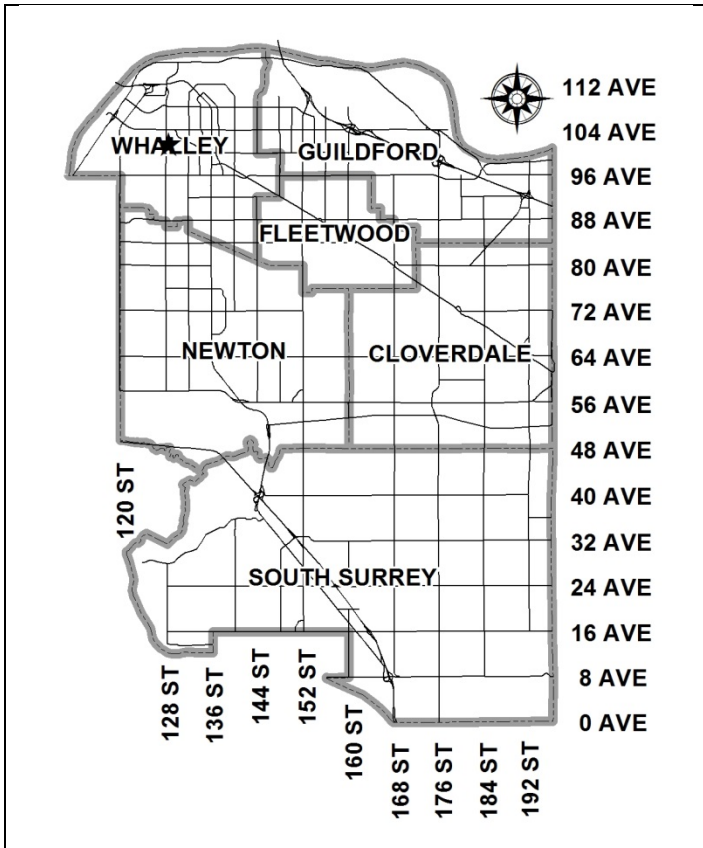


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0483-00

Planning Report Date: April 23, 2018



PROPOSAL:

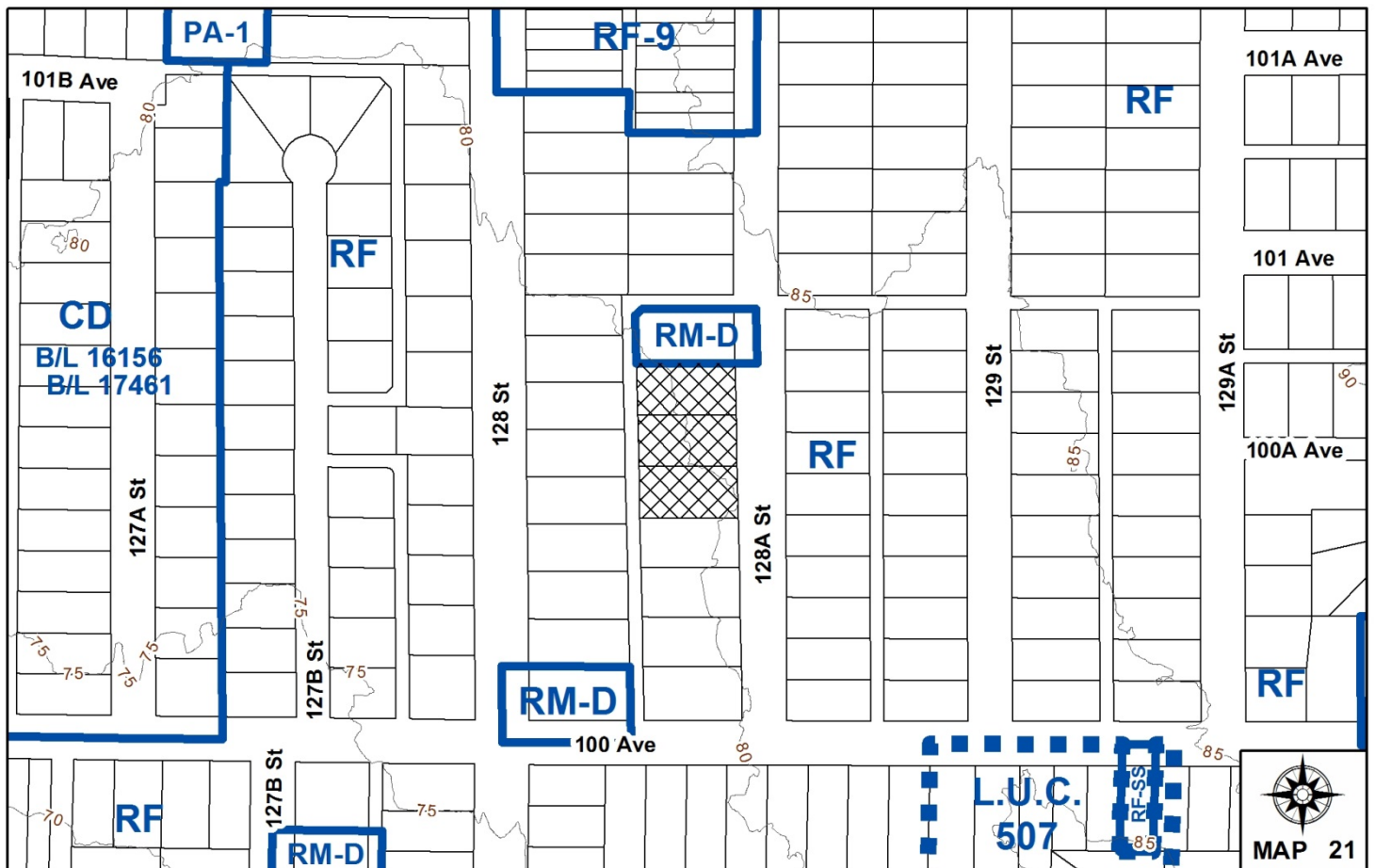
- **Rezoning** from RF to RF-SD
- **Development Variance Permit**

to allow subdivision into 10 small lots for semi-detached dwelling units with reduced lot widths.

LOCATION: 10053, 10067 and 10075 - 128A Street

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 reduced lot widths for interior lots under the "Semi-Detached Residential Zone (RF-SD)", for all proposed lots, from 7.2 metres (24 ft.) to 6.9 metres (23 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan.
- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity of housing in the area and an appropriate interface with the surrounding residential (primarily RF-zoned) neighbourhood.
- The proposed design guidelines for the project will result in homes that are complimentary to single family and duplex homes in the neighbourhood.
- The proposed 6.9 metre (23 ft.) lot widths are marginally less than the minimum 7.2 metre (24 ft.) for interior lots and allow for an efficient RF-SD subdivision pattern where the lots are necessary to be in pairs. The applicant's design consultant has demonstrated appropriate building envelopes and required minimum off-street parking requirements being met on the proposed reduced width lots (Appendix IX).
- The proposed 44 metres (144 ft.) lot depths are substantially deeper than the minimum 28 metres (90 ft.) and the proposed lot areas of 310 sq. metres (3,337 sq. ft.) exceed the 200 sq. metres (2,150 sq. ft.) minimum.

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 "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0483-00 (Appendix VIII), to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 6.9 metres (23 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 finalized 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 of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant on all lots for structural independence;
 - (g) registration of a Section 219 Restrictive Covenant on all lots to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
 - (h) registration of a Section 219 Restrictive Covenant to ensure a minimum 6.0m (20 ft.) driveway length on all proposed lots;
 - (i) registration of access easements on all lots for the maintenance of exterior finishes and drainage;
 - (j) registration of access easements on all lots for the maintenance and use of the party wall; and
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

3 Elementary students at Old Yale Elementary
 2 Secondary students at Kwantlen Park Secondary

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2020.

Parks, Recreation & Culture: Parks will accept cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement. Parks notes that the rezoning application will put increased pressure on park amenities in the area. Parks accepts the \$2,000.00 offered by the applicant as an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Duplex dwelling units.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Duplex unit	Urban	RM-D
East (Across 128A Street):	Single family units	Urban	RF
South:	Duplex Unit	Urban	RF
West (Across lane):	Single family units and duplex units	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject properties are designated "Urban" in the Official Community Plan.
- The subject site consists of three lots, with a total gross site area of 0.31 hectares (0.77 acres). The existing homes are duplex units on RF zoned lots.

- The property directly north of the subject site is zoned RM-D and contains a duplex dwelling. The properties across 128A, to the east, are single family dwellings on RF zoned lots and the properties located south and west are duplex dwellings on RF zoned lots.
- The proposed RF-SD fee-simple duplex lots are considered appropriate within the context of the neighbourhood and an appropriate form of infill housing. Semi-detached residential buildings under the RF-SD Zone have similar massing as single family dwellings under the RF zone.

Current Proposal

- The applicant is proposing to create 10 new RF-SD lots fronting 128A Street for a total of 10 units. Secondary suites are not permitted in the RF-SD zone.
- The proposed lots will front 128A Street and have driveway access from the rear (west) lane.
- The minimum width for interior RF-SD lots is 7.2 metres (24ft.) and the proposed width of all lots is 6.9 metres (23 ft.). A Development Variance Permit is required for all lots in order to allow for the reduced lot width.
- As all of the homes on the west side of 128A St. are duplex units, a concept plan has been prepared in order to demonstrate a continued development pattern for the remainder of this block (Appendix V).
- RF-SD units require party wall agreements between owners, as units share common walls along common property lines. A party wall agreement for shared maintenance, along with a Section 219 Restrictive Covenant, will be required as part of the subject application.
- A Class C watercourse is located within the 128A Street road allowance on COSMOS. The applicant has engaged Hemmera Envriochem Inc. and confirmed the Class C classification. There are no setback requirements, as outlined in Part7A in the Zoning By-law, for Streamside setbacks for Class C watercourses.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 22, 2017 to 97 property owners with lots within 100 metres (328 ft.) of the subject properties. A Development Proposal Sign was installed along the frontage of 128A Street on November 23, 2017.
- In response, staff have received correspondence from one (1) neighbouring resident outlining the following concerns (staff comments are in italics):
- Concerns regarding impacts to drainage.

(A servicing agreement will be required as a condition of approval for the development application that will ensure all proposed lots are appropriately serviced and that there are no drainage impacts to neighbouring properties).

- Concerns regarding parking issues.

(Parking will meet the RF-SD zone requirements for off-street parking of 2 stalls per unit).

- Concerns regarding the duplex form.

(The proposed RF-SD homes will be subject to a Building Scheme which will result in the creation of duplex units with higher design standards than the existing duplex homes).

- Concerns regarding the impact on property values.

(Infill development in the area is not anticipated to have a negative impact on property values.)

Building Scheme

- The semi-detached lots (RF-SD) are not subject to a Form and Character Development Permit; however, a Building Scheme will be registered for the future dwellings. The applicant has retained Mike Tynan of Tynan Consulting Ltd. as their Design Consultant, who has created the Building Design Guidelines (Appendix VI) for the Building Scheme.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the adjacent single family and duplex forms, with an emphasis on individualized unit articulation.

Lot Grading

- A preliminary lot grading plan was submitted by Coastland Engineering. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on all lots.
- Fill of up to 1.6 metres (5.2 ft.) is proposed within the east portions of the proposed lots along 128A Street. This is required in order to meet the existing grade at 128A Street. A retaining wall of up to 1.2 metres (4 ft.) in height is proposed along a portion of the north property line (Lot 10). There is an existing wall on the property to the north, at 1085/1087 – 128A Street and this fill is proposed to match the existing grade. The fill is tapered to meet existing grades to the east and south.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Weeping Willow	1	1	0
Purple Plum	1	1	0
Apple sp.	1	1	0
Mountain Ash	1	1	0
Chinese-sumac	1	1	0
Hinoki Cypress	1	1	0
Manitoba Maple	1	1	0
Coniferous Trees			
Deodar Cedar	2	2	0
Cypress sp.	2	2	0
Eastern White Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	13	13	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		\$10,400	

- The Arborist Assessment states that there are a total of 18 protected trees. This includes the 13 on-site trees and 5 trees within the City road allowance. There are no Alder and Cottonwood trees on the site. It was determined that no trees can be retained as part of this development proposal. The 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 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 36 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 26 replacement trees will require a cash-in-lieu payment of \$10,400 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 128A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 10 trees are proposed to be replaced on the site with a contribution of \$10,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 20, 2018. 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 properties are within an urban infill area and comply with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed gross density is 13.1 upa. The RF-SD type lots provide additional variety of housing type in the area with opportunities for smaller dwelling units with outdoor space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards are incorporated including absorbent soils, dry swales, and sediment controls. A total of 10 on-site trees and 24 trees will be planted off-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The RF-SD housing form provides options for smaller, ground level dwelling units which may be suitable to families with increased affordability.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The development proposal sign and pre-notification letters were used to consult the community.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum interior lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 6.9 metres (23 ft.).

Applicant's Reasons:

- The proposed lot widths are approximately 0.2 metres (0.66 ft.) less than the minimum lot width. To satisfy the minimum lot width of 7.2 metres (23.6 ft.) would have resulted in much wider lots and a loss of two (2) RF-SD lots and dwelling units.

Staff Comments:

- The proposed 6.9 metre (23 ft.) lot widths are marginally less than the required 7.2 metre (24 ft.) for interior lots and allow for an efficient RF-SD subdivision pattern where lots are necessary to be in pairs.
- The proposed 44 metres (144 ft.) lot depths are substantially deeper than the minimum 28 metres (90 ft.) and the proposed lot areas of 310 sq. metres (3,337 sq. ft.) exceed the 200 sq. metres (2,150 sq. ft.) minimum.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the adjacent single family and duplex forms, with an emphasis on individualized unit articulation.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Concept Plan
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7917-0483-00
Appendix IX.	Driveway and Garage Location

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

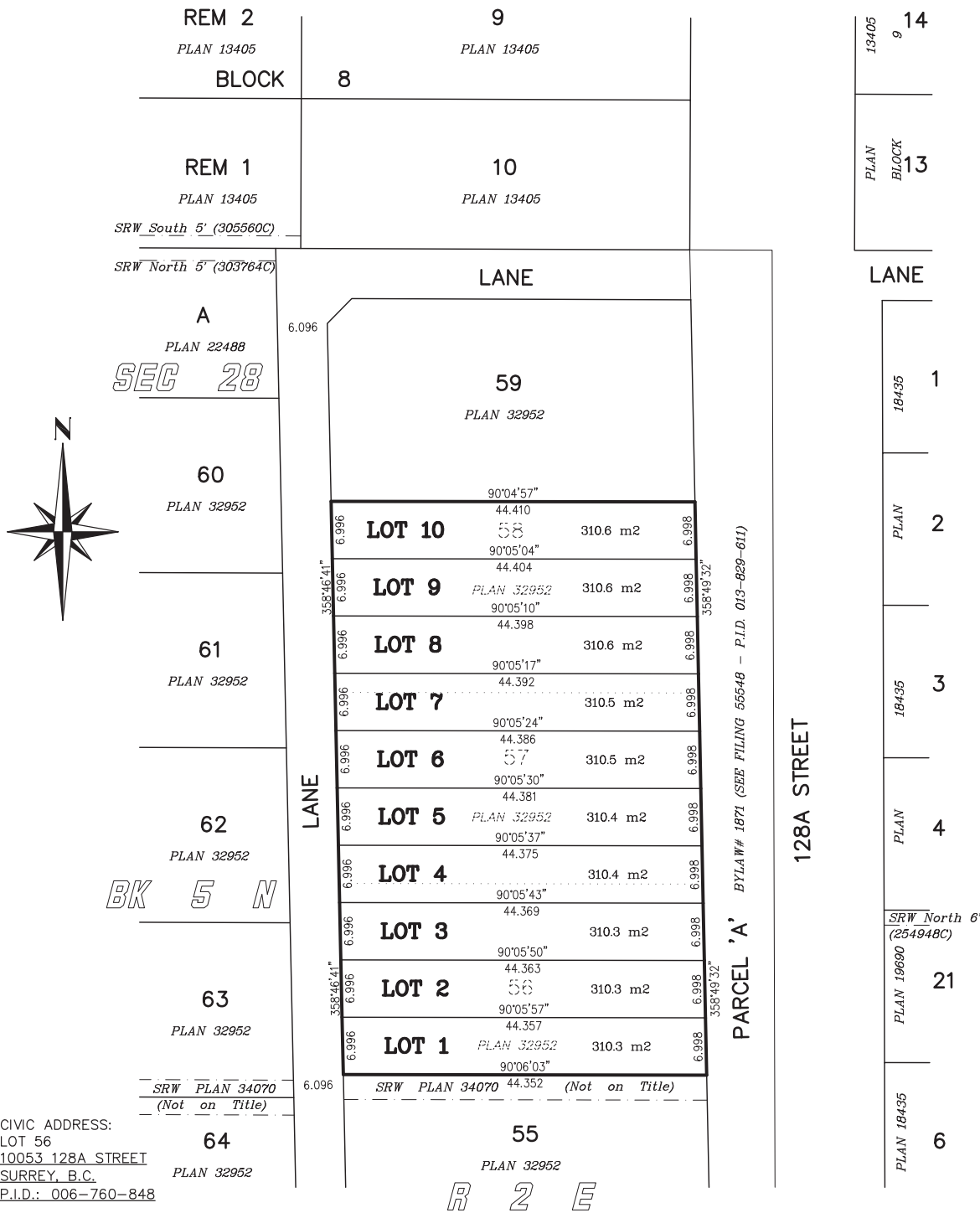
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.77
Hectares	0.31
NUMBER OF LOTS	
Existing	3
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	6.9 metres
Range of lot areas (square metres)	310 sq. metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	32.3 uph/13.0 upa
Lots/Hectare & Lots/Acre (Net)	32.3 uph/13.0 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60.0
Estimated Road, Lane & Driveway Coverage	12.6
Total Site Coverage	72.6
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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
Others	NO

PROPOSED SUBDIVISION PLAN OF LOTS 56, 57 & 58 SEC. 28 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 32952

SCALE 1:500



All Distances are in Metres.



CIVIC ADDRESS:
LOT 56
10053 128A STREET
SURREY, B.C.
P.I.D.: 006-760-848

LOT 57
10067 128A STREET
SURREY, B.C.
P.I.D.: 006-760-899

LOT 58
10075 128A STREET
SURREY, B.C.
P.I.D.: 002-318-679

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17145_PS

NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared 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, completed on the 31st day of August, 2017.



J.F. Squires

B.C.L.S.



INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: March 16, 2018 **PROJECT FILE:** 7817-0483-00

RE: Engineering Requirements
Location: 10053/10067/10075 128A Street

REZONE/SUBDIVISION***Works and Services***

- construct the west half of 128A Street to through local road standard for the site frontage, and the lane from 128A Street to the south limit of the site
- upgrade the storm sewer in the lane
- install onsite low impact development drainage features
- extend sanitary sewer from 100 Avenue in the lane
- install water, sanitary, and storm sewer connections to each duplex unit

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 listed above.

Tommy Buchmann, P.Eng.
Development Engineer

KMH



Planning February-05-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0483 00

SUMMARY

The proposed 10 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2017 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	47 K + 389
Operating Capacity (K/1-7)	38 K + 349
Kwantlen Park Secondary	
Enrolment (8-12):	1459
Capacity (8-12):	1200
Maximum Operating Capacity*(8-12):	1296

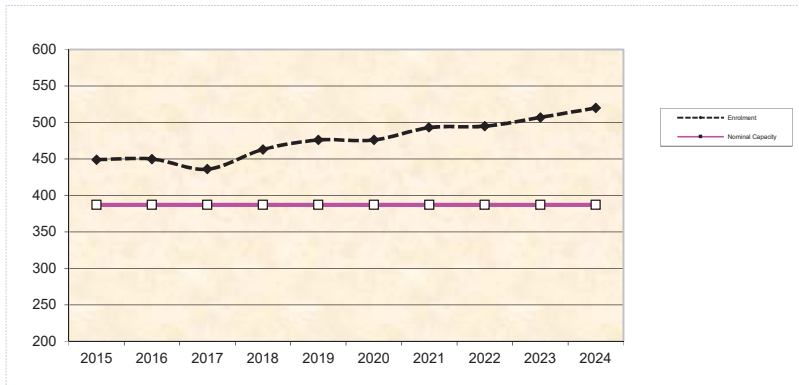
School Enrolment Projections and Planning Update:

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

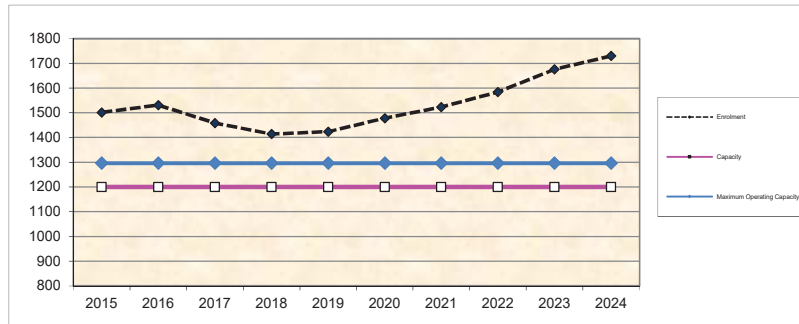
Old Yale Road catchment services the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2017, the elementary was operating at 113% and this projected to grow to 142% by year 2027. Currently there are no capital expansion project requests for this school.

Kwantlen Park Secondary is currently operating at 122% and is projected to grow by 300 students over the next 10 years. This school will also be impacted timing of future high rise development in the area. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

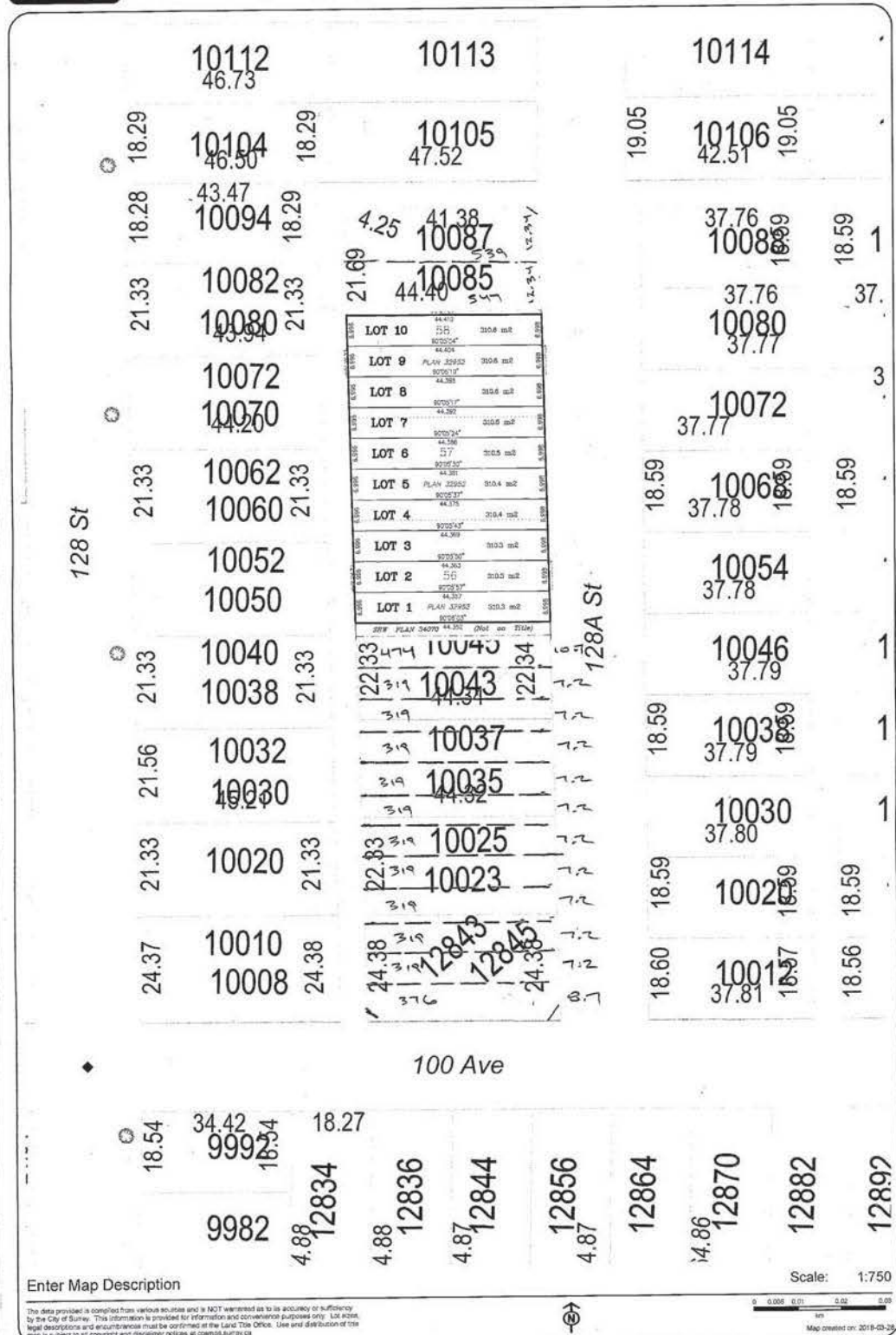
Old Yale Road Elementary



Kwantlen Park Secondary



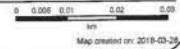
* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



Enter Map Description

Scale: 1:750

This data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot area, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices as contained herein.



BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0483-00
 Project Location: 10053, 10067, 10075 - 128A 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 within a late 1960's - 1970's old urban development area. Most homes are simple rectangular Basement Entry or Cathedral Entry type in which the upper floor is constructed directly above the floor below on all sides of the structure, resulting in homes with a high mass, box-like appearance. Many of these homes are configured as duplex dwelling units. Roof slopes range from 1:12 (with tar and gravel surface) to 4½ :12 with asphalt shingle surface. Stucco is the main wall cladding material on most of these homes, in one of three configurations: stucco only, stucco with stone, and stucco at the upper level with horizontal cedar at the lower level. Trim and detailing standards are considered modest by modern standards.

Other homes include three small simple rectangular 1960's era Bungalows, all approximately 1000 sq.ft., and one small 1960's Split Level home.

There is one new home in this area at 10105 - 128A Street, a "Neo-Traditional" Two-Storey type, with 8:12 pitch main common hip roof and multiple street facing common gable projections ranging in slope from 10:12 to 16:12. The roof is surfaced with shake profile asphalt shingles. The home has a desirable mid-scale massing design, and is configured with a side entry garage. Full height cream coloured stone has been used on the front. The home has boxed out windows facing the street and Gothic columns. This is the only home in the area that can be considered to provide suitable architectural context for a year 2018 RF-SD zone development.

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 2016 RF-SD zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern

standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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-SD 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 should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 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 2016 developments.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: Most homes are 50 - 60 year old simple rectangular Basement Entry or Cathedral Entry type in which the upper floor is constructed directly above the floor below on all sides of the structure, resulting in homes with a high mass, box-like appearance. Other homes include three small simple rectangular 1960's era Bungalows, all approximately 1000 sq.ft., and one small 1960's Split Level home. These homes have low slope roofs with either an asphalt shingle surface or a tar and gravel surface. Most homes are clad with stucco, some with feature stone or cedar veneers.

There is one new home in this area at 10105 - 128A Street, a "Neo-Traditional" Two-Storey type, with 8:12 pitch main common hip roof and multiple street facing common gable projections ranging in slope from 10:12 to 16:12. The roof is surfaced with shake profile asphalt shingles. The home has a desirable mid-scale massing design, and is configured with a side entry garage. Full height cream coloured stone has been used on the front. The home has boxed out windows facing the street and Gothic columns.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, 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 2016'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-SD 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-SD developments constructed in Surrey subsequent to the year 2016.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 6:12, 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:** 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. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 12 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), 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.
- Supplementary design req :
for RF-SD buildings** Two dwelling units joined at a common side *lot* line, shall be designed so as to appear as a single larger residence with an asymmetrical massing design, as determined by the *consultant*. Feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, and to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*. The exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *single family dwelling* on a *lot* on the same side of the fronting highway within six building units (3 pairs of dwelling units) measured from the closest *lot* lines

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 28, 2018

Reviewed and Approved by:  Date: January 28, 2018

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY

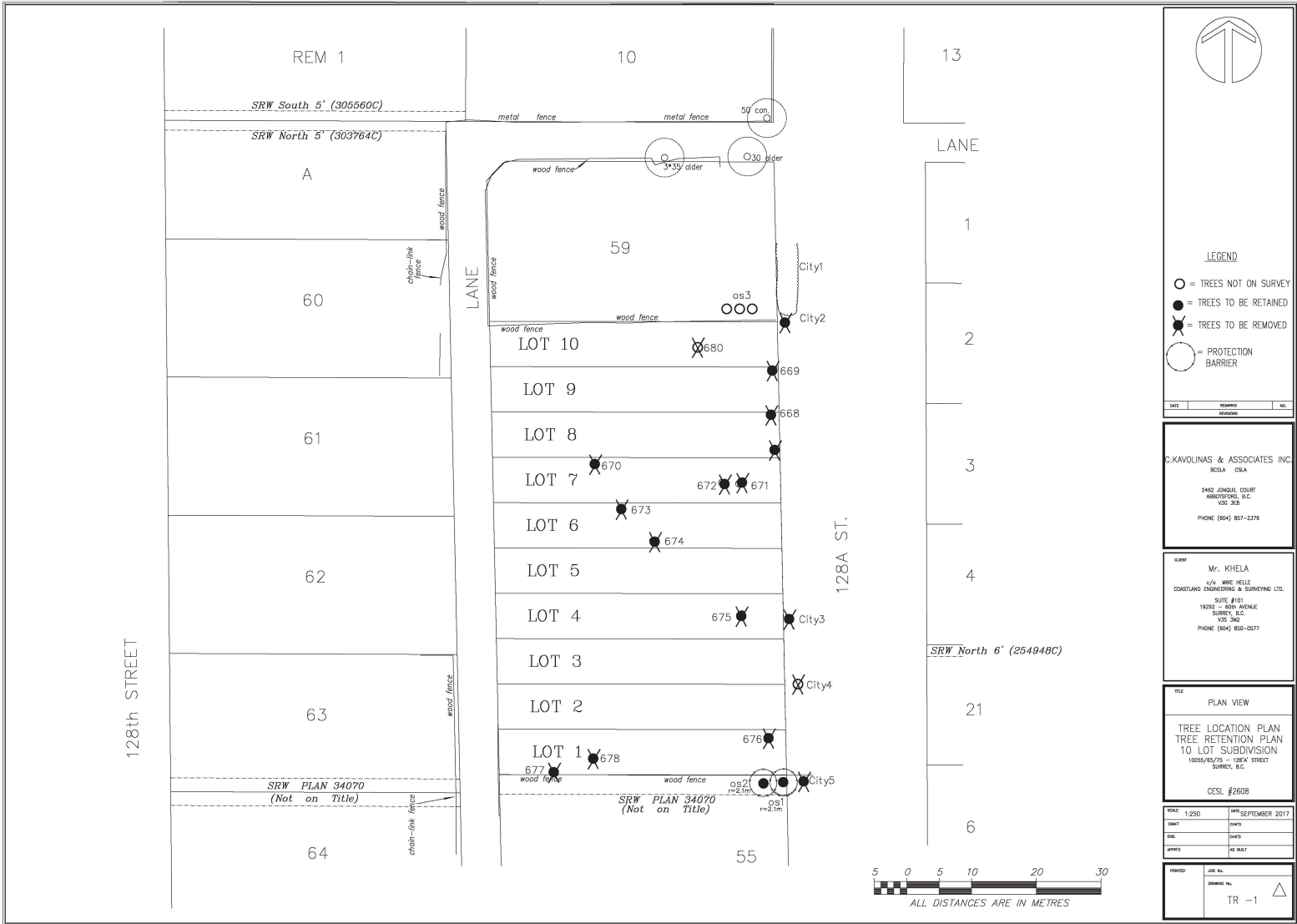
Surrey Project No:
 Address: 10053, 10065, & 10075 128A Street
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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)	18
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	34
- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34	
Replacement Trees Proposed	10
Replacement Trees in Deficit	24
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA
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 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary prepared and
submitted by:


Arborist

September 28,
2017
Date



LEGEND

- = TREES NOT ON SURVEY
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with cross) = PROTECTION BARRIER

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCSA CSRA
 2442 JONDOLI COURT
 ABBOTSFORD, B.C.
 V3E 3J3
 PHONE (604) 837-2376

CLIENT
 Mr. KHELA
 c/o MIKE HELLIE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19250 - 80th AVENUE
 SURREY, B.C.
 V3E 3K6
 PHONE (604) 850-0577

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 10 LOT SUBDIVISION
 1005/65/75 - 128th STREET
 SURREY, B.C.
 CESL #2608

DATE	1:250	DATE	SEPTEMBER 2017
DRAWN		CHECKED	
SCALE		DATE	
PROJECT		AS SHOWN	

PRINTED	JOB NO.	
	DRAWING NO.	TR - 1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0483-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-760-848

Lot 56 Section 28 Block 5 North Range 2 West New Westminster District Plan 32952

10053 - 128A Street

Parcel Identifier: 006-760-899

Lot 57 Section 28 Block 5 North Range 2 West New Westminster District Plan 32952

10067 - 128A Street

Parcel Identifier: 002-318-679

Lot 58 Section 28 Block 5 North Range 2 West New Westminster District Plan 32952

10075 - 128A 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:

In Section K. Subdivision of Part 17H Semi-Detached Residential Zone (RF-SD), the minimum interior lot width is reduced from 7.2 metres (24 ft.) to 6.9 metres (23 ft.) for proposed lots 1 to 10.

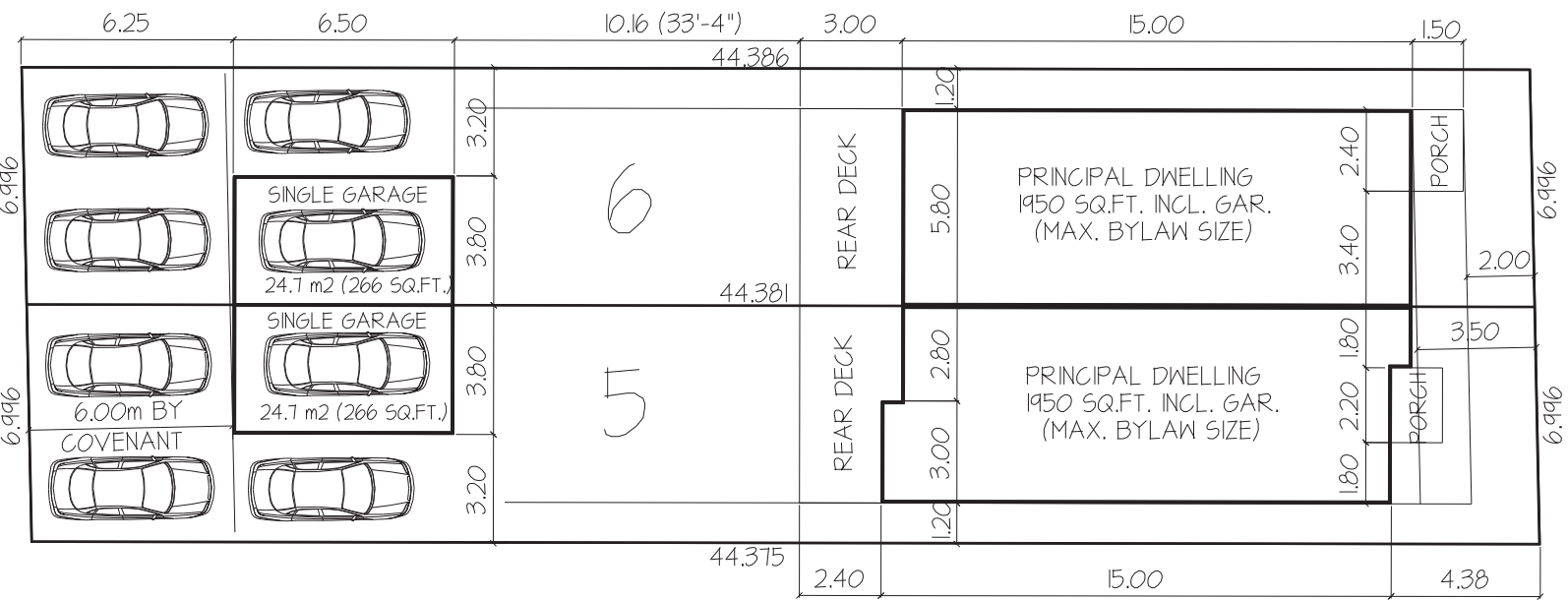
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance 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



DRAWN: MICHAEL TYNAN

SURREY PROJECT 17-0483-00