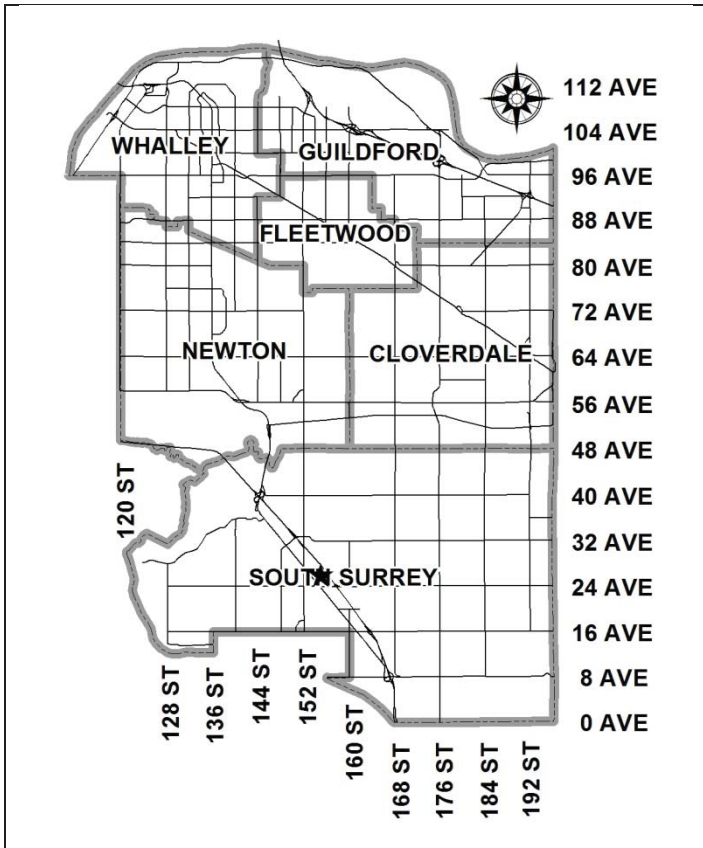


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0159-00

Planning Report Date: September 12, 2016

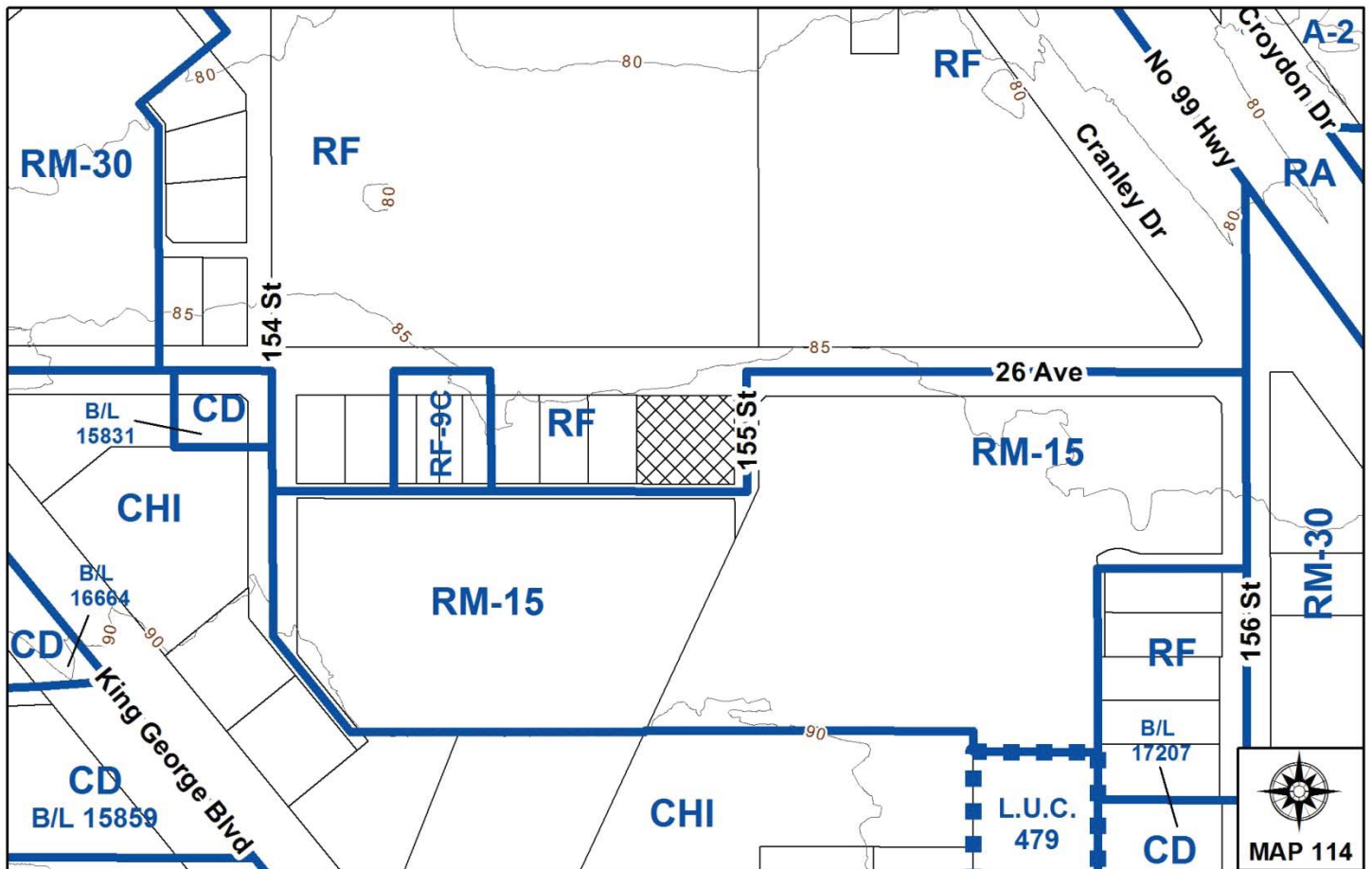


PROPOSAL:

- **Rezoning** from RF to RF-10
- **Development Variance Permit**

to allow subdivision into 4 single family small lots.

LOCATION: 15490 - 26 Avenue
OWNER: 0907878 B.C. Ltd.
ZONING: RF
OCB DESIGNATION: Urban
LAP DESIGNATION: Townhouse (15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes variances to the lot width and the setback of a proposed RF-10 lot.
- The applicant is requesting an amendment to the King George Highway Corridor Plan to redesignate the site from “Townhouse (15 upa)” to “Urban Residential”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposed density and building form are appropriate for this part of the King George Highway Corridor and comparable to the Townhouse density. The proposed development continues a similar pattern of development already established within the same block to the west of the subject site.
- The proposed variances for the proposed corner lot (Lot 4) will not negatively impact adjacent properties, nor the trees proposed to be retained along 155 Street, and nor sight lines at the intersection of 26 Avenue and 155 Street. Furthermore, the setback variance will result in a building envelop that is in keeping with that of homes on the other three proposed lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0159-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on flanking street of the RF-10 Zone from 2.7 metres (9 ft.) to 2.26 metres (7 ft.) for proposed Lot 4; and
 - (b) to reduce the minimum lot width of the RF-10 Zone, Type III Corner Lot from 10.5 metres (34 ft.) to 9.4 metres (31 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for tree protection.
4. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the site from "Townhouse (15 upa)" to "Urban Residential" when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

1 Elementary student at Jessie Lee Elementary School
 1 Secondary student at Earl Marriott 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 mid-2018.

Parks, Recreation & Culture: Parks has no objections to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 26 Avenue):	Sunnyside Park	Urban/Park	RF
East: (Across 155 Street):	Townhouses	Urban/Townhouse (15 upa)	RM-15
South:	Lane and Townhouses	Urban/Townhouse (15 upa)	RM-15
West:	Single family dwelling	Urban/Townhouse (15 upa)	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated “Townhouse (15 upa)” under the King George Highway Corridor Local Area Plan (LAP). The size of the property would only yield 5 units if rezoned to RM-15. Under the “Urban Residential” land use designation (and corresponding RF-10 Zone), the subject property will yield 4 single family units. Therefore, the proposed density is comparable to the Townhouse designation and appropriate for this part of the King George Highway Corridor LAP (Appendix VII).
- On April 22, 2013, Council approved a similar application (Development Application No. 7911-0183-00) to create four RF-9C lots on a site within the same block to the west. Under this application, the LAP was also amended from “Townhouses (15 upa)” to “Urban Residential”. The subject application is consistent with the lot size approved under Application No. 7911-0183-00.

- A similar development pattern of single family small lots could be expected to continue to be developed on the properties to the west, and be supported by the existing lane to the south of the subject property.
- The applicant is also proposing to preserve eight (8) mature Douglas-fir trees along the east property line along 155 Street.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is a corner lot located south of 26 Avenue and west of 155 Street. The site is designated “Townhouse (15 upa)” under the King George Corridor Highway LAP.
- The lands south and east of the subject site are large RM-15 townhouse developments. The townhouses to the south are separated from the subject site by a lane. The land to the north is the location of the large neighbourhood Sunnyside Park.
- The proximity of the subject site to commercial land uses along King George Boulevard, medium-density residential developments, and Sunnyside Park, make the subject site an appropriate location for increased density. To the west of the subject site, a development to permit four (4) RF-9C lots was completed in April 2013 (Development Application No. 7911-0183-00).

Proposal

- The applicant is proposing to rezone the subject site from “Single Family Residential Zone (RF)” to “Single Family Residential (10) Zone (RF-10)” in order to permit subdivision into four (4) single family small lots.
- The widths of the proposed lots will range from 9 metres (30 ft.) to 9.5 metres (31 ft.), 36.6 metres (120 ft.) deep, and range in size from 329 square metres (1,080 sq.ft.) to 342 square metres (3,680 sq.ft.). The lots will gain vehicular access from the existing rear lane.
- The proposed corner lot (Lot 4) is slightly smaller in area than the minimum lot size required under the RF-10 Zone. Pursuant to General Provisions 21(h), the Approving Officer may relax the lot area up to 10% of the lot area requirement prescribed in the RF-10 Zone.
- A row of mature Douglas-fir trees exist along the east property line. For the purpose of accommodating road works and retaining the row of Douglas-firs, approximately 4.0 metres (13 ft.) of road dedication on 155 Street is proposed for a modified road standard instead of a road dedication of 4.5 metres (15 ft.) to achieve the typical Local Road standard.

Building Design Guidelines & Lot Grading

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd., as the Design Consultant to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.

- The area surrounding the subject site consists of homes built approximately 15-20 years ago with a handful of newer homes built 2-5 years ago. The styles of the existing homes are identified as “Traditional West Coast” and “Neo-Traditional”. The Character Study found that the newer homes can be used as context homes for the proposed design standards to be applied to the subject site. The new homes of the proposed development will be consistent to the context homes in theme, representation, and character by meeting or exceeding the massing design, trim and detailing, and construction materials standards of the context homes. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by T3 Engineering Ltd., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Vanessa Melney, 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	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Magnolia	1	1	0
Coniferous Trees			
Douglas Fir	8	0	8
Monkey Puzzle	1	1	0
Total (excluding Alder and Cottonwood Trees)	12	4	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		\$3,200	

- The Arborist Assessment states that there are a total of twelve (12) protected trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that eight (8) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the 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 2 to 1 ratio. This will require a total of eight (8) replacement trees on site. Since no replacement trees are proposed to be accommodated on the site, the deficit of eight (8) replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The eight Douglas-firs along the east property line (155 Street) will become City boulevard street trees upon completion of the proposed subdivision. The construction of the sidewalk west of the trees will be determined by the Parks and Engineering Department during the servicing design review process.

PRE-NOTIFICATION

Pre-notification letters were sent on June 20, 2016 to 81 property owner located within 100 metres (328 ft.) of the subject site, including the Semiahmoo Resident's Association. A Development Proposal Sign was also installed on the site on June 6, 2016. To date, staff have received no comments from the public.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 15, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is consistent with the OCP. • The site requires an amendment to the King George Highway Corridor LAP to redesignate the site from "Townhouse (15 upa)" to "Urban Residential".
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is comprised of single family small lots consistent with the established development to the west and comparable to the Townhouse density.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils will be incorporated on site for rain water management. • Waste, recycling, and organic waste pick-up will be made available.
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

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Surrounding residents have the opportunity to voice their concerns through the notification process, including a future Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum side yard flanking street of the RF-10, Corner Lot from 2.7 metres (9 ft.) to 2.26 square metres (7 ft.)

Applicant's Reasons:

- As a result of the reduced lot width of the corner lot (Lot 4), a reduced east side yard setback is needed to allow for an adequately sized RF-10 dwelling to be constructed on site.

Staff Comments:

- The reduced east side yard setback will result in a building envelop that is in keeping with that of the houses proposed on the other three lots.
- The reduced setback will not be impacted by the tree protection zone of the Douglas-firs and have minimal impact on sight lines at the intersection of 26 Avenue and 155 Street.
- Suitable design standards for the dwelling on proposed Lot 4 will be incorporated into the Building Design Guidelines to ensure a sensitive and attractive building interface with 155 Street.

(b) Requested Variance:

- to reduce the minimum lot width of the RF-10, Type III Corner Lot from 10.5 metres (34 ft.) to 9.4 metres (31 ft.).

Applicant's Reasons:

- At the time of the application submission, four RF-10 lots were proposed including a RF-10 Type II Interior Lot with a 7.9 metre (26 ft.) width in accordance with the Zoning By-law. On July 25, 2016, Council granted Final Adoption (Corporate Report No. R158) to remove the 7.9 metre (26 ft.) wide RF-10 Type II lot. Consequently, the widths of the proposed lots were adjusted to comply with the lot standards under the current RF-10 Zone, with the exception of the corner lot (Lot 4).

Staff Comments:

- The 7.9 metre (26 ft.) wide, lane-served Type II lot under the RF-10 Zone was restricted to 25% of lots in a new subdivision, but it was considered to be too narrow to effectively address the parking issues on single family lots. As a result, the Planning and Development Department recommended to Council to eliminate the 7.9 metre (26 ft.) wide lot standard.
- The proposed lot area of the corner lot (Lot 4) still remains as a larger lot as compared to the other proposed lots in the subdivision.
- The proposed corner lot (Lot 4) is adjacent to an existing townhouse development to the east and separated by 155 Street and a row of Douglas-firs proposed to be retained.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	King George Highway Corridor LAP
Appendix VIII.	Development Variance Permit No. 7916-0159-00

original signed by Ron Hintsche

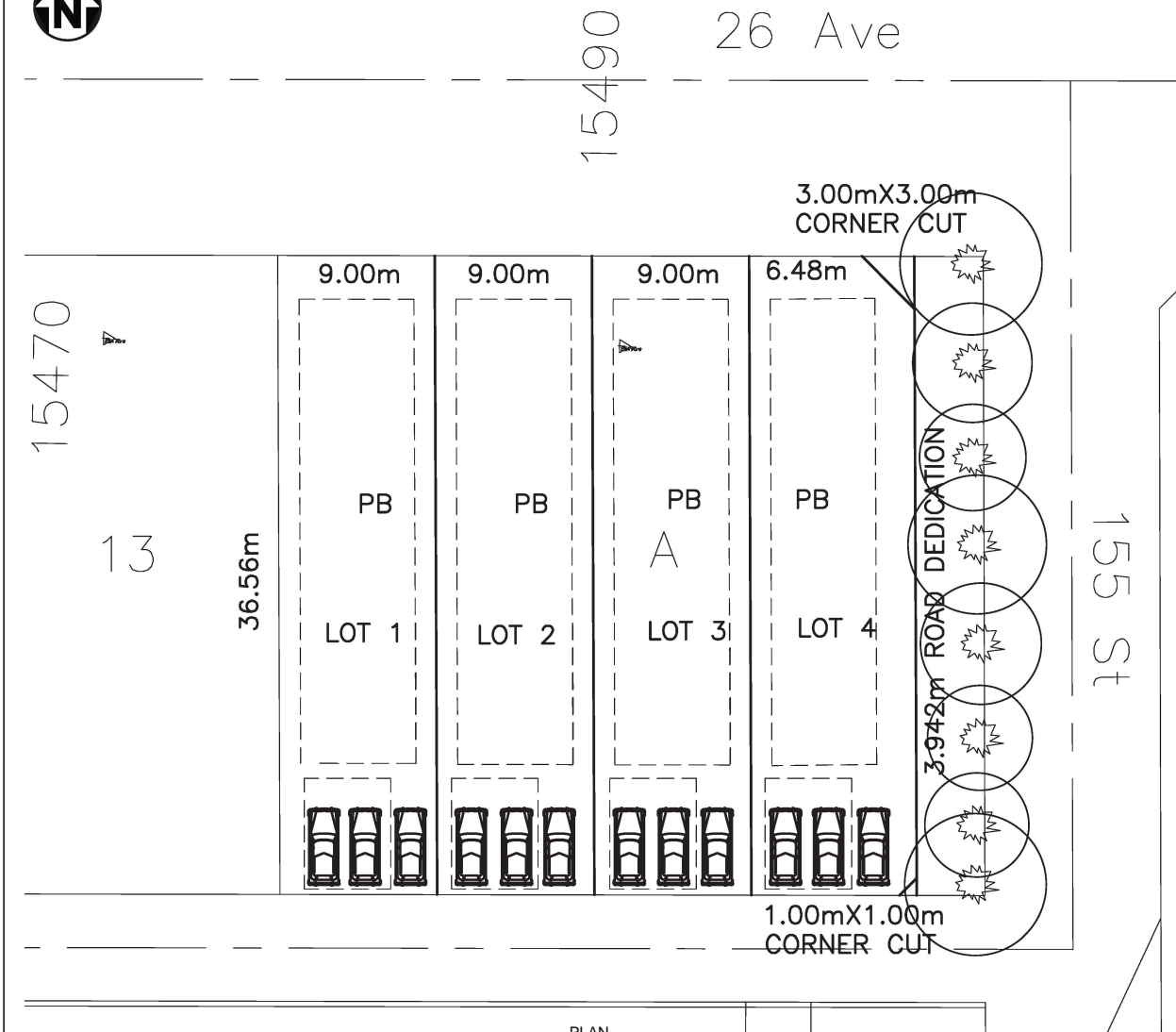
Jean Lamontagne
General Manager
Planning and Development

DH/ar

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.37
Hectares	0.15
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9m – 9.5m
Range of lot areas (square metres)	329 sq.m – 342 sq.m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	27 uph & 11 upa
Lots/Hectare & Lots/Acre (Net)	30.2 uph & 12.2 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	45%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	N/A
% 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 width and setback)



PLAN
SCALE: 1:200



Lot Subdivision Details and Statistics:					
Civic Address: 15490 26 Ave, Surrey, BC					
Lot Feature	Units	Lot No. 01	Lot No. 02	Lot No. 03	Lot No. 04
Original Lot:					
Width	m	40.40			
Depth	m	36.56			
Area	m ²	1477.02			
	acre	0.36			
Number of Lots Created	ea	4.00			
Density	u.p.ha	27.08			
	u.p.a	10.96			
Existing Zoning		RF			
New Lots Dimensions:					
width	m	9.00	9.00	9.00	9.47
depth	m	36.56	36.56	36.56	36.56
area	m ²	329.04	329.04	329.04	341.72
Lot area required per Zoning:					
	m ²	237.00	324.00	324.00	363.00
New Lot Setbacks					
front yard	m	2.50	2.50	2.50	2.50
side 1 yard	m	1.20	1.20	1.20	1.20
side 2 yard	m	1.20	1.20	1.20	2.26
rear yard	m	7.50	7.50	7.50	7.50
Provided Parking Details					
width	m	2.60	2.60	2.60	2.60
length	m	5.50	5.50	5.50	5.50
Number of parking stalls for each lot	ea	3	3	3	3
New Building areas					
primary building	m ²	146	175.5	175.7	176
accessory building	m ²				
New Lots Type					
		interior	interior	interior	corner
New Lots Zoning					
		RF-10 Type IV	RF-10 Type IV	RF-10 Type IV	RF-10 Type IV
Compliance With Zoning Requirements					
		yes	yes	yes	yes
Exceptions:		none	none	none	none
Notes:					
1- Lot No. 4 width is 9.47m - varies from 10.50m (standard for the zoning)					
2- Lot No. 4 side yard is 2.26m - varies from 2.70m (standard for the zoning)					

REV. NO.	DESCRIPTION	DATE	APP.
1	ISSUED FOR PLANNING APPROVAL	18 05/2016	SE
2	ISSUED ZONING TYPE	28/08/2016	SE
3	TYPE PROVISIONAL ZONE FROM APPROVED/AMEND	02/02/2016	SE
4			
5			
6			

REMARKS:

T3 ENGINEERING LTD.
311 - 17700 60A AVENUE, SURREY, BC V3S 8M4
TEL: 604-593-8888
FAX: 604-593-8888

DATE OF PLAN: 18 05/2016
DATE OF ZONING: 28/08/2016
DATE OF APPROVAL: 02/02/2016

CLIENT: 0907878 BC LTD.
311 - 17700 60A AVENUE, SURREY, BC V3S 8M4
TEL: 604-593-8888

PROJECT: 4 LOT SUBDIVISION
15490 26 AVENUE, SURREY, BC

SCALE: 1:200

TITLE: LOT SUBDIVISION PLAN

DESIGNER: SE
CHECKER: SE
DRAWING FILE APPS: SE

THE PROJECT NO.: 2015-03

DRAWING DATE: 19-02-2016

SURVEY PROJECT NO.: 0000-0000-00
SCALE: 1:200
THE DRAWING NO.: 2015-03-01

SHEET NO.: 01 OF 01
REV.: 2

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 28, 2016** PROJECT FILE: **7816-0159-00**

RE: **Engineering Requirements
Location: 15490 26 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.942 m along 155 Street towards 14.0 m unique Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at 155 Street and 26 Avenue;
- Dedicate 1.0 m x 1.0 m corner cut at 155 Street and lane entrance;
- Register 0.5 m statutory rights-of-way along 26 Avenue and 155 Street.

Works and Services

- Construct the south side of 26 Avenue to Local Road standard;
- Construct the west side of 155 Street to unique Local Road standard;
- Construct lane to Residential Land standard;
- Upgrade fronting drainage system;
- Provide sanitary, drainage and water services to each lot; and
- Pay applicable Latecomer Agreement Charges relative to sanitary construction.

A Servicing Agreement is required prior to rezoning and subdivision.

Fon 
Rémi Dubé, P.Eng.
Development Services Manager

MB



Wednesday, July 06, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7916 0159 00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2015 Enrolment/School Capacity

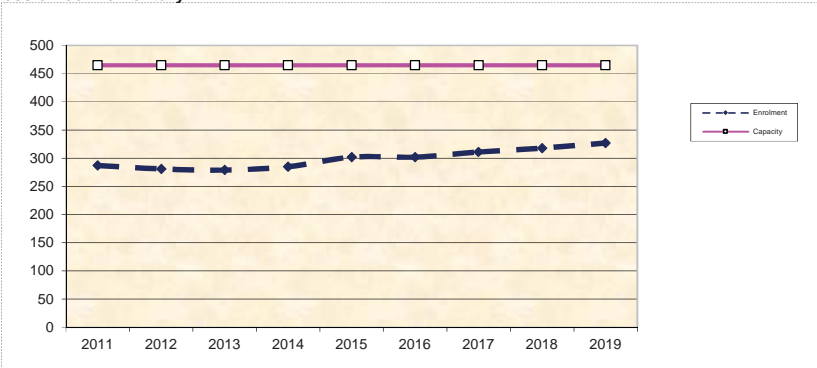
Jessie Lee Elementary	
Enrolment (K/1-7):	38 K + 264
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

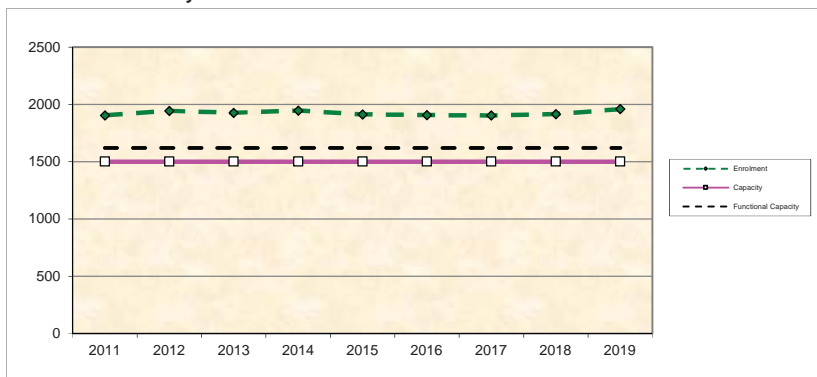
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program was moved from White Rock Elementary to Jessie Lee Elementary to help balance enrolment between elementary schools. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee which will help increase enrolment in the coming years. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020)

Jessie Lee Elementary



Earl Marriott Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7915-0159-00
 Project Location: 15490 26 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

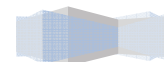
The area surrounding the subject property consists of homes built approximately 15-20 years ago along with a handful of newer homes built about 2-5 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. Sunnyside Park is north of the subject property.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 2-5 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 15-20 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

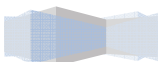
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



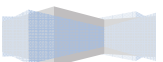
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$12,500** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: May 27, 2016

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

Date: May 27, 2016



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0159-00

Address: 15490 – 26 Avenue, Surrey

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)	12
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
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 4 X two (2) = 8 	8
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	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: April 11, 2016



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0159-00

Issued To: 0907878 BC Ltd.
("the Owner")

Address of Owner: 15571 - 59 Avenue
Surrey, BC V3S 4N8

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: 001-923-455
001-923-455
Lot A Section 23 Township 1 New Westminster District Plan 20697

15490 - 26 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

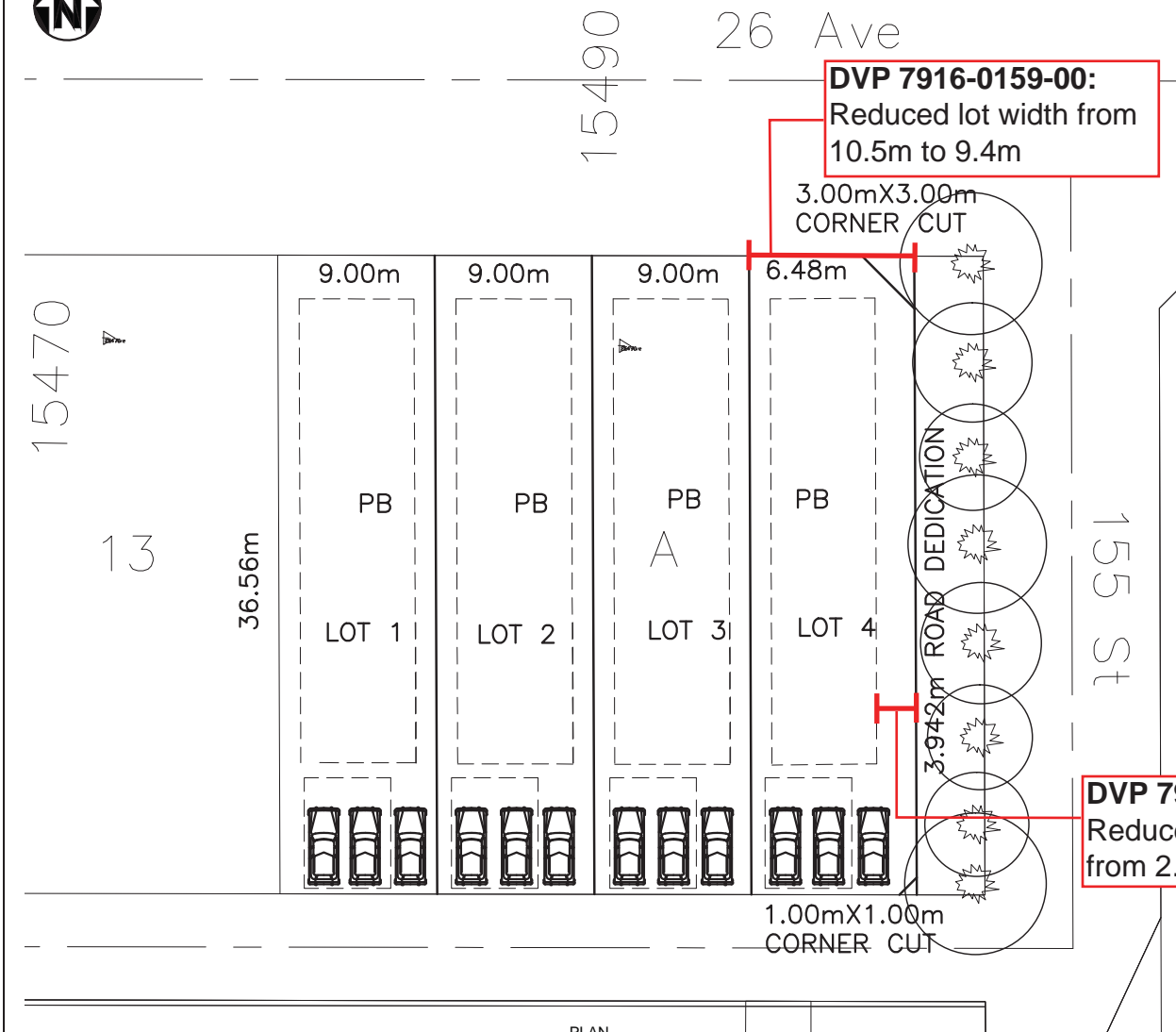
- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks (3) of Part 17C “Single Family Residential (10) Zone (RF-10)”, the minimum side yard on flanking street on proposed Lot 4 is reduced from 2.7 metres (9 ft.) to 2.26 metres (7 ft.); and
 - (b) In Section K Subdivision (2) of Part 17C “Single Family Residential (10) Zone (RF-10)”, the minimum lot width of Type III Corner Lot is reduced from 10.5 metres (34 ft.) to 9.4 metres (31 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. 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



DVP 7916-0159-00:
Reduced lot width from
10.5m to 9.4m

3.00mX3.00m
CORNER CUT

DVP 7916-0159-00:
Reduced side yard setback
from 2.7m to 2.26m

Lot Subdivision Details and Statistics:

Civic Address: 15490 26 Ave, Surrey, BC

Lot Feature	Units	Lot No. 01	Lot No. 02	Lot No. 03	Lot No. 04
Original Lot:					
Width	m	40.40			
Depth	m	36.56			
Area	m ²	1477.02			
	acre	0.36			
Number of Lots Created	ea	4.00			
Density	u.p./ha	27.08			
	u.p./a	10.96			
Existing Zoning		RF			
New Lots Dimensions:					
width	m	9.00	9.00	9.00	9.47
depth	m	36.56	36.56	36.56	36.56
area	m ²	329.04	329.04	329.04	341.72
Lot area required per Zoning:					
	m ²	237.00	324.00	324.00	363.00
New Lot Setbacks:					
front yard	m	2.50	2.50	2.50	2.50
side 1 yard	m	1.20	1.20	1.20	1.20
side 2 yard	m	1.20	1.20	1.20	2.26
rear yard	m	7.50	7.50	7.50	7.50
Provided Parking Details:					
width	m	2.60	2.60	2.60	2.60
length	m	5.50	5.50	5.50	5.50
Number of parking stalls for each lot	ea	3	3	3	3
New Building areas:					
primary building	m ²	146	175.5	175.7	176
accessory building	m ²				
New Lots Type:					
		interior	interior	interior	corner
New Lots Zoning:					
		RF-10 Type IV	RF-10 Type IV	RF-10 Type IV	RF-10 Type IV
Compliance With Zoning Requirements:					
		yes	yes	yes	yes
Exceptions:		none	none	none	none
Notes:					
1- Lot No. 4 width is 9.47m - varies from 10.50m (standard for the zoning)					
2- Lot No. 4 side yard is 2.26m - varies from 2.70m (standard for the zoning)					

PLAN
SCALE: 1:250



LEGAL DESCRIPTION:	BENCHMARK:	<p>T3 ENGINEERING LTD. 8079 68A AVENUE, SURREY, BC V3S 6M4 TEL: 779-1900 FAX: 779-1900 www.t3-engineering.com</p>	CLIENT:	0907878 BC LTD. 311 - 17700 68A AVENUE, SURREY, BC V3S 6M4 TEL: FAX:	SEAL:	<p>The location of utility lines is shown as indicated on the plan. It is the responsibility of the client to verify the location of all utility lines before construction. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for ensuring that the plan complies with all applicable laws and regulations. The client is responsible for ensuring that the plan is accurate and complete. The client is responsible for ensuring that the plan is submitted to the appropriate authorities for review and approval.</p>	TITLE:	LOT SUBDIVISION PLAN	DESIGN: JS DRAWING: DLS APPROV: SS			
			PROJECT:	4 LOT SUBDIVISION 15490 26 AVENUE, SURREY, BC	SURVEY PROJECT NO.:		0000-0000-00	SCALE:	HORIZ: 1:250 VERT:	T3E PROJECT NO.:	2015-03	DRAWING DATE:
REV. NO.	DESCRIPTION	BY	CHK	DATE	APP	SURVEY DRAWING NO.:	T3E DRAWING NO.:	2015-03-01	SHEET NO.:	01 OF 01	REV.:	2
0	ISSUED FOR PLANNING APPROVAL	JS	SS	05/MAR/15	SS							
1	REVISED ZONING TYPES	JS	SS	25/AUG/15	SS							
2	THREE PROTECTION ZONE FROM ARBORIST ADDED	JS	SS	02/SEP/16	SS							
3												
4												
5												