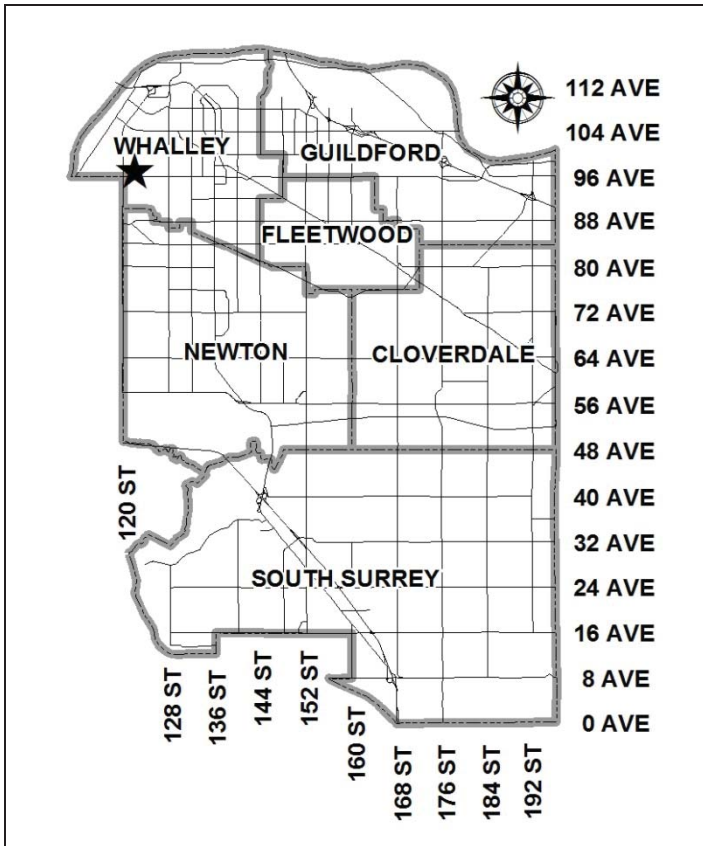


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0248-00

Planning Report Date: July 25, 2016



PROPOSAL:

- **Rezoning** a portion from RF to RF-10
- **Development Variance Permit**

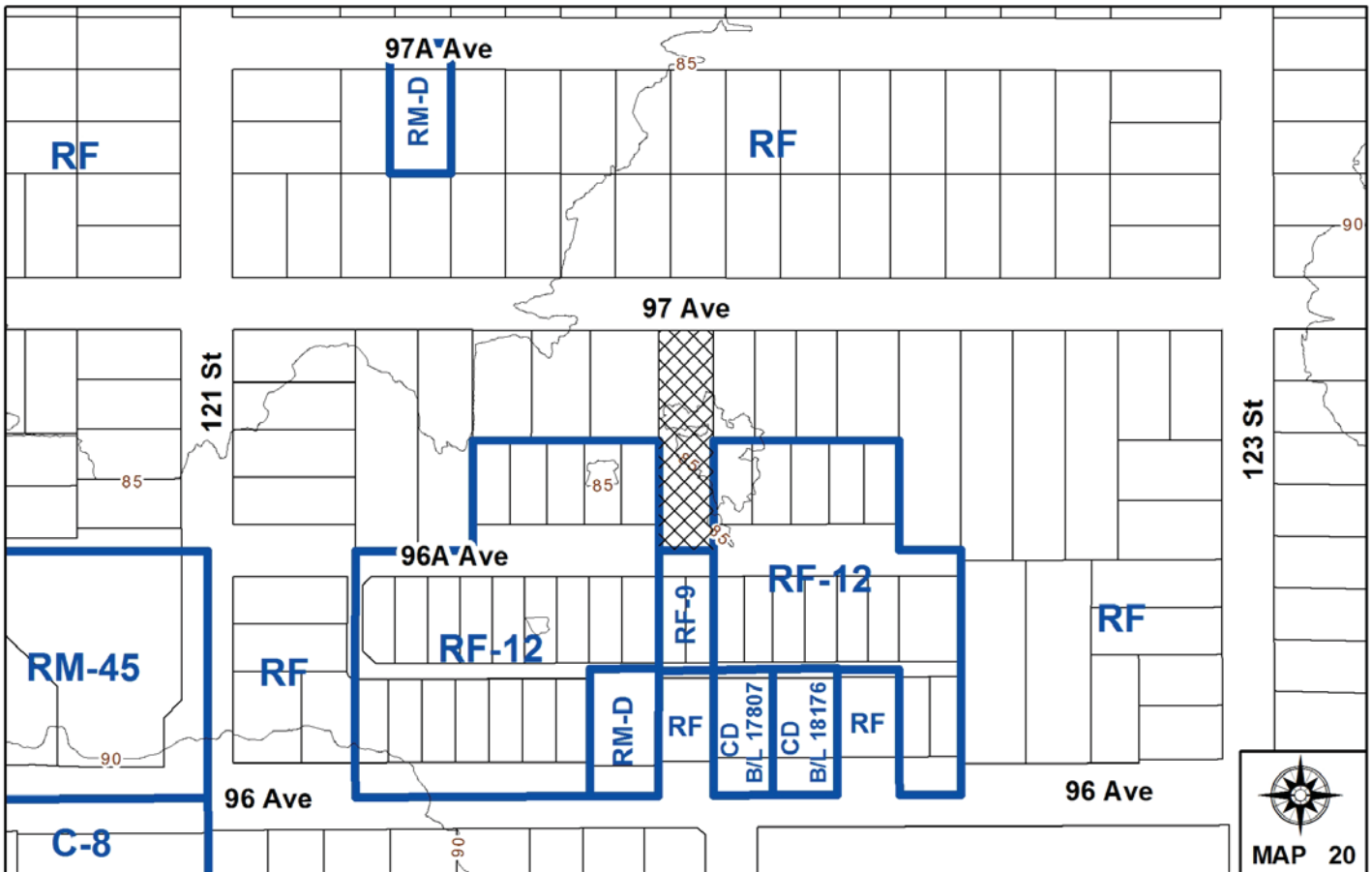
to allow subdivision of the southern portion of the property into two (2) single family small lots.

LOCATION: 12182 - 97 Avenue

OWNERS: Azadwinder Sumal
 Robert H. Hiltz

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning a portion.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to the RF-10 Zone for proposed Lots 1 and 2:
 - To permit a driveway from the fronting street (96A Avenue) instead of a lane; and
 - To permit an attached garage on a Type I RF-10 lot.

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 requested variances are required in order to satisfy the off-street parking requirements for proposed Lots 1 and 2.
- There is no opportunity to widen the proposed lots and it is not practical to introduce a rear lane at this location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject lot shown as Block A on the attached Survey Plan (Appendix II) from “Single Family Residential Zone (RF)” to “Single Family Residential (10) Zone (RF-10)” and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0248-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-10 Zone to permit a driveway from the fronting street (96A Avenue) instead of a lane for proposed Lots 1 and 2; and
 - (b) to vary the RF-10 Zone to permit an attached garage on a Type I RF-10 lot for proposed Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant 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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a restrictive covenant to prohibit a double wide garage on proposed Lots 1 and 2; and
 - (h) registration of a restrictive covenant on proposed Lots 1 and 2 to require a minimum 6.5-metre (21 ft.) setback to the garage and a minimum 6.0-metre (20 ft.) wide driveway (measured from the side lot line), to provide enough space for two vehicles to park side-by-side in the driveway.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

School District: **Projected number of students from this development:**

- 1 Elementary student at Cedar Hills Elementary School
- 0 Secondary students at L.A. Matheson Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2017.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Oversized parcel with existing non-conforming four-plex to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 97 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwelling and single family dwelling under construction on small lot	Urban	RF and RF-12
South (Across 96A Avenue):	Single family dwellings on small lots	Urban	RF-9
West:	Single family dwellings on standard lot and small lot	Urban	RF and RF-12

DEVELOPMENT CONSIDERATIONS

Current Proposal

- The 1,800-square metre (1/2 ac.) subject site is located at 12182 – 97 Avenue in Whalley. The site is designated “Urban” in the Official Community Plan and is zoned “Single Family Residential Zone (RF)”.
- The applicant proposes to rezone the southern portion of the site shown as Block A in Appendix II from the RF-Zone to the “Single Family Residential (10) Zone (RF-10)” in order to subdivide into two (2) single family lots fronting 96A Avenue. A remainder RF-zoned lot will be created (proposed Lot 3) fronting 97 Avenue.
- Proposed Lots 1 and 2 are 346 square metres (3,725 sq. ft.) in area, 10.5 metres (34 ft.) wide, and 32.5 metres (107 ft.) deep, which exceed the minimum dimensional requirements for Type I RF-10 lots.
- Proposed Lot 3 is 21.2 metres (70 ft.) wide, 42.5 metre (140 ft.) deep, and 900 square metres (9,700 sq. ft.) in area, which exceeds the minimum dimensional requirements for RF lots.
- Existing single family small lots were created in the area under the following Development Applications:
 - To the immediate east, three RF-12 lots were created in 2014 under Application No. 7911-0323-00;
 - To the east of 121 Street, fronting the south side of 96A Avenue, nine RF-12 lots were created in 2004 under Application No. 7902-0284-00, two RF-9 lots were created in 2006 under Application No. 7904-0269-00, two RF-12 lots were created in 2014 under Application No. 7907-0391-00, and four RF-12 lots were created in 2014 under Application No. 7911-0320-00; and
 - To the immediate west, five RF-12 lots were created in 2004 under Application No. 7902-0248-00.
- The subject lot does not have enough width to subdivide into two RF-12-zoned lots fronting 96A Avenue, similar to the neighbouring lots to the east and west on the north side of 96A Avenue. However, the proposed RF-10 lots are consistent with the two RF-9-zoned lots to the south of the site, across 96A Avenue.
- The proposed RF-10 lots will not have access to a rear lane and as such, a variance is requested to allow the lots to have front access attached garages (see By-law Variance and Justification section).
- The garages on proposed Lots 1 and 2 will be single wide, as the proposed Lots 1 and 2 are not wide enough for a double wide garage and a reasonable sized front porch entry. A restrictive covenant will be registered as a condition of rezoning to require a single garage.
- Proposed Lots 1 and 2 can accommodate a minimum of one vehicle in the garage and two vehicles parked side-by-side in the driveway, meeting the minimum number of required off-

street parking spaces for a principal building with a secondary suite. A restrictive covenant will be registered to require a minimum 6.5-metre (21 ft.) setback to the garage, and a minimum 6.0-metre (20 ft.) wide driveway (measured from the side lot line), to provide enough space for two vehicles to park side-by-side in the driveway. As such, the front yard setback to the garage and a veranda will be comparable to the RF-12 Zone.

- The existing dwelling on the property, is a non-conforming four-plex that fronts 97 Avenue, and will be removed.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI). The future homes will be readily identifiable as “Neo-Traditional” or “Neo-Heritage” styles, or a compatible style determined by the design consultant that meets year 2000’s design standards.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The applicant proposes basements on all lots. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.
- The preliminary lot grading plan proposes over 0.5 metre (1.6 ft.) of fill on the majority of the site. A 0.2-metre (0.7 ft.) tall retaining wall is proposed along a small portion of the west lot line of proposed Lot 3. The proposed fill along the east lot line of proposed Lot 3 meets the height of an existing retaining wall. The preliminary lot grading plan is under review by staff, and the applicant will be required to submit an acceptable lot grading plan prior to the subdivision plans being approved.

PRE-NOTIFICATION

Pre-notification letters were mailed on September 25, 2015 and staff received no responses.

TREES

- Vanessa Melney, ISA Certified Arborist of Mie Fadum and Associates Ltd. 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 Trees			
Alder	5	5	0
Deciduous Trees (excluding Alder Trees)			
Birch	2	2	0

Tree Species	Existing	Remove	Retain
Total	7	7	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		9	
Total Retained and Replacement Trees			
		9	
Contribution to the Green City Fund			
		NA	

- The Arborist Assessment states that there are a total of two (2) mature trees on the site, excluding Alder trees. Five (5) existing trees, approximately 71% of the total trees on the site, are Alder trees. It was determined that no 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, proposed lot grading and the condition of the existing trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of nine (9) replacement trees on the site. The applicant is proposing nine (9) replacement trees, meeting City requirements.
- In summary, a total of nine (9) trees are proposed to be replaced on the site, meeting City requirements.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• The site is an urban infill lot.
2. Density & Diversity (B1-B7)	• Two different single family lot types are proposed.
3. Ecology & Stewardship (C1-C4)	• Replacement trees will be planted on site. Low impact development standards will be applied to rain water management.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A development proposal sign was installed on site and pre-notification letters were mailed to area residents. A Public Hearing will be held for the proposed rezoning.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the RF-10 Zone for proposed Lots 1 and 2 to permit a driveway from the fronting street (96A Avenue) instead of a lane; and
- To vary the RF-10 Zone for proposed Lots 1 and 2 to permit an attached garage on a Type I RF-10 lot.

Applicant's Reasons:

- Proposed Lots 1 and 2 do not have lane access and it is not feasible to introduce a lane at this location.
- Driveway access from the street will provide a consistent streetscape along 96A Avenue.

Staff Comments:

- The RF-10 Zone only permits a driveway from a lane.
- The RF-10 Zone does not permit an attached garage on a Type I RF-10 lot.
- A minimum of two off-street parking spaces are required for the future principal building and one off-street parking space is required for a secondary suite.
- The requested variances are required in order for proposed Lots 1 and 2 to meet the minimum off-street parking requirements for the future principal building.
- The requested variances will allow for a single wide front-loaded garage, with access from 96A Avenue. Providing driveway access from 96A Avenue would be consistent with all of the existing RF-12-zoned lots fronting the north side of 96A Avenue in this area.

- A double wide garage on proposed Lots 1 and 2 would dominate the front elevation of the future homes due to the narrow 10.5-metre (34 ft.) lot width. Therefore, a restrictive covenant will be registered to prohibit a double wide garage on proposed Lots 1 and 2. In the RF-12 Zone, the minimum width for a double wide garage for a lot without lane access is 13.4 metres (44 ft.).
- The applicant has demonstrated how two vehicles can park side-by-side in the driveway, allowing for one off-street parking space for a secondary suite.
- There is no opportunity to consolidate a portion of the adjacent east and west lots with proposed Lots 1 and 2 in order to widen the proposed lot widths. To the immediate east, there is an existing RF-12-zoned lot recently created under Development Application No. 7911-0323-00 and previously, there was a sanitary right-of-way that bordered the east lot line of proposed Lot 2. The sanitary right-of-way was discharged in 2015. To the immediate west, there is an existing right-of-way that borders the west property line of proposed Lot 1 and there is an existing driveway.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7912-0248-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

SUBDIVISION DATA SHEET

Existing (RF) and Proposed (RF-12) Zoning

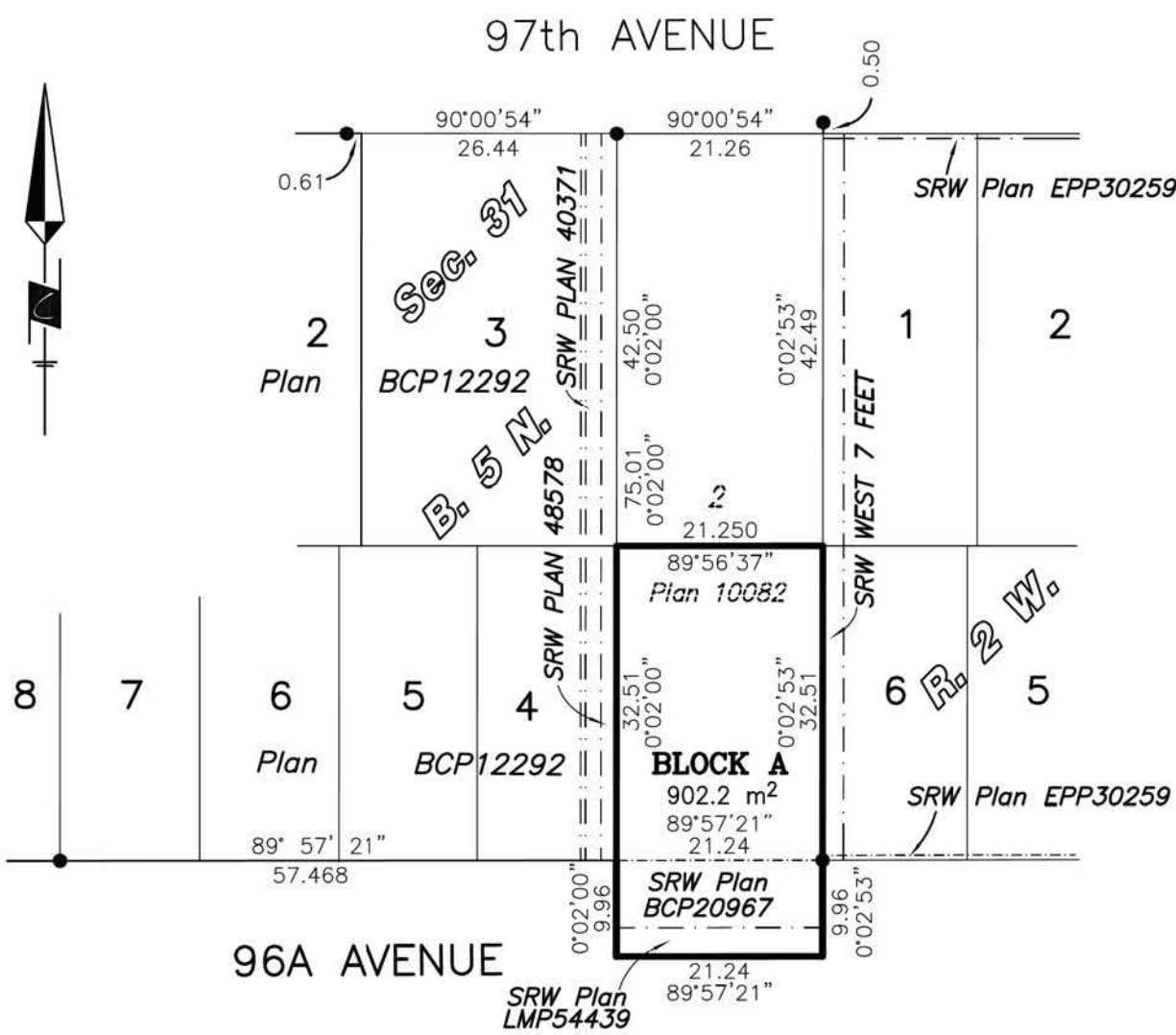
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.45 ac.
Hectares	0.18 ha
NUMBER OF LOTS	
Existing	1
Proposed	1 RF and 2 RF-12
SIZE OF LOTS	
Range of lot widths (metres)	RF: 21 m. RF-12: 10.58 m.
Range of lot areas (square metres)	RF: 902 sq. m. RF-10: 346 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.63 upha / 6.73 upa
Lots/Hectare & Lots/Acre (Net)	20.18 upha / 8.17 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	RF: 52% RF-10: 40%
Estimated Road, Lane & Driveway Coverage	RF: 13% RF-10: 5%
Total Site Coverage	RF: 65% RF-12: 45%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Parking	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 2, PLAN 10082
SECTION 31, BLOCK 5 NORTH, RANGE 2 WEST,
NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 750
All distances are in metres



Certified correct to survey dated this 2nd day of May, 2016.

Kenneth Schuurman IPX12N

Digitally signed by Kenneth Schuurman IPX12N
DN: c=CA, cn=Kenneth Schuurman IPX12N, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=IPX12N
Date: 2016.05.02 09:52:37 -07'00'

Kenneth W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

This plan lies within the
Greater Vancouver Regional District

File: 4960-ZONING-G



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 REQUIRED ON LOTS 1 AND 2, IN ORDER TO PERMIT A DRIVEWAY FROM THE FRONTING ROAD.
 5. RESTRICTIVE COVENANT REQUIRED FOR THE INCREASED FRONT YARD SETBACKS ON LOTS 1 AND 2 TO BE AS PER RF-12 ZONE.

No.	Date	Revision	Dr	Ch

CITIWEST CONSULTING LTD.
 No. 101 - 9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com



AL SUMAL / BOB HILTZ
 11676 - 99A AVE, SURREY, BC V3V 7K5 PH: 604-723-0590

PRELIMINARY LOT LAYOUT
 SITE AT 12182/12184 - 97 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7912-0248-00	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: RJ	Job No. 12-2955	Of
P.W. P.U.	Date DEC/15	Revision
Approved:		

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **May 20, 2016**

PROJECT FILE: **7812-0248-00**

RE: **Engineering Requirements
Location: 12182/84 - 97 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 9.958 m on 96A Avenue towards the of 20.0 m Local Road allowance;
- Provide 0.50 m Statutory Rights-of-Way on both 96A Avenue and 97 Avenue; and
- Provide a storm sewer 0.75 m Statutory Rights-of-Way along the west property line.

Works and Services

- Construct north half of 96A Avenue to the Local Road standard;
- Construct south half of 97 Avenue to the Local Road standard;
- Provide onsite enhanced drainage measures; and
- Provide sanitary, storm and water service connections to each lot and duplex unit.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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


Robert Cooke, Eng.L.
Development Project Engineer

HB



Wednesday, March 30, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0248 00

SUMMARY

The proposed 3 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2015 Enrolment/School Capacity

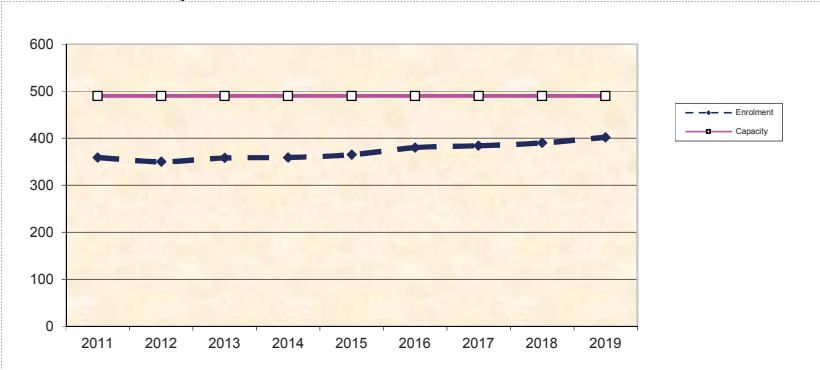
Cedar Hills Elementary	
Enrolment (K/1-7):	36 K + 329
Capacity (K/1-7):	40 K + 450
L. A. Matheson Secondary	
Enrolment (8-12):	1185
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

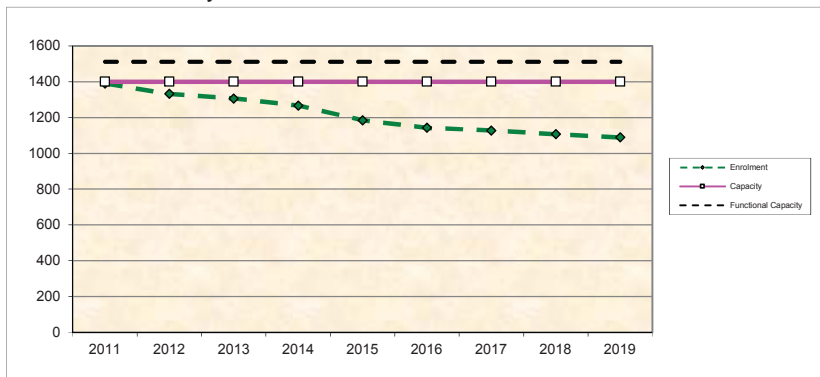
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 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.

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: 7912-0248-00
 Project Location: 12182 and 12184 - 97 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:

This area was built out over a time period spanning from the 1960's to the present (two homes are currently under construction). The age distribution from oldest to newest is: 1960's (13%), 1970's (19%), 1980's (6%), 2000's (38%), post year 2010's (13%), and under construction (13%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (13%), 2001 - 2500 sq.ft. (6%), 2501 - 3000 sq.ft. (69%), and 3001 - 3550 sq.ft. (13%). Styles found in this area include: "Old Urban" (31%), "Modern California Stucco" (6%), "Neo-Heritage" (6%), and "Neo-Traditional" (56%). Home types include: Basement Entry (31%), Two-Storey (63%), and DUPLEX - Cathedral Entry (6%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (31%), Mid-scale massing with proportionally consistent, well balanced massing design (13%), Mid to high scale massing (13%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (6%), High scale massing (6%), High scale, box-like massing (31%). The scale (height) range for front entrance structures include: One storey front entrance (44%), 1 ½ storey front entrance (50%), Proportionally exaggerated 2 ½ storey high front entrance (non context) (6%).

The range of roof slopes found in this area is: flat (14%), 2:12 (10%), 3:12 (5%), 4:12 (5%), 6:12 (5%), 7:12 (5%), 8:12 (33%), 9:12 (5%), greater than 12:12 (19%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (38%), Main common gable roof (50%), Flat roof (13%). Feature roof projection types include: None (24%), Common Gable (71%), Dutch Hip (6%). Roof surfaces include: Tar and gravel (19%), Roll roofing (13%), Shake profile asphalt shingles (56%), Concrete tile (shake profile) (13%).

Main wall cladding materials include: Horizontal cedar siding (6%), Horizontal vinyl siding (31%), Vertical vinyl siding (13%), Hardiplank siding (19%), Stucco cladding (25%), and under construction wall cladding unknown (6%). Feature wall trim materials used on the front facade include: No feature veneer (11%), Brick feature veneer (17%), Stone feature veneer (50%), Wood wall shingles accent (11%), 1x4 vertical battens over Hardipanel in gable ends (6%), Tudor style battens over stucco accent (6%). Wall cladding and trim colours include: Neutral (48%), Natural (43%), Primary derivative (4%), Warm (4%).

Covered parking configurations include: No covered parking (19%), Double garage (50%), Rear garage (31%). Driveway surfaces include: Asphalt (13%), Broom finish concrete (19%), Exposed aggregate (31%), under construction - driveway materials not known and Rear driveway (31%).

Landscaping standards are considered low when compared with modern practices and so neighbouring landscapes are not recommended for emulation.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context, including 12196 - 97 Avenue, 12179 - 96A Avenue, 12189 - 97 Avenue, 12203 - 96A Avenue, 12213 - 96A Avenue, 12212 - 96A Avenue, 12298 - 96A Avenue, 12292 - 96A Avenue, and 12288 - 96A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF and RF-10 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional” and “Neo-Heritage”, as these styles are an ideal bridge between old urban and modern urban. However, there is enough diversity that other compatible styles can also be considered. 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 on lots 1 and 2 should meet new (post year 2015) standards for RF10 zoned subdivisions. Massing designs on lot 3 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 :** On RF-10 lots 1 and 2, front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On lot 3, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys because a 1 ½ storey front entrance will be of an appropriate scale given the expected larger home size on RF zone lot 3. These parameters will ensure there is not proportional overstatement of the entrance 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 2015 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, tar and gravel, and roll roofing. 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.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: The streetscape is in transition from "old urban" to "modern urban", with several recently approved developments in the surrounding area. The older homes are all 40-50 year old Basement Entry and Cathedral Entry type homes with box-like massing designs (upper floor constructed directly above the lower floor), low slope roofs and modest cladding and detailing elements. Landscapes meet a modest standard. The newer homes (including homes currently under construction) are "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs and 1 ½ storey high front entrances. Main roof forms are common hip or common gable at a 7:12 or steeper slope and have an asphalt shingle roof surface. These homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens.

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 compatible style 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 one storey on lots 1 and 2 and to 1 ½ storeys on lot 3.
-

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are a few homes in this area that could be considered to provide acceptable architectural context, including 12196 - 97 Avenue, 12179 - 96A Avenue, 12189 - 97 Avenue, 12203 - 96A Avenue, 12213 - 96A Avenue, 12212 - 96A Avenue, 12298 - 96A Avenue, 12292 - 96A Avenue, and 12288 - 96A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF and RF-10 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, 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, 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.

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 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.

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size on RF-10 lots 1 and 2, and a minimum of 20 shrubs of a 3 gallon pot size on RF lot 3. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** July 15, 2015

Reviewed and Approved by:  **Date:** July 15, 2015

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 12-0248-00

Address: 12182 / 12184 97th Avenue

Registered Arborist: Vanessa Melney

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 trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	7
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = <u>5</u> - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = <u>4</u> 	9
Replacement Trees Proposed	9
Replacement Trees in Deficit	0
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	0
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 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

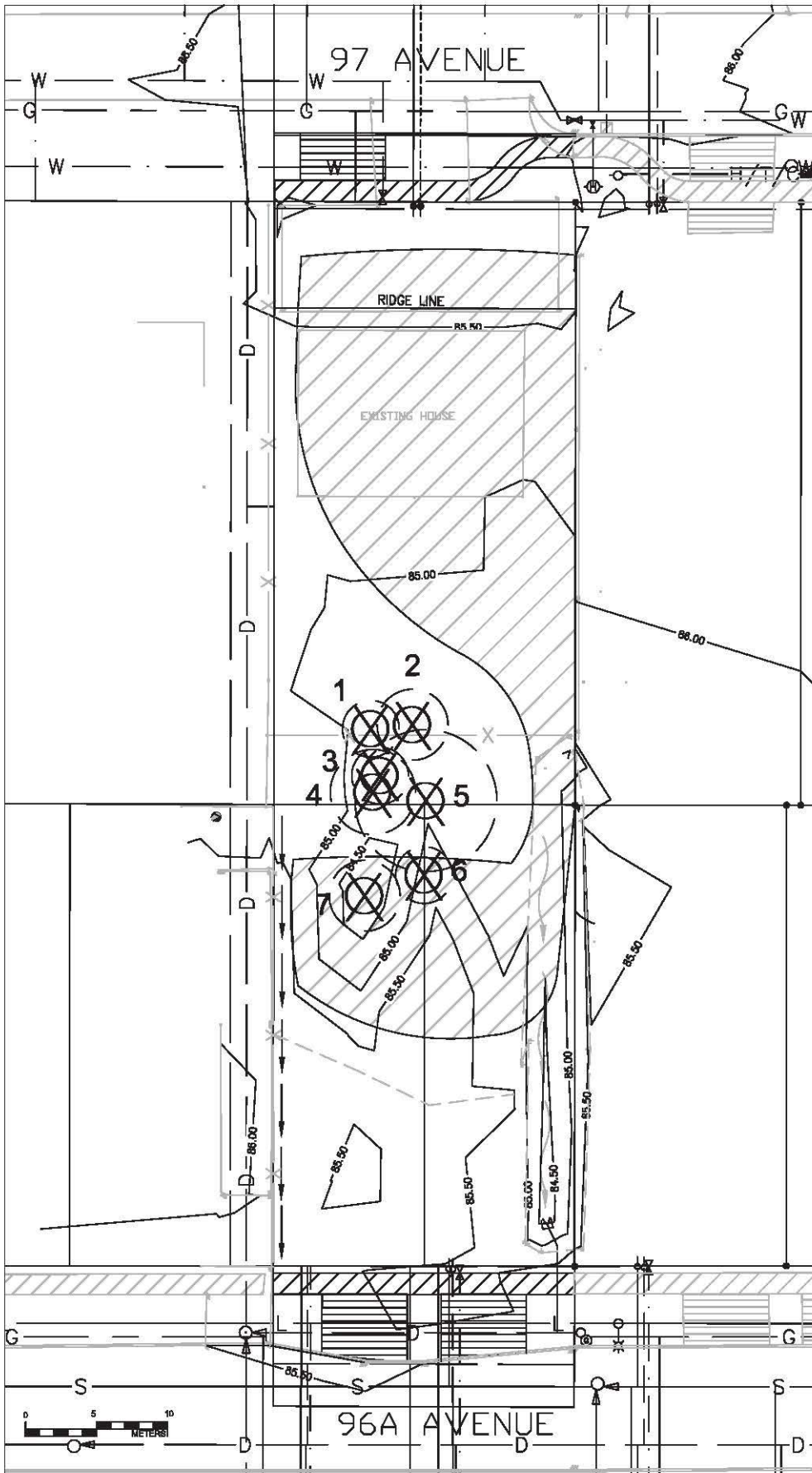
Signature of Arborist:

Date: July 19, 2016





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





LEGEND

-  MINIMUM NO DISTURBANCE ZONE
-  TREE TO BE REMOVED

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

CLIENT
 C/O CITIWEST CONSULTING LTD.

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 12182 12184 97 AVENUE SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

© 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.

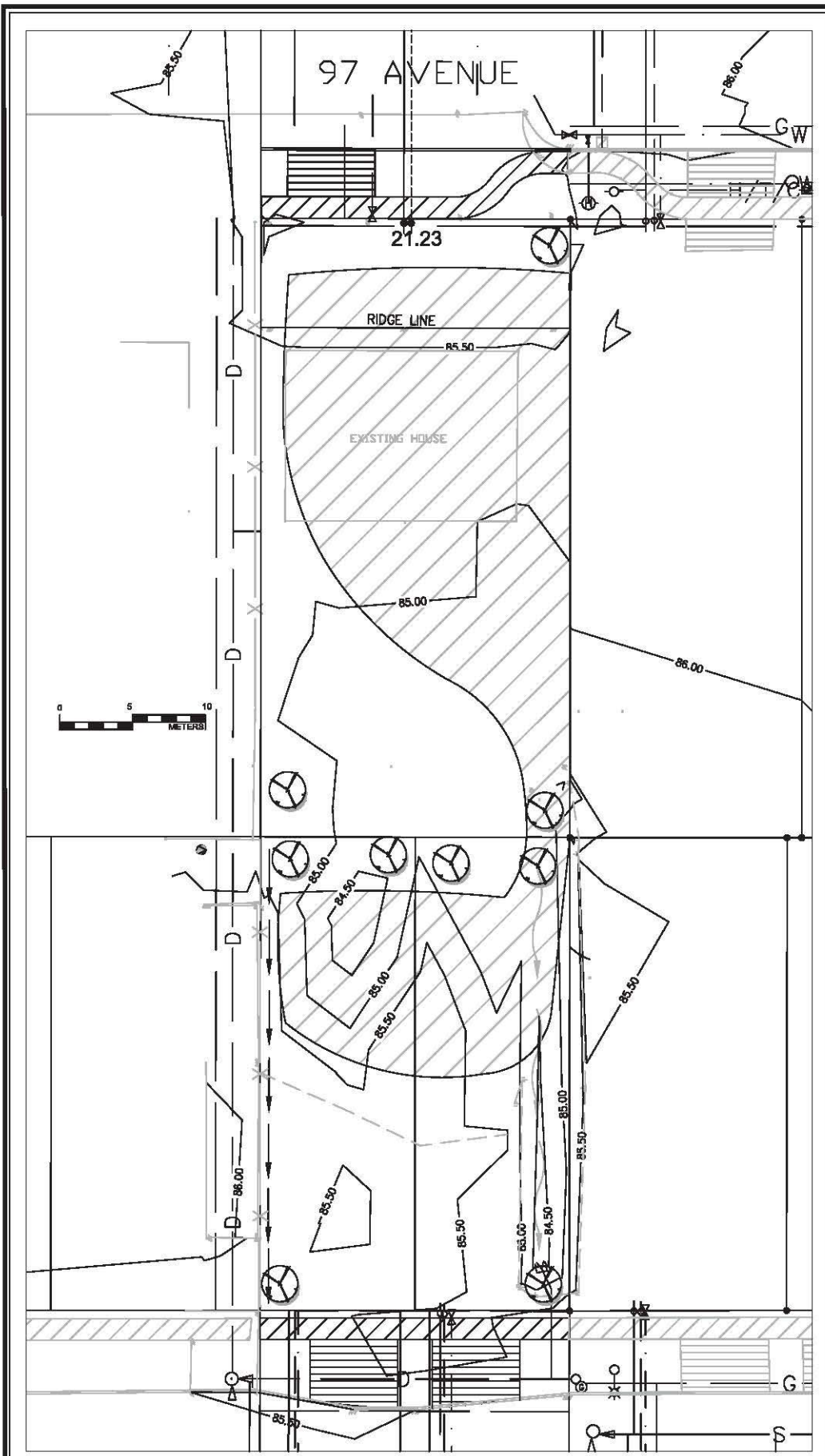
DRAWN
 MK

SCALE
 AS SHOWN

DATE
 JANUARY 18, 2016

T-1
 SHEET 1 OF 2





LEGEND

⊗ DECIDUOUS REPLACEMENT TREE (6 CM. DIA. MINIMUM)



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

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION
 AND PROTECTION PLAN
 12182 12184 - 97 AVENUE
 SURREY, BC

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T2 - TREE PROTECTION
 PLAN

© 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.

DRAWN

MK

SCALE

AS SHOWN

DATE

JANUARY 12, 2016

T-2

SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0248-00

Issued To: AZADWINDER SUMAL
ROBERT H HILTZ

(the "Owner")

Address of Owner: 11676 - 99A Avenue
Surrey, BC V3V 7K5

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: 001-122-207
Lot 2 Section 31 Block 5 North Range 2 West New Westminster District Plan 10082

12182 - 97 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 H.1 Off-Street Parking of Part 17C “Single Family Residential (10) Zone”, the requirement to provide a driveway from a rear lane is waived to allow a front access driveway for proposed Lots 1 and 2.
 - (b) Section H.6 Off-Street Parking of Part 17C “Single Family Residential (10) Zone” is varied to permit an attached garage on proposed Lots 1 and 2.
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 – Linda Hepner

City Clerk – Jane Sullivan



123 STREET

122 STREET

- 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 REQUIRED ON LOTS 1 AND 2, IN ORDER TO PERMIT A DRIVEWAY FROM THE FRONTING ROAD.
 5. RESTRICTIVE COVENANT REQUIRED FOR THE INCREASED FRONT YARD SETBACKS ON LOTS 1 AND 2 TO BE AS PER RF-12 ZONE.

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citivest.com



AL SUMAL / BOB HILTZ
 11676 - 99A AVE, SURREY, BC V3V 7K5 PH: 604-723-0590
PRELIMINARY LOT LAYOUT
 SITE AT 12182/12184 - 97 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7912-0248-00	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: RJ	Job No. 12-2955	Of
P.W. P.U.	Date DEC/15	Revision
Approved:		

No.	Date	Revision	Dr	Ch

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

destroy all prints bearing previous number