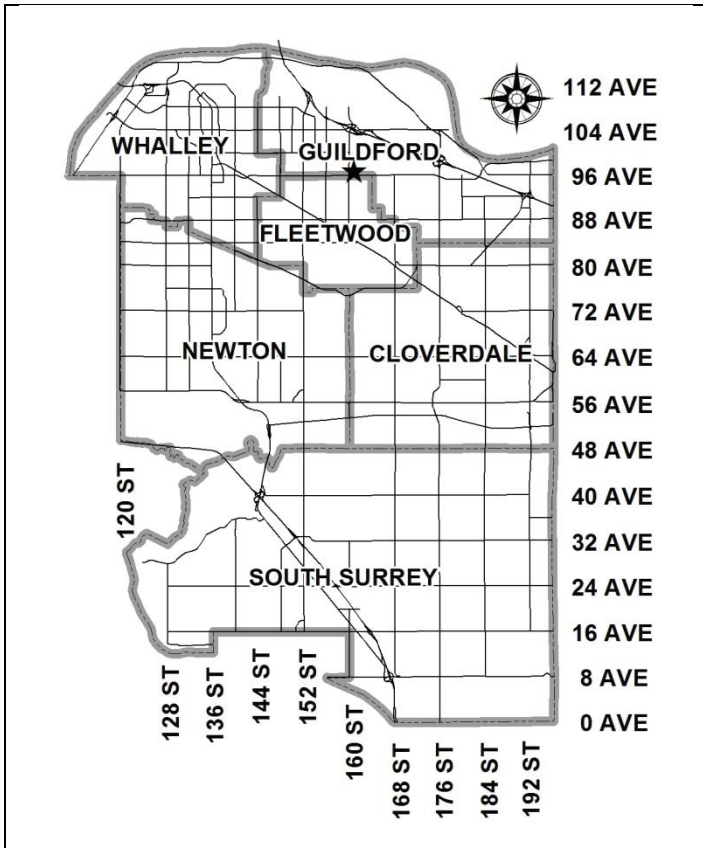


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0070-00

Planning Report Date: November 6, 2017



PROPOSAL:

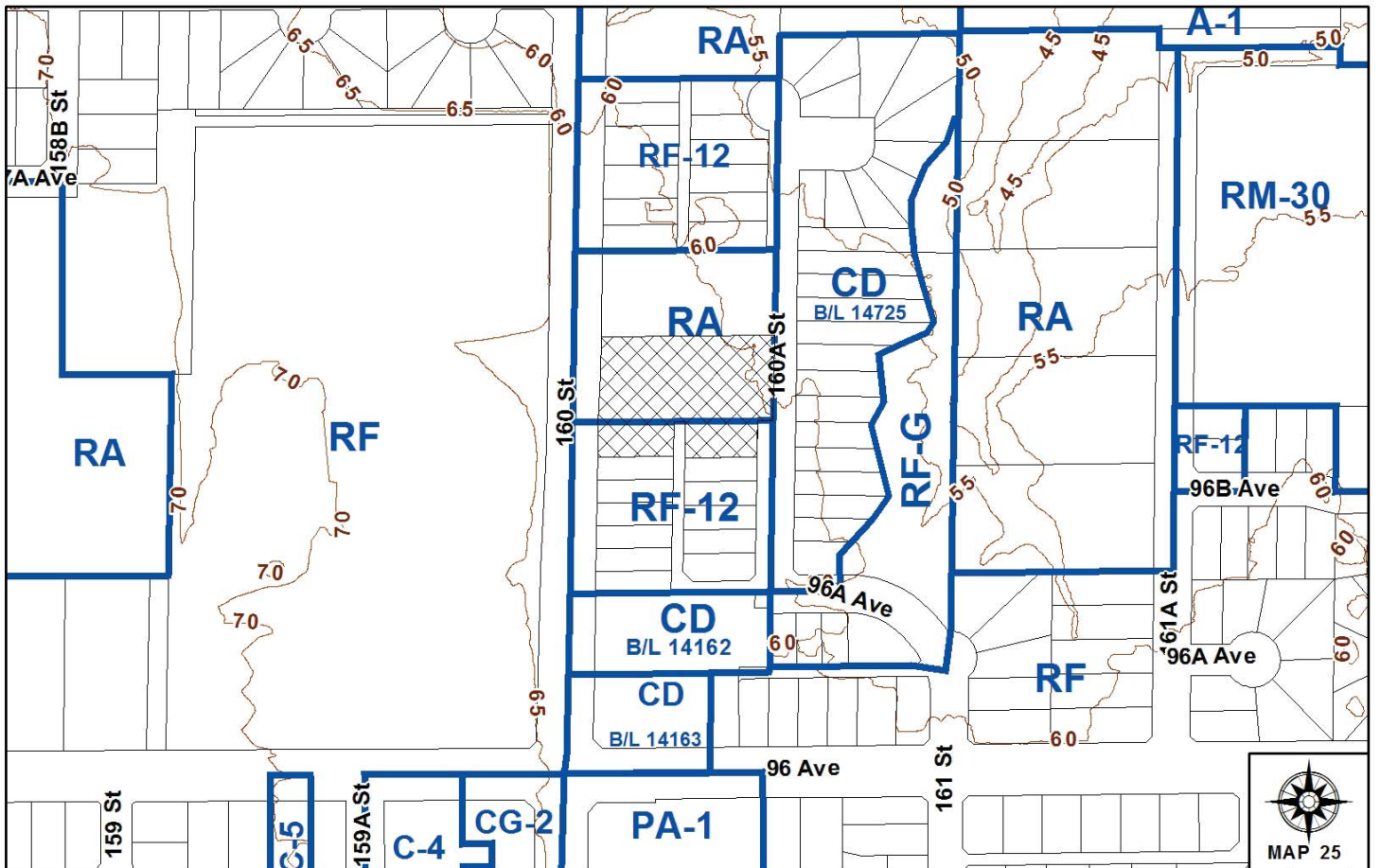
- **Rezoning** from RF-12 and RA to RF-10 and RF-13.
- **Development Variance Permit**

to allow subdivision from 3 lots into 10 single family small lots and allow a reduced lot width on proposed Lot 9.

LOCATION: 9714 - 160 Street
 9698 - 160 Street
 9695 - 160A Street

ZONING: RA

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 reduced lot width for proposed Lot 9 from 12 metres (40 ft.) to 11.5 metres (38 ft.) under the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in the OCP.
- The proposed single family small lots are appropriate in this location given the close proximity to transit service, and neighbourhood amenities such as schools and parks.
- The proposed development will deliver the majority of 97A Avenue to create more connectivity within the neighbourhood.
- The proposed variance to lot width for proposed Lot 9 will have minimal impact as the lot is oversized under the RF-13 Zone and will have a lane accessed garage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I, from "Single Family Residential (12) Zone (RF-12)" to "Single Family Residential (10) Zone (RF-10)", the portion of the subject site shown as Block D on the Survey Plan from "Single Family Residential (12) Zone (RF-12)" to "Single Family Residential (13) Zone (RF-13)", the portion of the subject site shown as Block B on the Survey Plan from "One Acre Residential Zone" (RA) to "Single Family Residential (10) Zone (RF-10)" and the portion of the subject site shown as Block C on the Survey Plan from "One Acre Residential Zone" (RA) to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0070-00 (Appendix VII), to reduce the minimum lot width of the RF-13 Zone from 12 metres (40 ft.) to 11.5 metres (38 ft.) for proposed Lot 9, to proceed to Public Notification.
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 shortfall in tree replacement;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 9, to require a minimum rear yard setback of 6 metres (20 ft.) to the garage;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages; and
 - (i) registration of easements for reciprocal access for maintenance and access on proposed Lots 1 to 4.

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:**

4 Elementary students at Serpentine Heights Elementary School
2 Secondary students 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 January 2018.

Parks, Recreation & Culture: Parks supports the application, but has some concerns with the pressure the application will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$3,500 for the seven (7) proposed additional lots, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on treed lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on treed lot.	Urban	RA
East (Across 160A Street):	Single family small lots.	Urban	CD (By-law No. 14725)
South:	Single family small lots.	Urban	RF-12
West (Across 160 Street):	North Surrey Secondary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject application comprises three properties located at 9698 and 9714 – 160 Street and 9695 – 160A Street, totaling 5,557 square metres (1.37 ha.) in area and located on the east side of 160 Street north of 96 Avenue. All properties are designated Urban in the Official Community Plan (OCP).

- The northernmost lot, at 9714 – 160 Street, is zoned “One Acre Residential Zone (RA)” and is 4,115 square metres (1 acre) in area. The applicant proposes to rezone this property from RA to RF-10 and RF-13.
- Both 9698 – 160 Street and 9695 – 160A Street are zoned "Single Family Residential 12 Zone (RF-12)" and were created in 2006 by Development Application No. 7904-0258-00. Both lots had a 6-metre (20 ft.) wide no build restrictive covenant registered on the northern 6-metre (20ft.) portion of the lots with the intention that they would be consolidated with 9714 – 160 Street for future development.
- The applicant proposes to rezone a portion of the 9698 – 160 Street property from RF-12 to RF-10 and to rezone a portion of the 9695 – 160A Street property from RF-12 to RF-13.
- In total, the applicant proposes to subdivide the three lots into ten lots including two RF-12 lots, four RF-13 lots and four RF-10 lots.
- The applicant has provided a concept plan (Appendix II) showing seven RF-13 lots for the property to north which will allow for the completion of 97A Avenue.

RF-10 Zone

- Proposed Lots 1 to 4 all front 160 Street and are proposed to be Type III RF-10 lots with lot widths ranging from 9.6 metres (31 ft.) to 11 metres (36 ft.) and a lot depth of approximately 39.5 metres (130 ft.). Proposed lot areas range from 380 square metres (4,090 sq. ft.) to 406 square metres (4,370 sq. ft.).
- The RF-10 lots are intended to be accessed from the rear lane with detached garages being located 6 metres (20 ft.) from the lane, resulting in six parking spaces being provided for each lot. In addition, the side yard setback requirement provides an additional parking space on a concrete pad between the garage and the side property line (see Appendix VIII).
- A Restrictive Covenant will be registered over the rear 12.4 metres (41 ft.) of all RF-10 lots to enable maintenance of garages and to provide more efficient use of the rear yard space, no buildings, structures or fencing will be permitted to encroach into the space between the garages and rear parking pad spaces. In addition, reciprocal access easements for maintenance and access will be required between the properties.
- The proposed RF-10 zoning for the subject site has merits, given the site is in close proximity to North Surrey Secondary School and North Surrey Community Park. The applicant is also required to construct 11.5 metres (38 ft.) width of the new east-west 97A Avenue providing greater connectivity in the neighbourhood.
- The proposed lots will continue the small lot development pattern along 160 Street and will increase the variety of housing types.

RF-12 Zone

- The two proposed RF-12 lots (proposed Lots 5 and 10) are intended to be remnant lots with only the northern 6-metre (20 ft.) wide no-build portions being removed to accommodate the

proposed development. The two lots will retain the same civic addresses of 9698 – 160 Street and 9695 – 160A Street and the existing dwellings will also be retained.

- Proposed Lot 5, at 9698 – 160 Street, is proposed to be 12 metres (39 ft.) wide and 40.2 metres (132 ft.) deep with a total area of 483 square metres (5,200 sq. ft.).
- Proposed Lot 10, at 9695 – 160A Street, is proposed to be 13 metres (43 ft.) wide and 38 metres (125 ft.) deep with a total area of 495 square metres (5,328 sq. ft.).

RF-13 Zone

- Proposed Lots 6, 8 and 9 are proposed to be Type I, RF-13 lots and proposed Lot 7 is proposed to be a Type II, RF-13 lot.
- The lots range from 11.5 metres (38 ft.) to 14 metres (46 ft.) in width with depths ranging from 28 metres (92 ft.) to 38 metres (125 ft.). Proposed lot areas range from 352 square metres (3,789 sq. ft.) to 442 square metres (4,758 sq. ft.). A variance is requested to accommodate a reduced lot width for proposed Lot 9 (see By-law Variance Section).
- Three of the lots (proposed Lots 6 to 8) will front 97A Avenue and the fourth lot (Lot 9) will front 160A Street.
- Garages are proposed to be lane accessed for proposed Lots 6 and 9. The applicant has provided a sketch that shows how both Lots 6 and 9 can provide a minimum 5 parking spaces. Proposed Lot 7 will have a front loaded double garage. Proposed Lot 8 will have a double garage accessed from the side street (160A Street).
- The proposed RF-13 lots will follow a similar development pattern as the RF-12 lots to the south and north.

Lot Grading, Building Design and Noise Mitigation

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable with basements proposed on all lots.
- The applicant has retained Ran Chahal of Apex Design Group Inc. 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.
- The design consultant has included noise mitigation measures within the building scheme which include orientating bedrooms away from the busy street, providing for mechanical ventilation to allow for windows to remain closed, increased insulation within wall construction and double glazed windows.

PRE-NOTIFICATION

Two sets of pre-notification letters were sent out on March 22, 2016 and September 27, 2017 due to a change in scope of the project and inclusion of two properties. A development proposal sign was also installed on October 2, 2017.

- Staff received one comment in regards to a concept for the property to the north (9732 – 160 Street). The applicant has provided a concept that shows how the neighbouring lot can develop into RF-13 zoned lots in the future (Appendix II).

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	28	28	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English laurel	1	1	0
Katsura	1	0	1
Little leaf linden	1	1	0
Norway maple	2	0	2
Paperbark maple	3	0	3
Ironwood	3	0	3
Coniferous Trees			
Deodar cedar	1	1	0
Spruce	1	1	0
Western Red Cedar	8	8	0
Total (excluding Alder and Cottonwood Trees)	21	12	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$24,000	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. Twenty-eight (28) existing trees, approximately 57% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 9 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.

- The proposed tree preservation is primarily off-site trees with eight of the trees within the boulevard and one tree in the front yard of the existing dwelling at 9698 – 160 Street.
- 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 65 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site (based on an average of 1 trees per lot RF-13), the deficit of 60 replacement trees will require a cash-in-lieu payment of \$24,000, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$24,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 28, 2017. 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"> • Site is within an infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The applicant is proposing three housing zones which will provide a mix of lot widths and styles to the existing neighbourhood.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant will incorporate additional topsoil, infiltration trenches and sediment control devices to better manage storm water flow.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The applicant is providing more than half of 97A Avenue which will create a better transportation network within this area.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum width of a Type I interior lot under the RF-13 Zone from 12 metres (40 ft.) to 11.5 metres (38 ft.) for proposed Lot 9.

Applicant's Reasons:

- Due to the dedication requirement of 11.5 metres (38 ft.) of the ultimate 18 metres (59 ft.) for 97A Avenue, the additional 0.5 metre (2 ft.) width was not available for the subject lot.
- The proposed lot will have a rear lane-accessed garage.

Staff Comments:

- Proposed Lot 9 is 442 square metres (4,757 sq. ft.) in area, which is substantially larger than the 336 square metres (3,595 sq. ft.) minimum lot area of the RF-13 Zone.
- Prominence of the garage along the street is not a consideration on the subject proposed lot as the garage will be located at the rear of the lot and accessed from the lane.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential), Project Data Sheets and Surveyed Rezoning Block Plan
Appendix II.	Proposed Subdivision Layout and Concept Plan
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. 7916-0070-00
Appendix VIII.	Parking Concept

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10, RF-12 and RF-13

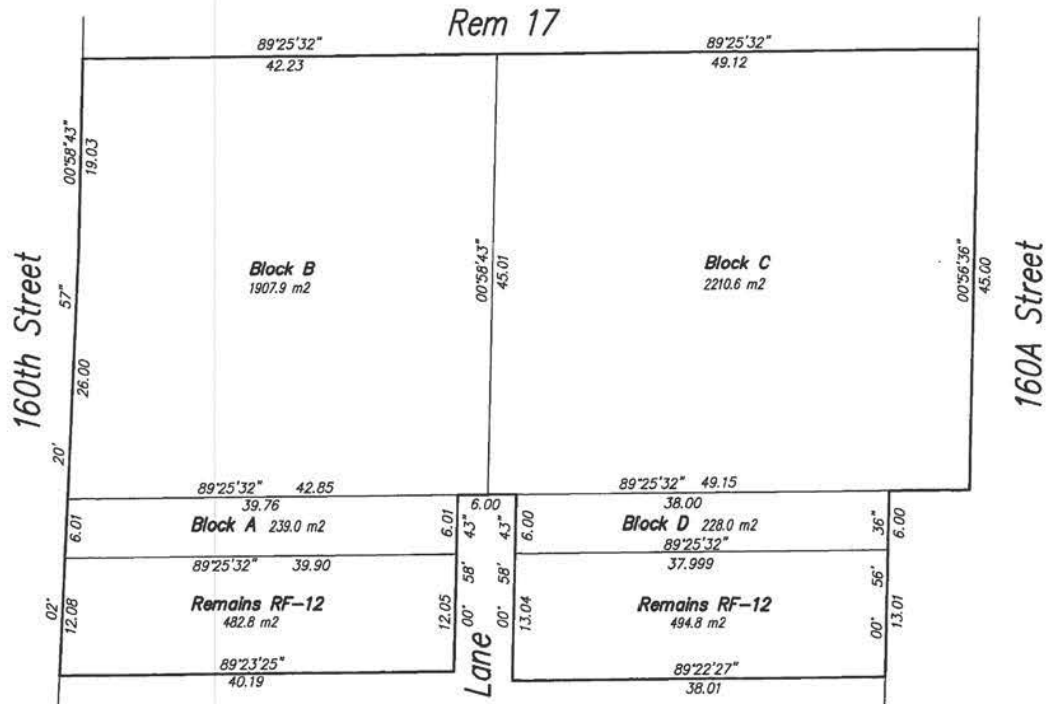
Requires Project Data	Proposed		
GROSS SITE AREA	RF-10	RF-12	RF-13
Acres	0.50	0.24	0.85
Hectares	0.12	.098	0.20
NUMBER OF LOTS	3 lots		
Existing	1 RA and 2 RF-12		
Proposed	2 RF-12, 4 RF-10 and 4 RF-13		
SIZE OF LOTS			
Range of lot widths (metres)	9.7 - 10.5 m	12 - 13 m	11.5 - 14 m*
Range of lot areas (square metres)	380 - 406 m ²	12.1 - 13 m	351 - 388 m ²
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	19.7/8.0	20.4/8.3	17.5/7.1
Lots/Hectare & Lots/Acre (Net)	27.5/11.1	20.4/8.3	23.6/9.6
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	37.3	50.0	37.1
Estimated Road, Lane & Driveway Coverage	40.0	18.4	35.1
Total Site Coverage	77.3	68.4	72.2
PARKLAND			
Area (square metres)	n/a		
% of Gross Site	n/a		
	Required		
PARKLAND			
5% money in lieu	NO		
TREE SURVEY/ASSESSMENT	YES		
MODEL BUILDING SCHEME	YES		
HERITAGE SITE Retention	NO		
FRASER HEALTH Approval	NO		
DEV. VARIANCE PERMIT required			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Lot Width	YES		

*requires variance for lot width.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW _____
 OVER LOT 18 SECTION 35 BLOCK 5 NORTH RANGE 1 WEST
 NEW WESTMINSTER DISTRICT PLAN 27973 EXCEPT PLAN EPP52454 AND
 A PART OF LOTS 7 AND 8 SECTION 35 BLOCK 5 NORTH RANGE 1 WEST
 NEW WESTMINSTER DISTRICT PLAN BCP23541**



The intended plot size of this plan is 280 mm in width by 432 mm in height (B SIZE) when plotted at a scale of 1:500



Certified Correct Dated This
 28th Day Of September, 2017

[Signature]
 Mike Bernemann, BCLS 793

Note:
 Proposed Lot Dimensions Are Based On
 Plans 27973 and EPP52454 And May
 Change With Current Legal Survey



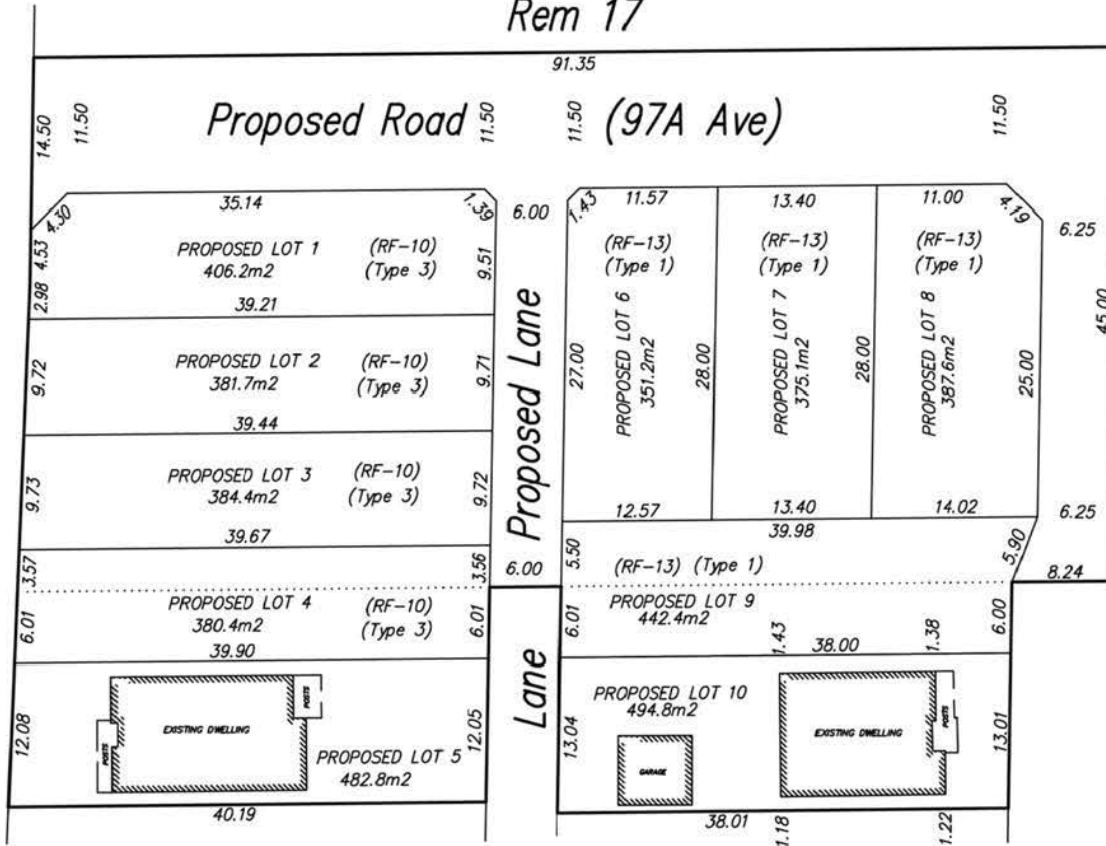
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Proposed Road (97A Ave)

160th Street

160A Street



Client:
Pragatti Construction

Project:
9714 160th Street
Surrey, BC

Note:
Proposed Lot Dimensions Are Based On
Dimensions By Others And May Change
With Current Legal Survey
Dwelling Location As Surveyd By Others

Drawing Title:

Proposed Subdivision Layout Of Lot 18 Plan 27973 Except:
Plan EPP52454 And A Part Of
NEW WESTMINSTER DISTRICT PLAN 22644

June 5th 2017
File: MR17-800
Scale: 1 : 500



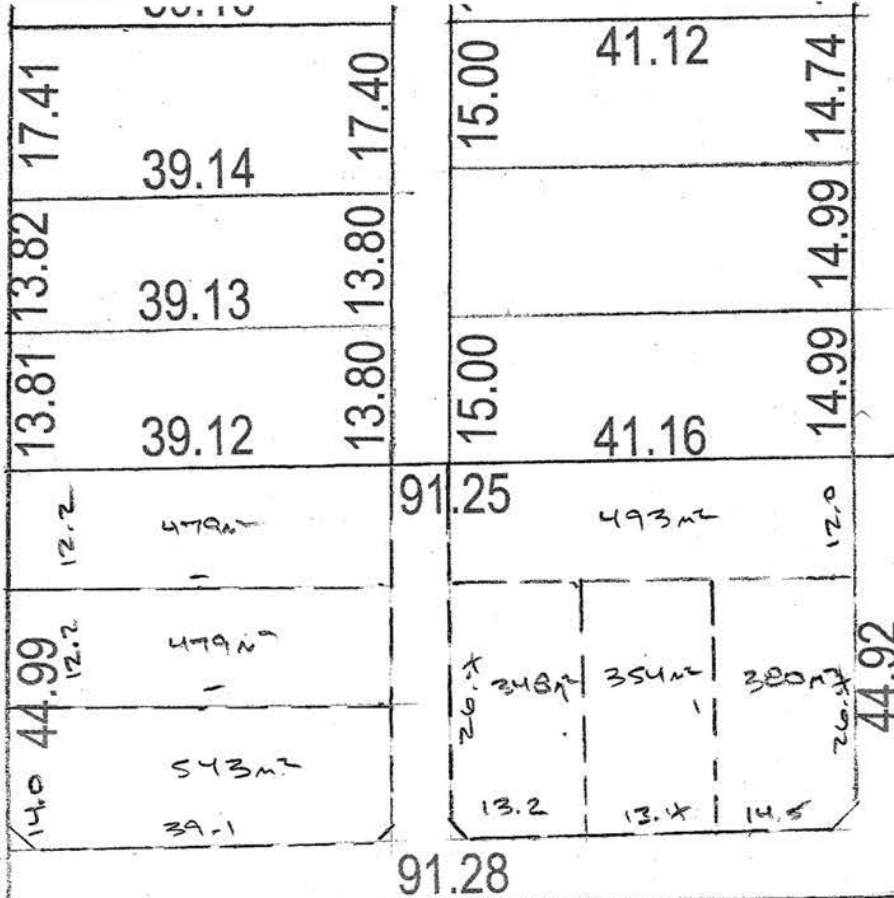
Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

160 St

160A St



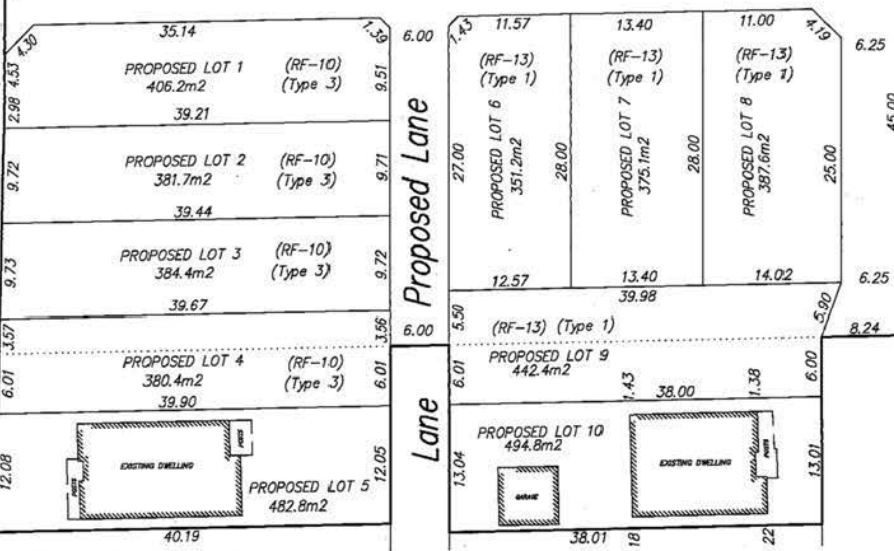
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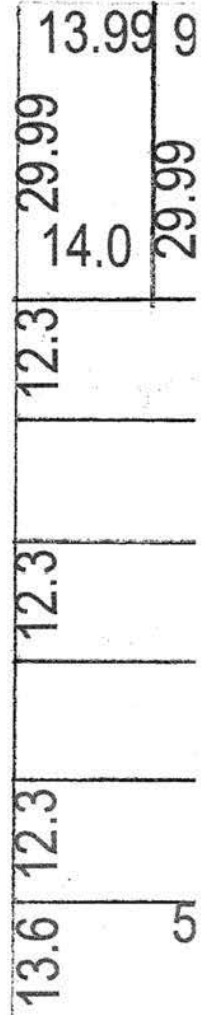
Proposed Road (97A Ave)

Proposed Lane

Lane



Warranted as to its accuracy descriptions and encumbrances
cosmos.surrey.ca





September-29-17
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0070 00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

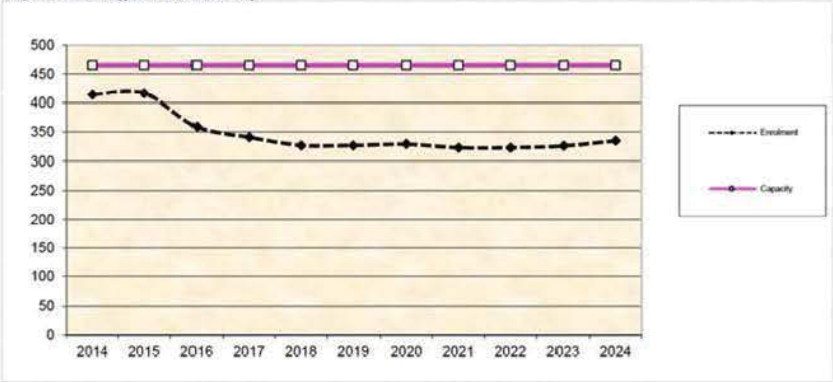
Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	32 K + 327
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1348
Nominal Capacity (8-12):	1175
Maximum Operating 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.
 There are no new capital projects proposed at Serpentine Heights Elementary School. An expansion to North Surrey Secondary has been proposed in the School District's Five Year Capital Plan to relieve long term overcrowding at North Surrey Secondary.

Serpentine Heights Elementary



North Surrey Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students..
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY**V.2.0**

Surrey Project no.: 16-0070-00 (Pragati Const.)
Property Location: 9714-160 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD
 Apex Design Group Inc.
 #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 urban area built out in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2400sf.

Most of the existing homes have mid to mid-massing characteristics with 62% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

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

Landscaping is of a moderate planting standard with 84% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. 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"	84.0%
	"Basement /Cathedral Entry"	5.00%
	"Rancher (Bungalow)"	11.0%
	"Split Levels"	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)** Size range: 16.0% under 2000 sq.ft excl. garage
84.0% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:** Cedar: 16.0% Stucco: 16.0% Vinyl: 68.0%
Brick or stone accent on 73.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 84.0% Cedar Shingles: 0.0%
Concrete Tiles: 16.0% Tar & Gravel: 0.00%
90.00% of all homes have a roof pitch 6:12 to 8:12.

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

Streetscape:A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles roof is on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with 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: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

**Exterior Treatment
/Materials:** 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.

**Exterior Materials
/Colours:** 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.

- Roof Pitch:** Minimum 6:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

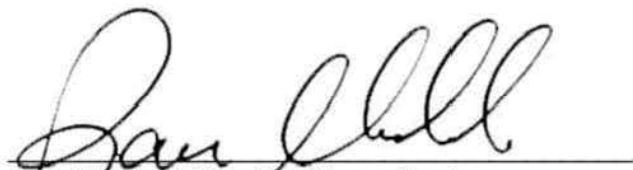
Noise Mitigation

The following noise mitigation measures are required on the North facades of lots facing 160th Street.:

- (a) Design Features may include:
- (i) Orienting bedrooms and outdoor areas away from 160th Street
 - (ii) Providing mechanical ventilation to allow for the choice of keeping windows closed
 - (iii) Locating areas not affected by noise (e.g. stairwells and single-loaded corridors) between 160th Street and other areas of the residential unit.
 - (iv) Maximizing the setback between 160th Street and buildings or structures
 - (v) reducing the number of doors and windows facing directly towards 160th Street.
- (b) Wall construction to be:
- (i) 2x6 studs @ 16" o/c
 - (ii) R20 batt insulation
 - (iii) two layers of 5/8" Type 'X' gypsum wall board for all exterior walls within the bedroom that is located on the West facade facing 160th Street
- (c) Windows to be double glazed:
- (i) with 6mm glass - 9mm airspace - 4mm glass (OITC 28) or better

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:



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

October 21, 2017
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	28	28	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English laurel	1	1	0
Katsura	1	0	1
Little leaf linden	1	1	0
Maple, Norway	2	0	2
Paperbark maple	3	0	3
Ironwood	3	0	3
Coniferous Trees			
Deodar cedar	1	1	0
Spruce sp.	1	1	0
Western red cedar	8	8	0
Total	21	12	9
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		29	

***TOTALS DO NOT INCLUDE OFFSITE TREES**




Tree Preservation Summary

Surrey Project No: 16-0070-00
Address: 9714 – 160 Street
Registered Arborist: Jeff Ross

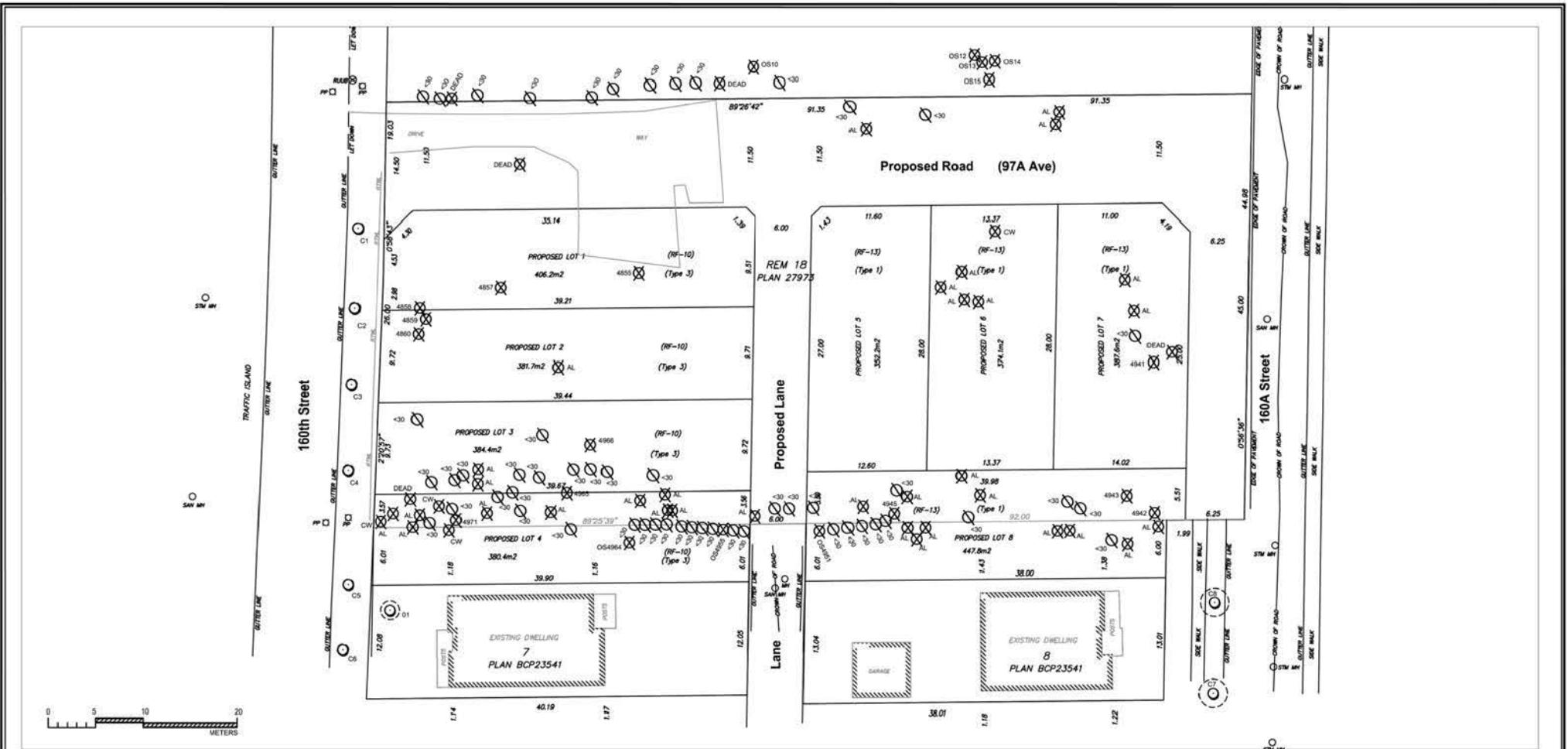
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	49
Protected Trees to be Removed	40
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 28 X one (1) = <u>28</u> - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = <u>24</u> 	52
Replacement Trees Proposed	20
Replacement Trees in Deficit	32
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	16
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8 - All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16 	24
Replacement Trees Proposed	
Replacement Trees in Deficit	

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

Signature of Arborist: 	Date: July 6, 2017
------------------------------------------------------------------------------------------------------------	--------------------





LEGEND

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE
-  TREE TO BE REMOVED
-  NON BYLAW TREE NOT PROTECTED



STAMP	NO.	DATE	BY	REVISION
	1	JUNE 2017	MK	REVISED SUBDIVISION PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A5
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

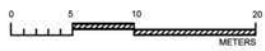
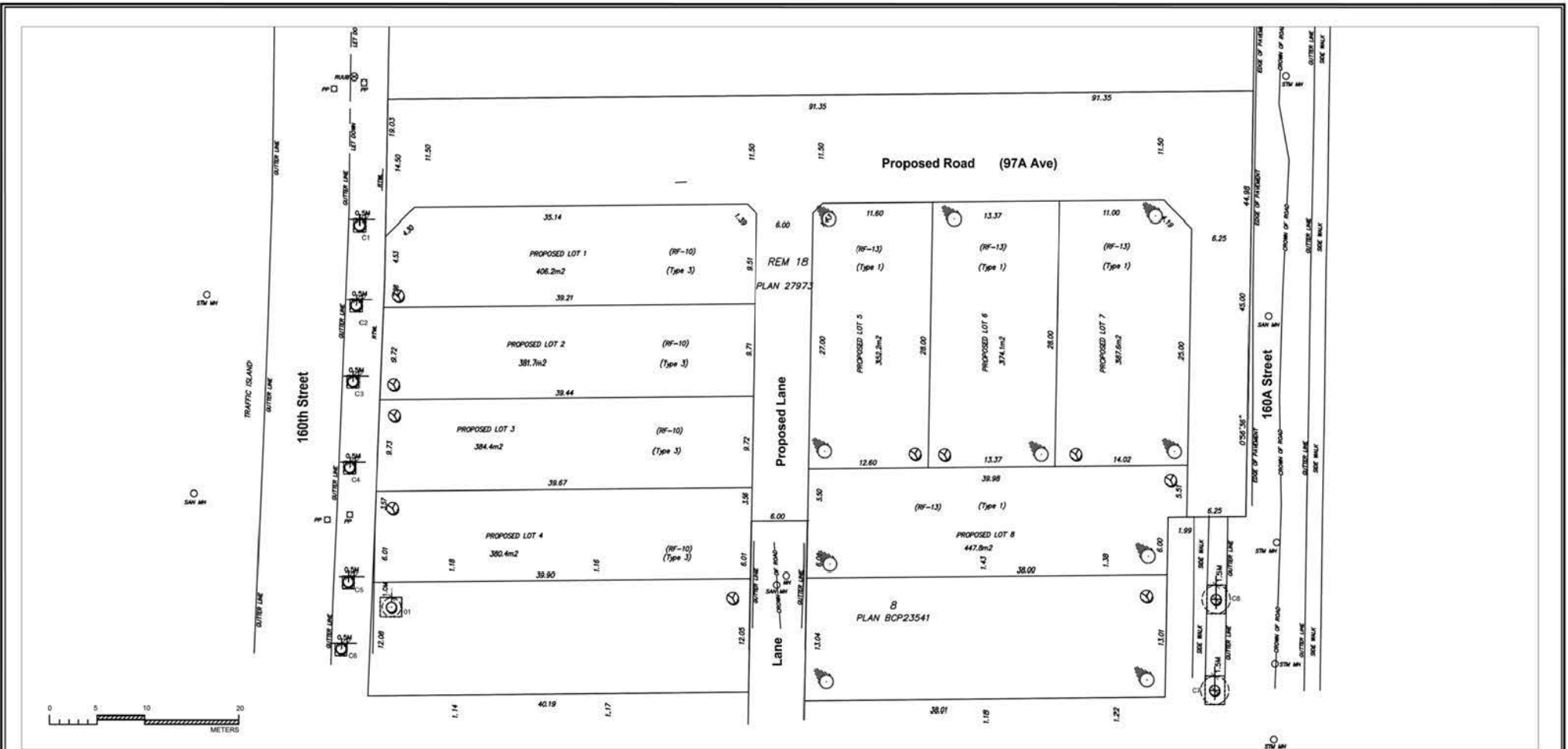
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PROJECT TITLE
9714 160 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____
 DATE
 JANUARY 4, 2017

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JANUARY 4, 2017

T-1
 SHEET 1 OF 2



LEGEND

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

NO.	DATE	BY	REVISION
1	JUNE 2017	MK	REVISED SUBDIVISION PLAN

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PROJECT TITLE
9714 160 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN
 CLIENT _____
 DATE
 JANUARY 4, 2017

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JANUARY 4, 2017

T-2
 SHEET 2 OF 2



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0070-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 008-919-607

Lot 18 Section 35 Block 5 North Range 1 West New Westminster District Plan 27973 Except Plan EPP52454

9714 - 160 Street

Parcel Identifier: 026-678-829
Lot 7 Section 35 Block 5 North Range 1 West New Westminster District Plan BCP23541

9698 - 160 Street

Parcel Identifier: 026-678-837
Lot 8 Section 35 Block 5 North Range 1 West New Westminster District Plan BCP23541

9695 - 160A 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 K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width for proposed Lots 9 is reduced from 12 metres (40 ft.) to 11.5 metres (38 ft.).

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

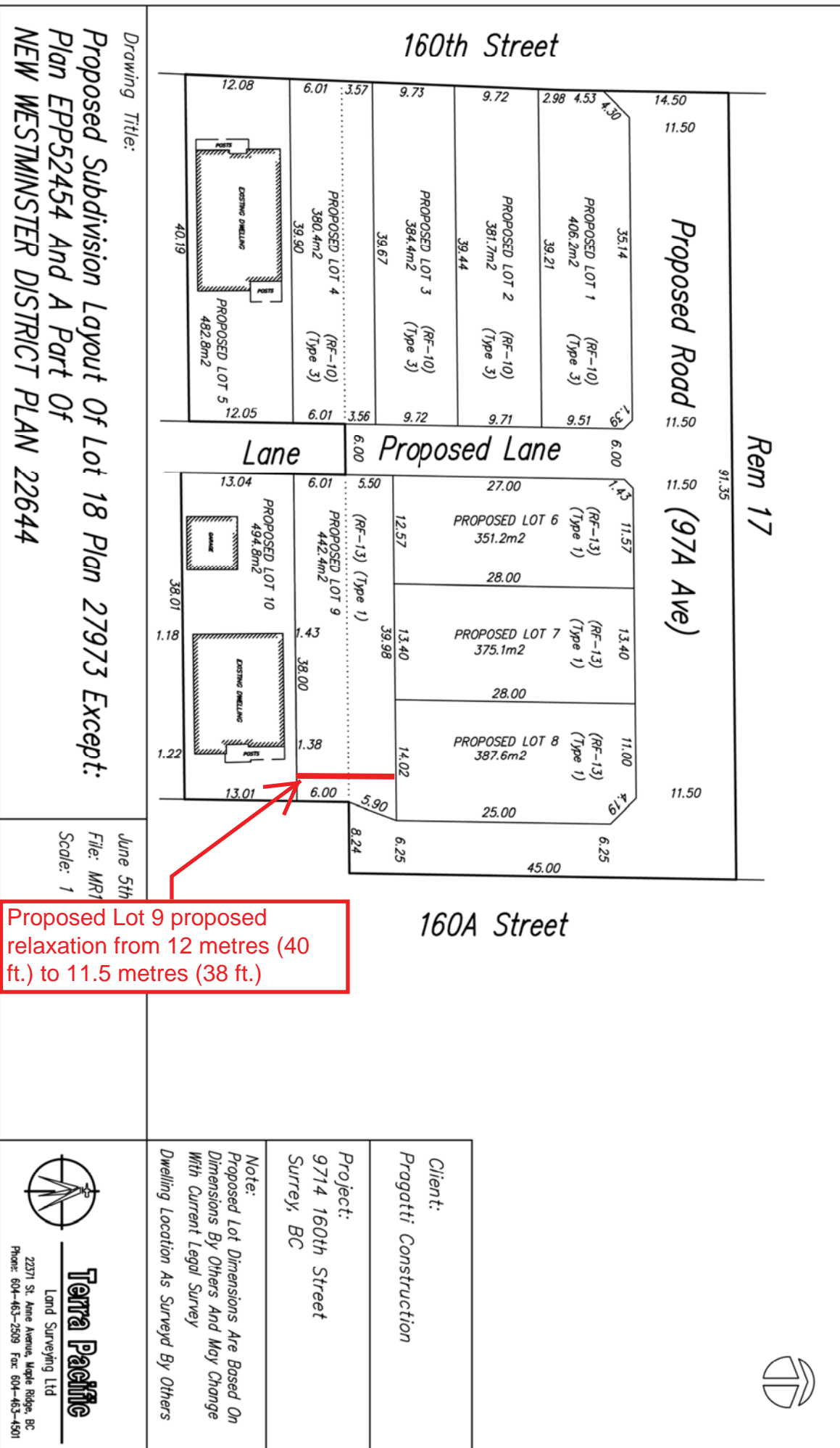
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Drawing Title:
**Proposed Subdivision Layout Of Lot 18 Plan 27973 Except:
 Plan EPP52454 And A Part Of
 NEW WESTMINSTER DISTRICT PLAN 22644**

June 5th
 File: MR1
 Scale: 1

Proposed Lot 9 proposed relaxation from 12 metres (40 ft.) to 11.5 metres (38 ft.)



Client:
 Pragatti Construction

Project:
 9714 160th Street
 Surrey, BC

Note:
 Proposed Lot Dimensions Are Based On
 Dimensions By Others And May Change
 With Current Legal Survey
 Dwelling Location As Surveyd By Others

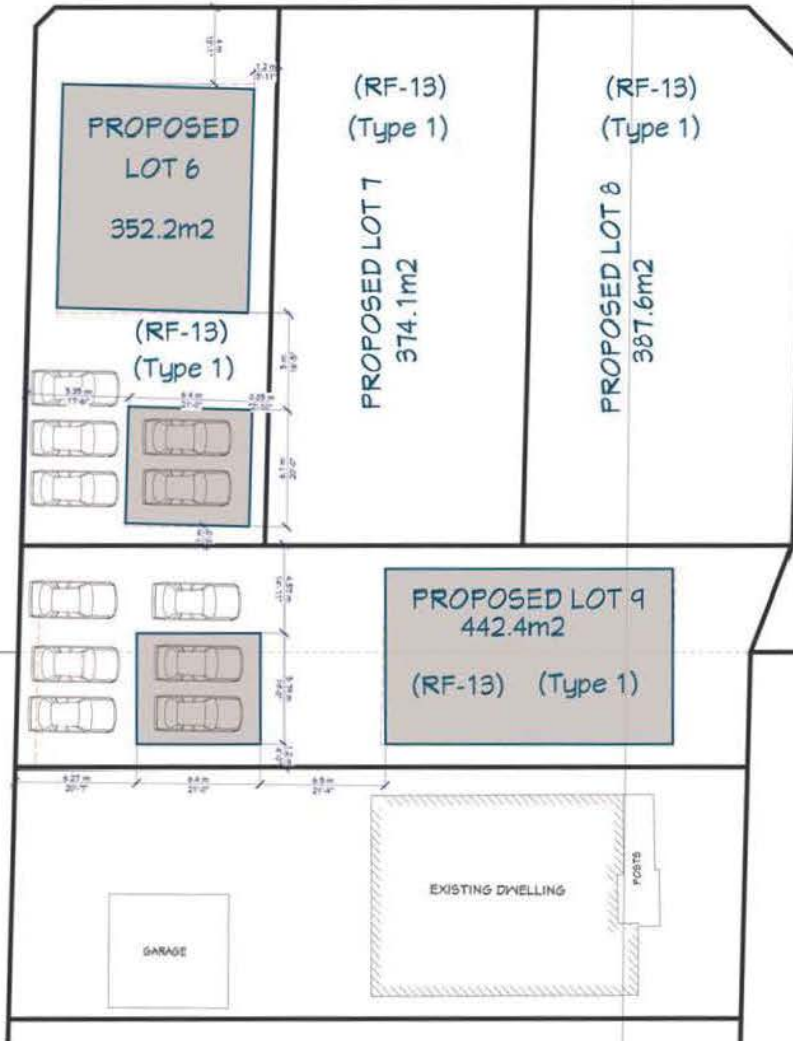
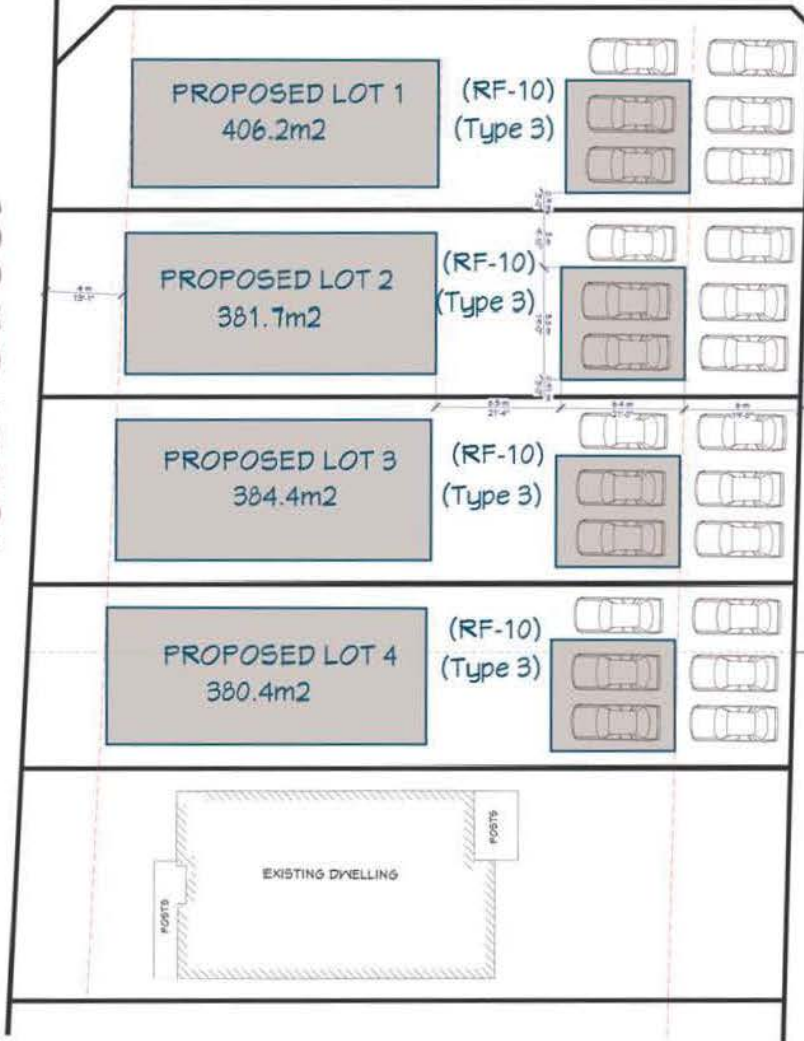
Terra Pacific
 Land Surveying Ltd
 22371 St. Anne Avenue, Maple Ridge, BC
 Phone: 604-463-2509 Fax: 604-463-4501

160th Street

Proposed Road

(97A Ave)

Proposed Lane
Lane



PARKING PLAN



REVISION LINE	NUMBER	DATE	DESCRIBTION

16-0070 Fragati (4 RF-10 4 RF-13) 9714-160 St SRY- Parking Plan-2017.10.21 R1

DRAWINGS PROVIDED BY:
 APEX Design Group Inc.
 Unit 111, 4120-123 Street
 Delta, BC V4L 1A3, Canada
 Tel: 604-443-8831 Fax: 604-443-8248
 www.apexdesigngroup.com
 apex@apexdesigngroup.com

DATE:
2017-10-21

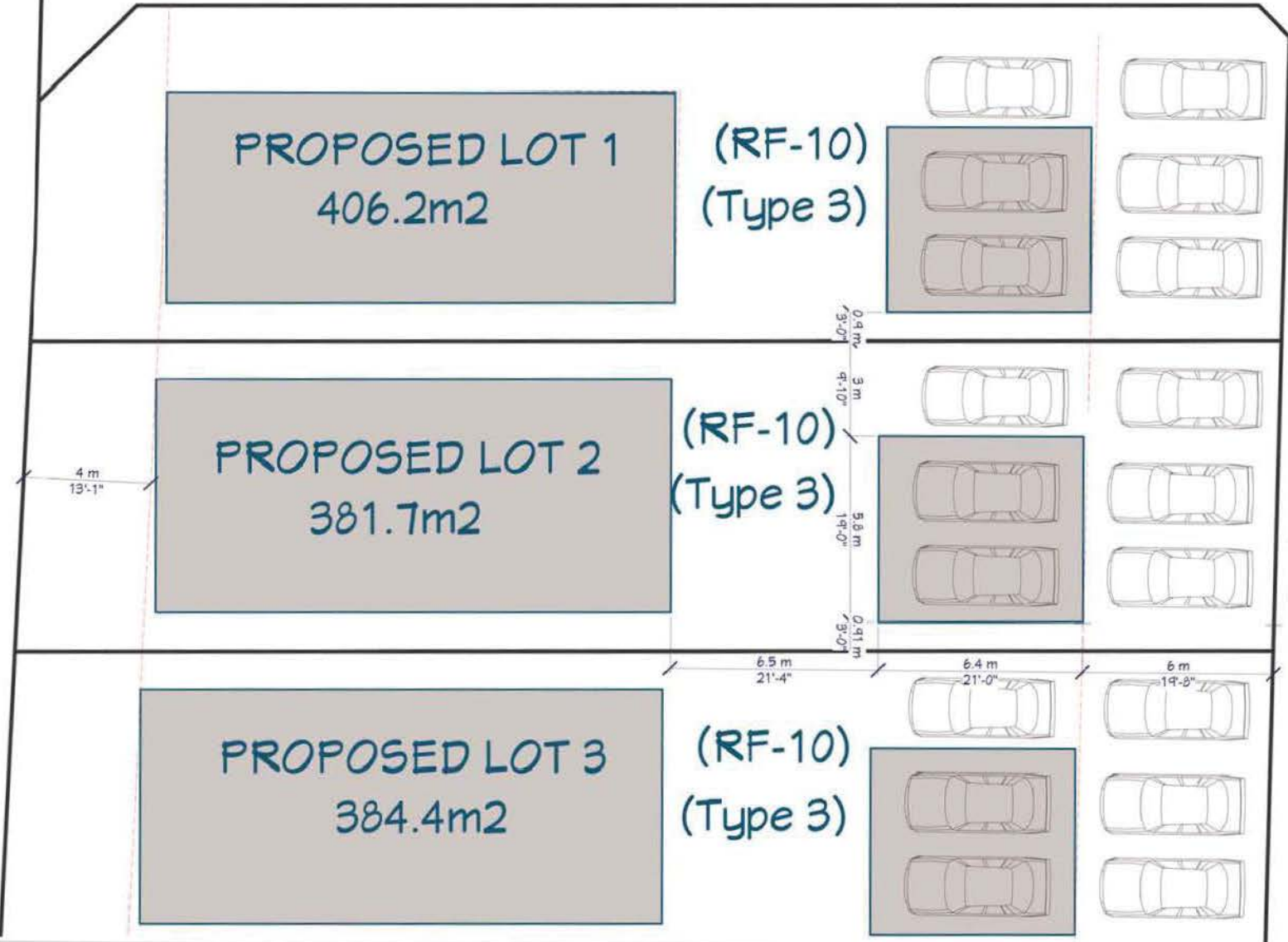
SCALE:

SHEET:
P-1

Proposed Road

160th Street

Proposed Lane



REVISION LINE	NUMBER	DATE	DESCRIBTION

16-0070 Fragati (4 RF-10 4 RF-13) 9714-160 St SRY- Parking Plan-2017.10.21 R1

DRAWINGS PROVIDED BY:
APEX Design Group Inc.
 Unit 111, 4130-123 Street
 Delta, BC V4L 1A3, Canada
 Tel: 604-541-8831 Fax: 604-541-5248
 apexdesigngroup.com
 apexdesigngroup.com

DATE:
2017-10-21

SCALE:

SHEET:
P-2

ne

Proposed Lane

