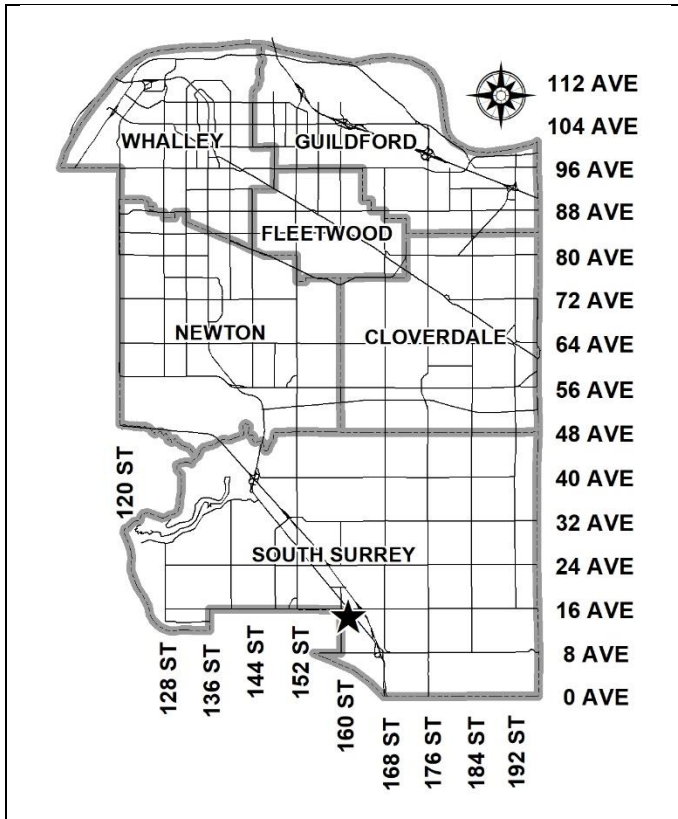


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0322-00

Planning Report Date: April 3, 2023



**PROPOSAL:**

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

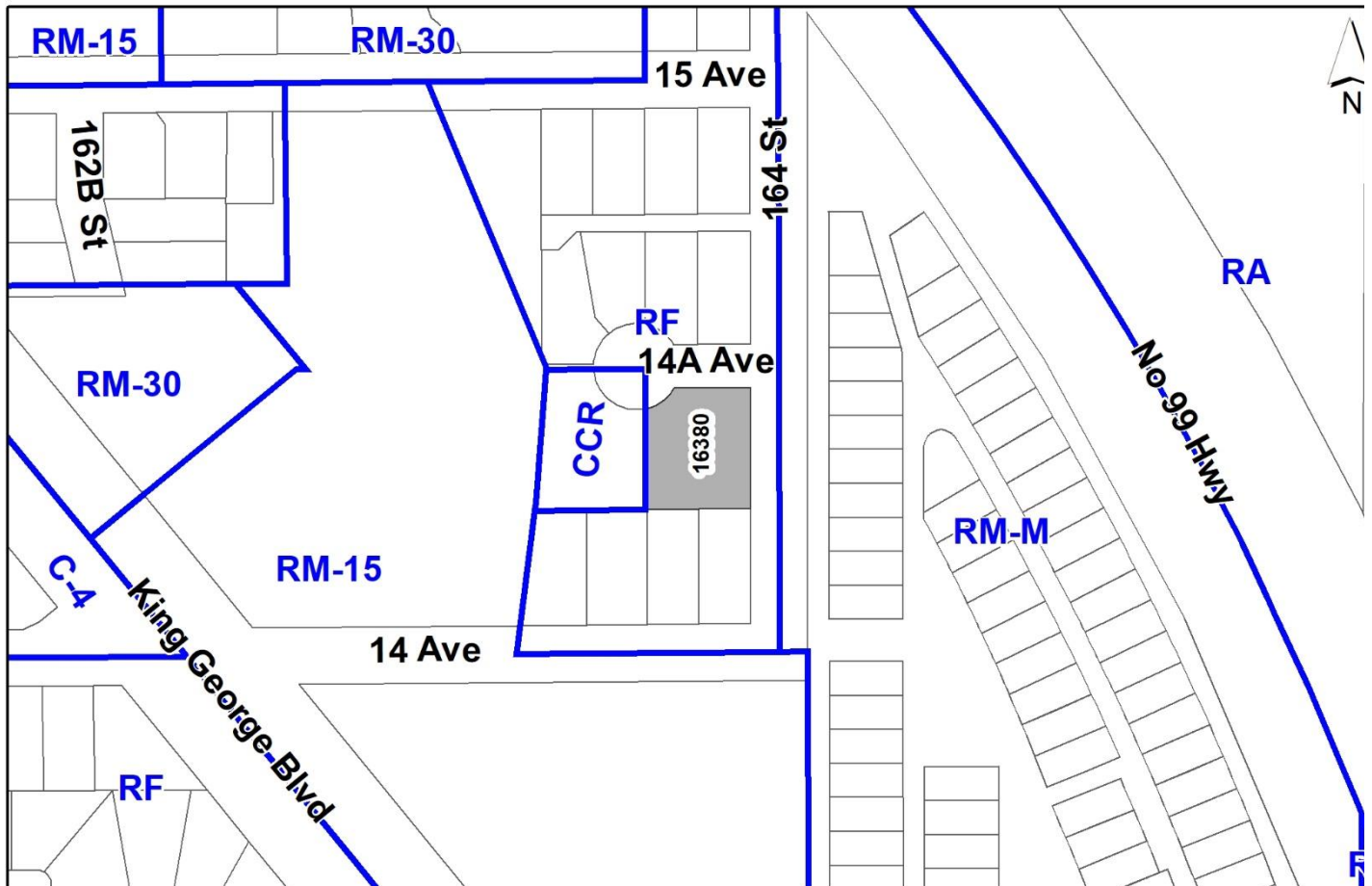
to allow subdivision into 4 single family lots

**LOCATION:** 16380 - 14A Ave

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential (6 u.p.a)



**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**

- Proposing an amendment to the King George Corridor Local Area Plan (LAP) from Single Family Residential (6 upa) to Single Family Small Lots.
- Proposing to reduce the Lot Width requirements of the "Single Family Residential Zone (RF)" to accommodate a four (4) lot subdivision.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of King George Corridor, providing a modest increase in density from the existing Single Family Residential Density.
- The proposal will allow for denser development while keeping the single family character of the block, in keeping with the policies in the City's OCP.
- The proposed density and building form are appropriate for this part of King George Corridor, with denser Townhouse and Mobile Home developments surrounding the single family housing along 164 Street.
- The proposed lot widths require a variance to reduce the minimum lot width required to achieve a double car garages. A Building Scheme will be required to be registered on title to ensure the proposed homes maintain an attractive streetscape and address the street with greater glazing presence and active living spaces. The garage faces will be required to be set back from the entrances of the homes to reduce their impact on the streetscape.

## 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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0322-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13)" Type I Corner Lot from 14 metres to 12.71 metres for proposed Lot 3;
  - (b) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 12.71 metres for proposed Lot 3, and to remove restriction limiting Type 1 Corner Lots to lane access only;
  - (c) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 12.00 metres for proposed Lot 2 and 4; and
  - (d) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 12.44 metres for proposed Lot 1.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
4. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "from Single Family Residential (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Single Family Residential (6 u.p.a.)	RF
North (Across 14 Avenue):	Single Family Dwelling	Urban/Single Family Residential (6 u.p.a.)	RF
East (Across 164 Street):	Mobile Home Park	Urban/Mobile Park	RM-M
South:	Single Family Dwelling	Urban/Single Family Residential (6 u.p.a.)	RF
West:	Single Family Dwelling	Urban/Single Family Residential (6 u.p.a.)	RF

### Context & Background

- The subject property is located along 14A Avenue. The subject property is approximately 1,692 square metres in size, with a width of 37.2 metres and a depth of 39.89 metres making it an oversized "Single Family Residential Zone (RF)" lot.
- The subject property is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential (6 u.p.a.)" in the King George Corridor Local Area Plan (LAP), and zoned "Single Family Residential Zone" (RF).
- The subject site is part of a small single family pocket, surrounded by denser forms of development such as townhomes and mobile homes.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into four (4) single family lots. 3 lots will be oriented towards 14A Avenue, and 1 will be oriented towards 164 Street.
- The proposed lots range in size from 336 square metres to 444 square metres, meeting the minimum required lot size of 200 square metres for interior RF-13 lots.
- A Development Variance Permit is required for proposed Lot 3, for lot width. Additionally, a variance is required to reduce the lot width required to achieve a double car garage from 14

metres to 12.71 metres, and to allow for garage access from the front lot line. The subject lot is a corner lot, and will meet the minimum area required for Type 1 RF-13 Corner lots.

- A Development Variance Permit is required for Lots 2 and 4 to reduce the lot width required to achieve a double car garage from 13.4 metres to 12 metres.
- A Development Variance Permit is required for Lot 1 to reduce the lot width required to achieve a double car garage from 13.4 metres to 12.44 metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,692 square metres
Road Dedication:	167.58 square metres
Net Site Area:	1,524.42 square metres
<b>Number of Lots:</b>	4
<b>Unit Density:</b>	26.25 uph (10.6 upa)
<b>Range of Lot Sizes</b>	336.3-444.8 square metres
<b>Range of Lot Widths</b>	12.0-12.7 metres
<b>Range of Lot Depths</b>	30.3-37.2 metres

## Referrals

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

**School District:** The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at South Meridian Elementary School  
1 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

**Parks, Recreation & Culture:** Parks has no concern regarding this proposal. Parks will accept cash-in-lieu of the % unencumbered parkland subdivision dedication requirement.

South Meridian Park is the closest active park and contains amenities including, a soccer field, walking trails, and natural area. The park is 840 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): The Ministry of Transportation & Infrastructure has no objection to the project subject.

### **Transportation Considerations**

- The proposed development will dedicate 0.63 metres along 14A Avenue.

### **Natural Area Considerations**

- A Class C ditch is located along the east property lines. Redcedar Environmental provided a report to the Province assessing the watercourse, indicating that the ditch did not meet the definition of a stream under the Water Sustainability Act (WSA). On October 8, 2021 the Province confirmed this assessment. The ditch is proposed to be infilled as part of the development.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

#### Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

### **Secondary Plans**

#### Land Use Designation

- The proposed development will require an amendment to the King George Corridor Local Area Plan (LAP) from Single Family Residential (6 upa) to Single Family Small Lots.

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of King George Corridor, providing a modest increase in density from the existing Single Family Residential Density.
- The proposal will allow for denser development while keeping the single family character of the block, in keeping with the policies in the City's OCP.

- The proposed density and building form are appropriate for this part of King George Corridor, with denser Townhouse and Mobile Home developments surrounding the single family housing along 164 Street.

### Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	28.8 uph (11.7 upa)	26.2 uph (10.6 upa)
<b>Lot Size</b>		
<u>Lot Size:</u>		
Type 1 Interior Lot:	336 square metres	336.3-444.8 square metres
Type 1 Corner Lot:	380 square metres	380.3 square metres
<u>Lot Width:</u>		
Type 1 Interior Lot:	12 metres	12.0-12.44 metres
Type 1 Corner Lot:	14 metres	12.7 metres
<u>Lot Depth (Type I):</u>	28 metres	30.3-37.2 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

### Lot Width Variance

- The applicant is requesting the following variances:
  - to reduce the minimum lot width of the RF-13 Zone Type I Corner Lot from 14 metres to 12.71 metres for proposed Lot 3 (corner lot);
  - to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 12.71 metres for proposed Lot 3, and remove restriction on Type 1 Corner Lots;
  - to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 12.00 metres for proposed Lot 2 and 4; and
  - to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 12.44 metres for proposed Lot 3.
- Proposed Lot 3 meets the minimum area and lot width requirements of the RF-13 Type I Corner lot type. The proposed variance will have minimal impacts on the building footprint

for Lot 3. The proposed lot will have an increased depth of 30.3 metres in order to meet the area requirement.

- The proposed Lot 3 will have a 2.4 metre street side yard setback as required by the RF-13 Zone, to provide adequate site lines at the intersection of 14A Avenue and 164 Avenue.
- A Building Scheme will be required to be registered on title to ensure the proposed homes maintain an attractive streetscape and address the street with greater glazing presence and active living spaces. The garage faces will be required to be set back from the entrances of the homes to reduce their impact on the streetscape.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 summarized in Appendix VII).
- Styles recommended for this site include Neo-Traditional and Traditional West Coast.
- The design guidelines will ensure the proposed homes maintain an attractive streetscape and address the street with greater glazing presence and active living spaces. The garage faces will be required to be set back from the entrances of the homes to reduce their impact on the streetscape.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated January 6, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000.

#### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development



contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 5, 2023, and the Development Proposal Signs were installed on January 12, 2023. Staff received three (3) responses from neighbouring residents (*staff comments in italics*):
- Residents expressed concern that the proposed development is an inefficient use of land, and that Townhouses should be proposed for the area.

*(The majority of properties in the surrounding area have been developed into Townhouse sites, with the exception of 17 lots in proximity to the subject site. The subdivision into single family small lots will keep consistent with the single-family character of the properties immediately adjacent to the subject site, while providing densification consistent with the surrounding greater context which includes townhomes and mobile homes.)*

Residents raised concerns regarding the proposed increase in density and interface of RF-13 lots with the adjacent RF lots:

*(The RF-13 housing form is considered appropriate infill development that will provide for additional diversity of single family housing in the area. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood.*

*The subdivision into single family small lots will keep consistent with the single-family designation of the area, while providing densification consistent with the surrounding context.)*

Residents expressed concern regarding traffic impacts and parking impacts:

*(As a condition of the proposed rezoning, the applicant will be required to complete road frontage upgrades along 1614 Street. This will include street tree planting and sidewalk construction. Each proposed RF-13 lot requires three (3) off-street parking stalls to be provided. The applicant has satisfied this requirement as a total of twelve (12) off-street parking stalls are provided across the four (4) RF-13 lots. 161 Street terminates in a cul-de-sac to the northeast of the proposed development. The additional modest increase in density is expected to generate a negligible amount of traffic, and is not expected impact the surrounding road network.)*

## TREES

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Japanese Maple	2	0	2
Lombardy Poplar	17	17	0
Paperbark birch	2	0	2
<b>Coniferous Trees</b>			
Western Hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>22</b>	<b>18</b>	<b>4</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>8</b>		
<b>Total Retained and Replacement Trees</b>	<b>12</b>		
<b>Contribution to the Green City Program</b>	<b>\$15,400</b>		

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 28 replacement trees will require a cash-in-lieu payment of \$15,400, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$15,400 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

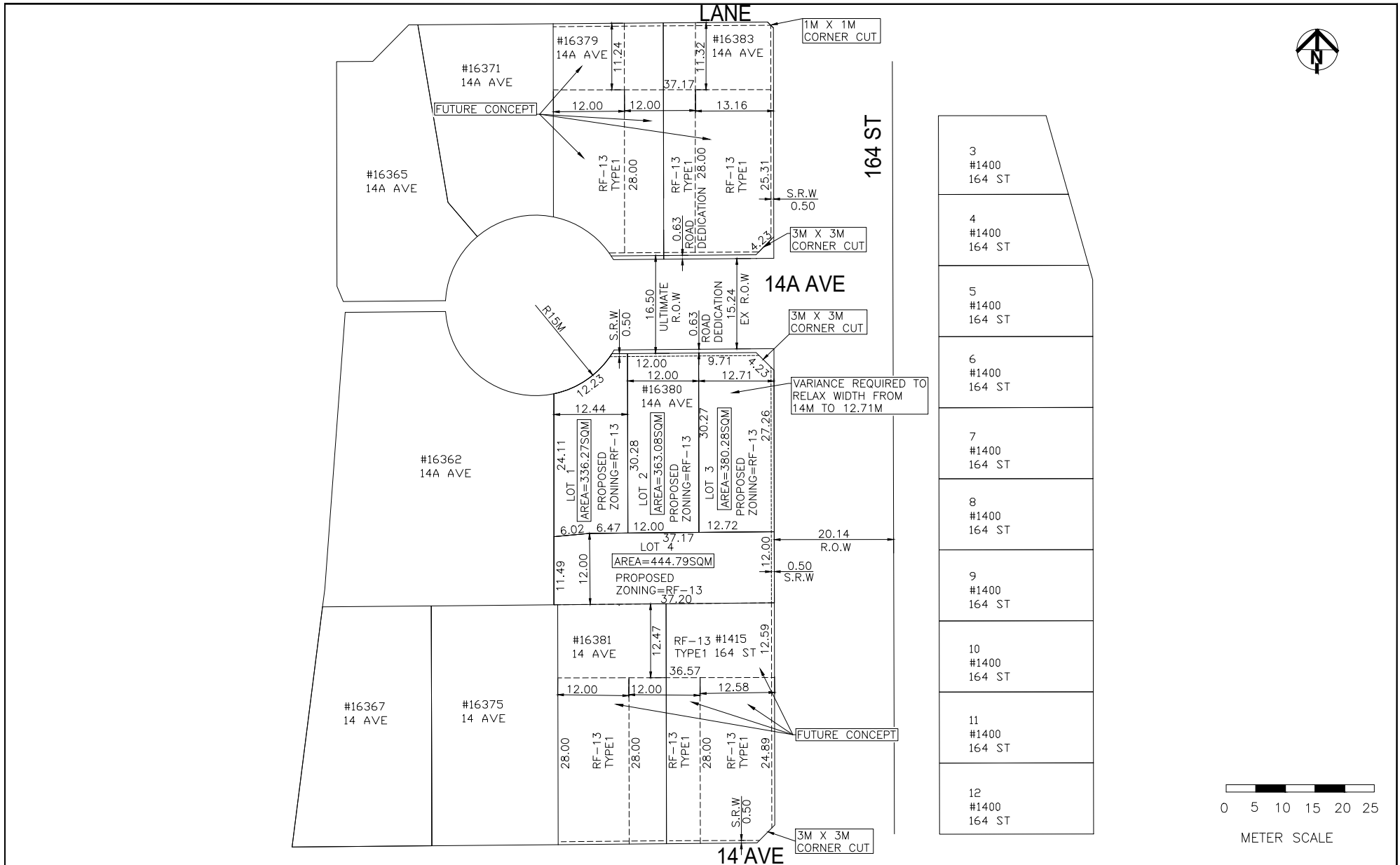
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. NCP Redesignation Map
- Appendix VI. Development Variance Permit No. 7920-0322-00
- Appendix VII. Building Scheme Summary

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

SC/ar



**NOTE:**  
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

**ZONING:**  
 EXISTING ZONING: RF  
 PROPOSED ZONING: RF-13  
 EXISTING HOUSE TO BE REMOVED  
**SITE AREA**  
 GROSS SITE AREA=1547sqm.

0	22/12/05	SS	RM	ISSUED FOR APPROVAL	
NO	YY	MM	DD	DRN	CH

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 PRACTICE PERMIT NUMBER: 1003021  
 UNIT 206 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION** #16380 14A AVENUE, SURREY, B.C.  
 4 LOT SUBDIVISION  
**DWS. NAME** PRELIMINARY LAYOUT PLAN

**SEAL**

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	SS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2308	OF 1
APPROVED	AB	DATE 22/12/05	REV. 0

# INTER-OFFICE MEMO

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

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

**DATE: February 06, 2023**                      **PROJECT FILE: 7820-0322-00**

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**RE: Engineering Requirements  
Location: 16380 14A Avenue**

## **NCP AMENDMENT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to the NCP Amendment/Development Variance Permit except for the requirements listed below.

### **REZONE/SUBDIVISION**

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

- Dedicate approximately 0.63 m on 14A Avenue.
- Dedicate 3 m x 3 m corner cut at 14A Avenue and 164 Street.
- Register 0.5 m SRW along 14A Avenue and 164 Street.

#### ***Works and Services***

- Construct south side of 14A Avenue and west side of 164 Avenue.
- Provide stormwater calculation to confirm available downstream capacity up to the downstream outfall, upgrade the downstream storm system as required.
- Provide on-site mitigation works to meet the Fergus Creek ISMP requirements.
- Construct sanitary sewer on 14A Ave and tie into existing 375mm sanitary sewer on 164 St.
- Construct storm sewer on 14A Ave and tie into existing 300mm storm sewer on 164 St.
- Construct water, sanitary and storm service connections for each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

IK



December 21, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0322 00

**SUMMARY**

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

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	39 K + 283
Operating Capacity (K/1-7)	38 K + 233
Addition operating capacity (K/1-7) 2024	38 K + 419
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1348
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	4
--	---

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

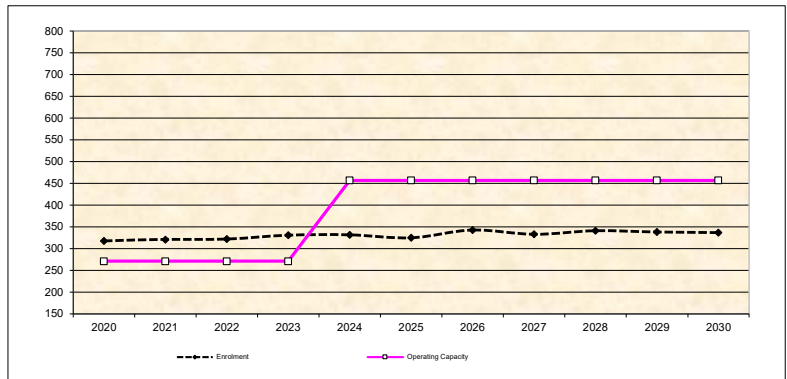
**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Since 2015, South Meridian Elementary has been operating over capacity is now declining. As of September 2021, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, in-migration should soon strengthen overriding out-migration resulting in a growth trend. The enrolment table should be considered unsettled and will change as more development comes online.

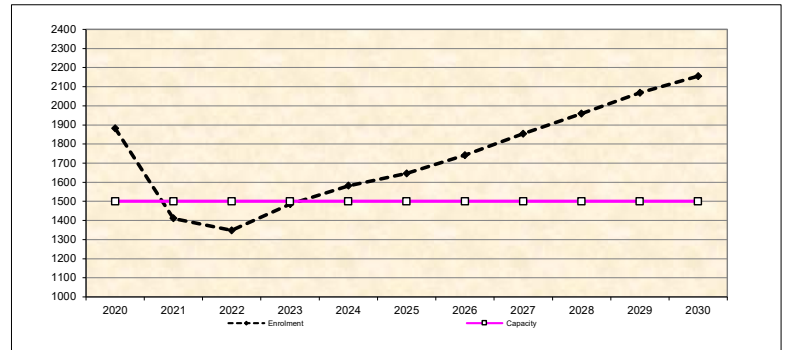
To provide additional enrolment space in the southeast corner of the peninsula, the Ministry of Education supported development of an 8-classroom addition. This addition will allow for boundary changes to move growth from Jessie Lee to the north and Peace Arch from the west where both schools rely on portables to meet current space needs.

To relieve the pressure at Earl Marriott, Grandview Heights Secondary, a new 1500 capacity high school opened in September 2021. New Boundaries approved in March 2019 are now in place.

**South Meridian Elementary**



**Earl Marriott 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 20-0322-00

Address: 16380 14A Avenue, Surrey, BC

Registered Arborist: Connor Gritter

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)	22
<b>Protected Trees to be Removed</b>	18
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36</li> </ul>	36
<b>Replacement Trees Proposed</b>	8
<b>Replacement Trees in Deficit</b>	28
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8</li> </ul>	8
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

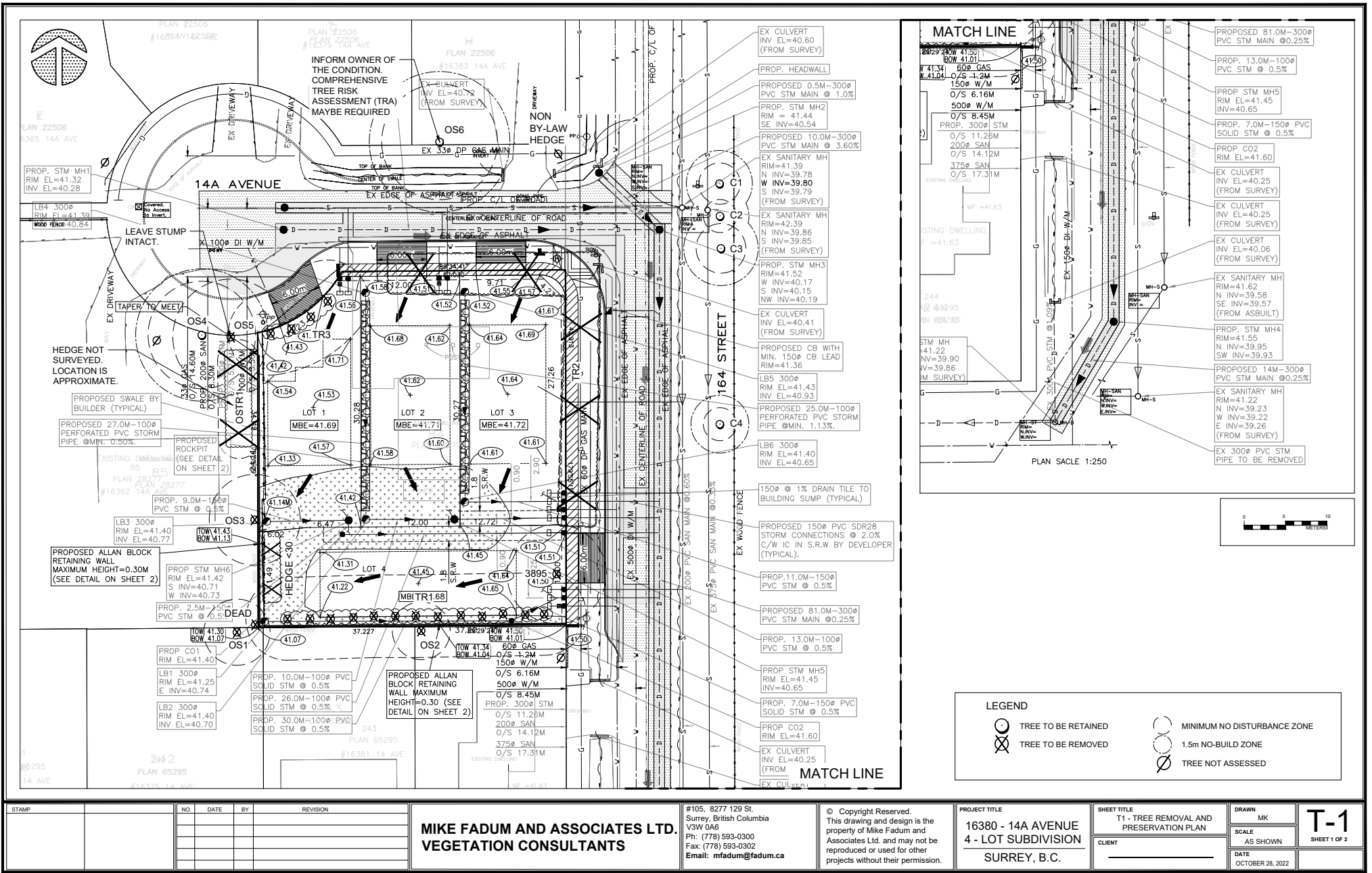
Signature of Arborist:

Date: December 2, 2022



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

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PROJECT TITLE  
**16380 - 14A AVENUE  
 4 - LOT SUBDIVISION  
 SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND  
 PRESERVATION PLAN**

CLIENT  
 \_\_\_\_\_

DATE  
 OCTOBER 28, 2022

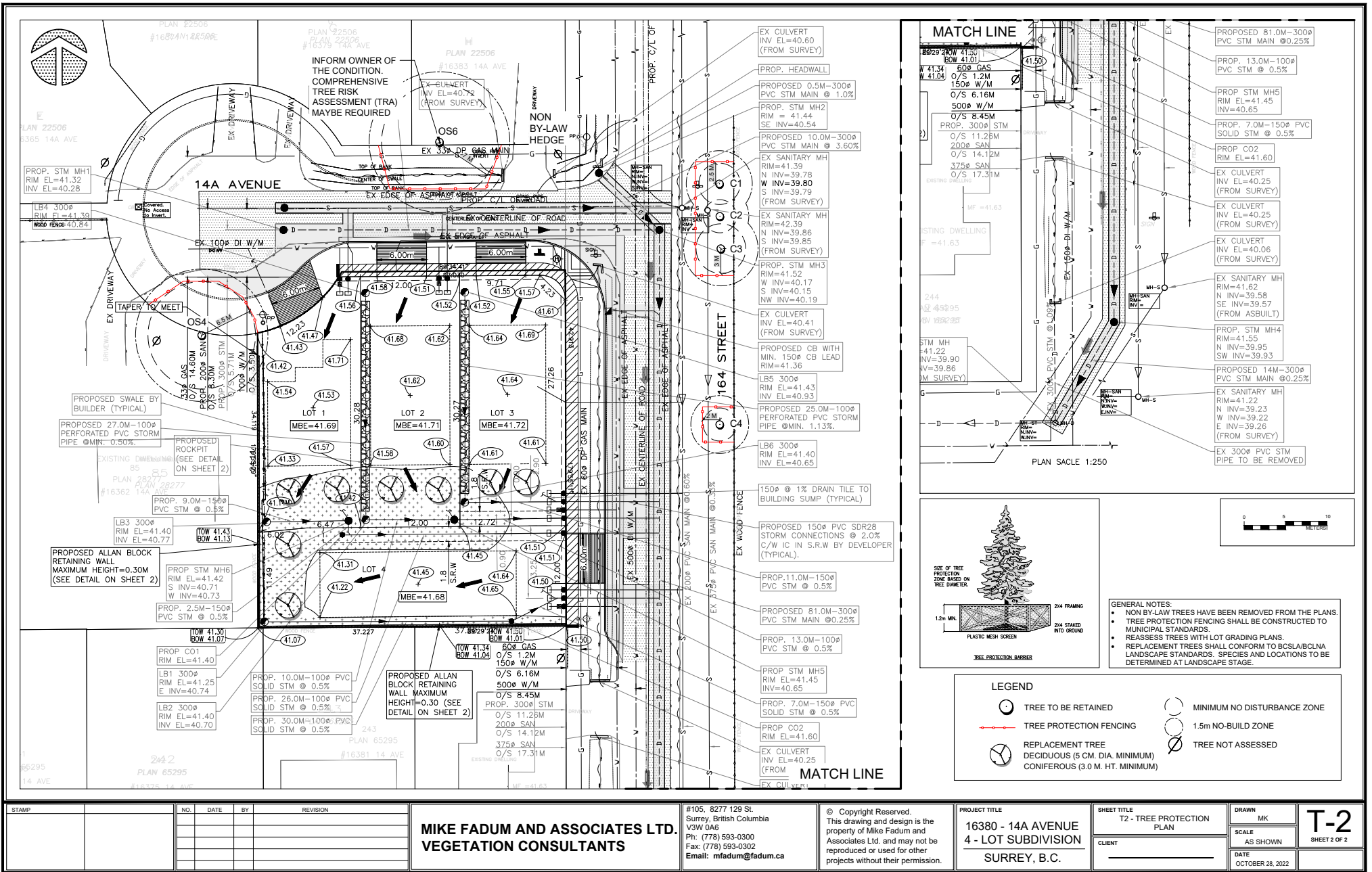
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SCALE  
 AS SHOWN

DATE  
 OCTOBER 28, 2022

**T-1**  
 SHEET 1 OF 2





King George Corridor

Proposed LAP Amendment from  
 from "Single Family Residential (6  
 u.p.a.)" to "Single Family Small  
 Lots Residential (2 u.p.a.)"

Legend

-  Bubble Buffer
-  Suburban 1-Acre Residential (1 u.p.a.)
-  Suburban 1/2 -Acre Residential (2 u.p.a.)
-  Clustering At Suburban Single Density (2 u.p.a.)
-  Single Family Residential (6 u.p.a.)
-  Single Family Small Lots
-  Mobile Home Park
-  Clustering At Urban Single Family Density (8 u.p.a.)
-  Urban Residential
-  Low Density Multiple Residential (10 u.p.a.)
-  Townhouse (15 u.p.a.)
-  Townhouse (22 u.p.a.)
-  Townhouse (23.5 u.p.a.)
-  Townhouse (25 u.p.a.)
-  Townhouse (30 u.p.a.)
-  Townhouses and Apartments
-  Garden Apartments (30 u.p.a.)
-  Apartment (45 u.p.a.)
-  Apartment
-  Apartment (55 u.p.a.)
-  Institutional
-  Senior Multiple Residential
-  Proposed Public Park
-  Industrial/Business Park
-  Park
-  Golf Course
-  Tourist Commercial
-  Commercial
-  Commercial Residential
-  Shopping Centre
-  School
-  Cemetery
-  Proposed Landscape Buffer (15 m. Wide)



Protection and Enhancement of area of mature trees along the R.O.W.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0322-00

Issued To:

("the Owner")

Address of 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: 008-941-033  
Lot 84 Section 12 Township 1 New Westminster District Plan 28277  
16380 14A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K. of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of Type I Corner lots is reduced from 14 metres to 12.71 metres for proposed Lot 3;
  - (b) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.71 metres for proposed Lot 3;
  - (c) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the requirement for Type 1 Corner Lots to be accessed from a rear lane or side street is removed;
  - (d) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.00 metres for proposed Lot 2 and 4;
  - (e) In Section H(3.(a)iii) of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-13 Zone (Type I) is reduced from 13.4 metres to 12.44 metres for proposed Lot 1;
  
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
9. 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.
  
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
11. This development variance permit is not a building permit.

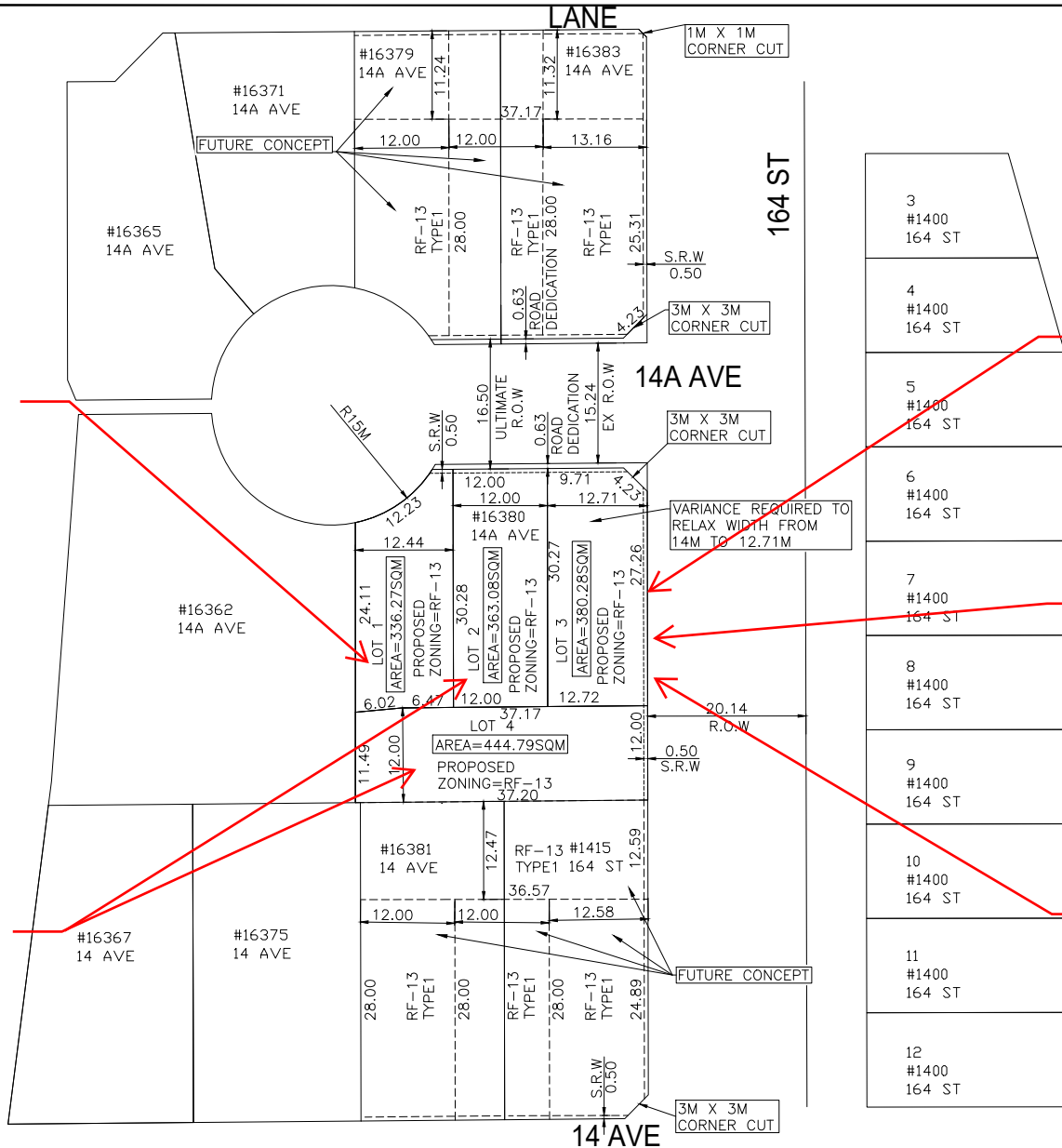
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



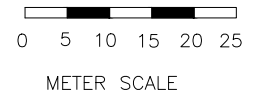
DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.44 metres for proposed Lot 1.

DVP to reduce the minimum lot width of the RF-13 Zone (Type I) from 14 metres to 12.71 metres for proposed Lot 3.

DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.71 metres for proposed Lot 3.

DVP to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport for the RF-13 Zone from 13.4 metres to 12.00 metres for proposed Lots 2 and 4.

DVP to remove requirement for Type 1 Corner Lot to be accessed from the rear lane or side street in the RF-13 Zone.



**NOTE:**  
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

**ZONING:**  
 EXISTING ZONING: RF  
 PROPOSED ZONING: RF-13  
 EXISTING HOUSE TO BE REMOVED  
**SITE AREA**  
 GROSS SITE AREA=1547sqm.

NO.	DATE	BY	DESCRIPTION
0	22/12/05	SS	ISSUED FOR APPROVAL
		RM	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 PRACTICE PERMIT NUMBER: 1003021  
 UNIT 206 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 #16380 14A AVENUE, SURREY, B.C.  
 4 LOT SUBDIVISION

**DWS. NAME**  
 PRELIMINARY LAYOUT PLAN

<b>SCALE</b>	AS NOTED	<b>SURREY PROJECT NO.</b>	<b>DRAWING NO.</b>
DESIGNED	RM		1
DRAWN	SS	<b>MAINLAND PROJECT NO.</b>	
CHECKED	RM	C-2308	OF 1
APPROVED	AB	<b>DATE</b> 22/12/05	REV. 0

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0322-00  
 Project Location: 16380 14A Avenue, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

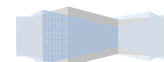
The area surrounding the subject property consists of a majority of homes built about 35-40 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. There is a bungalow style duplex private community directly east of the subject property.

Homes in the neighborhood include the following:

- The older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 3:12 up to 5:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



**Dwelling Types/Locations:** 2 and 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

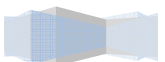
**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 4:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.





**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: November 29, 2022

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: November 29, 2022

