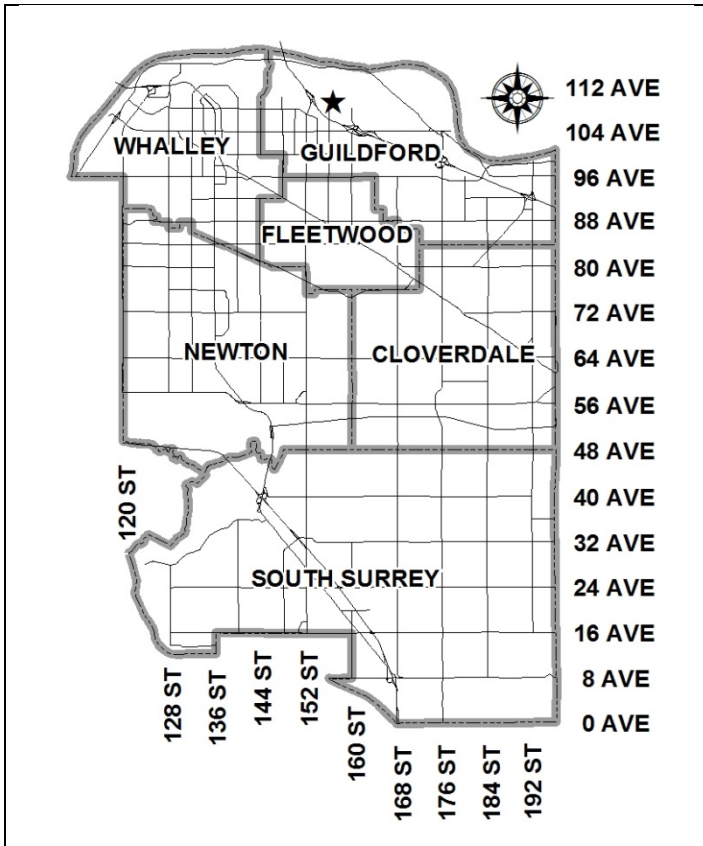


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0243-00

Planning Report Date: September 14, 2015



**PROPOSAL:**

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

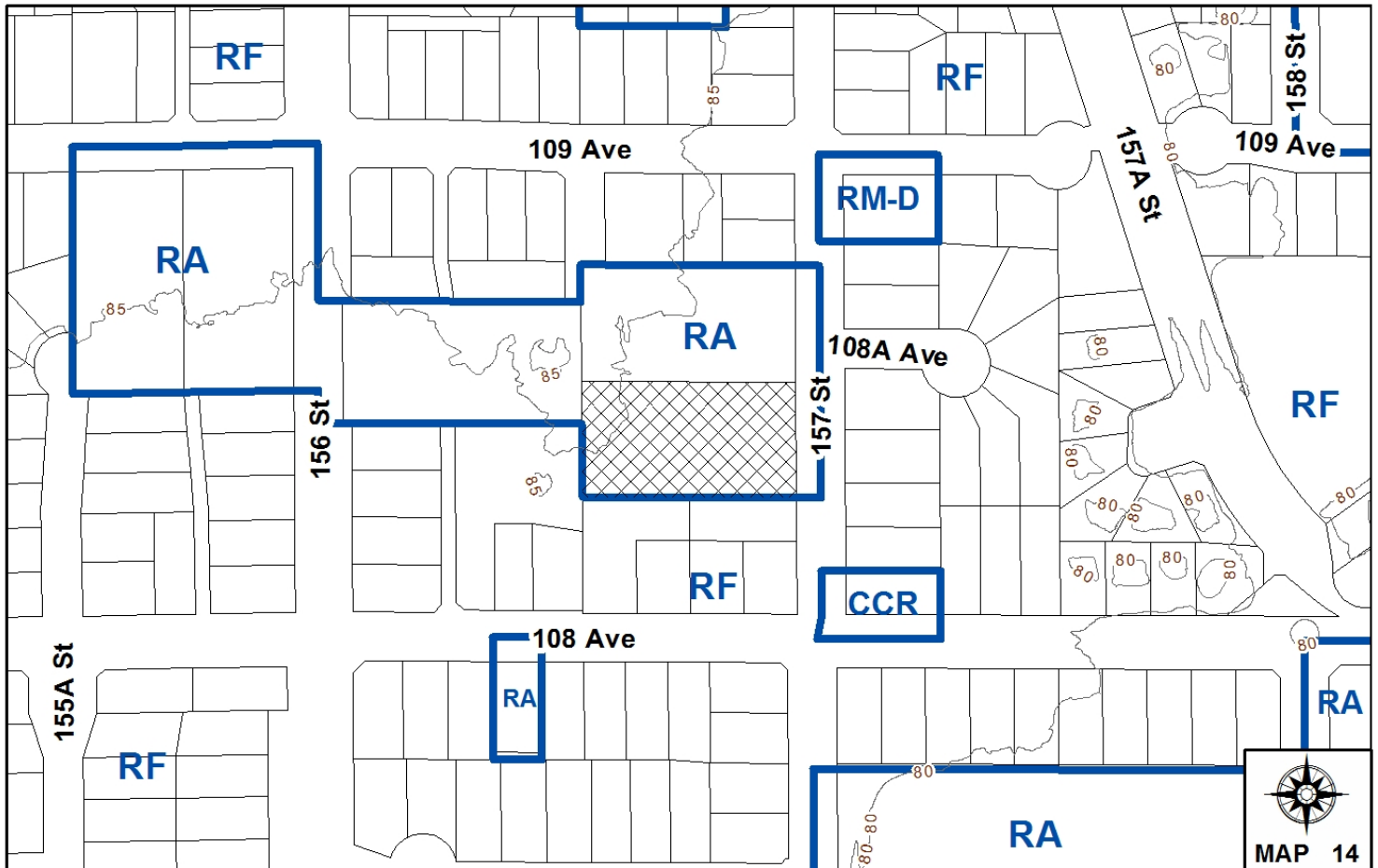
to allow subdivision into six single family residential lots.

**LOCATION:** 10843 - 157 Street

**OWNERS:** Jasvir K Singh, Haneet K Gill,  
 Gurvinder K Gill, Robby R Singh,  
 Billy G Singh and Daljeet Gill

**ZONING:** RA

**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

- The side yard setback in the RF Zone is proposed to be relaxed for one proposed lot.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision is compatible with surrounding existing and future single family lots, including those adjacent properties currently under application.
- Although the proposed subdivision does not conform to the City's infill policy, the applicant has contacted the surrounding property owners, and the majority have indicated their support for the proposal.
- The proposed variance to the side yard setback is for the purpose of tree preservation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0243-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the RF Zone for proposed Lot 4 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), for the purpose of tree retention.
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lot 4 to increase the south side yard setback of proposed Lot 4 and for the purpose of tree preservation.

## 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:**

3 Elementary students at Dogwood Elementary School  
 2 Secondary students at Fraser Heights 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 Winter 2016.

**Parks, Recreation & Culture:**

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to discuss these concerns.

**Ministry of Transportation & Infrastructure (MOTI):**

Preliminary approval is granted.

**SITE CHARACTERISTICS**

**Existing Land Use:** Residential acreage parcel, with existing dwelling to be removed.

**Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North:	Acreage residential lot.	Urban	RA
East (Across 157 Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling, and Application No. 7915-0154-00 for proposed single family subdivision with variance (pre-Council).	Urban	RF
West:	Application 7915-0154-00 for single family subdivision with variance (pre-Council), and Application 7910-0266-00 for single family residential (rezoning at Third Reading).	Urban	RF and RA

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The approximately 0.42-hectare (1.04-acre) subject site is located on the west side of 157 Street in the Fraser Heights community.
- The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The subject property is among a few remaining lots with subdivision potential in this area of Fraser Heights. Existing subdivisions in the area were built out starting from the late 1980's and early 1990's through to the early 2000's.

### Current Application

- The current proposal is to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into six (6) single family lots.
- In addition, the applicant is proposing reducing the front and rear setbacks from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.) and north side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4, for the purposes of tree retention along the south property line (see By-law Variance section). The applicant's design consultant, Tynan Consulting Ltd., has proposed a house plan for this lot that will maximize tree retention yet allow for an appropriate size house to be built, without a basement (see Appendix VII).
- All of the proposed lots meet the minimum dimensional requirements of the RF Zone. Proposed Lots 1 through 3 will front onto future 156A Street. Proposed Lots 4 through 6 will front onto 157 Street.
- The proposed Lots will range in lot width from approximately 15 metres (49 feet) to 18 metres (58 feet) and in lot area from 585 square metres (6,300 sq.ft) to 694 square metres (7,470 sq.ft). All six lots will be approximately 39 metres (128 ft.) in depth.

### Road Dedication Requirements

- The applicant will be required to dedicate 11.5 metres (38 ft.) and construct 156A Street to a local road standard. The applicant must construct the west side of 157 Street to a Neo-Traditional standard.

- The subject proposed development at 10843 – 157 Street is one of three applications that are proposing single family lots fronting future 156A Street (proposed Rezoning Application No. 7910-0266-00 at 10860 – 156 Street is currently at Third Reading, while Subdivision Application No. 7915-0154-00 at 15621 and 15657 – 108 Street is currently under Initial Review). In order to provide road access to the proposed developments, an 11.5-metre (38-ft.) wide statutory right-of-way (SROW) was previously secured across a portion of the property to the north of the subject site (10859 – 1577 Street). The three proposed developments will share the costs of constructing the portion of 156A Street over the SROW. See Appendix VIII showing adjacent applications and the location of the existing SROW.

#### Neighbourhood Character Study, Building Scheme

- The applicant for the subject site has 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, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V).

#### Proposed Lot Grading

- In-ground basements are proposed for proposed Lots 1 to 3, based on the lot grading plan (prepared by Aplin & Martin). Basements will be achieved with minimal cut or fill. Proposed Lots 4 to 6 cannot achieve basements. The information has been reviewed by staff and found to be generally acceptable.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on June 4, 2015 and staff received the following response:

- One letter was received in opposition to the proposed subdivision and development of single family dwellings with secondary suites. The letter did not include the name or address of the respondent.

*(Secondary suites are a permitted use in all single family residential zones.)*

- One resident expressed concern with respect to the potential loss of trees on the subject site, especially the mature trees along the south property line of proposed Lot 4.

*(The applicant is proposing to retain the majority of the existing mature trees along the south property line of proposed Lot 4. The applicant has worked with a design consultant to propose a floor plan that will allow for tree retention, combined with variances to the front, rear and north side yard. See Trees Section for additional details.)*

TREES

- Mick McMahon, ISA Certified Arborist of Arbortech Consulting 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
<b>Alder and Cottonwood Trees</b>			
Alder and Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	3	3	0
Horsechestnut	1	1	0
Flowering Cherry	2	2	0
Weeping Willow	1	1	0
<i>Subtotal</i>	7	7	0
<b>Coniferous Trees</b>			
White cedar	1	1	0
Lawson cypress	1	1	0
Sawara cypress	1	1	0
Norway spruce	1	1	0
Blue spruce	1	1	0
Austrian pine	1	1	0
Douglas-fir	4	4	0
Western red cedar	30	21	9
Western hemlock	1	1	0
<i>Subtotal</i>	41	32	9
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>50</b>	<b>41</b>	<b>9</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>24</b>	
<b>Total Retained and Replacement Trees</b>		<b>33</b>	
<b>Contribution to the Green City Fund</b>		<b>\$15,000</b>	

- The Arborist Assessment states that there are a total of forty-eight (48) mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. It was determined that nine (9) trees can be retained as part of this development proposal. The proposed tree retention and removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- In order to retain the nine Western Red Cedars along the southern property line of proposed Lot 4, the applicant is proposing to increase the south side yard setback of the proposed lot, and is requesting a variance to the front, rear and north side yard setback of this lot. A basement is not proposed for proposed Lot 4.
- 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 eighty (80) replacement trees on the site. Since only twenty-four (24) replacement trees can be accommodated on the site (based on an average of 4 trees per lot), the deficit of fifty-six (56) replacement trees will require a cash-in-lieu payment of \$15,000, representing \$300 per tree (to a maximum of \$15,000 per gross acre), to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 156A Street and 157 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of thirty-three (33) trees are proposed to be retained and replaced on the site with a contribution of \$15,000 to the Green City Fund.

#### BIODIVERSITY CONSERVATION STRATEGY

- The subject site is not identified as a Hub or Corridor on the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014).

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 2015 (date). The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• N/A
2. Density & Diversity (B1-B7)	• Secondary suites are permitted.
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to retain 9 trees on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	• N/A



Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• NA

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north side yard setback of the RF Zone for proposed Lot 4 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

Applicant's Reasons:

- The proposed setback is necessary in order to construct a standard sized home on proposed Lot 4, as the buildable area will be impacted by the retention of trees along the south property line.

Staff Comments:

- The setback variance is acceptable as it allows for tree retention on the site.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed Lot 4 House Location Plan
Appendix VIII.	Map of Applications in Area and Location of SROW
Appendix IX.	Development Variance Permit No. 7914-0243-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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KD 9/10/15 11:19 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maggie Koka  
Aplin & Martin Consultants Ltd.  
Address: Unit 1680, 13450 - 102 Avenue  
Surrey, BC V3T 5X3  
Tel: 604-639-3456

2. Properties involved in the Application

- (a) Civic Address: 10843 - 157 Street
- (b) Civic Address: 10843 - 157 Street  
Owners: Billy G Singh  
Robby R Singh  
Gurvinder K Gill  
Daljeet S Gill  
Haneet K Gill  
Jasvir K Singh  
PID: 007-397-771  
Lot 46 Section 15 Block 5 North Range 1 West New Westminster District Plan 44412

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI.  
  
MOTI File No. 2015-02852
- (c) Proceed with Public Notification for Development Variance Permit No. 7914-0243-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

# SUBDIVISION DATA SHEET

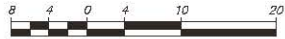
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.04
Hectares	0.42
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 – 17.8 m.
Range of lot areas (square metres)	585 – 693.7 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	36 – 38%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	41 – 43%
<b>PARKLAND</b>	
Area (square metres)	NA
% of Gross Site	NA
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Setbacks, proposed Lot 4)	YES (for tree retention)

**PROPOSED SUBDIVISION PLAN OF LOT 46,  
SECTION 15, BLOCK 5 NORTH, RANGE 1 WEST,  
NEW WESTMINSTER DISTRICT, PLAN 44412**

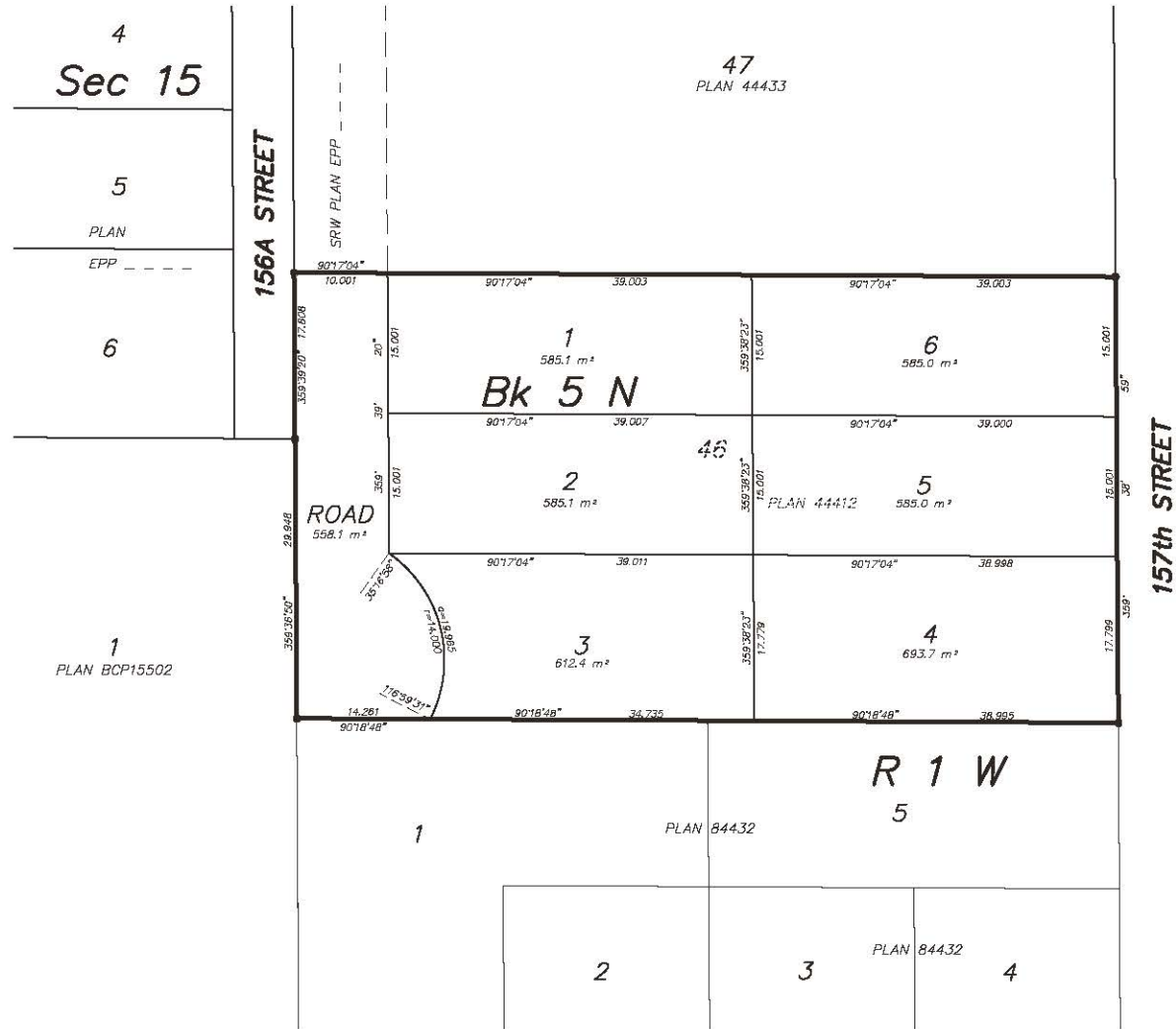
PLAN EPP \_\_\_\_\_

BCGS 92G.017



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.



**LEGEND :**

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NADB3 (CSRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5283 AND 5280.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999929 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5283.

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3V 3E9  
(604) 597-9189

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)**

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.

The field survey represented by this plan was completed on the \_\_\_\_\_th day of \_\_\_\_\_, 2014.

**PRELIMINARY**

Joginder Singh Riar, BCLS 863

FILE 9634-02

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

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

**DATE:** *Revised July 21, 2015*  
July 8, 2015

**PROJECT FILE:** 7814-0243-00

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**RE:** Engineering Requirements  
Location: 10843 157 Street

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Provide a 0.5 metre Statutory Right-of-Way (SRW) along the frontage of 157 Street.
- Dedicate 11.50 metres along 156A Street for the Half Road Standard and necessary lands to complete the cul-de-sac. Application 7810-0266-00 is currently planning on securing and constructing 156A Street to the ultimate Limited Local Road Standard including the development frontage.

#### *Works and Services*

- Construct the west side of 157 Street to the Neo-Traditional Through Local Road Standard. The City has requested the construction of the West side of 157 Street be completed to 108 Avenue, subject to available funding from the City.
- Construct the east side of 156A Street to the Half Road Standard, if not completed through Surrey Project 7810-0266-00.
- Provide 6.0 metre concrete driveway letdowns to each lot.
- Construct storm and sanitary mains to service the development.
- Provide onsite stormwater management features to address downstream erosion concerns within Guildford Brook.
- Construct a 100 mm water main along 156A Street to connect to the existing main located to the north of the development. The water main must be connected to 157 Street for looping purposes. Construction includes the installation of fire hydrant within 100 metres of the cul-de-sac.
- Provide water, storm and sanitary service connections to each lot.

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

CE

NOTE: Detailed Land Development Engineering Review available on file



Planning October-03-14

**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.

Dogwood Elementary is below capacity and has room for enrolment growth. The addition to Fraser Heights Secondary, completed in April 2014, increased the school nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce the current overcrowding at the school. The capacity below is current school capacity and does not yet include the addition being constructed at Fraser Heights Secondary. The proposed residential development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14-0243-00

**SUMMARY**

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

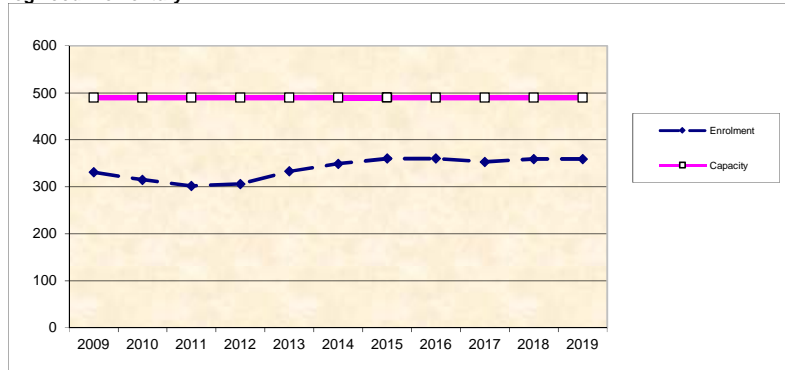
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	2

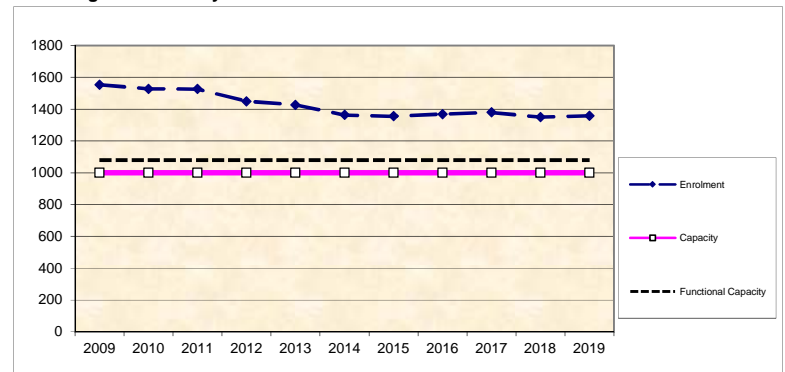
September 2013 Enrolment/School Capacity

<b>Dogwood Elementary</b>	
Enrolment (K/1-7):	31 K + 302
Capacity (K/1-7):	40 K + 450
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1427
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Dogwood Elementary**



**Fraser Heights 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: 7914-0243-00  
 Project Location: 10843 - 157 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:**

This area was built out over a time period spanning from the 1960's to the post 2000's. The age distribution from oldest to newest is: 1960's (17%), 1980's (33%), 1990's (42%), and post 2000's (8%). 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. (8%), 2001 - 2500 sq.ft. (17%), 2501 - 3000 sq.ft. (58%), and 3001 - 3550 sq.ft. (17%). Styles found in this area include: "Old Urban" (17%), "West Coast Modern" (34%), "Rural Heritage" (24%), "West Coast Modern" (8%), "Modern California Stucco" (8%), and "Neo-Traditional" (8%). Home types include: Basement Entry (50%), Cathedral Entry (8%), and Two-Storey (42%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (67%) and mid to high scale massing (33%). The scale (height) range for front entrance structures include: One storey front entrance (75%), 1.1/2 storey front entrance (17%), and proportionally exaggerated two storey front entrance (non context) (8%). The range of roof slopes found in this area is: 3:12 (8%), 4:12 (8%), 6:12 (25%), 7:12 (42%), 8:12 (8%), and 9:12 (8%). Main roof forms (largest upper floor truss spans) include: main common hip roof (42%), main common gable roof (42%), and main Boston gable roof (17%). Feature roof projection types include: none (4%), Common Hip (38%), Common Gable (21%), Dutch Hip (4%), Boston Hip (8%), Shed roof (17%), and Carousel Hip (8%). Roof surfaces include: Roll roofing (8%), Shake profile asphalt shingles (67%), and cedar shingles (25%).

Main wall cladding materials include: Horizontal cedar siding (8%), Vertical channel cedar siding (8%), Horizontal vinyl siding (58%), Stucco cladding (25%). Feature wall trim materials used on the front facade include: no feature veneer (50%) and Brick feature veneer (50%). Wall cladding and trim colours include: Neutral (56%), Natural (31%), and Primary derivative (13%).

Covered parking configurations include: Double carport (8%) and Double garage (92%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "above average modern urban". Driveway surfaces include: Asphalt (17%), Broom finish concrete (50%), exposed aggregate (25%), and interlocking masonry pavers (8%).



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

- 1) **Context Homes:** Much of the housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. Although there are several context quality homes (homes at 10878 - 157 Street, 10866 - 157 Street, 10848 - 157 Street, 10830 - 157 Street, and 10822 - 157 Street), it is more sensible to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character:** There is 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. 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 is a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Basement Entry, Cathedral Entry) 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 :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, and brick. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 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 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:** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** The area surrounding the subject site contains a variety of single family residential zonings including RF and RA, which were developed over a 60 year period. This has resulted in a wide variety of homes of different types (Basement Entry, Cathedral Entry, and Two-Storey homes), sizes (between 1500 and 3500 sq. ft.) and styles (West Coast Modern and West Coast Modern variants, Modern California Stucco, and Neo-Traditional). There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average modern urban". The area is considered a "varied character area". The houses at 10878 - 157 Street, 10866 - 157 Street, 10848 - 157 Street, 10830 - 157 Street, and 10822 - 157 Street provide some context for this development.

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

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

There are homes in this area (homes at 10878 - 157 Street, 10866 - 157 Street, 10848 - 157 Street, 10830 - 157 Street, and 10822 - 157 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 2010) RF zone subdivisions now exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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 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:** No corner lots. This section not applicable.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 1, 2014

**Reviewed and Approved by:**       **Date:** October 1, 2014



a division of:

**ARBORTECH** CONSULTING

Appendix \_\_\_\_\_

**TREE PRESERVATION SUMMARY**

Surrey Project No.: XXX  
 Project Address: 10843 157<sup>th</sup> Street, Surrey  
 Consulting Arborist: Nick McMahon

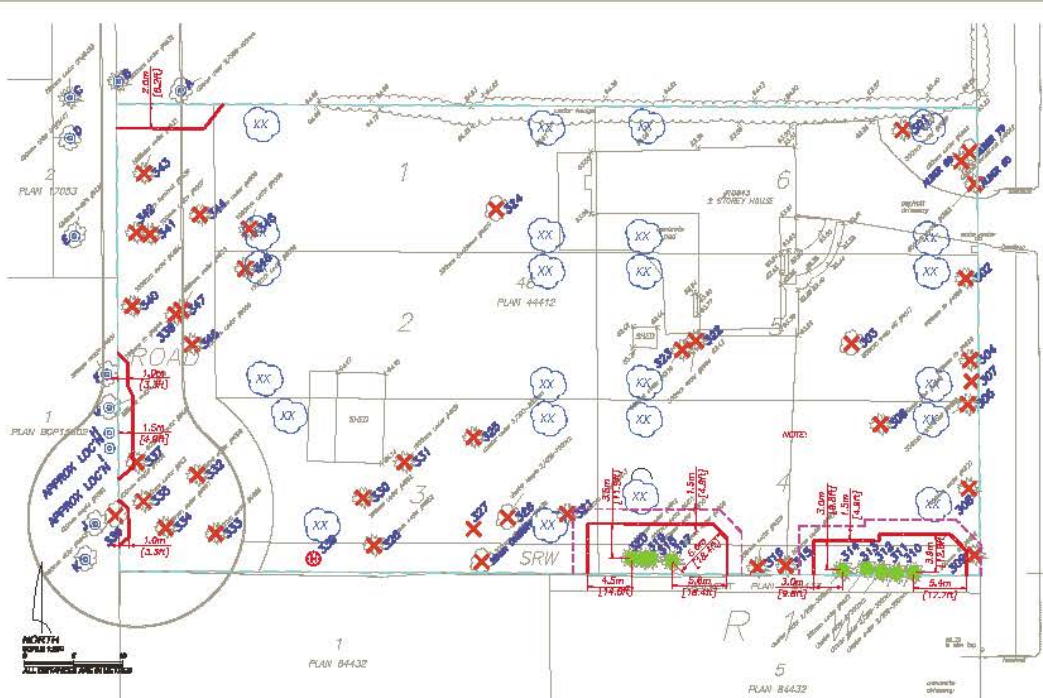
ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	50
<b>Bylaw Protected Trees to be Removed</b>	41
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	9
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio: 2 times 1 = 2	2
All Other Bylaw Protected Trees at 2:1 ratio: 39 times 2 = 78	78
TOTAL:	80
<b>Replacement Trees Proposed</b>	24
<b>Replacement Trees in Deficit</b>	56
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	NA

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	0
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	0
TOTAL:	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist Dated: July 21, 2015

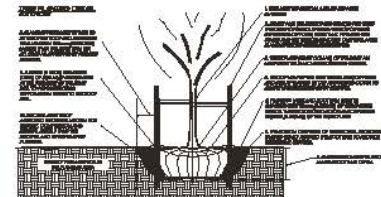
Direct: 604 812 2986  
 Email: nick@aclgroup.ca



**TREE INVENTORY AND ASSESSMENT LIST:**

Tag #	H	Sr	Sp	SH (cm)	See "Type"	Cond	Observation	Action
301	38	8	34	11	Lowland cypress	U	Fully decay	Remove
302	38	8	31	11	Couplaris	M	Several dead and/or dying branches hanging in crown. Subordinate leader attachment 5m. Nothing would be visible with crown canopy.	Remove
305	11	9	18	18	Willow	U	Two leaders attach at 2.3m. Large flake peeling away and will be loose in crown. Decaying height 1.5m and will be gone by next spring. Branching height 1.5m and will be gone by next spring. Branching height 1.5m and will be gone by next spring. Branching height 1.5m and will be gone by next spring.	Remove
304	44	31	44	31	Douglas fir	M	Multiple sub-branches broken off. One of which, vertically filed in crown, 4m.	Remove
306	11	3	61	31	Norway spruce Austrian pine	M	Asymmetrical crown with severe limb loss above grade. Two leaders attach at 2.5m with limb loss inclusion. Sweep to adjacent crown attached at 4m.	Remove
307	25	10	25	10	Western redcedar	M	Subordinate leader attachment 1.5m with limb loss inclusion. Squashed by adjacent tree. Attachment to 2.0m diameter single stem tree.	Remove
308	38	18	38	18	Western redcedar	U	Lightly asymmetrical crown due to proximity of adjacent trees.	Remove
309	38	18	38	18	Couplaris	U	Lightly asymmetrical crown due to proximity of adjacent trees.	Remove
310	77	17	77	17	Western redcedar	M	Subordinate stems collapse at base. Asymmetrical crown due to proximity of adjacent trees.	Retain
311	28	28	28	28	Western redcedar	M	Two stems collapse at base. Asymmetrical crown due to proximity and shading of adjacent trees. Equivalent to 0.5m diameter single stem tree.	Retain
312	31	31	31	31	Western redcedar	M	Two stems collapse at base. Asymmetrical crown due to proximity and shading of adjacent trees. Equivalent to 0.5m diameter single stem tree.	Retain
313	38	18	38	18	Western redcedar	M	Blacked out by limb loss inclusion. Asymmetrical crown due to proximity of adjacent trees.	Retain
314	33	33	33	33	Western redcedar	M	Two stems collapse at base. Asymmetrical crown due to proximity and shading of adjacent trees. Equivalent to 0.5m diameter single stem tree.	Retain
315	43	43	43	43	Western redcedar	U	Corrected tree.	Remove
316	37	37	37	37	Western redcedar	M	Squashed by adjacent tree. Sweep to west and removed at 5m.	Remove
317	48	48	48	48	Western redcedar	M	Two stems collapse at base and embedded in crown. Limb loss and embedded in the crown of adjacent trees.	Retain
318	48	48	48	48	Western redcedar	M	Two stems collapse at base and embedded in crown. Limb loss and embedded in the crown of adjacent trees.	Retain
319	45	45	45	45	Western redcedar	M	Limb loss and embedded in the crown of adjacent trees.	Retain
320	45	45	45	45	Western redcedar	M	Limb loss and embedded in the crown of adjacent trees.	Retain
321	113	113	113	113	Western redcedar	U	Grown on a side (decayed) main trunk. Multiple leaders attach at approx. 1.5m.	Remove
322	13	4	40	34	Lowland cypress	M	Asymmetrical crown due to proximity of adjacent trees and shading of adjacent trees. Sweep to adjacent trees.	Remove
323	13	3	40	34	Blue spruce	M	Asymmetrical crown due to proximity of adjacent trees. Sweep to adjacent trees.	Remove
324	1	6	13-24-27	13-24-27	Flowering cherry	U	Three stems attach at 0.5m with limb loss inclusion. Historically top of 3m. Subordinate leader stems emerge crown. Attached to 1.0m diameter single stem tree.	Remove
325	25-24-13	25-24-13	25-24-13	25-24-13	White cedar	M	Asymmetrical crown due to proximity of adjacent trees. Three stems attach at base with limb loss inclusion. Equivalent to 0.5m diameter single stem tree.	Remove

326	80+3	80+3	80+3	80+3	Rigid maple	U	Historically topped at 8m. Replacement leader crown entire crown. Decayed topping stem. Multiple leader stems. Two stems attach at base with limb loss inclusion. Equivalent to a 1.0m diameter single stem tree. Two stems attach at base with limb loss inclusion and limb loss inclusion. Squashed by adjacent tree. Removal of equipment. Equivalent to a 3.0m diameter single stem tree.	Remove
327	24+21	24+21	24+21	24+21	Cherry	U	Historically topped at 8m. Replacement leader crown entire crown. Decayed topping stem. Multiple leader stems. Two stems attach at base with limb loss inclusion. Equivalent to a 1.0m diameter single stem tree. Two stems attach at base with limb loss inclusion and limb loss inclusion. Squashed by adjacent tree. Removal of equipment. Equivalent to a 3.0m diameter single stem tree.	Remove
328	74	74	74	74	Western redcedar	U	Historically topped at 12m. Replacement leader crown entire crown.	Remove
329	30+25	30+25	30+25	30+25	Rigid maple	M	Fragment leader limb hanging up in the crown of the adjacent tree.	Remove
330	87	87	87	87	Western redcedar	M	Multiple leader attach at 1.3m. Asymmetrical crown due to proximity of adjacent trees.	Remove
331	110	110	110	110	Western redcedar	M	Multiple leader attach at 1.2m. Asymmetrical crown due to proximity of adjacent trees.	Remove
332	94	94	94	94	Western redcedar	U	Decay crown in stem at base.	Remove
333	90	90	90	90	Western redcedar	U	Slightly asymmetrical crown due to proximity of adjacent trees.	Remove
334	85	85	85	85	Western redcedar	U	Open decay crown in stem of base.	Remove
335	125	125	125	125	Western redcedar	M	Intolerable crown loss. Historic crown, on-dependent.	Remove
336	43	43	43	43	Rigid maple	M	High crown crown.	Remove
337	75	75	75	75	Western redcedar	U	Guided by white decay column of base.	Remove
338	140	140	140	140	Western redcedar	M	Decayed tree. Asymmetrical crown due to proximity of adjacent trees.	Remove
339	99	99	99	99	Douglas fir	M	High crown. Crown in contact with adjacent base of base (SRW).	Remove
340	135	135	135	135	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Remove
341	100	100	100	100	Western redcedar	M	Asymmetrical crown due to proximity of adjacent trees.	Remove
342	70	70	70	70	Hemlock	U	Fully decay.	Remove
343	80	80	80	80	Western redcedar	M	Limbs hanging around stem.	Remove
344	91	91	91	91	Western redcedar	M	Decayed tree. Sweep horizontal crown at 3m. Asymmetrical crown due to proximity of adjacent trees.	Remove
345	123	123	123	123	Western redcedar	M	Guided by support 8m. Larger diameter above grade than base. Asymmetrical crown due to proximity of adjacent trees.	Retain
346	145	145	145	145	Western redcedar	M	Guided by support of 8m. Larger diameter above grade than base. Asymmetrical crown due to proximity of adjacent trees.	Retain
347	72	72	72	72	Western redcedar	M	Growing in contact of base with base SRW. Asymmetrical crown due to proximity of adjacent trees.	Remove
348	19+17+13	19+17+13	19+17+13	19+17+13	Fraxinocedrus	M	Three stems attach above with limb loss inclusion. Crown canopy and limbs to northwest due to proximity of adjacent trees. Equivalent to a 2.0m diameter single stem tree.	Remove
4	40+40	40+40	40+40	40+40	Alder	U	Two divergent stems attached to base with limb loss inclusion. Limbs, wounds to stems. Equivalent to a 3.0m diameter single stem tree.	Retain
5	75	75	75	75	Western redcedar	M	Sweep to east. Asymmetrical crown due to proximity of adjacent trees.	Retain
6	40	40	40	40	Western redcedar	M	Large 40x40cm partial cut out of north side of 1m. Sweep to north contact of 8m. Asymmetrical crown.	Protect
7	49	49	49	49	Alder	U	Stem extensively covered and decayed above 10m. Length of each end of stem to 5m.	Protect
8	34	34	34	34	Cherry	U	High crown, poor taper.	Protect
9	34	34	34	34	Rigid maple	M	High crown.	Protect
10	31	31	31	31	Rigid maple	M	Sweep to east over the site.	Protect
11	37	37	37	37	Rigid maple	M	High crown.	Protect
12	47	47	47	47	Rigid maple	M	Asymmetrical crown.	Protect
13	82	82	82	82	Alder	U	Asymmetrical crown, sweep to east.	Protect



**TREE PLANTING GUIDELINES**

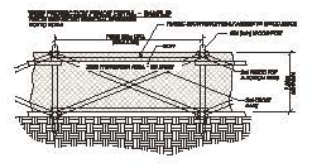
1. Select trees that are suitable for the site conditions.
2. Select trees that are suitable for the site conditions.
3. Select trees that are suitable for the site conditions.
4. Select trees that are suitable for the site conditions.
5. Select trees that are suitable for the site conditions.
6. Select trees that are suitable for the site conditions.
7. Select trees that are suitable for the site conditions.
8. Select trees that are suitable for the site conditions.
9. Select trees that are suitable for the site conditions.
10. Select trees that are suitable for the site conditions.

**SUGGESTED PLANT LIST**

Tag #	H	Sr	Sp	SH (cm)	See "Type"	Cond	Observation	Action
301	38	8	34	11	Lowland cypress	U	Fully decay	Remove
302	38	8	31	11	Couplaris	M	Several dead and/or dying branches hanging in crown. Subordinate leader attachment 5m. Nothing would be visible with crown canopy.	Remove

**TREE PROTECTION GUIDELINES**

1. Select trees that are suitable for the site conditions.
2. Select trees that are suitable for the site conditions.
3. Select trees that are suitable for the site conditions.
4. Select trees that are suitable for the site conditions.
5. Select trees that are suitable for the site conditions.
6. Select trees that are suitable for the site conditions.
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9. Select trees that are suitable for the site conditions.
10. Select trees that are suitable for the site conditions.



**LEGEND**

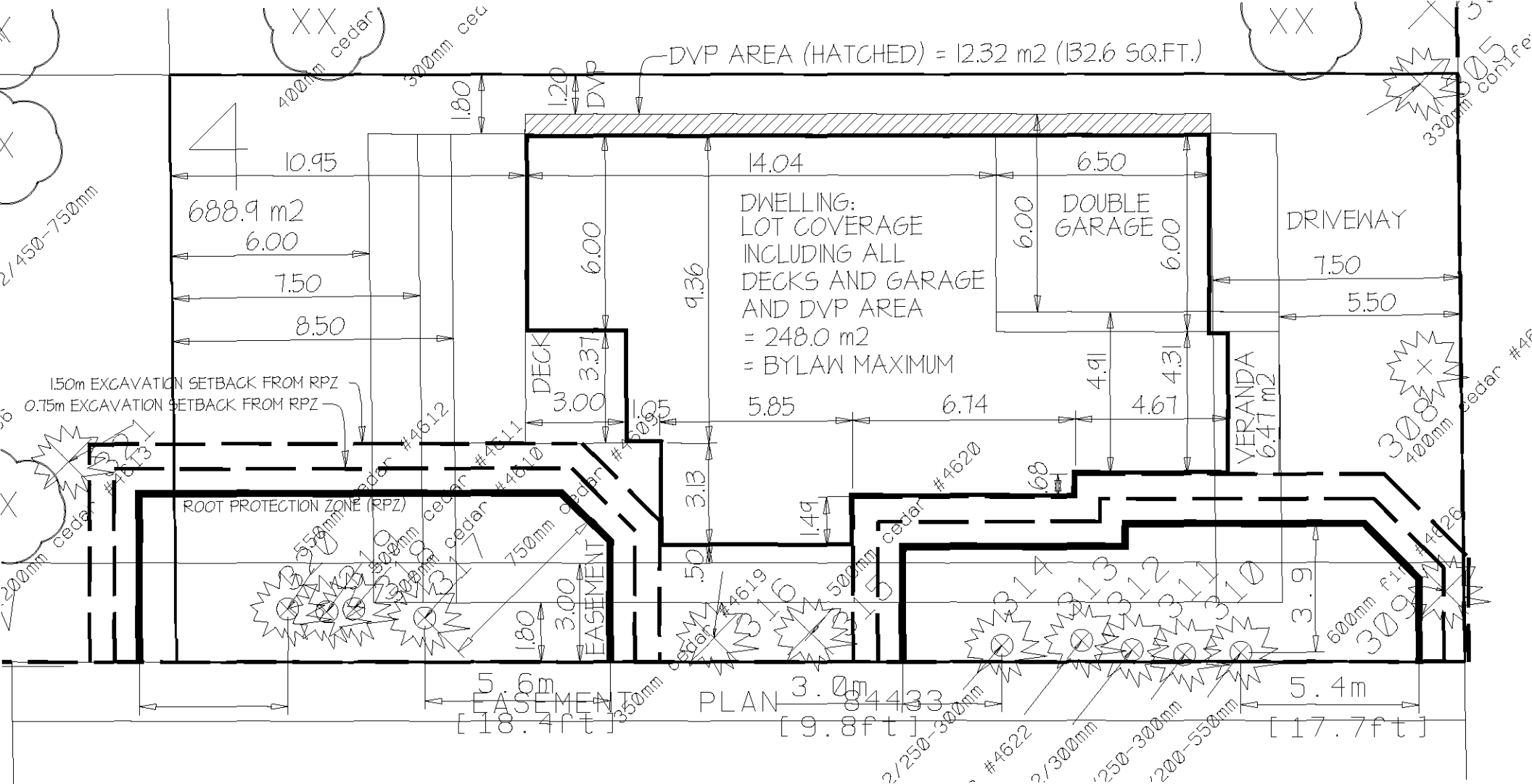
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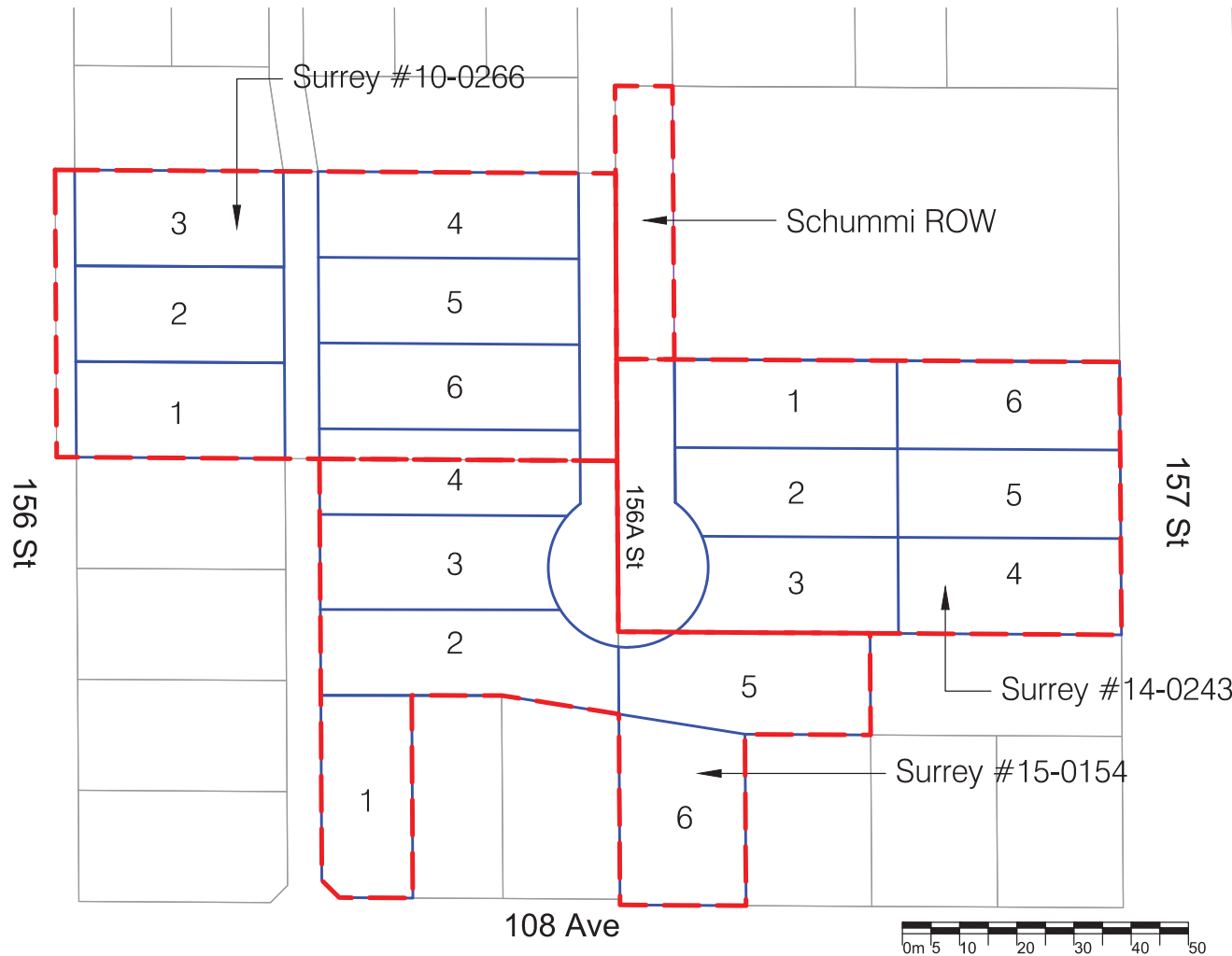
**ARBORTECH CONSULTING**

10000 160th Ave. S., Suite 100, Edmonds, WA 98149  
 Phone: 206-253-1300 Fax: 206-253-1301  
 Website: www.arbortech.com

**TREE MANAGEMENT DRAWING**

PROJECT: [Blank]  
 ADDRESS: [Blank]  
 CLIENT: [Blank]  
 ACQ. FILE: [Blank]





156A Projects

**OVERALL PLAN**

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

**APLIN  
MARTIN**  
CONSULTANTS LTD  
Project No.: 14-114  
Date: 3 September 2015

Drawing  
**1**



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0243-00

Issued To: JASVIR K SINGH  
ROBBY R SINGH  
BILLY G SINGH

Address of Owner: 17362 - 104 Avenue  
Surrey, BC V4N 5R4

Issued To: HANEET K GILL  
GURVINDER K GILL  
DALJEET GILL

Address of Owner: 15561 - 78A Avenue  
Surrey, BC V3S 8V5

(collectively referred to as "the 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: 007-397-771  
Lot 46 Section 15 Block 5 North Range 1 West New Westminster District Plan 44412

10843 - 157 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 F of Part 16 "Single Family Residential Zone (RF)" the minimum north side yard setback is reduced from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 – Linda Hepner

---

City Clerk – Jane Sullivan

