

City of Surrey
PLANNING & DEVELOPMENT REPORT

Files: 7915-0095-00
 7915-0098-00
 7916-0672-00

Planning Report Date: December 19, 2016

PROPOSAL:

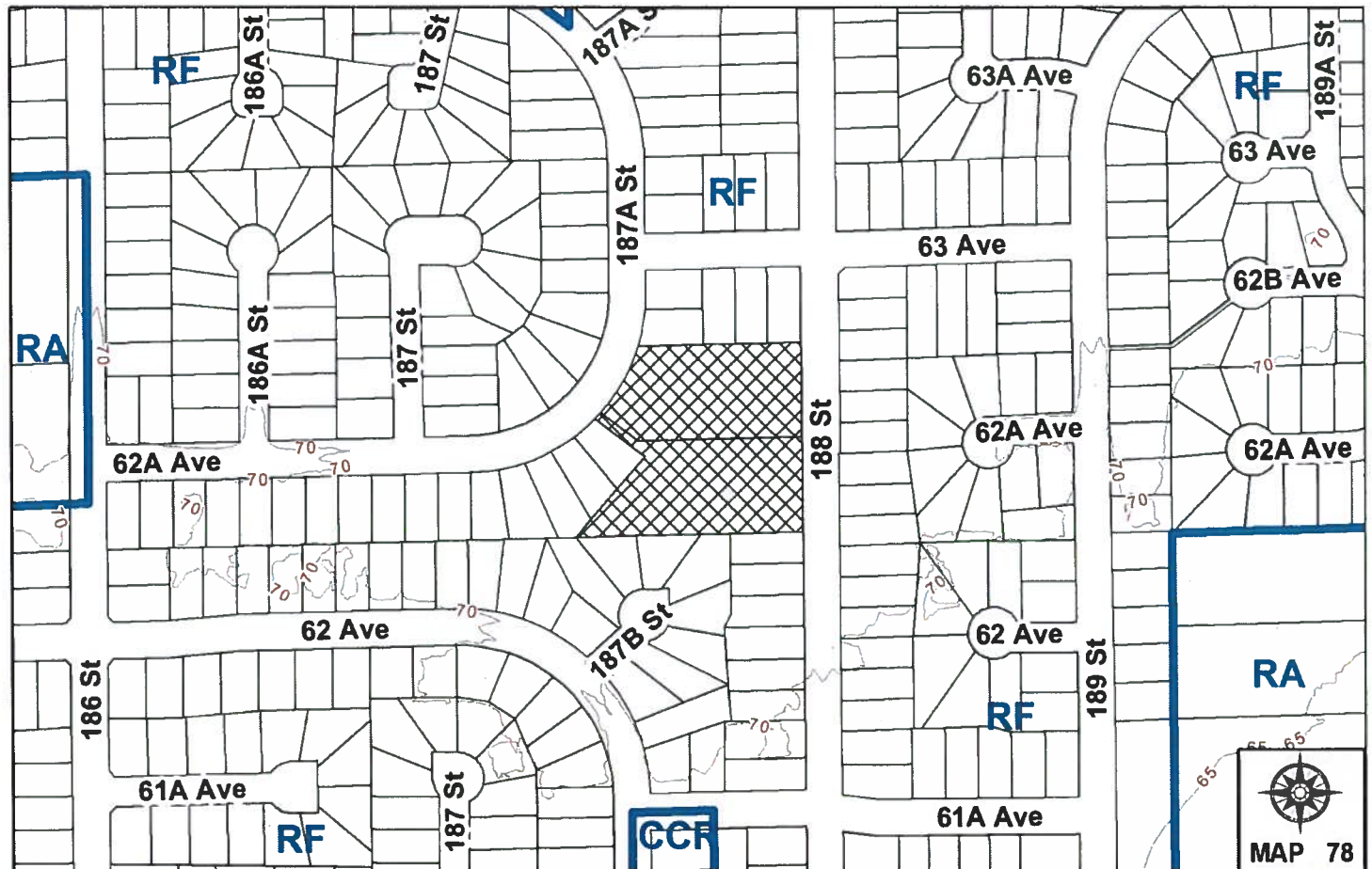
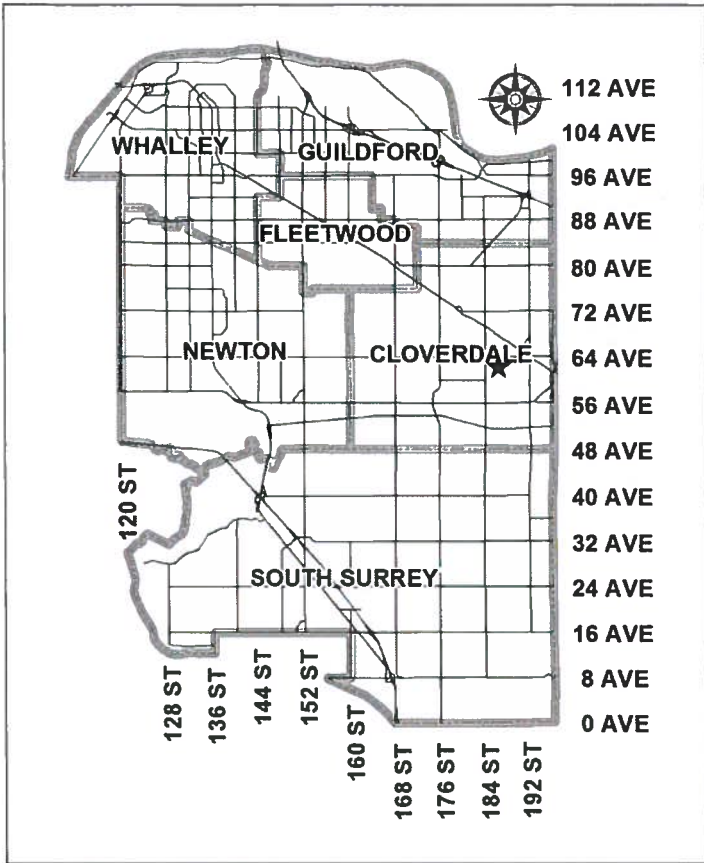
- **Development Variance Permit**
 to allow subdivision into 15 single family residential lots.

LOCATION: 6221 and 6239 - 188 Street

OWNERS: Manjeet S Chhokar
 Dreamstar Enterprises Ltd.
 Panama Enterprises Ltd.
 0909749 B.C. Ltd.

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1.
- Seeking a variance to reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for the principal building for proposed Lot 9.
- Seeking a variance to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building for proposed Lot 10.
- Seeking a variance to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building for proposed Lot 10.
- Seeking a variance to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10.
- Seeking a variance to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building for proposed Lot 11.

RATIONALE OF RECOMMENDATION

- The proposed subdivision layout has evolved considerably in response to comments and concerns raised through the public consultation process. The current layout is intended to maximize opportunities for on-street parking and minimize driveway access to 188 Street, which is a busy collector road.
- The proposed variances facilitate an elongated cul-de-sac bulb with a parking island to accommodate 9 parking spaces, in addition to on-street parking on 188 Street and 187A Street and off-street parking on the proposed lots.
- The proposed variance on proposed Lot 1 will allow for a driveway turnaround within the front yard of the lot, which will prevent vehicles from either backing in from or backing onto 188 Street.
- The proposed setback variances will accommodate functional building envelopes and close to maximum allowable house sizes on the more irregular shaped lots within the proposed subdivision.
- Proposed setback relaxations are largely internal to the subdivision, and any interface issues are intended to be mitigated through appropriate building scheme provisions and landscaping treatments, which will be secured as a condition of subdivision approval.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0672-00 (Appendix VI) varying the following, to proceed to Public Notification:

- (a) to increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1;
- (b) to reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for the principal building for proposed Lot 9;
- (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building for proposed Lot 10;
- (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building for proposed Lot 10;
- (e) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10; and
- (f) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building for proposed Lot 11.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two large RF-zoned lots with a single family dwelling on each lot, which are to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 188 Street):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 62A Avenue / 187A Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of two neighbouring lots, located at 6221 and 6239 - 188 Street in Cloverdale. The total site area is approximately 1.04 hectares (2.56 acres). The site is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The two subject lots are large remnant parcels from a subdivision that created 74 lots in 1988. The surrounding area is characterized by established single family residential subdivisions that were built out primarily in the late 1980s and early 1990s, with a few newer small infill subdivisions along 188 Street.
- The applicant is proposing to ultimately subdivide the subject site into 15 single family residential lots under the existing RF Zone. The applicant is proposing to phase the proposed subdivision through 3 concurrent development applications (File Nos. 7915-0095-00, 7915-0098-00 and 7916-0672-00) The proposed phasing is as follows:
 - Development Application No. 7915-0095-00 proposes to subdivide 6221 – 188 Street into 6 lots with a remnant portion;
 - Development Application No. 7915-0098-00 proposes to subdivide 6239 – 188 Street into 7 lots with a remnant portion; and
 - Development Application No. 7916-0672-00 proposes to subdivide the two remnant portions into 4 lots (Appendix II).

Proposed Subdivision Layout

- The proposed subdivision layout includes cul-de-sac access from 188 Street with an elongated cul-de-sac bulb to accommodate a 9-stall parking island. Eleven (11) of the proposed lots will front onto this cul-de-sac. Three (3) of the proposed lots will fronting onto 187A Street and one (1) lot will front onto 188 Street.
- The subdivision layout has evolved considerably in response to comments and concerns raised through the public consultation process (as discussed in detail later in this report). The current layout is intended to maximize opportunities for on-street parking and minimize driveway access to 188 Street, which is a busy collector road.

- Fourteen (14) of the proposed lots meet or exceed the 560-square metre (6,000 sq. ft.) minimum lot size of the RF Zone, ranging in size from 560 square metres (6,000 sq.ft.) to 787 square metres (8,470 sq.ft.). Proposed Lot 15 is 505 square metres (5,430 sq.ft.) in area, which is permissible as a 10% lot size reduction under the Zoning By-law for one lot within a plan of subdivision, at the discretion of the Approving Officer.
- In addition to the 9 proposed parking spaces within the cul-de-sac bulb parking island, additional on-street parking will be available on 188 Street and 187A Street fronting the site (Appendix V).
- While all of the proposed lots meet the lot size requirements of the RF Zone, variances to lot depth, building setbacks, and driveway paving requirements, are necessary to accommodate the proposed layout and associated parking, and to ensure that houses of close to the maximum permitted size under the RF Zone can ultimately be constructed on the proposed lots.

Building Design and Lot Grading

- The applicant proposes to have in-ground basements on all lots and is proposing minimal fill. A preliminary lot grading plan submitted by Hub Engineering Inc. has been reviewed by staff and found generally acceptable.
- As the applicant is proposing basements on all of the proposed lots, the building scheme will include a number of provisions to improve interface conditions with existing neighbouring homes that do not have basements. Such provisions may include offsetting upper floors, limiting floor to ceiling heights and stipulating basement elevations on interface lots. These details will be confirmed with the applicant's design consultant prior to subdivision approval.

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting 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
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Apple sp.	2	2	0
Cherry/Plum	5	5	0
Hazelnut	2	2	0
Holly	1	1	0
Honey Locust	1	1	0
Horse Chestnut	1	1	0
Korean Dogwood	1	1	0
Laurel	1	1	0
Linden	1	1	0
Magnolia	1	1	0
Maple (Japanese)	1	1	0
Maple red	1	1	0
Mountain Ash	1	0	1
Red Maple	1	1	0
Western Red Flowering Dogwood	1	1	0
Coniferous Trees			
Black Pine	1	1	0
Blue Spruce	1	1	0
Cypress	4	4	0
Deodar Cedar	2	2	0
Douglas-fir	4	3	1
Hedging Cedar	13	13	0
Scots Pine	1	1	0
Western Red Cedar	10	9	1
Total (excluding Alder and Cottonwood Trees)	58	55	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		44	
Total Retained and Replacement Trees			
		47	
Contribution to the Green City Fund			
		\$28,000.00	

- The Arborist Assessment states that there are a total of 58 mature trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 6.5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 114 replacement trees on the site. The applicant is proposing 44 replacement trees, leaving a shortfall of 70 trees. The deficit of 70 replacement trees will require a cash-in-lieu payment of \$28,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 47 trees (based on an average of 3.1 trees per lot) are proposed to be retained or replaced on the site with a contribution of \$28,000 to the Green City Fund.
- The new trees on the site will consist of a variety of tree species including Spruce, Dogwood and Cherry.

PUBLIC CONSULTATION AND APPROVING OFFICER HEARING

- Development proposal signs for the subject development application were erected on the subject site on May 25, 2015, and included an illustration of the proposed subdivision layout. At that time, the proposed layout showed a 15-lot subdivision with cul-de-sac access from 187A Street/62A Avenue and a pedestrian walkway connection to 188 Street. This proposed layout generated significant neighbourhood opposition in the form of phone calls, emails and letters from residents on 187A Street and 62A Avenue, west of the subject site. Based on this neighbourhood feedback, staff recommended that the applicant hold a Public Information Meeting to consult with the neighbours and better understand their concerns.
- The applicant's Public Information Meeting (PIM) was held on December 1, 2015 and was well attended. At the meeting, the applicant presented the proposal for a 15-lot subdivision with a cul-de-sac entering from 187A Street/62A Avenue and a pedestrian walkway connection to 188 Street. A number of concerns were raised at the meeting by residents on 187A Street and 62A Avenue regarding traffic impacts, parking, neighbourhood compatibility, basement homes and secondary suites.
- After the PIM, a 316-name petition was submitted predominantly signed by residents on 187A Street/62A Avenue, west of the subject site, opposed to the proposed subdivision and requesting that the layout be adjusted to include cul-de-sac access from 188 Street, instead of 187A Street/62A Avenue as proposed.
- In reply to the concerns that had been raised in response to the development proposal signs, within the neighbourhood petition, and at the PIM, staff requested at that time for the applicant to prepare an alternative layout option with a cul-de-sac access from 188 Street. This alternative layout achieved 14 single family lots. The development proposal signs were updated accordingly to reflect this alternative layout option.

- In reply to the updated development proposal signs, staff began to receive significant opposition from residents predominantly on 188 Street, who were opposed to the cul-de-sac access to 188 Street. Many of the same concerns previously expressed by residents on 187A Street/62A Avenue were expressed by residents on 188 Street including traffic impacts and safety, parking, neighbourhood compatibility, basement homes and secondary suites. A second 101-name petition was submitted, this time signed predominantly by residents on 188 Street. The second petition was also opposed to the proposed subdivision and requested that the layout be adjusted back to include cul-de-sac access from 187A Street/62A Avenue, rather than 188 Street.
- Based on the neighbourhood feedback, it was clear that the neighbourhood was divided in terms of their preference towards the cul-de-sac access location.
- Since the proposed subdivision does not require a rezoning, and no variances were being requested at the time, the proposed subdivision was under the purview of the City's Approving Officer. In order to solicit additional neighbourhood feedback on the two layout options, the Approving Officer chose to hold an Approving Officer Hearing on the evening of July 21, 2016.
- Invitations to the hearing were sent to all those who, in the opinion of the Approving Officer, are affected by the proposed subdivision. Invitations were sent to a total of 336 properties in an area generally bounded by 63B Avenue to the north, 61A Avenue to the south, 186 Street to the west and 189A Street to the east, with an extension south to 60 Avenue for properties fronting 188 Street. The invitation letters included both layout options; Option A with cul-de-sac access to 187A Street/62A Avenue and Option B with cul-de-sac access to 188 Street (Appendix III).
- A total of 32 speakers provided input at the July 21, 2016 hearing, with 11 speakers in favour of Option A and 21 speakers in favour of Option B.
- After considering the comments raised at the Approving Officer Hearing the Approving Officer ultimately reached a conditional decision on the proposed subdivision. In arriving at this decision, the Approving Officer considered by-laws and policies, neighbourhood evolution and existing character, and the public interest (including input from the speakers at the Approving Officer Hearing and the two petitions previously received). The Approving Officer also undertook a pros and cons analysis of the two layout options.
- The Approving Officer concluded that neither Option A nor Option B could be approved, however, the Approving Officer advised the applicant that should specific modifications be made to Option B to maximize on-street parking on the west side of 188 Street and within the proposed cul-de-sac bulb and to minimize driveways onto 188 Street, an acceptable layout could be achieved.
- The rationale for the orientation of the proposed subdivision to be focused towards 188 Street is primarily twofold. Firstly, to address the parking and traffic issues expressed by residents on 188 Street, any layout should maximize parking and minimize driveways along 188 Street. Secondly, the new homes in the proposed subdivision will be more similar to those on 188 Street (particularly the newer homes to the south of the subject site) in terms of house style and building materials, presence of basements and likelihood of secondary suites.

- Based on the Approving Officer's comments, the applicant worked with staff in modifying Option B to incorporate more on-street parking opportunities. The result is the current proposed subdivision layout which includes 15 single family residential lots, with an elongated cul-de-sac bulb for additional on-street parking.
- The current layout addresses the comments outlined by the Approving Officer, however variances to the RF Zone are needed on four (4) of the proposed lots, requiring Council approval. Should Council not approve the requested variances, further modifications to the layout will be required.
- A letter outlining the Approving Officer's decision, including details regarding the subject Development Variance Permit (DVP) application, was mailed on December 9, 2016 to all those who registered at the Approving Officer Hearing.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1.

Applicant's Reasons:

- The proposed increased driveway coverage is required to provide for a turnaround to prevent vehicles from backing onto 188 Street.
- The proposed driveway can be located outside of the tree protection area for the tree to be retained on Lot 1.

Staff Comments:

- The RF Zone prohibits a driveway from exceeding 53% of the total area of the front yard to limit impervious areas. The proposed variance will increase this requirement to 58% in order to allow a driveway turnaround on Lot 1, which is the only proposed lot fronting 188 Street.
- The proposed driveway turnaround within the front yard will prevent residents from either backing in from or backing onto 188 Street, which is a busy collector road. Backing onto 188 Street is a concern that was raised by residents in the area.
- Proposed Lot 1 is approximately 36 metres (119 ft.) deep which allows for the dwelling to be setback 12 metres (39 ft.) from the front lot line along 188 Street. The increased setback will be secured through a restrictive covenant that will be required as a condition of subdivision approval.
- The applicant has demonstrated that the proposed driveway turnaround can be located outside of the tree protection area of the Mountain Ash tree proposed to be retaining in the front yard of proposed Lot 1.

- Staff supports the requested variance.

(b) Requested Variance:

- To reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for proposed Lot 9.

Applicant's Reasons:

- Due to the shape and dimensions of proposed Lot 9, both the south and west lot lines are considered rear lot lines which make the lot very difficult to construct a dwelling.
- Relaxation to 2.4 metres (8 ft.) will still allow for the retention of an existing hedge located along the rear lot line of the adjacent residential lots to the west, as well as allow for additional landscape screening along the west boundary of proposed Lot 9.

Staff Comments:

- Proposed Lot 9 is an irregular shaped lot. Due to the angle of the lot and the location of the frontage on the cul-de-sac, both the west and south lot lines are considered rear lot lines in the Zoning By-law. Applying the typical rear yard setbacks along these two lot lines would render the lot unbuildable.
- The applicant's design consultant has provided a building footprint analysis that illustrates that by reducing the setback along the west lot line from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) a functional building envelope can be achieved. Essentially this results in the west lot line functioning as a side lot line as opposed to a rear lot line.
- The proposed building configuration still accommodates a functional rear yard in the south portion of proposed Lot 9.
- The proposed 2.4-metre (8 ft.) west yard setback will allow for the protection of the neighbouring cedar hedge and allow for the installation of additional landscaping to be planted along this lot line for screening purposes. A landscaping plan and bonding to secure installation of the hedging will be secured as a condition of subdivision approval.
- The proposed building scheme will incorporate a number of design criteria which may include offsetting upper floors, limiting floor to ceiling heights and stipulating basement elevations on interface lots including proposed Lot 9. These details will be confirmed with the applicant's design consultant prior to subdivision approval.
- Staff supports the requested variance.

(c) Requested Variances:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10;

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building on proposed Lot 10; and
- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building on proposed Lot 10.

Applicant's Reasons:

- Due to the inclusion of a parking island in an elongated cul-de-sac bulb, proposed Lot 10 cannot meet the minimum 28-metre (92 ft.) lot depth of the RF Zone.
- A 6-metre (20 ft.) side yard setback will be provided on the southwest side of the lot, which will provide additional functional outdoor yard space.
- The proposed front and rear yard setback relaxations will allow for a dwelling that is approximately 331 square metres (3,568 sq. ft.) in area, which is 4.8 square metres (52 sq. ft.) less than the maximum sized dwelling permitted under the RF Zone for the proposed lot size (561 square metres/ 6,038 sq. ft.).
- Proposed Lot 10 is an internal lot to the subdivision, and as such the proposed variances will have minimal impact on existing neighbouring residents.

Staff Comments:

- In reply to resident concerns regarding parking impacts of the proposed subdivision, an elongated cul-de-sac with a 9-stall parking island is proposed. The elongated cul-de-sac reduces the space between the western edge of the cul-de-sac bulb and the eastern edge of 187A Street, requiring reduced lot depth on proposed Lot 10.
- Proposed Lot 10 meets the minimum lot area requirements of the RF Zone and is a wider than a typical RF lot (23 metres/75 ft. vs. 15 metres/50 ft.).
- The proposed reduced front and rear yard setbacks are required to accommodate a more functional building envelope and a floor area that is closer to the maximum allowable in the RF Zone. Without the proposed setback relaxations, an approximately 208-square metre (2,237 sq. ft.) dwelling could be constructed. With the variances approved, an approximately a 331-square metre (3,568 sq. ft.) dwelling could be constructed.
- The applicant's design consultant has provided a building footprint analysis which provides for an increased southwest side yard from 1.8 metres (6 ft.) to 6 metres (20 ft.) which will add to the functional outdoor yard space together with the 4.5-metre (15 ft.) rear yard setback. The increased southwest side yard setback will be secured through a restrictive covenant as a condition of subdivision approval.
- The proposed setback relaxations will still allow for up to 5 full sized parking spaces to be provided on proposed Lot 10; two (2) in the garage and up to 3 on the driveway.

- Proposed Lot 10 is largely interior to the subdivision and as such the proposed variances are anticipated to have minimal impact on existing neighbouring residents.
- Staff supports the requested variance.

(d) Requested Variance:

- To reduce the rear yard setback from 7.5 metres (25 ft.) to 6 metres (52 ft.) for the principal building on proposed Lot 11.

Applicant's Reasons:

- Proposed Lot 11 is an internal lot to the subdivision and as such the proposed variances will not impact neighbouring existing residents.
- The proposed variance will allow for an approximately 320-square metre (3,451 sq.ft.) dwelling, which is close to the maximum floor area permitted under the RF Zone.

Staff Comments:

- Proposed Lot 11 is a pie-shaped lot, which makes siting of a dwelling more challenging.
- The proposed reduced rear yard setback will allow for a more functional building envelope on the lot and a dwelling that is closer to the maximum allowable under the RF Zone. Without the variances an approximate 282-square metre (3,039 sq. ft.) dwelling could be constructed on the lot and with the variances an approximate 321-square metre (3,451 sq. ft.) dwelling could be constructed.
- Due to the pie shape of the lot, proposed Lot 11 will still have a large functional rear yard even with the proposed setback relaxation.
- The proposed variance will have minimal impact on existing neighbouring residents.
- 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 Project Data Sheets
- Appendix II. Proposed Subdivision Layouts
- Appendix III. Previously Proposed Subdivision Layouts (Options A and B)
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Proposed Parking Plan
- Appendix VI. Development Variance Permit No. 7916-0672-00

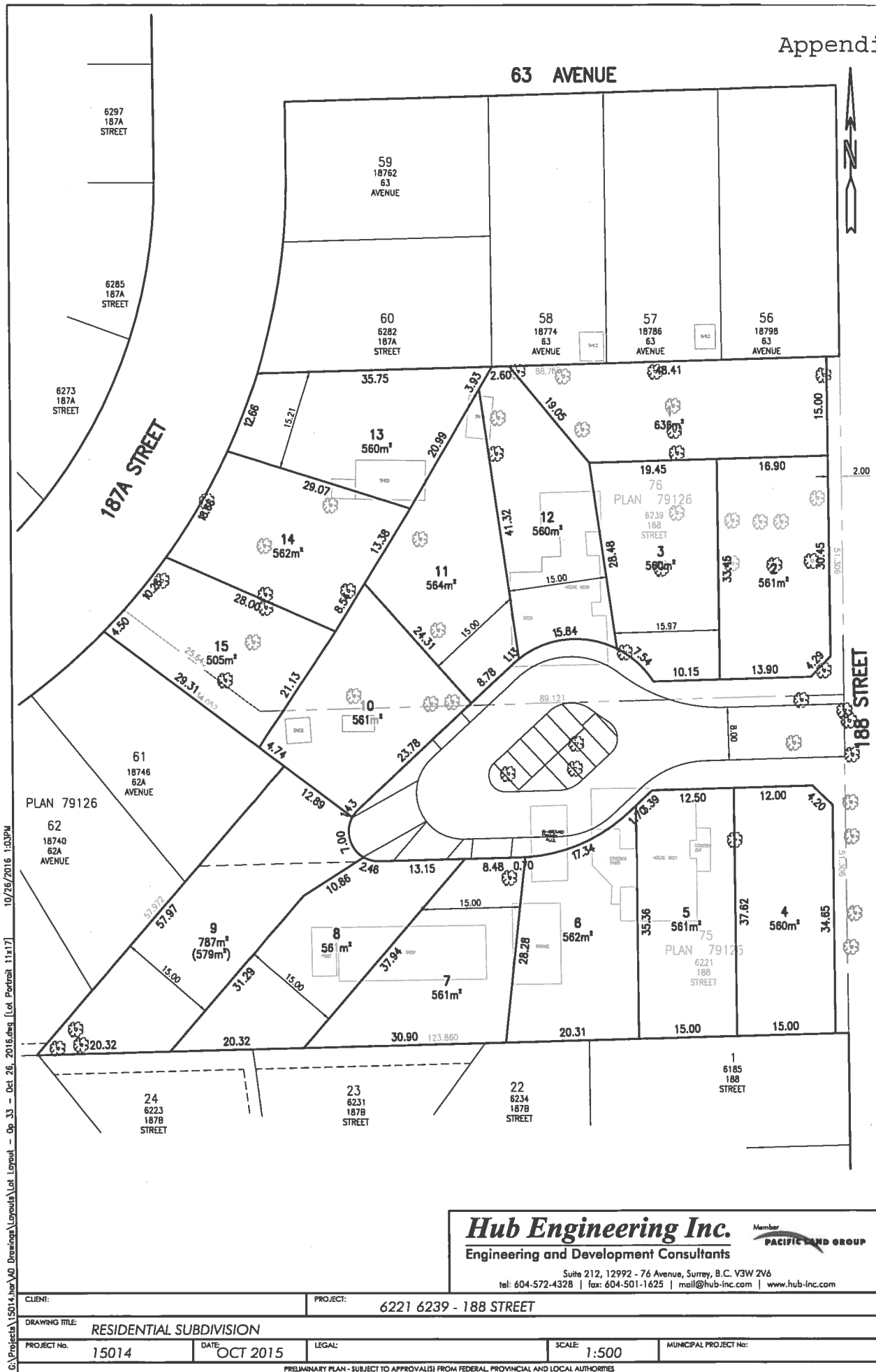

Jean Lamontagne
General Manager
Planning and Development

JKS/da

SUBDIVISION DATA SHEET

Existing Zoning: RF

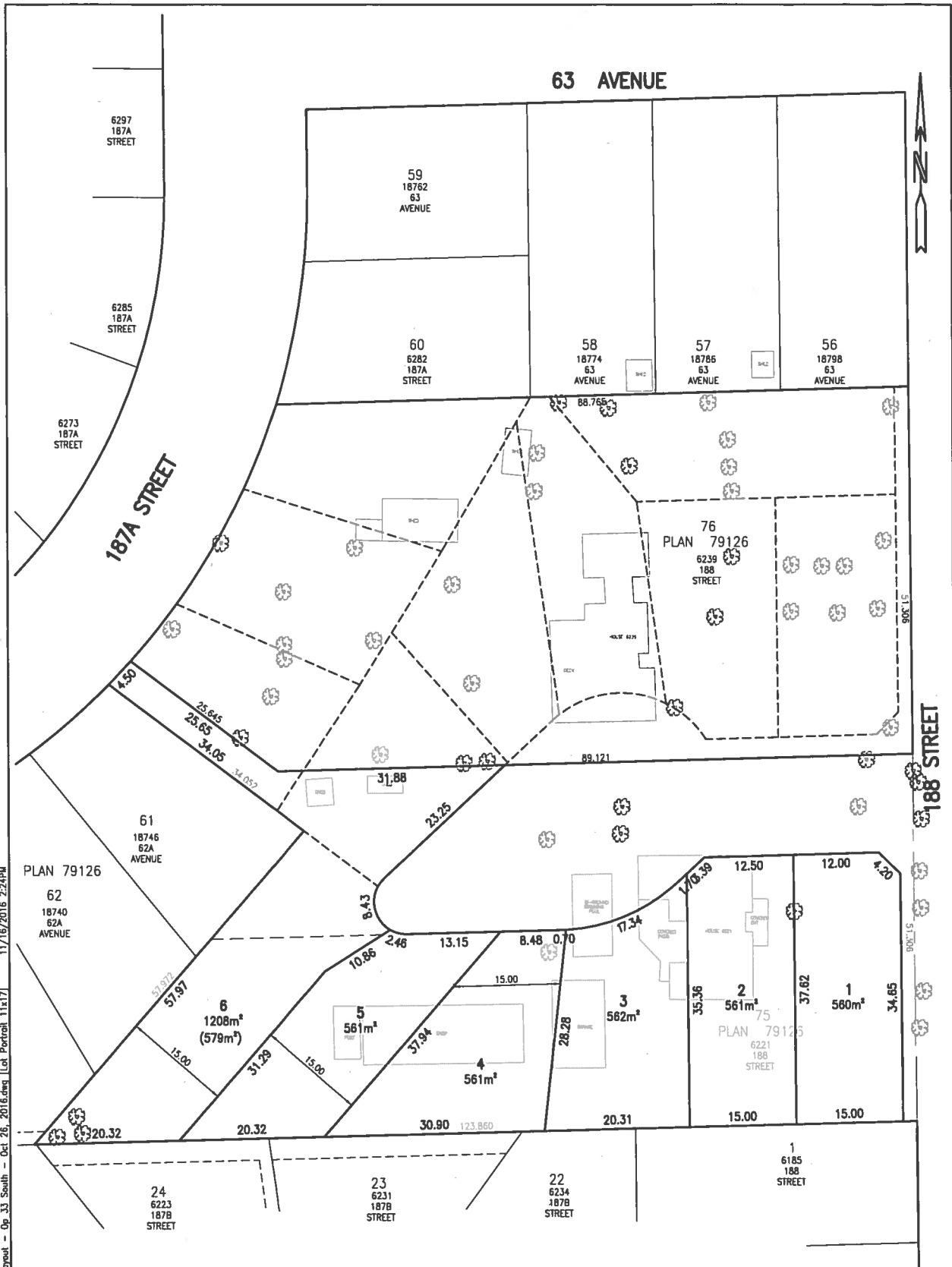
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.56 acres
Hectares	1.04 hectares
NUMBER OF LOTS	
Existing	2
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	15 to 23 metres
Range of lot areas (square metres)	560m ² to 787 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.4 lots/ha & 5.9 lots/acre
Lots/Hectare & Lots/Acre (Net)	16.7 lots/ha & 6.7 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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	NO
Others	YES (lot depth, driveway area, setbacks)



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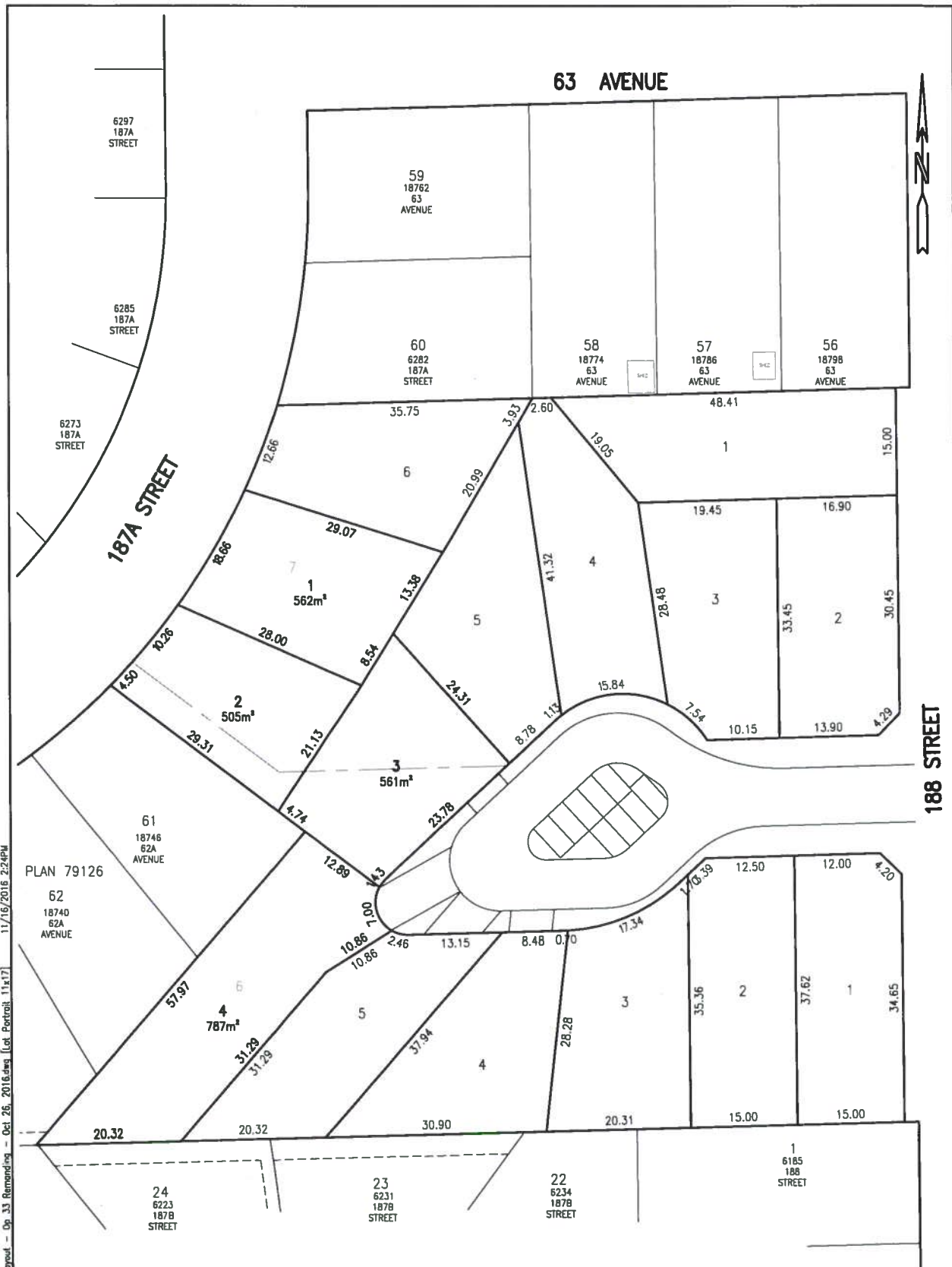
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 18740
 62A
 AVENUE

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 6223
 187B
 STREET

23
 6231
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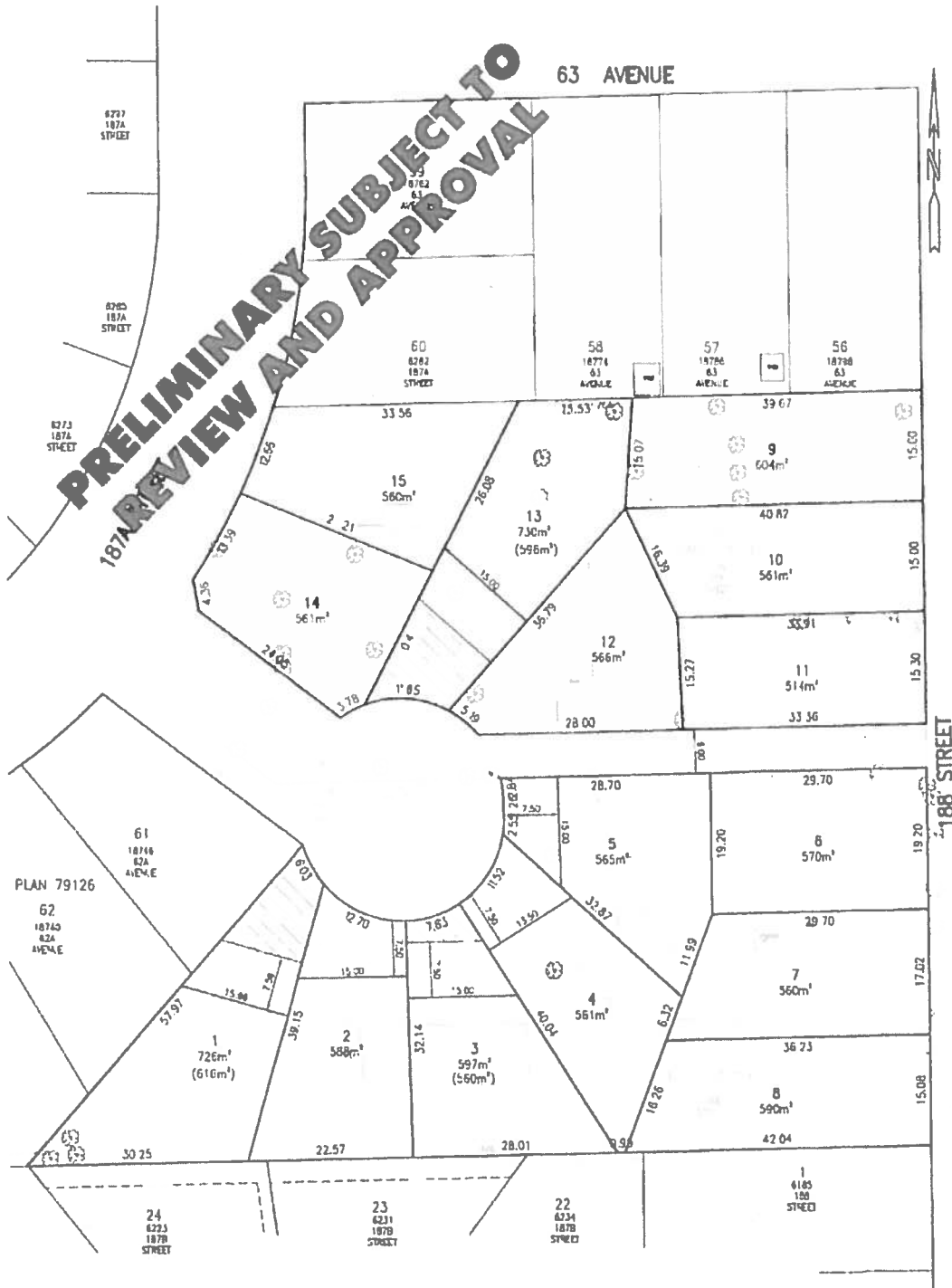
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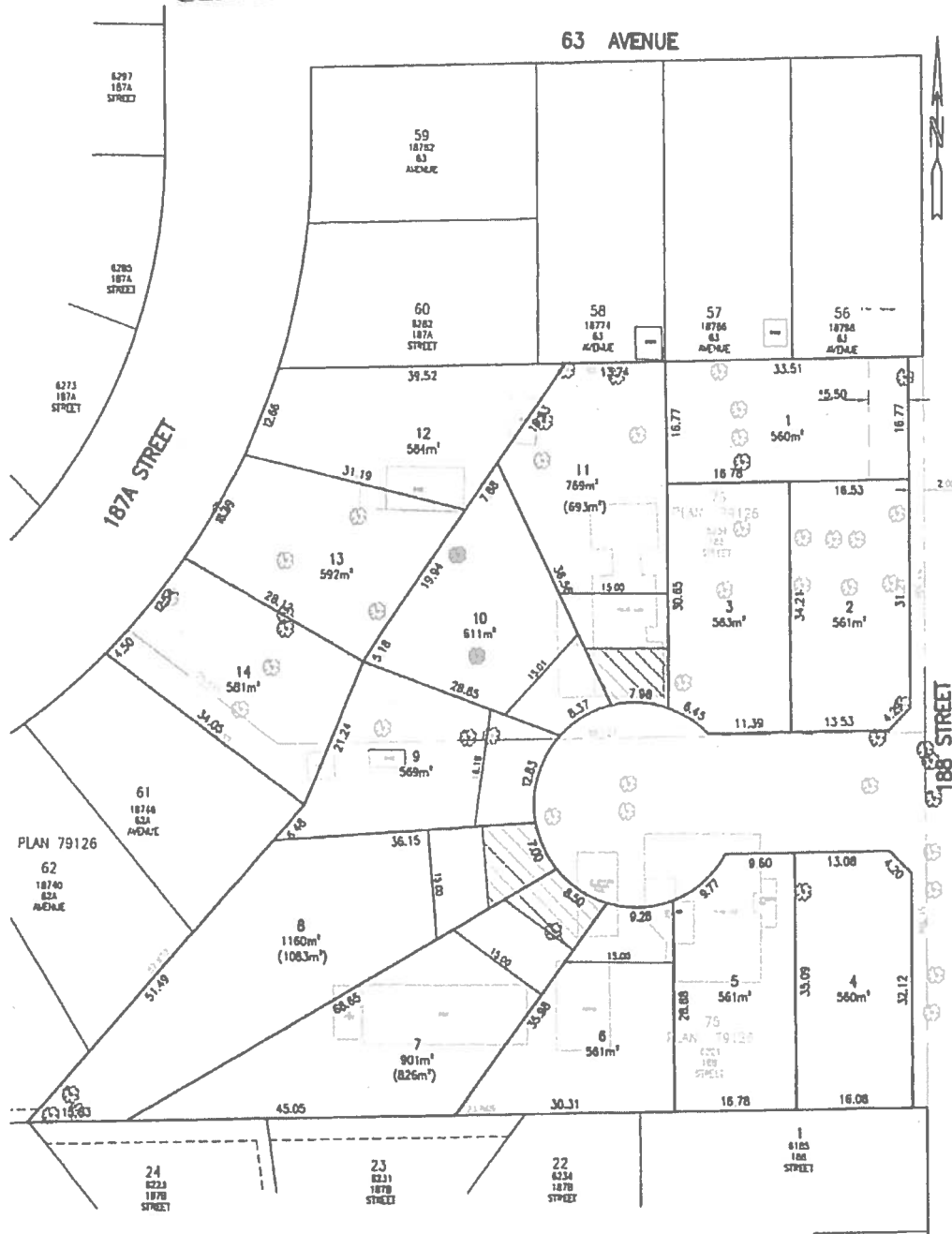
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PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Option A
Proposed 15-Lot Subdivision of 6221 and 6239 - 188 Street
(Preferred by Applicant)



Option B
 Alternate 14-Lot Subdivision Proposal of 6221 and 6239 - 188 Street

**PRELIMINARY SUBJECT TO
 REVIEW AND APPROVAL**



6221 - 188 Street, Surrey, BC

3.0 Summary

The site inventory identified seventeen trees on the subject site that are protected under the bylaw. There were also twenty-four trees, and five hedges listed as off-site. In addition there were also seven city trees documented. The majority of trees listed on this report are off-site. Most of the trees on-site that are listed within the inventory are by-law size trees because of multiple stems. None of the trees were found to be at high risk of failing and will require removal. The location of protected trees, their root protection zones as well as those trees to be removed have been illustrated on the accompanying map.

3.1 Tree Retention and Removal by Species

Table 2. Summary of Onsite Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Laurel	1	1	
Apple	1	1	
Maple (Japanese)	1	1	
Maple (Red)	1	1	
Hazelnut	2	2	
Holly	1	1	
Western Flowering Dogwood	1	1	
Coniferous Trees			
Western Red cedar	4	4	
Cedrus Deodora	1	1	
Black Pine	1	1	
Douglas Fir	3	3	
Total (excluding Alder and Cottonwood Trees)	17	17	
Additional Trees in the proposed Open Space/Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		20	

6221 - 188 Street, Surrey, BC

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: 6221 - 188 Street, Surrey, BC
 Address:
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)

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)	17
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	34
- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34	
Replacement Trees Proposed	20
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	17
- All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary prepared and submitted by:



November 18, 2016

Arborist Trevor Cox, MCIP

Date

The site inventory identified 45 trees on the subject site that are protected under the bylaw. Forty-two trees (42) are to be removed for the development. One of the trees was found to be at high risk of failing and will require removal. There are 2 trees identified on adjacent properties that require protection (discussed below). The location of protected trees, their root protection zones as well as those trees to be removed have been illustrated on the accompanying map.

3.1 Tree Retention and Removal by Species

Table 3. Summary of Onsite Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	1	1	-
Cottonwood	3	3	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple sp.	2	2	
Cherry/Plum	5	5	
Honey Locust	1	1	
Horsechestnut	1	1	
Korean Dogwood	1	1	
Linden	1	1	
Magnolia	1	1	
Mountain Ash	1	-	1
Red Maple	1	1	
Coniferous Trees			
Blue Spruce	1	1	
Cypress	4	4	
Deodar Cedar	1	1	
Douglas-fir	1	-	1
Hedging Cedar	13	13	
Scots Pine	1	1	
Western Redcedar	6	5	1
Total (excluding Alder and Cottonwood Trees)	41	38	3
Additional Trees in the proposed Open Space/Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		24	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		27	

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 6239 188th Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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)	45
Protected Trees to be Removed	42
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4	80
- All other Trees Requiring 2 to 1 Replacement Ratio 38 X two (2) = 76	
Replacement Trees Proposed	24
Replacement Trees in Deficit	56
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

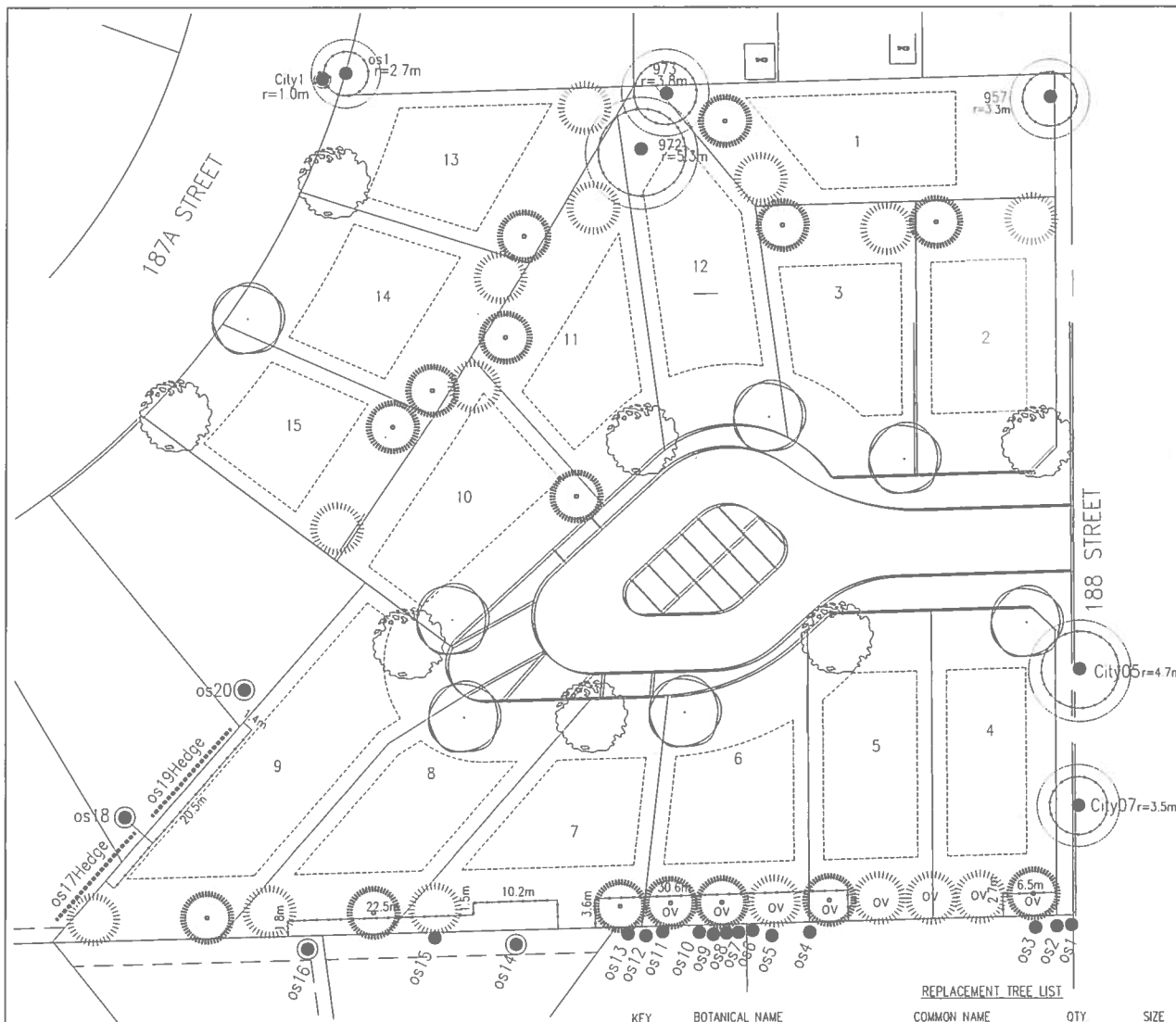
Summary prepared and submitted by:

Arborist

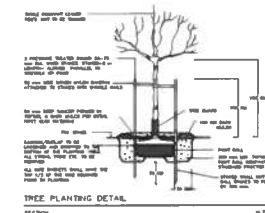


November 18, 2016

Date



- NOTES:**
- PLANT SETS IN THIS SET ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LARGE TREES" CONTAINED HEREIN AND SHOULD BE USED FOR TREE REPLACEMENT FROM THIS SET AND CONTAINED HEREIN AND THE ORIGINAL SPECIFICATIONS SHALL BE USED AND NOTED AND NOT PLANT SETS. PLANT SETS FOR OTHER TREES BY LANDSCAPE ARCHITECTS IN RANGE OF 100% AREA OF PLANT SETS SHALL BE USED UNLESS OTHERWISE SPECIFIED. "REPLACEMENT" MEANS OTHER TREES APPROVED FROM THE LANDSCAPE ARCHITECT'S RANGE OF 100% AREA OF PLANT SETS. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE REPLACED WITH A MINIMUM OF ONE (1) TREE PER TREE TO BE REMOVED. UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL BE REPLACED WITH A MINIMUM OF ONE (1) TREE PER TREE TO BE REMOVED.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CROWNED TREES. ALL TREES MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL TREES MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL TREES MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL TREES MUST BE PROVIDED WITH PROTECTION BARRIERS.
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- LEGEND**
- = TO BE SURVEYED
 - = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - = PROTECTION BARRIER

NOV/16	REVISED LOT LAYOUT	1
DATE	DESCRIPTION	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BC2LA CELA
 2443 JORDAN COURT
 AMBURY, B.C.
 V5C 3E8
 PHONE (604) 837-2378

CLIENT
 WARELET CHOKER
 c/a H&B ENGINEERING INC.
 SUITE #112
 12905 - 76 AVENUE
 SURREY, B.C.
 V2W 2W6
 604-572-4320

PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 8 LOT SUBDIVISION
 8201 8129 - 188 STREET
 SURREY, B.C.

SCALE	1:250	DATE	DEC/16
DRAWN	gwp	CHECKED	
DATE	05/17	DATE	
APP'D		DATE	

PROJECT	420 No.
ISSUED TO	
	TR-2





REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	7	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	10	3.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	11	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	4	4.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	4	4.00 METERS	AS SHOWN	B. & B.





LEGEND

-  = TO BE SURVEYED
-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER

NOV/16	REVISED LOT LAYOUT	1
DATE	ISSUES	BY
	REVISION	

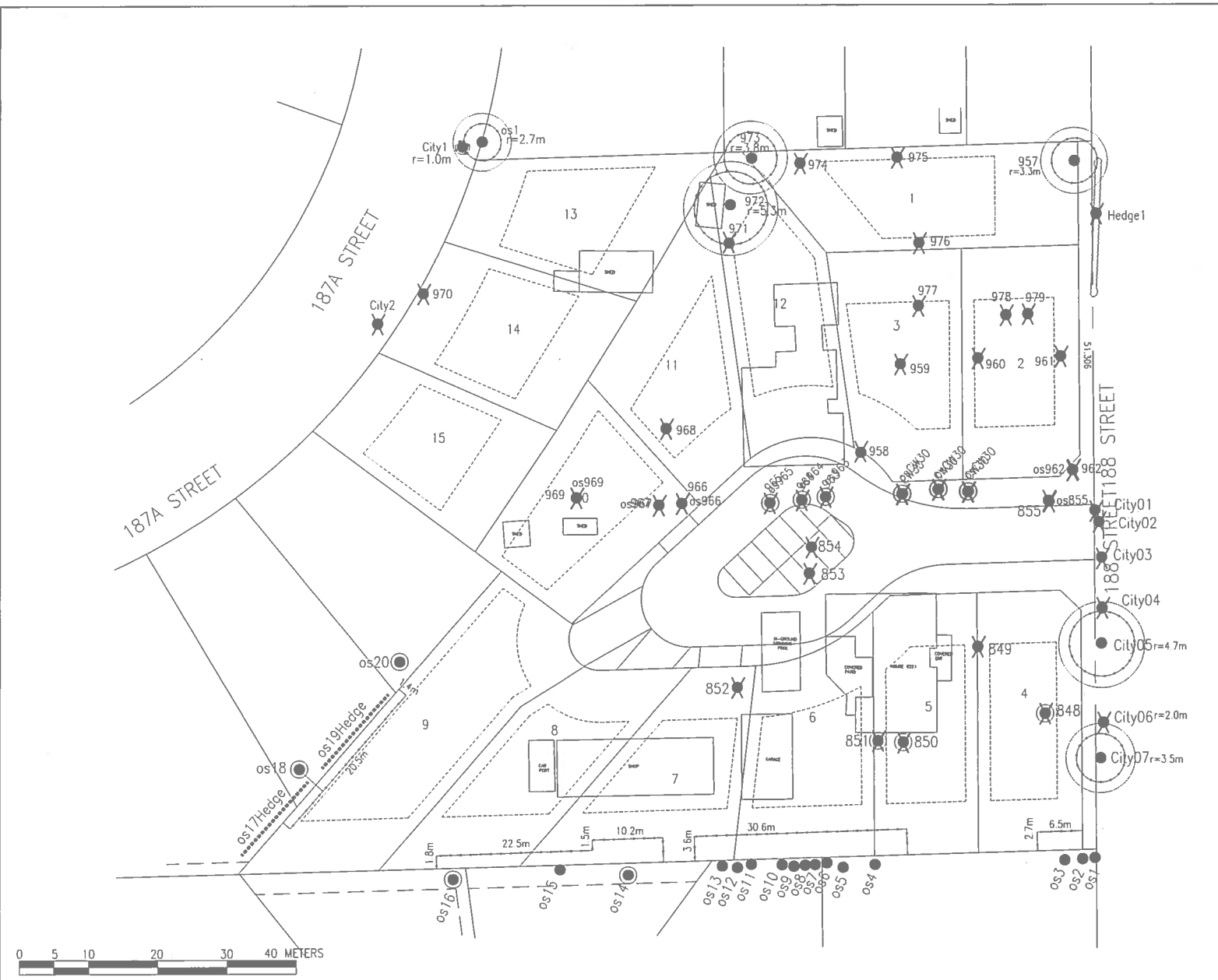
KAVOLINAS & ASSOCIATES INC
INCIA C.S.A.
2442 JOURNAL COURT
ABBOTSFORD, B.C.
V3C 2E8
PHONE (604) 857-1376

CLIENT
WALKLET CRIBBER
c/o H&B ENGINEERING INC
SUITE #212
12901 - 79 AVENUE
SURREY, B.C.
V3R 2V6
604-572-4328

FILE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
8 LOT SUBDIVISION
8231 5229 - 188 STREET
SURREY, B.C.

SCALE	1:250	DATE	DEC/16
DRAWN	OSR	CHECKED	
DATE	OSR	DATE	
APP'D	AS	DATE	

PROJECT	8231 5229 - 188 STREET
DATE	TR-1





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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0672-00

Issued To: MANJEET S CHHOKAR

Address of Owner: 14103 - 71 Avenue
Surrey, BC V3W 2K8

Issued To: DREAMSTAR ENTERPRISES LTD.
PANAMA ENTERPRISES LTD.
0909749 B.C. LTD.

Address of Owner: 5757 - Kettle Crescent West
Surrey, BC V3S 8R6

(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: 012-163-121
Lot 75 Section 9 Township 8 New Westminster District Plan 79126

6221 - 188 Street

Parcel Identifier: 012-163-155
Lot 76 Section 9 Township 8 New Westminster District Plan 79126

6239 - 188 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 Subsection 3.c.iii of Part 16 "Single Family Residential Zone (RF)" increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1;
- (b) In Section F of Part 16 "Single Family Residential Zone (RF)" reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for the principal building for proposed Lot 9;
- (c) In Section F of Part 16 "Single Family Residential Zone (RF)" reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building for proposed Lot 10;
- (d) In Section F of Part 16 "Single Family Residential Zone (RF)" reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building for proposed Lot 10;
- (e) In Section K of Part 16 "Single Family Residential Zone (RF)" reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10; and
- (f) In Section F of Part 16 "Single Family Residential Zone (RF)" reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building for proposed Lot 11.

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.

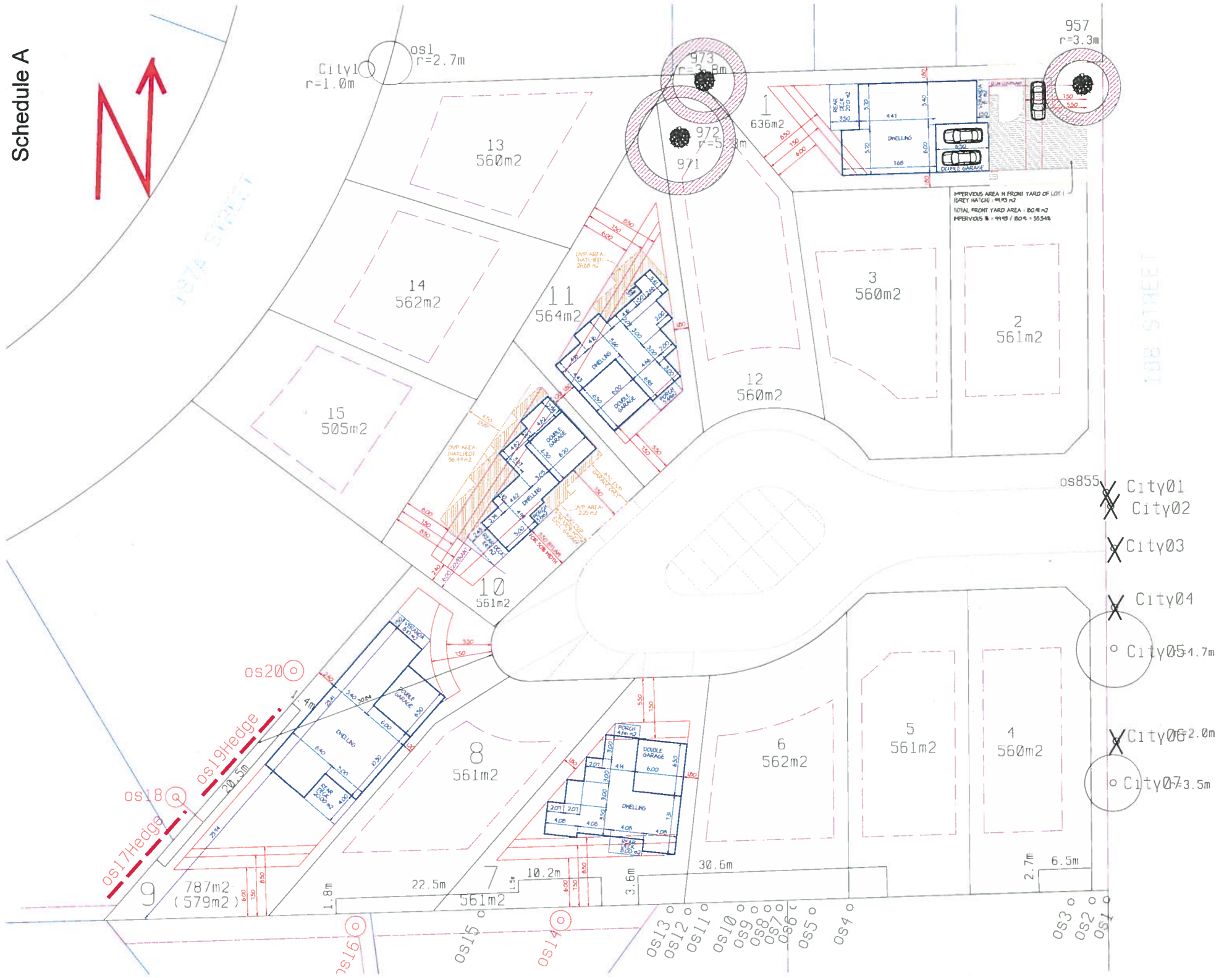
9. This development variance permit is not a building permit.

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

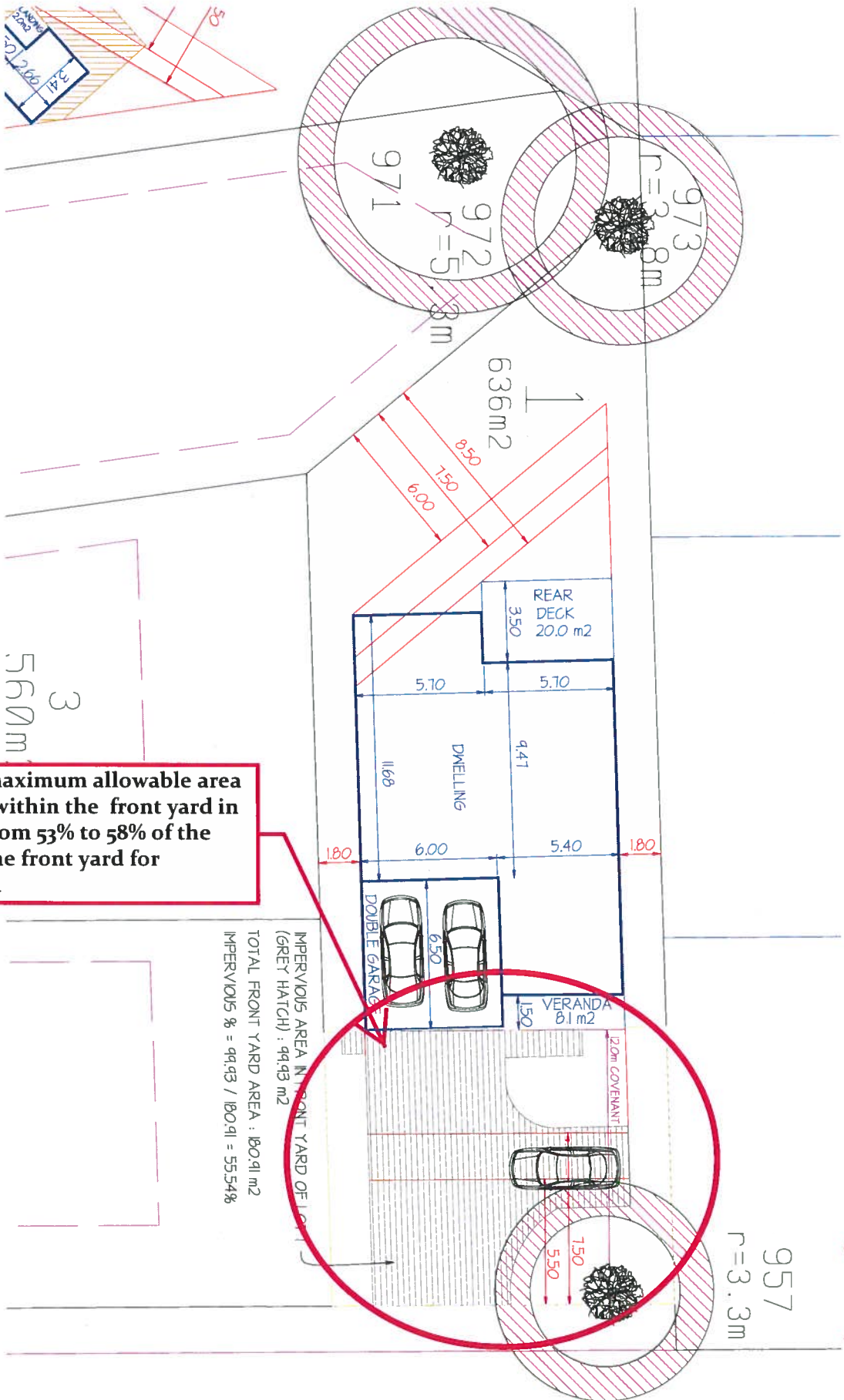
Mayor - Linda Hepner

City Clerk - Jane Sullivan

Schedule A



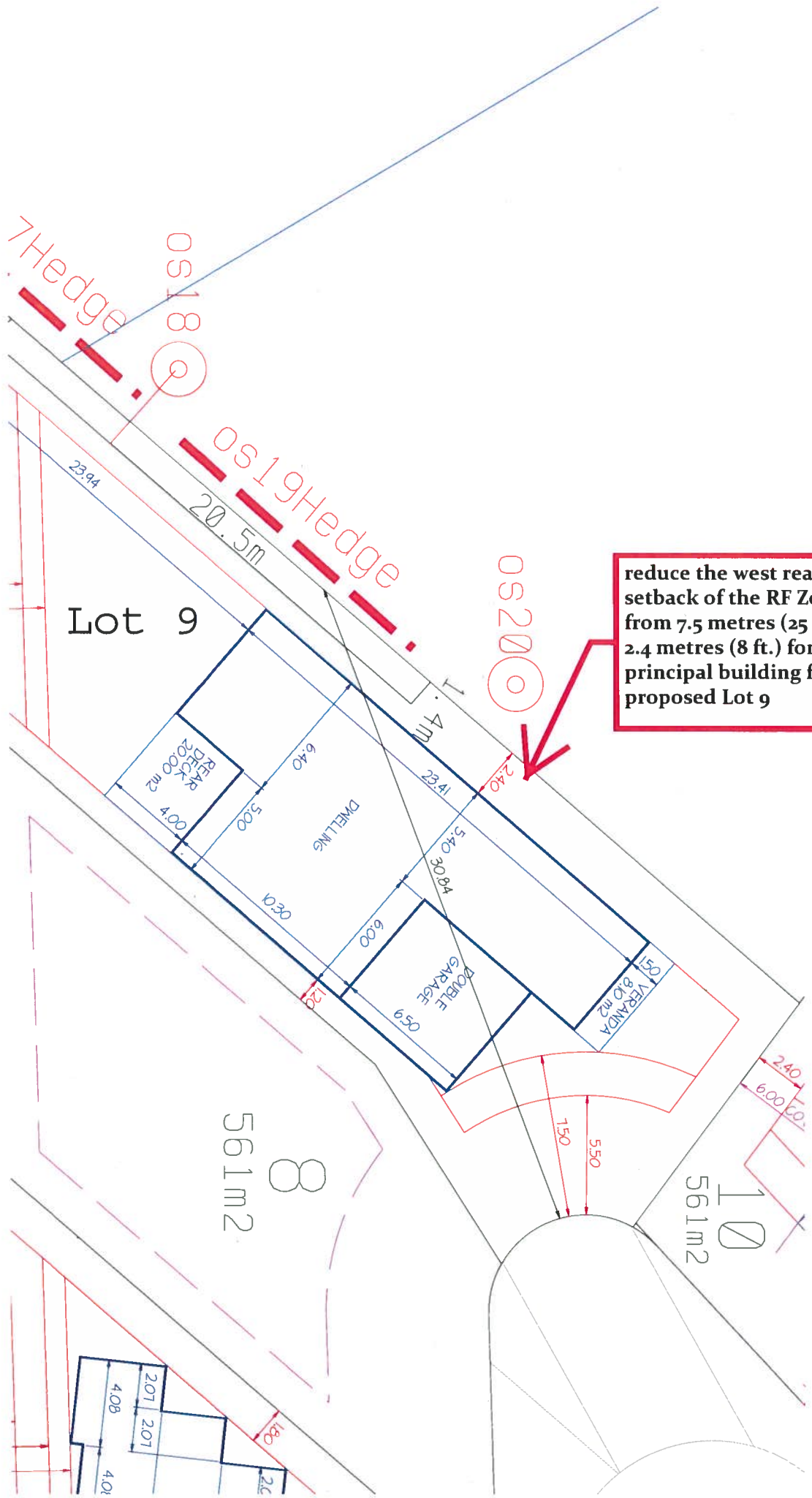
- ~~X~~ City01
- ~~X~~ City02
- ~~X~~ City03
- ~~X~~ City04
- o City05 1.7m
- ~~X~~ City06 2.0m
- o City07 3.5m



increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1

IMPERVIOUS AREA IN FRONT YARD OF LOT 1 (GREY HATCH) : 99.93 m²
 TOTAL FRONT YARD AREA : 180.91 m²
 IMPERVIOUS % = 99.93 / 180.91 = 55.54%

FEET



Lot 9

8
561m²

10
561m²

reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for the principal building for proposed Lot 9



7 Hedge

OS 18

OS 19 Hedge

OS 200

23.94

20.5m

1.4m

23.41

5.40

4.08

6.40

5.00

4.00

10.30

6.00

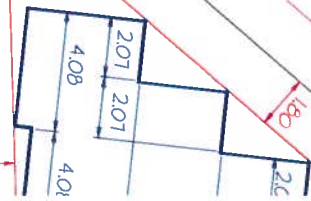
1.20

2.40

6.00

5.50

1.50



DWELLING

DOUBLE GARAGE

OS 1 VERANDA
8.0 m²

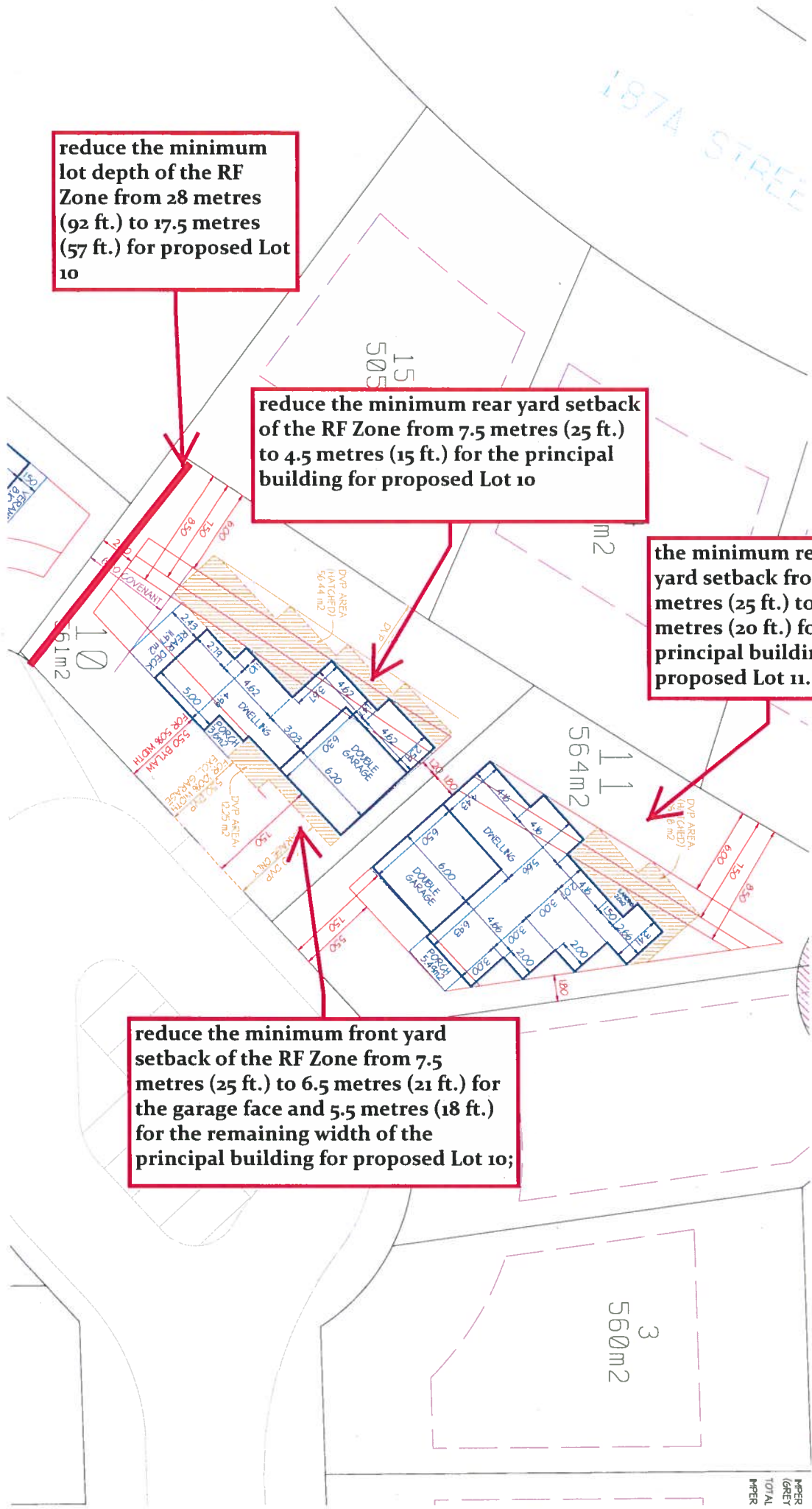
REAR DECK
30.00 m²

reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10

reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building for proposed Lot 10

the minimum rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building for proposed Lot 11.

reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building for proposed Lot 10;



MPER
(GAREY)
TOTAL
MPER