

# CORPORATE REPORT

NO: R172

COUNCIL DATE: September 23, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 17, 2024**

FROM: **Acting General Manager, Planning & Development** FILE: **6745-20 (SSMUH)**

SUBJECT: **Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Third Batch**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “I”;
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “II”; and
4. Authorize the City Clerk to provide notification for replacement of the new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 7, 2024, and approval as to form for associated development variance permits after final adoption.

## INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

## **BACKGROUND**

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

## **DISCUSSION**

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone, are not impacted. The impacted in-stream bylaws, however, will need to be filed and closed and new bylaw replacements and associated development variance permits introduced to align to with the new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the next few months. The first and second batches were forwarded to Council on July 22 and September 9 respectively, and this report is for the third batch.

Appendix “I” lists the current batch of in-stream Zoning By-law amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning.

## **Notification**

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing) and, therefore, no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

## **Legal Services Review**

Legal Services has reviewed this report.

## CONCLUSION

This report provides for a third batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with the updated zones and regulations.

Ron Gill, MA, MCIP, RPP  
Acting General Manager, Planning & Development

Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs  
Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning Bylaw Amendments

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/corporate reports/future/sf to ssmuh third batch/cr sf to ssmuh third batch.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/corporate%20reports/future/sf%20to%20ssmuh%20third%20batch/cr%20sf%20to%20ssmuh%20third%20batch.docx)

**APPENDIX “I”**

**Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
18-0345	21062	RF	RF-O	Yes	21397	R3	R2-O	7918-0345-00	7918-0345-01 (Attachment A)
21-0333	20900	RA	RH	Yes	21398	RA	R1	7921-0333-00	7921-0333-01 (Attachment B)
23-0314	21284	RA	RF	Yes	21399	RA	R3	7923-0314-00	7923-0314-01 (Attachment C)
17-0328	19395	RA	RF-10	No	21400	RA	R5	No	No
23-0070	21164	RA	RQ	No	21401	RA	R2	No	No
23-0235	21299	RA	RF	No	21402	RA	R3	No	No
23-0252	21265	RA	RF-10	No	21403	RA	R5	No	No
24-0032	21202	RA RF-12	RF-10	No	21404	RA R4	R5	No	No

**APPENDIX “II”**

**Table of Original and Replacement DVPs (without Rezoning) in compliance with SSMUH Zoning By-law Amendments**

<b>DEVELOPMENT APPLICATION AND PLANNING REPORT</b>	<b>ORIGINAL DVP ZONE</b>	<b>ORIGINAL DVP</b>	<b>CURRENT DVP ZONE</b>	<b>Close DVP</b>	<b>REPLACEMENT DVP (NEW SSMUH ZONE)</b>
20-0061	RF	7920-0061-00	R3	7920-0061-00	7920-0061-01 (Attachment D)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0345-01

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: 002-480-468  
Lot 2 Block 21 Section 7 Township 1 New Westminster District Plan 2834  
12585 – 15 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 F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;
  - (b) In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
  - (c) In Section D.3 (a) Density of Part 14A "Oceanfront Residential Zone (RF-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 and  
Director Legislative Services  
Jennifer Ficocelli

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5489  
 LOCATED AT THE INTERSECTION OF 128 ST. AND 18 AVE.  
 ELEV. 72.161m (CVD28 CVD-2005)  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834

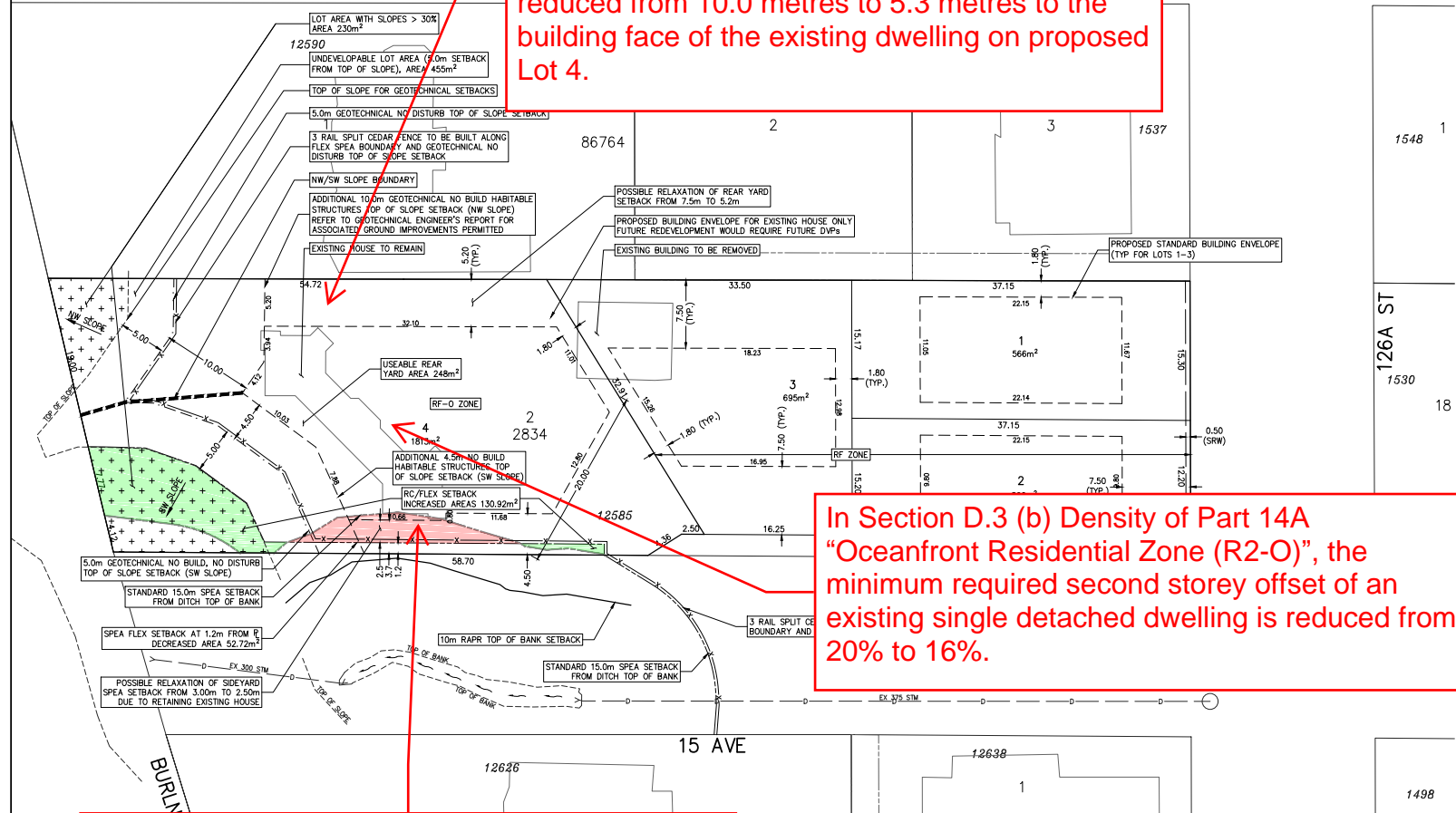


**SCHEDULE A**

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4.

In Section D.3 (b) Density of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4.



LOT4:  
 GROSS AREA: 1813m²  
 UNDEVELOPABLE AREA: 455m²  
 NET AREA: 1358m²  
 USEABLE REAR YARD AREA: 248m²  
 SLOPES > 30%: 230m²

**FOR APPROVAL**

NOTE:  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

- NOTES**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
  2. LOTS 1, 2 & 3 TO REMAIN R3 ZONE LOT 4 TO BE REZONED TO R2-O ZONE.
  3. EXISTING HOUSE AND DRIVEWAY ON LOT 4 TO REMAIN. ALL OTHER EXISTING BUILDINGS TO BE REMOVED.
  4. 0.50m SRW REQUIRED FOR LOTS 1 & 2 FOR MUNICIPAL SERVICES AND MAINTENANCE.
  5. HAZARD SLOPES DP AND NO-BUILD RC FOR PORTION OF LOT 4 REQUIRED. (TOP OF SLOPE)
  6. SENSITIVE ECOSYSTEM DP REQUIRED FOR PORTION OF LOT 4.
  7. DVP REQUIRED FOR LOT 4 SETBACKS TO RETAIN THE EXISTING HOUSE. REDUCE FLANKING STREET SIDE YARD (15 AVENUE) SETBACK FROM 7.50m TO 3.70m. REDUCE REAR YARD SETBACK FROM 10.00m TO 5.20m. INCREASE THE ALLOWABLE SECOND FLOOR AREA FROM 80% TO 90% OF THE FIRST FLOOR AREA.

4	15/08/23			
3	24/03/23	LOT 4 TO RF-O ZONE	WM	PM
2	03/01/23	EXISTING HOUSE RETAINED	WM	PM
1	14/07/22	INITIAL REVIEW	WM	PM
No	Date	Revision	Dr	Ch

CITWEST CONSULTING LTD. TELEPHONE 604-591-2213  
 E-MAIL: office@citwest.com  
 EGBC Permit to Practice #1001824

LRETROY HOLDINGS LTD.  
 201-14727 108 AVENUE, SURREY, BC V3R 1V9 Ph: 604-760-5281  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 12585 - 15 AVENUE, SURREY, BC

Scale:	1:500	Mun. Proj. No:	7818-0345-00	Dwg. No.	
Drawn:	WM/ET	Mun. Dwg. No.			C
Designed:	PM	Job No.	19-3907	Of	
Approved:		Date	JUL/2022	Revision	

destroy all prints bearing previous number

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



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0333-01

Issued To:

(the "Owner")

Address of Owner:

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: 009-137-891  
Lot 24 Section 21 Township 1 New Westminster District Plan 29865  
2451 141 St

(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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - o In Part 13 Section C.2, to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.
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\_\_ .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 24 SECTION 21 TOWNSHIP 1 NWD PLAN 29865

PARCEL IDENTIFIER (PID): 009-137-891

## CIVIC ADDRESS

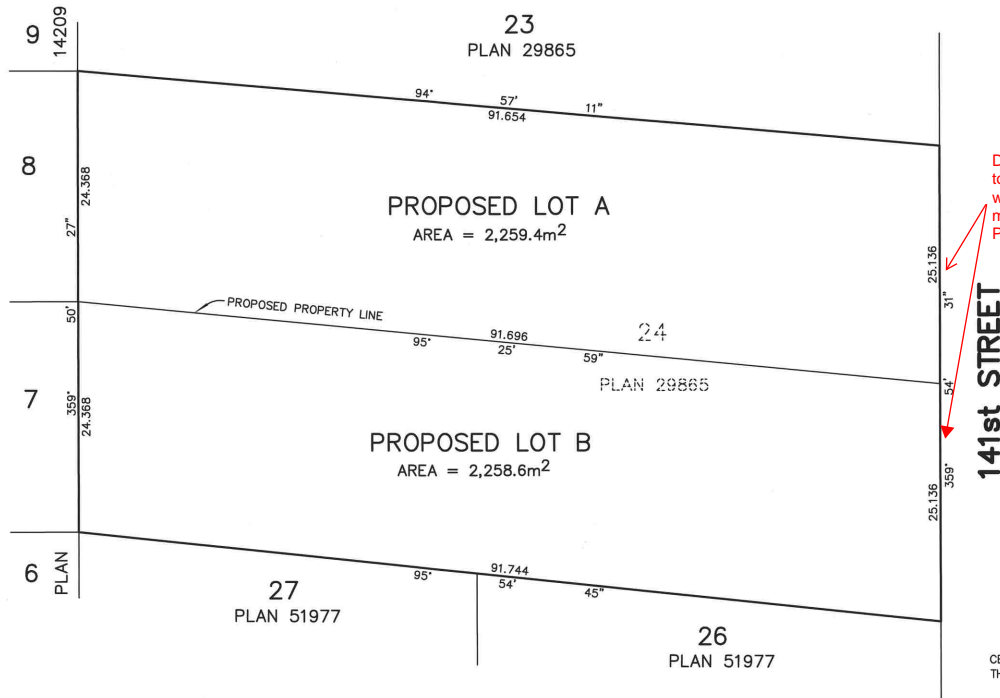
#2451 - 141st STREET  
SURREY, B.C.

## LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES



Development Variance Permit to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.

© COPYRIGHT

**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19472-002-PRO-SUB-000.DWG

## NOTE:

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE PRELIMINARY ONLY  
AND SUBJECT TO REVISION FOLLOW LEGAL BOUNDARY SURVEY.

CERTIFIED CORRECT  
THIS 24TH DAY OF AUGUST, 2021

*J. Stephen Campbell*

J. STEPHEN CAMPBELL  
B.C. LAND SURVEYOR (#712)

S-21-19472-PRO-SUB

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7923-0314-01

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: 011-381-884

Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 New Westminster District Plan 9194

9936 - 179 Street

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

- (a) In Section C.2. of Part 15 "Urban Residential Zone (R3)" the minimum required lot width is reduced from 15.0 metres to 14.0 metres for proposed Lots 1 - 6.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

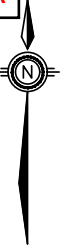
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE        DAY OF        , 20    .  
ISSUED THIS        DAY OF        , 20    .

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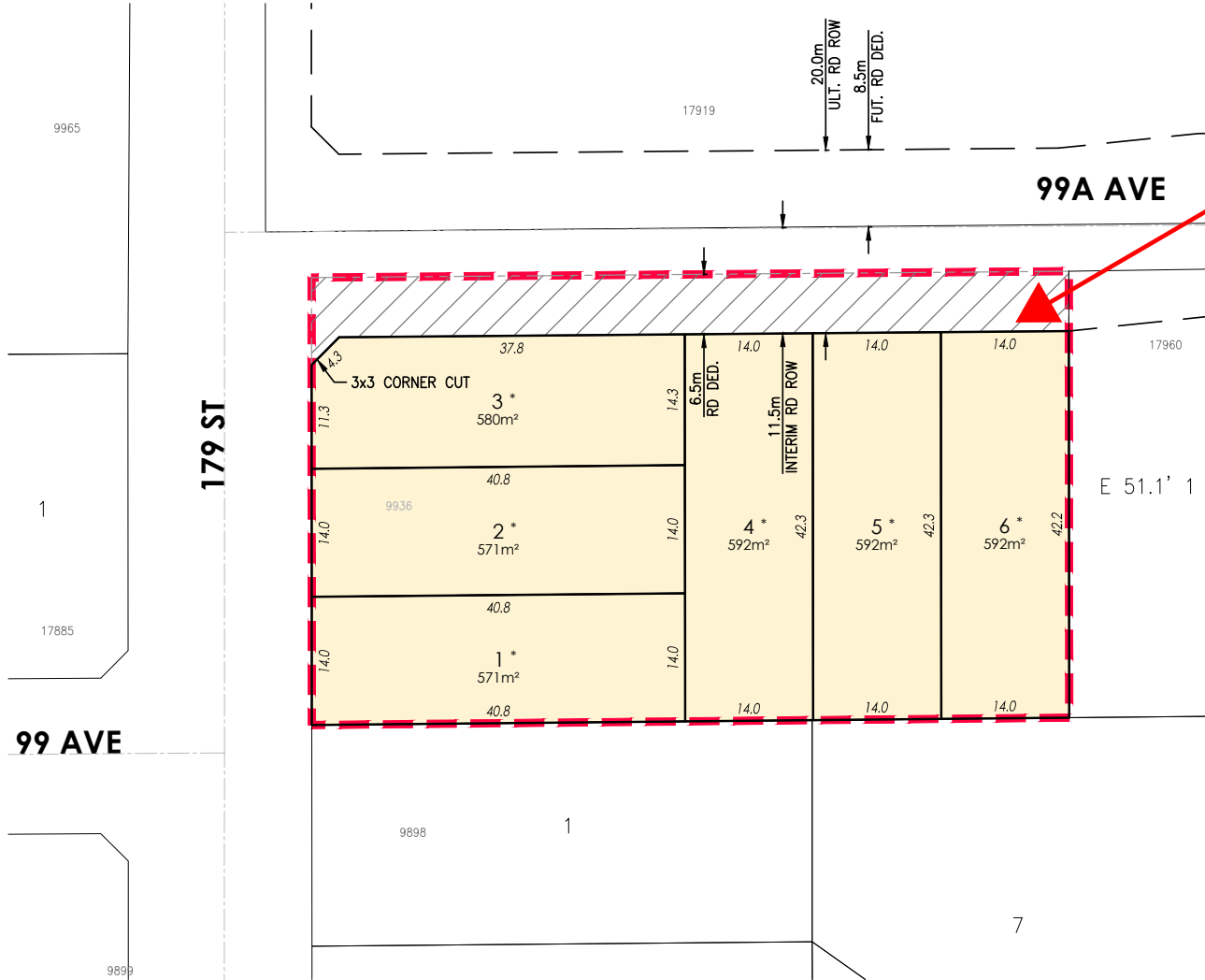
Mayor – Brenda Locke

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City Clerk and Director of Legislative  
Services – Jennifer Ficocelli



**Development Variance Permit 7923-0314-01:** to reduce the minimum required lot width of the R3 Zone from 15.0 metres to 14.0 metres for proposed Lots 1 – 6.



**STATISTICS**

**Gross Site Area:** 4,044 sq.m (1.0 Acres)  
**Proposed Zoning:** R3  
 Min. Lot Area: 560 sq.m (6,000 sq.ft)  
 Min. Lot Width: 15 m (50 ft)  
 Min. Lot Depth: 28 m (90 ft)  
**Proposed # of Lots:** 6  
 \* Lot Width Variance

**PRELIMINARY FOR DISCUSSION PURPOSES**



CROYDON BUSINESS CENTRE  
 #218-2630 CROYDON DRIVE,  
 SURREY, BC V3S 6T3  
 PHONE: 604-283-2240  
 EMAIL: info@centras.ca

PROJECT TITLE	RESIDENTIAL SUBDIVISION (OP-2)			PROJECT ADDRESS	9936 179 STREET, SURREY BC		
CLIENT	-			LEGAL	-		
PROJECT No.	2023-037	MUNICIPAL PROJECT No.	-	DATE	APR 2023	SCALE	1:500

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0061-01

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: 012-427-594  
Lot 19 Section 27 Township 2 New Westminster District Plan 79629  
  
14853 - 84 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 Part 15, "Urban Residential Zone (R3)", the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 and  
Director Legislative Services  
Jennifer Ficocelli



B.C.G.S. 92G.016



All distances are in metres

The intended plot size of this plan is 560mm in width by 854mm in height (D Size) when plotted at a scale of 1:400

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CGRS) 4.0.0.BC.1.MVRO

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995975. The average combined factor has been determined based on geodetic control monument 5455 and 5456.

Grid Bearings are derived from geodetic control monuments 5455 and 5456 and are referred to the central meridian of UTM zone 10.

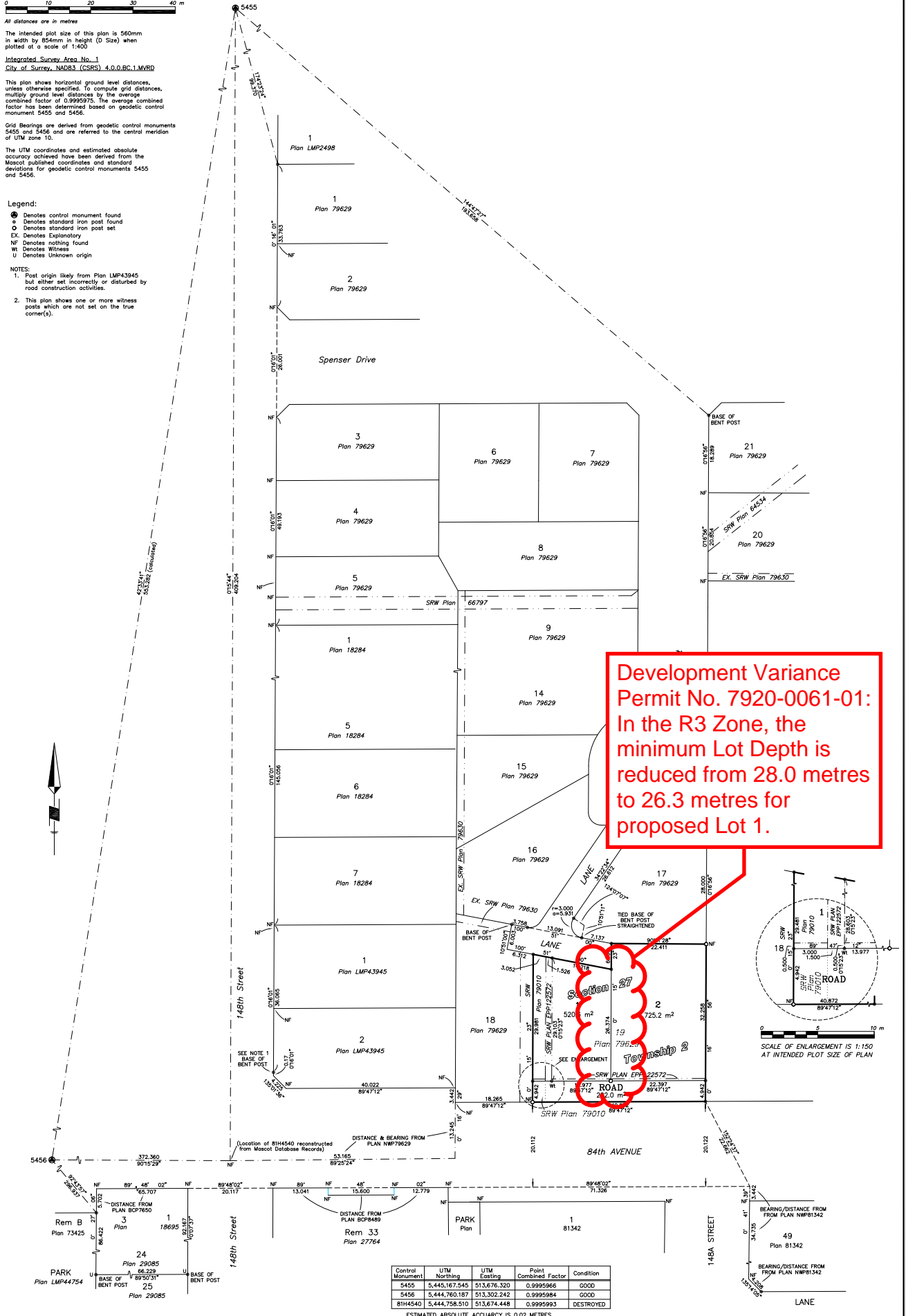
The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5455 and 5456.

Legend:

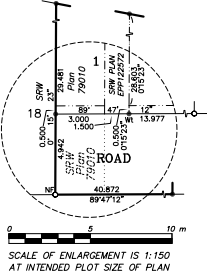
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- EX Denotes Explanatory
- NF Denotes nothing found
- WT Denotes Witness
- U Denotes Unknown origin

NOTES:

1. Post origin likely from Plan LMP43945 but either set incorrectly or disturbed by road construction activities.
2. This plan shows one or more witness posts which are not set on the true corner(s).



Development Variance Permit No. 7920-0061-01:  
In the R3 Zone, the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.



Control Monument	UTM Northing	UTM Easting	Point Combined Factor	Condition
5455	5,445,167.845	513,676.320	0.9995966	GOOD
5456	5,444,760.187	513,302.242	0.9995984	GOOD
81H4540	5,444,758.510	513,674.448	0.9995993	DESTROYED

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

CITY OF SURREY

BYLAW NO. 21397

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R3)  
TO: OCEANFRONT RESIDENTIAL ZONE (R2-O)

Portion of PID: 002-480-468  
Lot 2 Block 21 Section 7 Township 1 NWD Plan 2834  
containing 1812.9 square metres, labeled Block A

(Portion of 12585 – 15 Avenue)

Shown on a Survey Plan attached as Schedule A to this Bylaw,  
certified correct by M. Adam Fulkerson B.C.L.S. on the  
18th day of September, 2023.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21397".

PASSED FIRST READING on the th day of, 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21397  
OF PART OF LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NWD PLAN 2834**

CIVIC ADDRESS:

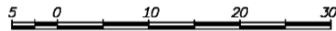
12585 15th Avenue, Surrey, BC  
P.L.D. 002-480-468

FOR RE-ZONING PURPOSES

LEGEND

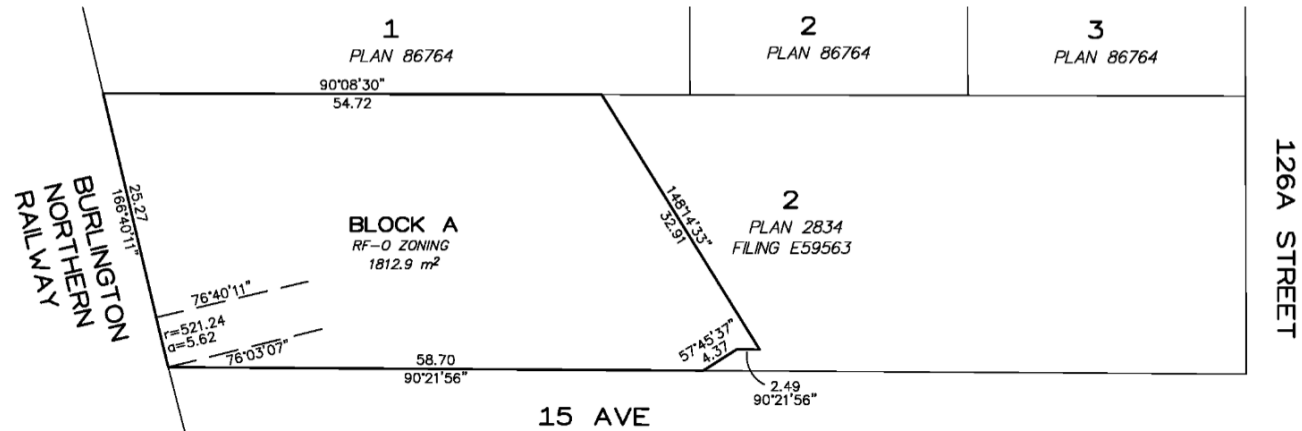
m<sup>2</sup> DENOTES SQUARE METRES

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



Notes:

PERMETER Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

Proposed lot lines derived from CitWest Consulting draft plan dated March 3rd 2023

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CERTIFIED CORRECT  
DATED THIS 18TH DAY OF SEPTEMBER, 2023.



*M. Adam Fulkerson*

B.C.L.S.

M. Adam Fulkerson

**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

FILE: 8886-BLOCK-PLAN

CITY OF SURREY

BYLAW NO. 21398

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: SUBURBAN RESIDENTIAL ZONE (R1)

PID: 009-137-891  
Lot 24 Section 21 Township 1 NWD Plan 29865

(2451 – 141 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21398".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21399

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 011-381-884  
Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 NWD Plan 9194  
(9936 – 179 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21399".

PASSED FIRST READING on the    th day of   , 20   .

PASSED SECOND READING on the    th day of   , 20   .

PASSED THIRD READING on the    th day of   , 20   .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the    day of   , 20   .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the    th day of   , 20   .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21400

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Parcel Identifier: 000-750-182  
Lot 6 Section 10 Township 2 New Westminster District Plan 17132  
(14650 – 60 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21400".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21401

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: QUARTER ACRE RESIDENTIAL ZONE (R2)

Parcel Identifier: 000-699-322  
Lot 60 Section 7 Township 9 New Westminster District Plan 46835

(10610 Salisbury Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21401".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21402

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 000-513-610  
Lot 4 Section 7 Township 2 New Westminster District Plan 15760  
(5866 – 124A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21402".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



CITY OF SURREY

BYLAW NO. 21403

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

PID: 010-102-272  
Lot 8 Section 9 Township 2 New Westminster District Plan 19603  
(6358 - 138 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21403".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21404

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA) AND  
SMALL LOT RESIDENTIAL ZONE (R4)  
TO: MULTIPLE RESIDENTIAL ZONE (RM-30)

PID: 000-447-951  
Lot 18 North East Quarter Section 13 Township 1 NWD Plan 25366

(16611 – 20 Avenue)

PID: 008-790-418  
Lot 19 Section 13 Township 1 NWD Plan 25366

(16651 – 20 Avenue)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block A, containing 3.802 ha,  
attached as Schedule A

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block B, containing 0.179 ha, attached as Schedule A,  
certified correct by Xunchen Bao, B.C.L.S. on the 6th day of March, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21404".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the th day of , 20 .

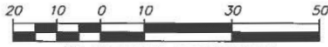
\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

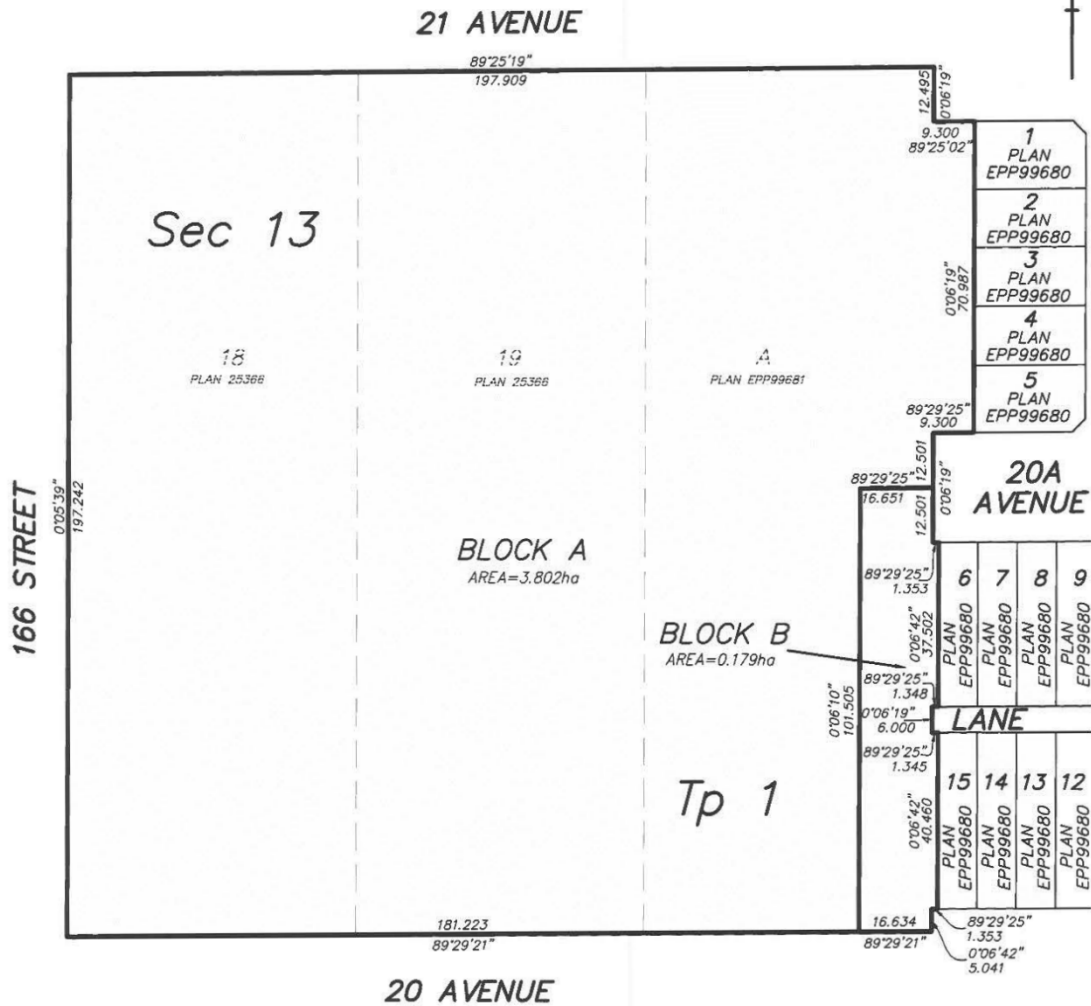
# SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21404  
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366,  
LOT A PLAN EPP99681,  
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

BCGS 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT  
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



**NOTE:**

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS  
AND FIELD SURVEY, AND SUBJECT TO CHANGE.

**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT ACCORDING TO SURVEY  
DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037  
FILE 19-1084 Zoning-1

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0061-00

Planning Report Date: December 7, 2020

**PROPOSAL:**

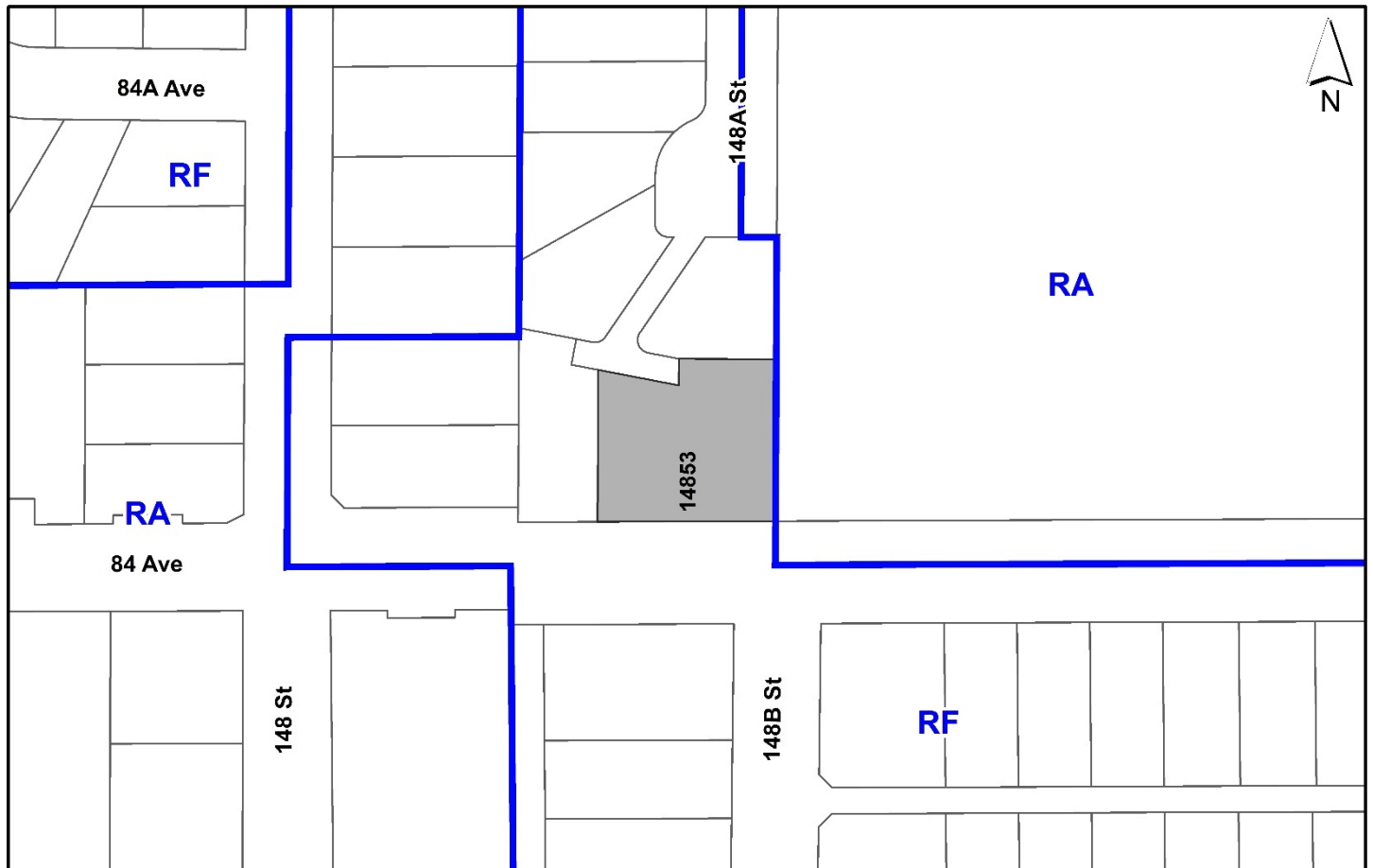
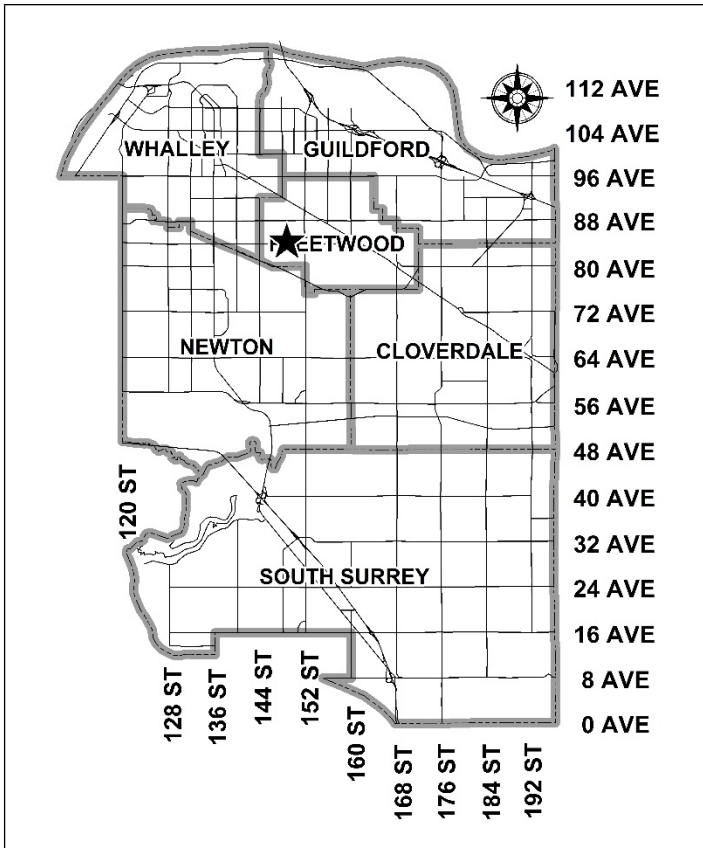
- **Development Variance Permit**

to reduce the lot depth requirements of the RF Zone to permit subdivision into 2 lots.

LOCATION: 14853 - 84 Avenue

ZONING: RF

OCP DESIGNATION: Urban



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the lot depth requirements of the RF Zone from 28.0 m to 26.3 m for proposed Lot 1.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- Approval of the proposed variance will enable subdivision into 2 (two) lots. The existing dwelling at 14853 – 84 Avenue will be retained in its existing location (proposed Lot 2). The existing carport will be demolished, and a new single-family dwelling constructed on proposed Lot 1.
- A rezoning is not required. Both proposed lots meet the minimum lot area and width requirements of the RF Zone, with a permissible 10% lot area reduction on proposed Lot 1.
- The Design Consultant has submitted a Limiting Distance Report, to confirm the existing single family dwelling at 14853 – 84 Avenue is compliant with the limiting distance criteria of the Building Code and can be retained in its existing location, on proposed Lot 2.
- The Design Consultant has also submitted a Building Location Certificate to confirm that the existing dwelling on proposed Lot 2, which will remain in its existing location following subdivision, complies with the maximum permitted Floor Area Ratio (FAR) of the RF Zone.
- The Design Consultant has submitted a Parking Study which demonstrates three (3) off-street parking spaces can be accommodated on both proposed lots, in compliance with Part 5 of Surrey Zoning By-law.
- The proposed subdivision from 1 to 2 lots meets the 'Sensitive infill' policies of the OCP, which encourage infill development that is compatible with existing neighbourhood. The proposed development provides for large single-family residential lots, which is in keeping with the local context and respects the urban character of the area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0061-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1;
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
  - (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; and
  - (e) demolition of existing buildings and structures on proposed Lot 1, to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-family residential	Urban	RF
North:	Single-family residential	Urban	RF
East:	Maple Green Elementary School	Urban	RA
South (Across 84 Avenue):	Single-family residential	Urban	RF
West:	Single-family residential	Urban	RF

## Context & Background

- The subject property is 1,456 square metres (.36 ac) in size and located east of the intersection of 148 Street and 84 Avenue in Fleetwood. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (RF) Zone. There is an existing two-storey single family dwelling on the subject site, as well as a two-car carport.
- The subject lot is the last oversized single-family residential lot within the subdivision, with the adjacent existing land uses consisting of RF-zoned single-family lots containing two-storey homes.
- Access to the subject lot is currently provided via a lane to the north, off of the 148A Street cul-de-sac.
- There is an existing 3-metre-wide sanitary right-of-way (ROW) along the west property line of the subject lot.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a Development Variance Permit for proposed Lot 1, to permit a reduced lot depth from 28 metres to 26.3 metres.
- Following DVP issuance, a subdivision from one (1) to two (2) lots is proposed, under the site's existing RF zoning.
- The existing dwelling at 14853 – 84 Avenue will remain in its existing location (proposed Lot 2). The existing carport on proposed Lot 1 will be demolished, and a new RF single-family home constructed. Both dwellings will be accessed from the existing lane from the 148A Street cul-de-sac to the north.
- The existing sanitary main ROW along the west property line of proposed Lot 1 will remain and be widened an additional 1.5 metres (as per Engineering requirements, Appendix II), for an ultimate width of 4.5 metres.
- Details of the proposed subdivision are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,456 sq. m
Road Dedication:	
Undevelopable Area:	N/A
Net Site Area:	



	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	14.2 uph (5.5 upa)
<b>Range of Lot Sizes</b>	521 m <sup>2</sup> – 725 m <sup>2</sup>
<b>Range of Lot Widths</b>	18.4 m – 22.4 m
<b>Range of Lot Depths</b>	26.3 m* – 37.3 m

\* variance requested

## 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 provided the following projections for the number of students from this development:

- 1 Elementary student at Maple Green Elementary School
- 1 Secondary student at Enver Creek Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2022.

## Transportation Considerations

- As part of the subsequent subdivision application, the applicant will be required to complete the following road dedications and construction:
  - Dedicate 4.9 metres towards 84 Avenue to achieve the ultimate 15 metres from road centerline.
- Proposed Lots 1 and 2 will be oriented towards 84 Avenue, with vehicle access provided via the rear lane.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

#### Themes/Policies

- The proposal complies with Policy A3.1 of the OCP, which recommends gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to town centres.
- The proposal complies with Policy A3.5 of the OCP, which states that infill development is to be appropriate in scale and density to its neighbourhood context, and [which] uses compatible design to reinforce neighbourhood character.

#### Lot Depth Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1.
- A reduced lot depth is requested for proposed Lot 1, which will have a lot depth less than the minimum permitted in the RF Zone subsequent to the dedication of the portion of 84 Avenue fronting the site.
- The variance will also permit retention of the existing rear lane, which will provide access to both proposed lots.
- Both proposed lots meet the lot area and lot width requirements of the RF Zone, with a permissible 10% lot area reduction on Proposed Lot 1.
- Staff support the requested variances to proceed to Public Notification.

#### 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 IV) for the new dwelling on proposed Lot 1.
- Styles recommended for proposed Lot 1 include a 'traditional west coast' or 'neo-traditional' style home.

- The Design Consultant has submitted a Limiting Distance Report, to confirm the existing dwelling on proposed Lot 2 is compliant with the limiting distance criteria of the Building Code and can be retained in its existing location.
- The Design Consultant has submitted a Building Location Certificate (Appendix V) to confirm that the existing dwelling on proposed Lot 2, which will remain in its existing location following subdivision, complies with the maximum permitted Floor Area Ratio (FAR) of the RF Zone.
- The Design Consultant has submitted a Parking Study (Appendix V) which demonstrates three (3) off-street parking spaces can be accommodated on both proposed lots, in compliance with Part 5 of Surrey Zoning By-law.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated November 13, 2020 has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement for proposed Lot 1. 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.

## TREES

- Tim Vandenberg, 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:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	0	1
<b>Coniferous Trees</b>			
Deodar Cedar	1	0	1
Emerald Cedar	4	1	3
Western Red Cedar	7	0	7
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>1</b>	<b>12</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>12</b>	
<b>Contribution to the Green City Program</b>		<b>\$800</b>	

- The Arborist Assessment states that there is a total of 13 mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that 12 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 2 replacement trees on the site. Since no replacement trees are proposed on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800 representing \$400 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 on the site with a contribution of \$800 to the Green City Program.

### 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.	Building Design Guidelines Summary
Appendix V.	Building Location Certificate, Parking Study
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7920-0061-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SC/cm

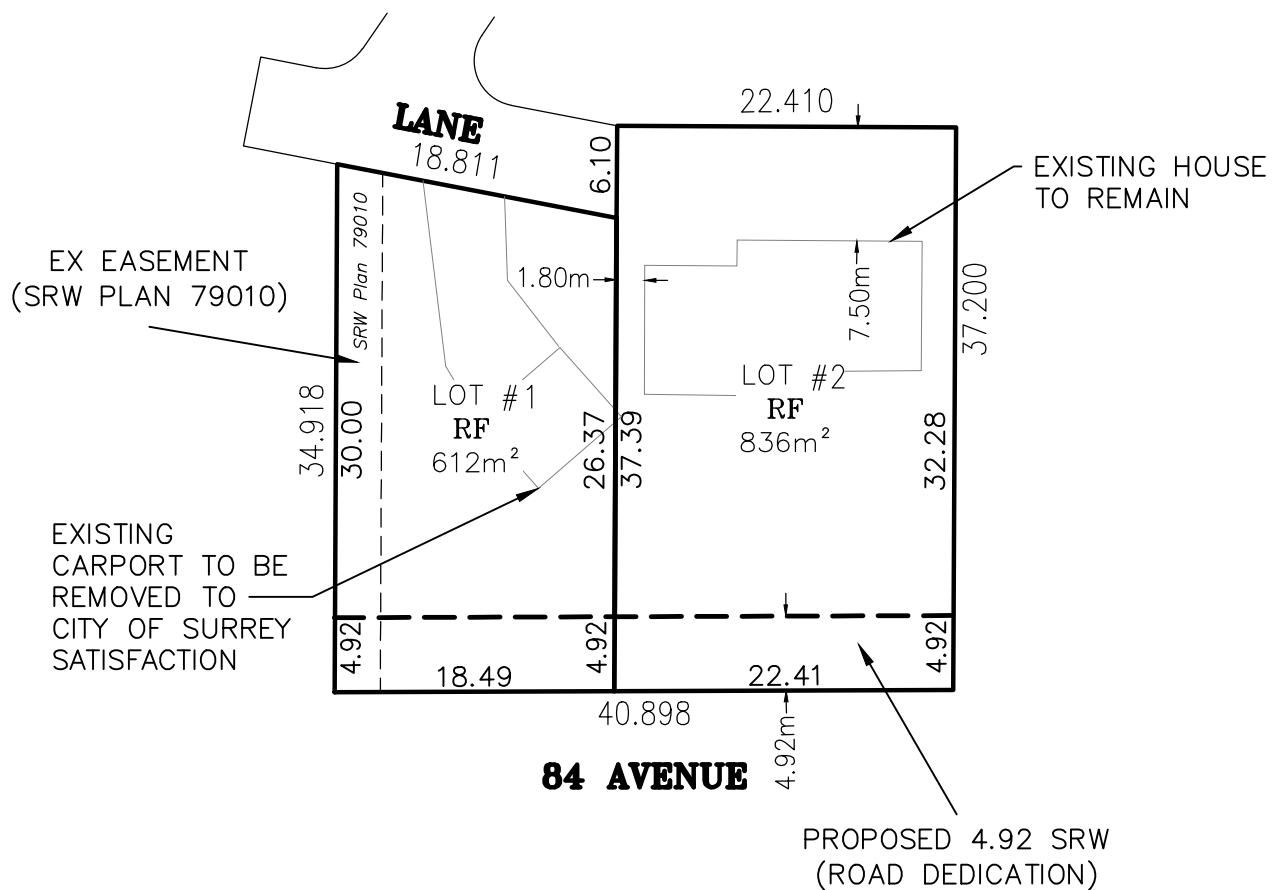
# PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: RF

PROP. ZONE: RF

CIVIC ADDRESS: 14853 - 84 AVENUE, SURREY, B.C.

LEGAL: LOT 19 SECTION 27 TOWNSHIP 2 NWD PLAN 79629



Westridge Engineering & Consulting Ltd.  
 SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6  
 TEL: (604) 789 - 9520, FAX: (778) 564 - 6507  
 info@westridgeengineering.ca

PRELIMINARY LAYOUT PLAN  
FOR PLANNING PURPOSES ONLY

WEL-2019-C1053		DATE: 14 JAN 2020	SCALE: 1:500
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## INTER-OFFICE MEMO

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

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

DATE: **November 13, 2020** PROJECT FILE: **7820-0061-00**

---

RE: **Engineering Requirements  
Location: 14853 84 Avenue**

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

- Dedicate 4.942 m towards 84 Avenue to achieve ultimate 15.0 m from road centreline.
- Register 0.5 m wide statutory right-of-way (SRW) along 84 Avenue.
- Register 1.5 m wide SRW adjacent for maintenance of the existing 300 mm sanitary main.

***Works and Services***

- Regrade the property line along 84 Avenue as required.
- Ensure existing lane meets current City standards.
- Provide water, storm and sanitary service connections to each lot.
- Provide on-site stormwater mitigation features on each lot.

A Servicing Agreement is required prior to Subdivision. A processing fee of \$3,780.00 (GST included) is required.

**DEVELOPMENT VARIANCE PERMIT**

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

Tommy Buchmann, P.Eng.  
Development Services Manager

DJS



Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0061 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

<b>Maple Green Elementary</b>	
Enrolment (K/1-7):	44 K + 364
Operating Capacity (K/1-7)	38 K + 466
<b>Enver Creek Secondary</b>	
Enrolment (8-12):	1452
Capacity (8-12):	1400

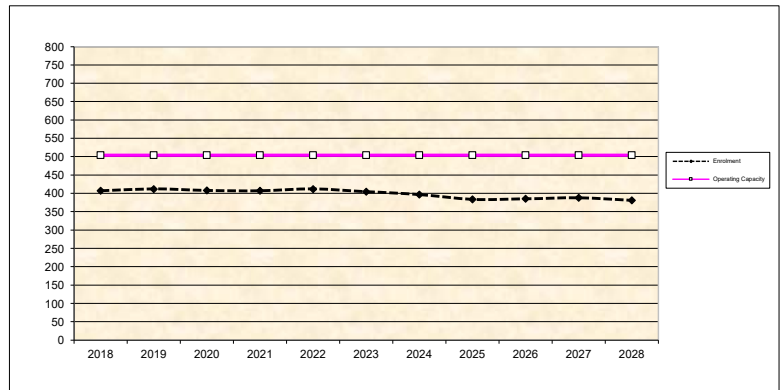
**School Enrolment Projections and Planning Update:**

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

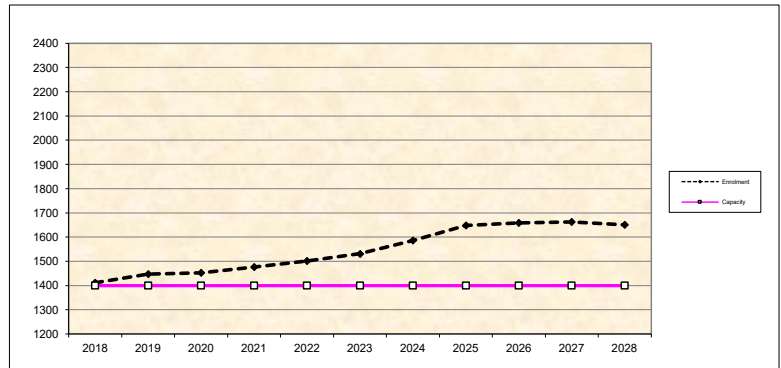
Maple Green Elementary serves maturing neighbourhoods. The 10-year projections indicate that the enrolment will remain in a seat surplus position. Though no strong growth trend is expected, enrolment does remain flat which is understood to mean the growth and decline are balanced in the catchment. There are no current plans to expand this school.

Enver Creek is operating over capacity. The 10-year projections show a growth trend. Modeled on future development along the east side of King George Boulevard and the SkyTrain extension along Fraser Highway. There are no current plans to expand this school; but the facility will be monitored over the next several years to oversee any changes to the rate of growth.

**Maple Green Elementary**



**Enver Creek 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.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0061-00  
 Project Location: 14853 84 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 majority of homes that are relatively newer and one that is currently under construction. There are a handful of older homes that are approximately 20-25 years old. There is a Secondary School directly to the east of the proposal and Maple Park east of the school. The homes that would be used as context homes are "traditional west coast" and "neo-traditional" which range from 3000sf up to 3500 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 9:12. Roof surfaces are asphalt shingles and concrete tiles along with stucco as the cladding with stone or brick accents.

#### 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 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.





6) Roof pitch is a minimum 4:12 for the newer context homes.

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

**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** Basement entry homes not permitted.

**Exterior Materials:** Stucco, Vinyl, 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: March 3, 2020

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

\_\_\_\_\_  
Date: March 3, 2020



B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R.  
 CALCULATION ON LOT A, SECTION 27, TOWNSHIP 2,  
 NEW WESTMINSTER DISTRICT, PLAN 79629

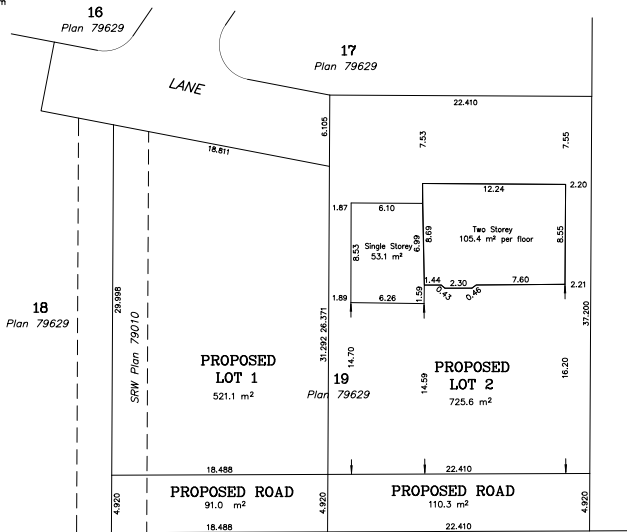
Appendix V



SCALE - 1 : 250  
 All distances are in metres

G.M.C. ADDRESS:

14953 - 84th Avenue  
 Surrey, B.C.



F.A.R. CALCULATION FOR PROPOSED LOT 2

Main Floor Area = 105.4 m<sup>2</sup> (original dwelling)  
 Upper Floor Area = 105.4 m<sup>2</sup>  
 Single storey Area = 53.1 m<sup>2</sup> (former garage)  
 Total Floor Area = 263.9 m<sup>2</sup>

Lot Area = 725.6 m<sup>2</sup>  
 Lot Coverage Allowed = 0.4 x 725.6 m<sup>2</sup> (RF)  
 = 290.2 m<sup>2</sup>

2  
 Plan 8375

Notes:

Measurements shown are to the exterior of the house.

Property boundary dimensions shown hereon, are derived from field survey.

This document shows the relative location of surveyed structures with respect to the boundaries of the parcel described above.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third part as a result of any decisions made, or actions taken based on this document.

Certified correct this 1st day of September, 2020.

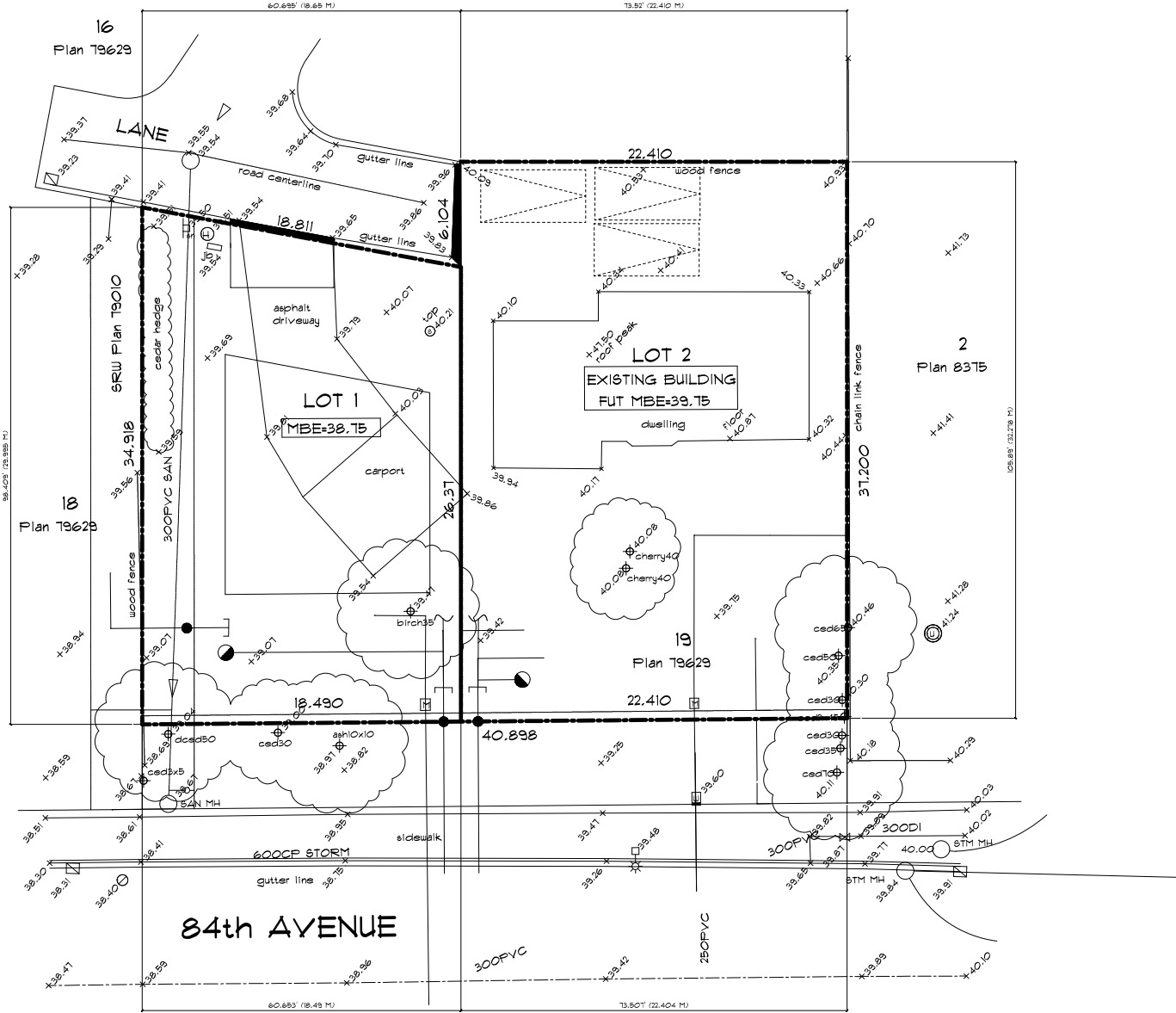
Cameron Land Surveying Ltd.  
 B.C. Land Surveyors  
 Unit 234 - 18525-53rd Avenue  
 Surrey, B.C. V3S 7A4  
 Phone: 604-597-3777  
 File: 7127-FAR

84th AVENUE

This plan lies within the Metro Vancouver Regional District

Kenneth W. Schuurman, B.C.L.S. (800)

# Parking Study - DRAFT



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: TBD

Address: 14853 - 84 Avenue, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	13
<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	12
<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 1 X two (2) = 2 _____</li> </ul>	2
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<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>	0
<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 0 X two (2) = 0</li> </ul>	0
<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.

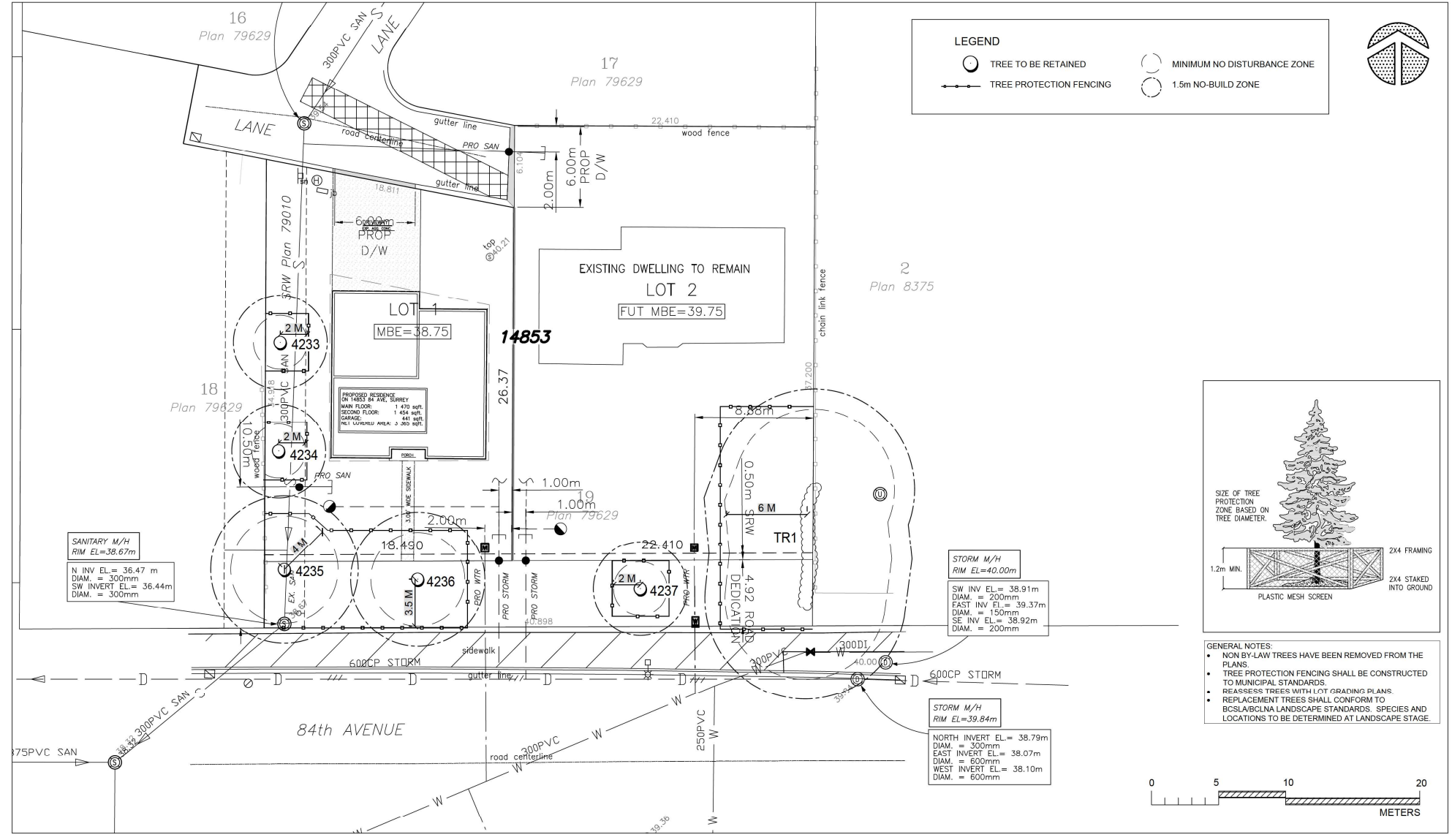
Signature of Arborist:

Date: August 4, 2020



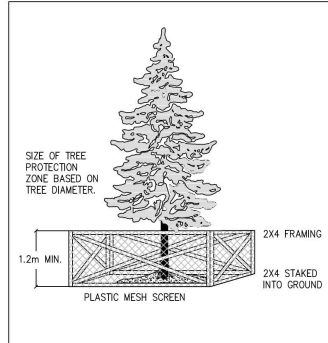
Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



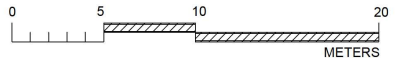


**LEGEND**

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BOS/AB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



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**  
14853 - 84 AVENUE  
SURREY, B.C.

**SHEET TITLE**  
T2 - TREE PROTECTION PLAN

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** JULY 24, 2020

**T-2**  
SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0061-00

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: 012-427-594  
 Lot 19 Section 27 Township 2 New Westminster District Plan 79629  
 14853 - 84 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) to reduce the minimum lot depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1.
  
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
6. 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. 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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli



B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R.  
 CALCULATION ON LOT A, SECTION 27, TOWNSHIP 2,  
 NEW WESTMINSTER DISTRICT, PLAN 79629

**Schedule A**



SCALE - 1 : 250

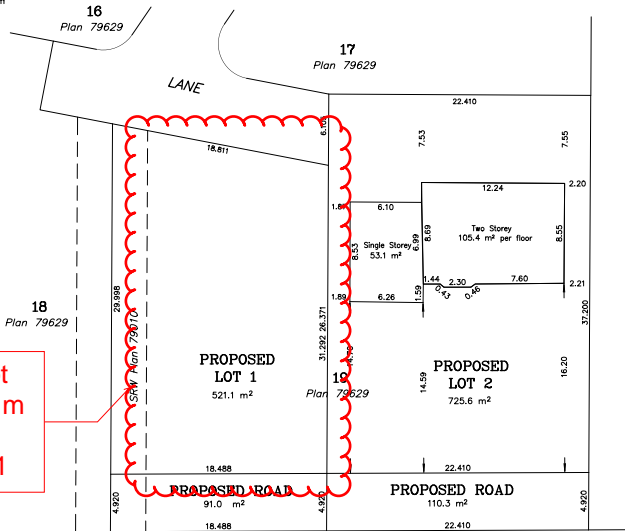
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14953 - 84th Avenue  
 Surrey, B.C.



**DVP to vary lot  
 depth from 28 m  
 to 26.3 m for  
 proposed Lot 1**



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Certified correct this 1st day of September, 2020.

Kenneth W. Schuurman, B.C.L.S. (800)

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84th AVENUE

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