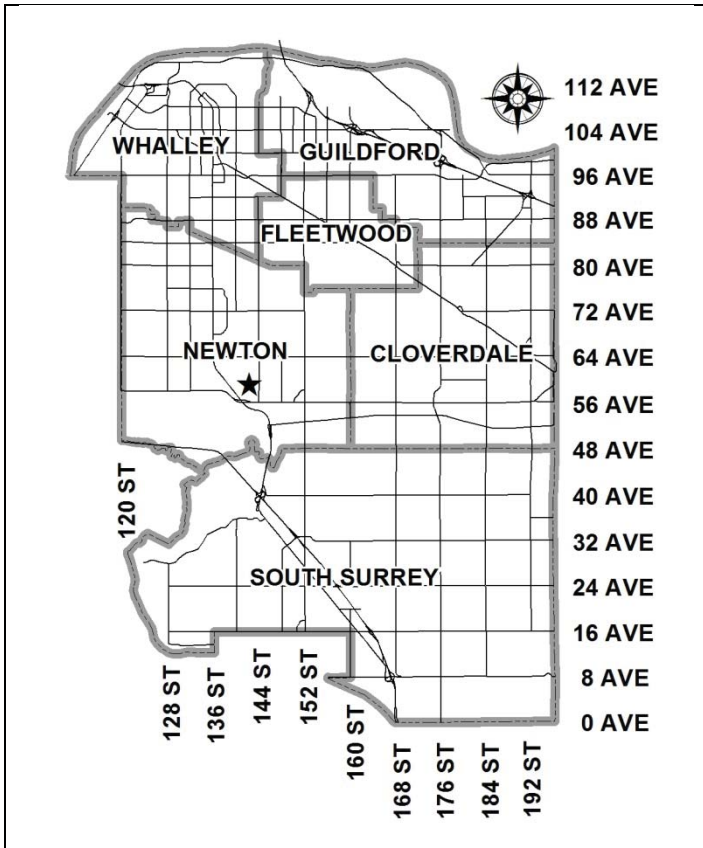


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0365-00

Planning Report Date: February 6, 2017

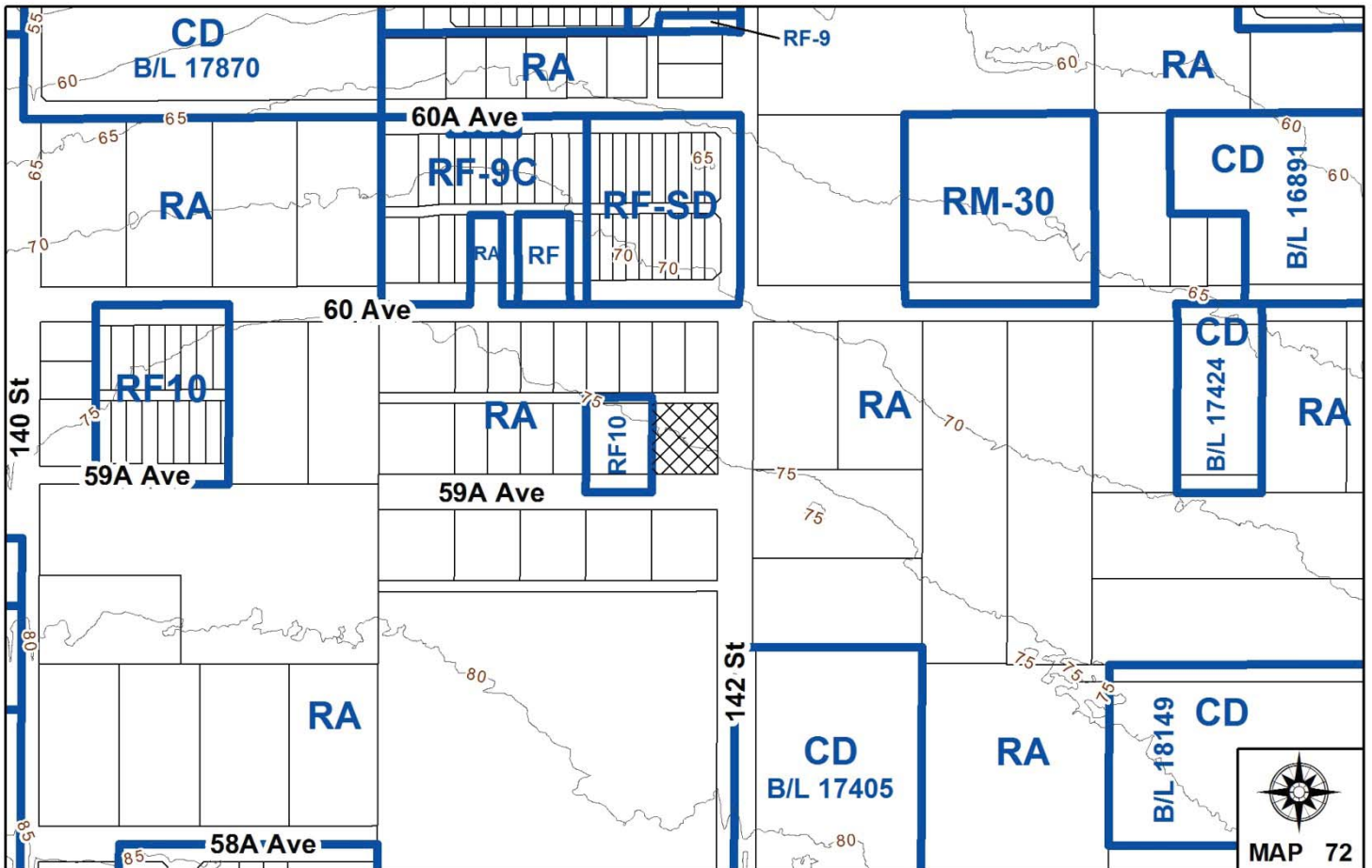


**PROPOSAL:**

- **Rezoning** from RA to RF-10 and RF-13.
- **Development Variance Permit**

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

**LOCATION:** 5975 - 142 Street  
**OWNER:** Raghudeep Singh Sihota  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



### 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 applicant proposes to vary the lot depth for proposed Lots 1-3 from 28 metres (92 ft.) to 26.4 metres (87 ft.).

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposal complies with the site's South Newton NCP Designation.
- The proposed density and building form appropriately reflects the development pattern of single family small lots established under Development Application Nos. 7913-0176-00 to the south and 7914-0048-00 to the east.
- Proposed Lots 1-3 meet the minimum lot area and width of the proposed RF-13 Zone which is consistent with the small lot pattern established by the neighbouring subdivision to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0365-00 (Appendix VIII) to reduce the minimum lot depth of Type I lots under the RF-13 Zone from 28 metres (92 ft.) to 26.4 metres (87 ft.) for proposed Lots 1-3, to proceed 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) 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 IV.

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

2 Elementary students at Woodward Hill Elementary School  
1 Secondary students at Sullivan Heights Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2018.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted by MOTI for one year.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/ Single Family Small Lots	RA
East (Across 142 Street):	Single family residential under Development Application No. 7916-0107-00 for townhouses (Pre-Council)	Urban/ Townhouses (15 u.p.a. max)	RA
South (Across 59A Avenue):	Single family residential under Development Application No. 7913-0176-00 (Third Reading)	Urban/ Single Family Small Lots	RA
West:	Vacant single family residential	Urban/ Single Family Small Lots	RF-10

### DEVELOPMENT CONSIDERATIONS

#### Site Context

- The subject property is located on the west side of 142 Street and north of 59A Avenue in South Newton. The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject site is zoned "One-Acre Residential Zone (RA)" and has a total site area of 1,505 square metres (16,200 sq.ft.).
- The adjacent property to the immediate west (14185 – 59A Avenue) completed subdivision in July 2016 under Development Application No. 7914-0048-00 to create four (4) single family small lots (RF-10) as per the NCP.
- The property to the south (5945 – 142 Street) is currently under Development Application No. 7913-0176-00 in order to subdivide into four (4) single family small lots. Development Application No. 7913-0176-00 has been granted Third Reading.

- The property to the east (5964 – 142 Street) is currently under Development Application No. 7916-0107-00 in order to develop townhouses. This application is currently in the initial review stage (Pre-Council).

### Current Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to permit subdivision into 3 RF-13 and 1 RF-10 lots, for a total of 4 single family small lots (Appendix III).
- The RF-13 Zone was endorsed by Council on July 11, 2016 following consideration of Corporate Report No. R158 and was granted Third Reading on September 12, 2016. Final adoption of the RF-13 Zone will occur when the first RF-13 project is in order for consideration of final adoption. The RF-13 incorporates floor area, lot size, and lot dimensions changes from the existing RF-12 Zone, designed to increase the number and effectiveness of off-street parking spaces on the lots.
- The subject site is adjacent to a proposed development (Development Application No. 7913-0176-00) which includes RF-12 lots and as such, this proposal represents a continuation of this small lot pattern. The applicant could create four (4) lots that would meet all the requirements of the RF-12 Zone. However, staff worked with the applicant to propose lots that would meet the minimum lot width and area of the new RF-13 Zone, with the exception that a variance is required for lot depth.
- The proposed RF-13 lots (Lots 1-3) range in area from 337 square metres (3,635 sq.ft.) to 386 square metres (4,160 sq.ft.) and meet the minimum width and area requirements of the zone.
- The propose RF-10 lot (Lot 4) is 362 square metres (3,899 sq.ft.) in area and meets the minimum depth, width, and area requirements of the zone.
- A 6.0 metre (20 ft.) wide rear lane will be constructed within the existing road allowance along the north boundary of the site, to provide vehicular access to proposed Lots 1 and 4.

### Building Design and Lot Grading

- The applicant retained design consultant Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and proposed Building Design Guidelines to suit the proposed development in this neighbourhood.
- The subject site is located in an old growth area built in the late 1960's and 1970's. Many of the properties in the surrounding area have future development potential, and therefore the emerging new small lot developments will be precedent setting for the expected redevelopment in the area. The design guidelines proposes home designs identifiable as "Neo-traditional" or "Neo-Heritage" with design standards which meet or exceed standards commonly found in single family small lot developments constructed in Surrey post year 2015. The proposed design guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.

- A preliminary lot grading and servicing plan, submitted by Mainland Engineering Design Corporation has been reviewed by staff and found to be generally acceptable. Based on the proposed lot grading, basements are proposed for all lots.

### TREES

- 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
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Pyramid Cedar	3	3	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>5</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,600</b>	

- The Arborist Assessment states that there are a total of 5 protected trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 29% of the total trees on the site, are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, and road dedication.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 13 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 7, 2016 to 47 property owners within 100 metres (328 ft.) of the subject property, as well as the Newton Community Association. A Development Proposal Sign was also installed on site on November 29, 2016. To date, staff has received no comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 28, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the South Newton NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, on-lot infiltration/sub-surface chambers, natural landscaping, sediment control devices, and permeable paving/surfaces are proposed for rain water management.</li> <li>• Composting, recycling, and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place.</li> <li>• Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-13 Zone to permit a reduction in lot depth from 28 metres (92 ft.) to 26.4 metres (87 ft.) for Lots 1 – 3.

Applicant's Reasons:

- The proposed variance will allow for proposed Lots 1-3 to be created under the new RF-13 Zone which would otherwise meet all the requirements of the RF-12 Zone.

Staff Comments:

- Proposed Lots 1-3 meet the minimum lot area and width of the RF-13 Zone.
- The applicant could create the same three (3) lots that would meet all the requirements of the RF-12 Zone.
- Proposed Lots 1-3 will be able to accommodate a standard size home with the larger garage of the RF-13 Zone and required driveway parking versus the RF-12 Zone.
- 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.	Zoning Block Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7916-0365-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da





## SUBDIVISION DATA SHEET

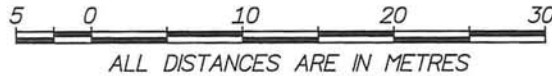
Proposed Zoning: RF-10 & RF-13

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	0.37	
Hectares	0.15	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	1 lot RF-10 3 lots RF-13	
<b>SIZE OF LOTS</b>		
	RF-10	RF-13
Range of lot widths (metres)	9m	12.7m - 14.7m
Range of lot areas (square metres)	362m <sup>2</sup>	337 m <sup>2</sup> - 386m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	28.1 lots/ha & 11.4 lots/ac	
Lots/Hectare & Lots/Acre (Net)	26.6 lots/ha & 10.8 lots/ac	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	39%	
Estimated Road, Lane & Driveway Coverage	10%	
Total Site Coverage	49%	
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>		
	YES	
<b>MODEL BUILDING SCHEME</b>		
	YES	
<b>HERITAGE SITE Retention</b>		
	NO	
<b>FRASER HEALTH Approval</b>		
	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	YES (Lot Depth)	

# SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: \_\_\_\_\_ OF LOT "A" BLOCK 1 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 19616

FOR REZONING PURPOSES

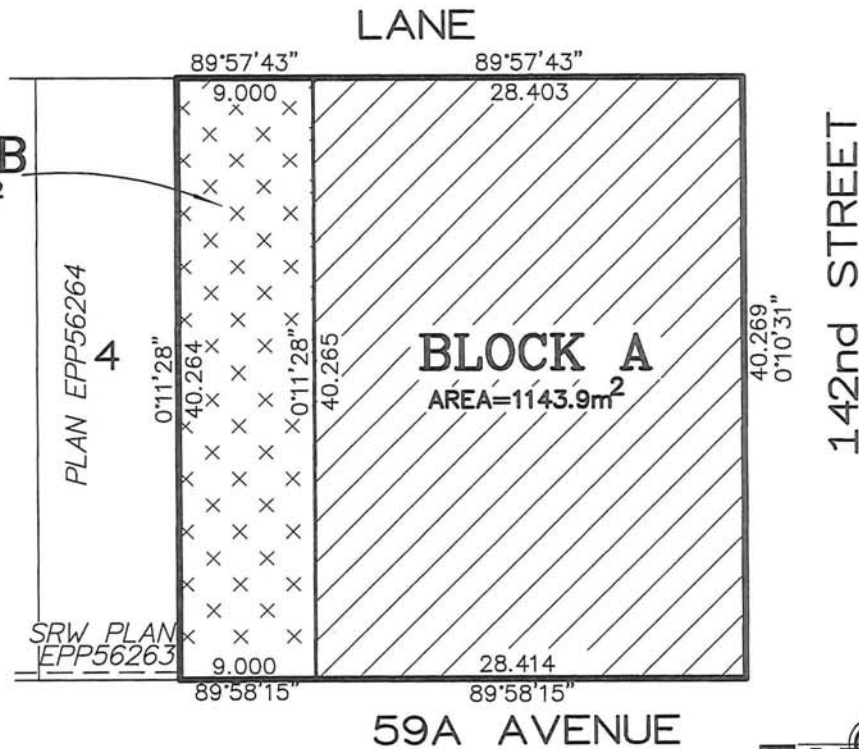
SCALE 1 : 500



BOOK OF  
REFERENCE

ZONE	AREA
BLOCK A	1143.9m <sup>2</sup>
BLOCK B	362.4m <sup>2</sup>

**BLOCK B**  
AREA=362.4m<sup>2</sup>



INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from conventional survey observations to geodetic control monuments 5603 and 5609 and are referred to the central meridian of UTM Zone 10 N. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995932, which has been derived from control monument 5603.

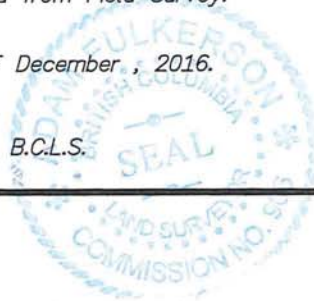
Lot dimensions are derived from Field Survey.

CERTIFIED CORRECT

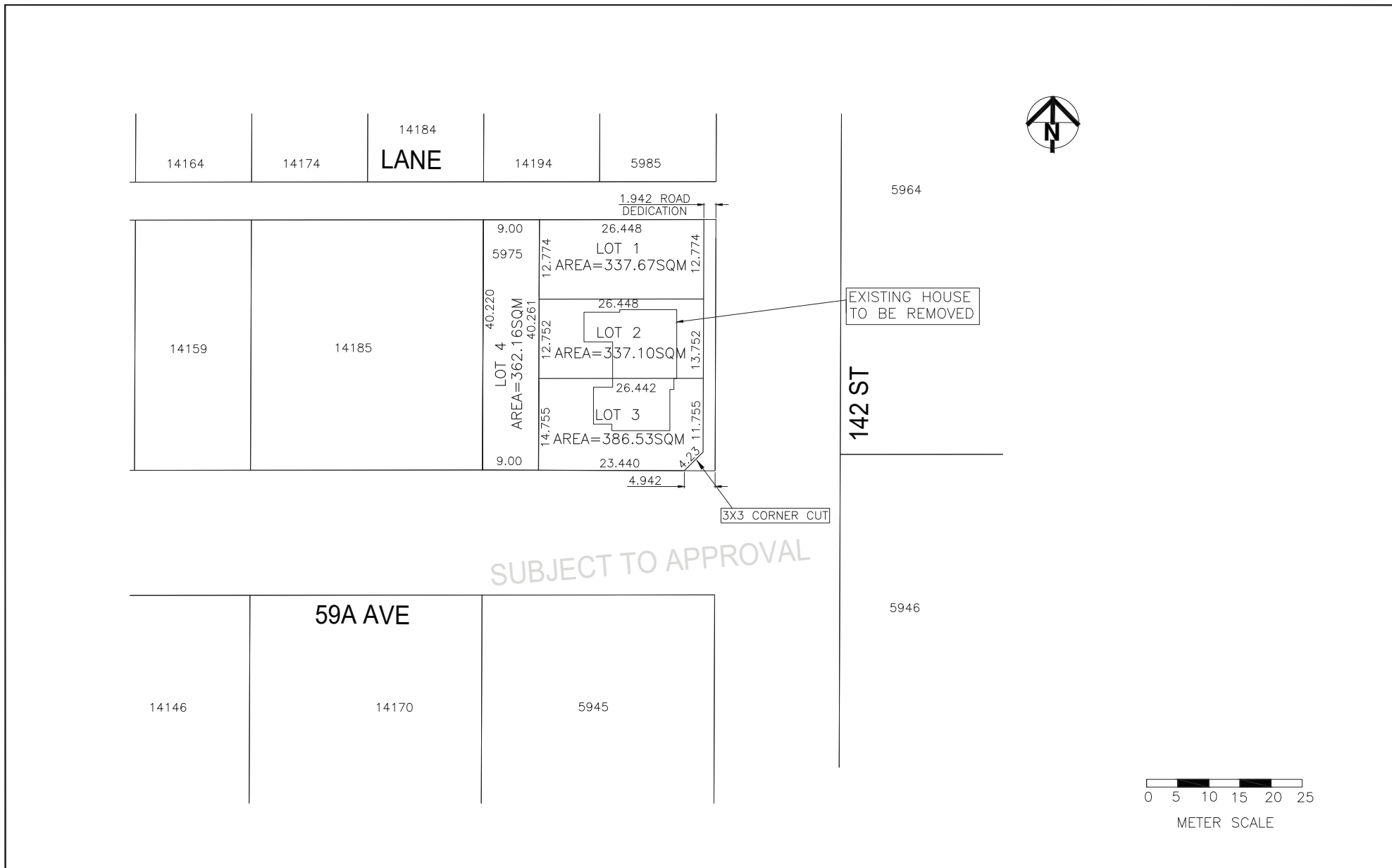
DATED THIS 16th DAY OF December, 2016.

B.C.L.S.

M. Adam Fulkerson



**TARGET**  
LAND SURVEYING  
SURREY B.C.  
604-583-6161



<b>NOTE:</b> 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR. SITE AREA GROSS SITE AREA: 1504.05 SQM.	<b>ZONING:</b> EXISTING ZONING: RA PROPOSED ZONING: 3-RF13 & 1-RF10 <b>LEGAL DESCRIPTION:</b> LOT 4 BLOCK 1 SECTION 9 TOWNSHIP 2 PLAN 19616 NWD LEGAL SUBDIVISION 7	DATE: 16/09/25 BY: IG	<b>MAINLAND ENGINEERING DESIGN CORPORATION</b> SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 4 LOT SUBDIVISION #5975 142 ST, SURREY, B.C. DWG. NAME <b>PRELIMINARY LAYOUT PLAN</b>	SEAL	SCALE: N.T.S. DESIGNED: IG	SURREY PROJECT NO. DRAWING NO. 1
		DATE: 16/07/26 BY: RM				CHECKED: RM APPROVED: AB	MAINLAND PROJECT NO. C-1658 DATE: 16/09/25

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

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

DATE: **January 31, 2017** PROJECT FILE: **7816-0365-00**

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RE: **Engineering Requirements  
Location: 5975 142 St**

### REZONE & SUBDIVISION

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

- dedicate 1.942 m along 142 Street for the ultimate 24.0 m Collector road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at 142 Street and 59A Avenue;
- dedicate 1.0 metre x 1.0-metre corner cut at 142 Street and lane; and
- register 0.50 m statutory right-of-way for inspection chambers and sidewalk maintenance along 142 Street and 59 A Avenue frontages.

#### *Works and Services*

- construct the west side of 142 Street to the collector road standard;
- construct the north side of 59A Avenue to the local road standard;
- construct the lane to the residential lane standard;
- construct driveways to Lots 1 and 3 to lane and 59A Ave respectively. Driveway for lot 4 to be from lane (as per zoning Bylaw) and driveway for lot 2 is acceptable from 142 Street;
- construct fronting mains required to service the site and meet frontage requirements; and
- construct service connections required to service the lots.

A Servicing Agreement is required prior to Rezone & Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

M51



Planning January-17-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0365 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 2016 Enrolment/School Capacity

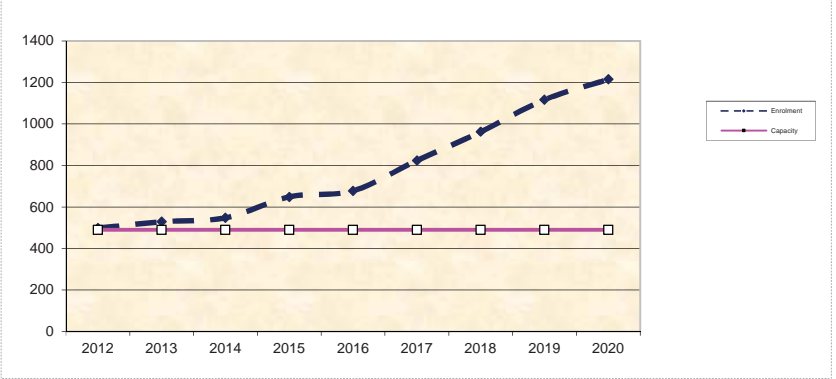
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

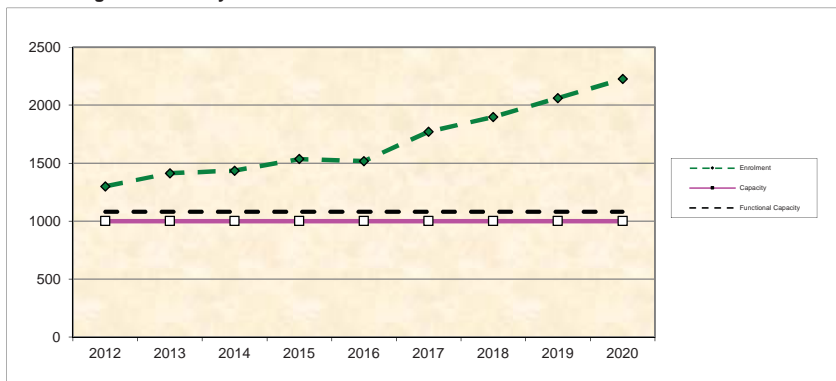
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

**Woodward Hill Elementary**



**Sullivan Heights Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0365-00  
 Project Location: 5975 - 142 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:

The subject site is located in an old growth area built out substantially in the late 1960's and 1970's. There are dozens of large properties in the surrounding area that have future development potential, and it is a reasonable expectation that many of these properties will redevelop in the near future. In fact there are several new development applications in the immediate area including 14-0048-00 located adjacent to the west side of the subject site, and 13-0176-00 located due south of the subject site. It has been 20 years since any new homes were constructed in this area, and so the subject site and surrounding new developments will be precedent setting for the expected redevelopment of this area.

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is: 1960's (10%), 1970's (70%), 1980's (10%), and 1990's (10%). A majority of homes in this area have a floor area in the 1501 - 3000 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (10%), 1501 - 2000 sq.ft. (30%), 2001 - 2500 sq.ft. (20%), 2501 - 3000 sq.ft. (30%), and over 3550 sq.ft. (10%). Styles found in this area include: "Old Urban" (40%), "West Coast Modern" (10%), "Rural Heritage" (20%), "Colonial" (10%), "Traditional Cape Cod" (10%), and "Neo-Traditional" (10%). Home types include: Bungalow (30%), Split Level (10%), 1.1/2 Storey (10%), Basement Entry (10%), Cathedral Entry (20%), and Two-Storey (20%).

Massing scale (front wall exposure) characteristics include: Low mass structure (30%), Mid-scale massing with proportionally consistent, well balanced massing design (20%), Mid to high scale massing (20%), High scale massing (10%), and High scale, box-like massing (20%). The scale (height) range for front entrance structures include: One storey front entrance (60%), One storey front entrance veranda in heritage tradition (10%), and 1½ storey front entrance (30%).

The range of roof slopes found in this area is: 2:12 (9%), 3:12 (18%), 4:12 (9%), 5:12 (27%), 6:12 (9%), 7:12 (9%), 8:12 (9%), and 10:12 (9%). Main roof forms (largest upper floor truss spans) include: main common hip roof (20%), and main common gable roof (80%). Feature roof projection types include: Common Hip (20%), Common Gable (60%), Dutch Hip (10%), and Shed roof (10%). Roof surfaces include: Roll roofing (30%), Interlocking tab type asphalt shingles (20%), Rectangular profile type asphalt shingles (30%), Concrete tile (rounded Spanish profile) (10%), Concrete tile (shake profile) (10%).

Main wall cladding materials include: Horizontal cedar siding (60%), Vertical channel cedar siding (10%), Horizontal vinyl siding (20%), and Stucco cladding (10%). Feature wall trim materials used on the front facade include: No feature veneer (40%), Brick feature veneer (40%), Stone feature veneer (20%). Wall cladding and trim colours include: Neutral (28%), Natural (50%), Primary derivative (17%), and Warm (6%).

Covered parking configurations include: Single carport (11%), Double carport (33%), Single vehicle garage (22%), Double garage (33%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "extraordinary suburban-estate". Driveway surfaces include: Gravel (9%), Asphalt (55%), Broom finish concrete (18%), and Exposed aggregate (18%).

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

- 1) **Context Homes:** There are no existing neighbouring homes that provide suitable architectural context for a post year 2015 RF-12 and 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. Regulations context can be provided by building schemes for the aforesaid nearby new applications.
- 2) **Style Character :** Compatible styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles as determined by the consultant. 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-12 and 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. On RF12 lots 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. On the RF-10 lot, the front entrance portico should be limited to a maximum height of one storey.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 2015 RF12 and RF-10 developments.
- 7) **Roof surface :** This is area in which homes have roll roofing, concrete roof tiles, and asphalt shingle roofs. It is expected that most new homes constructed over the next few years in this area will have asphalt shingle roofs. For continuity, asphalt shingles are recommended. Cedar shingles and concrete roof tiles 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. Given the prevalence of low slope roofs in this area, 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 confirmation of the architectural integrity of the contemporary design, as determined by the consultant.

**Streetscape:** This is an old growth area characterized by old urban homes from the 1960's and 1970's, in a variety of types including Bungalow, Split Level, Basement Entry, Cathedral Entry, 1 ½ Storey, and Two-Storey. Massing designs range from the small simple low mass Bungalows to the box-like Basement Entry and Cathedral Entry homes in which the upper floor is located directly above the lower floor on all sides of the structure. Roof slopes range from 2:12 to 10:12, and roofs are surfaced with roll roofing, asphalt shingles, or concrete roof tiles. There are a wide variety of wall cladding materials. Trim and detailing standards are low by modern standards. A wide range of landscaping standards are evident.

## 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", or "Neo-Heritage", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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 storey on the RF-10 lot and to 1 ½ storeys on the other three RF12 lots.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF-10 and 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-10 and RF-12 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.

**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.

**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 Lot:** 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 40 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. The corner lot shall have an additional 10 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: Sept. 30, 2016

**Reviewed and Approved by:**  Date: Sept. 30, 2016

## Tree Preservation Summary

Surrey Project No: 7916-0365-00  
 Address: 5975 142nd Street, Surrey  
 Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    2    </u> X one (1) = 2  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    5    </u> X two (2) = 10	12
<b>Replacement Trees Proposed</b>	8
<b>Replacement Trees in Deficit</b>	4
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - 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
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
 (Signature of Arborist)

30-Nov-16

\_\_\_\_\_  
 Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0365-00

Issued To: RAGHUDEEP S SIHOTA  
(the "Owner")

Address of Owner: 12799 - 61 Avenue  
Surrey, BC V3X 3M6

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: 010-509-615  
Lot "A" Block 1 Section 9 Township 2 New Westminster District Plan 19616

5975 - 142 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:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section K.2 Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum depth of a Type I Interior and Corner Lot is reduced from 28 metres (92 ft.) to 26.4 metres (87 ft.) for proposed Lots 1-3.

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.

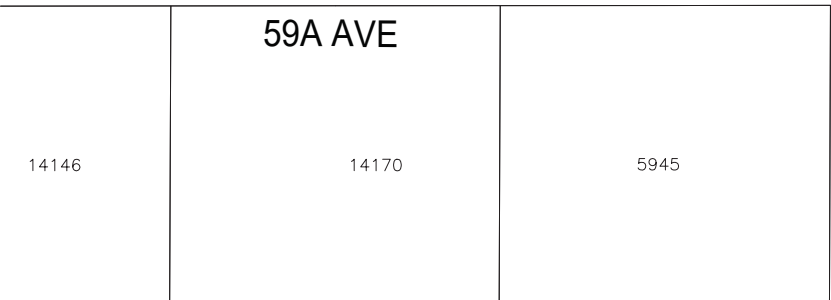
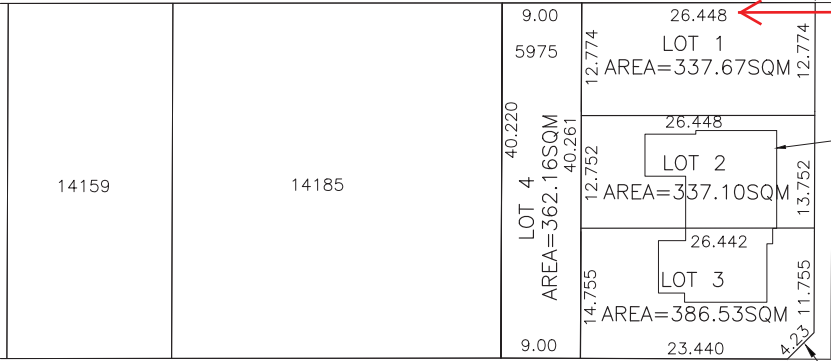
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



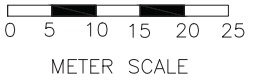
**7916-0365-00:**  
 DVP to reduce the RF-13 Zone lot depth of Lots 1 - 3 from 28m (92 ft.) to 26.4m (87 ft.).

EXISTING HOUSE TO BE REMOVED

142 ST

3X3 CORNER CUT

SUBJECT TO APPROVAL



NOTE: 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR. SITE AREA GROSS SITE AREA: 1504.05SQM.	ZONING: EXISTING ZONING: RA PROPOSED ZONING: 3-RF13 & 1-RF10 LEGAL DESCRIPTION: LOT 4 BLOCK 1 SECTION 9 TOWNSHIP 2 PLAN 19616 NWD LEGAL SUBDIVISION 7	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>																	MAINLAND ENGINEERING DESIGN CORPORATION SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 4 LOT SUBDIVISION #5975 142 ST, SURREY, B.C. DWG. NAME PRELIMINARY LAYOUT PLAN	SEAL  	SCALE N.T.S. DESIGNED IG	SURREY PROJECT NO. DRAWING NO. 1
DRAWN IG CHECKED RM APPROVED AB	MAINLAND PROJECT NO. C-1658 DATE 16/09/25	OF 1 REV. 1																					