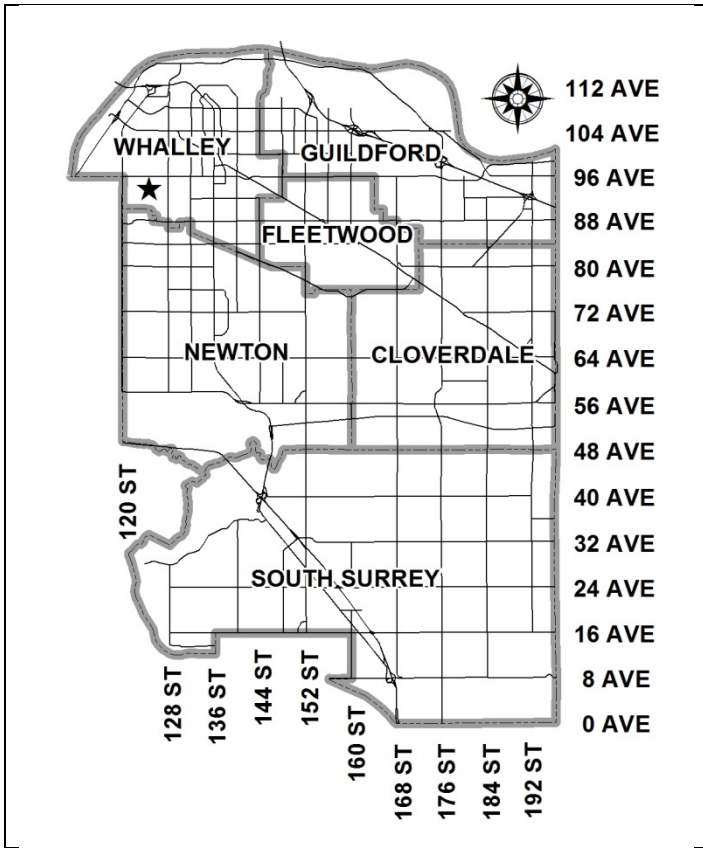


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0092-00

Planning Report Date: April 11, 2016



**PROPOSAL:**

- **Rezoning** from RF to RF-12
- **Development Variance Permit**

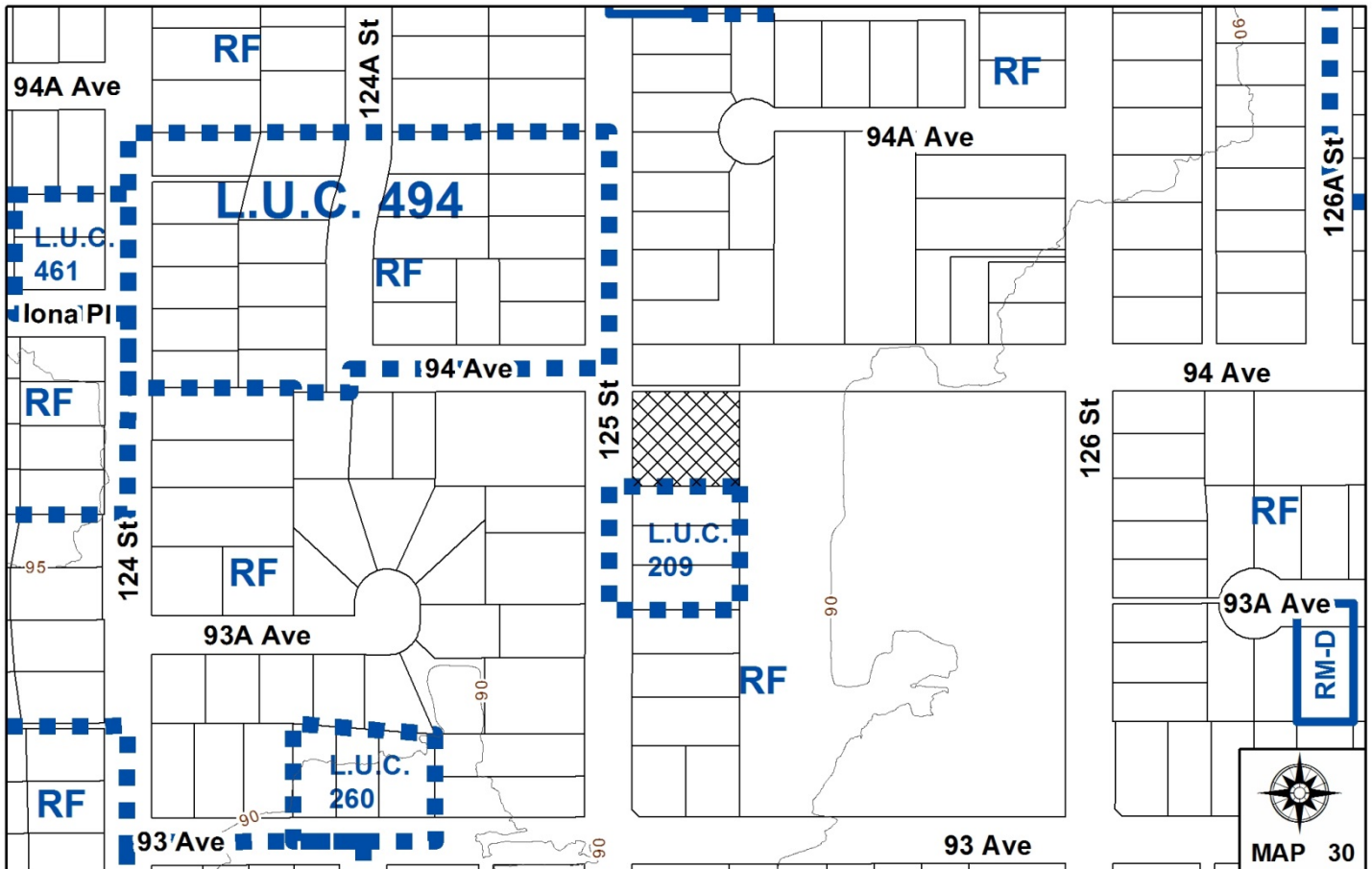
to allow subdivision into 3 single family small lots with front access side-by-side double-car garages.

**LOCATION:** 9388 - 125 Street

**OWNER:** Sarbjit Dhariwal

**ZONING:** RF

**OCP DESIGNATION:** Urban



### 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

- Seeking a variance to the RF-12 Zone to permit front access, side-by-side double garages for all proposed lots, which do not meet the minimum 13.4-metre (44 ft.) lot width requirement.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed development will facilitate the widening of the existing well-used walkway located along the north boundary of the subject site, connecting 125 Street to Senator Reid Elementary School to the east.
- Road frontage upgrades will provide a safer street by requiring construction of approximately 100 metres (328 ft.) of sidewalk fronting the site and three (3) neighbouring lots to the south, completing the sidewalk connection from 93 Avenue to the existing walkway adjacent the north property line of the subject site.
- The proposed lots are oversized RF-12 lots and have similar lot area to neighbouring RF lots. The RF-12 zoning will facilitate a 260-square metre (2,800 sq. ft.) house size that is appropriate for the 12.8-metre (42 ft.) lot widths proposed.
- The site is in close proximity to schools and park facilities.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0092-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width requirement for a front access side-by-side double garage in the RF-12 Zone from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for proposed Lots 1 to 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 – 3, to require a minimum front yard setback of 7.5 metres (25 ft.) to the garage face and 5.5 metres (18 ft.) for the remaining portion of the lower floor level;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) the applicant satisfy 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:**

2 elementary students at Senator Reid Elementary School  
 1 secondary student at L. A. Matheson Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2017.

**Parks, Recreation & Culture:**

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant is required to address these concerns prior to final adoption of the Rezoning By-law.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot; older 2-storey house and detached garage recently demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Walkway and a treed, City-owned lot.	Urban	RF
East:	Senator Reid Elementary School.	Urban	RF
South:	Single family dwelling.	Urban	LUC No. 209 (underlying RF Zone)
West (Across 125 Street):	Single family dwelling on 0.6-acre lot with subdivision potential.	Urban	RF and LUC No. 494 (underlying RF Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9388 – 125 Street in Whalley, is zoned “Single Family Residential Zone (RF)” and is 1,832 square metres (19,719 sq. ft.) in area. The site is designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone the site to "Single Family Residential (12) Zone (RF-12)" in order to allow subdivision into three (3) single family small lots.
- All proposed lots are 12.84 metres (42 ft.) wide, 45.7 metres (150 ft.) deep and 586 square metres (6,308 sq. ft.) in area which comply with Type I interior lots in the RF-12 Zone.
- Although the proposed lot areas also meet the RF Zone, the RF-12 Zone will allow for an approximate 260-square metre (2,800 sq. ft.) house compared to a 345-square metre (3,715 sq.

ft.) house allowed in the RF Zone. The 65-square metre (915 sq. ft.) smaller RF-12 house is more appropriate for the proposed, narrower lot widths. Like the neighbouring houses, basements are not proposed.

- The RF-12 Zone requires a minimum front yard setback of 4 metres (13 ft.) except for an attached garage which shall be a minimum of 6 metres (20 ft.). To better align with the front yard setbacks of neighbouring houses, a covenant will be required for all proposed lots to increase the front yard setback to 7.5 metres (25 ft.) as measured to the garage face and 5.5 metres (18 ft.) for the remaining portion of the lower floor level.
- The applicant has applied for a Development Variance Permit (DVP) to allow for a front access side-by-side double garage on each lot (see By-law Variance section for more details).
- The applicant will be able to provide four (4) parking spaces per lot (2 in the driveway and 2 in the garage).
- Although a secondary suite is permitted in the RF-12 Zone, no basements are proposed, which will reduce the likelihood of a suite within any of the homes on the 3 proposed lots.
- The proposed RF-12 Type I interior lots also have merit in this area given the proximity to school and parks amenities, including Senator Reid Elementary School immediately east of the site. Furthermore, the 45-metre (147.5 ft.) depth of the proposed lots will result in the lot areas being comparable to lots zoned RF.

#### Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant, Mainland Engineering Design Corporation, has been reviewed by staff and found to be generally acceptable. The applicant does not propose to have in-ground basements on any of the proposed lots.
- The applicant has retained Ran Chahal of Apex Design Group 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 V). The guidelines will facilitate modern design, massing and finishing standards and will include a provision to reduce the visual impact of the double garage on the narrower lots.

#### Walkway

- An existing 2.4-metre (8 ft.) wide walkway runs parallel to the north property line and is well used by children and parents travelling to and from Senator Reid Elementary School to the immediate east.
- The applicant will dedicate a 1.8-metre (6 ft.) wide portion of land to widen the existing walkway. The ultimate walkway will be 6 metres (20 ft.) wide once additional dedication is provided by the City from the City-owned lot to the north of the walkway at 9402 – 125 Street.
- The developer will install lighting to improve safety along the sidewalk. The lighting will likely be located along the north side of the walkway to reduce disturbance to trees. Exact location and spacing of lighting will be determined at detail design stage in conjunction with the arborist report.

## PRE-NOTIFICATION

Pre-notification letters were mailed on April 27, 2015 and a development proposal sign was installed on May 15, 2015. Staff received comments from six residents, which is summarized below (staff comments are in *italics*):

- A neighbourhood resident requested that the existing walkway connecting 125 Street to Senator Reid Elementary School be made safer.

*(The proposed development will widen the existing walkway from 2.4 metres (8 ft.) wide to 6 metres (20 ft.) wide and the developer will provide lighting to improve safety.)*

- The neighbourhood has a lack of parking with residents parking along the street.

*(The applicant is able to provide four (4) parking spaces per lot. The RF-12 homes will be approximately 65 square metres (915 sq. ft.) smaller than those allowed under neighbouring RF-zoned lots and none of the proposed lots will accommodate basements, thereby reducing the likelihood of secondary suites.)*

- There are many illegal suites in the neighbourhood.

*(The RF-12 Zone will permit one secondary suite per lot, however, the lack of basements will likely limit the number of suites constructed.)*

- Vehicles travel fast and pedestrians walk on 125 Street which makes walking very unsafe.

*(The applicant will construct the sidewalk fronting the site and also along the frontage of the three (3) properties to the south, connecting to 93 Avenue, which will enable pedestrians to walk on the sidewalk rather than on the road.)*

- 125 Street is quite dangerous due to its narrow pavement width and open ditches along both sides of 125 Street, making street parking problematic and further exacerbating the safety issues. Limited sight lines, especially for children, can be problematic due to the slope of the road. Resident inquired if the proposed development could construct traffic calming mechanisms along 125 Street such as speed bumps.

*(There are no plans to construct speed bumps along 125 Street as part of the subject development. The resident has been encouraged to organize a traffic safety petition so the City can perform a more holistic response to traffic issues along 125 Street. Staff received a traffic calming inquiry in 2014, but the request was never submitted formally with the required neighbourhood petition.)*

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The following table 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>			
Ash, Mountain	1	1	0
Birch, Paper	1	1	0
Walnut	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	11	6	5
<b>Total</b>	<b>14</b>	<b>8</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>7</b>	
<b>Total Retained and Replacement Trees</b>		<b>13</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,000</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the widening of the existing walkway, location of services, building footprints, walkway dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all removed trees. This will require a total of 16 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 11 replacement trees will require a cash-in-lieu payment of \$3,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$3,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 1, 2016. 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)	• N/A
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• Retention of mature trees.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• Widening and providing lighting for a well-used existing walkway. • Completion of an important sidewalk link connecting existing walkway and 93 Avenue.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement for a front access side-by-side double garage in the RF-12 Zone from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for all proposed lots.

Applicant's Reasons:

- A double garage will create a more consistent streetscape as the existing houses in the area which have front access, side-by-side, double garages fronting 125 Street.
- The proposed double garages will allow for an additional enclosed parking space on the lot.

Staff Comments:

- All proposed lots are 12.8 metres (42 ft.) wide, which exceed the 12-metre (39 ft.) width requirement for a Type I interior Lot in the RF-12 Zone, but are less than the minimum 13.4-metre (44 ft.) width required to permit a front-access side-by-side double garage in the RF-12 Zone.
- All proposed lots are over 45 metres (148 ft.) deep and are 586 square metres (6,308 sq. ft.) in area, which exceed the minimum 26-metre (85 ft.) depth and 320-square metre (3,445 sq. ft.) area requirement for a Type I interior Lot in the RF-12 Zone.



- The applicant's design consultant has reviewed the proposed lots and has incorporated provisions in the Building Scheme that will reduce the visual prominence of the garage on the narrower lots.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Subdivision Data Sheet
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. 7915-0092-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Rajeev Mangla  
  Mainland Engineering (2007) Corporation  
  Address:             Unit 206, 8363 - 128 Street  
  Surrey, BC V3W 4G1  
  
  Tel:                 604-543-8044

2.     Properties involved in the Application

- (a)     Civic Address:             9388 - 125 Street
  
- (b)     Civic Address:             9388 - 125 Street  
           Owner:                 Sarbjit S Dhariwal  
           PID:                  023-886-439  
           The West 150 Feet Of Lot 3 Block 11 Section 31 Township 2 New Westminster District Plan  
           1535

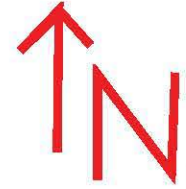
3.     Summary of Actions for City Clerk's Office

- (a)     Introduce a By-law to rezone the property.
  
- (b)     Proceed with Public Notification for Development Variance Permit No. 7915-0092-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

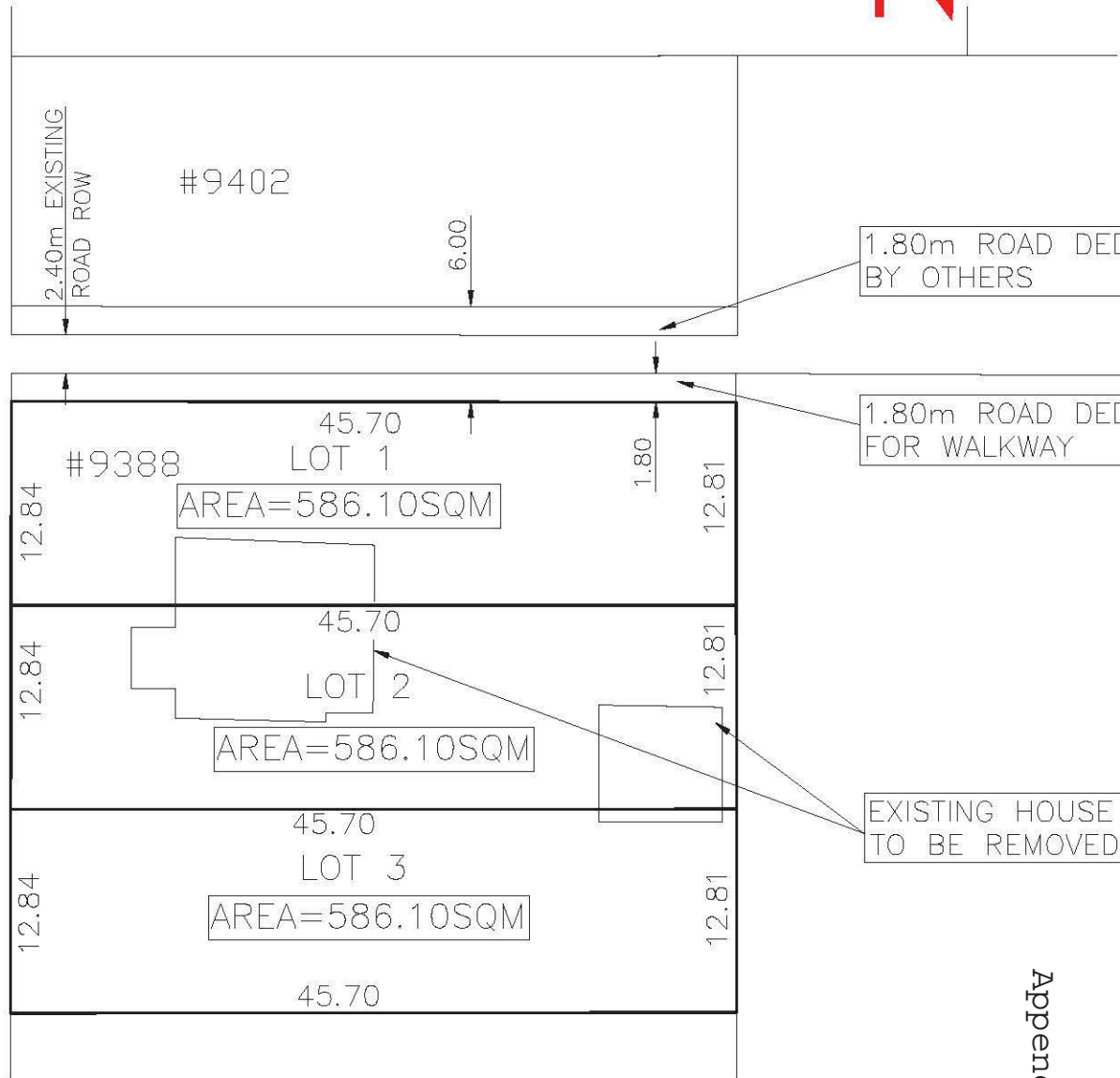
# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.45 acre
Hectares	0.18 hectare
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.84 metres
Range of lot areas (square metres)	586 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16.37 lots/ha or 6.63 lots/acre
Lots/Hectare & Lots/Acre (Net)	17.14 lots/ha or 6.91 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	68%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Front-Loaded Double Car Garage	YES



94 AVE



125 ST

## 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: **February 29, 2016** PROJECT FILE: **7815-0092-00**

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RE: **Engineering Requirements  
Location: 9388 125 Street**

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

- Dedicate 1.80 m along the north property line toward the ultimate 6.0 m walkway.

***Works and Services***

- Construct east half of 125 Street to the Through Local Road standard.
- Construct a 6.0 m concrete letdown to each lot.
- Construct pedestrian lighting within existing walkway along the north property line of the development.
- Subject to available funding the City has requested the construction of the east half of 125 Street along the frontages of 9352, 9360, 9366 & 9402 125 Street to the Through Local Road standard.
- Construct storm mains to service the development.
- Construct onsite storm water management features to meet the requirements of the South Westminster Integrated Stormwater Management Plan.
- Provide water, storm and sanitary service connections to each lot.
- Register required legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Robert Cooke, Eng.L.  
Development Project Engineer

CE



Thursday, February 11, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0092 00

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

September 2015 Enrolment/School Capacity

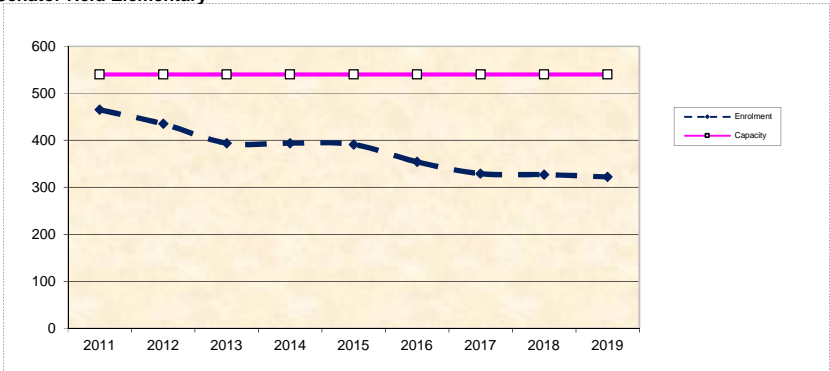
<b>Senator Reid Elementary</b>	
Enrolment (K/1-7):	38 K + 353
Capacity (K/1-7):	40 K + 500
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1185
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

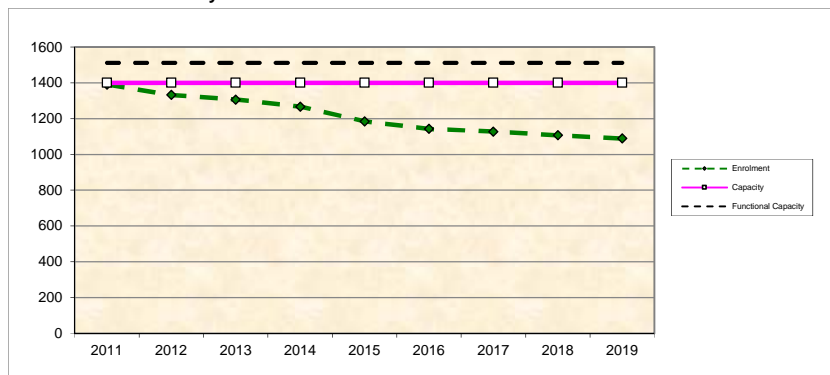
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

**Senator Reid Elementary**



**L. A. Matheson 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****V.1.0**

**Surrey Project no.:** 15-0092-00 (Orbit Holdings)  
**Property Location:** 9388-125 ST., Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form 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 site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 73% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Asphalt roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 23% of the homes having Exposed Aggregate driveways.

### **1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** “Two-Storey” 24.0%  
“Basement Entry/Cathedral Entry” 64.00%  
“Rancher (Bungalow)” 12.0%  
“Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 12.00% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 17.00% 2001 - 2500 sq.ft excl. garage  
6.00% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 28.0% Stucco: 48.0% Vinyl: 24.0%  
**/Materials:** Brick or stone accent on 42.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 77.00% Cedar Shingles: 0.00%  
Concrete Tiles: 23.0% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
Rancher or Bungalow - 1400 sq.ft. minimum  
(Exclusive of garage or in-ground basement)



<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**



Ran Chahal, Design Consultant  
 Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.

March 2, 2016

Date

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 15-0092-00

Address: 9388 - 125 Street, Surrey, BC

Registered Arborist: Peter Mennel

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)	14
<b>Protected Trees to be Removed</b>	8
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6
<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 8 X two (2) = 16</li> </ul>	16
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	10
<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 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

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

Signature of Arborist:



Date: April 6, 2016



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



94 AVENUE

94 AVE  
(NOT CONSTRUCTED)

1.80m ROAD DEDICATION  
BY OTHERS

9365  
1

NOTE: REMOVE TO ACCOMMODATE  
CONSTRUCTION PENDING  
PERMISSION FROM SURREY'S  
PARKS REG. AND CULTURE DEPT.

125th AVENUE

LOT 1  
MBE=94.20

LOT 2  
MBE=94.12

LOT 3  
MBE=94.05

100# TO DRAIN  
TILE TYP

HOUSE 9366  
MAIN FLOOR=93.57

42DP GAS  
O/S 4.6m  
200# SAN  
O/S 5.1m  
250# STM  
O/S 7.9m  
200# W/M  
O/S 12.6m

EX CONCRETE RETAINING WALL



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION
	1	FEB/06/10	MK	NEW LOT LAYOUT
	2	FEB/19/10	MK	GRADING PLAN

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

#105, 8277 128 ST  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 583-0300  
Fax: (778) 583-0302  
Mobile: (604) 240-0908  
Email: mrfadum@fadum.ca

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PROJECT TITLE  
**9388 125 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND  
PRESERVATION PLAN**  
CLIENT  
DATE  
JUNE 16, 2016

DRAWN  
JT  
SCALE  
AS SHOWN  
DATE  
JUNE 16, 2016

**T-1**  
SHEET 1 OF 2

94 AVENUE

94 AVE  
(NOT CONSTRUCTED)

1.80m ROAD DEDICATION  
BY OTHERS

9385  
1

125th AVENUE  
CENTERLINE ASPHALT

LOT 1  
MBE=94.20

LOT 2  
MBE=94.12

LOT 3  
MBE=94.05

42DP GAS  
O/S 4.6m  
200Ø SAN  
O/S 5.1m  
250Ø STM  
O/S 7.9m  
200Ø W/M  
O/S 12.6m

HOUSE 9366  
MAIN FLOOR=93.57

312

NOTE: CONSTRUCT WALKWAY WITH PERMEABLE SURFACE MATERIAL (UNIT PAVERS, GRAVEL) AND NO EXCAVATION INSIDE THE TPZ OTHERWISE TREE REMOVAL MAY BE WARRANTED. REASSESS WITH FINAL WALKWAY CONSTRUCTION DETAILS.

NOTE: REASSESS IN CONJUNCTION WITH FINAL BUILDING PLANS.

NOTE: REASSESS WHEN THE DEBRIS IS REMOVED AND WITH FINAL BUILDING PLANS.



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- TREE PROTECTION FENCING

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION
	1	FEB06/10	MK	NEW LOT LAYOUT
	2	FEB17/10	MK	GRADING PLAN

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

#105, 8277 128 ST  
Surrey, British Columbia  
V3W 0A6  
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PROJECT TITLE  
**9388 125 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**TZ - TREE PROTECTION AND PRESERVATION PLAN**  
CLIENT  
DATE  
**JUNE 10, 2010**

DRAWN  
**JT**  
SCALE  
**AS SHOWN**

**T-2**  
SHEET 2 OF 2

### BUILDING ENVELOPE

Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

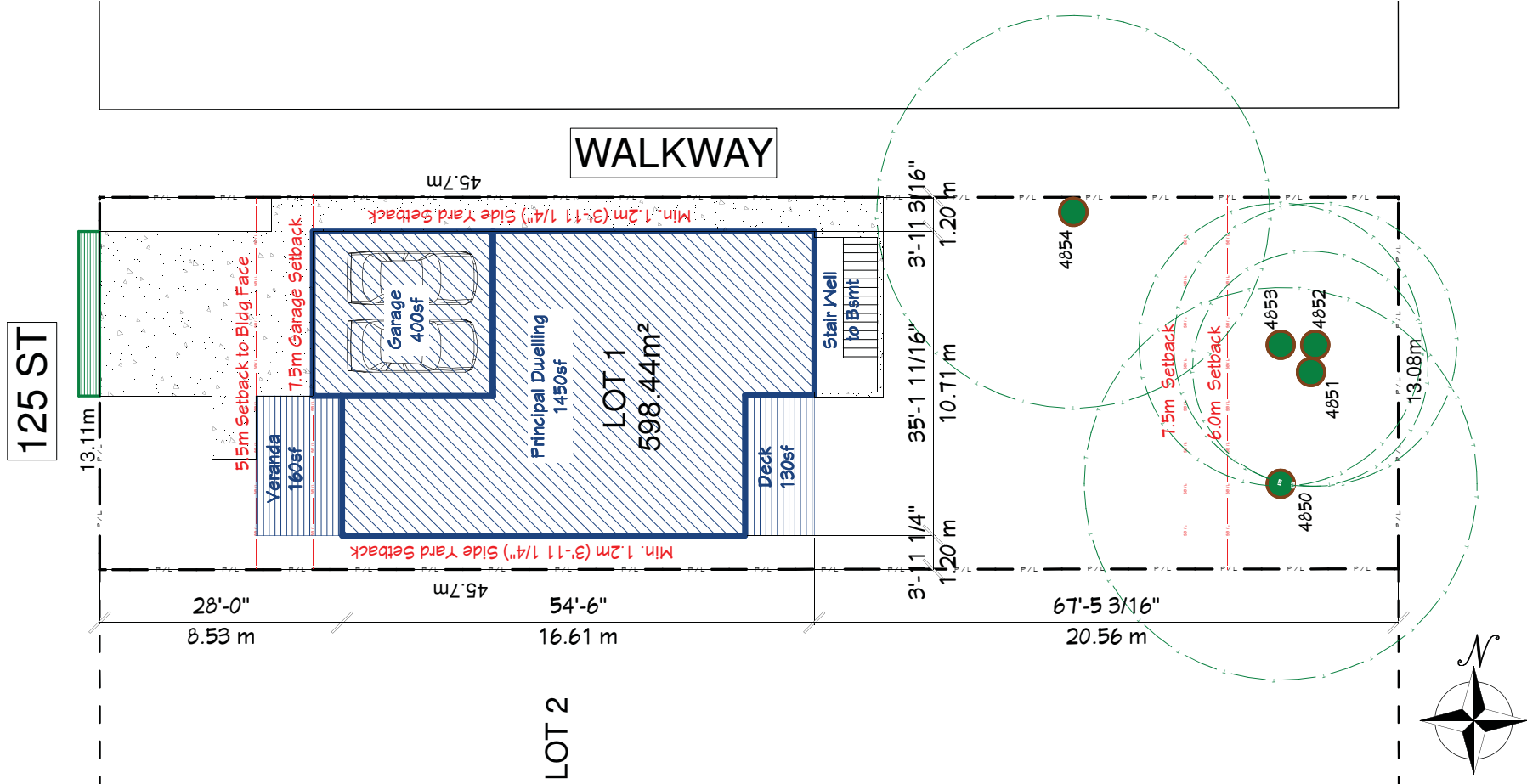
PROJECT & SITE DATA	
MUN. PROJ. NO.:	15-0092
SUBDIVISION AT:	
LOT NO.:	1
CIVIC ADDRESS:	9388-125 Street
ZONE:	RF-12 (2013)
LOT AREA (m <sup>2</sup> )	598.44
LOT AREA (sf)	6441.55

LOT COVERAGE					
	ALLOWABLE		ACTUAL		
Max.	50.00%	3220.78	sf		
Main Floor				1450.00	sf
Garage	Min. (35m <sup>2</sup> )	377.00	sf	400.00	sf
Main Floor & Garage				1850.00	sf
Veranda				160.00	sf
Rear Deck				130.00	sf
Accessory Building				0.00	sf
				33.22%	2140.00 sf

### MIN SETBACKS:

FRONT: 5.5m/7.5m REAR: 6.0m/7.5m SIDE: 1.2m

FLOOR AREA RATIO					
	ALLOWABLE		ACTUAL		
Max. (260m <sup>2</sup> )	2800.00	70.00%	4509.09	sf	
Main Floor				1450.00	sf
Upper Floor				950.00	sf
NET Area				2400.00	sf
Garage	Min. (35m <sup>2</sup> )	377.00	sf	400.00	sf
Accessory Building				0.00	sf
				43.41%	2800.00 sf



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

Orbit Lot 1-4988 125 St  
 SRY-X6-2016.03.03 R4  
 B.Envelope

DRAWINGS PROVIDED BY:  
 APEX Design Group Inc.  
 Unit 157, 810-128 Street  
 Surrey BC V3V 1K1 Tel: 604-593-8248  
 info@apexdesigngroup.com  
 ApexDesignGroup.com

DATE:  
 04/03/2016

SCALE:

SHEET:

P-1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0092-00

Issued To: Sarbjit S Dhariwal  
("the Owner")

Address of Owner: 7918 - 135A Street  
Surrey, BC V3W 6S6

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: 023-886-439  
The West 150 Feet of Lot 3 Block 11 Section 31 Township 2 New Westminster  
District Plan 1535  
9388 - 125 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 H.6 Off-Street Parking of Part 17A “Single Family Residential (12) Zone”, the minimum width for a front access side-by-side double garage is reduced from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for all proposed lots.
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 .

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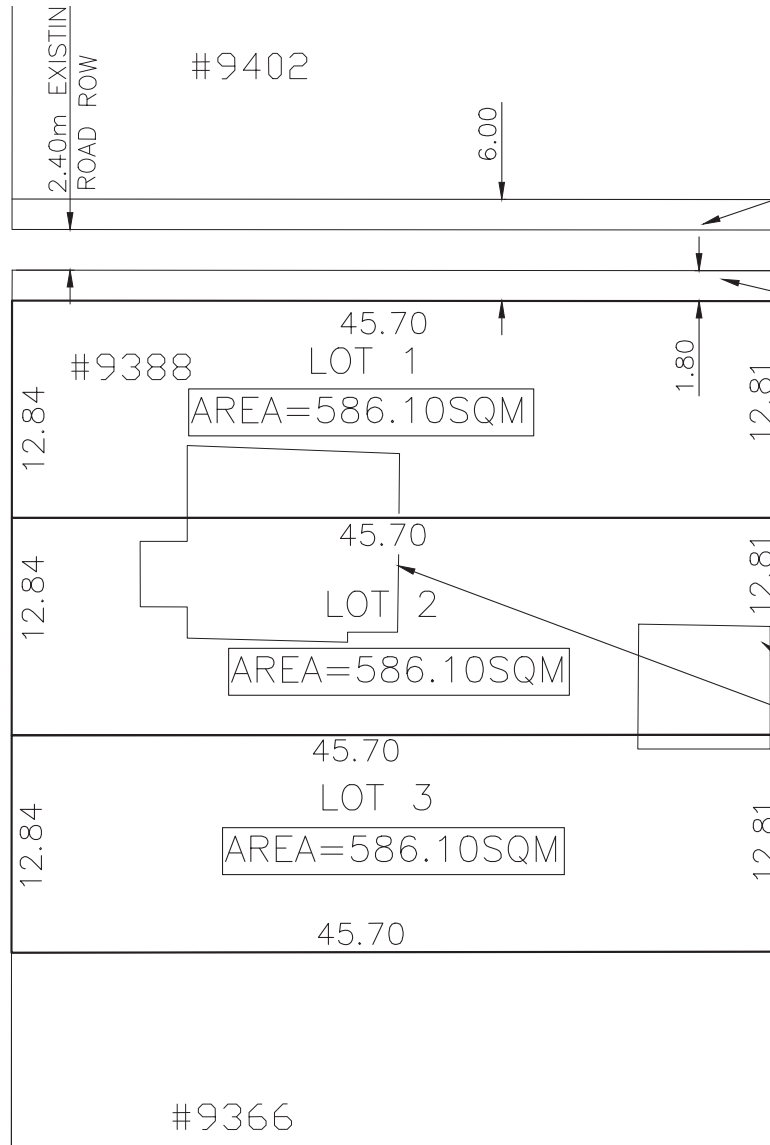
Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



DVP to allow double garages on all proposed lots



1.80m ROAD DEDICATION BY OTHERS

1.80m ROAD DEDICATION FOR WALKWAY

EXISTING HOUSE TO BE REMOVED

#9385

125 ST

#9365

#9366