



Corporate Report

NO: RL007

COUNCIL DATE: January 22, 2007

REGULAR COUNCIL - LAND USE

TO: Mayor & Council DATE: January 19, 2007

FROM: Acting General Manager, Planning and Development FILE: 7905-0378-00
7906-0157-00
7906-0180-00

SUBJECT: **Proposed Amendment to Development Applications in the South Newton Neighbourhood Concept Plan to Increase Tree Preservation (Application Nos. 7905-0378-00, 7906-0157-00 and 7906-0180-00)**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Endorse the proposed amendments to the subject applications, as outlined in this report, to increase tree preservation for three development applications (7905-0378-00, 7906-0157-00 and 7906-0180-00) in the South Newton Neighbourhood Concept Plan ("NCP") area;
3. Approve Development Variance Permit No. 7905-0378-00 (attached as Appendix I) varying the following, to proceed to Public Notification:
 - (a) to permit a double garage or carport to accommodate two vehicles parked side by side on proposed Lots 13, 14, 17 and 18 (lots less than 13.4 metres (44 feet) wide/typical Type I RF-12 lots);
 - (b) to reduce the minimum front yard setback for proposed Lots 20, 21, 68, and 69 from 6 metres (20 feet) to 2 metres (6.6 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11.5 metres (38 feet);
 - (c) to reduce the minimum front yard setback for proposed Lots 36 and 40 from 7.5 metres (25 feet) to 4 metres (13 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11 metres (36 feet); and

- (d) to reduce the minimum front yard setback for proposed Lot 39 from 7.5 metres (25 feet) to 6 metres (20 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 9 metres (30 feet);
4. Approve Development Variance Permit No. 7905-0180-00 (attached as Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for proposed Lots 1, 2, 3, 21, and 22 from 6 metres (20 feet) to 4 metres (13 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 9.5 metres (31 feet); and
 - (b) to reduce the minimum front yard setback for proposed Lot 12 from 6 metres (20 feet) to 2 metres (6.6 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11.5 metres (38 feet);
5. Authorize staff to secure Restrictive Covenants to establish building envelopes and ensure tree preservation on all three development applications (7905-0378-00, 7906-0157-00 and 7906-0180-00), prior to final adoption; and
6. Grant Third Reading to Official Community Plan Amendment By-law No. 16089 and Rezoning By-law No. 16090 (Project No. 7905-0378-00).

INTENT

The purpose of this report is to advise Council on the results of the review process undertaken by City staff and the applicants for three development applications in the South Newton NCP, to improve tree preservation on the subject lands in response to Council's request, and to seek approval for modified lot layouts, Development Variance Permits and Restrictive Covenants to implement the proposed amendments to these applications.

BACKGROUND

The proposed developments under project Nos. 7905-0378-00, 7906-0157-00 and 7906-0180-00 are located in the 14900 and 15000 blocks of 59A Avenue and 59 Avenue and 5800 and 5900 blocks of 150 Street (see Appendix III). The proposals are to amend the South Newton NCP to redesignate a portion of the site from Single Family Residential and Townhouses 15 upa max to Single Family Residential Flex (6 to 14.5 upa max) and to amend the Official Community Plan ("OCP") on the portion of a site from Multiple Residential to Urban.

Council considered the proposals under the three applications and introduced five by-laws (three rezoning and two OCP amendment by-laws). The OCP Amendment By-laws are required to redesignate lands from Multiple Residential to Urban. A status summary of the five by-laws is shown in the table below:

Project No.	By-law No.	By-law Type	Status
7905-0378-00	16089 16090	OCP amendment and Rezoning	Subsequent to the September 11, 2006, Public Hearing, the application was referred back to staff to address tree preservation issues. Third Reading was <u>not</u> granted to either By-law
7906-0180-00	16086 16087	OCP Amendment and Rezoning	Both By-laws received Third Reading
7906-0157-00	16088	Rezoning	The By-law received Third Reading; however, the project was referred to staff to address tree preservation.

Following the September 25, 2006, Public Hearing, Council requested that, "staff work with the developer regarding tree preservation and to review the lot layout and configuration for Application Nos. 7906-0180-00, 7905-0378-00 and 7905-0157-00" and that "Application No. 7905-0378-00 be referred to staff to review the design with a view to increase preservation of trees" respectively (RES.R06-2206 and RES.R06-2208). This report is responds to Council's request.

DISCUSSION

Co-ordination of the Three Applications

Subsequent to Council's direction, staff met with the consultant of the three applications to address the issue of tree preservation comprehensively.

While all three applications are being developed through one consultant and dependent on one another, they are still required to be considered as single entities and must each stand alone, due to individual ownership interests. The consultant (Hunter Laird Engineering Ltd.) has attempted to address the larger goal of increased tree preservation, in light of the individual ownership interests, while trying to achieve a consensus amongst all three applicants.

A description of the specifics of each application is provided below:

(a) ***Application No. 7905-0378-00*** (Appendix III)

This application comprises approximately 3.9565 hectares (9.78 acres) in area. There are eight individual properties involved and the application includes seven different ownership interests. The proposal includes RF-9C "Village" type lots along 60 Avenue, which is consistent with the NCP designation and RF lots on 59 Avenue, which is also consistent with the NCP designation. There are a number of RF-12 lots proposed, which require an NCP amendment, although some are oversize with more than 500 square metres (5,400 square feet) in area. A small portion of the site, (approximately 1.0 acre) in the southeast corner of the site, is designated "Townhouses". The designation boundary does not match the property lines. The applicant proposes to change the designation from the

"Townhouses" designation to the "Single Family Residential Flex" designation to allow RF-12 lots in the NCP;

(b) Application No. 7906-0157-00 (Appendix III)

This application encompasses approximately 1.8103 hectares (4.47 acres) in area. There are four individual properties included in this application, and two ownership interests. This application includes RF-9C "Village" type lots along 60 Avenue, which is consistent with the NCP designation for the lands. The south portion of the site is proposed for RF-12 lots instead of RF lots; however, similar to Application No. 7905-0378-00, the proposed RF-12 lots are oversized and are much larger than the standard sized RF-12;

(c) Application No. 7906-0180-00 (Appendix III)

This application encompasses approximately 1.3129 hectares (3.24 acres) in area. It includes a land assembly of three parcels. These lands are designated Multiple Residential in the OCP; however, the NCP designates the land for Single Family Residential. This site contains the least number of protected trees.

Original Proposal and Modified Proposal Options

Staff met with the consultant of the three projects to explore lot layout modifications in order to preserve more trees. A comparison of the original proposal and the modified proposal is provided below.

Original Proposal (Appendix III)

Tree surveys and arborist reports for the three applications were presented to Council on September 11, 2006, and provided an evaluation of the health of the trees and recommendations on potential tree retention, as follows:

Project No.	No. of By-law Trees	Hazardous Trees to be removed	Healthy Trees to be removed	Trees to be retained	Proposed Replacement Trees
7905-0378-00	468	104	311	53	120
7806-0157-00	242	14	208	20	43
7906-0180-00	58	3	50	5	68
Total	768	121	569	78	231

Modified Proposal (Appendix IV)

A more detailed evaluation was undertaken by the Arborist and confirmed that the three sites contain a total of 774 by-law trees. Two options were explored to preserve more trees. They are outlined and discussed, as follows:

Option 1: 5% Park Dedication Option - Reconfiguring the subdivision layouts, including the creation of a neighbourhood park to protect a cluster of trees, utilizing the 5% park dedication subdivision requirement.

The South Newton NCP has not identified the need for any parkland in the area covered by the three applications. Based on the requirements under the *Local Government Act*, and the corresponding Subdivision By-law provisions, 5% of the land, or cash-in-lieu for parkland, is required to be provided. The amount of land required under the 5% parkland provision would amount to approximately 3,544.35 square metres (0.9 Acres) for all three applications combined. The cash-in-lieu of parkland is estimated to be approximately \$950,000.

Applying the 5% parkland requirement on each individual application would not present a logical contiguous location for acquisition of parkland. While it may be possible to find one area on each site to retain trees equivalent to the 5% obligation, this would create mini-parquets with limited park value. Therefore, this approach for parkland dedication is not desirable to the Parks, Recreation and Culture Department.

A more preferred means to acquire 5% parkland is to locate it where most of the by-law trees are situated, in order to create a larger park with more functional value as parkland. If this location falls within one particular application area, cash-in-lieu of parkland would then be collected from the other two applications to pay for the land set aside for parkland within that one application. In this particular situation, a possible location at the southeast corner of the development area has been identified, due to its central location and stand of mature trees, which could be preserved (Appendix V). This approach would necessitate other lot adjustments throughout the three applications and would generate an overall retention of 210 by-law trees over all three development sites. Approximately 46 of the retained trees would be within the proposed park. The remaining 164 trees would be retained within the proposed lots.

Parks, Recreation and Culture has raised concerns about acquiring a 0.9 acre park in this fashion. Parks, Recreation and Culture staff advised that sites less than one hectare (2.47 acres) are not desirable parkland from the City's perspective, due to the severe limitations on function and public value as parkland, maintenance cost, and inefficient use of public resources. Parks, Recreation and Culture, therefore, recommended that unless a site equal or greater than one hectare can be achieved, cash-in-lieu of parkland dedication is the preferred option. Further, only 22% of the retained trees are located within this small pocket of park under this option. Therefore, the 5% parkland dedication option is not recommended.

Option 2: Detailed Lot Layout Adjustment Option - Undertaking a detailed and micro-lot evaluation on the site with respect to tree preservation, and modifying the lot layouts of the three applications accordingly to save more trees. This approach requires Development Variance Permits to relax setbacks and garages and Restrictive Covenants to restrict building envelopes and protect trees.

This approach involves realignment of the lane, adjustment of the lot layout and managing the location of building envelopes. The adjustment of the subdivision layouts and relocation of building envelopes requires setback variances and protection of building envelopes by Restrictive Covenants. The widths of some the RF-12 lots have been reduced to less than 13.4 metres (44 feet). To retain the value of those lots, double car garages, with vehicles parked side by side are proposed, which also requires a variance.

The result of this approach is an increased amount of tree retention. The table below shows that there will be a total of 174 by-law trees retained on the three applications (96 trees more than the original proposal), when these detailed lot layout amendment measures are implemented. This option would achieve about 83% of the total tree retention that would result under the 5% park option discussed above (210 trees), and would be achieved without utilizing any of the estimated \$950,000 cash-in-lieu of parkland dedication funds. Therefore, this option is recommended.

The amended subdivision layouts, reflecting the above changes, are attached as Appendix IV, and the three summaries and tree retention and replacement plans are attached as Appendix VI.

Tree Replacement Requirements

The proposed amended subdivision layout option (the recommended option) will result in the removal of 555 healthy by-law trees and 45 hazardous by-law trees. According to the Tree Protection By-law, 2006, No. 16100 (the "Tree Protection By-law"), 1,200 replacement trees would be required for the entire site as a result of the tree removal. Only 218 replacement trees can be accommodated on the entire development site, based on the requirement of the Tree Protection By-law guidelines, leaving a deficit of 982 replacement trees. The applicants have agreed to contribute to the Green City Fund in lieu of the replacement trees, up to \$15,000.00 per acre of land. This translates to a potential sum of approximately \$262,000.

Comparison of the Original Proposal (Option 1) & Detailed Lot Layout Adjustment (Option 2)

The table below shows the comparison of the Original Proposal and the Detailed Lot Layout Adjustment Option (Option 2). The numbers of trees in the original proposal are shown in parentheses.

Project No.	No. of By-law Trees	Hazardous Trees to be removed	Healthy Trees to be removed	Trees to be retained	Replacement Trees provided
7905-0378-00	474(468)	28(104)	317(311)	129(53)	113(120)
7806-0157-00	242(242)	14(14)	193(208)	35(20)	43(43)
7906-0180-00	58(58)	3(3)	45(50)	10(5)	62(68)
Total	774(768)	45(121)	555(569)	174(78)	218(231)

In comparison to the original proposals, the modified subdivision layouts have resulted in more than twice the number of by-law trees being retained. In addition, due to the detailed lot and building envelope adjustments, a much lower number of trees have been designated as hazardous. The Building Schemes for these projects will be adjusted to reflect the necessary changes in lot siting and house design, where applicable. Development Variance Permits will be required to adjust specific building envelopes to implement the modified subdivision layouts. Restrictive Covenants will also be required to establish building envelopes and protect trees.

Details of the Development Variance Permits and the Restrictive Covenant requirements are contained in Appendix I of this report.

CONCLUSION

A comprehensive review was undertaken by the consultant and the developers for these projects to respond to Council's directive to achieve tree preservation. Two options were explored.

Option 1 - 5% Park Dedication Option - Reconfiguring the subdivision layouts including the creation of a neighbourhood park to protect a cluster of trees to be protected, utilizing the 5% park dedication subdivision requirement; and

Option 2: Detailed Lot Layout Adjustment Option - Undertaking a detailed and micro-lot evaluation on the site with respect to tree preservation, and modifying the lot layouts of the three applications accordingly to save more trees. This approach requires Development Variance Permits to relax setbacks and garages and Restrictive Covenants to restrict building envelopes and protect trees.

Each of the two options has merits in terms of substantially increasing tree retention. However, Option 2, is more desirable. In Option 2, although 36 less trees are saved than Option 1, the full cash-in-lieu of 5% parkland dedication will be available to the City for park acquisition where it will have a full benefit to the City, rather than acquiring a small pocket of park in the area suggested on Option 1. Increasing the size of replacement trees, where possible and contribution to the Green City Fund, offset the shortfall in the number of trees retained. While Option 2 will still result in a number of trees being removed, the effort has resulted in substantially more trees being protected than initially contemplated.

On balance, the modified subdivision layouts satisfy Council's direction for increased tree retention on the three development applications. It is, therefore, recommended that Council approve the amended lot layouts for Application Nos. 7905-0378-00 7906-0180-00 and 7906-0157-00, authorize the corresponding Development Variance Permits to proceed to public notification, and require the registration of Restrictive

Covenants to ensure tree retention. It is also recommended that Council grant Third Reading to OCP Amendment By-law No. 16089 and to Rezoning By-law No. 16090 (Project No. 7905-0378-00).

How Yin Leung
Acting General Manager
Planning and Development

AGA:saw

Attachment:

- Appendix I Development Variance Permits & Restrictive Covenants
- Appendix II Context Map Showing the Location of the Subject Applications Appendix III
- Appendix III Original Subdivision Layouts
- Appendix IV Proposed Amended Subdivision Layouts
- Appendix V Alternate Subdivision Layout with 5% Park Dedication
- Appendix VI Tree Preservation Summary

DEVELOPMENT VARIANCE PERMITS & RESTRICTIVE COVENANTS**Development Variance Permit No. 7905-0378-00 (Schedule I)**Requested Variances

- (a) permit a double garage or carport to accommodate two vehicles parked side by side on proposed lots 13, 14, 17 and 18 (lots less than 13.4 metres (44 ft.) wide/ typical Type I RF-12 lots);
- (b) to reduce the minimum front yard setback for proposed lots 20, 21, from 6 metres (20 ft.) to 4 metres (13 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres to a minimum of 9.5 metres (31 ft.) and for lots 68 and 69 from 6 metres (20 ft.) to 2 metres (6.6 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres to a minimum of 11.5 metres (38 ft); and
- (c) to reduce the minimum front yard setback for proposed lots 36 and 40 from 7.5 metres (25 ft.) to 4 metres (13 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres to a minimum of 11 metres (36 ft.) and for lot 39 from 7.5 metres (25 ft.) to 6 metres (20 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres to a minimum of 9 metres (30 ft.)

Justification for the Variances

The subject Type I RF-12 lots (lots 13, 14, 17, and 18) as well as others lots in the immediate area range in size from 396 square metres (4,262.6 sq.ft.) to 491 square metres (5,285.3 sq.ft.). These are substantially larger than a typical Type II RF-12 lot, and have been configured in this manner to increase tree retention opportunities. To retain the value of these lots and the type of dwellings that may be built on these lots, a double car garage or carport is desirable. The applicant should not be penalized for trying to retain trees. In this fashion, the value of the lots is retained and trees can be retained. To off-set this relaxation and ensure tree preservation, the rear yards of the subject lots are required to be increased by an same corresponding amount as the relaxation.

A reduced front yard setback from 6 metres (20 ft.) to 2 metres (6.6 ft.) or to 4 meters (13 ft.) setbacks, wherever applicable, results in an increased rear yards for tree retention at the backs of those lots, provided that the minimum rear yard setback for those lots is increased by the same length as the reduction in the front yard setback. The reduced front setbacks may require that the sidewalk shift to the edge of the curb.

Staff concur with the applicant's proposal for relaxation of garages and setbacks in this case, which is consistent with Council policy to protect trees with variances to the by-law, where possible. Increased rear yards are proposed to off-set the front yard relaxation. The applicant will be working with staff of the Engineering Department to explore the relocation of the sidewalk to the edge of the road. There are only four lots with less than 13.4 metres (44 ft.) in widths that will have double car garages. Allowing double car garages will ensure a consistent streetscape along the interior road. The proposed relaxations are there therefore supportable. Restrictive Covenants to delineate building envelopes for the subject lots will ensure that the wider rear yards are protected.

Development Variance Permit No. 7906-0180-00 (Schedule II)

Requested Variance

- (a) to reduce the minimum front yard setback for proposed lots 1, 2, 3, 21, and 22 from 6 metres (20 ft.), to 4 metres (13 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 9.5 metres (31 ft.); and for lot 12 from 6 metres (20 ft.) to 2 metres (6.6 ft.). provided that the rear yard setback for the principal building is increased from 7.5 metres to a minimum of 11.5 metres (38 ft.).

Justification for the Variances

The Arborist has recommended a 10-metre (33 ft.) and 9-metre (30 ft.) drip zones for two trees on lots 2 and 21, respectively. If the front setbacks of lots 1, 2, 3, 21 & 22 were reduced by 2 metres (6.6 ft.), the rear yard could be increased by an additional 2 metres (6.6 ft.). Lot 12 is recommended to have a reduced front yard setback to 2 metres (6.6 ft.) and the rear yard increased to 8.5 metres (28 ft.) by a covenant. This will allow additional trees in the rear yard to be retained. Deeper rear yards are proposed as part of these variances in order to achieve the required tree protection zones on all of these lots. The sidewalk in front of these lots should be moved next to the curb to ensure vehicles parking in the driveway do not block the sidewalk or alternatively, the sidewalk be eliminated. The applicant will be working with the staff of the Engineering Department to explore those options, as a condition of final approval.

Schedule I

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7905-0378-00

Issued To: MOHINDER AND KULWINDER KHOSA

Address 15038 - 60 Avenue
Surrey, BC

Issued To: RANDALL AND CONNIE SEVERSON

Address 15031 - 59 Avenue
Surrey, BC

Issued To: HIGH QUALITY HOMES LTD.

Address 15057 - 59 Avenue
Surrey, BC

Issued To: MANJIT NAGRA

Address 15080 - 59 Avenue
Surrey, BC

Issued To: HANS GERBER

Address 15091 - 59 Avenue
Surrey, BC

Issued To: MARC-JAN AND CINDY BEUNE

Address 15098 - 59 Avenue
Surrey, BC

Issued To: GLENN HOOLSEMA AND LISA HALLIDAY

Address 15108 - 59 Avenue
Surrey BC

Issued To: JASWANT SANGHA
PARMJIT SANGHA
JASMINDER SANGHA

Address 15115 - 59 Avenue
Surrey, BC

(collectively referred to as the "Owner")

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

Parcel Identifier: 005-679-028

Lot 8 Section 10 Township 2 New Westminster District Plan 58689

15038 - 60 Avenue

Parcel Identifier: 004-618-068

Lot 33 Section 10 Township 2 New Westminster District Plan 43003

15031 - 59 Avenue

Parcel Identifier: 006-582-117

Lot 34 Section 10 Township 2 New Westminster District Plan 43003

15057 - 59 Avenue

Parcel Identifier: 006-432-735

Lot 42 Section 10 Township 2 New Westminster District Plan 49544

15080 - 59 Avenue

Parcel Identifier: 006-582-141

Lot 35 Section 10 Township 2 New Westminster District Plan 43003

15091 - 59 Avenue

Parcel Identifier: 004-874-463

Lot 43 Section 10 Township 2 New Westminster District Plan 49544

15098 - 59 Avenue

Parcel Identifier: 006-432-760

Lot 44 Section 10 Township 2 New Westminster District Plan 49544

15108 - 59 Avenue

Parcel Identifier: 006-582-168

Lot 36 Section 10 Township 2 New Westminster District Plan 43003

15115 - 59 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) For Lots 13, 14, 17 and 18 in Schedule A Section H.6 of Off-Street Parking requirements, in Part 17A Single Family Residential (12) (RF-12) Zone, is varied to allow a double garage or carport to accommodate two vehicles parked side by side on a lot less than 13.4 metres (44 ft.) wide.
- (b) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum front yard setback is reduced as follows for the following lots:
- i. Lots 20 and 21 (in Schedule A) from 6 metres (20 ft.) to 4 metres (13 ft.) provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 9.5 metres (31 ft.); and
 - ii. Lots 68 and 69 in (Schedule A) from 6 metres (20 ft.) to 2 metres (6.6 ft.) provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 11.5 metres (38 ft.).
- (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced as follows for the following lots:
- i. Lots 36 and 40 (in Schedule A) from 7.5 metres (25 ft.) to 4 metres (13 ft.) provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 11 metres (36 ft.); and
 - ii. Lot 39 in (Schedule A) from 7.5 metres (25 ft.) to 6 metres (20 ft.) provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 9 metres (30 ft.).

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 two (2) 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.

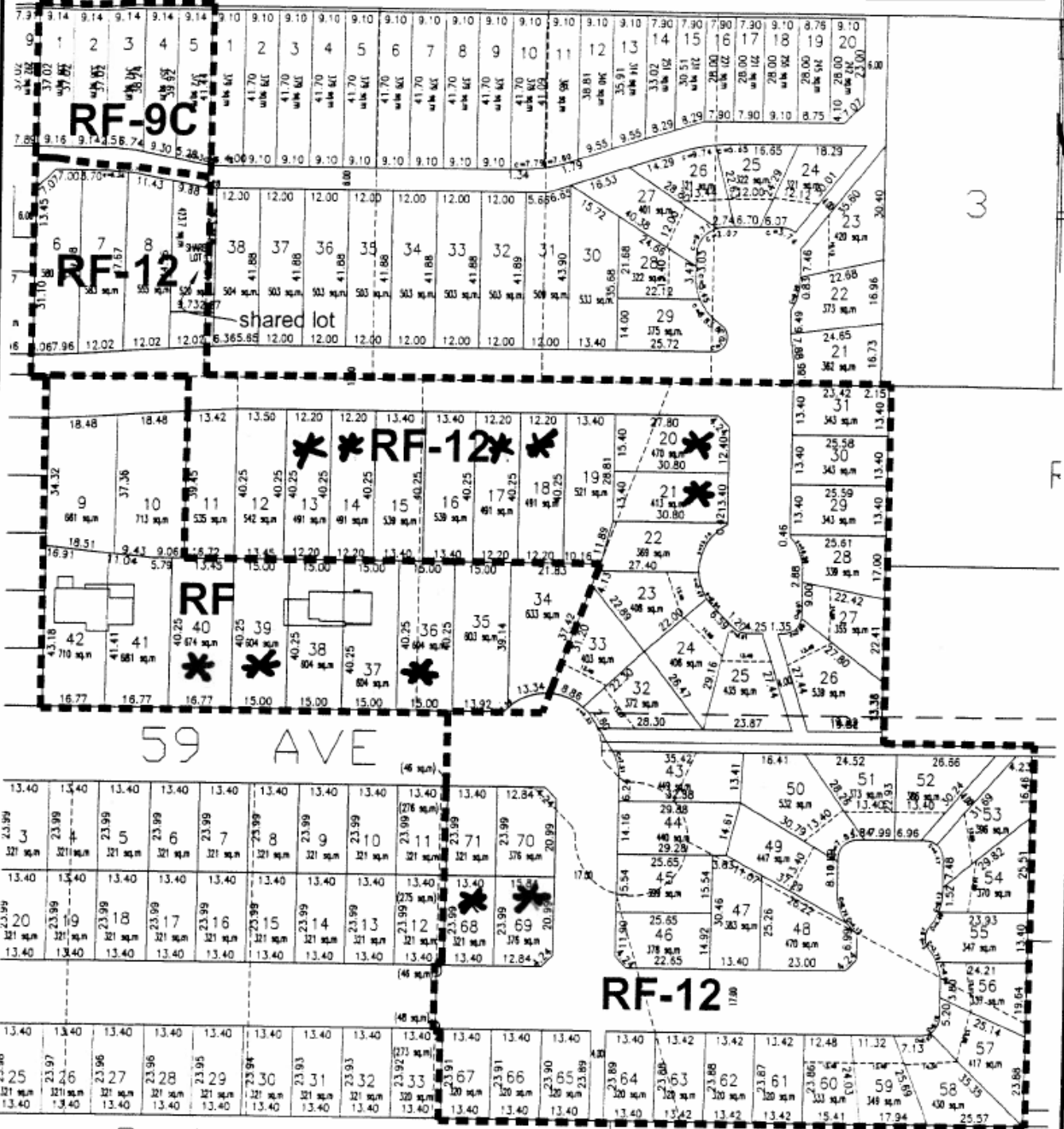
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Dianne L. Watts

City Clerk - Margaret Jones

60 AVE

Appendix A



Park
 Sangha Group
 Surrey File No. 7905-0378



HunterLaird
 ENGINEERING LTD.
 rev. January 2007
 #5694

Schedule II
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7906-0180-00

Issued To: NIRMAL AND KAMALJIT KOONER

Address 15040 - 59 Avenue
Surrey, B.C.

Issued To: GARRY AND HEATHER HIGO

Address 15062 - 59 Avenue
Surrey, B.C.

Issued To: JAGESSAR AND SOOMWATTIE DAS

Address 5858 - 150 Street
Surrey, B.C.

(collectively referred to as the "Owner")

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

Parcel Identifier: 006-432-701
Lot 40 Section 10 Township 2 New Westminster District Plan 49544

15040 - 59 Avenue

Parcel Identifier: 008-170-100
Lot 41 Section 10 Township 2 New Westminster District Plan 49544

15062 - 59 Avenue

Parcel Identifier: 006-432-646
Lot 39 Section 10 Township 2 New Westminster District Plan 49544

5858 - 150 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 F Yards and Setbacks of Part 17A Single Family Residential (12) (RF-12)" Zone the minimum front yard setback is reduced as follows for the following lots:
- i. Lots 1, 2, 3, 21 and 22 (in Schedule A) from 6 metres (20 ft.) to 4 metres 913 ft.), provided the rear yard setback of the principal building is increased from 7.5 metres (25 ft.) to a minimum of 9.5 metres (31 ft.); and
 - ii. Lot 12 (in Schedule A) from 6 metres (20 ft.) to 2 metres (6.6 ft.), provided that the rear yard setback for the principal building is increased from 7.5 metres (25 ft.) to a minimum of 11.5 metres (38 ft.).

5. 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 two (2) years after the date this development variance permit is issued.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

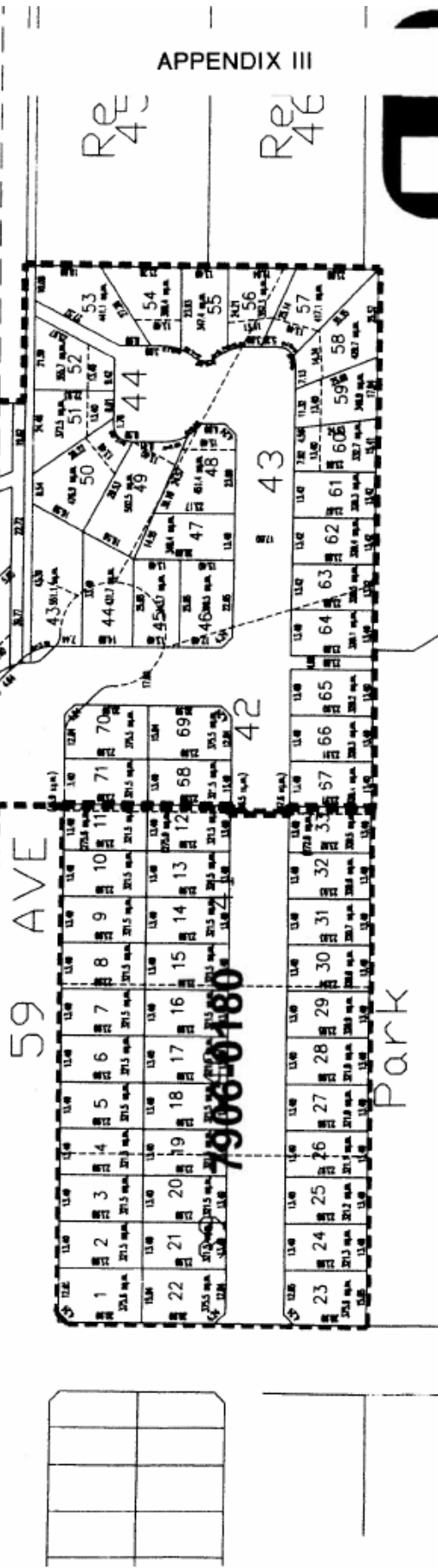
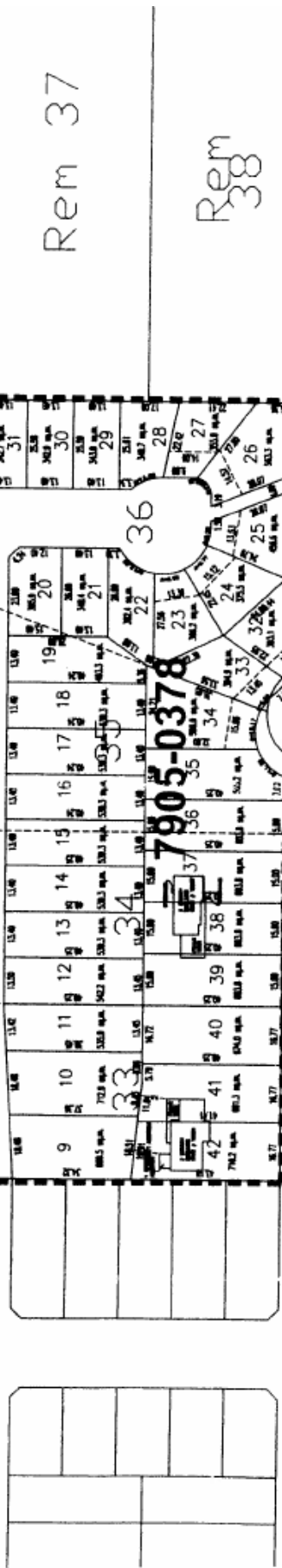
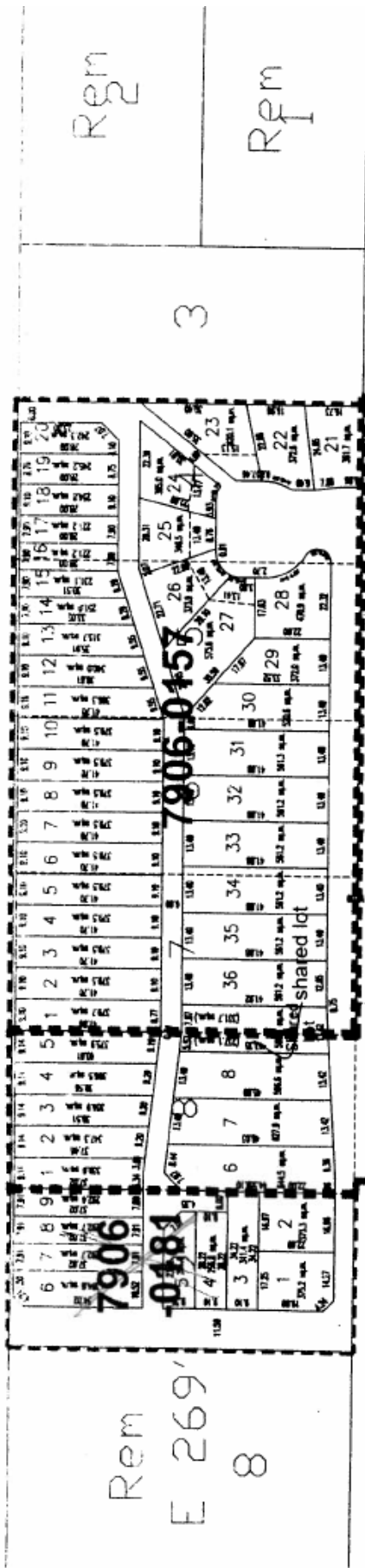
7. This development variance permit is not a building permit.

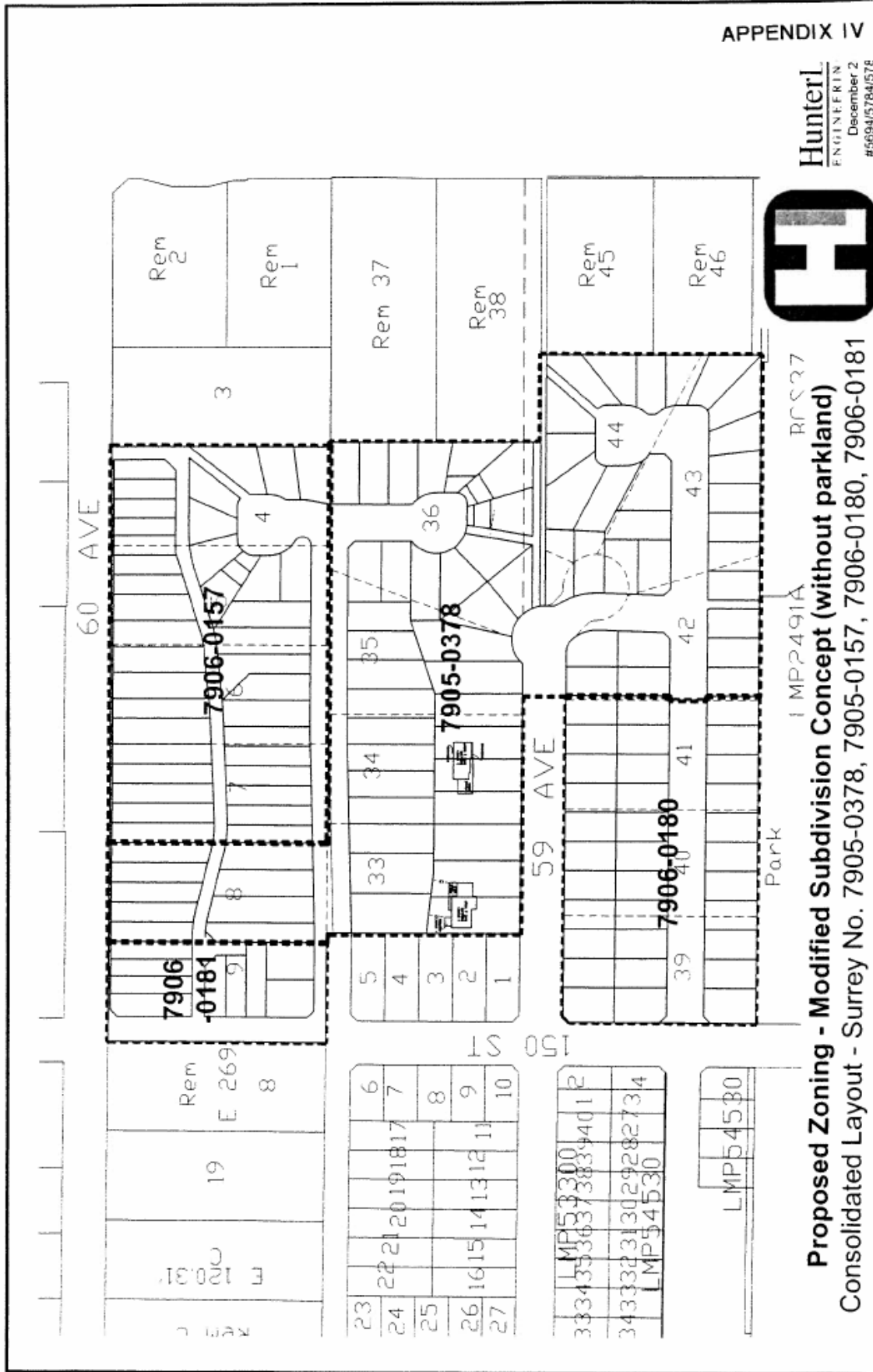
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Dianne L. Watts

City Clerk - Margaret Jones

60 AVE





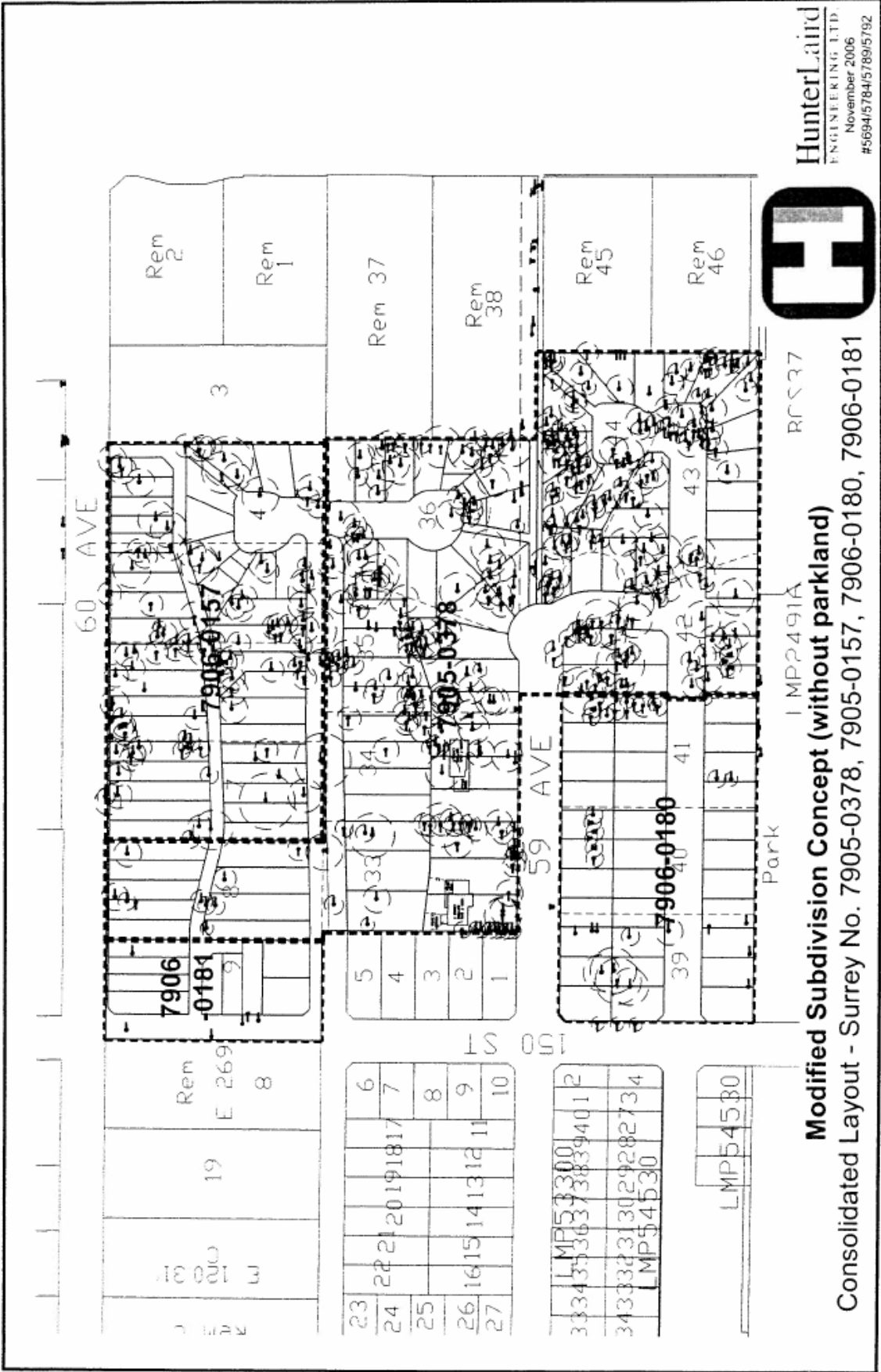
Proposed Zoning - Modified Subdivision Concept (without parkland)
 Consolidated Layout - Surrey No. 7905-0378, 7905-0157, 7906-0180, 7906-0181

1 MP2491A RFS27

23				6			
24	22	21	20	19	18	17	7
25				8			
26	16	15	14	13	12	11	9
27							10

33	34	35	36	37	38	39	40	41	42
LMP53300									
343	332	331	330	29	28	27	34		
LMP54530									

LMP54530



HunterLaird
ENGINEERING LTD.
November 2006
#5694/5784/5789/5792

Modified Subdivision Concept (without parkland)
Consolidated Layout - Surrey No. 7905-0378, 7905-0157, 7906-0180, 7906-0181

TREE PRESERVATION SUMMARY

Surrey Project No.:	7905-0378-00
Project Location:	15038-60 Ave., & 15031, 15057, 15091, 15115, 15108 & 15180 – 59 th Avenue, Surrey, B. C.

Registered Arborist: Randy Greenizan, ISA Certified Arborist, PN-0712 A

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site:

All of the coniferous trees on this site are in excellent condition. The deciduous trees, however, are beginning to show their age and are declining in health.

2. Summary of Proposed Tree Removal and Placement:

<input type="checkbox"/> The summary will be available before final adoption.			
Number of Protected Trees Identified		474	(A)
Number of Protected Trees declared hazardous due to natural causes		28	(B)
Number of Protected Trees to be removed		317	(C)
Number of Protected Trees to be Retained	(A-B-C)	129	(D)
Number of Replacement Trees Required	(C+B) x 2	690	(E)
Number of Replacement Trees Proposed		113	(F)
Number of Replacement Trees in Deficit	(E-F)	577	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	242	(H)
Number of Lots Proposed in the Project		71	(I)
Average Number of Trees per Lot	(H/I)	3.40	

3. Tree Survey and Preservation / Replacement Plan

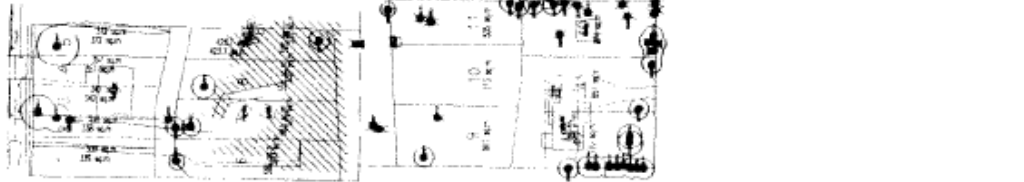
- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:

Randy Greenizan
Arborist

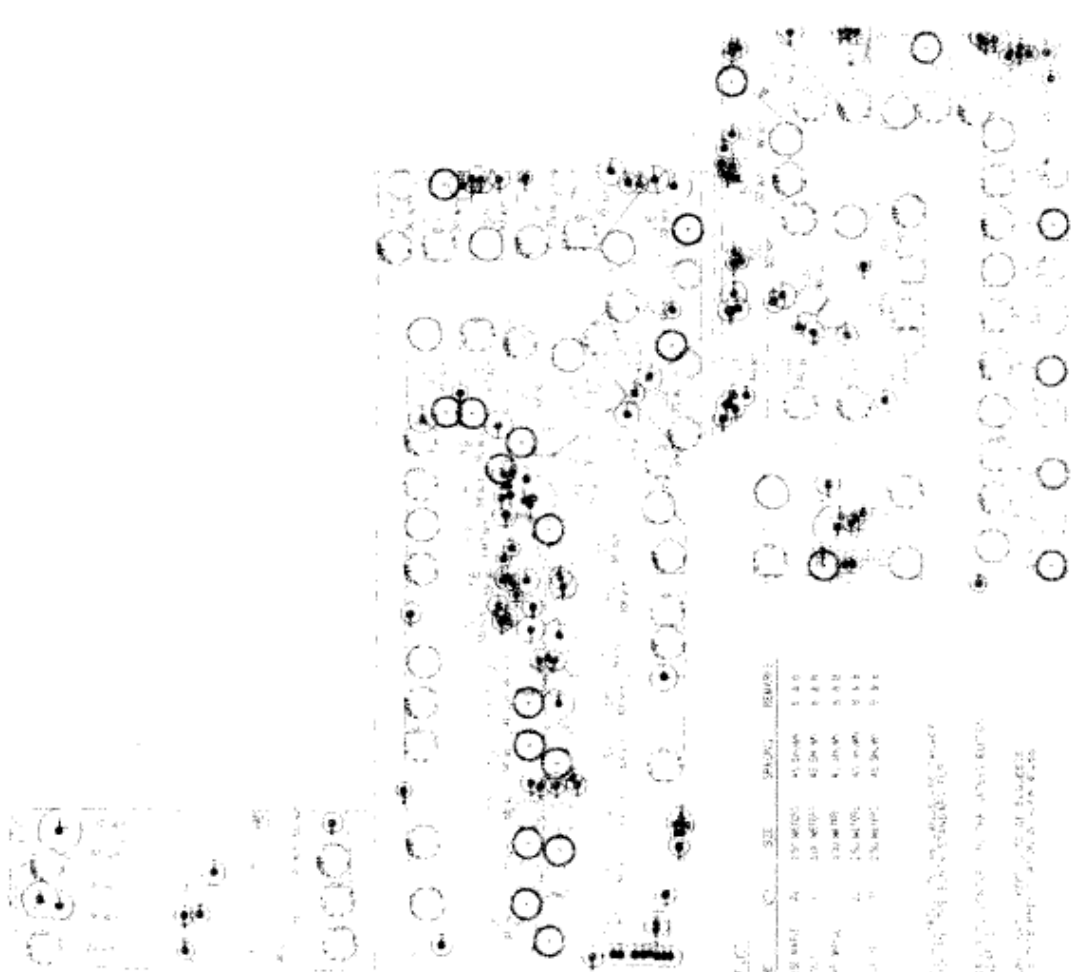
January 3, 2007
Date

NOTE: THERE ARE AN ADDITIONAL 125 DECIDUOUS TREES (MAINLY RED ALDER/BIG LEAF MAPLE) LOCATED ON THIS SITE THAT WILL HAVE TO BE REMOVED.



	LEGEND ● TREES TO BE RETAINED ◐ TREES TO BE REMOVED ◑ PROTECTION BARRIER ◒ FILL	PREPARED BY: D. HARRIS & ASSOCIATES, INC. 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202 PHONE: 303-733-1000	DATE: JULY 1987
DATE: JULY 1987		SCALE: 1" = 40'	

<p style="text-align: center;">LEGEND</p> <p>● TREES TO BE RETAINED</p> <p>● TREES TO BE REMOVED</p> <p style="text-align: center;">PROTECTION BARRIER</p>	<p style="text-align: center;">STUDIOS & ASSOCIATES, INC.</p> <p style="text-align: center;">1000 N. GARDEN SUITE 100 MOUNTAIN VIEW, COLORADO 80030</p>	<p style="text-align: center;">DR. CLAYTON WILSON</p> <p style="text-align: center;">LANDSCAPE ARCHITECT</p> <p style="text-align: center;">1000 N. GARDEN SUITE 100 MOUNTAIN VIEW, COLORADO 80030</p>	<p style="text-align: center;">PLAN VIEW</p> <p style="text-align: center;">TRAIL LOCATION PLAN TRAIL REPLACEMENT PLAN 71 LOT SUBDIVISION</p> <p style="text-align: center;">DATE: 10/15/03 SCALE: AS SHOWN</p>
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PLANTING

NO.	REMARKS	DATE	SIZE	QUANTITY	REMARKS
1	10' WIDE	10'	10'	10'	10'
2	15' WIDE	15'	15'	15'	15'
3	20' WIDE	20'	20'	20'	20'
4	25' WIDE	25'	25'	25'	25'
5	30' WIDE	30'	30'	30'	30'

PLANTING NOTES:
 1. ALL TREES TO BE PLANTED BY THE CONTRACTOR.
 2. ALL TREES TO BE PLANTED WITH PROTECTION BARRIERS.
 3. ALL TREES TO BE PLANTED WITH MULCH.
 4. ALL TREES TO BE PLANTED WITH FERTILIZER.
 5. ALL TREES TO BE PLANTED WITH WATERING SYSTEM.

TREE PRESERVATION SUMMARY

Surrey Project No.: 7906-0157-00
Project Location: 15126, 15106, 15084 & 15060 – 60th Avenue, Surrey, B. C.

Registered Arborist: Randy Greenizan, ISA Certified Arborist, PN-0712 A

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site:

The coniferous trees, which are predominantly Cedar, are in excellent condition. They are second growth and are approximately 60 years old. The deciduous, which are predominantly Red Alder and Big Leaf Maple are declining naturally, and they have no retentive value for the development.

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

Number of Protected Trees Identified		<u>242</u>	(A)
Number of Protected Trees declared hazardous due to natural causes		<u>14</u>	(B)
Number of Protected Trees to be removed		<u>193</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>35</u>	(D)
Number of Replacement Trees Required	(C+B) x 2	<u>414</u>	(E)
Number of Replacement Trees Proposed		<u>43</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>371</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>78</u>	(H)
Number of Lots Proposed in the Project		<u>38</u>	(I)
Average Number of Trees per Lot	(H/I)	<u>2.05</u>	

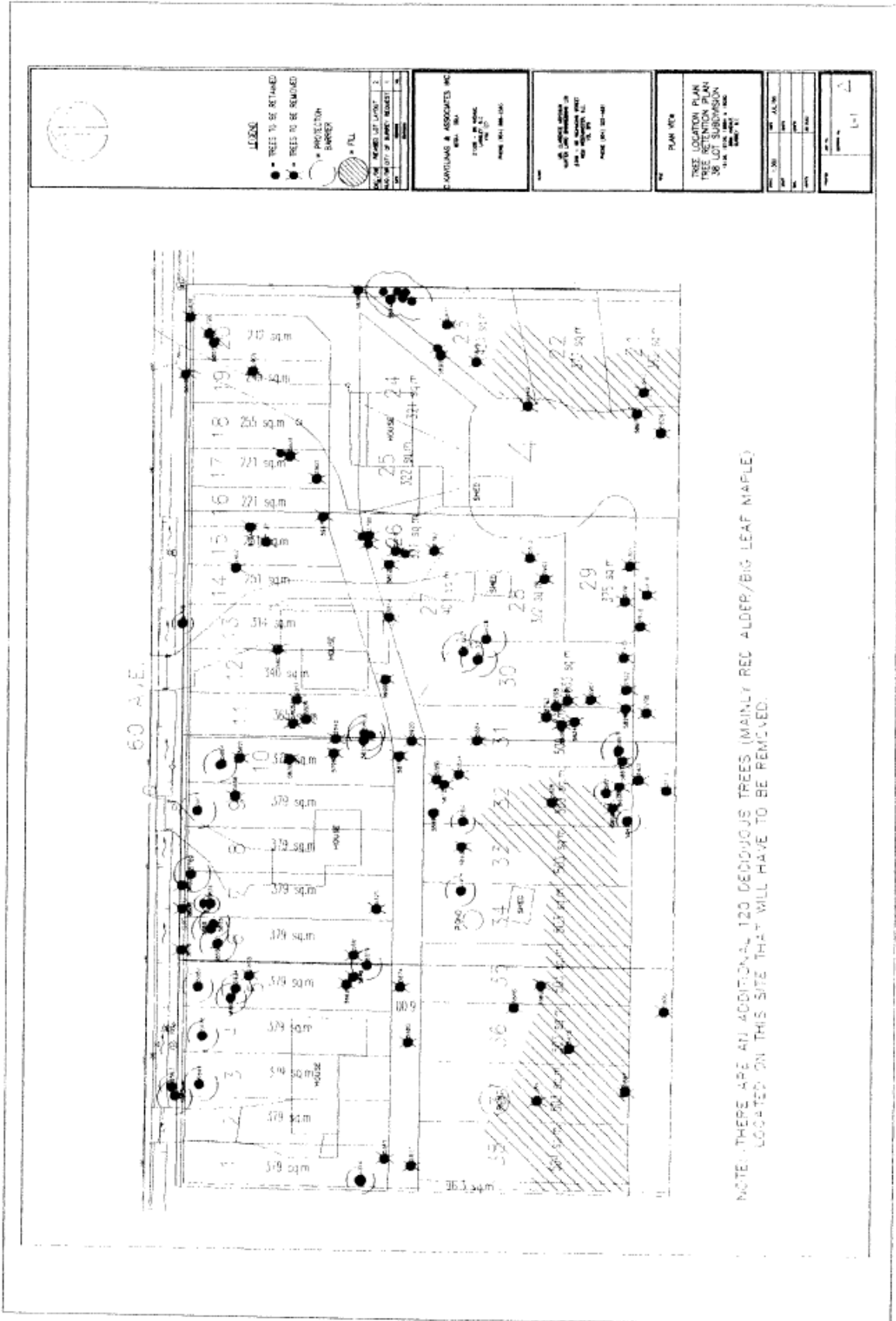
3. Tree Survey and Preservation / Replacement Plan


- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:

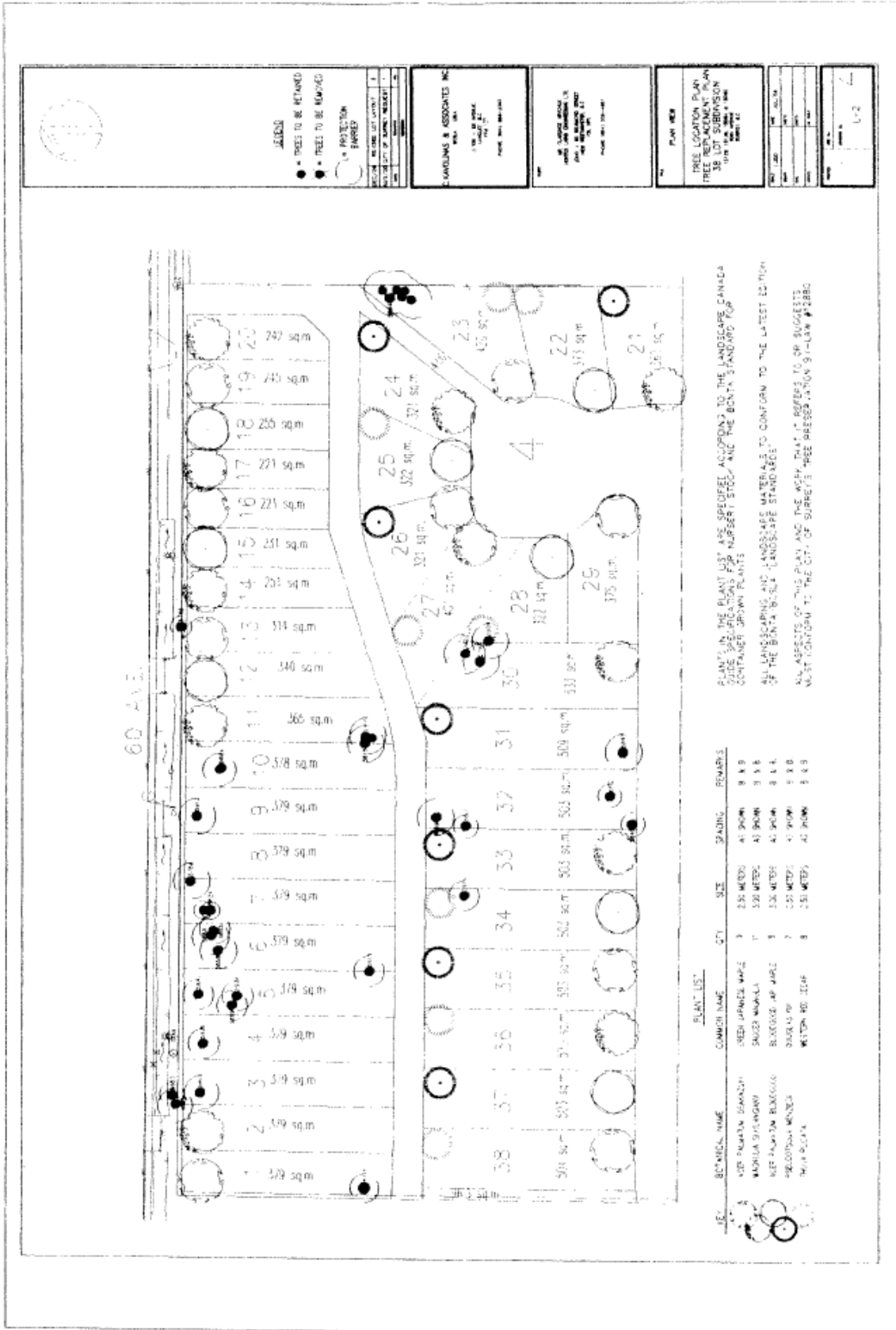

Arborist

January 3, 2007
Date



	<p>LEGEND</p> <ul style="list-style-type: none"> ● TREES TO BE RETAINED ○ TREES TO BE REMOVED ○ PROTECTION BARRIER ▨ FILL 	<p>DATE: 10/10/10</p> <p>SCALE: 1:100</p> <p>PROJECT: 10/10/10</p>
	<p>DATE: 10/10/10</p> <p>SCALE: 1:100</p> <p>PROJECT: 10/10/10</p>	<p>DATE: 10/10/10</p> <p>SCALE: 1:100</p> <p>PROJECT: 10/10/10</p>

NOTE: THERE ARE AN ADDITIONAL 120 DECIDUOUS TREES (MAINLY RED ALDER/BIG LEAF MAPLE) LOCATED ON THIS SITE THAT WILL HAVE TO BE REMOVED.



TREE PRESERVATION SUMMARY

Surrey Project No.: 7906-0180
Project Location: 15062 & 15040 – 59th Avenue & 5858 – 150th Street
 Surrey, BC

Registered Arborist: Randy Greenizan, ISA Certified Arborist, PN-0712 A

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site:

The trees on this site are in good condition.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	58	(A)
Number of Protected Trees declared hazardous due to natural causes	3	(B)
Number of Protected Trees to be removed	45	(C)
Number of Protected Trees to be Retained (A-B-C)	10	(D)
Number of Replacement Trees Required (C+B) x 2	96	(E)
Number of Replacement Trees Proposed	62	(F)
Number of Replacement Trees in Deficit (E-F)	34	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	72	(H)
Number of Lots Proposed in the Project	33	(I)
Average Number of Trees per Lot (H/I)	2.18	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:

Randy Greenizan
Arborist

January 3, 2007
Date

