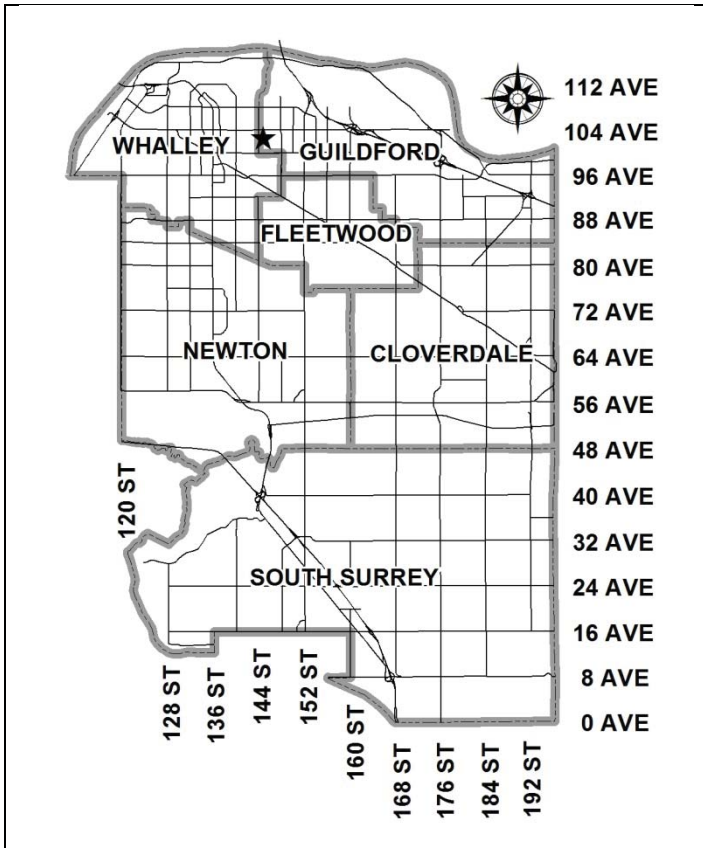


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0227-00

Planning Report Date: June 12, 2017

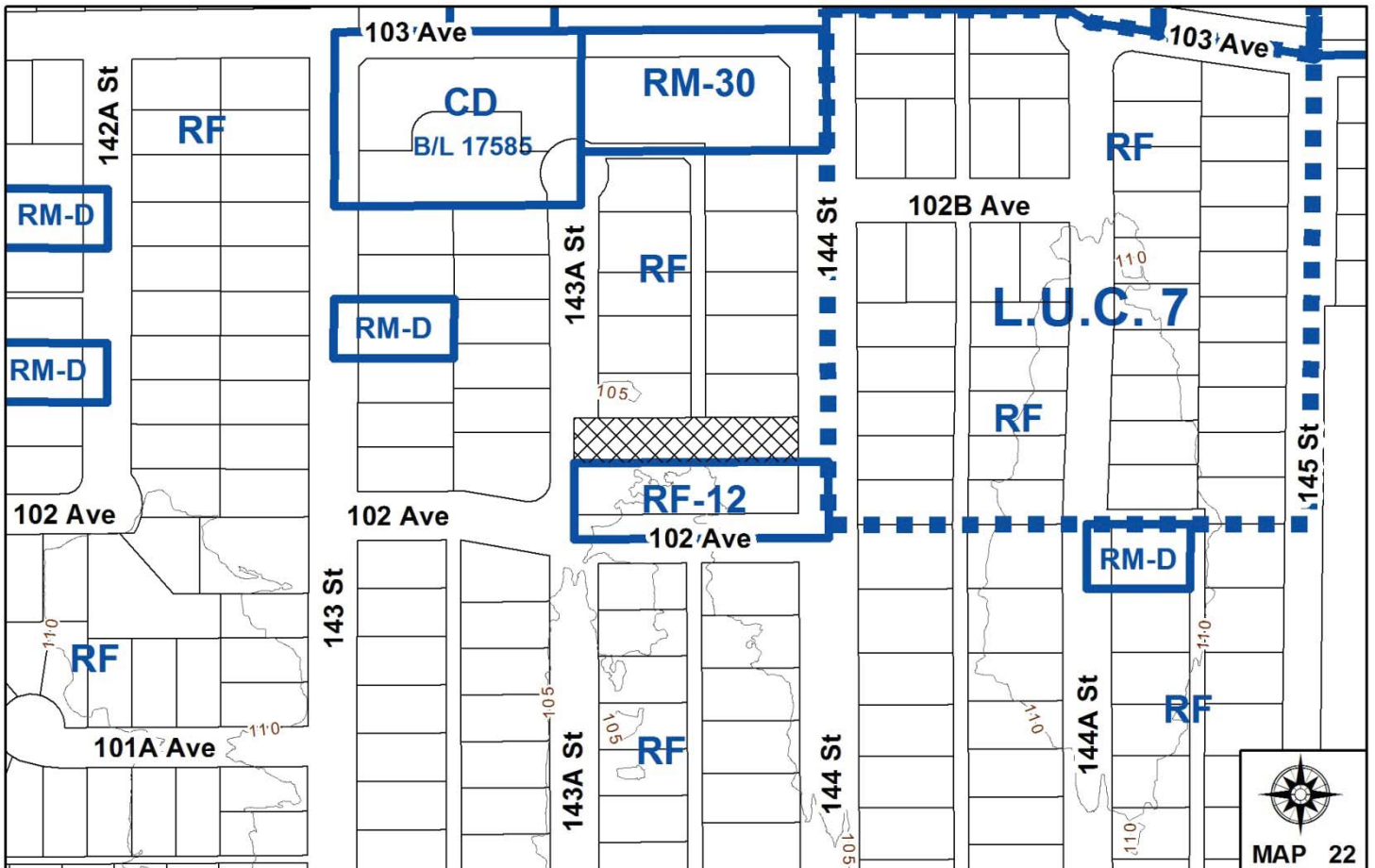


PROPOSAL:

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

to allow subdivision into 4 single family small lots and to reduce lot width on two of the proposed lots.

LOCATION: 10210 - 143A Street
OWNERS: Balwinder S Grewal
 Amarpreet K Grewal
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 a variance to the RF-10 Zone (Type I – Interior Lots) to reduce the lot width on proposed Lots 3 and 4 fronting 144 Street.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- 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.
- The neighbouring property to the south (10205 – 144 Street) was rezoned from RF to RF-12 on July 25, 2016 in order to subdivide into 4 small single family lots (Application No. 7915-0003-00). Completion of the 4-lot subdivision is awaiting final registration of the subdivision plan at the Land Title Office.
- The proposed development will complete the rear lane extending from 102 Avenue to the northern extent of the 143A Street cul-du-sac upon completion of the redevelopment of the subject site and neighbouring site to the south.
- The proposed reduced lot width of 9.1 metres (30 ft.) for proposed Lots 3 and 4 will not impact the provision of off-street parking on the proposed lots or the ability of future owners to construct typical RF-10 sized houses.

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 (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0227-00 (Appendix VII), to reduce the minimum lot width of a Type I Interior Lot of the RF-10 Zone for proposed Lots 3 and 4 from 9.7 metres (32 ft.) to 9.1 metres (30 ft.), to proceed to Public Notification.
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;
 - (e) demolition and removal of existing structures including remaining building foundation, to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on all proposed lots, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages; and
 - (h) registration of easements for reciprocal access for maintenance and access on all proposed lots.

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 School
- 1 Secondary student at Guildford Park 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 the spring of 2018.

Parks, Recreation & Culture: Parks supports the application, but had concerns about the pressure the project will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$1,500 for the three (3) newly created lots, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot with an existing house foundation destroyed by a fire, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 144 Street):	Single family dwellings.	Urban	LUC No. 7 was terminated on January 16, 2017 but will remain valid until January 16, 2018. Underlying RF Zone.
South:	Vacant lot under Application No. 7915-0003-00 to create four single family small lots (RF-12). Rezoning received Final Adoption on July 25, 2016 and the subdivision plan is awaiting final registration at the Land Title Office.	Urban	RF-12
West (Across 143A Street):	Non-conforming duplex and single family dwelling.	Urban	RF

Site Context and Current Proposal

- The 1,689-square metre (0.4 ac.) subject site is located at 10210 – 143A Street. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The neighbouring property to the south (10205 – 144 Street) was rezoned from RF to RF-12 on July 25, 2016 in order to subdivide into 4 small single family lots. The applicant is working to complete the subdivision plan registration with the Land Title Office.
- The remaining 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) which was terminated on January 16, 2017 but will remain valid until January 16, 2018.
- The single family and duplex lots in the area were generally created between 1950 and 1980.
- Approximately 120 metres (400 ft.) north of the subject site, single family lots have redeveloped into townhouses under Development Application No. 7913-0015-00, which received Final Adoption for rezoning from RF to RM-30 on July 7, 2014.
- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into four (4) single family small lots. When the rezoning to RF-12 was initially considered for the lot to the south (Application No. 7915-0003-00 on July 27, 2015) a concept for redevelopment was illustrated for the subject lot. Specifically, RF-10 or RF-SD zoning was identified as possibilities.
- Should the proposed rezoning to RF-10 be approved, similar rezonings to permit small lots 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.
- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-10 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 – 220 metres (7220 ft.) to the southeast;
 - Frequent Transit Network along 104 Avenue – 380 metres (1,250 ft.) to the north; and
 - Lena Shaw Elementary School – 700 metres (2,300 ft.) to the southwest.
- The boundary of the Multiple Residential designation in the OCP is 100 metres (330 ft.) to the north of the subject site, where townhouses were recently 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 within the block south of the subject site.

- The RF-10 Zone is supportable within the context of the existing land uses in the surrounding area.

Proposed Lot Sizes and Dimensions

- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 4 lots with lot areas and dimensions indicated in the table below:

	RF-10 Zone		Proposed Lots	
	Type I – Interior Lot	Type III – Interior Lot	Proposed Lots 1 & 2 Type III - Interior Lot	Proposed Lots 3 & 4 Type I - Interior Lot
Lot Area	291 m ² (3,132 ft ²)	324 m ² (3,488 ft ²)	349 m ² (3,757 ft ²)	323 m ² (3,477 ft ²)
Lot Width	9.7 m (32 ft.)	9 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)* * requires variance
Lot Depth	30 m (98 ft.)	36 m (118 ft.)	38.1 m (125 ft.)	35.3 m (116 ft.)

- All four (4) proposed lots are oriented east/west and will all have driveway access from the rear lane.
- All the proposed lots exceed the minimum lot area and depth, of Type I and III interior lots of the RF-10 Zone, with proposed Lots 3 and 4 requiring a variance for lot width (see By-law Variance section).

RF-10 Zone and Parking

- The applicant has provided a plan showing the proposed Lots 1 and 2 can accommodate off-street parking for up to six vehicles; two parking spaces inside the garage with one parking space on a parking pad adjacent the garage and three parking spaces in the driveway (Appendix VIII). Proposed Lots 3 and 4 can accommodate up to four parking spaces, two in the garage and two on a parking pad in a tandem arrangement.
- Restrictive Covenants will be registered over all the proposed lots to specify the location of garages, enable maintenance of garages and to provide more efficient use of rear yard space, no buildings, structures or fencing will be permitted to encroach into the space between the garages. In addition, reciprocal access easements for maintenance and access will be required between the properties.

Building Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards and will be consistent with the design guidelines for the RF-12 lots to the south.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and was reviewed by staff and found generally acceptable.

- The applicant proposes basements for all proposed lots. Fill is required along the eastern portion of proposed Lots 3 and 4 to allow for road improvements along 144 Street.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 7, 2016 and two development proposal signs were installed on the site in June 2016. Staff did not receive any comments.

TREES

- Laura Ralph, ISA Certified Arborist of BC Plant Health Care Inc. 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)			
Oak	1		1
Coniferous Trees			
Falsecypress	3	3	0
Total	4	3	1
Total Replacement Trees Proposed		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$2,400	

- The Arborist Assessment states that there are a total of 4 protected trees, 3 on-site and a City oak street tree, which fronts a neighbouring property to the north along 143A Street but has its tree protection area encroaching into the subject site. In addition, there is one off-site tree on a neighbouring property to the north adjacent to the lane. It was determined that the City street tree and the off-site tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of parking pads and garage footprints.

- 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. Since no replacement trees can be accommodated on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 1 City street tree and 1 off-site tree are proposed to be retained on the site with a contribution of \$2,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 16, 2016. 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"> • Located within 400 metres (1,300 ft.) of the 104 Avenue Frequent Transit Network. • It is expected that the rest of the block can redevelop in a similar manner.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Additional topsoil will be added to the lot.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Located within 400 metres (1,300 ft.) of the 104 Avenue Frequent Transit Network.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Located within 400 metres (1,300 ft.) of the 104 Avenue Frequent Transit Network.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of a Type I Interior Lot of the RF-10 Zone on proposed Lots 3 and 4 from 9.7 metres (32 ft.) to 9.1 metres (30 ft.).

Applicant's Reasons:

- Proposed Lots 3 and 4 comply with the minimum 291-square metre (3,130 sq. ft.) area and 30-metre (98 ft.) depth requirements of RF-10 Type I – Interior Lots, but require a variance to lot width.
- The design consultant has demonstrated that both lots can still accommodate up to four off-street parking spaces (see Appendix VIII).

Staff Comments:

- RF-10 Type I Interior Lots allows for a smaller 291-square metre (3,130 sq. ft.) sized lot but are wider (9.7 metres (32 ft.)) than Type III Interior Lots (9 metres (30 ft.)) to facilitate a third parking space next to the garage. The applicant has demonstrated that parking is not compromised on the narrower lots (Appendix VIII). Both proposed lots can provide up to four (4) parking spaces with a typical RF-10 sized house and functional yard space.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	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. 7916-0227-00
Appendix VIII.	Proposed Parking Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.417 ac
Hectares	0.1688 hectare
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9.1 metres
Range of lot areas (square metres)	327 m ² - 349 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	23.7 lots/ha 9.6 lots/ac
Lots/Hectare & Lots/Acre (Net)	28.6 lots/ha 11.6 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	17%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	n/a
% 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 Width	YES
Lot Depth	NO



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

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@citywest.com



BALWINDER GREWAL
 10210 - 143A STREET, SURREY, BC V3T 5J2 PH: 604-537-1500
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10210 - 143A STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: NH	Job No. 16-334.3	Of
P.W. P.L.	Date MAY/2016	Revision
Approved:	destroy of prints bearing previous number	

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

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

DATE: **May 18, 2017** PROJECT FILE: **7816-0227-00**

RE: **Engineering Requirements
Location: 10210 143A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.808-metres on 144 Street for a 30.0-metre arterial road;
- dedicate 10.058-metres (existing statutory Right-of-Way (SRW) E1975-0216) on 143A Street for a 20.0-metre local road;
- dedicate a 6.0-metre north/south residential lane; and
- provide 0.5-metre wide SRW along 143A Street and 144 Street.

Works and Services

- construct east side of 143A Street to the through local standard;
- construct a 6.0-metre wide north/south lane;
- construct a storm main to service the lane;
- provide storm, sanitary, and water connections to service each lot; and
- provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

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 beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

A3H

NOTE: Detailed Land Development Engineering Review available on file



Planning April-11-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0227 00

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 school's 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.

SUMMARY

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

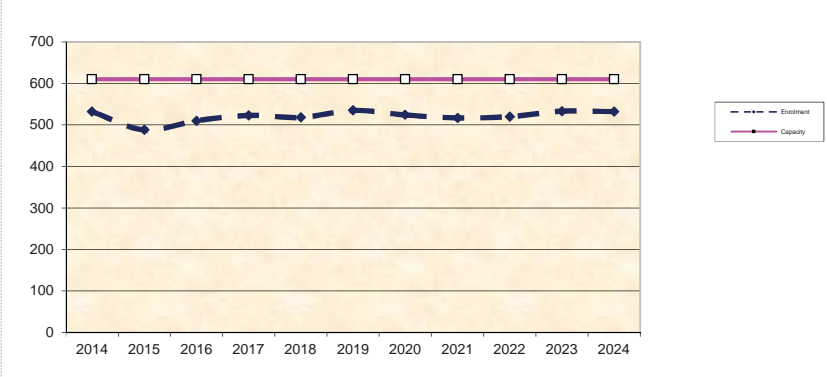
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

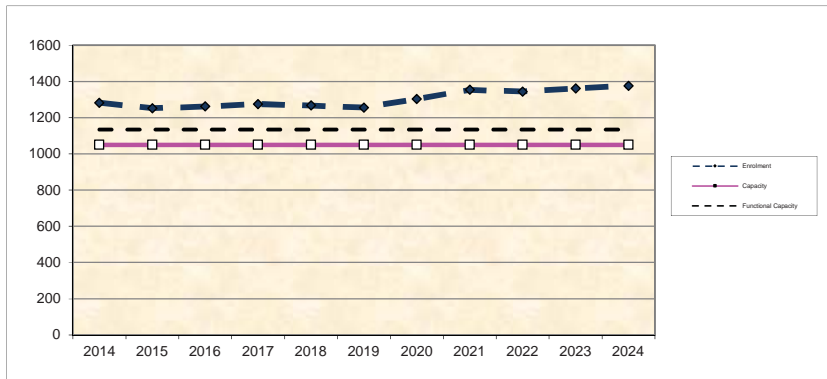
September 2018 Enrolment/School Capacity

Lena Shaw Elementary	
Enrolment (K/1-7):	70 K + 440
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1262
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

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: 7916-0227-00
 Project Location: 10210 - 143A 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%).

The adjacent lot to the south, at 10205 - 144 Street is under a current rezoning application from RF to RF-12 to permit the development of four RF-12 zone lots. Therefore, there is "regulations context" from the building scheme for that development that should be used at the subject site to ensure reasonable continuity across the streetscape.

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 2015 RF-10 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. Some regulations context can be derived from the adjacent site to the south with some adjustments due to the RF10 zoning at the subject site and the RF-12 zoning at the adjacent site.
- 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-10 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 however, is to limit the range of entrance portico heights to one storey to ensure there is not proportional overstatement of this one element on an RF-10 sized home.
- 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-10 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. 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", or style determined to be compatible 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 one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-10 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-10 developments constructed in Surrey subsequent to the year 2015.

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, with standard reductions permitted to ensure ridge heights are not excessive, and to provide a patch for exceptional designs at lower slopes.

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. Low slope roofing products permitted where required by the BC Building Code (slopes less than 3:12)

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 - no corner lots.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete or broom finish concrete (recommended due to rear lanes).

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: June 27, 2016

Reviewed and Approved by:



Date: June 27, 2016

**TOPOGRAPHIC SITE PLAN OF LOT 2
EXCEPT PARCEL D (BYLAW PLAN
68121) SEC 25 BK 5 N R 2 W
NWD PLAN 13723**

**Arborist Tree Survey
10210 143A St, Surrey
Laura Ralph, PN-6420A
BC Plant Health Care Inc.
November 8, 2016**

CIVIC ADDRESS:
10210 143 A St., Surrey, BC
P.I.D. 000-618-799

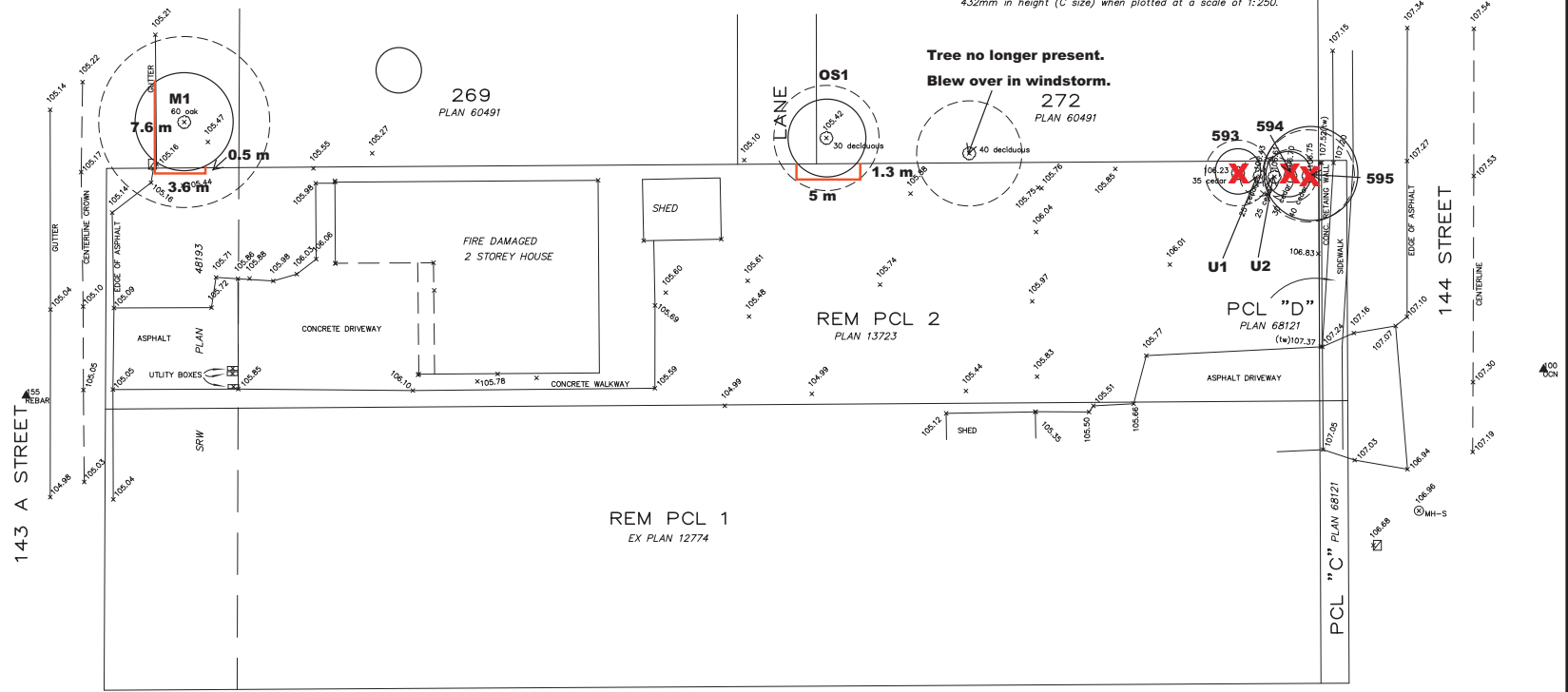
- LEGEND**
- ⊙ DENOTES CONTROL MONUMENT FOUND
 - ⊠ DENOTES CATCH BASIN - TOP ENTRY
 - MH-S DENOTES SANITARY MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - × DENOTES GROUND ELEVATION
 - (*) DENOTES "TOP OF WALL" ELEVATION

Survey Date: Aug. 11, 2014



SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:250.



Lot dimensions are derived from Plan 68121.

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS)
Derived from Control Monument 80H2053 located at the intersection of 102 Ave and 144th St.
Elevation = 106.617m

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project are shown.

This Plan was prepared for permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 13th DAY OF August, 2014.

M. Adam Fulkerson B.C.L.S.

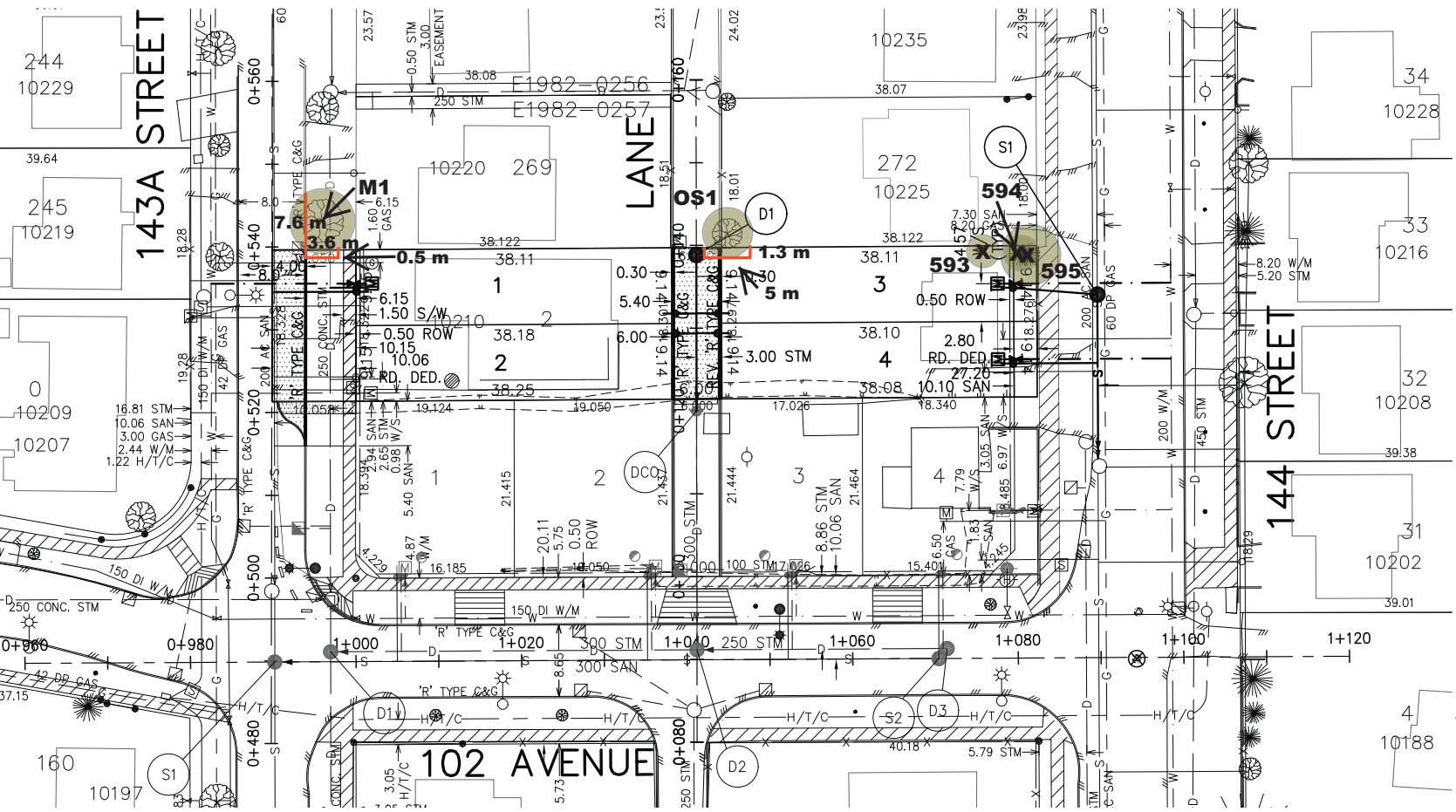
102 AVENUE

Legend

- ⊙ Tree Critical Root Zone
- ⊙ X Protected Tree Recommended to be Removed
- Tree Protection Barrier

80H2053





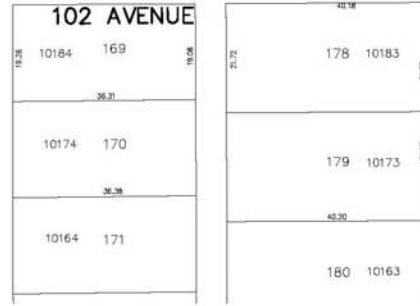
Tree Preservation Plan
10210 143A Street, Surrey
Laura Ralph, PN-6420A
BC Plant Health Care Inc.
November 8, 2016

-  **Tree Critical Root Zone**
-  **Tree Recommended for Removal**
-  **Tree Protection Barrier**

Scale 1:500

143 STREET

143 STREET



Tree Preservation Summary

Surrey Project No:

Address: 10210 143A Street

Registered Arborist: Laura Ralph, PN-6420A

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)	4
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 3 \quad} \times \text{two (2)} = 6$ 	6
Replacement Trees Proposed	4
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{two (2)} = 0$ 	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

November 8, 2016

 Date

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple			
Mountain Ash			
Trembling Aspen			
Paper Birch			
Cherry			
Crabapple			
Katsura			
Maidenhair Tree			
Red Maple			
Oak	1		1
Coniferous Trees			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar			
Douglas Fir			
Falsecypress	3	3	
Scots Pine			
Spruce			
Norway Spruce			
Total (excluding Alder and Cottonwood Trees)	4	3	1
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		5	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0227-00

Issued To: BALWINDER SINGH GREWAL
AMARPREET KAUR GREWAL

(the "Owner")

Address of Owner: 10210 - 143A Street
Surrey, BC V3T 5J2

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: 000-618-799
Lot 2 Except Parcel D (Bylaw Plan 68121) Section 25 Block 5 North Range 2 West New
Westminster District Plan 13723

10210 - 143A 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) Section K.2 Subdivision of Part 17C "Single Family Residential (10) Zone" is varied to reduce lot width on Type I Interior Lot from 9.7 metres (32 ft.) to 9.1 metres (30 ft.) for proposed Lots 3 and 4.
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 .

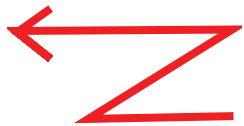
Mayor – Linda Hepner

City Clerk – Jane Sullivan

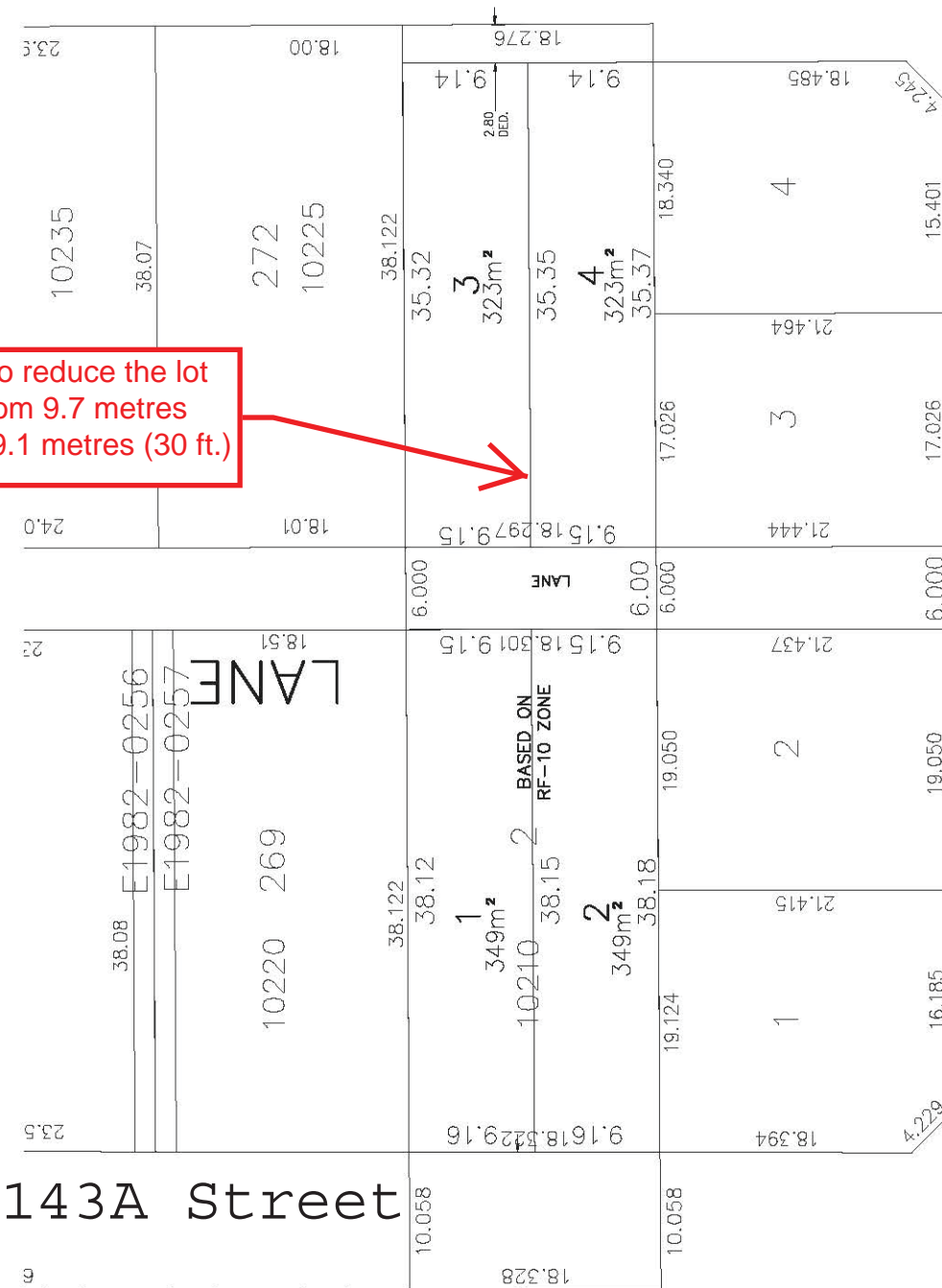
18.29

18.29

144 Street



Variance to reduce the lot width of from 9.7 metres (32 ft.) to 9.1 metres (30 ft.)



143A Street

