minimum lot width for a Type I Interior Lot is reduced from 12 metres (40 ft.) to 11.9 metres (39 ft.) for proposed Lots 1-4.
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



SCHEDULE A

NOTES:		
1.	ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.	
2.	LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.	
3.	EXISTING HOUSE TO BE REMOVED.	
4.	DEVELOPMENT VARIANCE PERMIT REQUIRED FOR THE RF-12 LOTS (1-4) TO BE REDUCED FROM 12.00m TO 11.91m	

Scale:	1:1000	Mun. Proj. No.		Dwg. No.	A
Drawn:	LC	Mun. Dwg. No.			
Designed:	SS				
P.W. P.U.		Job No.	13-3052	Of	
Approved:		Date	SEPT/2013	Revision	1

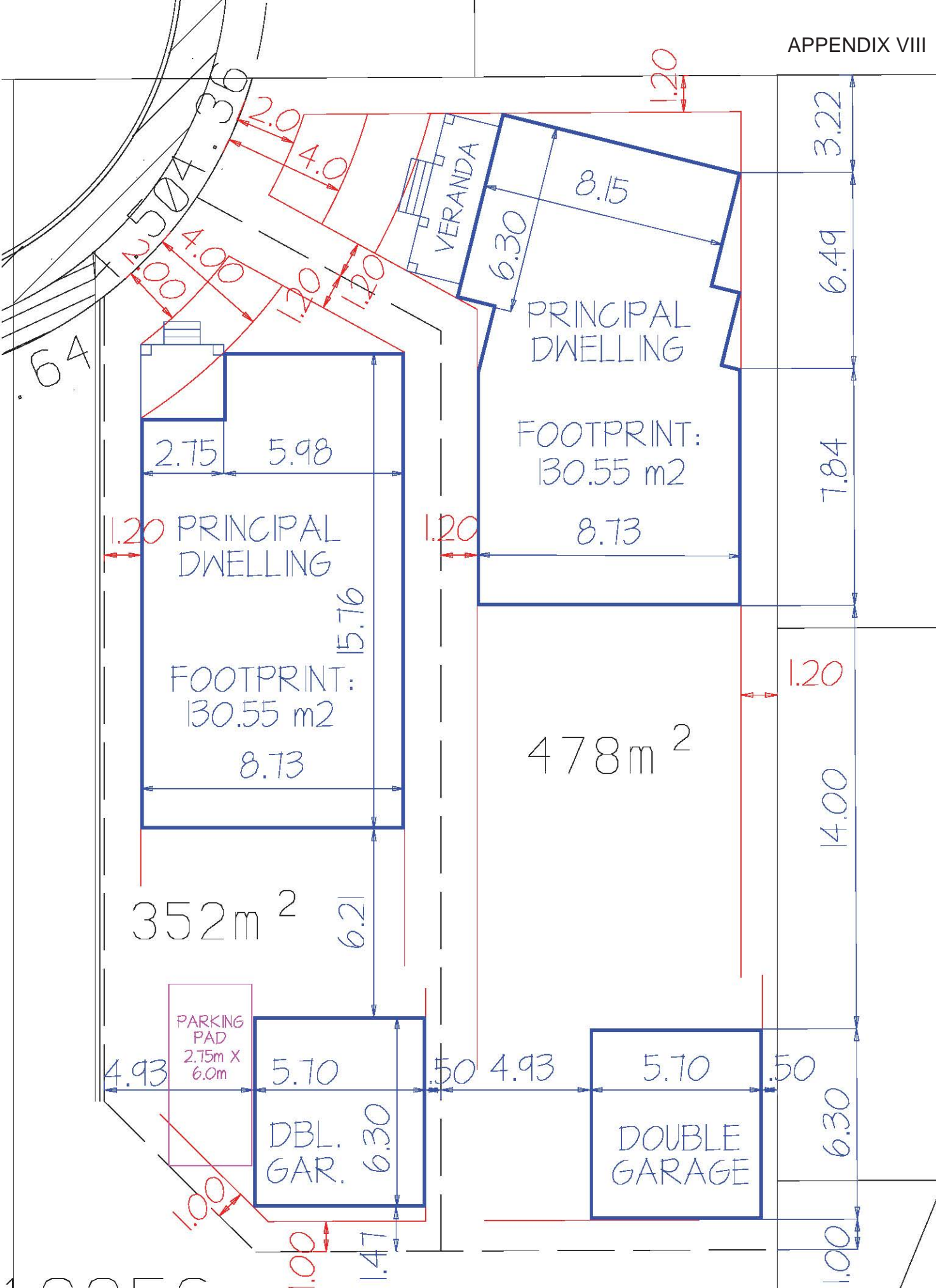
No.	Date	Revision	Dr.	Ch.
1	13/10/31	REVISED LAYOUT CONCEPT	LC	SS

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citywest.com

MTM DEVELOPMENTS LTD.
 10208 - GILMORE CRESCENT, RICHMOND, BC, V6X 1X2, PH: 604-837-2886, EMAIL: mtmonline@shaw.ca

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12239 - 96 AVENUE, SURREY

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18256



Initial and preliminary concept plan for surrounding properties, as shown in Planning Report Nos. 7911-0323-00 and 7912-0007-00.



- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUB APPROVALS AND SURVEYS.
 3. EXISTING HOUSE ON LOT 1 TO BE

APPENDIX IX

No.	Date	Revision	JC	DC
1	12/04/04	REVISED LOT LAYOUT	JC	DC
			Dr	Ch

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



SARBJIT BASRA
 12753 - 60A AVENUE, SURREY, BC V3X 0A1 PH: 604-725-6511
PRELIMINARY LOT LAYOUT
 LOCATED AT 12244 - 97 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	
Designed: DC	Job No. 12-2901	Of
P.W. P.U.	Date JAN /12	Revised
Approved:		

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destroy all prints bearing previous number