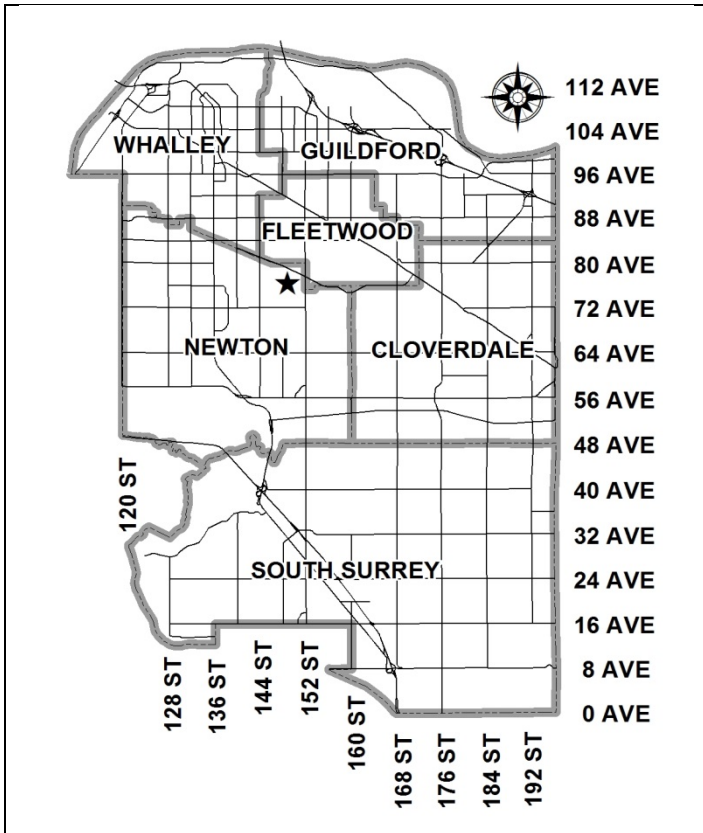


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0009-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **NCP amendment** from Transitional Suburban to Urban Residential
- **Rezoning** from CD to RF
- **Development Variance Permit**

to allow subdivision into two single family lots.

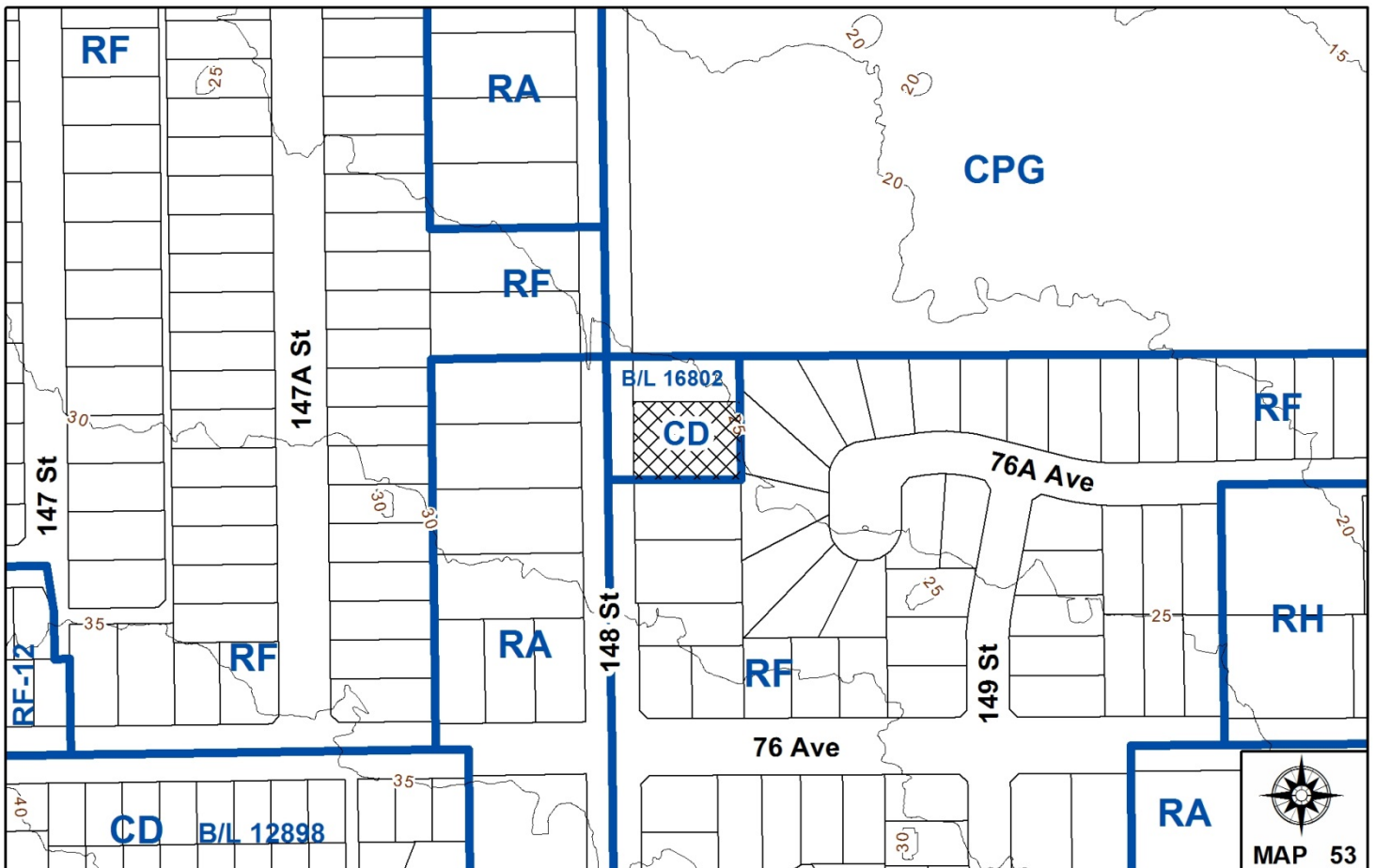
LOCATION: 7640 - 148 Street

OWNER: Gurprem S Rai
 Karamjit K Rai

ZONING: CD (By-law No. 16802)

OCP DESIGNATION: Urban

NCP DESIGNATION: Transitional Suburban



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 application proposes an amendment to the East Newton North Neighbourhood Concept Plan (NCP) from Transitional Suburban to Urban Residential to allow subdivision into two (2) single family lots.
- The application proposes variances to the lot width and side yard setbacks on proposed Lot 2 in order to retain the existing house and tree #621 on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposed NCP amendment from Suburban Transitional to Urban Residential is consistent with the existing development to the north, east, and the proposed development to the west across 148 Street (Development Application No. 7915-0169-00 at Third Reading), as well as the overall changing character of East Newton North NCP area.
- The proposed lots meet the minimum lot area requirement of the RF Zone and are similar in size to lots to the east of the subject property created under Development Application No. 7903-0178-00.
- Relaxation of the required side yard setbacks is requested on proposed Lot 2 in order to facilitate the retention of the existing house and a large tree in the front yard on proposed Lot 1. The variance would allow for a wider home on proposed Lot 2 that is more in keeping with surrounding homes, and allow for retention of the tree.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject property from "Comprehensive Development Zone (CD)" (By-law No. 16802) 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. 7915-0009-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone on proposed Lot 2 from 15.0 metres (50 ft.) to 13.6 metres (45 ft.); and
 - (b) to reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
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) demolition of a portion of the existing house to be retained on proposed Lot 1 to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farming operations.
4. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the land from Transitional Suburban to Urban Residential when the project is considered for final adoption.

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:

- 1 Elementary student at Chimney Hill Elementary School
- 0 Secondary students at Frank Hurt Secondary School

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

(Appendix IV)

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

SITE CHARACTERISTICS

Existing Land Use: Single family residence.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/Urban Residential	CD (By-law No. 16802)
East	Single family residential	Urban/Urban Residential	RF
South:	Single family residential	Urban/Transitional Suburban	RF
West(Across 148 Street):	Single family residential	Suburban/Transitional Suburban. Application 7915-0169-00 on properties located to the southwest of the subject site has received 3 rd Reading for an OCP amendment from Suburban to Urban, NCP amendment from Transitional Suburban to Urban Residential and Rezoning from RA to RF.	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North NCP designates the site for Transitional Suburban. The original intent of the designation was to buffer the land uses between urban residential to the west and agricultural land to the north-east.
- Although these agricultural lands are within the Agricultural Land Reserve (ALR), the lands are currently zoned CPG (Golf Course Zone) and used by the Guildford Golf & Country Club. The lands are separated by an existing residential lot (7660 – 148 Street). The provision of an additional residential lot will have no impact on the golf course.

- The proposed redesignation from Transitional Suburban to Urban Residential is consistent with existing developments to the north, east, and the proposed development to the west across 148 Street. A number of properties in the area have already been redesignated, subsequent to the adoption of the NCP, or propose to be redesignated from Transitional Suburban to Urban Residential. This includes Development Application No. 7907-0298-00 on the lot to the north of the subject site, Development Application No. 7910-0204-00 located at the north-east corner of 148 Street and 76 Avenue, Development Application 7903-0178-00 to the east, and Development Application No. 7915-0169-00 located across 148 Street to the west which has received 3rd Reading for a proposed NCP amendment from Transitional Suburban to Urban Residential.
- Relaxation of the required side yard setbacks is requested on proposed Lot 2 in order to facilitate the retention of the existing house and a large tree in the front yard on proposed Lot 1. The requested variance would allow for a larger home on proposed Lot 2 that is more in keeping with the surrounding homes, and allows for the retention of a significant tree.
- There were no concerns expressed as a result of pre-notification to neighbouring residents.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The 1,237 square metre (0.31 ac.) subject site is located on the east side of 148 Street north of 76 Avenue. The site is zoned "Comprehensive Development Zone (CD)" (By-Law No. 16802), designated Urban in the Official Community Plan (OCP) and designated Transitional Suburban in the East Newton North Neighbourhood Concept Plan (NCP).

Subject Proposal

- The application proposes an amendment to the East Newton North NCP from Transitional Suburban to Urban Residential and rezoning of the subject site from "Comprehensive Development Zone (CD)" (By-Law No. 16802) to "Single Family Residential Zone (RF)" (By-Law No. 12000), in order to permit subdivision into two single family lots.
- A Development Variance Permit (DVP) for setbacks is also proposed as part of the application.
- The application proposes Lot 1 (675 square metres) to be larger than Lot 2 (560 square metres) in order to retain the existing house on Lot 1. A portion of the house, including the existing garage, is proposed to be removed. The applicant will be required to submit a Location Certificate and Spatial Separation Report to confirm that the house complies with the RF Zone in terms of floor area ratio, lot coverage and minimum setbacks, as well as meeting the B.C. Building Code requirements for spatial separation.
- Lot 1 is proposed to be 675 square metres (7,266 sq. ft.) in size, with a lot depth of 41.2 metres (135 ft.) and lot width of 16.4 metres (54 ft.), which exceeds of the minimum requirements of the RF Zone.

- Lot 2 is proposed to be 560 square metres (6,000 sq. ft.) in size, with a lot depth of 41.2 metres (135 ft.) and lot width of 13.6 metres (45 ft.). The proposed lot meets the minimum requirements of the RF Zone for lot size and depth; however, a variance is requested to reduce the lot width from 15.0 metres (50 ft.) to 13.6 metres (45 ft.).

Farm Protection Development Permit (DP) Area

- The subject property is located within 50 metres of the Agricultural Land Reserve (ALR), within the Farm Protection Development Permit (DP) Area, as identified in the Official Community Plan (OCP).
- The ALR is located to the north of the subject site; however, these lands are currently used for the Guildford Golf Course, not for farming purposes.
- The DP guidelines outline the requirements for landscape buffers within the Farm Protection DP area. However, the East Newton North area was established as a residential neighbourhood prior to adoption of the OCP and the buffer requirements are not achievable on a site of this size. There is also an existing single family lot located between the subject site and ALR boundary which effectively acts as a buffer. Therefore, a landscape buffer is not being required as part of this development application.
- The applicant will be required to register a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the ALR and may, at some time in the future, engage in farming operations.

Building Scheme and Lot Grading

- The applicant has retained Michael E. 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, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by H.Y. Engineering Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground 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.

Tree Preservation

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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 and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Japanese Maple	1	0	1
Cherry	1	1	0
Coniferous Trees			
Western Red Cedar	1	0	1
Shore Pine	1	0	1
Japanese Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	6	2	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$300	

- The Arborist Assessment states that there are a total of 6 protected trees on the site. There are no Alder and Cottonwood trees. It was determined that 4 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 4 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 1 replacement tree will require a cash-in-lieu payment of \$300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- To help facilitate retention of a Western Red Cedar (tree #621) on proposed Lot 1, the applicant is required to install the driveway based on the special protection measures outlined in the Arborist Assessment. The driveway must be built on top of the existing soil, as there can be no excavation inside the protection zone of the tree and no grade changes or soil scrapes due to the shallow roots of this tree species. A qualified Arborist should be consulted before driveway construction begins. The driveway requirements will be secured through a tree protection Restrictive Covenant at the subdivision stage.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$300 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were mailed on August 6, 2015 and a Development Proposal Sign was erected on December 11, 2015. To date staff have received correspondence from one area resident, who expressed a desire to retain the subject property as a larger lot. Staff responded by explaining details of the proposal and no further comments have been received.

In January 2015, prior to submitting the subject application, H.Y. Engineering Ltd. surveyed property owners to the north and south of the subject site on the east side of 148 Street, informing the owners of the proposed development. All four (4) property owners that were surveyed indicated support for the project as presented.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 8, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is located in the East Newton North NCP Area and is designated Transitional Suburban. The site is designated Urban in the OCP and zoned CD (By-law No. 16802). The application includes an NCP amendment from Transitional Suburban to Urban Residential and rezoning from CD to RF.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is for single family residential lots at 16 units per hectare (6 upa)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Absorbent soils (minimum 300 mm in depth) ○ Permeable pavement/surfaces
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will be connected to off-site pedestrian and multiuse paths (Surrey Lake Greenway).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant has surveyed property owners to the north and south of the subject site on the east side of 148 Street to inform them of the development application.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of the RF Zone on proposed Lot 2 from 15 metres (50 ft.) to 13.6 metres (45 ft.).

Applicant's Reasons:

- The application is consistent with existing and proposed development to the east, to the south on 148 Street near 76 Avenue, and across 148 Street that is being developed under Development Application No. 7915-0169-00.
- The variance is requested to facilitate retention of the existing house on proposed Lot 1.

Staff Comments:

- The proposed lot area and lot depth complies with the RF Zone.
- No additional lot area can be gained from the neighbouring lot to the south located at 7634 - 148 Street, as the existing house (built in 2001) was constructed to the minimum side yard setbacks and the property is not anticipated to be redeveloped in the near future.

(b) Requested Variance:

- Reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

Applicant's Reasons:

- A reduction in the minimum side yard setback is needed to achieve the maximum size house on proposed Lot 2 while retaining the existing house on Lot 1.

Staff Comments:

- The requested variance will allow for a wider home on proposed Lot 2 that is more in keeping with the character of surrounding homes, and will allow for retention of tree #621.

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.	NCP Plan and Redesignation
Appendix VIII.	Development Variance Permit No. 7915-0009-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

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KD 4/28/16 11:17 AM

Information for City Clerk

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

- 1. (a) Agent: Name: Lori Joyce
 H.Y. Engineering Ltd.
 Address: Suite 200, 9128 - 152 Street
 Surrey, BC V3R 4E7

 Tel: 604-583-1616 - Work
 604-583-1616 - Fax

- 2. Properties involved in the Application
 - (a) Civic Address: 7640 - 148 Street

 - (b) Civic Address: 7640 - 148 Street
 Owner: Karamjit K. Rai
 Gurprem S. Rai
 PID: 027-966-755
 Lot 2 Section 22 Township 2 New Westminister District Plan BCP41473

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7915-0009-00 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
GROSS SITE AREA	1235 m2
Acres	.0305 ac
Hectares	.01235 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13.6m – 16.4m
Range of lot areas (square metres)	156m2 – 675 m2
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.19 lots/ha 6.55 lots/ac
Lots/Hectare & Lots/Acre (Net)	16.19 lots/ha 6.55 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36.9%
Estimated Road, Lane & Driveway Coverage	8.7%
Total Site Coverage	45.6%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	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	YES
Others	YES (side yard setbacks on Lot 2)



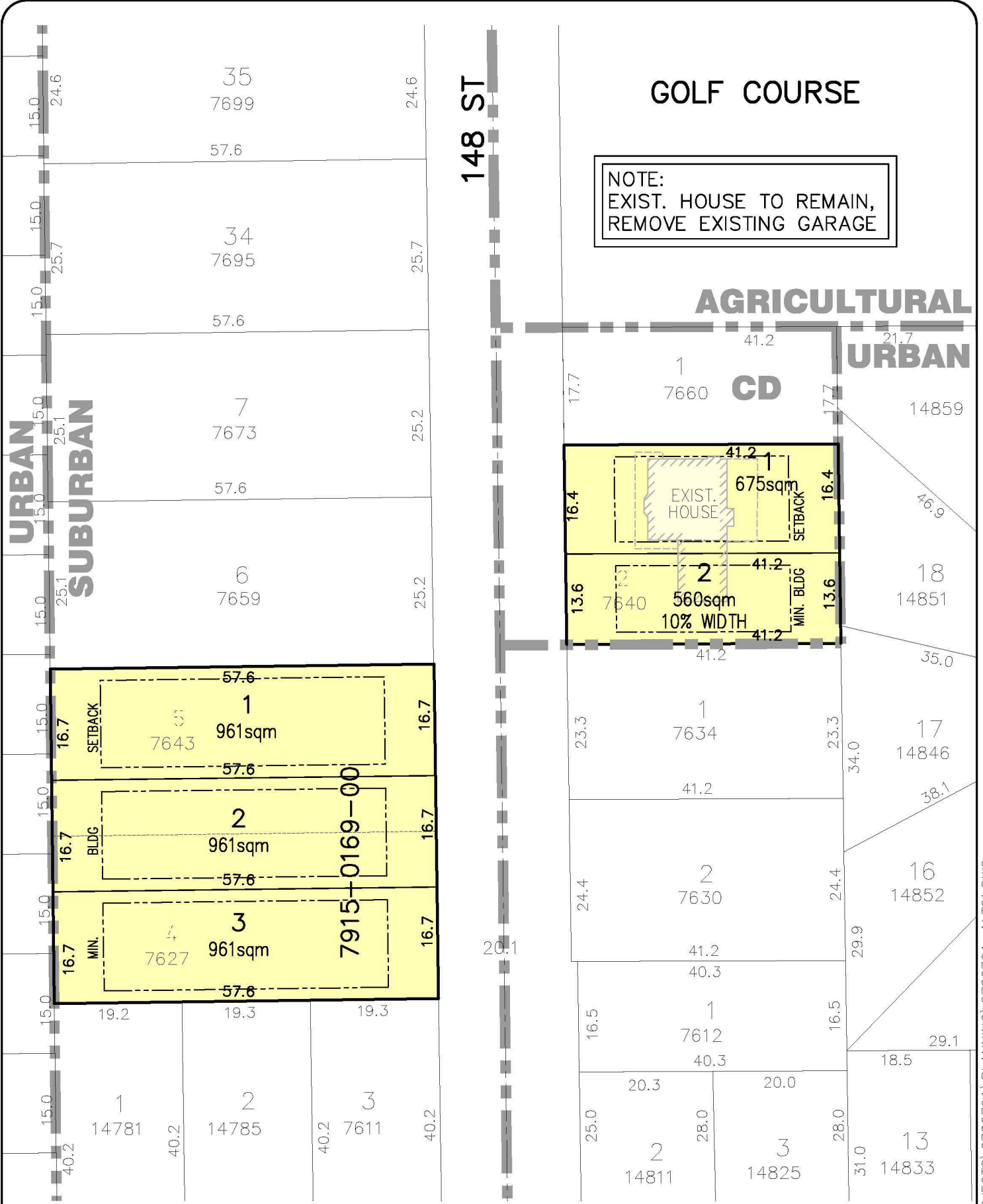
PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7915-0009-00
 MAP #: 53
 EXIST. ZONE: CD
 PROP. ZONE: RF



CIVIC ADDRESS: 7640 - 148th STREET, SURREY, B.C.
LEGAL: LOT 2, SECTION 22 TOWNSHIP 2, NEW WESTMINSTER DISTRICT
PLAN BCP41473



GROSS SITE AREA: 1,235sqm
 2,883sqm

#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#: 072679A | **ALTERNATIVE#01** | **DATE: 07 DEC/15** | **SCALE: 1:750**

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\072679A\PLANNING\072679A-ALT01.DWG

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

FROM: Development Services Manager, Engineering Department

DATE: April 21, 2016 **PROJECT FILE: 7815-0009-00**

**RE: Engineering Requirements
Location: 7640 148 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory rights-of-way along 148 Street.

Works and Services

- Construct the east side of 148 Street to Local Road standard;
- Provide on-site stormwater management as per Lower Bear Integrated Stormwater Management Plan; and
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer

MB



Wednesday, July 29, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0009 00

SUMMARY

The proposed **2 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 2014 Enrolment/School Capacity

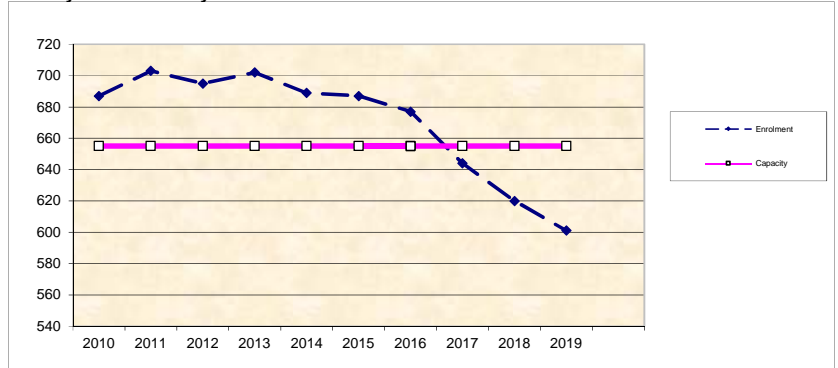
Chimney Hill Elementary	
Enrolment (K/1-7):	77 K + 612
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

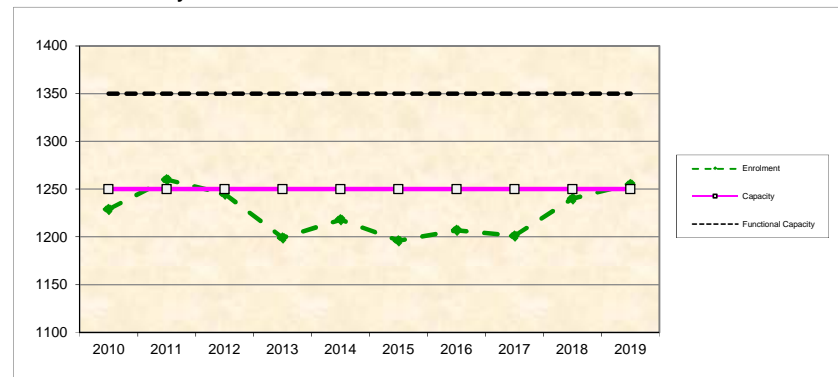
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

Chimney Hill Elementary



Frank Hurt 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: 7915-0009-00
 Project Location: 7640 - 148 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 1950's to the post year 2010's. The age distribution from oldest to newest is: 1950's (17%), 1960's (8%), 1970's (33%), 1980's (8%), 2000's (25%), and post 2010's (8%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (17%), 1000 - 1500 sq.ft. (8%), 1501 - 2000 sq.ft. (17%), 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (8%), and 3001 - 3550 sq.ft. (42%). Styles found in this area include: "Old Urban" (25%), "West Coast Traditional" (17%), "West Coast Contemporary" (8%), "Rural Heritage" (8%), and "Neo-Traditional" (42%). Home types include: Bungalow (25%), Split Level (17%), Basement Entry (8%), and Two-Storey (50%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structures (17%), low mass structure (8%), mid-scale massing (33%), mid-scale massing with proportionally consistent, well balanced massing design (25%), mid to high scale massing (8%), and mid-to-high scale massing with proportionally consistent, well balanced massing design (8%). The scale (height) range for front entrance structures include: One storey front entrance (75%), One storey front entrance veranda in heritage tradition (8%), and 1 ½ storey front entrance (17%).

The range of roof slopes found in this area is: 2:12 (7%), 4:12 (29%), 6:12 (7%), 7:12 (21%), 8:12 (21%), 10:12 (7%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (25%), Main common gable roof (58%), Main Dutch hip roof (8%), and main Shed roof (8%). Feature roof projection types include: None (6%), Common Gable (63%), Dutch Hip (19%), and Shed roof (13%). Roof surfaces include: Tar and gravel (8%), Interlocking tab type asphalt shingles (17%), Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (25%), Concrete tile (shake profile) (8%), and Cedar shingles (8%).

Main wall cladding materials include: Horizontal cedar siding (17%), Vertical channel cedar siding (17%), Horizontal vinyl siding (17%), Hardiplank siding (8%), and Stucco cladding (42%). Feature wall trim materials used on the front facade include: No feature veneer (31%), Brick feature veneer (8%), Stone feature veneer (38%), Wood wall shingles accent (8%), Horizontal cedar accent (8%), and Stucco feature accent (8%). Wall cladding and trim colours include: Neutral (23%), Natural (69%), and Primary derivative (8%).

Covered parking configurations include: No covered parking (8%), Single carport (8%), Single vehicle garage (17%), and Double garage (67%). A variety of landscaping standards are evident, ranging from an old urban landscape standard featuring sod and a few shrubs (33%), to an extraordinary modern urban landscape standard (8%). Driveway surfaces include: Gravel (8%), Asphalt (33%), Broom finish concrete (17%), Exposed aggregate (33%), and Interlocking masonry pavers (8%).

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

- 1) **Context Homes:** 50 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 50 percent of homes are considered 'non-context'). Context homes include: 7611 - 148 Street, 7660 - 148 Street, 7640 - 148 Street, 7634 - 148 Street, 7612 - 148 Street, and 14811 - 76 Avenue. There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in new RF 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, given the wide range of styles in this neighbourhood, and the small size of this development, some flexibility is justifiable, providing reasonable compatibility with neighbouring context homes is achieved. 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 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 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, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 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 tar and gravel. 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 indicative of an old growth area in transition to a modern urban neighbourhood. There are numerous 40-70 year old simple small Bungalows, and small simple (but box-like) Basement entry homes, all of which have simple common gable roofs, asphalt shingle roof surfaces, and a wide variety of wall cladding materials including stucco, cedar, vinyl and feature masonry veneers. These homes are located on lots landscaped to moderate old urban standards featuring a few

shrubs and mature native trees. In contrast, there are also modern urban “Neo-Traditional” / “Neo-Heritage” style Two-Storey type homes that have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. These homes have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 and steeper slopes. All homes have common gable projections articulated with cedar shingles, stucco, or vinyl. All homes have a shake profile asphalt shingle roof or a shake profile concrete tile roof and all are clad in either vinyl or stucco with feature masonry accents. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

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”, “Rural Heritage”, or compatible styles as determined by the 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 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 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 homes. 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 on main cladding materials 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, 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 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: June 9, 2015

Reviewed and Approved by:  Date: June 9, 2015

Tree Preservation Summary

Surrey Project No:

Address: 7640 148th Street Surrey

Registered Arborist: Glenn Murray

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)	6
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	4
Replacement Trees Proposed	3
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

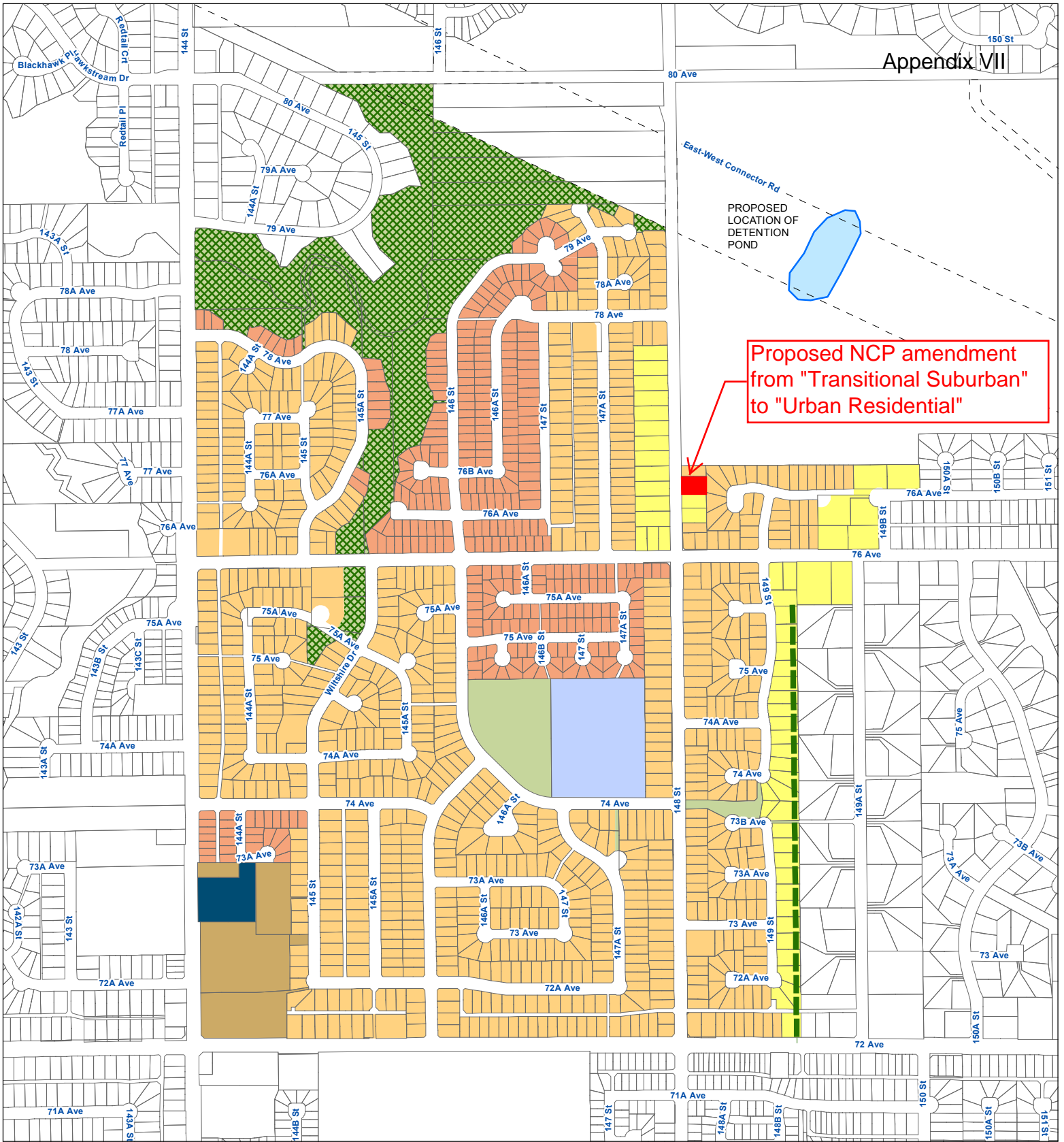
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

7-Mar-16

 Date

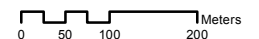


Proposed NCP amendment from "Transitional Suburban" to "Urban Residential"

- EXISTING TRANSITIONAL SUBURBAN
- URBAN RESIDENTIAL
- URBAN COMPACT HOUSING
- MULTIPLE RESIDENTIAL (Townhouses)
- SCHOOL
- INSTITUTIONAL
- OPEN SPACE PARK
- COVENANT TREE RETENTION AREA
- PROP. WET DETENTION POND
- CREEK PRESERVATION AREA (approximate)

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 27 April 2016



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0009-00

Issued To: GURPREM S. RAI
KARAMJIT K. RAI

("the Owner")

Address of Owner: 7660 - 148 Street
Surrey, BC V3S 6P5

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: 027-966-755
Lot 2 Section 22 Township 2 New Westminster District Plan BCP41473

7640 - 148 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum *Lot Width* is reduced from 15.0 metres [50 ft.] to 13.6 metres [45 ft.] on proposed Lot 2;
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard Setback* for a *Principal Building* is reduced from 1.8 metres [6 ft.] to 1.2 metres [4 ft.] on proposed Lot 2.
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



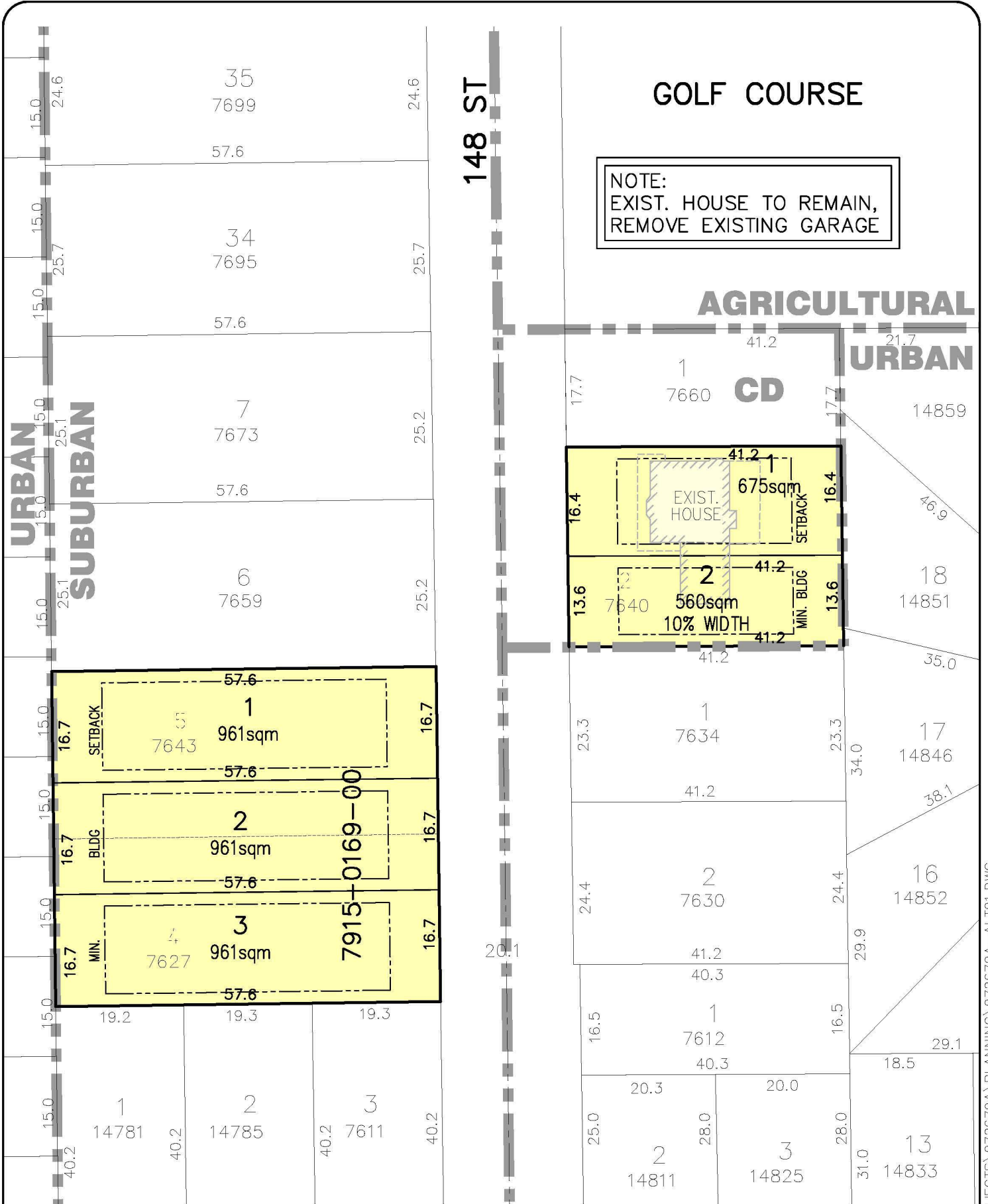
PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7915-0009-00
 MAP #: 53
 EXIST. ZONE: CD
 PROP. ZONE: RF



CIVIC ADDRESS: 7640 - 148th STREET, SURREY, B.C.
LEGAL: LOT 2, SECTION 22 TOWNSHIP 2, NEW WESTMINSTER DISTRICT
PLAN BCP41473



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 1,235sqm
 2,883sqm

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#: 072679A | **ALTERNATIVE#01** | **DATE: 07 DEC/15** | **SCALE: 1:750**

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\072679A\PLANNING\072679A-ALT01.DWG