

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0003-00

Planning Report Date: July 27, 2015

PROPOSAL:

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

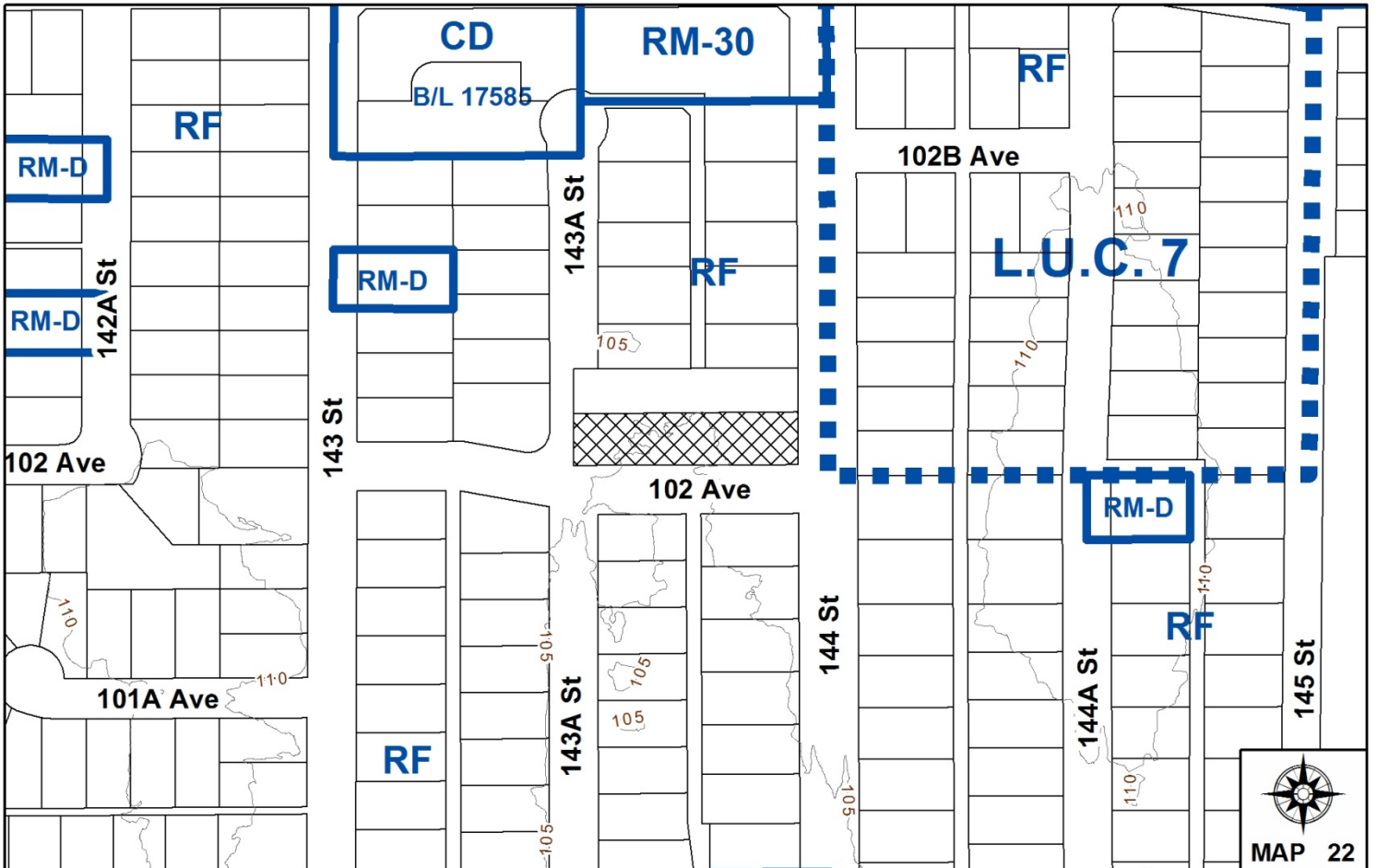
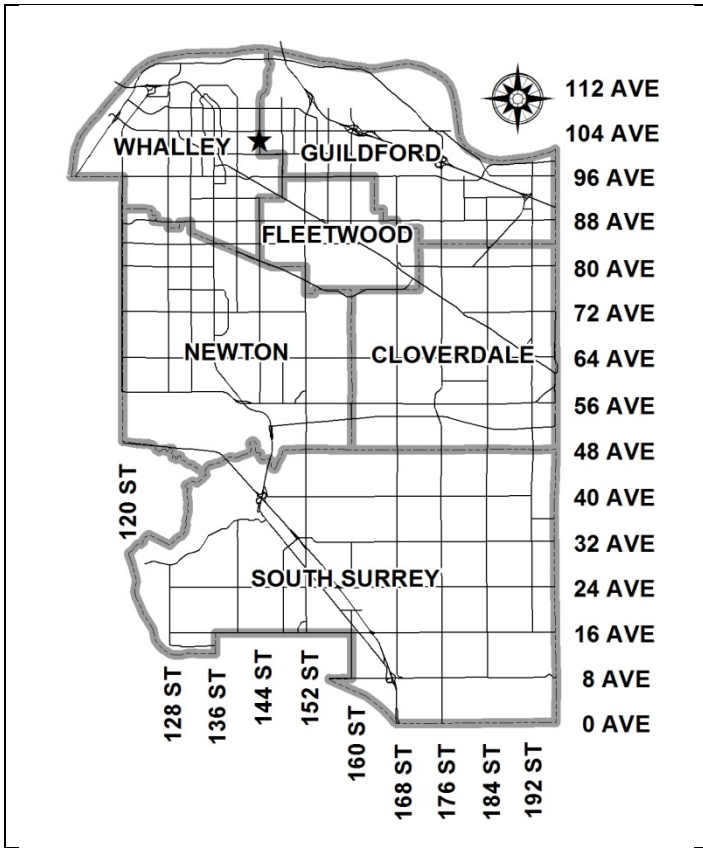
to allow subdivision into four (4) single family small lots.

LOCATION: 10205 - 144 Street

OWNER: Hardeep S. Malik

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the RF-12 Zone to reduce the minimum lot depth of a Type II RF-12 lot from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- Complies with guidelines in the Small Lot Policy.
- The proposed density is appropriate for this part of Guildford.
- Existing single family lots to the north of the subject site, between 143A and 144 Streets, could potentially redevelop into small lots that are compatible with the proposed subdivision in the future, with access to the already established rear lane.
- As part of the proposed subdivision, a north/south rear lane will be constructed off of 102 Avenue, on the subject site. The proposed rear lane is intended to complete the connection to an existing rear lane to the north of the site, if the lot located to the immediate north at 10210 – 143A Street subdivides in the future.
- The proposed lot depth variance is minimal. The neighbouring resident located at 10210 - 143A Street (immediately north of the subject site) is aware of the proposed subdivision layout with reduced lot depths, and has not objected.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0003-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of a Type II lot in the RF-12 Zone from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4.
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 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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

2 Elementary students at Lena Shaw Elementary School
1 Secondary student at Guildford Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2016.

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 final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Half-acre lot with single family dwelling and accessory structures to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on oversized RF-zoned lot	Urban	RF
East (Across 144 Street):	Single family dwellings	Urban	L.U.C. No. 7 (underlying zone is RF)
South (Across 102 Avenue):	Single family dwellings	Urban	RF
West (Across 143A Street):	Existing non-conforming duplex	Urban	RF

DEVELOPMENT CONSIDERATIONS**Site Context and Current Proposal**

- The 1,982-square metre (0.5 ac.) subject site is located at 10205 – 144 Street, just north of Green Timber Urban Forest Park. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The immediate area surrounding the subject site consists of single family dwellings and non-conforming duplexes on RF-zoned lots and single family dwellings on lots regulated under a Land Use Contract (LUC No. 7).
- The single family and duplex lots in the area were generally created between 1950 and 1980.
- Although there have not been any recent single family subdivisions in the area, 100 metres (330 ft.) to the north of the subject site, single family lots have redeveloped into townhouses or have been approved (but not yet constructed) for townhouses under the following completed development applications:
 - No. 7911-0215-00 (14338 - 103 Avenue) received final adoption on May 7, 2012 to permit development of 29 townhouse units, and has been constructed;
 - No. 7913-0015-00 (14388 – 103 Avenue) received final adoption on July 7, 2014 to permit development of 23 townhouse units, and has not been constructed; and

- No. 7909-0237-00 (14320 – 103A Avenue) received final adoption on July 25, 2011 to permit development of 20 townhouse units, and has been constructed.
- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into four (4) single family small lots.
- The proposal introduces a new lot size to the area, and could set a precedent for the surrounding area to redevelop into single family small lots in the future.
- Should the proposed rezoning to RF-12 be approved, similar rezonings could be requested for single family lots north of the subject site fronting the east side of 143A Street and on the west side of 144 Street between 102 Avenue and 103 Avenue. These single family lots to the north range in width from 18 metres (60 ft.) to 25 metres (82 ft.) and are currently zoned RF.
- All four (4) proposed lots are oriented north/south. Proposed Lots 1 and 4 will have driveway access from 102 Avenue. Proposed Lots 2 and 3 will have side driveway access from the proposed north/south lane.
- Proposed Lots 1 and 4 can accommodate off-street parking for up to four vehicles; two parking spaces inside the garage and two parking spaces in the driveway. Proposed Lots 2 and 3 can accommodate off-street parking for up to three vehicles; two parking spaces inside the garage and one parking space on a parking pad adjacent the garage.
- Proposed Lots 1 and 4 exceed the minimum 15.4-metre (51 ft.) width requirement and 375-square metre (4,037 sq. ft.) area requirement for a Type II corner lot in the RF-12 Zone.
- Proposed Lots 2 and 3 exceed the minimum 13.4-metre (44 ft.) width requirement and 320-square metre (3,445 sq. ft.) area requirement for a Type II interior lot in the RF-12 Zone.
- Proposed Lots 1-4 require a Development Variance Permit (DVP) to reduce the minimum lot depth (see By-law Variance section).
- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). The proposal is consistent with the guidelines in the Small Lot Residential Zone Policy as the subject site is located near the following amenities:
 - Green Timbers Urban Forest – 200 metres (650 ft.) to the southeast;
 - Multiple transit routes along 104 Avenue – 400 metres (1,300 ft.) to the north;
 - Lena Shaw Elementary School – 550 metres (1,800 ft.) to the southwest; and
 - Hjorth Road Park – 650 metres (2,100 ft.) to the northeast.

- The boundary of the Multiple Residential OCP designation is 100 metres (330 ft.) to the north of the subject site, where townhouses were recently constructed or approved to be constructed. Single family small lots provide an appropriate gradation of density between ground-oriented multi-family housing and RF-zoned single family lots, which exist to the south of the subject site.
- The boundary of the Commercial OCP designation, which permits retail, office and mixed-uses, is 300 metres (985 ft.) to the north.
- The RF-12 Zone is supportable within the context of the existing land uses in the surrounding area.

Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. As the existing housing in the area does not provide a suitable context for post year 2010 RF-12 house design, the proposed guidelines use updated standards that provide compatibility with older homes in the area. A summary of the Design Guidelines is attached.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and was reviewed by staff and found generally acceptable.
- The applicant proposes a basement only on proposed Lot 4, as the depth of the existing services prohibit basements on proposed Lots 1-3.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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
Deciduous Trees			
Cherry	1	1	0
Coniferous Trees			
Cedar	2	2	0
Total	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		8	

Contribution to the Green City Fund	N/A
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- The Arborist Assessment states that there are a total of 3 mature trees on the site. 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 and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing 8 replacement trees, exceeding City requirements.
- In summary, a total of 8 replacement trees are proposed for the site. As this exceeds the minimum number of replacement trees required, a contribution to the Green City Fund is not required.

PRE-NOTIFICATION

Pre-notification letters were mailed on April 21, 2015 and two development proposal signs were installed on the site on June 26, 2015.

Staff did not receive any objections to the proposal. Staff received two e-mails and one phone inquiry from area residents (including the resident of 10210 – 143A Street to the immediate north of the subject site) regarding the proposal. Staff clarified the proposal to each resident, and provided a copy of the proposed layout to two of the residents.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 23, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Site is located on an urban infill lot. The proposal is consistent with the Urban designation in the OCP.
2. Density & Diversity (B1-B7)	• The proposal introduces a new lot size to the neighbourhood, to provide a mix of housing.
3. Ecology & Stewardship (C1-C4)	• Absorbent soil will be applied to the site.
4. Sustainable Transport & Mobility (D1-D2)	• The site is located near multiple transit routes along 104 Avenue.

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Active rooms in the houses will front the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to area residents and a development proposal sign was installed on the site. A Public Hearing will be held for the rezoning.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of a Type II lot in the "Single Family Residential (12) Zone (RF-12)" from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4.

Applicant's Reasons:

- The geometry of the site does not allow the proposed lots to meet the minimum depth requirement for Type II lots in the RF-12 Zone.
- Orienting the proposed lots north/south will permit four RF-12 lots (contingent upon approval of the requested variance for reduced lot depth) rather than four RF-10 lots if the lots are oriented east/west. Based on the depth of the existing services, only proposed Lot 4 can achieve a basement. Therefore, the applicant prefers RF-12-zoned lots instead of RF-10-zoned lots in order to achieve larger house sizes.
- The proposed depth relaxation is minimal.

Staff Comments:

- The lot depth of proposed Lots 1-4 is 21.4 metres, slightly less than the minimum 22-metre lot depth for Type II lots in the RF-12 Zone.
- Proposed Lots 1-4 meet the minimum area and width requirements of Type II RF-12-zoned lots.
- The resident located at 10210 – 143A Street immediately north of the subject site is aware of the proposed subdivision layout showing the reduced lot depths, and has not objected.
- The applicant's design consultant has confirmed that standard sized RF-12 homes can be constructed on the lots without requiring setback relaxations.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7915-0003-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.49
Hectares	0.2
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	17 m. – 19 m.
Range of lot areas (square metres)	365 sq. m. – 408 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.1 upha / 8.2 upa
Lots/Hectare & Lots/Acre (Net)	25.5 upha / 13.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	24.5%
Total Site Coverage	74.5%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Depth	YES



Planning

May-21-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0003 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2014 Enrolment/School Capacity

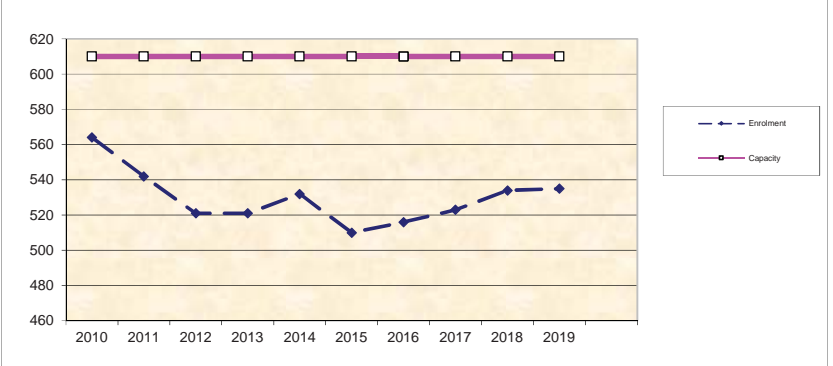
Lena Shaw Elementary	
Enrolment (K/1-7):	76 K + 456
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

School Enrolment Projections and Planning Update:

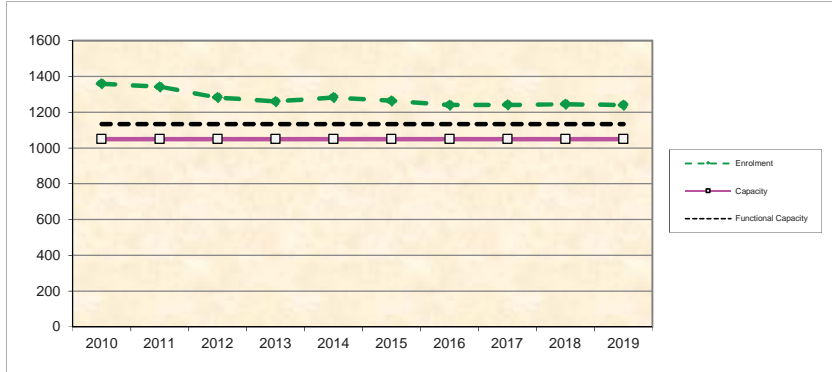
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or Guildford Park Secondary. Although there is a current space surplus at Lena Shaw Elementary, the schools catchment area is subject to significant densification, in particular high-rise residential. Because much of that densification will take time to build and become occupied, the growth projections below may be conservative. Traditionally, high-rise residential development does not attract a large number of families. The subject development will not have a significant impact on these projections.

Lena Shaw Elementary



Guildford Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0003-00
 Project Location: 10205 - 144 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 pre-1950's to the 1970's. The age distribution from oldest to newest is: pre-1950's (15%), 1950's (23%), 1960's (31%), and 1970's (31%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (23%), 1000 - 1500 sq.ft. (23%), 2001 - 2500 sq.ft. (46%), and 2501 - 3000 sq.ft. (8%). Styles found in this area include: "Old Urban" (85%), "West Coast Traditional" (8%), and "Heritage (Old B.C.)" (8%). Home types include: Bungalow (38%), Bungalow with above-ground basement (8%), Split Level (8%), 1 ½ Storey (8%), Basement Entry (8%), and Cathedral Entry (31%).

Massing scale (front wall exposure) characteristics include: Simple, small, low mass structure (23%), Low mass structure (15%), Low to mid-scale massing (8%), Mid-scale massing (8%), Mid to high scale massing (8%), High scale massing (8%), and High scale, box-like massing (31%). The scale (height) range for front entrance structures include: one storey front entrance (69%), and 1 ½ storey front entrance (31%).

The range of roof slopes found in this area is: 4:12 (46%), 5:12 (38%), 8:12 (8%), and 10:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common gable roof (77%), Main Dutch hip roof (15%), and Main Boston gable roof (8%). Feature roof projection types include: None (54%), Common Gable (38%), and Dutch Hip (8%). Roof surfaces include: Interlocking tab type asphalt shingles (38%), Rectangular profile type asphalt shingles (38%), and Shake profile asphalt shingles (23%).

Main wall cladding materials include: Horizontal cedar siding (15%), Aluminum siding (23%), Horizontal vinyl siding (23%), and Stucco cladding (38%). Feature wall trim materials used on the front facade include: No feature veneer (69%), Brick feature veneer (23%), Stone feature veneer (8%). Wall cladding and trim colours include: Neutral (50%), Natural (39%), and Primary derivative (blue only) (11%).

Covered parking configurations include: No covered parking (46%), Single carport (8%), Single vehicle garage (15%), and Double garage (31%). A variety of landscaping standards are evident, ranging from an old urban landscape standard featuring sod and a few shrubs to a moderate old urban landscape featuring numerous shrubs and trees (23%). Driveway surfaces include: Asphalt (77%), and Rear driveway (23%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-12 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. It is more sensible therefore, 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 :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage", and other compatible styles. 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-12 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 1 ½ storeys in height. 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, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF-12 developments.
- 7) **Roof surface :** This is area in which all homes have asphalt shingle roofs. It is expected that new subject site homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 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 8:12 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 subject site is located in an old urban area characterized by simple low mass 800-1200 sq.ft. "Old Urban" style Bungalows, numerous 50 year old 2000-2500 sq.ft. old urban Basement Entry and Cathedral Entry type homes with box-like massing characteristics, and a 1970's "West Coast Traditional" Split Level dwelling. Most homes have a simple roof design (several homes with no feature projections) at a 4:12 or 5:12 pitch, and all homes have an asphalt shingle roof surface. Homes are clad in a wide variety of materials including stucco, vinyl, aluminum, cedar, brick, and stone. Colours are in neutral and/or natural hues with the exception of two light blue homes. Landscape standards overall are low compared to those in modern developments

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", "Craftsman-Heritage", or "Rural 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)

Existing neighbouring homes do not provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-12 developments constructed in Surrey subsequent to the year 2010.

- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.
- “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 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.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 21, 2015

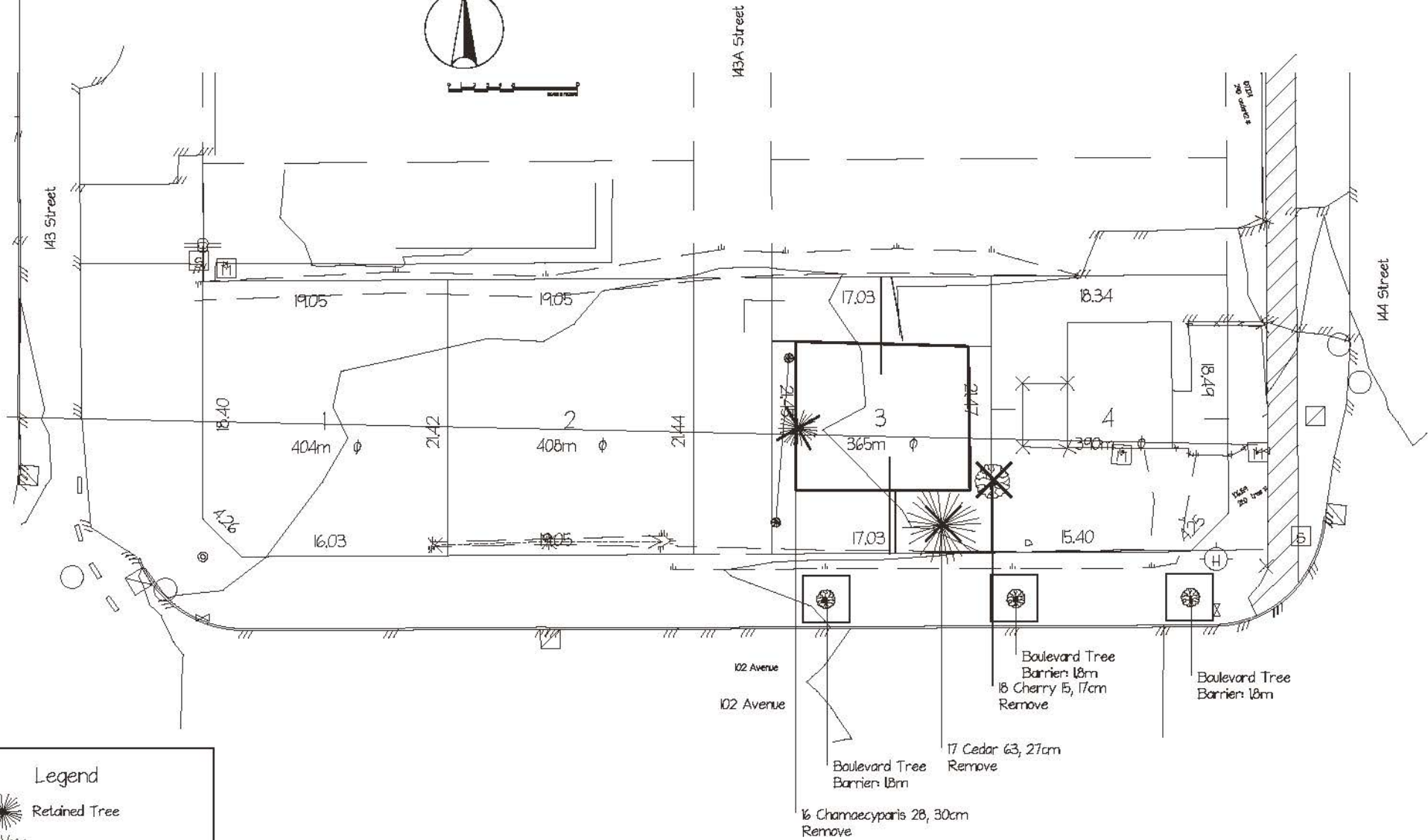
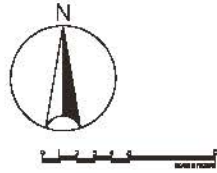
Reviewed and Approved by:






Date: April 21, 2015

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry/Plum	1	1	0
Coniferous Trees			
Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		8	

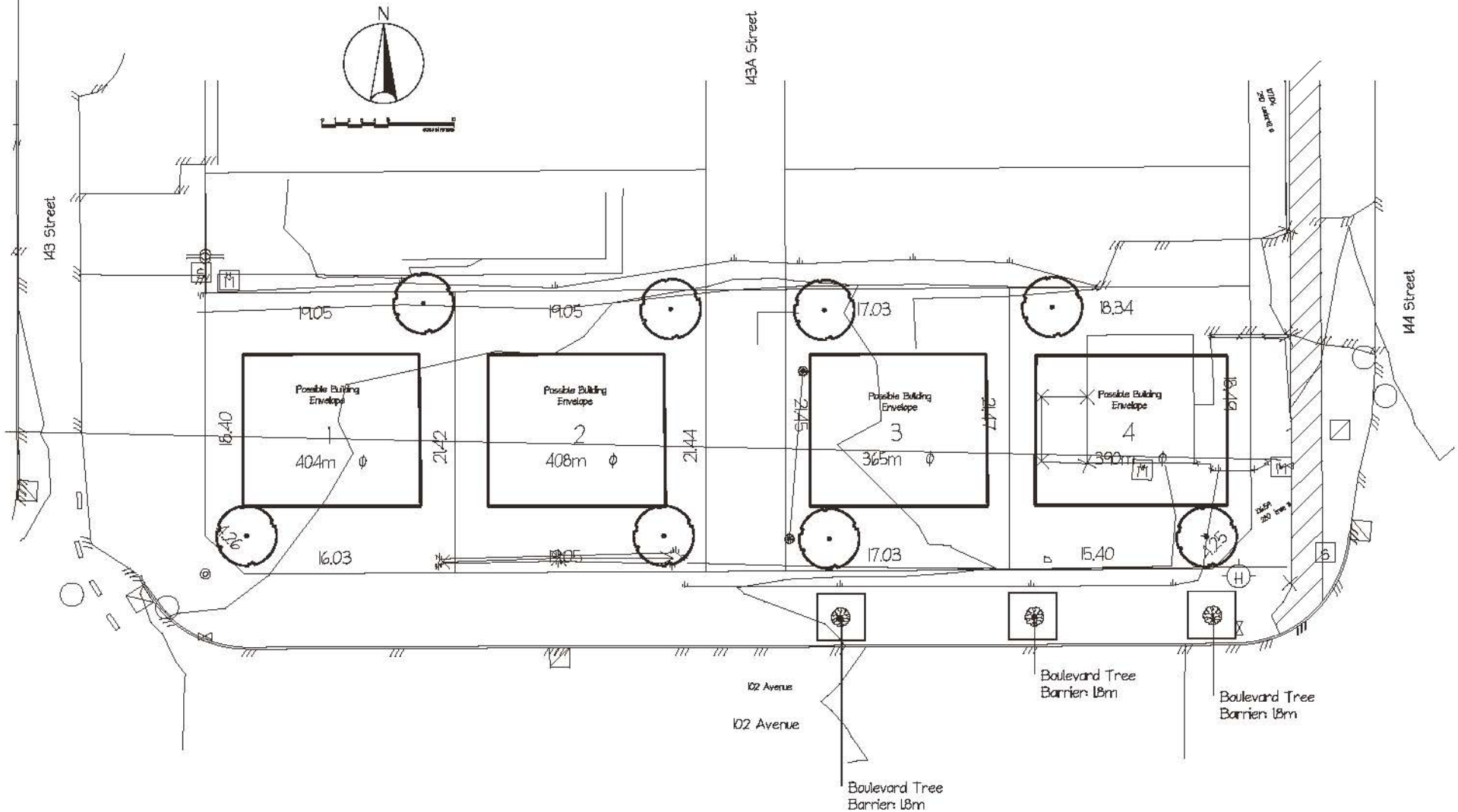


Legend



-  Retained Tree
-  Removed Tree
-  Protective Tree Barrier

10205 144 Street, Surrey
 Subdivision Development Application
 Tree Retention & Removal Plan

Hardeep S. Malik		
10205 144 Street Surrey, BC		
client:	date:	revision:
scale:	March 18, 2015	
drawn by:	checked by:	drawing #:
AKK		1 of 2



Legend

-  Retained Tree
-  Replacement Tree

10205 144 Street, Surrey
 Subdivision Development Application
 Tree Replacement Plan

Hardeep S. Malik
 10205 144 Street
 Surrey, BC

client:	date:	revision:
scale:	March 18, 2015	
drawn by:	checked by:	drawing #:
AKK		2 of 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0003-00

Issued To: HARDEEP S MALIK

("the Owner")

Address of Owner: 6886 - 150 Street
Surrey, BC V3S 3J2

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: 000-558-206

Parcel "1" (Explanatory Plan 12774) Except Parcel "C" (Bylaw Plan 68121), Of The East Half Of Lot "A" Section 25 Block 5 North Range 2 West New Westminster District Plan 6222

10205 - 144 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 Yards and Setbacks, of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot depth for a Type II lot is reduced from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminister 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

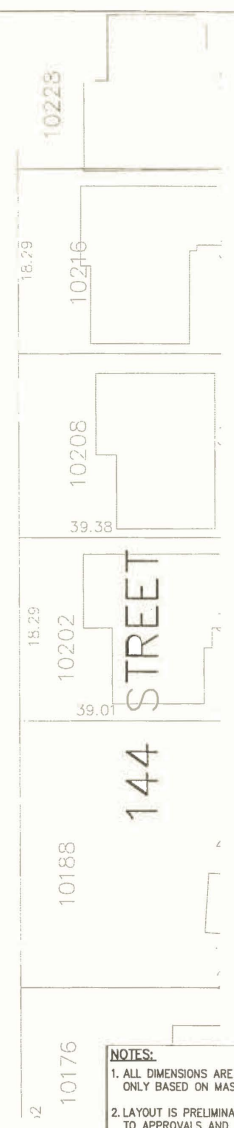
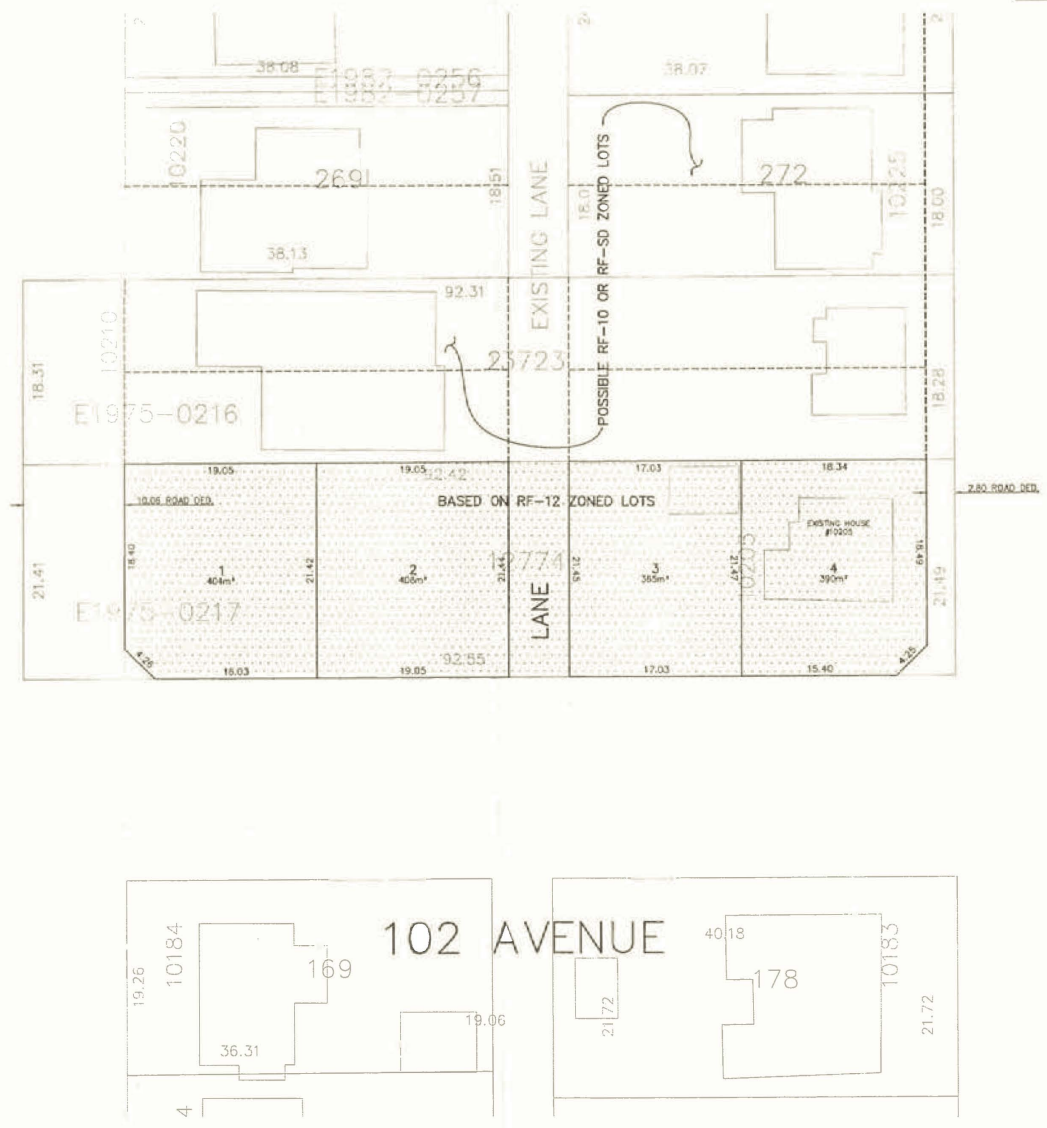
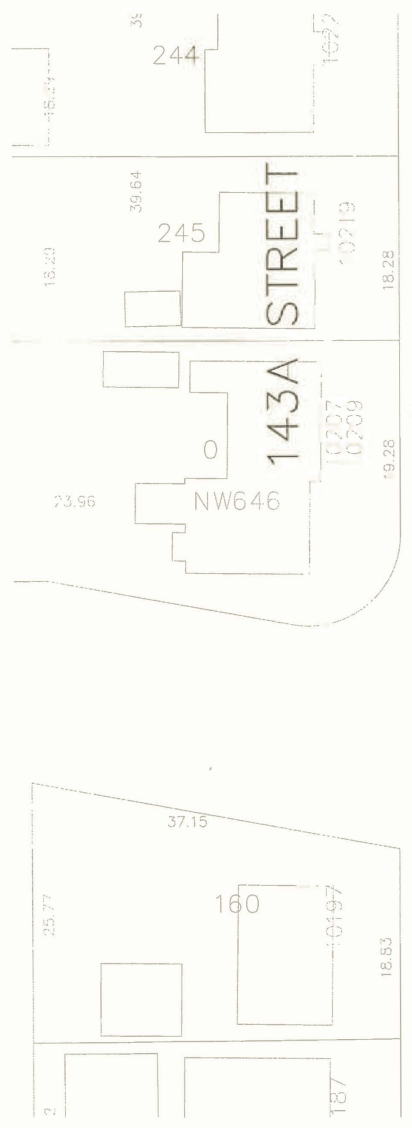
City Clerk – Jane Sullivan

Schedule A



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 8666
 LOCATED AT THE INTERSECTION OF 143 STREET AND 102 AVENUE
 ELEV. 108.027

LEGAL DESCRIPTION OF PROPERTY
 PARCEL 1 (EXPL. PLAN 12774) EXCEPT PARCEL C (BY LAW PLAN 68121) OF
 THE EAST 1/2 OF LOT A, SEC.25, BLOCK 5 NORTH RANGE 2 WEST, NWD,
 PLAN 6222



Schedule A

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DEVELOPMENT VARIANCE PERMIT REQUIRED.
 - a. LOT DEPTH FROM 22.0m TO 21.4m
 - b. REAR YARD SETBACK ON ALL LOTS FROM 7.5m TO 5.0m.

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



HARDEEP SINGH MALIK
 6886 - 150 STREET, SURREY, BC, V3S 3J2, PH: 604-360-6424

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10205 - 144 STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: RJ	Job No. 14-3156	Of
P.W. P.U.	Date DEC/2014	Revision
Approved:		