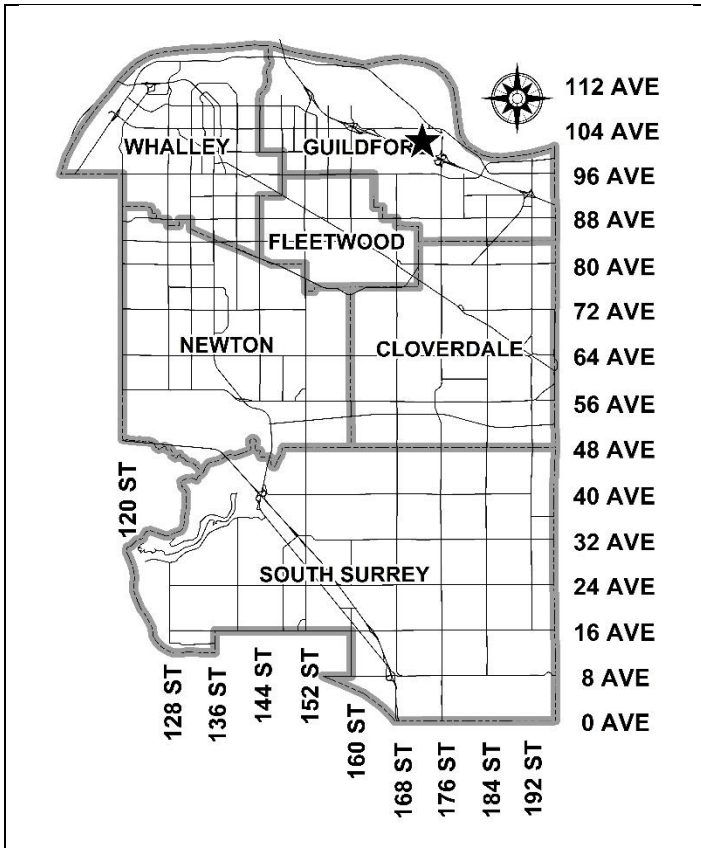


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7921-0170-00**

Planning Report Date: April 8, 2024



**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF
- **Development Variance Permit**

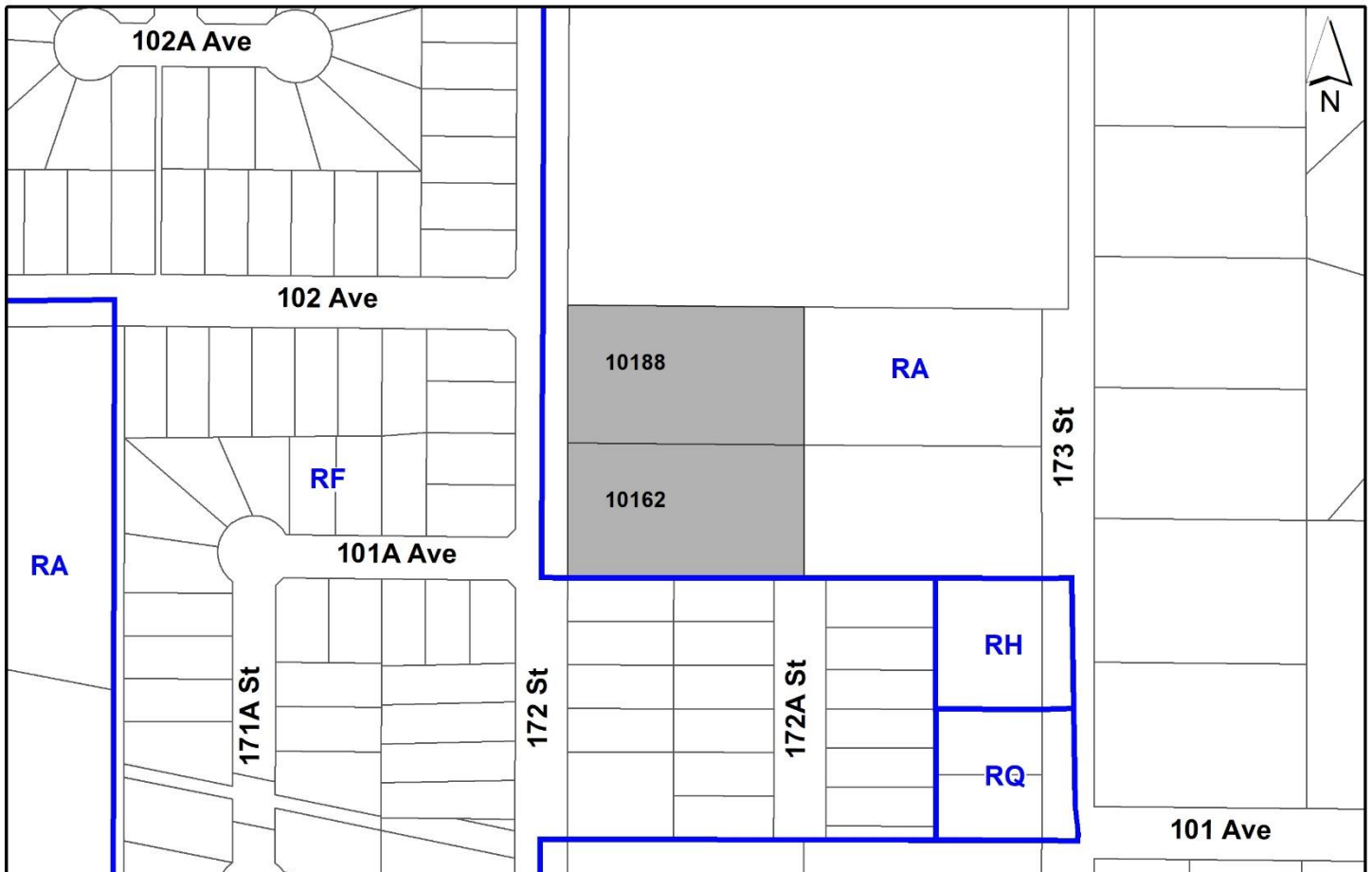
to allow subdivision into 13 residential lots.

**LOCATION:** 10162 and 10188 - 172 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Single Family Residential 4-6 UPA



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for the site from Suburban to Urban.
- Proposing a variance to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for 6 of the proposed 13 lots (Lots 2 to 4 and 10 to 12).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed Urban OCP designation for the subject site is consistent with the intended land uses in the Abbey Ridge Local Area Plan (LAP). OCP Amendments necessary to facilitate the land uses and densities outlined in the Abbey Ridge LAP, which was endorsed by Council on February 6, 2017, were anticipated to be undertaken through individual development applications.
- The proposal complies with the "Single Family Residential 4-6 UPA" designation in the Abbey Ridge LAP.
- The proposed width variance for six lots is less than 4% (14.5 metres from 15 metres) and will ensure that functional floor plans, maximizing both floor area ratio (FAR) and lot coverage, while also ensuring useable rear yard space, can be achieved for future house construction on the lots. The width reduction will not impact the streetscape and all lots meet the minimum lot area requirements of the RF Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7921-0170-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lots 2 – 4 and 10 – 12.
5. 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) input 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) 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; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

**SITE CONTEXT & BACKGROUND**

| Direction                         | Existing Use  | LAP Designation  | Existing Zone |
|-----------------------------------|---|--|---------------|
| Subject Site                      | Two single family acreages.   | Single Family Residential 4-6 UPA  | RA            |
| North (across future 102 Ave):    | Acreage parcel.   | Single Family Residential 4-6 UPA, Suburban Residential 2-4 UPA, Future Neighbourhood Park and Tree Study Area "A" | RA            |
| East (across future 172A Street): | Acreages with two proposed single family development applications (Development Application Nos. 7921-0243-00 and 7921-0282-00). | Single Family Residential 4-6 UPA and Suburban Residential 2-4 UPA   | RA            |
| South:                            | Single family dwellings and recently created single family lots.  | Single Family Residential 4-6 UPA  | RF            |
| West (across 172 Street):         | Single family dwellings.  | Urban in OCP   | RF            |

**Context & Background**

- The subject site is comprised of two lots located at 10162 and 10188 – 172 Street. The two lots have a combined area of 9,504 square metres. The site is currently zoned One-Acre Residential Zone (RA) and designated Suburban in the Official Community Plan (OCP). The properties are designated Single Family Residential 4-6 UPA (units per acre) in the Abbey Ridge Local Area Plan (LAP).

**DEVELOPMENT PROPOSAL****Planning Considerations**

- The applicant proposes an OCP amendment from Suburban to Urban and a rezoning from RA to RF to allow for a 13-lot subdivision. A Development Variance Permit is required to relax the minimum lot width for 6 of the lots from 15 metres to 14.5 metres.

|                     | Proposed            |
|---------------------|---------------------|
| <b>Lot Area</b>     |                     |
| Gross Site Area:    | 9,504m <sup>2</sup> |
| Road Dedication:    | 1,969m <sup>2</sup> |
| Undevelopable Area: |                     |
| Net Site Area:      | 7,535m <sup>2</sup> |

|                            | Proposed                 |
|----------------------------|--------------------------|
| <b>Number of Lots:</b>     | 13                       |
| <b>Gross Density:</b>      | 13.67 lots/Ha            |
| <b>Net Density:</b>        | 17.25 lots/Ha            |
| <b>Range of Lot Sizes</b>  | 560 to 612 square metres |
| <b>Range of Lot Widths</b> | 14.5 - 16.8 metres *     |
| <b>Range of Lot Depths</b> | 40.84 metres             |

\*variance required to relax the lot width from 15 to 14.5 metres for 6 of the lots.

## 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 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

6 Elementary students at Bothwell Elementary School  
4 Secondary students at Fraser Heights 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.**

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2025.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no objection to the project.

The closest active park is Bothwell Elementary School Park and is 350 metres away, and includes a natural area.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval of the rezoning is granted by MOTI for one (1) year.

## Transportation Considerations

- The applicant proposes to provide access to the proposed lots via 172 Street, 102 Avenue, and a new 172A Street.

- The applicant is required to provide the following road improvements to service the subject proposal:
  - Construction of the east side of 172 Street to the City's local road standard;
  - Dedication and construction of the west side of 172A Street to the City's local road standard; and
  - Dedication and construction of the south side of 102 Avenue to the City's local road standard.
- The subject site is approximately 1.3 kilometres from the 337 bus route which has all day frequent service and connects to the Guildford Mall exchange.
- Bike routes are located along 104 Avenue, approximately 400 metres to the north and Barnston Drive, approximately 350 metres to the south.

### **Natural Area Considerations**

- The applicant engaged a Qualified Environmental Professional (QEP) to complete a watercourse analysis for the Class C watercourse/ditch along the entire 172 Street frontage. The QEP has confirmed that the watercourse is a green-coded ditch and is proposed to be infilled. Streamside protection measures are therefore not required.

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

### **Regional Growth Strategy**

- The subject site is designated as "General Urban" in the Metro Vancouver regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

### **Official Community Plan**

#### Land Use Designation

- The proposal does not comply with the current Suburban designation of the subject site in the Official Community Plan; therefore, the applicant is seeking an OCP Amendment to redesignate a portion of the subject site from Suburban to Urban.

#### Amendment Rationale

- The proposed Urban OCP designation is consistent with the proposed land use in the Abbey Ridge LAP.
- The proposed development is supported by the following policies of the Official Community Plan:
  - Growth Management

- Growth Priorities: Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.
- Centres, Corridors and Neighbourhoods:
  - Healthy Neighbourhood: Design housing units to front directly onto public streets in order to facilitate a safe, welcoming, public streetscape and public realm.
  - Healthy Neighbourhood: Protect and retain significant trees, forest stands and other natural features within new and existing neighbourhoods.
  - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
- Ecosystems
  - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications, in the Abbey Ridge LAP area.

#### Public Notification for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### **Secondary Plans**

##### Land Use Designation

- The proposal complies with the "Single Family Residential 4-6 UPA" designation in the Abbey Ridge Local Area Plan, which is intended to support larger residential lots.
- The proposal density is 13.67 lots/hectare (5.5 UPA) which complies with the designation.

#### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- 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 Zone (RF)", and parking requirements.

| <b>RF Zone (Part 16)</b>  | <b>Permitted and/or Required</b> | <b>Proposed</b>     |
|---------------------------|----------------------------------|---------------------|
| <b>Unit Density:</b>      | 14.8 dwelling units per hectare  | 13.67 lots/ha gross |
| <b>Yards and Setbacks</b> |                                  |                     |
| Front Yard:               | 7.5 m.                           | 7.5 m.              |
| Side Yard:                | 1.8 m.                           | 1.8 m.              |
| Side Yard Flanking:       | 3.6 m.                           | 3.6 m.              |
| Rear:                     | 7.5 m.                           | 7.5 m.              |
| <b>Lot Size</b>           |                                  |                     |
| Lot Size:                 | 560 square metres                | 560 square metres   |
| Lot Width:                | 15 metres                        | 14.5 metres*        |
| Lot Depth:                | 28 metres                        | 34.31 metres        |
| <b>Parking (Part 5)</b>   |                                  |                     |
| <b>Number of Spaces</b>   | <b>Required</b>                  | <b>Proposed</b>     |
|                           | 3 per lot                        | 4 per lot - confirm |

\*variance requested for Lots 2 – 4 and 10 – 12

#### Lot Width Variance

- The applicant is requesting the following variances:
  - to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lots 2 – 4 and 10 – 12.
- The proposed variances will permit the construction of an appropriately sized dwelling on each of the proposed lots under the RF Zone.
- All lots requiring the variance are internal to the subdivision and will have minimal impact on neighbouring lots.
- All of the proposed lots are larger than the minimum 560 square metre requirements of the RF Zone.
- 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 (Appendix VII).
- Styles recommended for this site include craftsman style.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated May 2023, has been reviewed by staff and found to be generally acceptable. The applicant does 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136 per lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

**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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

**PUBLIC ENGAGEMENT (No comments received yet)**

- Pre-notification letters were sent on August 4, 2023, and the Development Proposal Signs were installed on August 25, 2023. Staff received no responses from neighbours.
- The subject development application was sent to the Fraser Heights Community Association and no comments were received.

## TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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  | 14        | 14         | 0         |
| Cottonwood   | 0         | 0          | 0         |
| <b>Deciduous Trees<br/>(excluding Alder and Cottonwood Trees)</b>              |           |            |           |
| Cherry   | 1         | 0          | 1         |
| Dogwood  | 1         | 0          | 1         |
| Bigleaf Maple  | 5         | 0          | 5         |
| Apple  | 1         | 0          | 1         |
| Japanese Maple   | 1         | 0          | 1         |
| <b>Coniferous Trees</b>  |           |            |           |
| Douglas Fir  | 3         | 0          | 3         |
| Western Red Cedar  | 2         | 0          | 2         |
| <b>Total (excluding Alder and Cottonwood Trees)</b>                            | <b>14</b> | <b>0</b>   | <b>14</b> |
| <b>Total Replacement Trees Proposed<br/>(excluding Boulevard Street Trees)</b> |           | <b>45</b>  |           |
| <b>Total Retained and Replacement Trees</b>                                    |           | <b>45</b>  |           |
| <b>Contribution to the Green City Program</b>                                  |           | <b>N/A</b> |           |

- The Arborist Assessment states that there are a total of 14 mature trees on the site, excluding Alder and Cottonwood trees. Fourteen (14) existing trees, approximately 50% 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, 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 42 replacement trees on the site. The applicant is proposing 45 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 172 Street and 172A Street as well as 102 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 45 trees are proposed to be replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout,
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. OCP Redesignation Map
- Appendix VI. Development Variance Permit No. 7921-0170-00
- Appendix VII. Summary of Building Scheme

*approved by Shawn Low*

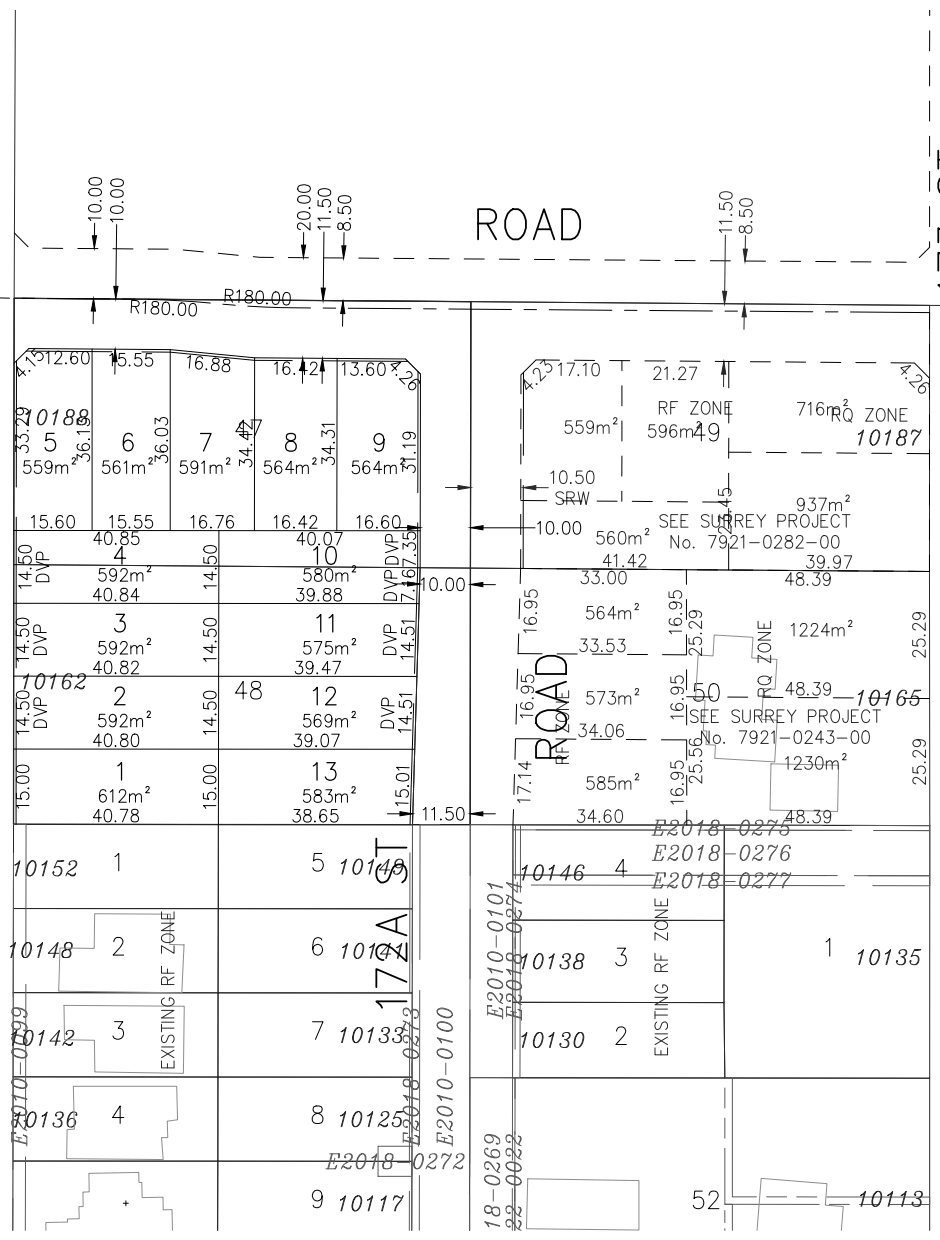
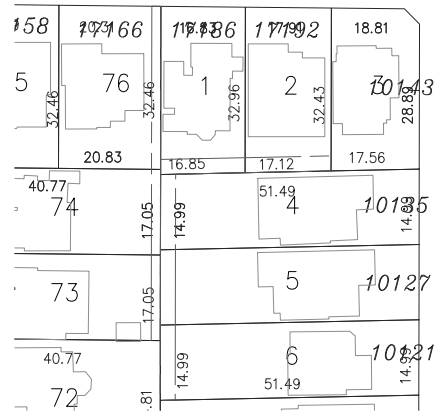
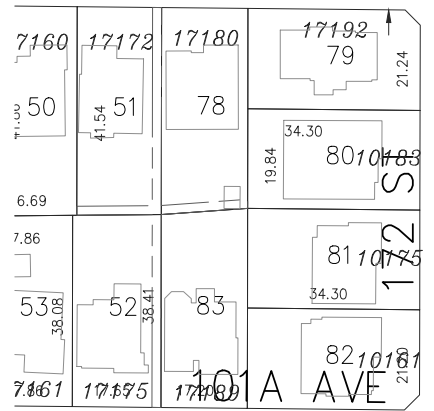
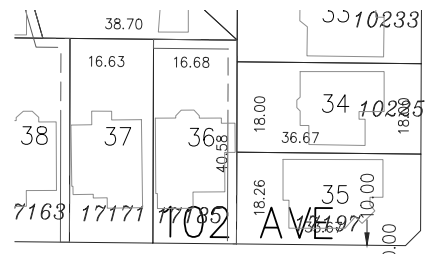
Don Luymes  
General Manager  
Planning and Development

JKS/ar

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.  
 ELEV.  
 LEGAL DESCRIPTION OF PROPERTY  
 LOTS 47 & 48, SEC 6, TWP 9, NWD, PLAN 54648



# Appendix I



11  
11  
11  
11

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSES TO BE REMOVED.
  4. DEVELOPMENT VARIANCE PERMIT REQUIRED ON LOTS 2, 3, 4, 10, 11 AND 12 FOR LOT WIDTH FROM 15.0m TO 14.5m.
  5. DENSITY CALCULATION:  
 PROPOSED = 13 LOTS = 13.678 LOTS/ha  
 0.9504 ha  
 PERMITTED = 14.0 LOTS/ha

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC. V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824



1334718 BC LTD.  
 9028 ROBERTSON DRIVE, SURREY, BC V3V 6E5 PH: 604-657-7270

**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 10162/10188 - 172 STREET, SURREY, BC

|               |                            |            |
|---------------|----------------------------|------------|
| Scale: 1:1000 | Mun. Proj No. 7921-0170-00 | Dwg. No. A |
| Drawn: TWD    | Mun. Dwg. No.              |            |
| Designed: RJ  | Job No. 22-4748            | Of         |
| P.L.          | Date JAN /23               | Revision   |
| Approved:     |                            |            |

| No | Date | Revision | Dr | Ch |
|----|------|----------|----|----|
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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

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

DATE: **August 31, 2023** PROJECT FILE: **7821-0170-00**

---

RE: **Engineering Requirements  
Location: 10188 172 St**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 11.5m for 102 Avenue.
- Dedicate 11.5 m along 172A Street OR dedicate 10.0 m with 1.5 m offsite SRW.
- Dedicate 3.0m x 3.0m corner cuts at the two intersections.
- Register 0.5m SRW along development frontages.

***Works and Services***

- Construct east half of 172 Street.
- Construct south half of 102 Avenue.
- Construct west half of 172A Avenue.
- Extend water, storm and sanitary mains along entire development frontages.
- Register RC for onsite storm water mitigation features.
- Provide concrete driveway access to each lot.



Jeff Pang, P.Eng.  
Development Services Manager  
RH

Department: **Planning and Demographics**  
Date: **July 25, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **21 0170 00**

The proposed development of **13** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

|   |           |
|---|-----------|
| <b>School-aged children population projection</b> | <b>12</b> |
|---|-----------|

|   |    |
|---|----|
| <b>Projected Number of Students From This Development In:</b> |    |
| Elementary School =   | 6  |
| Secondary School =  | 4  |
| Total Students =  | 10 |

|  |      |
|--|------|
| <b>Current Enrolment and Capacities:</b> |      |
| <b>Bothwell Elementary</b>               |      |
| Enrolment                                | 276  |
| Operating Capacity                       | 294  |
| # of Portables                           | 1    |
| <b>Fraser Heights Secondary</b>          |      |
| Enrolment                                | 1535 |
| Operating Capacity                       | 1200 |
| # of Portables                           | 8    |

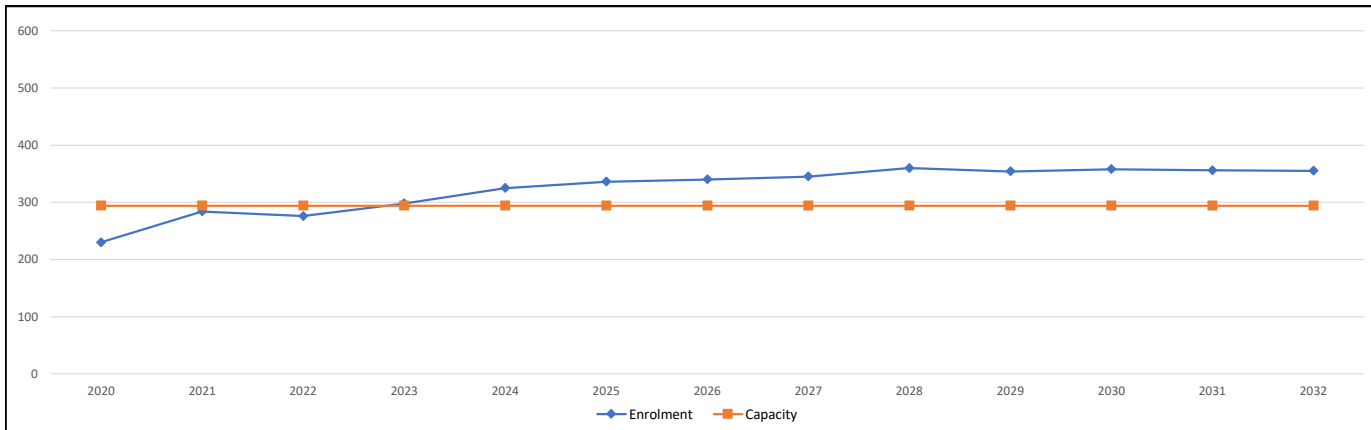
**Summary of Impact and Commentary**

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

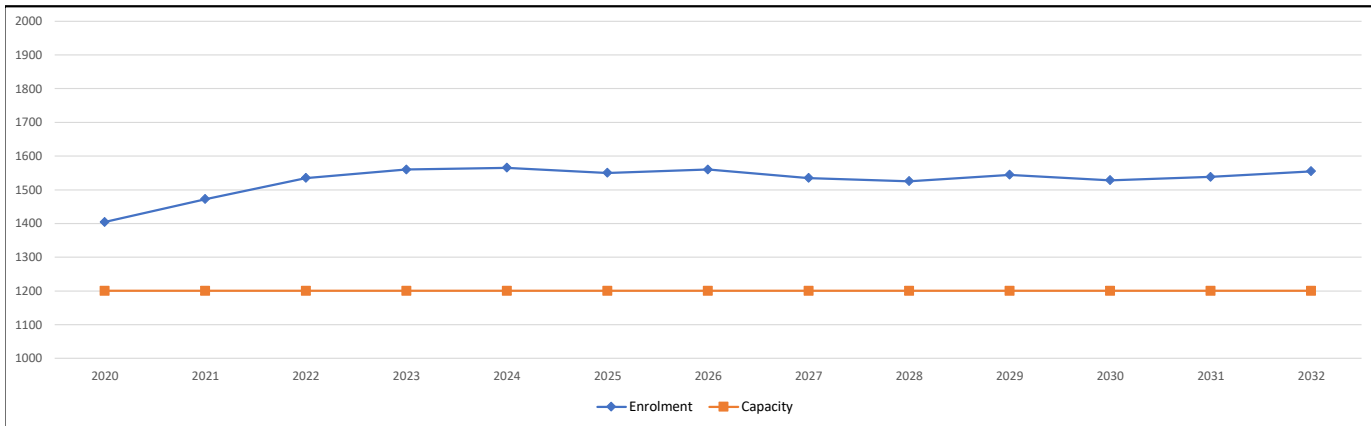
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

**Bothwell Elementary**



**Fraser Heights Secondary**



**Population :** The projected population of children aged 0-17 impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

## Appendix IV

## Summary of Tree Preservation by Tree Species:

| Tree Species  | Existing             | Remove      | Retain |
|---|----------------------|-------------|--------|
| <b>Alder and Cottonwood Trees</b>   |                      |             |        |
| Alder   | 14, excluding 5 dead | 14 & 5 dead | 0      |
| Cottonwood  | 0                    | -           | -      |
| <b>Deciduous Trees<br/>(excluding Alder and Cottonwood Trees)</b>   |                      |             |        |
| Cherry Tree   | 1                    | 1           | 0      |
| Satomi Dogwood  | 1                    | 1           | 0      |
| Bigleaf Maple   | 5                    | 5           | 0      |
| Apple Tree  | 1                    | 1           | 0      |
| Japanese Maple  | 1                    | 1           | 0      |
| <b>Coniferous Trees</b>   |                      |             |        |
| Douglas Fir   | 3                    | 3           | 0      |
| Western Red Cedar   | 2                    | 2           | 0      |
|   |                      |             |        |
| <b>Total</b> (excluding Alder and Cottonwood Trees)   |                      | 14          | 0      |
| <b>Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]</b> |                      | -           | -      |
|   |                      |             |        |
| <b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)                                    | 45                   |             |        |
| <b>Total Retained and Replacement Trees</b>   | 45                   |             |        |
| <b>Contribution to the Green City Program</b>   | -                    |             |        |

# Tree Preservation Summary

Surrey Project No:

Address: 10162 & 10188 172 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

| On-Site Trees  | Number of Trees      | Off-Site Trees   | Number of Trees |
|--|----------------------|--|-----------------|
| <b>Protected Trees Identified *</b>  | 28, excluding 5 dead | <b>Protected Trees Identified</b>  | 59              |
| <b>Protected Trees to be Removed</b>   | 28, excluding 5 dead | <b>Protected Trees to be Removed</b>   | 19              |
| <b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)   | 0                    | <b>Protected Trees to be Retained</b>  | 40              |
| <b>Total Replacement Trees Required:</b>   |                      | <b>Total Replacement Trees Required:</b>   |                 |
| <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)<br/>14 X one (1) = 14</li> <li>- All other species to be removed (2:1)<br/>14 X two (2) = 28</li> </ul> | 42                   | <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1)<br/>0 X one (1) = 0</li> <li>- All other species to be removed (2:1)<br/>19 X two (2) = 38</li> </ul> | 38              |
| <b>Replacement Trees Proposed</b>  | 45                   | <b>Replacement Trees Proposed</b>  | 0               |
| <b>Replacement Trees in Deficit</b>  | 0                    | <b>Replacement Trees in Deficit</b>  | 38              |
| <b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>   | 0                    |  |                 |
| *on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas                                    |                      |  |                 |

Summary, report and plan prepared and submitted by:



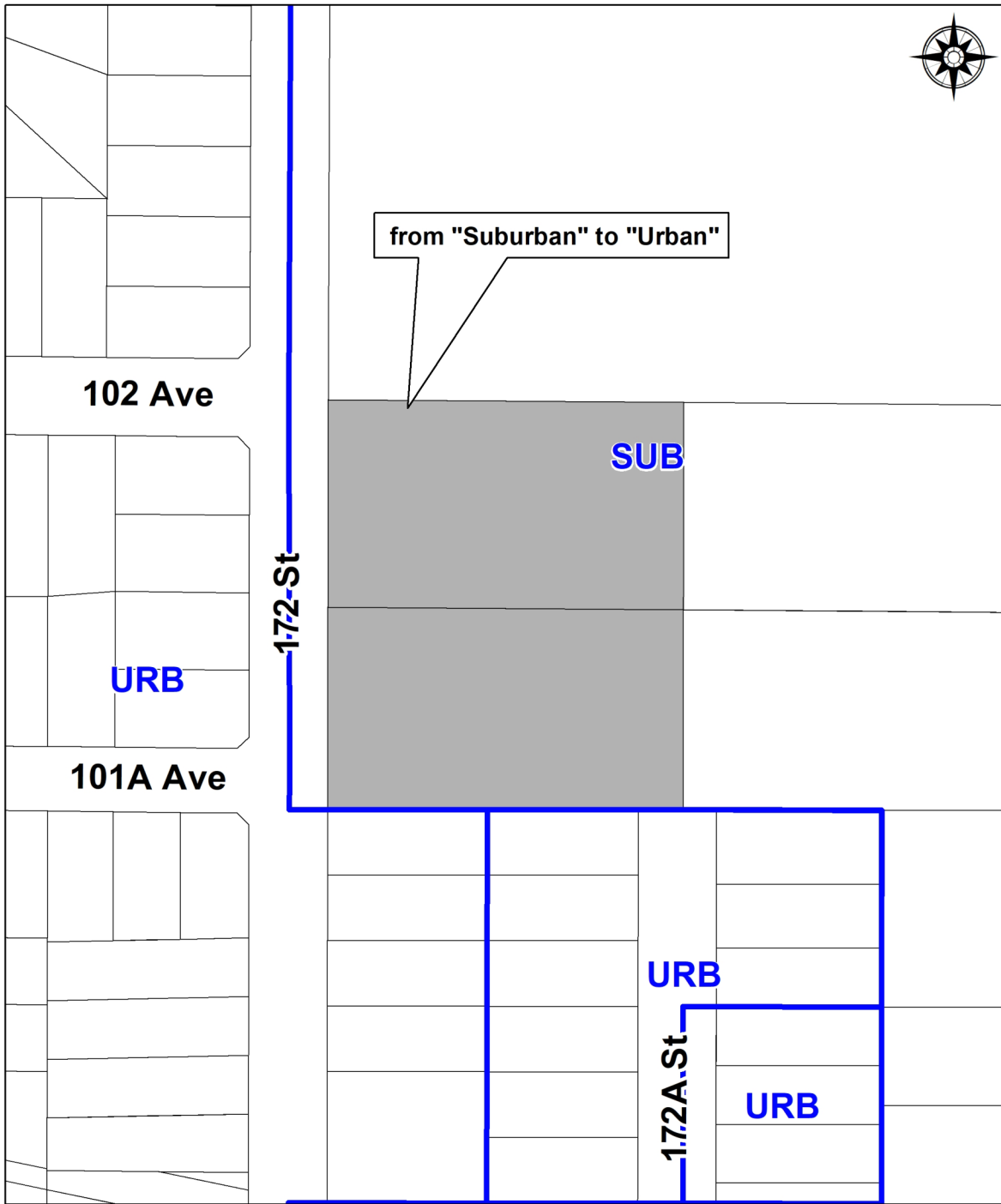
(Signature of Arborist)

May 31, 2023

Date







CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0170-00

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: 005-257-239  
 Lot 47 Section 6 Township 9 New Westminster District Plan 54648  
 10188 172 Street

Parcel Identifier: 005-257-255  
 Lot 48 Section 6 Township 9 New Westminster District Plan 54648  
 10162 172 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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section K.2(b) of Part 16, Single Family Residential Zone (RF) to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lots 2 – 4 and 10 – 12.
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/DELEGATED OFFICIAL, THE  
DAY OF       , 20 .

ISSUED THIS     DAY OF       , 20 .

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Mayor – Brenda Locke

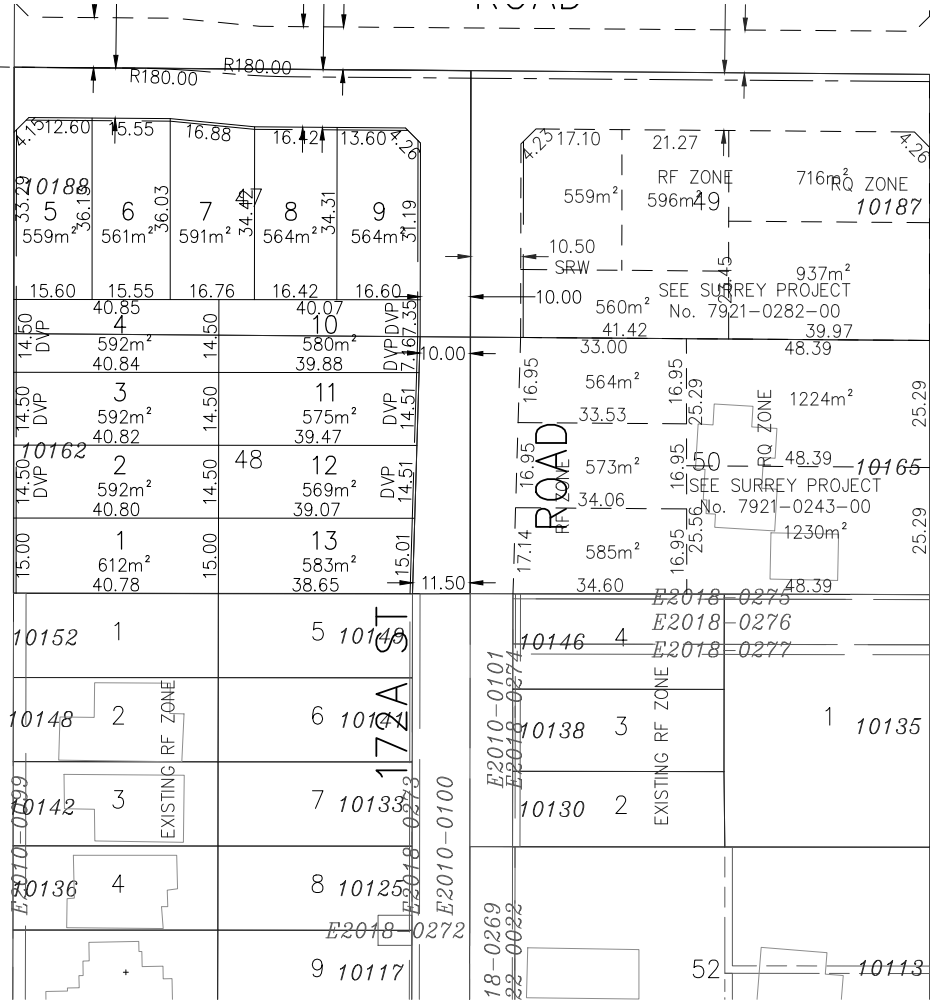
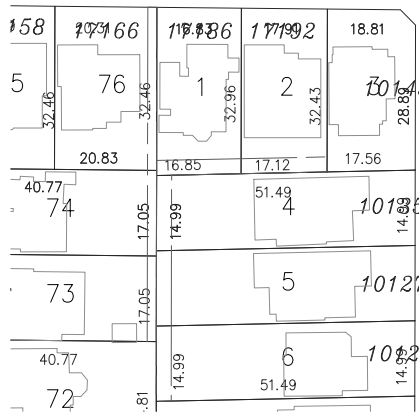
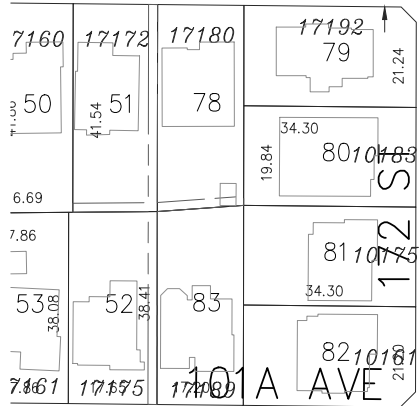
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City Clerk – Jennifer Ficocelli

# Schedule A

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) Section K.2(b) of Part 16, Single Family Residential Zone (RF) to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lots 2 - 4 and 10 -



### BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0170-00  
Project Location: 10162 & 10188 172 Street, Surrey, BC  
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:

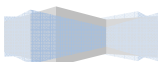
The area surrounding the subject property consists of a majority of modest homes that are approximately 5 years old; along with some homes that are approximately 15 years old. The style of homes in the area are more traditional and craftsman.

Homes in the neighborhood include the following:

The homes surrounding the property which are approximately 5 years old are traditional style of homes with mid-scale massing characteristics. All the homes range from 5000sf up to 6000sf homes. These homes have various roof pitches from 6:12 up to 16:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or cedar shingles and the cladding is primarily hardi, vinyl or stucco with stone or brick.

### 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 traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1.5 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 8:12 for the newer context homes.

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

**Exterior Treatment /Materials:** Context homes are clad in hardi siding 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 craftsman 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.

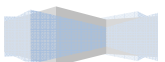
**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, Hardiplank, Vinyl, 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 and maximum of 16:12.

**Roof Materials:** Shake profile concrete roof tiles, or shake profile asphalt



shingles, or a shake profile metal roof 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 with maximum height of 9'0".

**Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 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, 2021

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

\_\_\_\_\_  
Date: November 29, 2021

