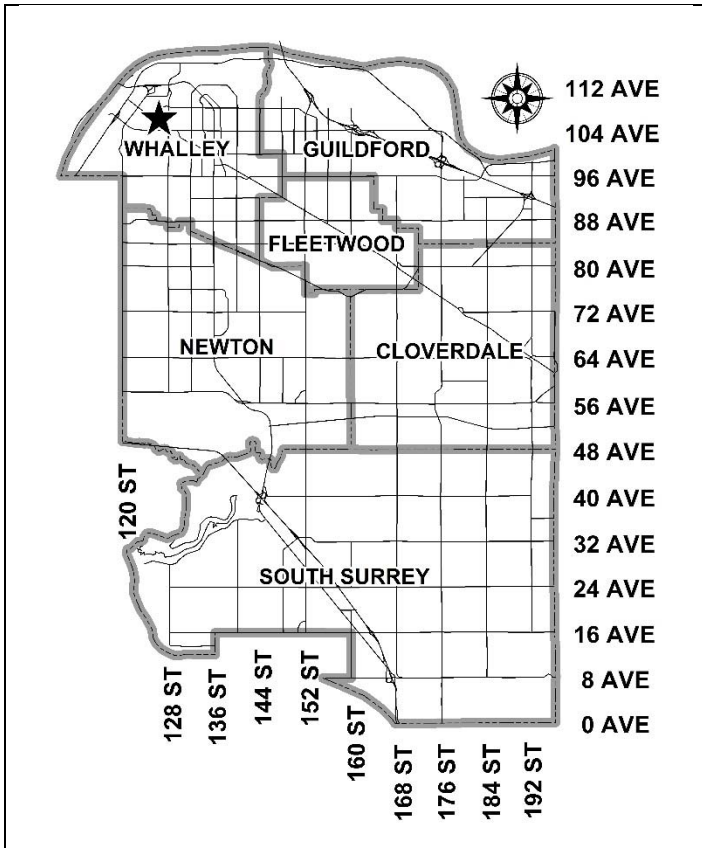


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0380-00

Planning Report Date: June 15, 2020



PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

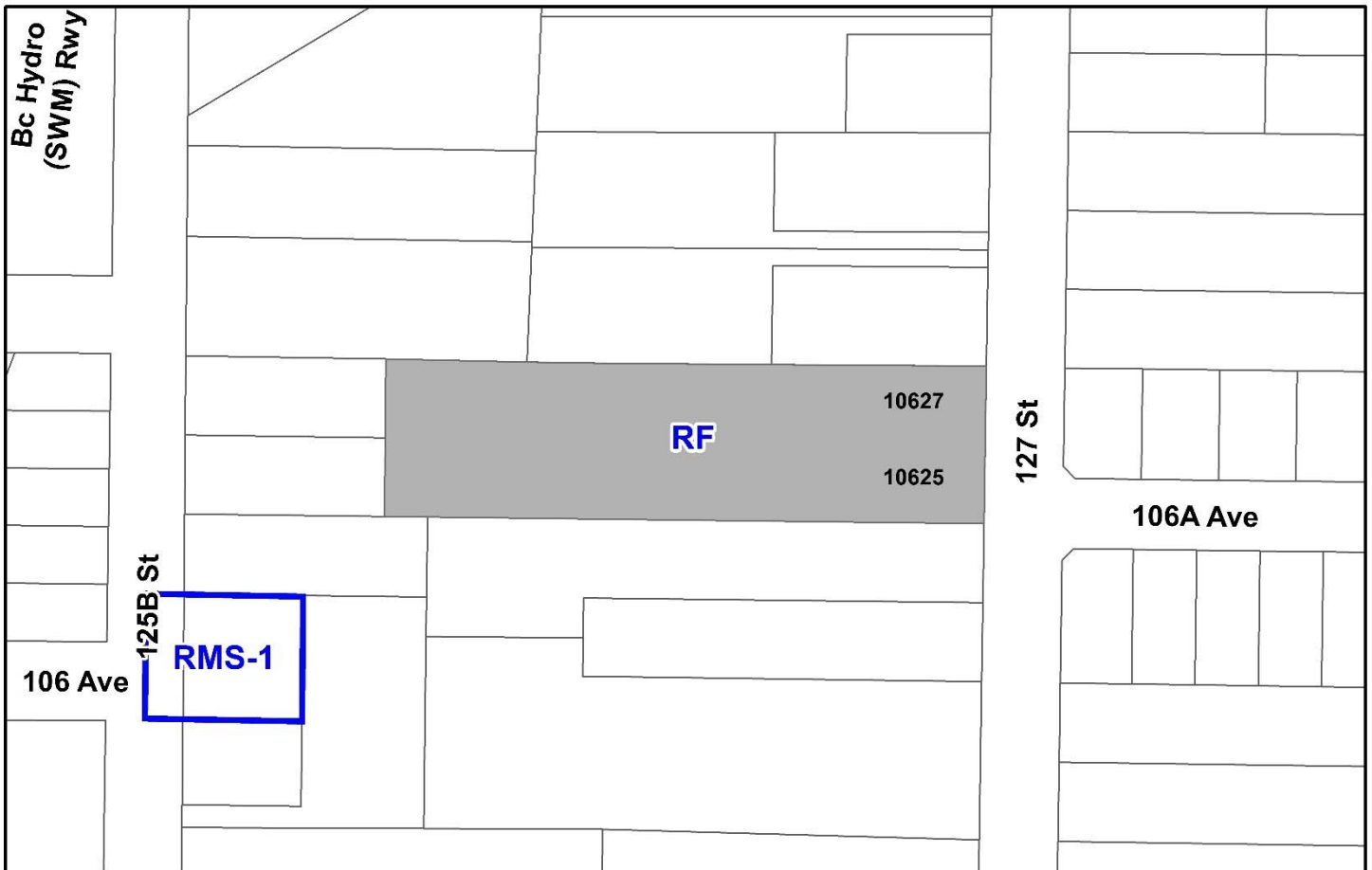
to allow subdivision into six (6) single family residential lots.

LOCATION: 10625 - 127 Street
 10627 - 127 Street

ZONING: RF

OCP DESIGNATION: Urban

INFILL PLAN DESIGNATION: Hillside Estate Residential (4 UPA)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Hazard Lands (Steep Slopes).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot depth requirement of the RF Zone, from 28.0 metres to 27.5 metres, for proposed Lots 1-4.
- Proposing to reduce the minimum front yard setback requirement of the RF Zone, from 7.5 metres to 6.0 metres to an attached garage and to allow a set of stairs and landing to encroach into the south side yard setback on proposed Lot 6.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies density of the "Hillside Estate Residential (4 UPA)" designation and tree retention requirements of the related development guidelines within the South Westminster Heights Infill Plan, which was approved by Council on July 22, 2013 (Corporate Report No. R0153).
- A geotechnical report was submitted to the City for the Development Permit for Hazard Lands (Steep Slopes), which was peer-reviewed by an independent, third-party Qualified Professional. The content of the geotechnical report sufficiently addresses the Official Community Plan (OCP) Hazard Lands Development Permit guidelines in support of the proposed subdivision.
- The proposed layout requires the applicant to dedicate and construct an 11.5-metre wide functional half road (106A Avenue); however, due to existing grades and to protect the future subdivision potential of existing lots to the south the applicant has proposed to dedicate and construct a 12.8-metre wide half road. Given the additional, voluntary dedication by the applicant for 106A Avenue the minimum required lot depth for proposed Lots 1-4 cannot be achieved.
- The proposed reduction to lot depth on proposed Lots 1-4 constitutes a 2% reduction to the minimum lot depth requirement of the RF Zone.
- The requested reduced front yard setback will not impact the ability of proposed Lot 6 to accommodate a minimum of four (4) off-street parking spaces (two (2) in the driveway and two (2) within an attached double garage), which exceeds the minimum off-street parking requirements of the Surrey Zoning By-law No. 12000, as amended.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0380-00 for Hazard Lands (Steep Slopes) generally in accordance with the finalized lot grading plans and finalized geotechnical report for the subject site.
2. Council approve Development Variance Permit No. 7916-0380-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone, from 28.0 metres to 27.5 metres, for proposed Lots 1-4; and
 - (b) to reduce the minimum front yard setback of the RF, from 7.5 metres to 6.0 metres to the attached garage and to allow a stairwell and landing to encroach into the south side yard setback, on proposed Lot 6.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to require the Owners to develop the subject site in accordance with the conditions in the finalized geotechnical report and lot grading plans;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 6 to ensure that any future dwelling conforms to the minimum basement elevation (MBE) and finished floor elevations (FFE) of the final accepted engineering drawings and Design Consultant recommendations;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lot 6 to require a minimum south side yard setback of 2.4 metres; and
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 5-6.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Infill Plan Designation	Existing Zone
Subject Site	Single family dwellings.	Hillside Estate Residential (4 UPA)	RF
North:	Single family dwellings.	Hillside Estate Residential (4 UPA)	RF
East (Across 127 Street):	Single family dwellings.	Low Density Tree Protection (6-10 UPA)	RF
South:	Single family dwellings.	Low Density Cluster/Panhandle (4-6 UPA) and Hillside Estate Residential (4 UPA)	RF
West:	Single family dwellings.	Hillside Estate Residential (4 UPA)	RF

Context & Background

- On July 22, 2013, Council considered Corporate Report No. R153 and endorsed the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and related development guidelines.
- The 6,170-square metre subject site consists of two (2) properties, 10625 and 10627 – 127 Street, in the South Westminster Heights Plan area.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Hillside Estate Residential (4 UPA)" in the South Westminster Heights Plan and is zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to consolidate and subdivide the subject site into six (6) single family, RF-zoned lots.
- The applicant is seeking a Development Variance Permit (DVP) to reduce the minimum lot depth requirements of the RF Zone, from 28 to 27.5 metres, for proposed Lots 1-4 and to reduce the minimum front yard setback of the RF Zone, from 7.5 metres to 6.0 metres to the attached garage and to allow a stairwell and landing to encroach into the south side yard setback, for proposed Lot 6.

	Proposed
Lot Area	
Gross Site Area:	6,170 square metres
Road Dedication:	1,060 square metres
Undevelopable Area:	N/A
Net Site Area:	5,110 square metres
Number of Lots:	6
Unit Density:	9.72 units per hectare (3.94 units per acre)
Range of Lot Sizes	560 – 1,793 square metres
Range of Lot Widths	15.0 – 20.6 metres
Range of Lot Depths	27.5* - 69 metres

*variance required

Referrals

Engineering: The Engineering Department has no objections to the project or proposed variances subject to the completion of Engineering Service requirements as outlined in Appendix III.

Parks, Recreation & Culture: Parks has no objections to the project.

Transportation Considerations

- The applicant will be required to provide the following road dedications and works are required as part of the subject application:
 - Dedicate 11.5 metres for 106A Avenue and construct to the Local Half Road standard;
 - Dedicate a 3-metre by 3-metre corner cut at the intersection of 106A Avenue and 127 Street; and
 - Construct the west side 127 Street to the Through Local Road standard along the site frontage.
- Due to existing grades and to protect the future subdivision potential of existing lots to the south the applicant has proposed to dedicate and construct a 12.8-metre wide Local Half Road (106A Avenue), which is supported by the City's Engineering Department.
- Proposed Lot 1-6 will be oriented towards, and take access from, the proposed 106A Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposal complies with this designation.

Secondary Plans

Land Use Designation

- The subject site is designated "Hillside Estate Residential (4 UPA)" in the South Westminster Heights Plan. The proposal complies with this designation.
- The "Hillside Estate Residential (4 UPA)" designation allows for panhandle lots, however, in lieu of panhandles the applicant proposes a 12.8-metre wide half road (106A Avenue). The proposed half-road will allow for better street frontage for the future homes and easier servicing compared to all six (6) proposed lots having a narrow panhandle fronting 127 Street.

Zoning Bylaw

Lot Depth (Lots 1-4) and Setback (Lots 6) Variances

- The applicant is requesting the following variances:
 - To reduce the minimum lot depth requirement of the RF Zone, from 28.0 metres to 27.5 metres, for proposed Lots 1-4; and
 - To reduce the minimum front yard setback of the RF Zone, from 7.5 metres to 6.0 metres for an attached garage and to allow a stairwell and landing to encroach into the south side yard setback, on proposed Lot 6.
- The proposed layout requires the applicant to dedicate and construct an 11.5-metre wide functional half road (106A Avenue); however, due to existing grades and to protect the future subdivision potential of existing lots to the south the applicant has proposed to dedicate and construct a 12.8-metre wide half road. Given the additional, voluntary dedication by the applicant for 106A Avenue the minimum required lot depth for proposed Lots 1-4 cannot be achieved.
- The proposed reduction to lot depth on proposed Lots 1-4 constitutes a 2% reduction to the minimum lot depth requirement of the RF Zone.

- The requested reduced front yard setback will not impact the ability of proposed Lot 6 to accommodate a minimum of four (4) off-street parking spaces (two (2) in the driveway and two (2) within an attached double garage), which exceeds the minimum off-street parking requirements of the Surrey Zoning By-law.
- Staff support the requested variances to proceed to Public Notification.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan, of Tynan Consulting Limited, as the Design Consultant. The Design Consultant conducted a Character Study of the surrounding homes and based on the findings of the study, proposed a set of Building Design Guidelines (Appendix III) which include "mid-scale" proportional massing as well as high trim, detailing and construction material standards.
- Tynan Consulting Ltd. provided a Footprint Analysis (Appendix III) demonstrating that a new "back-split" dwelling can be accommodated on proposed Lot 6 in order to address both existing grades and provide an appropriate interface with existing and future dwellings to the immediate south. The future dwelling will appear 1 to 1.5-storeys in height from the front yard (106A Avenue) increasing to 3 storeys along the rear yard.
- A Section 219 Restrictive Covenant will also be registered over proposed Lot 6 in order to ensure that future dwellings comply with the final minimum basement elevation (MBE) and finished floor elevations accepted by the City.
- An additional Section 219 Restrictive Covenant will be registered over proposed Lot 6 increasing the south side yard setback from 1.8 metres to 2.4 metres in order to improve both rear yard access and the interface with a future adjacent dwelling to the south.

Lot Grading

- A preliminary lot grading plan, submitted by Citiwest Consulting Limited, and dated May 4, 2020, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. 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.
- The applicant is proposing fill in excess of 0.5 metres in depth along the southern half of proposed Lots 2-5 in order to provide a suitable transition between the proposed 106A Avenue and future dwellings.
- A retaining wall with a maximum height of 2.4 metres will be constructed along the south side of the proposed 106A Avenue, within the road allowance, until such time as the remaining portion of the road can be dedicated and constructed under a future, adjacent development application. The applicant has negotiated a 3.0-metre wide working easement with the adjacent property owner to the south in order to facilitate the construction of this retaining wall.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on December 12, 2016. Staff have received the following responses from area residents (*staff comments in italics*):
- One resident expressed concern about the amount of development occurring within the South Westminster Heights neighbourhood as well as the resultant tree loss and increased traffic and construction noise.

(The proposal complies with the "Hillside Estate Residential (4 UPA)" designation in the South Westminster Heights Plan, which was approved by Council in July 2013. In addition, the applicant is proposing to retain approximately 37.5% of the on-site trees and 41% of the total tree diameter which complies with Option 1 and 2 of the associated South Westminster Heights Plan development guidelines.

The City of Surrey's Noise Control By-law, 1982, No. 7044, as amended, regulates noise or sounds which may disturb the quiet or peace of a neighbourhood. The by-law regulates the hours in which construction activity can occur within the City (7AM to 10PM, Monday through Saturday). Furthermore, the Developer will be required to co-ordinate construction activities and impacts to the surrounding neighbourhood through the Servicing Agreement, Pre-Construction Review and subsequent Engineering and Building Permit processes.)

- Two residents requested additional information on the project including what impacts it may have on the future re-development of adjacent properties.

(Staff confirmed that the subject application included the dedication and construction of a 12.8-metre wide half road (106A Avenue) which would facilitate the future re-development of the properties to the immediate south, subject to a review by City staff as part of a subsequent development application.

Upon being provided additional information from staff the area residents confirmed that they had no concerns with the proposal.)

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site is rectangular in space, sloping downward from east to west with variable slopes. In general, the eastern portion of the site contains more gently sloping grades, from an elevation of 68 to 61 metres (approximately 8% gradient), becoming significantly steeper, from an elevation of 60 to 42 metres (approximately 38%), to the west of the existing sanitary main that bisects the property.

- A geotechnical report, prepared by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Limited and dated February 11, 2020, was peer reviewed by Rajinder Bains *P. Eng.*, of Western Geotechnical Consultants and found to be generally acceptable by the peer reviewer. The revised geotechnical report dated May 22, 2020, and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including geotechnical setbacks, site preparation, building foundations, slab-on-grade floors, and site foundation drainage.
- The geotechnical report recommends a 10-metre geotechnical setback from the identified top-of-slope (approximately equal to the 51.0m geodetic elevation contour line). The entirety of the geotechnical setback falls within an area to be protected through the registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 5 and 6 which will ensure long term slope stability by restricting tree or ground cover removal as well as building, servicing or fill placement.
- The applicant has been informed that the proposed drainage plan will need to comply with the South Westminster Integrated Stormwater Management Plan (ISMP) which requires no net increase in the volume of runoff from pre-development conditions.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final approval of the proposed subdivision.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum & Associated Limited, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	2	0	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Beech	1	0	1

Tree Species	Existing	Remove	Retain
Bigleaf Maple	11	0	11
Bitter Cherry	2	0	2
Dogwood	1	0	1
Elm	1	0	1
English Laurel	1	1	0
Laburnum	1	0	1
Oak	2	0	2
Walnut	1	0	1
Coniferous Trees			
Douglas-fir	11	10	1
Western Hemlock	1	1	0
Western Red Cedar	29	26	3
Total (excluding Alder and Cottonwood Trees)	62	38	24
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		42	
Contribution to the Green City Program		\$23,200.00	

- The Arborist Assessment states that there is a total of 64 protected trees on the site, of which two (2) trees (approximately 3% of the total protected trees on the site) are Alders. It was determined that 24 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- As a condition of development, the South Westminster Heights Plan outlines a minimum level of tree retention as shown in the five options below:
 - **Option 1:** Preserve at least 25% of the total tree diameter on the site;
 - **Option 2:** Preserve at least 35% of the significant trees on the site and at least 15% of the total tree diameter;
 - **Option 3:** Preserve at least 50% of the significant trees on the site and at least 20% of the total tree diameter on the site;
 - **Option 4:** Preserve all of the significant trees on the site and at least 15% of the total tree diameter on the site; or
 - **Option 5:** If the total development is larger than one acre (4,046 sq.m.), preserve at least 50% of the total tree canopy area on the site.
- As the applicant proposes to retain 37.5% of the protected trees and approximately 41% of the total tree diameter on the subject site, the proposal complies with Options 1 and 2 above.
- As a condition of final approval of the Plan of Subdivision, the application will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach into the subject site, to be retained as well as the tree protection area on each of the proposed lots.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 76 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 58 replacement trees will require a cash-in-lieu payment of \$23,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 52 trees are proposed to be retained or replaced on the site with a contribution of \$23,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

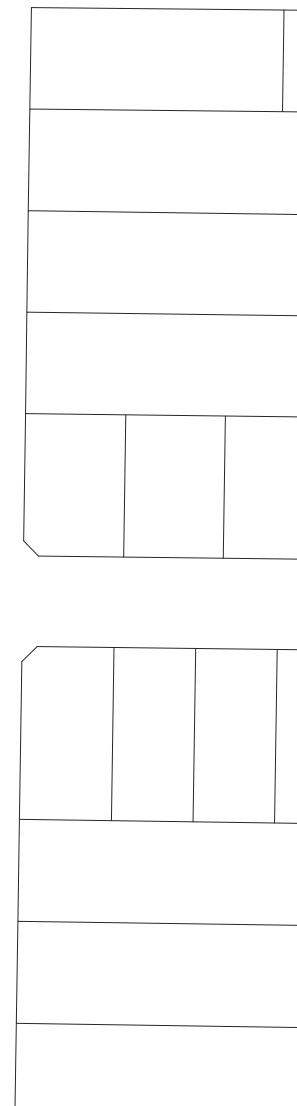
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Building Design Guidelines Summary and Footprint Analysis (Lot 6)
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	South Westminster Heights Infill Plan
Appendix VI.	Development Variance Permit No. 7916-0380-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm



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

No.	Date	Revision	Dr	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



G S BHANGU
7480 122A STREET, SURREY, BC V3W 9N2
PRELIMINARY LAYOUT PLAN
SUBDIVISION AT 10625/10627 127 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7916-0380-00	Dwg. No. A
Drawn: TWD	Mun. Dwg. No.	
Designed: RJ	Job No. 18-3622	Of
P.W. P.U.	Date APR /18	Revision
Approved:		

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 25, 2020 Superseded** PROJECT FILE: **7816-0380-00**
March 26, 2020

RE: **Engineering Requirements
Location: 10627 127 St**

SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5 m SRW along the 127 St frontage;
- Dedicate minimum 11.5 m for 106A Ave (new road) to the Half Road Standard;
- Dedicate a 3.0 m x 3.0 m corner cut at the intersection of 106A Ave and 127 St; and
- Provide a 0.5 m SRW along the 106A Ave frontage;

Works and Services

- Construct the west side of 127 St to the Through Local standard;
- Construct 106A Ave to the Half Road standard (SSD-R.7);
- Construct storm, sanitary and water mains along 106A Ave to service the development (Low Pressure Sanitary (LPS) main may be required due to topographical constraints);
- Construct storm, sanitary and water services to each lot;
- Register Restrictive Covenant (RC) for stormwater management features necessary to meet Integrated Stormwater Management Plan requirements;
- Register an RC for pumped sanitary for the LPS system if required; and
- Register an RC for geotechnical requirements, as determined through detailed design.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT

The applicant must address the objectives, policy recommendations and actions of a Hazard Land Development Permit, as outlined in the Official Community Plan.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements associated with the proposed Development Variance Permit to vary lot depths of Lot 1 to 4.



Jeff Pang, P.Eng.
Development Engineer
R29

NOTE: Detailed Land Development Engineering Review available on file

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0380-00
Project Location: 10625 and 10627 - 127 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 within an old urban (1960's - 1980's) development area. All surrounding lots are zoned "RF", which is consistent with the proposed six lot RF subject site. Lots are large in relation to home sizes by modern standards, and most lots contain mature native conifers, and have old urban landscapes comprised of mature shrubs, sod, and asphalt or gravel driveways.

Most homes can be classified as "Old Urban", "West Coast Traditional", or "Rural Heritage" style Basement Entry, Cathedral Entry (also known as Split Entry) or Two Storey type, typically constructed with the upper floor positioned directly above the lower floor resulting in a box-like massing design. Prominent street facing balconies are common on these homes. There are also numerous small simple Bungalows from the 1950's and 1960's. There is one 1990's "Modern California Stucco" Two-Storey home with exaggerated two storey high front entrance portico. None of these homes are considered to provide suitable architectural context for a post year 2016 RF zone development.

There are three homes north of the site on the west side of 127 Street that could be considered to provide suitable architectural context, all constructed in the late 1990's / early 2000's. These include a 2500-3000 sq.ft "Neo-Heritage" style Two-Storey home at 10635 - 127 Street (photo 14) with desirable mid-scale massing characteristics, a covered front entry veranda, a 10:12 pitch main common hip roof with three street facing common gable projections, a shake profile concrete tile roof surface, and all-vinyl siding. The second context home at 10659 - 127 Street (photo 16) is an 1800 sq.ft. Neo-Traditional Bungalow with 12:12 pitch common hip roof with shake profile concrete tile roof, stucco cladding, and a stone accent veneer. The third potential context home at 10669 - 127 Street (photo 17) is a 60 foot (plus) wide "Neo-Heritage" style Two-Storey home that is considered to be the most architecturally significant home on the street. The home has a well balanced, proportionally correct mid-scale massing design with single storey front entrance portico and covered front entry veranda in the heritage tradition. The home has a 12:12 pitch main common hip roof with four street facing common gable projections, each articulated with wood shingles. The roof surface is shake profile concrete roof tiles. The home has bold white trim elements and a half stone element over the full width of the front.

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

- 1) **Context Homes:** There are only three homes in this area that could be considered to provide acceptable architectural context for the subject site. 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. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2015 RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to emulate specific features of the aforesaid context homes.
- 2) **Style Character :** Most neighbouring homes can be classified as "Old Urban", "West Coast Traditional" or "Rural Heritage" styles homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. The context homes can be classified as "Neo-Heritage" or "Neo-Traditional". Overall the character can be described as "varied" and so some style flexibility should be permitted. The recommendation is to permit a range of styles provided each home is internally architecturally consistent. Note that style range is not specifically 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 RF 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 projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** The recommendation 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, 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 year 2015 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front

entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape:

Most homes can be classified as 1960's - 1980's "Old Urban", "West Coast Traditional", or "Rural Heritage" style Basement Entry, Cathedral Entry or Two Storey type, typically constructed with the upper floor positioned directly above the lower floor resulting in box-like massing designs. Prominent street facing balconies are common on these homes. There are also numerous small simple Bungalows from the 1950's and 1960's. There is one 1990's "Modern California Stucco" Two-Storey home with exaggerated two storey high front entrance portico. Lots are large in relation to home sizes, by modern standards, and most lots contain mature native conifers, with old urban landscapes comprised of mature shrubs, sod, and asphalt or gravel driveways. There are also three context homes north of the site on the west side of 127 Street that were constructed in the late 1990's / early 2000's. These include a 2500-3000 sq.ft "Neo-Heritage" style Two-Storey home, an 1800 sq.ft. Neo-Traditional Bungalow with 12:12 pitch common hip roof, and a 60 foot (plus) wide "Neo-Heritage" style Two-Storey home that is considered to be the most architecturally significant home on the street.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles as determined by the design *consultant*. 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 2015'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)

There are homes in this area (10635, 10659, and 10669 - 127 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:	<p>Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.</p> <p>“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.</p>
Roof Pitch:	<p>Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.</p>
Roof Materials/Colours:	<p>Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, 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. Membrane roofs permitted where required by B.C. Building Code.</p>
In-ground basements:	<p>In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.</p>
Treatment of Corner Lots:	<p>Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.</p>
Landscaping:	<p><i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lot 1 shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.</p>
Designs on lots 5 and 6	<p>Lots 5 and 6 slope down steeply to the rear, and homes will be configured with one storey above grade at the front, and three storeys above grade at the rear. To ensure the homes have</p>

desirable massing characteristics when viewed from the rear, the homes will be required to have stepped massing, and there will be a requirement that there are no walls exceeding a 1 ½ storey height that are not broken with a roof, deck, or other projection approved by the consultant. Further, to ensure the homes are constructed as presented to the Planning Department, the maximum elevation for a floor on lot 5 will be set at 66.13 metres geodetic, and the maximum elevation for a floor on lot 6 will be set at 65.85m geodetic

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 15, 2017

Reviewed and Approved by:  **Date:** May 15, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0380-00

Address: 10625 & 10627 127th Street, Surrey

Registered Arborist: Jeff Ross

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding 35 dead and dying trees)	64
Protected Trees to be Removed	38
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	26
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 38 X two (2) = 76 	76
Replacement Trees Proposed	18
Replacement Trees in Deficit	58
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10 	10
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

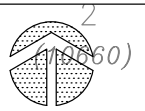
Signature of Arborist:

Date: April 13, 2020



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





88.44

3
(10650)

(10649)

LMP44313

55.08

(10648)

10645

1
(10635)

NOTE: REASSESS WITH FINAL CONSTRUCTION PLANS.

TREE GROUP D

TREE GROUP C

TREE GROUP B

TREE GROUP A

1974-0252

E19

RETAIN ALL TREES IN 6 OUTLINED AREA

G=1793m²
N=1779m²

G=1071m²
N=1048m²

PRICE LINE

106

1121
(12711)

106A AV

(12712)

11

E2016-0109

S 1/2 60
BL299405

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- DEAD AND DECLINING TREE UNSUITABLE FOR PRESERVATION
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- FILL GREATER THAN 1.00m
- TREE NOT ASSESSED



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAR06/17	MK	GRADING PLAN	8	SEPT25/19	MK	SITE PLAN
2	JUL23/17	MK	REVISED GRADING PLAN	7	OCT09/19	MK	SITE PLAN
3	NOV07/17	MK	LOT SETBACKS	8	NOV26/19	MK	REVISIONS
3	AUG22/18	MK	LOT LAYOUTS	9	NOV26/19	MK	SITE/GRADING/SERVICING PLAN
5	JAN16/19	MK	GRADING/SERVICING PLAN	10	APR09/20	MK	SITE/GRADING/SERVICING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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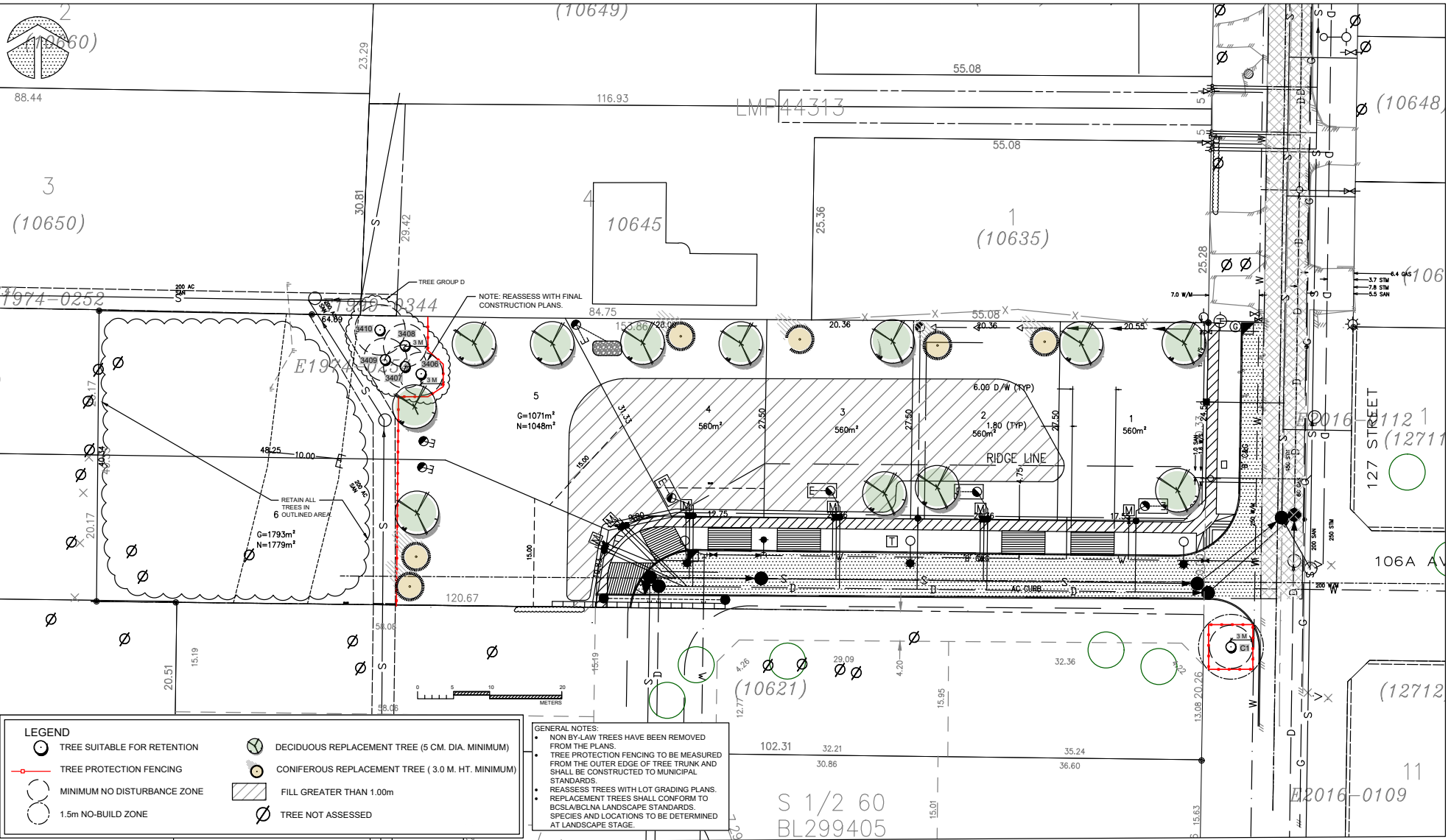
PROJECT TITLE
**10625 10627
127 STREET
SURREY, B.C.**

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE NOVEMBER 26, 2016

T-1
SHEET 1 OF 2



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAR06/17	MK	GRADING PLAN	8	SEPT25/19	MK	SITE PLAN
2	JUL23/17	MK	REVISED GRADING PLAN	7	OCT09/19	MK	SITE PLAN
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5	JAN16/19	MK	GRADING/SERVICING PLAN	10	APR09/20	MK	SITE/GRADING/SERVICING PLAN

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PROJECT TITLE
 10625 10627
 127 STREET
 SURREY, B.C.

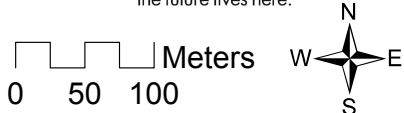
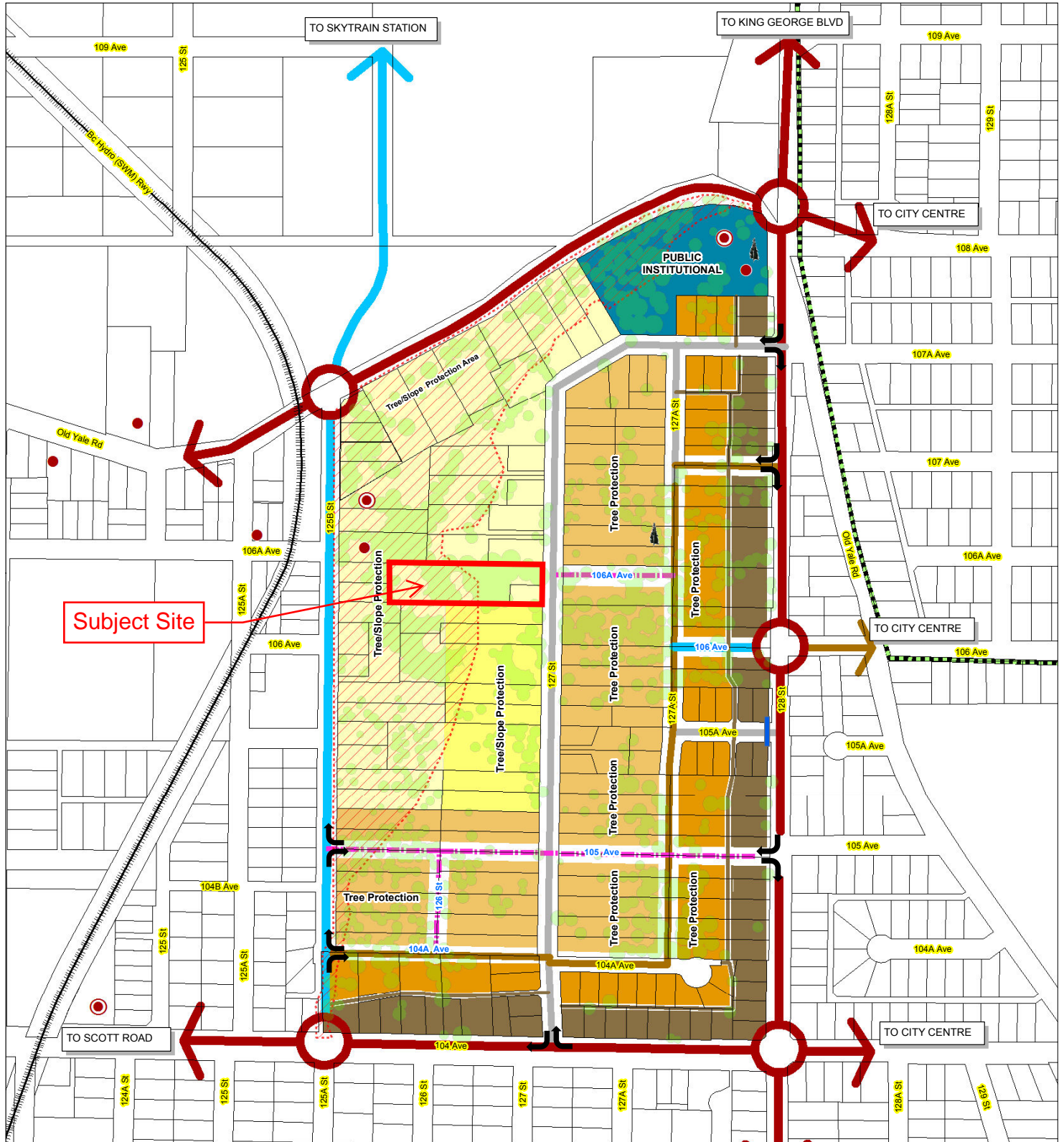
SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE NOVEMBER 26, 2016

T-2
 SHEET 2 OF 2

SOUTHWESTMINSTER HEIGHTS: INFILL AREA CONCEPT PLAN



PLANNING AND DEVELOPMENT DEPARTMENT

Legend

Road Network

- Flex Road 18-20 m (Future)
- Local Road 20m (Future)
- Collector Road 24m
- Existing Local Road 20m
- Lane 6 m
- Arterial Road 30m

GreenWays

- Proposed Greenway

- Right in Right Out
- Full Movement Intersection
- Road Closed in Future

Heritage Sites

- Heritage Tree
- Registered
- Registered and Protected

Land Use Designations

- Hillside Estate Residential (4 UPA)
- Low Density (Cluster/Panhandle) (4-6 UPA)
- Low Density (Tree Protection) (6-10 UPA)
- Low-Medium Density (10-15 UPA)
- Medium Density (15-23 UPA)
- Public Institutional
- Steep Slopes
- Trees

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0380-00

Issued To:

(the "Owner")

Address of Owner:

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: 019-001-223

Lot 1 Section 20 Block 5 North Range 2 West New Westminster District Plan LMP19463

10625 - 127 Street

Parcel Identifier: 019-001-231

Lot 2 Section 20 Block 5 North Range 2 West New Westminster District Plan LMP19601

10627 - 127 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(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 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28 metres to 27.5 metres for proposed Lots 1-4.
 - (b) In Section F "Yards and Setbacks" of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback is reduced from 7.5 metres to 6.0 metres for a garage attached to the principal building and to allow a stairwell and landing to encroach into the south side yard setback, for proposed Lot 6.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse 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 .

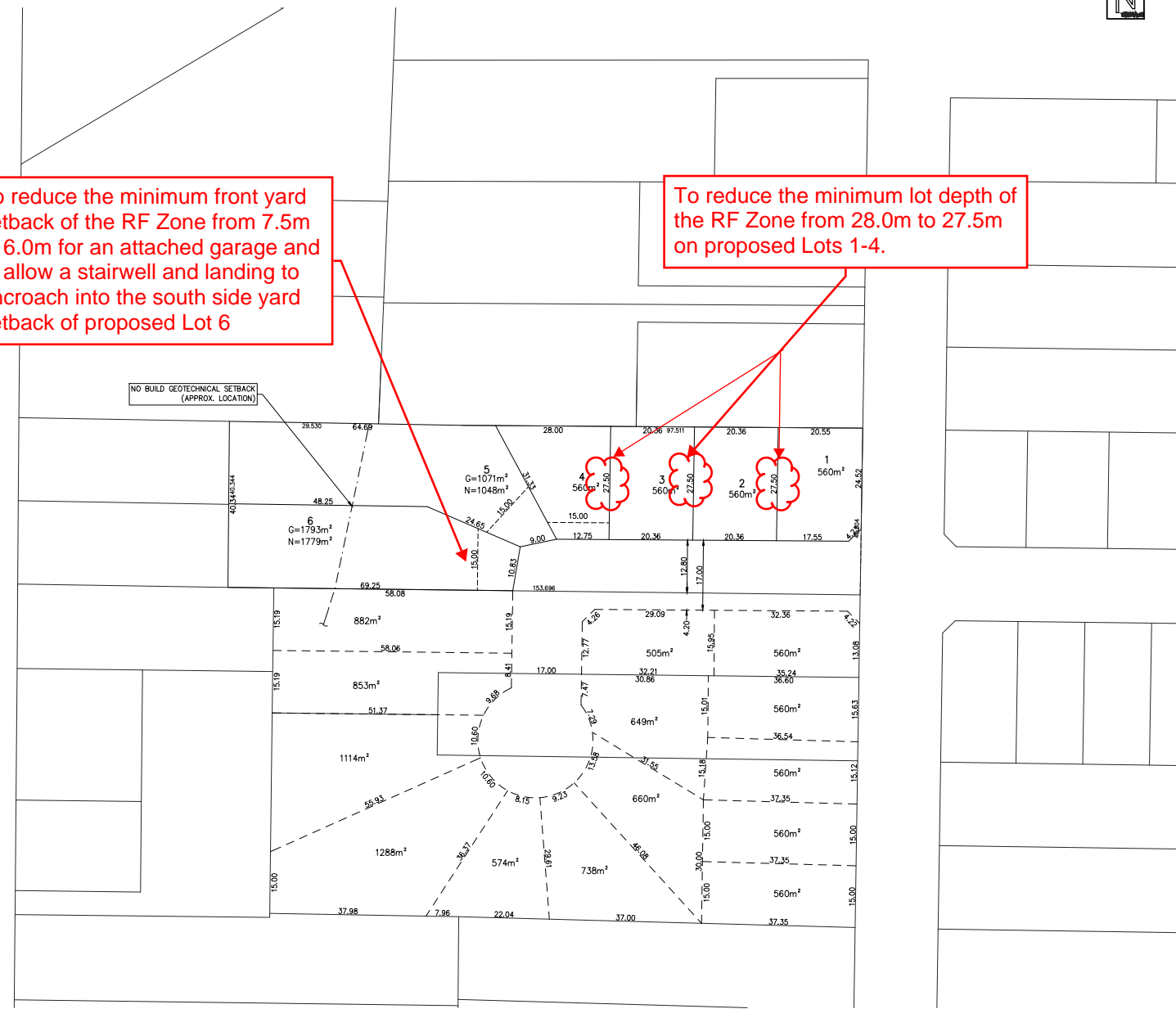
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



To reduce the minimum front yard setback of the RF Zone from 7.5m to 6.0m for an attached garage and to allow a stairwell and landing to encroach into the south side yard setback of proposed Lot 6

To reduce the minimum lot depth of the RF Zone from 28.0m to 27.5m on proposed Lots 1-4.



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

No.	Date	Revision	Dr	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



G S BHANGU
 7480 122A STREET, SURREY, BC V3W 9N2
PRELIMINARY LAYOUT PLAN
 SUBDIVISION AT 10625/10627 127 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7916-0380-00	Dwg. No. A
Drawn: TWD	Mun. Dwg. No.	
Designed: RJ	Job No. 18-3622	Of
P.W. P.U.	Date APR /18	Revision
Approved:		