

ADDITIONAL PLANNING COMMENTS

Application No.: 7914-0117-00

7914-0117-01

Planning Report Date: November 22, 2021

PROPOSAL:

- **Development Variance Permit**

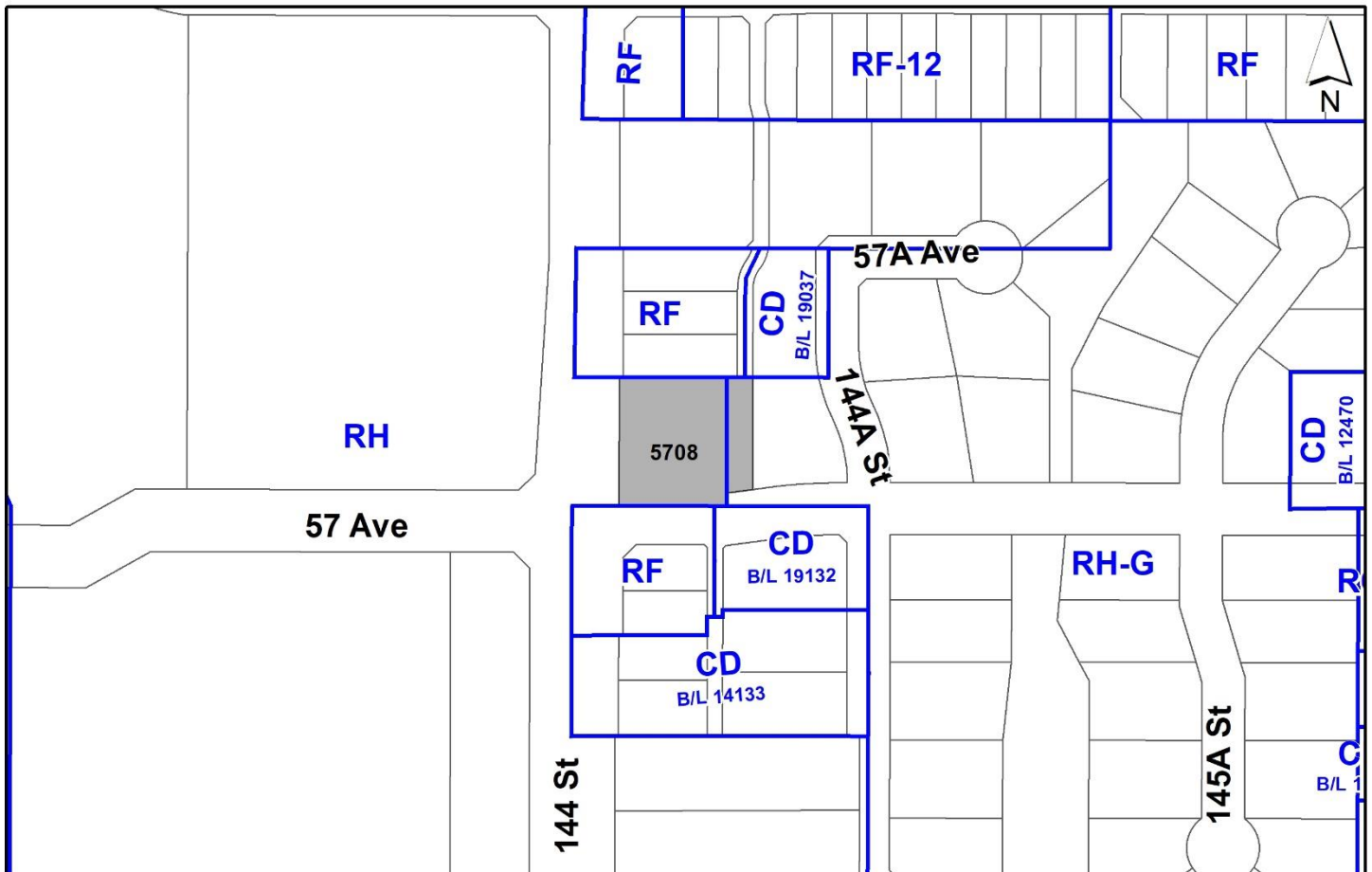
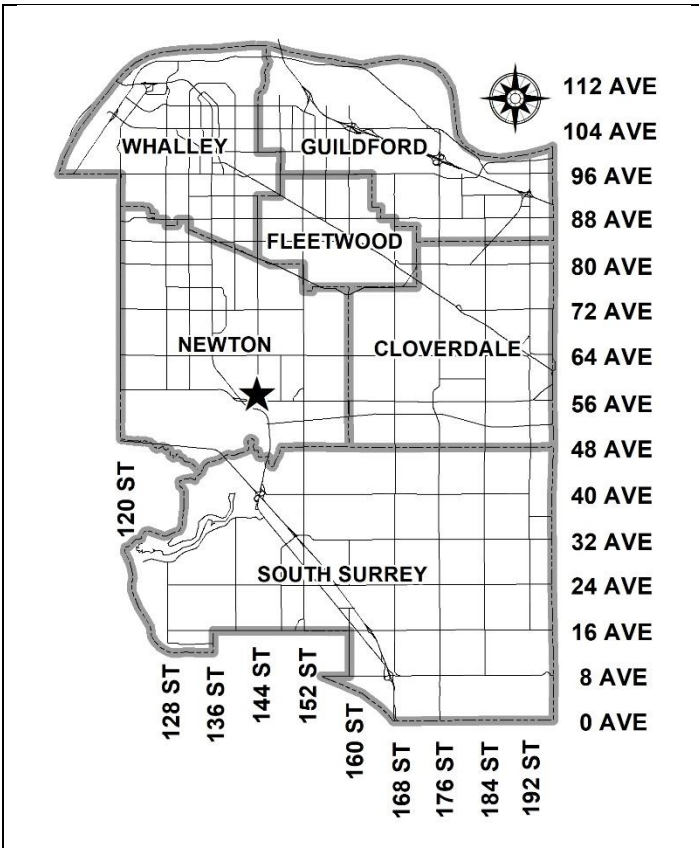
to reduce the minimum lot width of a proposed lot to facilitate the retention of an existing dwelling.

LOCATION: 5708 - 144 Street

ZONING: RH and RH-G

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum lot width requirements of the "Single Family Residential (RF) Zone" from 15.0 metres to 14.5 metres on proposed Lot 2, to facilitate the retention of the existing dwelling on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Residential designation in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant has proposed to rezone the existing property from "Half-Acre Residential (RH) Zone" and "Half-Acre Residential Gross Density (RH-G) Zone" to "Single Family Residential (RF) Zone" under Development Application No. 7914-0117-00, to allow subdivision of the property from one into three lots. The application received Third Reading of Rezoning By-law No. 18369 on January 12, 2015.
- The proposed variance is required to accommodate the retention of the existing dwelling on proposed Lot 1 and is anticipated to have limited impact on adjacent properties.
- The proposal would have a reduced lot width of 14.5 metres (00.5 metres reduction), however the lot depth and area would significantly exceed the minimum requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0117-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum lot width requirements of the "Single Family Residential (RF) Zone" from 15.0 metres to 14.5 metres on proposed Lot 2.
2. Council instruct staff to resolve the following issue prior to Development Variance Permit issuance:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with Development Application No. 7914-0117-00 have been completed.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site:	Single Family Residential	Single Family Residential	RH & RH-G
North:	Single Family Residential	Single Family Residential	RF
East:	Single Family Residential	Suburban Residential Half Acre	RH-G
South:	Single Family Residential	Single Family Residential	RF
West (Across 144 - Street):	RCMP Headquarters	Institutional	RH

Context & Background

- The subject property is located at 5708 – 144 Street. The property is designated "Urban" in the Official Community Plan and "Single Family Residential" in the South Newton Neighbourhood Concept Plan.
- The subject property is currently split zoned, with the majority of the lot zoned "Half-Acre Residential Zone (RH)" and the rear (east) portion zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The applicant is proposing to rezone the property from RH and RH-G Zones to "Single Family Residential Zone (RF)" under Development Application No. 7914-0117-00 to allow subdivision of the property from one lot into three lots.
- A Public Hearing was held on January 12, 2015, and Rezoning By-law. No. 18369 was subsequently granted Third Reading following the Public Hearing.

- The proposal follows a similar development pattern of properties being rezoned to RF and subdivided adjacent north of the property (i.e., 5728, 5738 and 5758 – 144 Street) and adjacent south of the property (i.e., 5682 and 5692 – 144 Street).
- Proposed Lots 1, 2 and 3 are to be 643.2 square metres, 636.3 square metres and 658.3 square metres in area, respectively. All proposed lots exceed the minimum lot area required to subdivide under the RF Zone.
- The applicant is proposing to retain the existing dwelling, which will be located on proposed Lot 1 at the southern end of the property. In order to facilitate retention of the dwelling, a lot width variance is proposed on Lot 2.
- Council previously supported Development Variance Permit No. 7914-0117-00 on January 12, 2015, to reduce the minimum side yard (north) setback from 1.8 metres to 1.02 metres for proposed Lot 1, and to reduce the minimum street side yard (south) setback requirements of the RF Zone from 3.6 metres to 2.0 metres for proposed Lot 1.
- The applicant is now proposing to locate the existing dwelling 1.51 metres from the side yard (north) setback, which is compliant with the reduced minimum side yard (north) setback of 1.02 metres that was previously supported by Council.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from the existing RH and RH-G Zones to the RF Zone under Application No. 7914-0117-00, which is at Third Reading. This is to allow for the subdivision of the property from one lot into three lots.
- The applicant is proposing a Development Variance Permit to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.5 metres on proposed Lot 2, to facilitate the retention of the existing dwelling on proposed Lot 1.

Referrals

Engineering: The Engineering Department has no concerns with the proposed variance.

Transportation Considerations

- The proposed lots are required to have vehicle access from the rear residential lane, as access from 144 Street is not permitted.

POLICY & BY-LAW CONSIDERATIONS

Lot Width and Setback Variances

- The applicant is requesting the following variances:
 - To reduce the minimum lot width requirements of the "Single Family Residential (RF) Zone" from 15.0 metres to 14.5 metres on proposed Lot 2.
- The proposed variance will facilitate the retention of the existing dwelling on proposed Lot 1, which is in good condition.
- The proposed variance results in only a marginally smaller lot width to that required in the RF Zone, at 14.5 metres. Despite the reduced lot width, Lot 2 is proposed to be 636.2 square metres in size. This lot area exceeds the RF Zone minimum lot size of 560 square metres.
- The proposed variance will have minimal impact on the adjacent property to the north (i.e., proposed Lot 3), as the proposed variance takes place on the interior lot line between proposed Lot 1 and 2.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7914-0117-01
Appendix II. Initial Planning Report No. 7914-0117-00, dated December 15, 2014

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0117-01

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: 018-054-251

Lot 1 Section 10 Township 2 New Westminster District Plan LMP8156

5708 - 144 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:

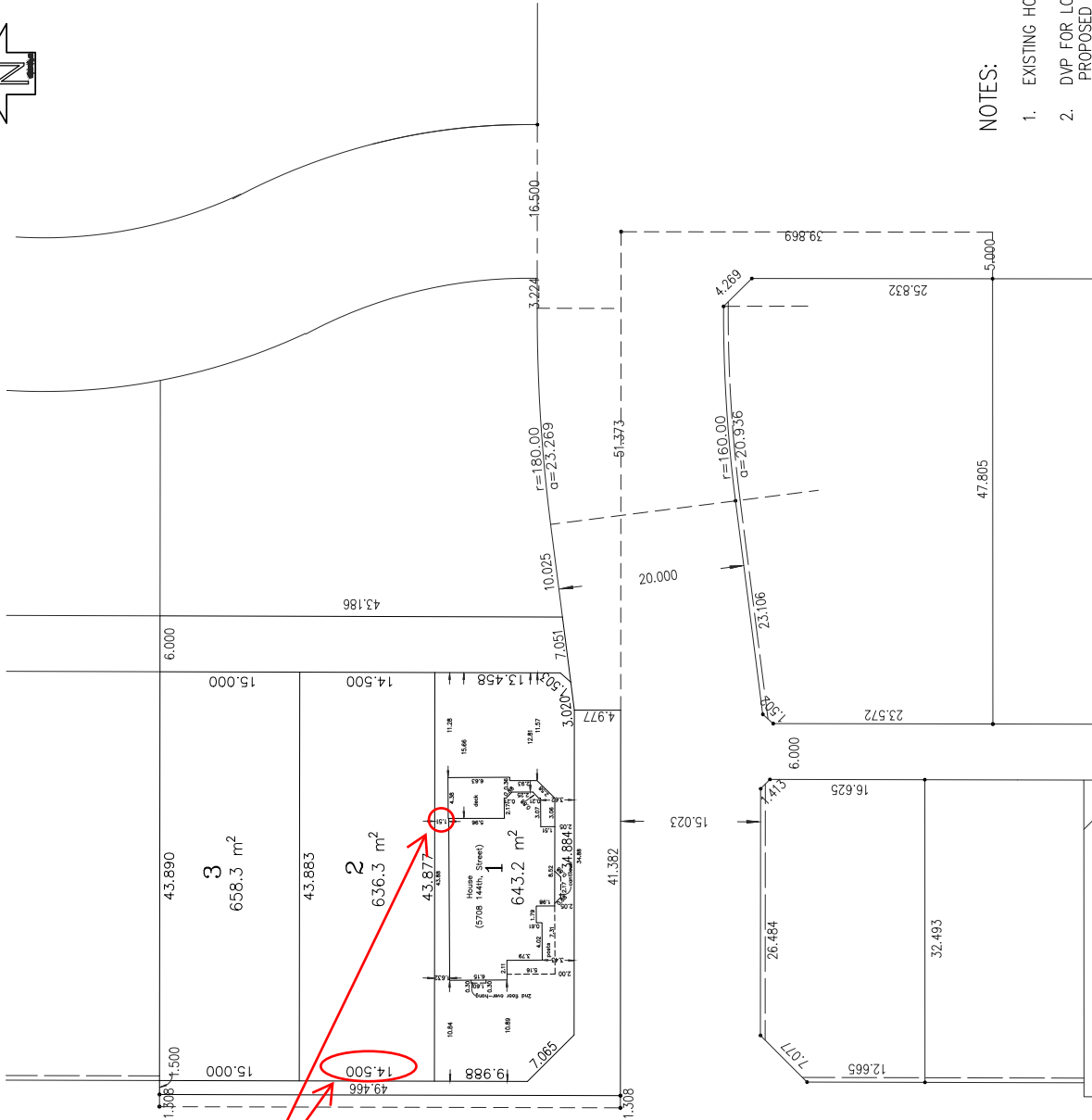
(a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum side yard (north) setback for the retained dwelling on proposed Lot 1 is reduced from 1.8 metres to 1.51 metres.

- (b) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width on proposed Lot 2 is reduced from 15.0 metres to 14.5 metres.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



DVP No. 7914-0117-01
 To reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lot 2, and to reduce the minimum side yard (north) setback of the RF Zone from 1.8 metres to 1.51 metres for the retained dwelling on proposed Lot 1.

NOTES:

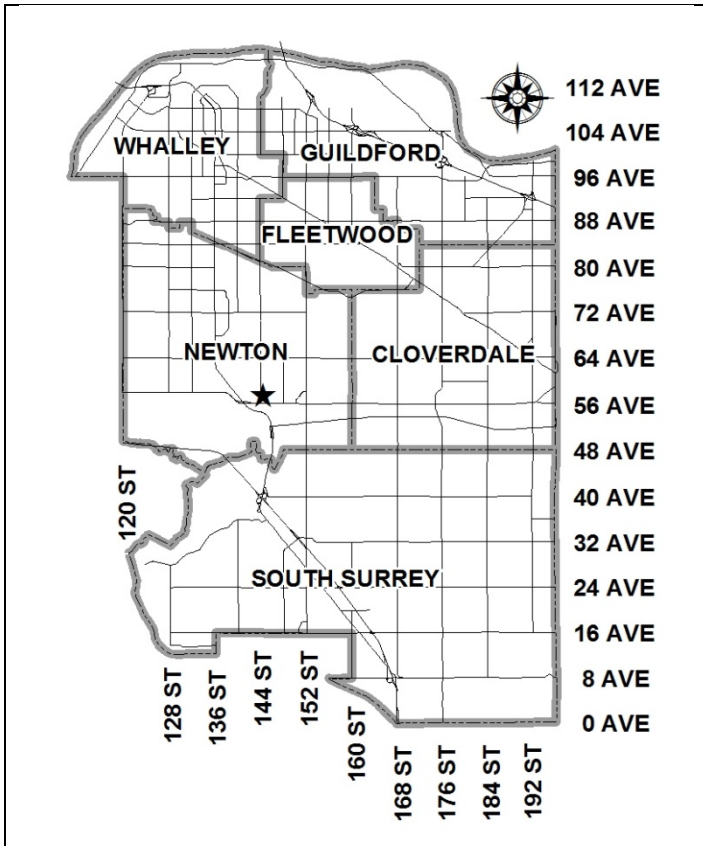
- EXISTING HOUSE ON PROPOSED LOT 1 TO BE RETAINED.
- DVP FOR LOT WIDTH FROM 15.0m TO 14.5m FOR PROPOSED LOT 2.
- DVP FOR NORTH SIDE YARD SETBACK FROM 1.8m TO 1.51m FOR PROPOSED LOT 1.

No.	Date	Revision	Dr./Ct.	This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or replicated without the written consent of said company.	CitiWest Consulting Ltd. No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com		PARAM DEVELOPMENT LTD. 8640-122 STREET, SURREY, B.C., V3W 5R9, CELL: 604-346-9581	Scale: 1:250	Dwg. No. OP
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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0117-00

Planning Report Date: December 15, 2014



PROPOSAL:

- **Rezoning** from RH and RH-G to RF
- **Development Variance Permit**

in order to allow subdivision into three (3) single family lots.

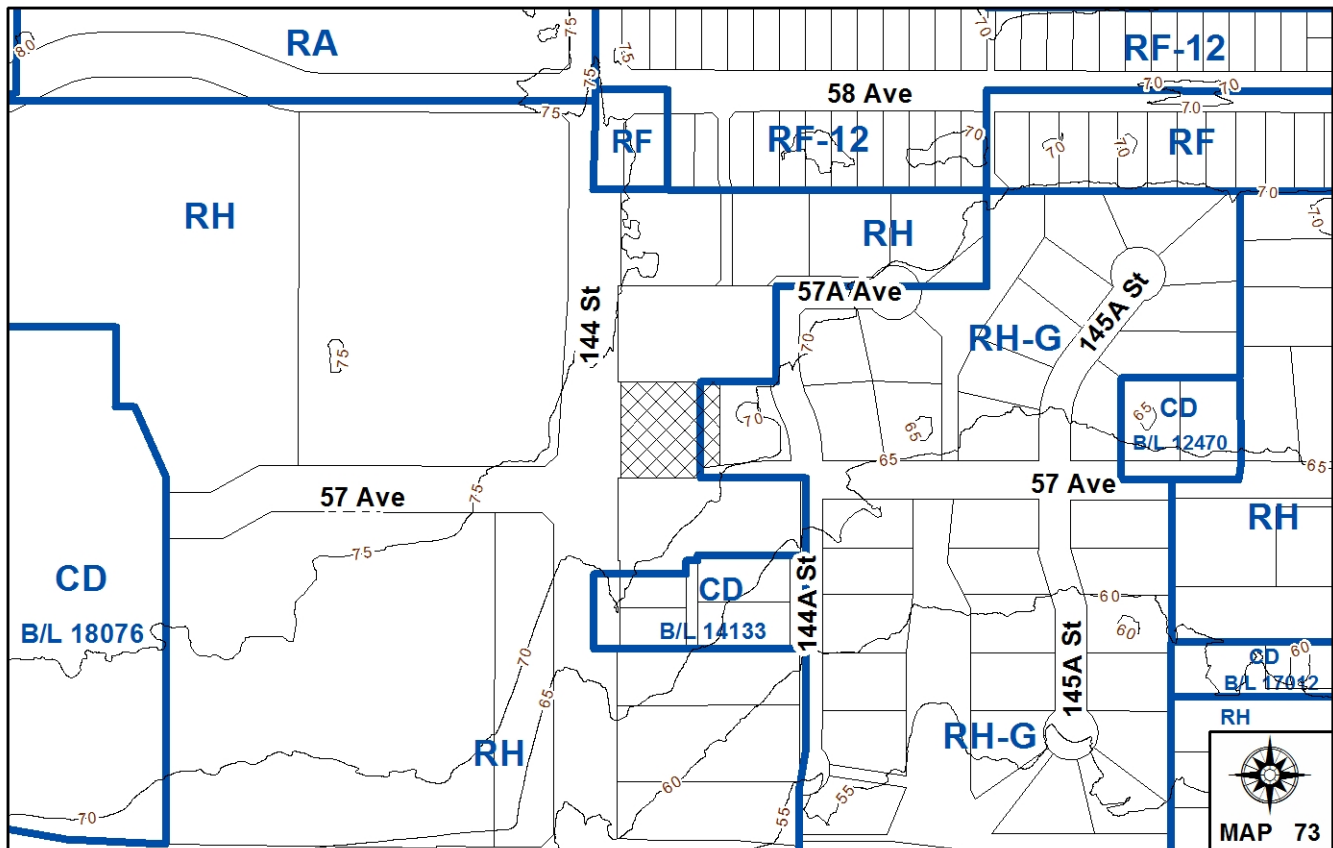
LOCATION: 5708 - 144 Street

OWNER:

ZONING: RH and RH-G

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the north and south side yard setbacks of proposed Lot 1 to permit retention of the existing dwelling.

RATIONALE OF RECOMMENDATION

- The proposal complies with OCP Designation.
- The proposal complies with the South Newton NCP Designation.
- The proposed RF lots are consistent with similar type lots established south of the subject property, as well as in the recently proposed development application by the property to the immediate north. The properties fronting 144 Street between 58 Avenue and Highway 10 are appropriately sized to develop with similar single family residential lots fronting 144 Street.
- The variances to reduce the north and south side yard setbacks on proposed Lot 1 are to accommodate the retention of the existing dwelling, which is in good condition. The proposed variances have minimal impact on adjacent properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" and "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0117-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback to the principal building of the RF Zone from 1.8 metres (6 feet) to 1.02 metres (3 feet) for proposed Lot 1; and
 - (b) to reduce the minimum setback of the south side yard on a flanking street to the principal building of the RF Zone from 3.6 metres (12 feet) to 2.0 metres (7 feet) for proposed Lot 1.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District:

Projected number of students from this development:

1 Elementary student at Goldstone Park Elementary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2016.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be retained)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential and proposed application to develop (No. 7913-0149-00)	Urban/ Single Family Residential	RH
East:	Single Family Residential	Urban/ Suburban Residential Half Acre	RH-G
South:	Single Family Residential	Urban/ Single Family Residential and Suburban Residential Half Acre	RH
West (Across 144 Street):	RCMP Headquarters	Urban/ Institutional	RH

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject property is located south of 58 Avenue in South Surrey, on the east side of 144 Street across from the RCMP Headquarters. The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential" under the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is currently split zoned with the majority of the lot zoned "Half-Acre Residential Zone (RH)" and the rear portion zoned "Half-Acre Residential Gross Density Zone (RH-G)". The lot is 0.61 acres (0.25 hectares) in area, 49.5 metres (162 feet) wide, and 51.4 metres (169 feet) deep.
- The development of the subject property will follow a similar development pattern of RF lots currently proposed by the development application by the adjacent property to the north (No. 7913-0149-00) and RF type lots established by the properties to the south (i.e. 5672 and 5662 – 144 Street). The properties fronting 144 Street between 58 Avenue and Highway 10 are appropriately sized to develop with similarly sized single family residential lots.

- The existing single family dwelling located on the southern portion of the subject property is proposed to be retained. The garage located on the northern portion of the property will be required to be demolished prior to final adoption.

Current Proposal

- The applicant proposes to rezone the subject property from "Half-Acre Residential Zone (RH)" and "Half-Acre Residential Gross Density Zone (RH-G)" to "Single Family Residential Zone (RF)" to create three (3) "Single Family Residential (RF)" lots.
- The proposed lots range in area from 628 to 652 square metres (6,760 - 7,020 square feet), 15 metres (50 feet) in width, and 43.5 metres (143 feet) deep. The dimensions of the proposed lots comply with the lot standards under the RF Zone.
- The existing dwelling proposed to be retained on proposed Lot 1 (future corner lot at 57 Ave and 144 Street) will require a Development Variance to reduce the minimum north and south (flanking street) side yard setbacks in order to retain the existing dwelling.

Road Dedication and Access

- The applicant is proposing to dedicate:
 - 1.94 metres (6 feet) for 144 Street;
 - 4.5 to 5 metres (15 - 16 feet) for the north portion of future 57 Avenue; and
 - 6.0 metres (20 feet) for the proposed residential lane along the rear of the subject property.
- The proposed lots are required to have vehicle access from the lane as access from 144 Street is not permitted.
- A temporary statutory right of way and working easement will have to be obtained from the adjacent property to the east or south (5715 - 144A Street or 5960 - 144 Street respectively) in order to accommodate access to the proposed lane.

Building Scheme and Lot Grading

- The applicant retained design consultant, Tejeshwar Singh of Simplex Consultants Ltd. to conduct a character study of the surrounding homes and proposed Building Design Guidelines to suit development in this neighbourhood.
- The Character Study found that the majority of properties in the surrounding area are approximately 5 to 10 years old with "west coast modern" style homes with mid-scale massing characteristics. A few homes in the area are approximately 20 to 25 years old with "traditional west coast" ranchers and two-storey split level homes. The proposed Building Design Guidelines proposes the new homes be compatible with the existing context homes by meeting or exceeding the massing design, trim and detailing, and construction material standards. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.

- A preliminary lot grading and servicing plan, submitted by CitiWest Consulting Ltd. has been reviewed by staff and found to be generally acceptable. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Peter Mennel, 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
Alder and Cottonwood Trees			
Alder	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Coniferous Trees			
Douglas Fir	2	2	0
Shore Pine	1	0	1
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	5	3	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$300.00	

- The Arborist Assessment states that there are a total of five (5) mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 29% of the total trees on the site, are Alder trees. It was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration 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 ten (10) replacement trees on the site. Since only nine (9) replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of one (1) replacement tree will require a cash-in-lieu payment of \$300 to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 7, 2014 to 32 property owners within 100 metres (328 feet) of the subject site, as well as the Panorama Neighbourhood Association. Staff received no comments.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 1, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The property is located within the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Composting, recycling, and organic waste pickup services will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The property is located on a transit route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north side yard setback from the principal building of the RF Zone from 1.8 metres (6 feet) to 1.02 metres (3 feet) for proposed Lot 1.

Applicant's Reasons:

- The variance is requested in order to retain the existing single family dwelling on proposed Lot 1.

Staff Comments:

- Staff supports retaining the existing dwelling, which is in good condition. The variance will have minimal impact on the adjacent property to the north (i.e. proposed Lot 2).
- The proposed variance is only valid for the existing dwelling on the lot. If the current dwelling is removed at a future date, the owner is not entitled to rebuild a dwelling at the reduced setback.

(b) Requested Variance:

- To reduce the minimum setback of the south side yard on a flanking street to the principal building of the RF Zone from 3.6 metres (12 feet) to 2.0 metres (7 feet) for proposed Lot 1.

Applicant's Reasons:

- The variance is requested in order to retain the existing single family dwelling on proposed Lot 1.

Staff Comments:

- Proposed Lot 1 will be a future corner lot flanking 57 Avenue with the full construction of the road completed when the property to the south (5690 – 144 Street) develops. The variance will have minimal impact on existing or future proposed lots to the south. Staff support retaining the existing dwelling and have no objection to the proposed reduced setback.
- The proposed variance is only valid for the existing dwelling on the lot. If the current dwelling is removed at a future date, the owner is not entitled to rebuild a dwelling at the reduced setback.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7914-0117-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.61
Hectares	0.25
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15m
Range of lot areas (square metres)	627 – 651m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12 units/ha & 4.9 units/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	36%
Estimated Road, Lane & Driveway Coverage	10.3% road, 10.6% lane, 7% driveway
Total Site Coverage	64%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	YES (side yards – Lot 1)



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citwest.com



SARABJIT SINGH SANDHU & HARJINDER PAL KAUR
 5708 - 144 STREET, SURREY, BC, V3X 1A7, PH: 778-859-4809
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5708 - 144 STREET, SURREY, BC

Scale: 1:1000	Man. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3080	Of
P.W. P.U.	Date MAR/2014	Revision
Approved:		

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

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

DATE: **December 9, 2014** **PROJECT FILE:** **7814-0117-00**

RE: **Engineering Requirements**
 Location: 5708 - 144 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.500 metres along 144 Street for the ultimate 30.0 metre Arterial Road Standard.
- Dedicate the area under the existing Statutory Right-of-Way (SRW), Legal Plan 87884, on 57 Avenue for the ultimate 20.0 metre Local Road Standard.
- Dedicate a 5.000 x 5.000 metre corner cut at the intersection of 57 Avenue and 144 Street.
- Provide 0.500 metre SRW's along the frontages of 144 Street and 57 Avenue.
- Dedicate 6.000 metres for the north/south lane.
- Provide an offsite 5.500 x 5.500 metre SRW from civic address 5715 144A Street for the existing 57 Avenue road allowance to be used as a lane outlet. Alternatively provide an offsite SRW from civic address 5690 144 Street for the construction of 57 Avenue to the Local Half road Standard.

Works and Services

- Construct the north half of 57 Avenue to the Local Road Standard. A sidewalk from 144 Street to 144A Street must be constructed as a minimum.
- Construct the north/south lane to the Lane Standard.
- Construct a lane and an outlet to 144A Street to a minimum 6.0 metre pavement.
- Construct storm and sanitary mains within the north/south lane and along 57 Avenue.
- Construct storm, sanitary, and water service connections to service each lot.
- Through detailed design the developer may be required to provide CIL for the future extension of a sanitary main along 144 Street fronting the development.
- Provide on-lot stormwater mitigation.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE



Tuesday, August 19, 2014
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0117-00

SUMMARY

The proposed 3 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2013 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	59 K + 237
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

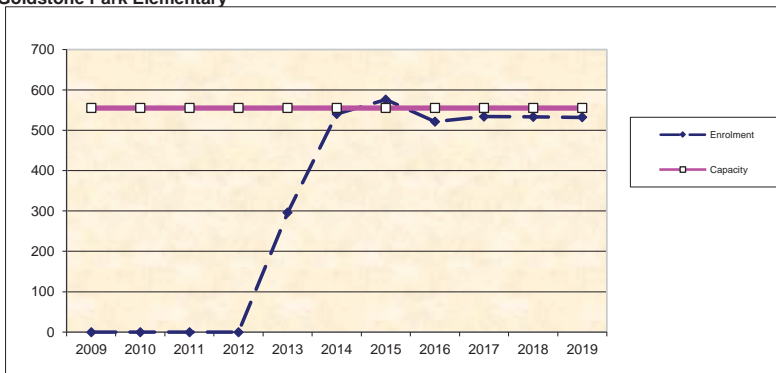
School Enrolment Projections and Planning Update:

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

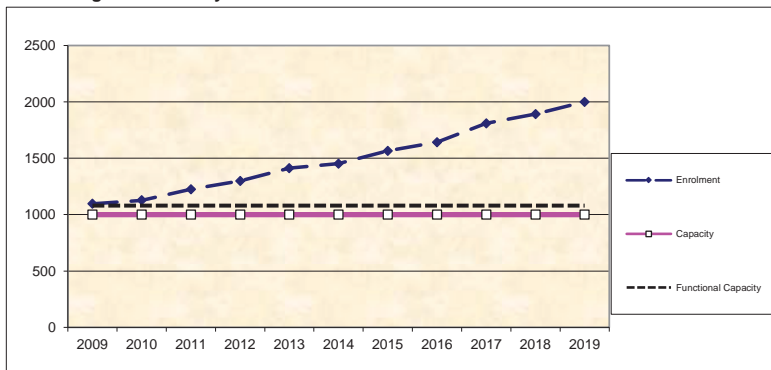
Goldstone Park Elementary opened in February 2014, with the schools enrolment moving from Cambridge Elementary prior to spring break. The new school will relieve overcrowding at both Cambridge and Woodward Hill. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). A future addition to Sullivan Heights is also a possible consideration.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. The location of this application was originally within the Woodward Hill school catchment, but was moved to the new school catchment for Goldstone Park, as the new school has been built larger and would be better able to accommodate the higher than projected growth fronting 144th Avenue. This particular application, although it involves an NCP amendment, will not significantly impact the number of projected students for Goldstone Park Elementary. Goldstone Park is projected to reach its capacity by 2015 about the same time that the residential development within the new schools catchment is projected to be near fully built out.

Goldstone Park Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7914-0117-00
 Project Location: 5708 – 144 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD,
 at.aibc)

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

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

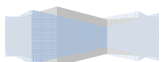
The area surrounding the subject property consists of a majority of homes built approximately 5-10 years ago along with only a handful of relatively older homes built about 20-25 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 1200sf up to 3000 sf. The subject property is directly across the RCMP headquarters and the former Surrey City Hall. There are also several newly developed townhouses which offer architectural character to the development.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 5-10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is primarily stucco or siding with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of are approximately 20-25 year old “traditional west coast” ranchers and two storey split level homes from 1200 sf to about 2000sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding.

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 “West Coast Modern”.
- 2) All context homes are 2 storey homes.



- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

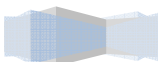
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

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.

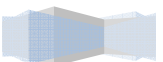
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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: June 16, 2014

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

Date: June 16, 2014



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0117-00


Address: 5708 - 144 Street

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u> - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = <u>8</u> 	10
Replacement Trees Proposed	9
Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist: 	Date: July 4, 2014
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0117-00

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: 018-054-251
Lot 1 Section 10 Township 2 New Westminster District Plan LMP8156
5708 - 144 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F, Part 16 "Single Family Residential Zone (RF)", the minimum side yard setback to the principal building is varied from 1.8 metres (6 ft.) to 1.02 metres (3 ft.) for proposed Lot 1; and
 - (b) Section F, Part 16 "Single Family Residential Zone (RF)", the minimum side yard setback on flanking street to the principal building is varied from 3.6 metres (12 ft.) to 2.0 metres (7 ft.) for proposed Lot 1.
5. This development variance permit applies to only that portion of the buildings and structures on 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

**B.C. LAND SURVEYOR'S BUILDING LOCATION
CERTIFICATE ON PROPOSED LOT 1
SECTION 10 TOWNSHIP 2
NWD PLAN EPP_____**

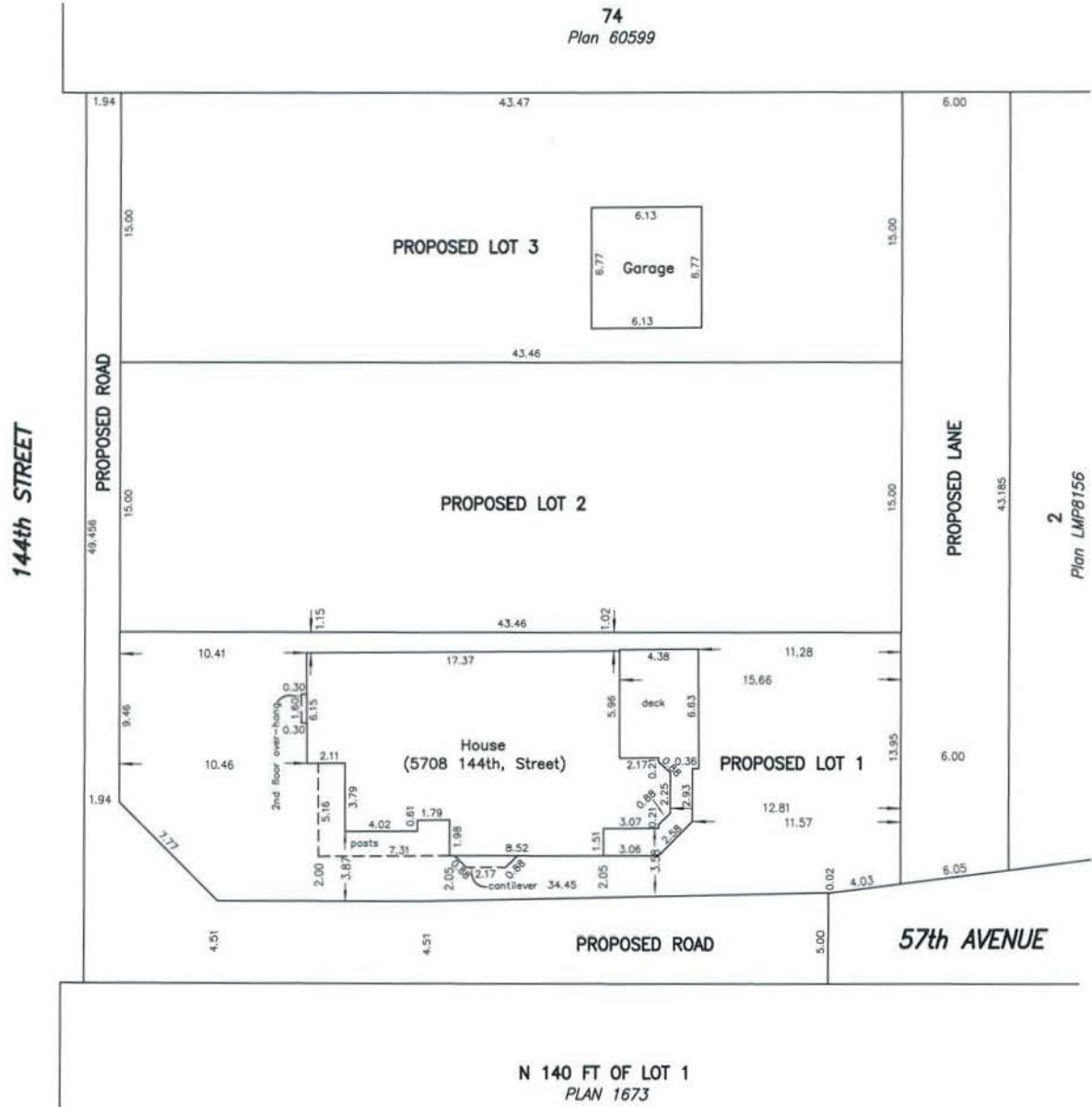


SCALE - 1 : 250
All distances are in metres

EXISTING CIVIC ADDRESS OF SITE: 5708 144th STREET, SURREY

NOTE: PROPERTY LINES SUBJECT TO CHANGE
UPON FINAL FIELD SURVEY.

Area of Main Floor	=	187.5 m ²
Area of Second Floor	=	121.1 m ²
Total Floor Area	=	308.6 m ²
Area of Proposed Lot 1	=	625.5 m ²
F.A.R.	$\frac{309 \text{ m}^2}{626 \text{ m}^2}$	= 0.49



This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client, and is certified correct this 8th day of December, 2011.

Seán Costello
B.C.S.



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File: 5444 - CE