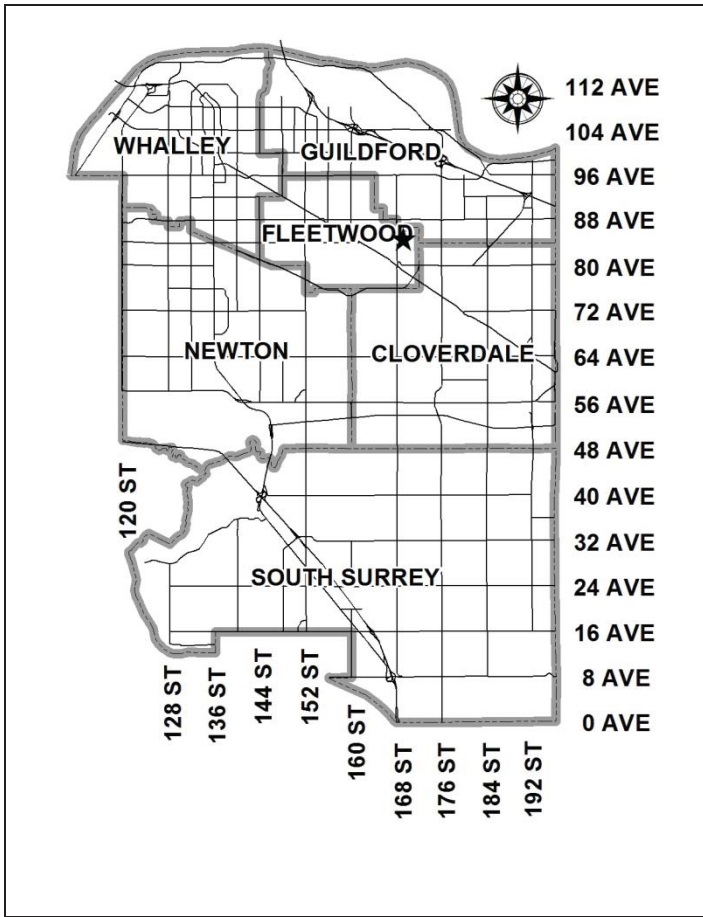


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0299-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **Rezoning** a portion from RF to RF-G
- **Development Permit**
- **Development Variance Permit**

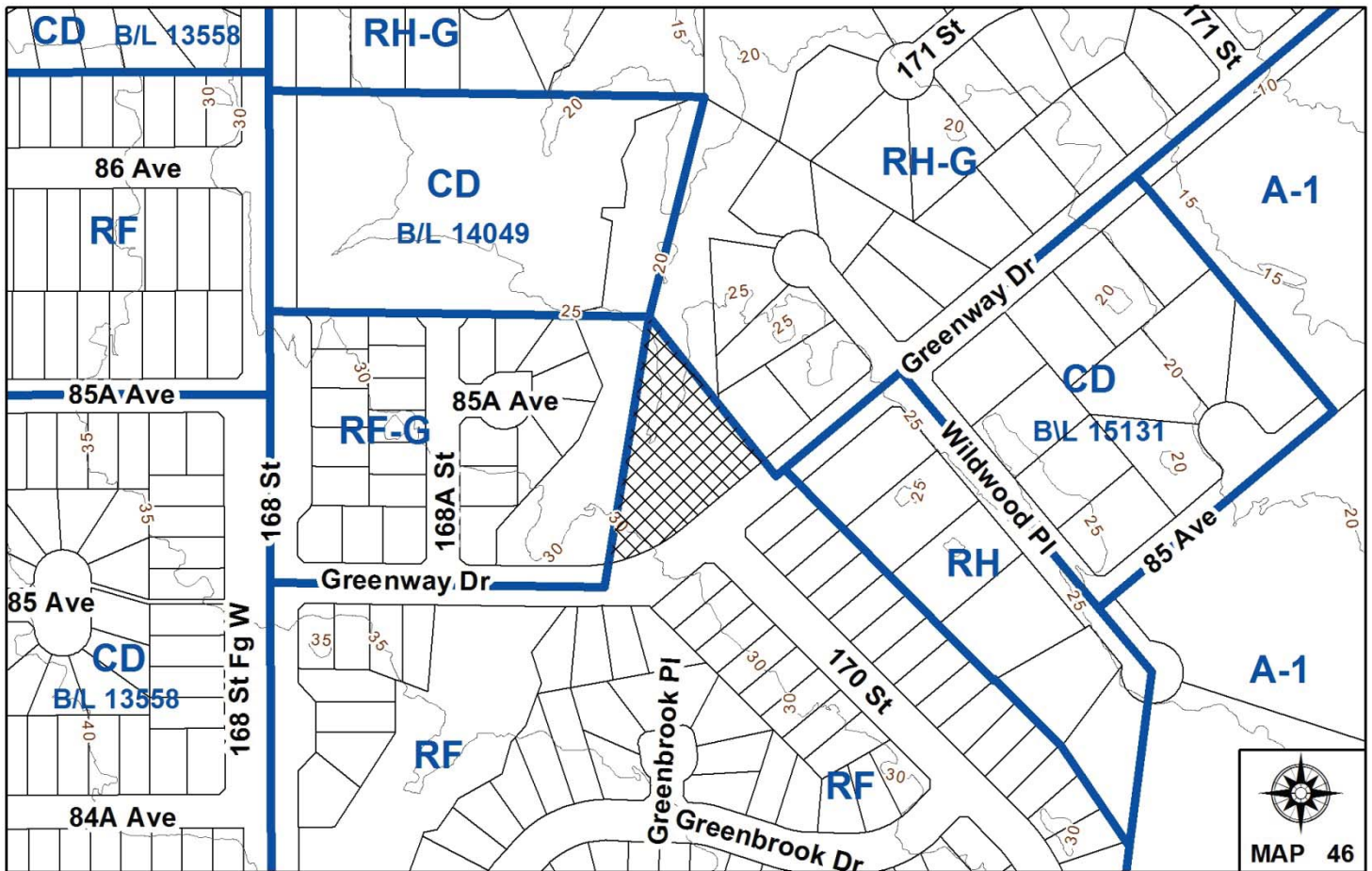
to allow subdivision into 4 single family lots and one open space lot.

LOCATION: 16927 Greenway Drive

OWNERS: Nafisa J Ali
 Jatinder S Gandham
 Perry Gandham
 Ram S Gandham

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum lot depth of proposed Lot 1 from 28 metres (90 ft.) to 25.4 metres (83 ft.).
- Seeking a variance to reduce the minimum lot area for subdivision in the RF-G Zone from 1.0 hectare (2.5 acre) to 0.4 hectare (1.0 acre).

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposal is consistent with the pattern of development established to the west and south, and provides an appropriate density transition with the existing Suburban lot to the east.
- Upon subdivision, 59% of the gross site area will be dedicated as open space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential Gross Density Zone (RF-G)" and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Hazard Land Development Permit No. 7915-0299-00, generally in accordance with the geotechnical assessment.
3. Council approve Development Variance Permit No. 7915-0299-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 25.4 metres (83 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum lot area for subdivision requirement in the RF-G Zone from 1.0 hectare (2.5 acre) to 0.4 hectare (1.0 acre).
4. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the requirements for a P-15 Agreement.

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 Coast Meridian Elementary School
1 Secondary student at North Surrey 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 Fall 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 will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Vacant 1.0-acre lot.

Significant Site Attributes: Swanson Brook, a red-coded watercourse, flows through the northern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Charles Richardson Nature Reserve Park and low density townhouses.	Urban	CD (By-law No. 14049)
Northeast:	Charles Richardson Nature Reserve Park and single family dwellings.	Suburban	RH-G
Southeast (Across Greenway Drive):	Single family dwellings.	Urban	RF
West:	Charles Richardson Nature Reserve Park and single family dwellings.	Urban	RF-G

DEVELOPMENT CONSIDERATIONS

Background

- The 4,398-square metre (1.0-acre) subject site is located on Greenway Drive at 170 Street in Fleetwood, is designated Urban in the Official Community Plan (OCP) and is zoned “Single Family Residential Zone (RF)”.
- The triangular-shaped property slopes down from south to north, toward Swanson Brook at the north portion of the site, and is moderately treed with deciduous and coniferous trees.
- The subject lot was created in 2007 by Development Application No. 7993-0021-00, which rezoned the original 5.0-acre site into eight RH-G lots to the east and one large RF lot (the subject site) with future subdivision potential.
- The RF-G Zone is intended for lands located within the Urban designation in the Official Community Plan (OCP) to permit small urban lots with substantial public open space set aside. Single family residential gross density lots are considered appropriate for this site in order to preserve the integrity of Swanson Brook, a red-coded watercourse flowing through the northern portion of the site.
- A similar development consisting of small single family lots with dedicated open space, occurred to the immediate west of the subject site (Development Application No. 7993-0344-00), which received final adoption on May 27, 1996, and permitted subdivision into 23 RF-G-zoned lots.

Current Proposal

- The applicant proposes to rezone a 3,830-square metre (0.95 ac.) portion of the site (see Block A in Appendix I) from “Single Family Residential (RF)” to “Single Family Residential Gross Density Zone (RF-G)”, in order to permit subdivision into three RF-G lots, one RF lot and one open space lot.
- A Development Variance Permit is required to reduce the minimum required site area for subdivision in the RF-G Zone and to reduce the lot depth in the RF-G Zone for proposed Lot 1 (see By-law Variances Section).
- The applicant proposes to provide access for the lots directly off of Greenway Drive.
- In order to provide an improved density transition with the Suburban lots to the east and to reflect existing RF-zoned lots to the southeast, the applicant has proposed an RF lot abutting the neighbouring RH-G lot to the east.
- The proposed RF lot (proposed Lot 4) is 20.5 metres (67 ft.) wide, 28 metres (90 ft.) deep and 574 square metres (6,178 sq. ft.) in area. The proposed 20.5-metre (67-ft.) width is wider than a standard 15-metre (50-ft.) wide RF lot, and provides a better transition to the 30-metre (98-ft.) wide RH-G lot to the immediate northeast.

- The proposed RF-G lots (proposed Lots 1 to 3) range in width from 15 metres (49 ft.) to 16.5 metres (54 ft.), in depth from 28 metres (90 ft.) to 25.4 metres (83 ft.), and in area from 404 square metres (4,349 sq. ft.) to 420 square metres (4,521 sq. ft.).
- The applicant proposes to dedicate approximately 59% of the gross site area to the City as open space. In accordance with the RF-G Zone, this qualifies the project for a reduction in the lot width and lot area requirements for up to 50% of the proposed lots. However, the applicant is not seeking a reduction for lot width and lot area for any of the proposed RF-G lots.

Proposed Riparian Protection / Open Space Area

- The development of the site is constrained by Swanson Brook, a red-coded watercourse on the north portion of the site.
- The applicant hired a Qualified Environmental Professional (QEP) to assess the Riparian Area Regulations (RAR) and determined a Streamside Protection and Enhancement Area (SPEA) of 10 metres (33 ft.) beyond the high water mark. Further, a geotechnical assessment determined an additional geotechnical setback of 8 metres (26 ft.) from the top of bank. As the geotechnical setback encompasses the SPEA, the geotechnical setback from the top of bank has been used to define the protective setback for the creek and the area to be dedicated as open space. This equals approximately 2,589 square metres (27,868 sq. ft.), or 59% of the gross site area being dedicated for open space.
- A portion of the proposed open space is considered in the Zoning By-law as "undevelopable area" as it lies within 5 metres (16 ft.) inland from the top of bank of a watercourse and is therefore unsuitable for the placement of structures. In accordance with the RF-G Zone, open space set aside in undevelopable areas, is discounted by 50%. For calculation purposes, the amount of open space being dedicated is 1,718 square metres (18,492 sq. ft.), or 39% of the site area, which exceeds the 15% requirement of the RF-G Zone.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable provided that any invasive species are removed and the corresponding areas replanted with native vegetation. A P-15 Agreement is required as a condition of final adoption of the rezoning by-law to facilitate this work.
- The proposed open space will be added to the existing Charles Richardson Nature Reserve Park that borders portions of the current west and northeast property lines. This forms part of a linear natural space that follows the area's ravines and watercourses from the Surrey Sports and Leisure Complex on Fraser Highway near 168 Street, down to the Serpentine River near 88 Avenue.

Development Permit for Hazard Lands

- The site is subject to a Development Permit (DP) for Hazard Lands under the new Official Community Plan (OCP), given there are existing slopes on the property in excess of 15% grade.
- As part of a Development Feasibility Study, the applicant has submitted a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development, and has determined that an 8-metre (26-ft.) geotechnical setback

from the top of bank is required. The report has been reviewed by Drainage Engineering staff and found to be generally acceptable. In addition, the applicant has provided 5-metre (16-ft.) statutory right-of-way beyond the geotechnical setback area in order to provide access for drainage.

Building Scheme and Lot Grading

- There is an existing Building Scheme on Title that will remain unchanged. The applicant retained Tynan Consulting Ltd. as the Design Consultant who has confirmed that the existing Building Scheme will not prevent the builder from achieving the highest standards for massing design and construction materials.
- A preliminary lot grading plan, submitted by McElhanney Consulting Services, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were mailed on May 5, 2016 and staff received two responses as summarized below (*staff comments in italics*):

- Both residents expressed concern that there are too many lots being proposed.

(The RF-G Zone is intended for lands located within the Urban designation in the Official Community Plan (OCP) to permit small urban lots with substantial public open space set aside. Single family residential gross density lots are considered appropriate for this site in order to preserve the integrity of Swanson Brook, a red-coded watercourse flowing through the northern portion of the site.)

The applicant proposes to dedicate approximately 59% of the gross site area to the City as open space. In accordance with the RF-G Zone, this qualifies the project for a reduction in the lot width and lot area requirements for up to 50% of the proposed lots. However, the applicant is not seeking a reduction for lot width and area on any of the proposed RF-G lots.

In order to provide an appropriate density transition with the Suburban lots to the east, the applicant has proposed a 20.5-metre (67-ft.) wide RF lot abutting the neighbouring RH-G lot to the northeast.)

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property. The table that follows, 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
Deciduous Trees			
Cherry	1	0	1
Golden Chain Tree	1	1	0
Hawthorn	1	1	0
Hazelnut	2	2	0
Mountain Ash	1	0	1
Purple Leaf Plum	1	1	0
Red Oak	1	0	1
Coniferous Trees			
European Larch	1	1	0
Pine	1	1	0
Sitka Spruce	6	6	0
Western Red Cedar	6	6	0
Total (excluding Alder and Cottonwood Trees)	22	19	3
Additional Trees in the proposed Open Space Area	10	0	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$9,300	

- The Arborist Assessment states that there are a total of 22 mature trees on the developable portion of the site. None of these trees are Alders or Cottonwoods. 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 and proposed lot grading.
- Table 1 includes an additional 10 protected trees that are located within the proposed open space area. The trees within the proposed open space will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 40 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot),

the deficit of 31 replacement trees will require a cash-in-lieu payment of \$9,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$9,300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 28, 2015. 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 proposed development is consistent with the Urban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is within the allowable density for urban lots. • One secondary suite will be permitted in each future home.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • 59% open space will be dedicated on the northwestern portion of the lot.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
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"> • Pre-notification letters were mailed to area residents and a development proposal sign was installed on site.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 25.4 metres (83 ft.) for proposed Lot 1.

Applicant's Reasons:

- A reduced lot depth accommodates the 8-metre (26-ft.) geotechnical setback at the rear of proposed Lot 1, and ensures that no disturbance occurs within the environmentally sensitive zone.

- Proposed Lot 1 offers increased frontage from the minimum RF-G Zone of 12 metres (40 ft.) to 16.5 metres (54 ft.), which reflects a lot width that is more in keeping with the RF Zone.

Staff Comments:

- The 8-metre (26-ft.) geotechnical setback from the top of bank, to be conveyed to the City, results in a reduced lot depth of 25.4 metres (83 ft.) for proposed Lot 1.
- The RF-G Zone requires a minimum lot depth of 28 metres (90 ft.) and a minimum lot width of 12 metres (40 ft.).
- Given that the depth of proposed Lot 1 is less than the required 28 metres (90 ft.), the applicant has increased the lot width to 16.5 metres (21 ft.) in order to mitigate the impact of the decreased depth.
- The applicant's design consultant, Mike Tynan of Tynan Consulting Ltd., has illustrated how a standard home can be accommodated on this lot (Appendix VIII).
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum site area for subdivision requirement of the RF-G Zone, from 1.0 hectare (2.5 ac.) to 0.4 hectare (1.0 ac.).

Applicant's Reasons:

- The size of the parcel does not meet the minimum required lot area for subdivision under the RF-G Zone; however, the property can be subdivided in accordance with all other RF-G Zone regulations (with the exception of the lot depth for proposed Lot 1).

Staff Comments:

- The minimum 1.0-hectare (2.5-acre) lot area for subdivision requirement of the RF-G Zone was intended to encourage land assembly; however, the surrounding properties have already developed. The proposed subdivision meets all other requirements of the RF-G Zone, with the exception of the lot depth for proposed Lot 1.
- A similar variance to reduce the minimum lot area of the RF-G Zone was approved under four other development applications to the southwest of subject site (No.'s 7993-0205-00, 7995-0249, 7903-0205-00 and 7912-0193-00). These four development applications were approved to permit the development of RF-G-zoned 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, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7915-0299-00
Appendix VII.	Proposed Lot 1 Building Footprint

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by McElhanney Consulting Services Ltd. dated December 21, 2015

Jean Lamontagne
General Manager
Planning and Development

LM/dk

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: RF and RF-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1 acre
Hectares	0.44 hectare
NUMBER OF LOTS	
Existing	1
Proposed	4 + 1 open space lot
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 20.5 m.
Range of lot areas (square metres)	404 sq.m. – 574 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.0 u.p.h. (3.7 u.p.a.)
Lots/Hectare & Lots/Acre (Net)	10.8 u.p.h. (4.4 u.p.a.)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.5%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	27.5%
PARKLAND	
Area (square metres)	2,589 sq.m.
% of Gross Site	59%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Site Area for Subdivision	YES
Lot Depth	YES
Building Retention	NO
Others	NO

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _ _ _ _ _ OF LOT 9 SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP35991

FOR THE PURPOSE OF REZONING
BCGS 92G.017

BOOK OF REFERENCE

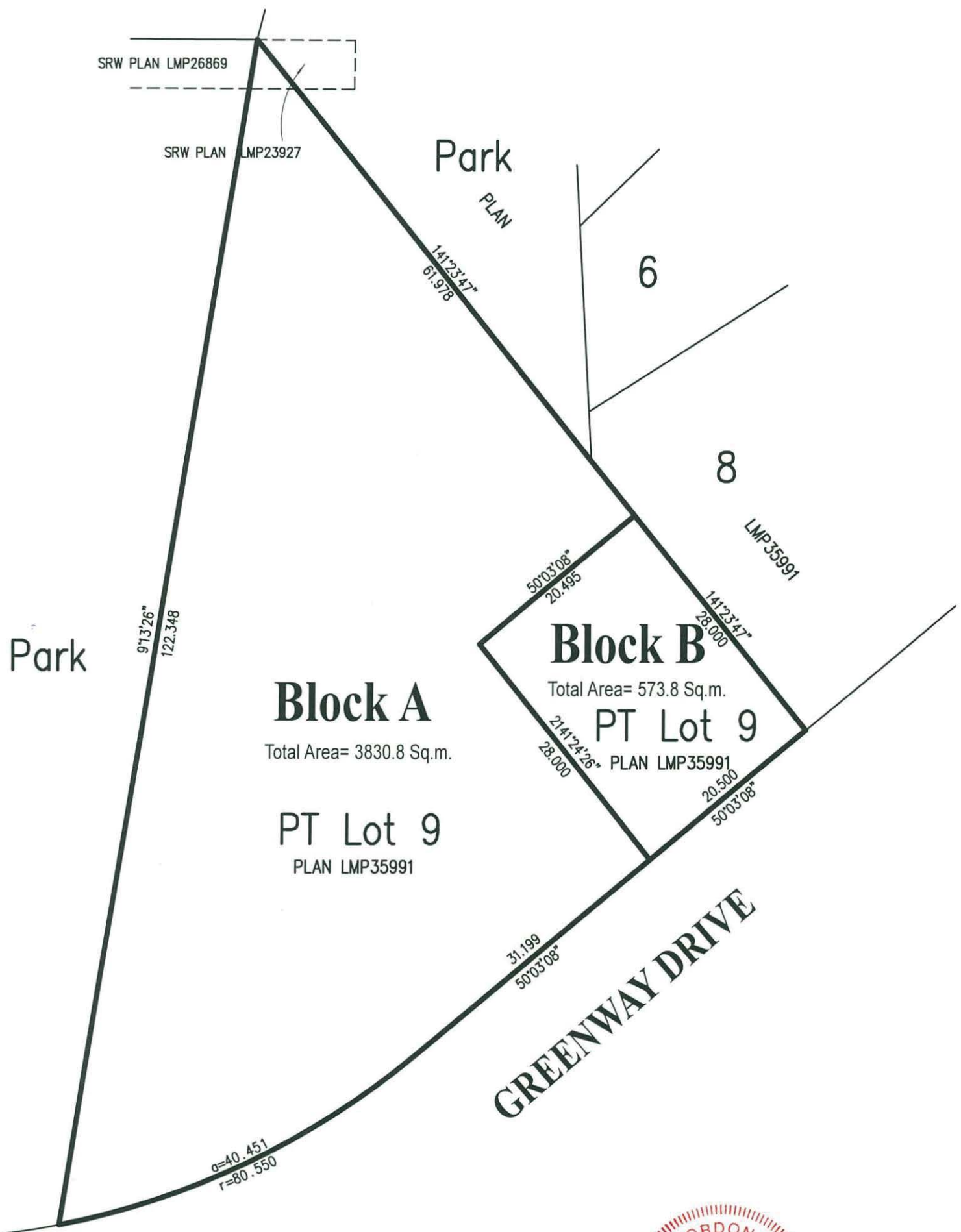
ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A RF To RF-G	PT. Lot 9 Sec 30 TP 8 NWD PLAN LMP35991	3830.8 Sq.m.
BLOCK B RF Zone	PT. Lot 9 Sec 30 TP 8 NWD PLAN LMP35991	573.8 Sq.m.

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
(ph): 604-583-1616
File: 062490_ZONE2.DWG

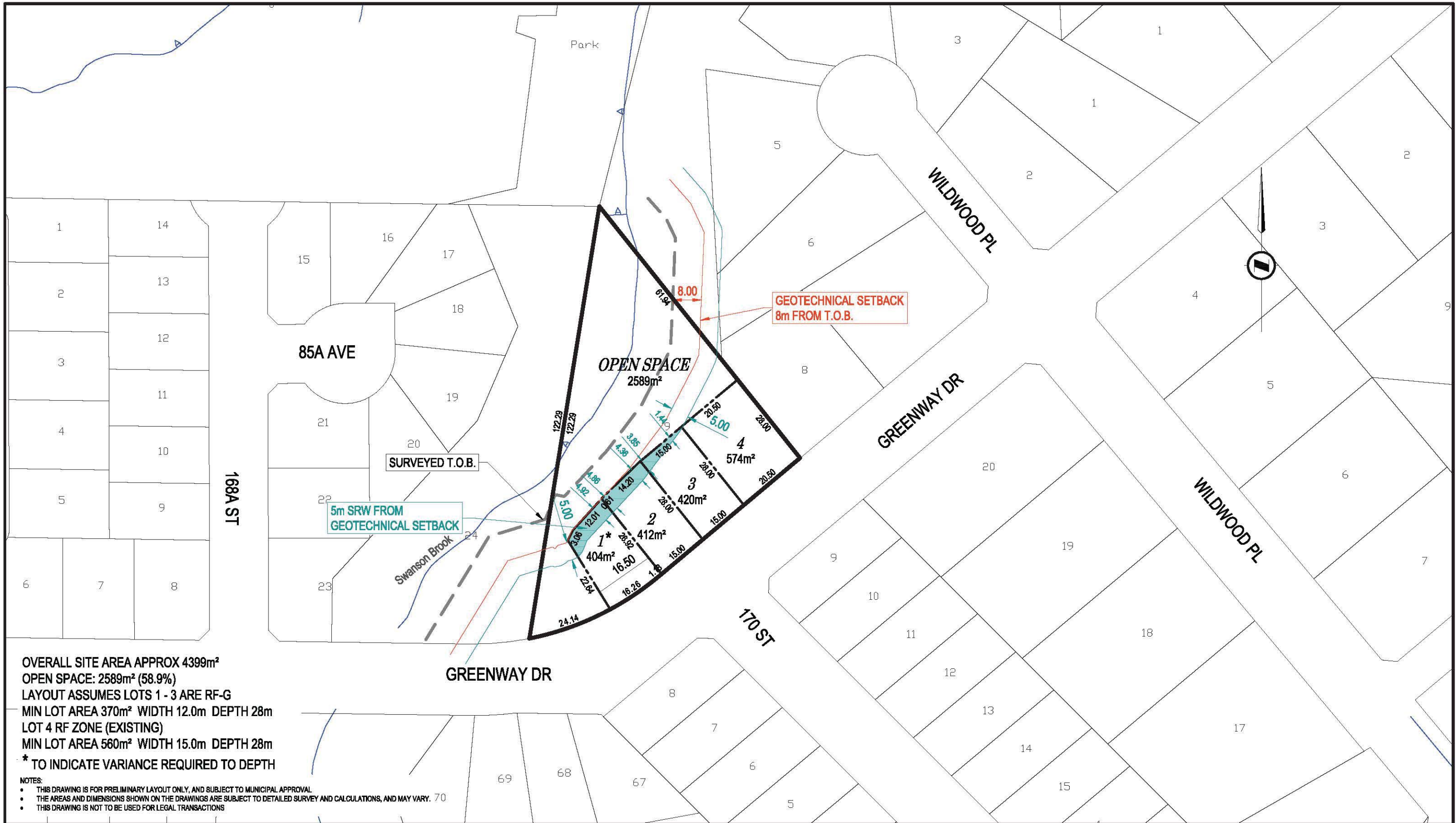


GORDON YU

BCLS 808

McElhanney 11-14-02-2

DATE: 2016-05-11 09:27 FILE: MPA001-15403-00_Cover_Sheet_1887_1887_Cover_Sheet_1887_1887.dwg USER: D:\Users\Dan.Smyth\Documents\1887_Plan\1887_Plan.dwg



OVERALL SITE AREA APPROX 4399m²
 OPEN SPACE: 2589m² (58.9%)
 LAYOUT ASSUMES LOTS 1 - 3 ARE RF-G
 MIN LOT AREA 370m² WIDTH 12.0m DEPTH 28m
 LOT 4 RF ZONE (EXISTING)
 MIN LOT AREA 560m² WIDTH 15.0m DEPTH 28m
 * TO INDICATE VARIANCE REQUIRED TO DEPTH

- NOTES:
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
 - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY. 70
 - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

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McElhanney
 McElhanney Consulting Services Ltd.

13450-102 Ave.
 Suite 2300
 Surrey BC
 Canada V3T 5X3
 Tel 604 598 0381

0 1:1000 50

ORIGINAL DWG 822: ANS 8 (11"x17")

DRAFT
FOR DISCUSSION ONLY

Prepared for Gandham
 Greenway Dr
 Residential Subdivision
 16927 Greenway Dr, Surrey, BC
 May 12, 2016

Drawing No.	SK012
Project Number	2111-03403-00
Rev.	0

APPENDIX II

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: July 4, 2016 **PROJECT FILE:** 7815-0299-00

RE: Engineering Requirements
Location: 16927 Greenway Drive

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

- Provide a 5.0 m Statutory Right-of-Way adjacent to the proposed geotechnical setback line.

Works and Services

- Construct 6.0 m concrete driveways to each lot. The driveways are to be paired to maximize on-street parking opportunities.
- Construct water, storm, and sanitary service connections to each lot.
- Provide onsite stormwater mitigation features per the draft Fleetwood - North Creek ISMP.
- Enter into P-15 agreement with the City Parks department.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT PERMIT

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

DEVELOPMENT VARIANCE PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer

CE



Tuesday, June 21, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0299

SUMMARY

The proposed 4 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

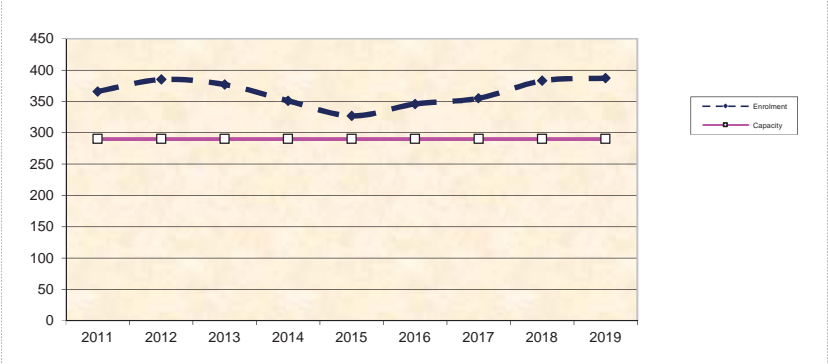
Coast Meridian Elementary	
Enrolment (K/1-7):	25 K + 302
Capacity (K/1-7):	40 K + 250
North Surrey Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

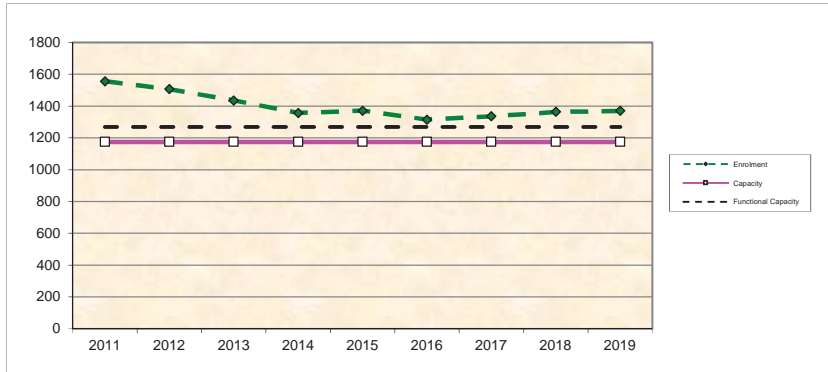
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

In the district's 5-Year Capital Plan there is a request for an addition to North Surrey Secondary and no capital project requests for Coast Meridian Elementary. The school district is currently constructing a new 1,500 capacity secondary school, Salish Secondary, in the West Clayton area which will reduce existing and projected overcrowding at area secondary schools. The subject development will not have an impact on these projections.

Coast Meridian Elementary



North Surrey 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0299-00

Address: 16927 Greenway Drive, Surrey, BC

Registered Arborist: Vanessa Melney

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)	22
Protected Trees to be Removed	20
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 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 40 	40
Replacement Trees Proposed	10
Replacement Trees in Deficit	30
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	10

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) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

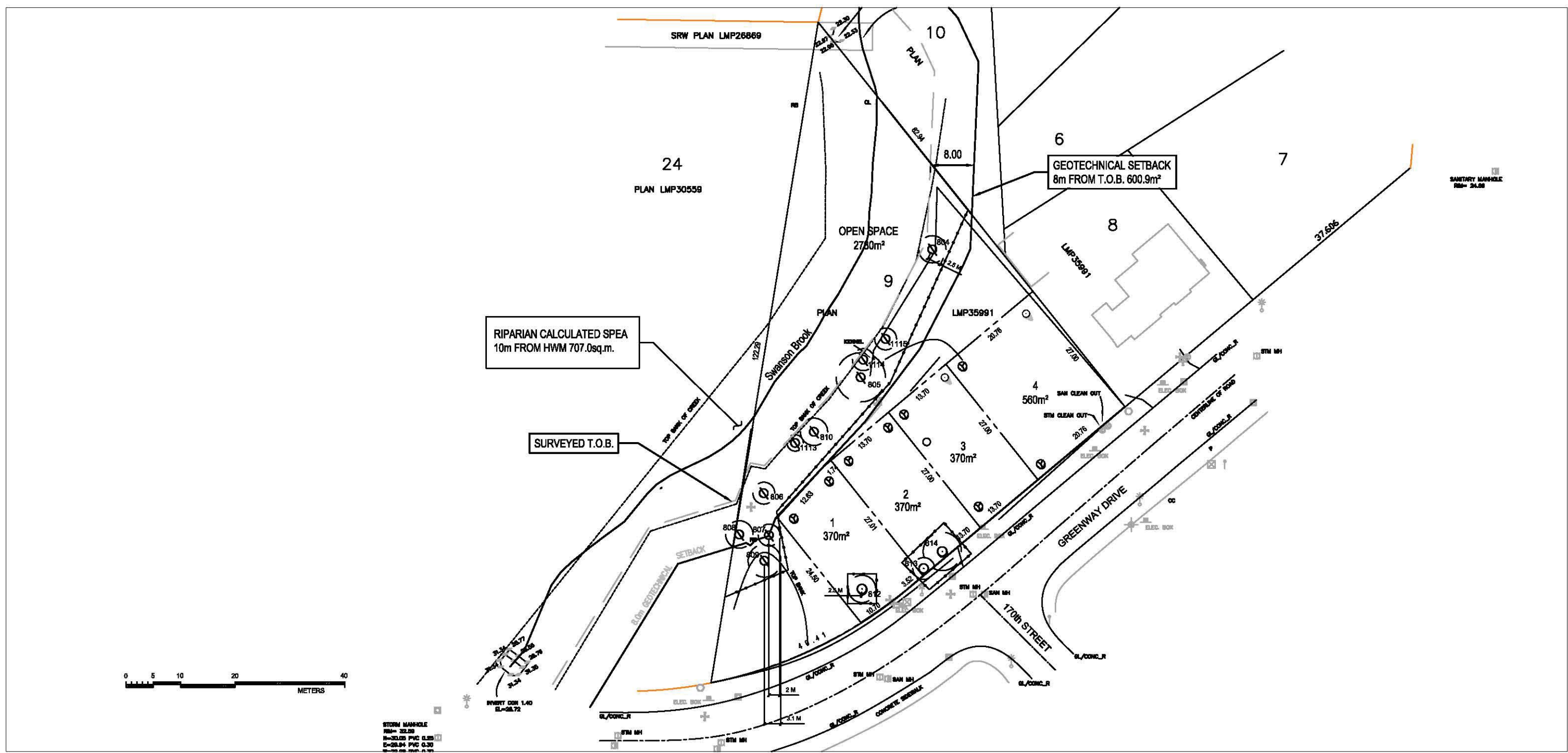
Date: February 17, 2016









Table 1: Summary of Tree Preservation by Tree Species:

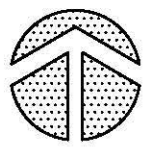
Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash, Mountain	1	0	1
Cherry	1	1	0
Golden Chain tree	1	1	0
Hawthorn	1	1	0
Hazelnut	2	2	0
Oak, Red	1	0	1
Plum, Purple leaf	1	1	0
Coniferous Trees			
Cedar, Western Red	6	6	0
Larch, European	1	1	0
Pine	1	1	0
Spruce, Sitka	6	6	0
Total (excluding Alder and Cottonwood Trees)	22	20	2
Additional Trees in the proposed Open Space / Riparian Area	10	0	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		12	





LEGEND

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE
-  DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
-  CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
-  TREE PROTECTION FENCING
-  TREE TO BE RETAINED
PARKS, RECREATION AND CULTURE
TO REVIEW FOR FINAL DECISION



NO.	DATE	BY	REVISION
1	FEB1516	MK	NEW LOT LAYOUT

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
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PROJECT TITLE
16927 GREENWAY DRIVE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

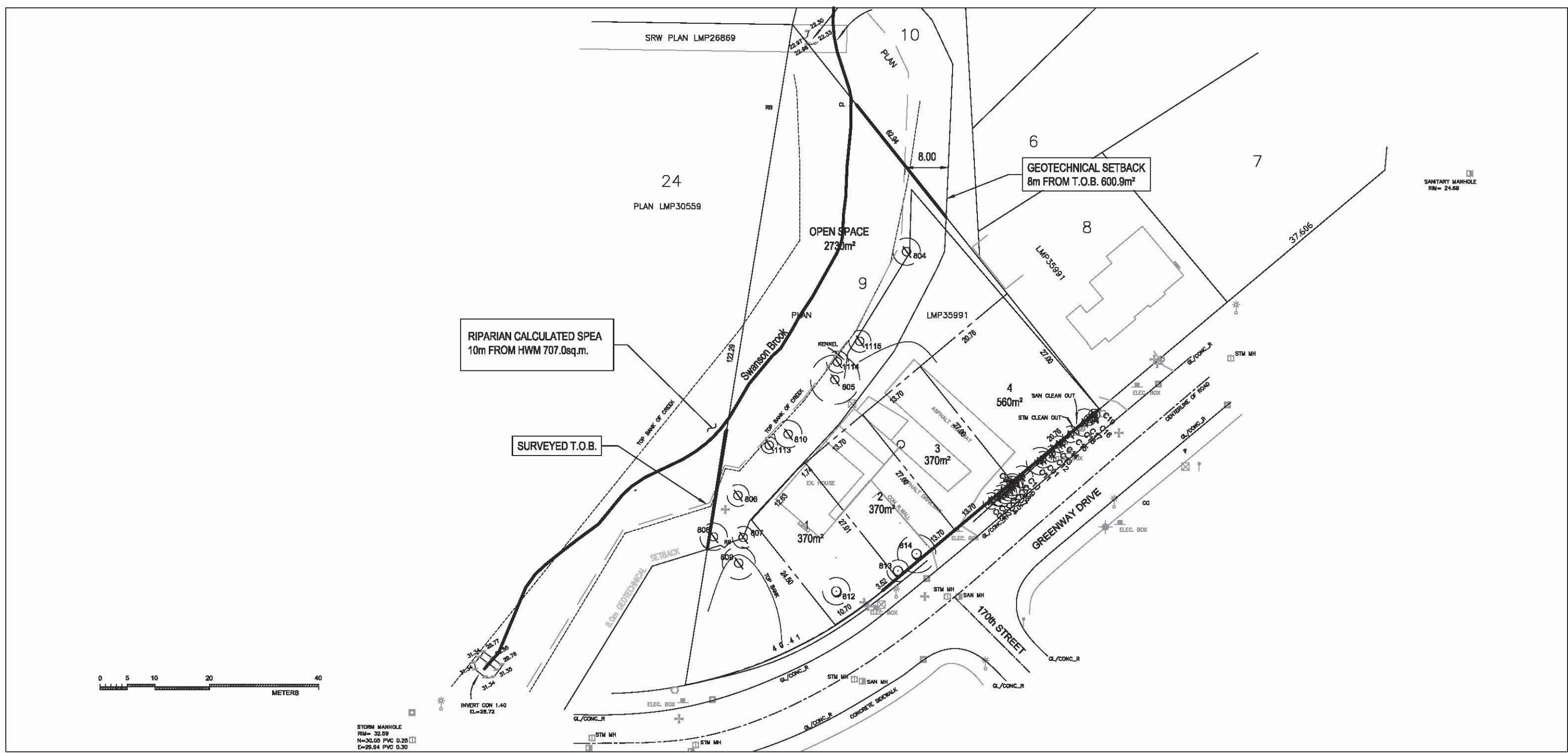
CLIENT

DRAWN
MK

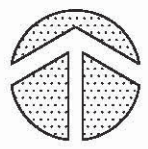
SCALE
AS SHOWN

DATE
DECEMBER 3, 2015

T-2
 SHEET 2 OF 2



LEGEND			
	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE TO BE RETAINED PARKS, RECREATION AND CULTURE TO REVIEW FOR FINAL DECISION



NO.	DATE	BY	REVISION
1	FEB1516	MK	NEW LOT LAYOUT

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PROJECT TITLE
16927 GREENWAY DRIVE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 3, 2015

T-1
 SHEET 1 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0299-00

Issued To: NAFISA J ALI
JATINDER S GANDHAM
PERRY GANDHAM
RAM S GANDHAM

(collectively referred to as "the Owner")

Address of Owner: 16927 Greenway Drive
Surrey, BC V4N 5A4

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: 024-002-437
Lot 9 Section 30 Township 8 New Westminster District LMP35991

16927 Greenway Drive

(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 K. Subdivision of Part 17 Single Family Residential Gross Density Zone (RF-G), the minimum lot depth is reduced from 28 metres (90 ft.) to 25.4 metres (83 ft.) for Lot 1, as shown on the proposed subdivision layout shown on Schedule A which is attached hereto and forms part of this development variance permit.
 - (b) Section C, Lot Area, of Part 17 Single Family Residential Gross Density Zone (RF-G), is varied to reduce the minimum site area for subdivision from 1 hectare (2.5 acres) to 0.4 hectare (1.0 acre).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

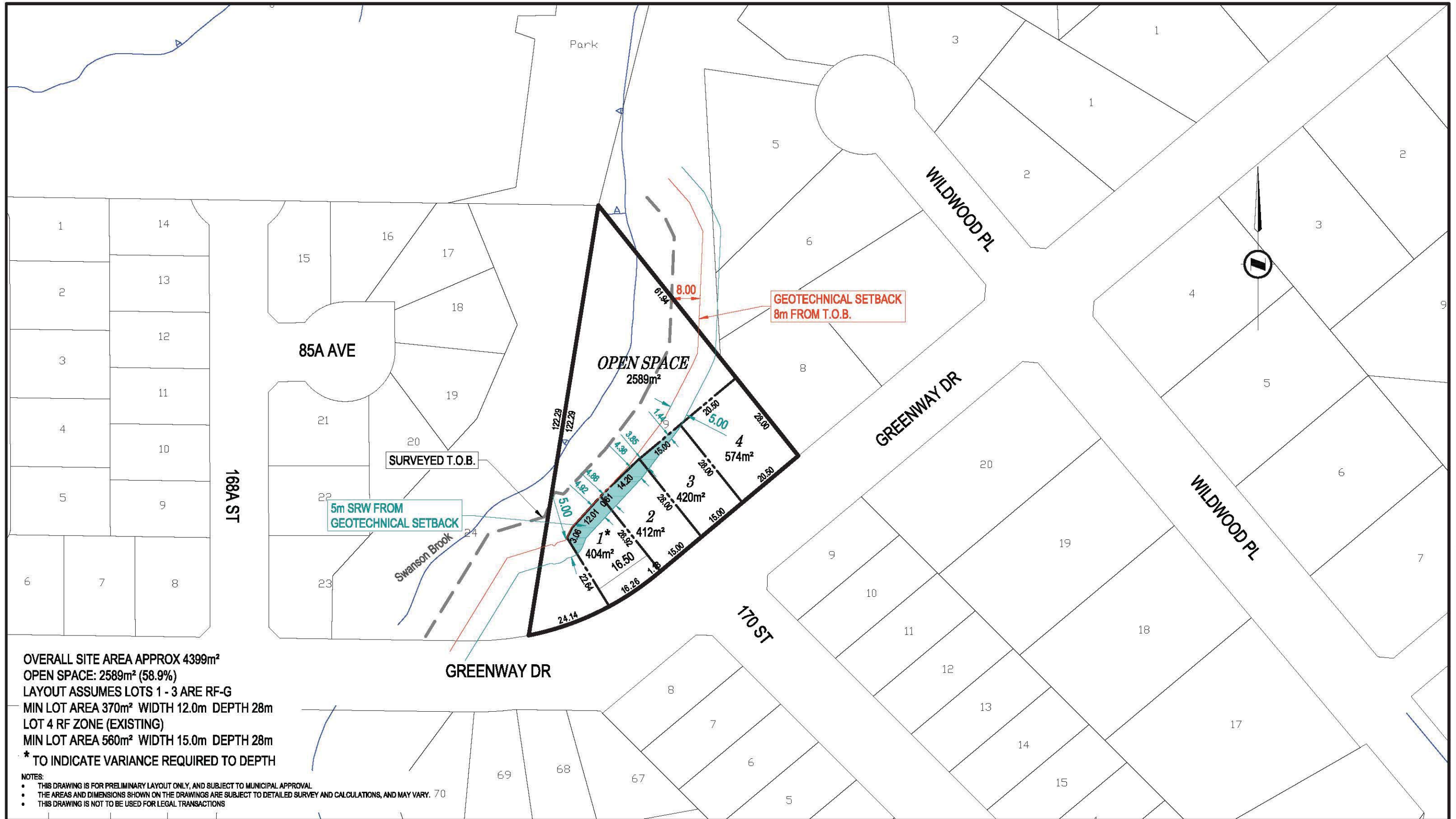
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

McElhanney 11-14-02-2

DATE: 2016-05-11 09:27 FILE: W:\PROJECTS\16927\Greenway Dr\Survey\01\DWG\SK012_Plan.dwg (11.2.2016) 16:56:10 04824 87022.dwg



OVERALL SITE AREA APPROX 4399m²
 OPEN SPACE: 2589m² (58.9%)
 LAYOUT ASSUMES LOTS 1 - 3 ARE RF-G
 MIN LOT AREA 370m² WIDTH 12.0m DEPTH 28m
 LOT 4 RF ZONE (EXISTING)
 MIN LOT AREA 560m² WIDTH 15.0m DEPTH 28m
 * TO INDICATE VARIANCE REQUIRED TO DEPTH

- NOTES:
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
 - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY. 70
 - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

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McElhanney
 McElhanney Consulting Services Ltd.

13450-102 Ave.
 Suite 2300
 Surrey BC
 Canada V3T 5X3
 Tel 604 598 0381

0 1:1000 50

ORIGINAL DWG 8:22: AMB 8 (11'x17')

DRAFT

FOR DISCUSSION ONLY

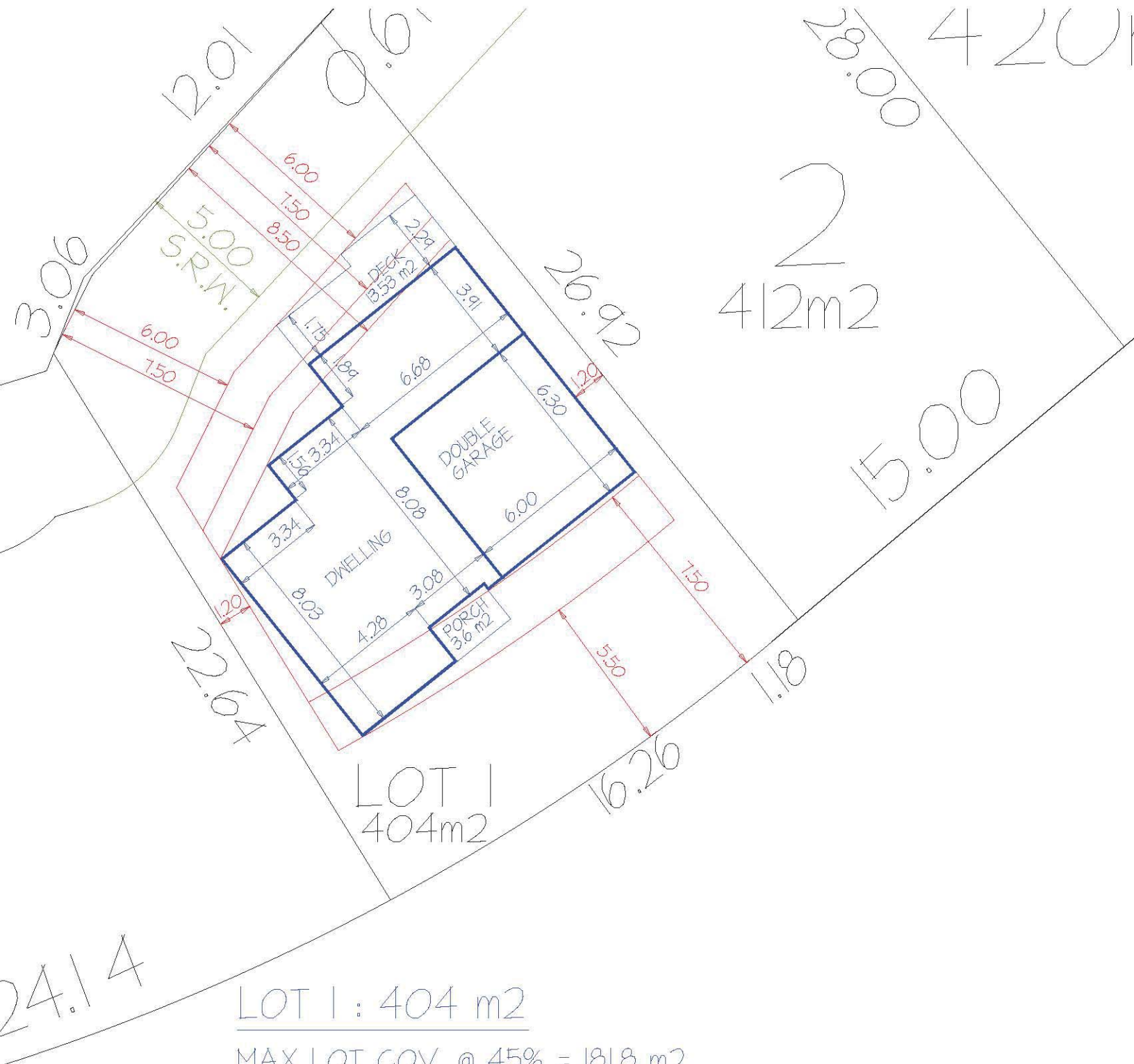
Prepared for Gandham

Greenway Dr
 Residential Subdivision
 16927 Greenway Dr, Surrey, BC
 May 12, 2016

Drawing No. **SK012**

Project Number **2111-03403-00** Rev. **0**

COURTESY ALL PARTS BEARING PREVIOUS NETWORK



LOT 1 : 404 m²

MAX LOT COV. @ 45% = 181.8 m²

MAX. LOT COVERAGE ACHIEVABLE : 140.57m²

MAX. FLOOR AREA @ 55% = 222.2 m² (2391.7 SQ.FT.)

MAIN FLOOR AREA ACHIEVABLE : 123.44 m² (1328.7 SQ.FT.)

UPPER FLOOR AREA AT 80 % = 98.75 m² (1063 SQ.FT.)

TOTAL = 222.2 m² (2391.7 SQ.FT.)