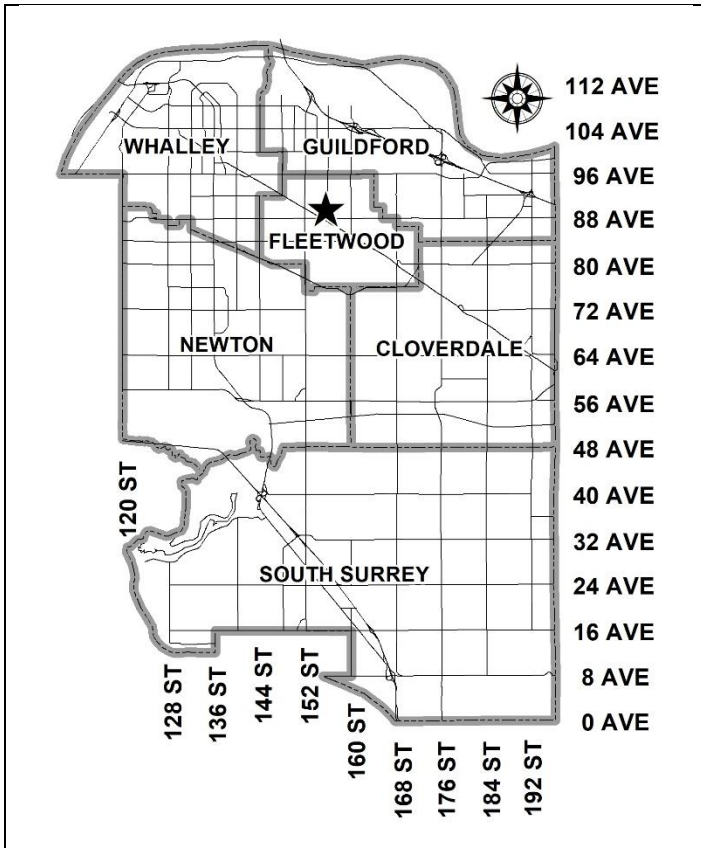


**ADDITIONAL PLANNING COMMENTS**

Application No.: 7916-0194-00  
7916-0194-01

Planning Report Date: December 6, 2021



**PROPOSAL:**

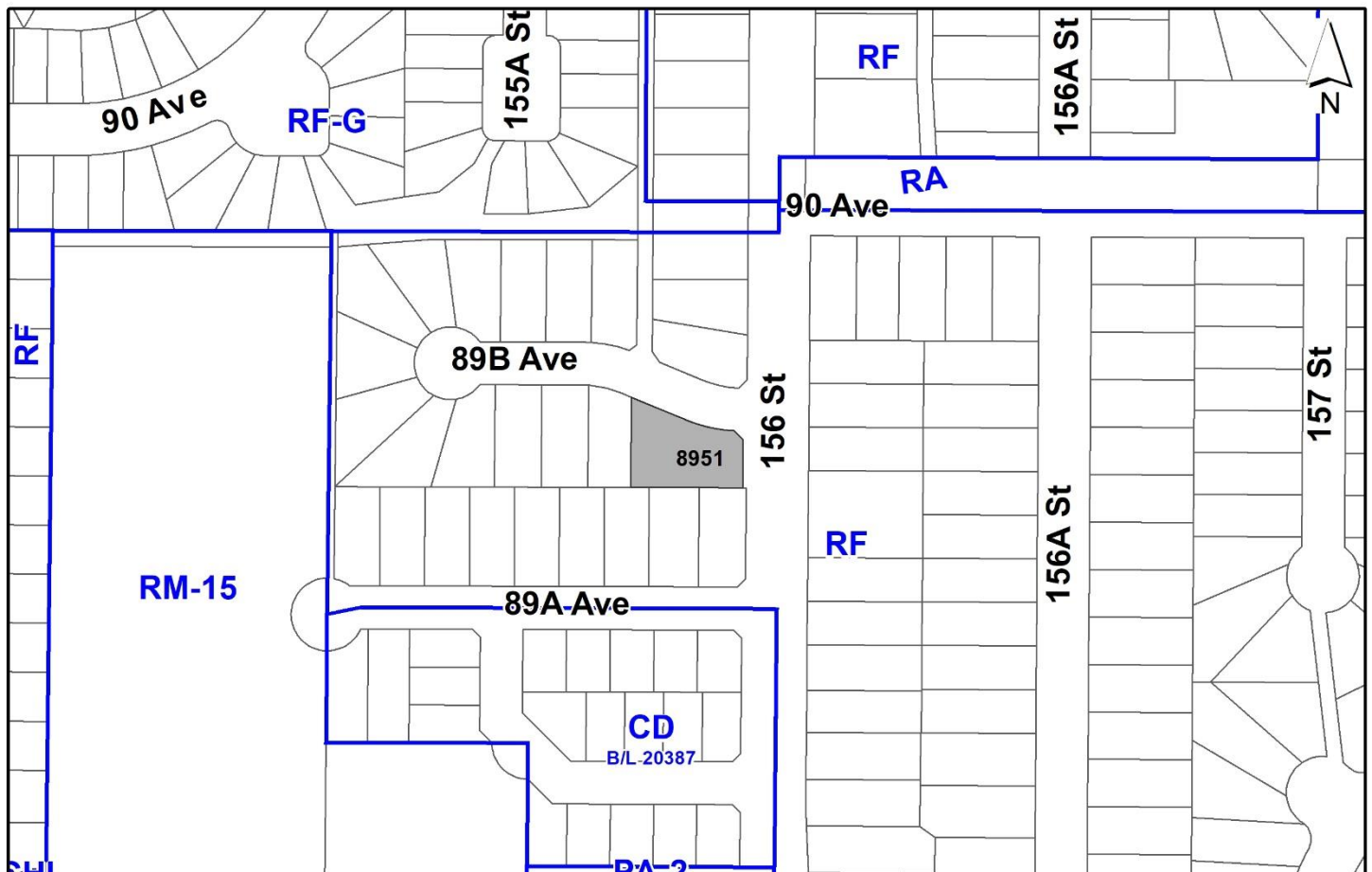
- **Development Variance Permit**

to reduce the minimum lot depth of the RF Zone for proposed Lots 1 and 2, and to vary the minimum front, rear and side yard setback flanking on street requirements for proposed Lot 2, for a proposed 2-lot subdivision.

**LOCATION:** 8951 - 156 Street

**ZONING:** RF

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to reduce the minimum lot depth of proposed Lots 1 and 2, and to vary the minimum front, rear and side yard setback flanking on street requirements for proposed Lot 2 to facilitate a 2-lot subdivision. (Appendix II)

## RATIONALE OF RECOMMENDATION

- A previous Development Variance Permit (DVP) No. 7916-0194-00 was issued on October 21, 2019. The subdivision process took longer than anticipated and the DVP expired on October 21, 2021. This planning report has been provided in order for Council to renew the DVP. No further changes are proposed to the development.
- Proposed Lots 1 and 2 meet the minimum lot size requirement of the RF Zone.
- In order for Lot 2 to achieve close to the maximum floor area allowable for a single family dwelling in the RF Zone, variances to the minimum front and rear yard setbacks are required.
- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 will result in a single family dwelling that is 132 square metres smaller than the maximum floor area achievable on an RF-Zoned property.
- The proposal aligns with the Official Community Plan (OCP) which supports infill development that is appropriate in scale and density to the neighbourhood context.
- The proposed subdivision is consistent with the established lot pattern in the surrounding RF-zoned neighbourhood.
- The proposed lot depth reductions and setback variances will not impact the quality of the streetscape.
- Staff support the requested variances to proceed to Public Notification.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0194-01 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 27 metres for proposed Lot 1 and from 28 metres to 24 metres for proposed Lot 2;
  - (b) to reduce the minimum front yard setback on the remaining 50% of the principal building width on the south side of proposed Lot 2 from 7.5 metres to 3.7 metres;
  - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for proposed Lot 2;
  - (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the deck for proposed Lot 2; and
  - (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres to 4.96 metres.
  
2. Council instruct staff to resolve the following issues prior to final approval:
  - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Restrictive Covenant to require one minimum 6.0 metre long parking space on the driveway for proposed Lot 2.

## SITE CONTEXT & BACKGROUND

| Direction                  | Existing Use           | OCP Designation | Existing Zone |
|----------------------------|------------------------|-----------------|---------------|
| Subject Site               | Single Family Dwelling | Urban           | RF            |
| North (Across 89B Avenue): | Single Family Dwelling | Urban           | RF            |

| Direction                 | Existing Use            | OCP Designation | Existing Zone |
|---------------------------|-------------------------|-----------------|---------------|
| East (Across 156 Street): | Single Family Dwelling  | Urban           | RF            |
| South:                    | Single Family Dwellings | Urban           | RF            |
| West:                     | Single Family Dwelling  | Urban           | RF            |

### Context & Background

- The subject site is located at 8951 156 Street in Fleetwood. The lot is 1,152 square metres in area and is designated "Urban" in the Official Community Plan (OCP). It is zoned "Single Family Residential (RF)".
- The property was created through a 2-lot subdivision under Development Application No. 7903-0236-00.
- The applicant is proposing to subdivide the property into two RF lots. Both of the proposed lots meet the minimum 560 square metres lot area requirement of the RF Zone. (Appendix II)

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The proposed 2-lot subdivision is at the entrance of a cul-de-sac in Fleetwood consisting of RF-Zoned lots. The subject property is the largest lot in the cul-de-sac and is appropriate for a 2-lot subdivision. The proposed lots are consistent with the established lot pattern in the surrounding RF-zoned neighbourhood.
- In order for Lot 2 to achieve close to the maximum floor area allowable for a single family dwelling in the RF Zone, variances to the minimum front and rear yard setbacks are required.
- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 will result in a single family dwelling that is 132 square metres smaller than the maximum floor area achievable on an RF-Zoned property.
- The proposed lot depth reductions and setback variances will not impact the quality of the streetscape.
- The proposal aligns with the Official Community Plan (OCP) which supports infill development that is appropriate in scale and density to the neighbourhood context.
- Part 5, Table C.1 Number of Off-Street Parking Spaces of the Zoning By-law No. 12000 requires three parking spaces for single family dwellings. Because of the irregular shape of the lot, a variance to increase the north side yard on flanking street setback for the garage has been suggested by staff to ensure one standard vehicle can be parked on the driveway with two additional parking spaces in the garage.

- On April 1, 2019, Council endorsed Corporate Report No. R059; 2019 which authorized staff to initiate preliminary planning and background studies to support land use planning along the Surrey Langley SkyTrain Corridor which is an extension of the Expo Line SkyTrain from the existing King George SkyTrain station to Langley City through Fleetwood.
- The subject site is within the new "Fleetwood Plan" area and is in close proximity to future Surrey Langley Skytrain stations along Fraser Highway. The proposed subdivision is appropriate given the immediate single family context and supports future growth and densification in an area that is serviced by both transit and bike routes.

### Referrals

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

### Transportation Considerations

- The subject site is along 156 Street, which is both an arterial road and a transit route.
- A 1.5 metre road dedication is required in order to achieve the ultimate 30.0 metre arterial road allowance on 156 Street.
- Driveway access for Lot 2 is permitted from 89B Avenue only.
- The nearest bus stops are approximately 60 metres (1 minute walk) on the west side (southbound) and 145 metres (2 minutes' walk) on the east side (northbound) of 156 Street. Both stops are serviced by bus number 326, southbound to Surrey Central Station and northbound to Guildford Town Centre.
- The subject site is approximately 435 metres (17 minutes' walk) from the planned Surrey-Langley Skytrain station along Fraser Highway. 156 Street is an existing bike route with north and southbound lanes.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The site is designated "General Urban" under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

#### Official Community Plan

##### Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP). The proposal complies with this designation.

### Themes/Policies

- A1.5a – Support Frequent Transit Corridors, Frequent Transit Development Areas (FTDAs) and Skytrain Corridor Planning Areas as priority development areas for Surrey to accommodate an increased proportion of density and growth.
- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
- B4.2 - Plan and design urban neighbourhoods with sufficient densities to support a high quality transit system that is accessible to most residents.

### Lot Depth and Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 27 metres for proposed Lot 1 and from 28 metres to 24 metres for proposed Lot 2;
  - (b) to reduce the minimum front yard setback on the remaining 50% of the principal building width on the south side of proposed Lot 2 from 7.5 metres to 3.7 metres;
  - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for proposed Lot 2;
  - (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the deck for proposed Lot 2; and
  - (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres to 4.96 metres.
- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 will result in a single family dwelling that is 132 square metres smaller than the maximum floor area achievable on an RF-Zoned property.
- Part 5, Table C.1 Number of Off-Street Parking Spaces of the Zoning By-law No. 12000 requires three parking spaces for single family dwellings. Because of the irregular shape of the lot, a variance to increase the north side yard on flanking street setback for the garage has been suggested by staff to ensure one standard vehicle can be parked on the driveway with two additional parking spaces in the garage.
- The proposed 2-lot subdivision is consistent with the established lot pattern in the surrounding RF-zoned neighbourhood and accommodates future growth and density in the area.
- The subject site is along a transit and bike route and is walking distance to planned SkyTrain stations.

- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant has decided to use the existing building scheme created under Development Permit No. 7903-0236-00. Michael Tynan of Tynan Consulting Ltd. was retained as the Design Consultant for that development application. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, developed the existing building design guidelines.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd. and dated November 29, 2017, has been reviewed by staff and found to be generally acceptable. 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.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$3,000 per new unit if completed by December 31, 2021; and \$4,000 per new unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

### **TREES**

- Corey Plester and Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment (Appendix IV) 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    |
|--|-----------|----------------|-----------|
| <b>Alder and Cottonwood Trees</b>  |           |                |           |
| Alder/Cottonwood   | 1         | 1              | 0         |
| <b>Deciduous Trees<br/>(excluding Alder and Cottonwood Trees)</b>              |           |                |           |
| Paper Birch  | 2         | 2              | 0         |
| Common Hazel   | 1         | 0              | 1         |
| Little Leaf Linden   | 1         | 1              | 0         |
| Mountain Ash   | 1         | 0              | 1         |
| Cherry sp.   | 1         | 0              | 1         |
| <b>Coniferous Trees</b>  |           |                |           |
| Deodar Cedar   | 1         | 0              | 1         |
| Threadleaf Cypress   | 4         | 0              | 4         |
| Douglas Fir  | 4         | 1              | 3         |
| False Cypress  | 4         | 1              | 3         |
| Pine   | 1         | 0              | 1         |
| Grand Fir  | 1         | 1              | 0         |
| <b>Total (excluding Alder and Cottonwood Trees)</b>                            | <b>21</b> | <b>6</b>       | <b>15</b> |
| <b>Total Replacement Trees Proposed<br/>(excluding Boulevard Street Trees)</b> |           | <b>2</b>       |           |
| <b>Total Retained and Replacement Trees</b>                                    |           | <b>17</b>      |           |
| <b>Contribution to the Green City Program</b>                                  |           | <b>\$4,400</b> |           |

- The Arborist Assessment states that there is a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 5% of the total trees on the site, is an Alder and Cottonwood tree. It was determined that 15 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 13 replacement trees on the site. The deficit of 11 replacement trees will require a cash-in-lieu payment of \$4,400 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site with a contribution of \$4,400 to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Site Plan/Building Envelope
- Appendix III. Engineering Summary
- Appendix IV. Tree Preservation Summary
- Appendix V. Development Variance Permit No. 7916-0194-01
- Appendix VI. Original Planning and Development Report No. 7916-0194-00

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

DQ/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data                              | Proposed                              |
|--|---------------------------------------|
| GROSS SITE AREA                                    | 0.284                                 |
| Acres  | 0.115                                 |
| Hectares   |                                       |
| NUMBER OF LOTS                                     |                                       |
| Existing   | 1                                     |
| Proposed   | 2                                     |
| SIZE OF LOTS                                       |                                       |
| Range of lot widths (metres)                       | 18-24m                                |
| Range of lot areas (square metres)                 | 560-561m <sup>2</sup>                 |
| DENSITY  |                                       |
| Lots/Hectare & Lots/Acre (Gross)                   | (2/0.115 = 17.39 ha) (2/0.284 = 7.04) |
| Lots/Hectare & Lots/Acre (Net)                     | (2/0.112 = 17.85 ha) (2/0.277 = 7.22) |
| SITE COVERAGE (in % of gross site area)            |                                       |
| Maximum Coverage of Principal & Accessory Building | 40%                                   |
| Estimated Road, Lane & Driveway Coverage           | 9%                                    |
| Total Site Coverage                                | 49%                                   |
| PARKLAND   |                                       |
| Area (square metres)                               | -                                     |
| % of Gross Site                                    | -                                     |
|  | <b>Required</b>                       |
| 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                                    |
| Others   | NO                                    |

**16-0194 (2 RF) 8951-156 ST, Surrey - BUILDING ENVELOPE**  
 Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

Appendix II



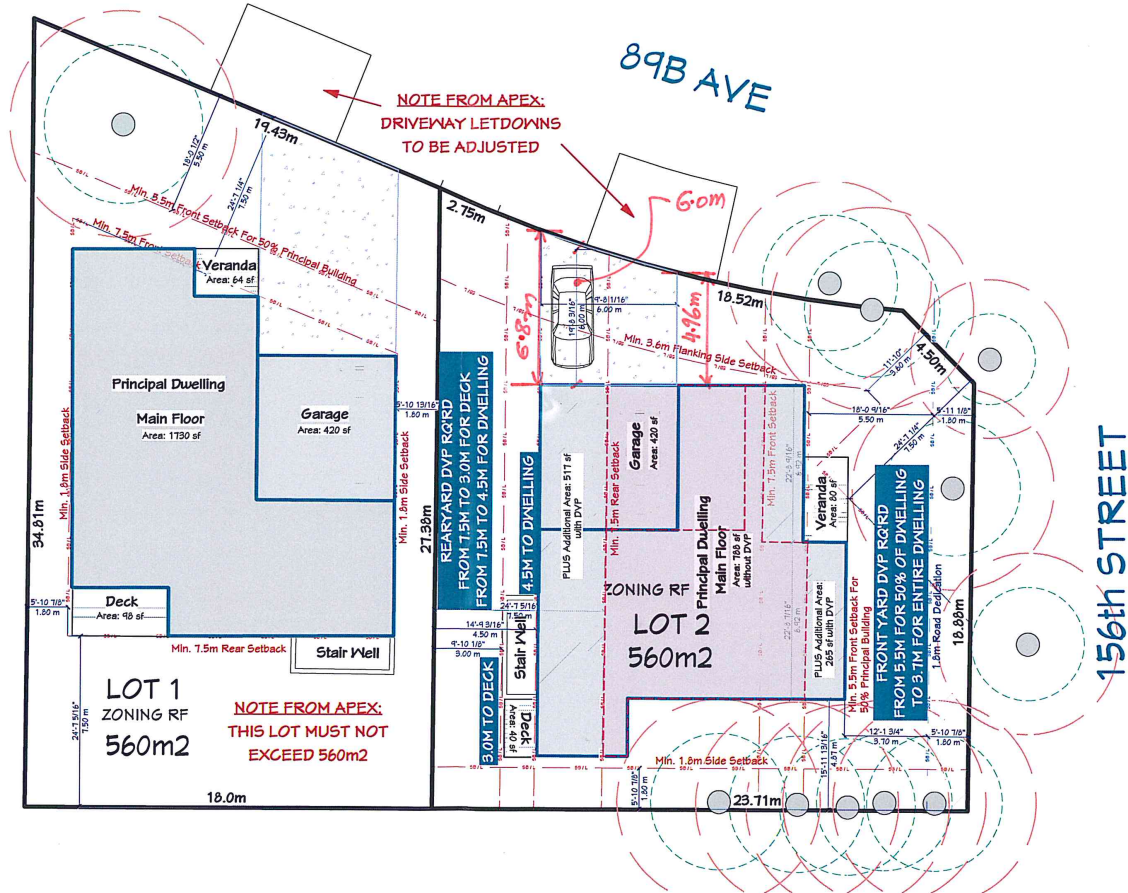
| SECTION / DATE | REVISION / DESCRIPTION |
|----------------|------------------------|
|                |                        |
|                |                        |
|                |                        |
|                |                        |

| MIN SETBACKS: |  |
|---------------|--|
| FRONT: 7.5m   | REAR: 7.5m / SIDE: 1.8m / FLANKING: 3.6m |

| DVP NOT RQ'RD          |             |
|------------------------|-------------|
| <b>LOT 1</b>           |             |
| TOTAL AREA CALCULATION |             |
| Main Floor :           | 1730.00     |
| Upper Floor :          | 1466.00     |
| NET Area:              | 3196.00     |
| Garage :               | 420.00      |
| TOTAL GROSS Area :     | 3616.00     |
| AREA ALLOWED:          | 3616.00     |
| MAX. FAR NOT ACHIEVED  | 0.0 sf loss |

| DVP REQUIRED          |                        |         |
|-----------------------|------------------------|---------|
| <b>WITHOUT DVP</b>    | <b>LOT 2</b>           |         |
|                       | TOTAL AREA CALCULATION |         |
|                       | Main Floor :           | 825.00  |
|                       | Upper Floor :          | 952.00  |
|                       | NET Area:              | 1777.00 |
|                       | Garage :               | 420.00  |
|                       | TOTAL GROSS Area :     | 2197.00 |
| AREA ALLOWED:         | 3616.00                |         |
| MAX. FAR NOT ACHIEVED | 1419.0 sf loss         |         |

| DVP REQUIRED          |                        |         |
|-----------------------|------------------------|---------|
| <b>WITH DVP</b>       | <b>LOT 2</b>           |         |
|                       | TOTAL AREA CALCULATION |         |
|                       | Main Floor :           | 1570.00 |
|                       | Upper Floor :          | 1546.00 |
|                       | NET Area:              | 3116.00 |
|                       | Garage :               | 420.00  |
|                       | TOTAL GROSS Area :     | 3536.00 |
| AREA ALLOWED:         | 3620.00                |         |
| MAX. FAR NOT ACHIEVED | 84 sf loss             |         |



**SITEPLAN / BLDG ENVELOPE** Scale: 1/8" = 1'-0"

16-0194: Amit Purni (2 RF) 8951-156 St 5 RY-B Env-2019.08.28  
 R4wDVP - v2/2

DESIGNED BY:  
 APEX Design Group Inc.  
 156 St 5 RY-B Env-2019.08.28  
 Unit 157, 8100-138 Street  
 Surrey, BC V4N 1G7  
 TEL: 604-543-4381 FAX: 604-543-8248  
 info@apexdesigngroup.com

|        |            |
|--------|------------|
| DATE:  | 2019-10-01 |
| SCALE: |            |
| SHEET: | 1          |



---

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 28, 2018** PROJECT FILE: **7816-0194-00**

---

RE: **Engineering Requirements  
Location: 8951 156 Street**

### SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 1.5 m toward Arterial Road for an ultimate 30.0 m allowance (15.0 m from centerline).
- Dedicate 3.0 m x 3.0 m corner cut at 89B Avenue and 156 Street intersection.
- Register 0.5 m Statutory Right-of-Way along 156 Street frontage.

#### *Works and Services*

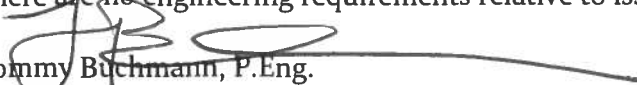
- Construct 6.0 m concrete driveway letdowns for each lot.
- Construct sanitary main along 156 Street to the full frontage of Lot 2.
- Construct on-site mitigation features in accordance to the Upper Serpentine Integrated Storm Management Plan.
- Complete a Stormwater Control Plan to the satisfaction of Surrey Drainage Engineering.
- Provide sanitary and storm service connections, complete with inspection chambers, to each lot.
- Provide an adequately-sized metered water service connection to each lot.
- Cap and abandon any existing service connection over 30 years old at the main.
- Register a Restrictive Covenant (RC) on Lot 2 for driveway access to 89B Avenue only.
- Register an RC on title for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Subdivision.

A processing fee of \$7,145.25 (GST included) is required for the Servicing Agreement.

### DEVELOPMENT VARIANCE PERMIT

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

  
Tommy Buchmann, P.Eng.  
Development Engineer

AY

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 16-0194-00


Address: 8951-156 Street

Registered Arborist: Jeff Ross #PN-7991A, Corey Plester, RFT #PN-8523A

| On-Site Trees  | Number of Trees |
|--|-----------------|
| <b>Protected Trees Identified</b><br>(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              |
| <b>Protected Trees to be Removed</b>   | 7               |
| <b>Protected Trees to be Retained</b><br>(excluding trees within proposed open space or riparian areas)  | 15              |
| <b>Total Replacement Trees Required:</b><br><br><ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br/>1 X one (1) = <u>1</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio<br/>6 X two (2) = <u>12</u></li> </ul> | 13              |
| <b>Replacement Trees Proposed</b>  | 2               |
| <b>Replacement Trees in Deficit</b>  | 11              |
| <b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>  | NA              |

| Off-Site Trees  | Number of Trees |
|---|-----------------|
| <b>Protected Off-Site Trees to be Removed</b>   | 0               |
| <b>Total Replacement Trees Required:</b><br><br><ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br/>0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio<br/>0 X two (2) = 0</li> </ul> | 0               |
| <b>Replacement Trees Proposed</b>   | NA              |
| <b>Replacement Trees in Deficit</b>   | NA              |

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

|  |                       |
|--|-----------------------|
| Signature of Arborist:  | Date: October 4, 2021 |
|--|-----------------------|



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



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0194-01

Issued To:

(the "Owner")

Address of 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: 026-443-546  
Lot 2 Section 35 Township 2 New Westminster District Plan BCP17675

8951 - 156 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 titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic addresses change, 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 K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot depth is reduced from 28 metres to 27 metres for proposed Lot 1, and from 28 metres to 24 metres for proposed Lot 2;
  - (b) In Section F of Part 16 “Single Family Residential Zone (RF)”, the minimum front yard setback on the remaining 50% of the principal building width on the south side of proposed Lot 2 is reduced from 7.5 metres to 3.7 metres;
  - (c) In Section F of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback of proposed Lot 2 to the principal building face is reduced from 7.5 metres to 4.5 metres;
  - (d) In Section F of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback of proposed Lot 2 to the deck is reduced from 7.5 metres to 3.0 metres; and
  - (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres to 4.96 metres.
  
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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli



**16-0194 (2 RF) 8951-156 ST, Surrey - BUILDING ENVELOPE**  
 Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

Schedule A

**MIN SETBACKS:**

|                    |                   |                     |                       |
|--------------------|-------------------|---------------------|-----------------------|
| <b>FRONT: 7.5m</b> | <b>REAR: 7.5m</b> | <b>SIDE: 1.8m /</b> | <b>FLANKING: 3.6m</b> |
|--------------------|-------------------|---------------------|-----------------------|

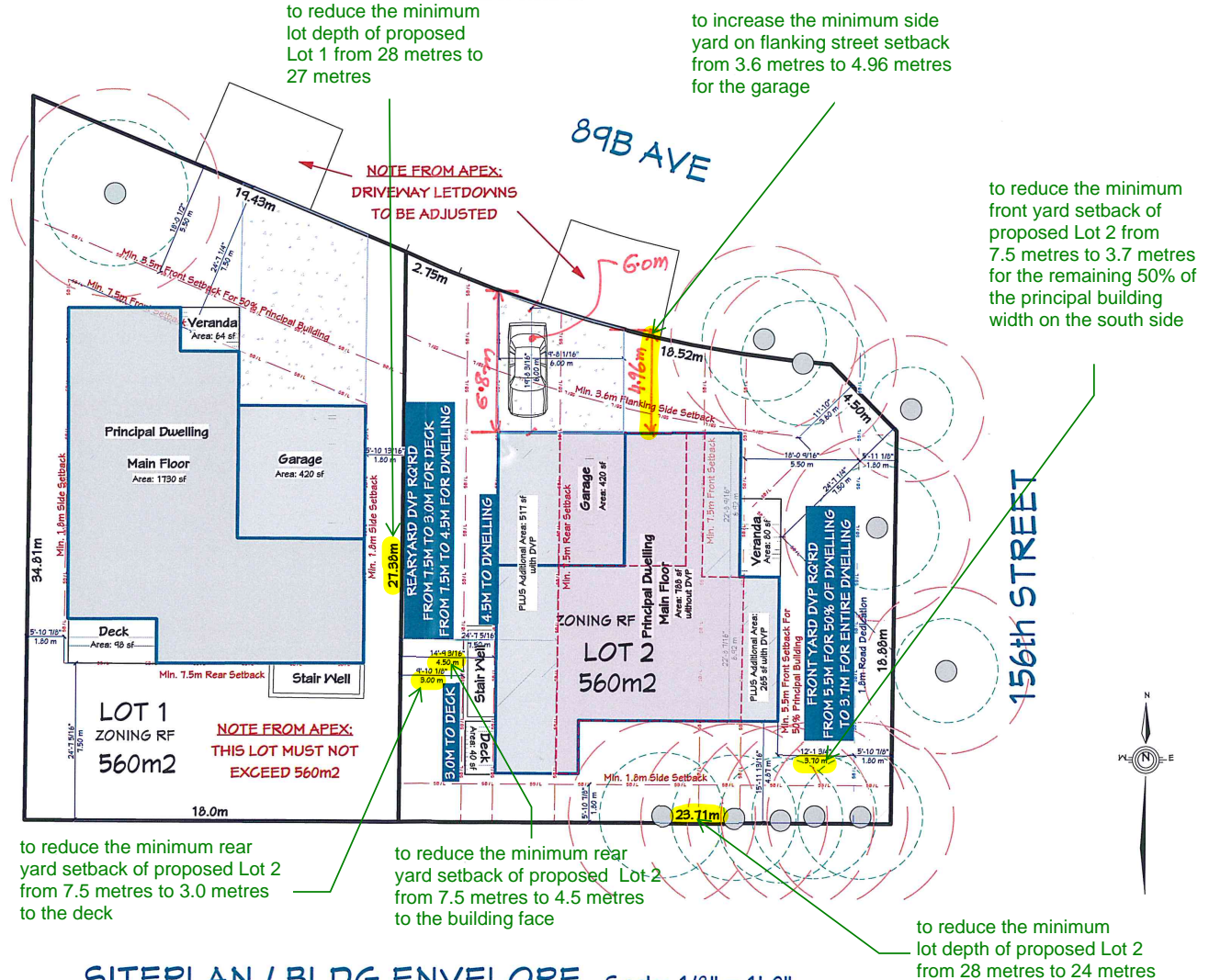
**DVP NOT RQ'RD**

| LOT 1                  |             |
|------------------------|-------------|
| TOTAL AREA CALCULATION |             |
| Main Floor :           | 1730.00     |
| Upper Floor :          | 1466.00     |
| -----                  |             |
| NET Area:              | 3196.00     |
| Garage :               | 420.00      |
| -----                  |             |
| TOTAL GROSS Area :     | 3616.00     |
| AREA ALLOWED:          | 3616.00     |
| MAX. FAR NOT ACHIEVED  | 0.0 sf loss |

**DVP REQUIRED**

| LOT 2                  |                |
|------------------------|----------------|
| TOTAL AREA CALCULATION |                |
| Main Floor :           | 825.00         |
| Upper Floor :          | 952.00         |
| -----                  |                |
| NET Area:              | 1777.00        |
| Garage :               | 420.00         |
| -----                  |                |
| TOTAL GROSS Area :     | 2197.00        |
| AREA ALLOWED:          | 3616.00        |
| MAX. FAR NOT ACHIEVED  | 1419.0 sf loss |

| LOT 2                  |            |
|------------------------|------------|
| TOTAL AREA CALCULATION |            |
| Main Floor :           | 1570.00    |
| Upper Floor :          | 1546.00    |
| -----                  |            |
| NET Area:              | 3116.00    |
| Garage :               | 420.00     |
| -----                  |            |
| TOTAL GROSS Area :     | 3536.00    |
| AREA ALLOWED:          | 3620.00    |
| MAX. FAR NOT ACHIEVED  | 84 sf loss |



**SITEPLAN / BLDG ENVELOPE** Scale: 1/8" = 1'-0"

| APEX         |                      |
|--------------|----------------------|
| SECTION/DATE | REVISION/DESCRIPTION |
|              |                      |
|              |                      |
|              |                      |
|              |                      |

16-0194 Amit Punni (2 RF) 8951-156 St 5Ry-B Env-2019.08.28  
 R4wDVP - V2/2

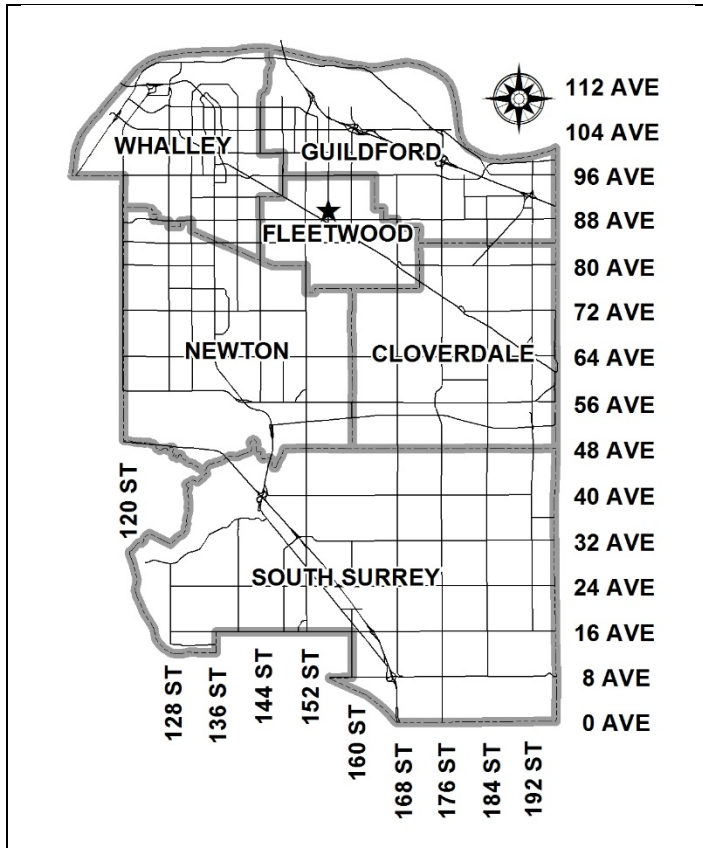
DESIGNED BY:  
 APEX Design Group Inc.  
 156 St 5Ry-B Env-2019.08.28  
 Unit 157, 8120-138 Street  
 Surrey, BC V4N 1G7  
 Tel: 604-543-1481 Fax: 604-543-8248  
 info@apexdesigngroup.com

|        |            |
|--------|------------|
| DATE:  | 2019-10-01 |
| SCALE: |            |
| SHEET: | 1          |

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0194-00

Planning Report Date: October 7, 2019



**PROPOSAL:**

• **Development Variance Permit**

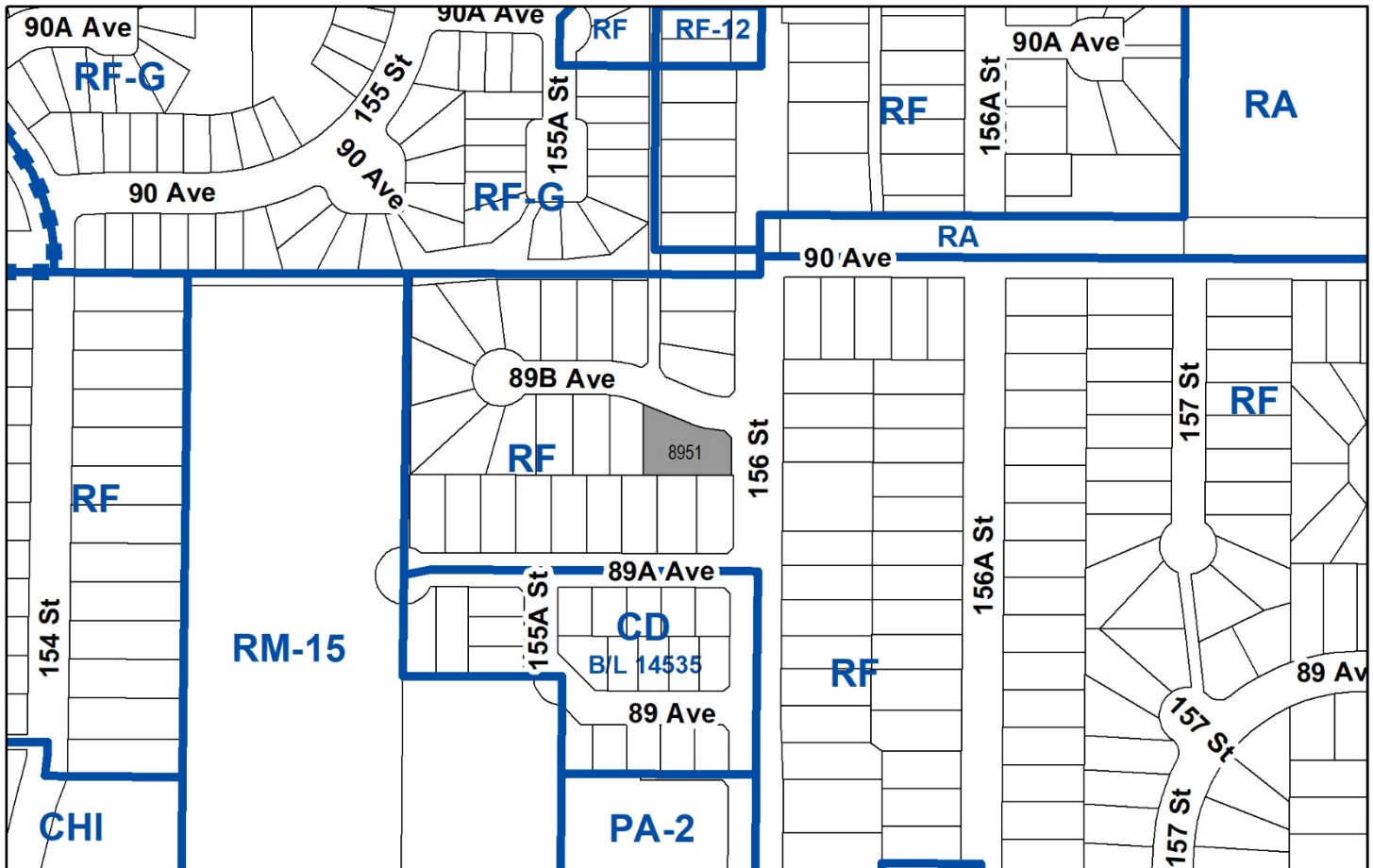
to reduce the minimum lot depth of the RF Zone for proposed Lots 1 and 2, and to vary the minimum front, rear and side yard on flanking street setback requirements for proposed Lot 2, for a proposed 2-lot subdivision.

**LOCATION:** 8951 - 156 Street

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to reduce the minimum lot depth of proposed Lots 1 and 2, and to vary the minimum front, rear and side yard on flanking street setback requirements for proposed Lot 2 to facilitate a 2-lot subdivision. (Appendix II)

### RATIONALE OF RECOMMENDATION

- Proposed Lots 1 and 2 meet the minimum lot size requirement of the RF Zone.
- In order for Lot 2 to achieve close to the maximum floor area allowable for a single family dwelling in the RF Zone, variances to the minimum front and rear yard setbacks are required.
- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 will result in a single family dwelling that is 124 square metres (1,339 square feet) smaller than the maximum floor area achievable on an RF-Zoned property.
- The proposal aligns with the Official Community Plan (OCP) which supports infill development that is appropriate in scale and density to the neighbourhood context.
- The proposed subdivision is consistent with the established lot pattern in the surrounding RF-zoned neighbourhood.
- The proposed lot depth reductions and setback variances will not impact the quality of the streetscape.
- Staff support the requested variances to proceed to Public Notification.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0194-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27 metres (88.5 ft.) for proposed Lot 1;
  - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2;
  - (c) to reduce the minimum front yard setback on proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 feet) for 50% of the principal building on the north side and from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) for the remaining 50% of the principal building on the south side;
  - (d) to reduce the minimum rear yard setback on proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) and
  - (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres (12 feet) to 4.96 metres (16 feet); and
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) registration of a Restrictive Covenant to require one minimum 6.0 metre (20 ft.) long parking space on the driveway for proposed Lot 2.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III, which will be conditions of the proposed subdivision.

## SITE CHARACTERISTICS

Existing Land Use:

Single Family Dwelling

Adjacent Area:

| Direction                  | Existing Use           | OCP/NCP Designation | Existing Zone |
|----------------------------|------------------------|---------------------|---------------|
| North (Across 89B Avenue): | Single Family Dwelling | Urban               | RF            |
| East (Across 156 Street):  | Single Family Dwelling | Urban               | RF            |
| South:                     | Single Family Dwelling | Urban               | RF            |
| West:                      | Single Family Dwelling | Urban               | RF            |

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 8951 156 Street in Fleetwood. The lot is 1,152 square metres (12,399 square feet) in area. It is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential (RF)”.
- The applicant is proposing to subdivide the property into two RF lots, both 560 square metres (6,000 square feet) in area. Both of the proposed lots meet the minimum area requirement of the RF Zone. (Appendix II)
- Proposed Lot 1 requires a variance for reduced lot depth.
- Proposed Lot 2 also requires a variance for reduced lot depth. The east lot line of Lot 2 is the front lot line of the property. According to Part 1, Definitions of Zoning By-law No. 12000, the front lot line is the shortest of the lot lines abutting a highway.
- Schedule K of the Subdivision & Development By-law classifies 156 Street as an arterial road with an ultimate road allowance of 30 metres (100 feet). This ultimate road allowance necessitates the dedication of 1.8 metres (6 feet) along 156 Street. (Appendix III)
- Due to the road dedication requirement and the irregular shape of the lot, variances to the minimum front and rear yard setbacks are required in order for Lot 2 to achieve close to the maximum floor area allowable for a single family dwelling in the RF Zone.
- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 would result in a single family dwelling that is 124 square metres (1,339 square feet) smaller than the maximum floor area achievable on an RF-zoned property.
- Part 5, Table C.1 Number of Off-Street Parking Spaces of the Zoning By-law No. 12000 requires three parking spaces for single family dwellings. Because of the irregular shape of the lot, a variance to increase the north side yard on flanking street setback for the garage has been suggested by staff to ensure one standard vehicle can be parked on the driveway with two additional parking spaces in the garage.

Lot Grading and Building Design:

- Lots 1 & 2 will have single family dwellings oriented to and accessed from 89B Avenue to the north.
- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable.
- The applicant has retained 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 IV). The guidelines will facilitate modern design, massing and finishing standards.

TREES

- Jeff Ross, an ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment (Appendix V) 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    |
|--|-----------|----------------|-----------|
| <b>Alder and Cottonwood Trees</b>  |           |                |           |
| Alder/Cottonwood   | 1         | 1              | 0         |
| <b>Deciduous Trees<br/>(excluding Alder and Cottonwood Trees)</b>              |           |                |           |
| Paper Birch  | 2         | 2              |           |
| Common Hazel   | 1         | 0              | 1         |
| Little Leaf Linden   | 1         | 1              | 0         |
| Mountain Ash   | 1         | 1              | 0         |
| <b>Coniferous Trees</b>  |           |                |           |
| Deodar Cedar   | 1         | 0              | 1         |
| Threadleaf Cypress   | 4         | 1              | 3         |
| Douglas Fir  | 4         | 1              | 3         |
| False Cypress  | 4         | 1              | 3         |
| Pine   | 1         | 0              | 1         |
| <b>Total (excluding Alder and Cottonwood Trees)</b>                            | <b>19</b> | <b>7</b>       | <b>12</b> |
| <b>Total Replacement Trees Proposed<br/>(excluding Boulevard Street Trees)</b> |           | <b>2</b>       |           |
| <b>Total Retained and Replacement Trees</b>                                    |           | <b>14</b>      |           |
| <b>Contribution to the Green City Fund</b>                                     |           | <b>\$5,200</b> |           |

- The Arborist Assessment states that there is a total of 19 protected trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 5 % of the total trees on the site, is an Alder and Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 15 replacement trees on the site. The deficit of 13 replacement trees will require a cash-in-lieu payment of \$5,200 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 \$5,200 to the Green City Fund.

#### PRE-NOTIFICATION

Development Proposal signs were installed on the site on January 23, 2019. Staff received no comments in response to the signs.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27 metres (88.5 ft.) for proposed Lot 1;
- to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2;
- to reduce the minimum front yard setback of proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 feet) for 50% of the principal building on the north side and from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) for the remaining 50% of the principal building on the south side;
- to reduce the minimum rear yard setback of proposed Lot 2 of the RF Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.)
- to increase the side yard setback on a flanking street requirement of the RF Zone from 3.6 metres (12 feet) to 4.96 metres (16 feet) to the garage only on proposed Lot 2.

Applicant's Reasons:

- Following the standard front and rear yard setback requirements of the RF Zone on Lot 2 will result in a single family dwelling that is 124 square metres (1,339 square feet) smaller than the maximum floor area achievable on an RF-zoned property.
- Due to the parent lot's irregular shape and the 1.8 metre (6 feet) road dedication requirement of subdivision, proposed Lot 2 has become smaller in depth and size. Variances to the minimum front and rear yard setbacks are required in order for Lot 2 to achieve close to the maximum floor area allowable for a single family dwelling in the RF Zone.

Staff Comments:

- The proposed subdivision will yield two lots that meet the minimum area requirements of the RF Zone but due to its irregular shape, proposed Lots 1 and 2 do not meet the lot depth requirements.
- Due to the location of the property at the corner of an arterial and local road, the proposed subdivision triggered road dedication requirements along 156 Street.
- Without the proposed variances, Lot 2 will not be able to achieve close to the maximum allowable floor area of the RF Zone as well as a third parking space.
- A third parking space is required for all single family dwellings under Zoning By-law 12000. Staff have therefore suggested that the north side yard on flanking street setback be increased from 3.6 metre (12 feet) to 4.96 metres (16 feet) for the garage to accommodate a driveway that can fit a minimum of one standard sized vehicle.
- The proposed subdivision is consistent with the established lot pattern in the surrounding RF-zoned neighbourhood.
- The proposed lot depth reductions and setback variances will not impact the quality of the streetscape.
- The subdivision proposal aligns with the Urban designation of the Official Community Plan (OCP).
- The infill development is appropriate in scale and density to the neighbourhood context.
- Staff support the requested variances to proceed to Public Notification.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Project Data Sheets  |
| Appendix II.  | Site Plan/Building Envelope                                  |
| Appendix III. | Engineering Summary  |
| Appendix IV.  | Building Design Guidelines Summary                           |
| Appendix V.   | Tree Preservation Summary/Tree Removal and Preservation Plan |
| Appendix VI.  | Development Variance Permit No. 7916-0194-00                 |

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data                              | Proposed                              |
|--|---------------------------------------|
| GROSS SITE AREA                                    | 0.284                                 |
| Acres  | 0.115                                 |
| Hectares   |                                       |
| NUMBER OF LOTS                                     |                                       |
| Existing   | 1                                     |
| Proposed   | 2                                     |
| SIZE OF LOTS                                       |                                       |
| Range of lot widths (metres)                       | 18-24m                                |
| Range of lot areas (square metres)                 | 560-561m <sup>2</sup>                 |
| DENSITY  |                                       |
| Lots/Hectare & Lots/Acre (Gross)                   | (2/0.115 = 17.39 ha) (2/0.284 = 7.04) |
| Lots/Hectare & Lots/Acre (Net)                     | (2/0.112 = 17.85 ha) (2/0.277 = 7.22) |
| SITE COVERAGE (in % of gross site area)            |                                       |
| Maximum Coverage of Principal & Accessory Building | 40%                                   |
| Estimated Road, Lane & Driveway Coverage           | 9%                                    |
| Total Site Coverage                                | 49%                                   |
| PARKLAND   |                                       |
| Area (square metres)                               | -                                     |
| % of Gross Site                                    | -                                     |
|  | <b>Required</b>                       |
| 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                                    |
| Others   | NO                                    |

**16-0194 (2 RF) 8951-156 ST, Surrey - BUILDING ENVELOPE**

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

| MIN SETBACKS: |  |
|---------------|--|
| FRONT: 7.5m   | REAR: 7.5m / SIDE: 1.8m / FLANKING: 3.6m |

Appendix II

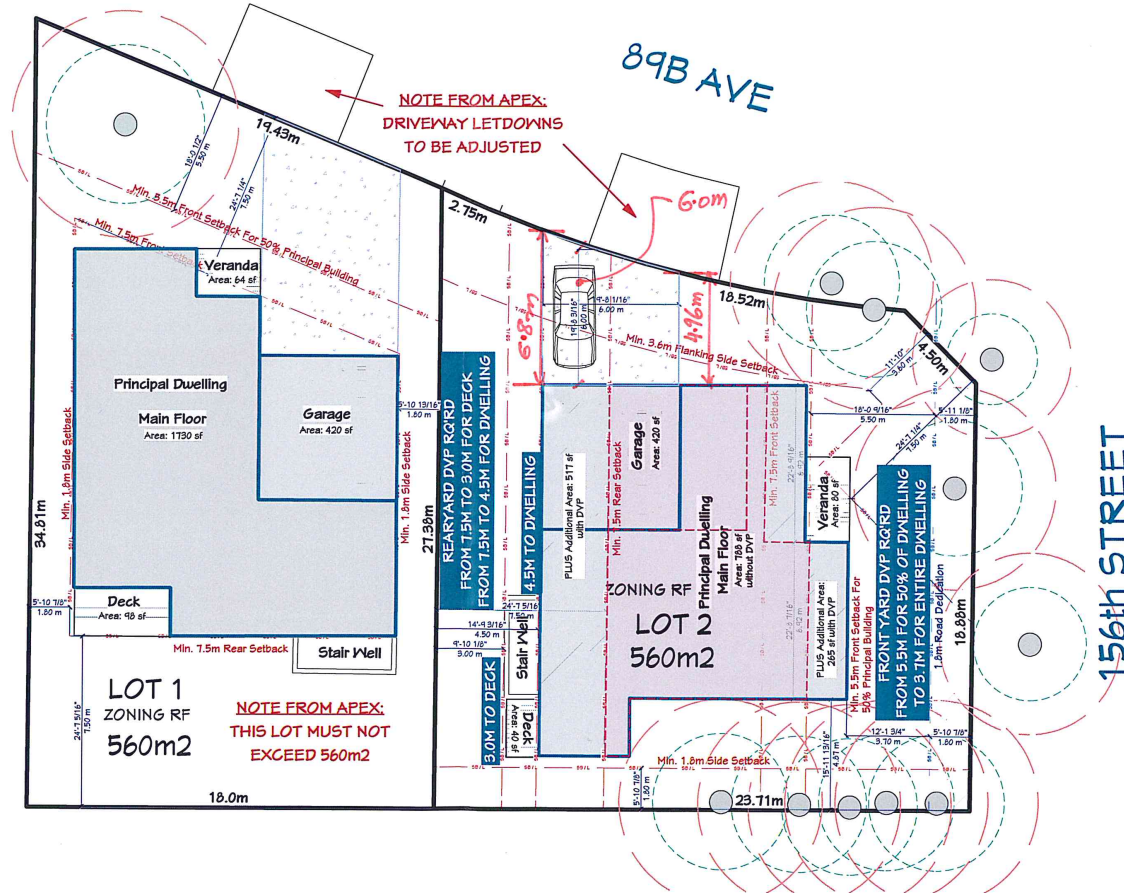
**DVP NOT RQ'RD**

| LOT 1                  |             |
|------------------------|-------------|
| TOTAL AREA CALCULATION |             |
| Main Floor :           | 1730.00     |
| Upper Floor :          | 1466.00     |
| NET Area:              | 3196.00     |
| Garage :               | 420.00      |
| TOTAL GROSS Area :     | 3616.00     |
| AREA ALLOWED:          | 3616.00     |
| MAX. FAR NOT ACHIEVED  | 0.0 sf loss |

**DVP REQUIRED**

| LOT 2                  |                |
|------------------------|----------------|
| TOTAL AREA CALCULATION |                |
| Main Floor :           | 825.00         |
| Upper Floor :          | 952.00         |
| NET Area:              | 1777.00        |
| Garage :               | 420.00         |
| TOTAL GROSS Area :     | 2197.00        |
| AREA ALLOWED:          | 3616.00        |
| MAX. FAR NOT ACHIEVED  | 1419.0 sf loss |

| LOT 2                  |            |
|------------------------|------------|
| TOTAL AREA CALCULATION |            |
| Main Floor :           | 1570.00    |
| Upper Floor :          | 1546.00    |
| NET Area:              | 3116.00    |
| Garage :               | 420.00     |
| TOTAL GROSS Area :     | 3536.00    |
| AREA ALLOWED:          | 3620.00    |
| MAX. FAR NOT ACHIEVED  | 84 sf loss |



**SITEPLAN / BLDG ENVELOPE** Scale: 1/8" = 1'-0"



| SECTION / DATE | REVISION / DESCRIPTION |
|----------------|------------------------|
|                |                        |
|                |                        |
|                |                        |

16-0194: Amit Purni (2 RF) 8951-156 St 5 RY-B Env-2019.08.28  
R4wDVP - v2i2

DESIGNED BY:  
APEX Design Group Inc.  
156 Street, Suite 100  
Surrey, BC V4A 1A5  
Tel: 604-543-4381 Fax: 604-543-4348  
info@apexdesigngroup.com

|        |            |
|--------|------------|
| DATE:  | 2019-10-01 |
| SCALE: |            |
| SHEET: | 1          |



---

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

**FROM: Development Engineer, Engineering Department**

**DATE: Jun 28, 2018**      **PROJECT FILE: 7816-0194-00**

---

**RE: Engineering Requirements  
Location: 8951 156 Street**

### SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 1.5 m toward Arterial Road for an ultimate 30.0 m allowance (15.0 m from centerline).
- Dedicate 3.0 m x 3.0 m corner cut at 89B Avenue and 156 Street intersection.
- Register 0.5 m Statutory Right-of-Way along 156 Street frontage.

#### *Works and Services*

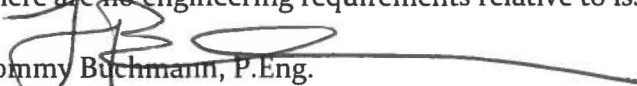
- Construct 6.0 m concrete driveway letdowns for each lot.
- Construct sanitary main along 156 Street to the full frontage of Lot 2.
- Construct on-site mitigation features in accordance to the Upper Serpentine Integrated Storm Management Plan.
- Complete a Stormwater Control Plan to the satisfaction of Surrey Drainage Engineering.
- Provide sanitary and storm service connections, complete with inspection chambers, to each lot.
- Provide an adequately-sized metered water service connection to each lot.
- Cap and abandon any existing service connection over 30 years old at the main.
- Register a Restrictive Covenant (RC) on Lot 2 for driveway access to 89B Avenue only.
- Register an RC on title for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Subdivision.

A processing fee of \$7,145.25 (GST included) is required for the Servicing Agreement.

### DEVELOPMENT VARIANCE PERMIT

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

  
Tommy Buchmann, P.Eng.  
Development Engineer

AY

NOTE: Detailed Land Development Engineering Review available on file

**BUILDING GUIDELINES SUMMARY****V.2.0**

**Surrey Project no.:** 16-0194 ( A.Punni )  
**Property Location:** 8951- 156 Avenue, Surrey, B.C

**Design Consultant:** Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC  
 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 filed 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 1980's-1990's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

Most of the existing homes have mid to high massing characteristics with 88% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4/12 to a medium pitch of 7/12 common truss roofs with simple hips and common gables with Asphalt Roof Shingles being most common.

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

Landscaping is of a moderate planting standard with 76% 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 existing 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 20-40 years old, a new character will be created. However, in order to achieve a cohesive streetscape with the cul-de-sac homes, I would recommend a maximum roof pitch of 7:12 on the upper floor, except for the gables, which can be steeper as long as they do not exceed the highest roof peak of the upper floor 7:12 roof. 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”                | 88.0% |
| “Basement /Cathedral Entry” | 0.00% |
| “Rancher (Bungalow)”        | 12.0% |
| “Split Levels”              | 0.00% |

**Dwelling Sizes/Locations:  
(Floor Area and Volume)**

|             |                                      |
|-------------|--------------------------------------|
| Size range: | 24.0% under 2000 sq.ft excl. garage  |
|             | 29.0% 2001 - 2500 sq.ft excl. garage |
|             | 47.0% over 2501 sq.ft excl. garage   |

**Exterior Treatment  
/Materials:**

|   |       |         |       |        |      |
|---|-------|---------|-------|--------|------|
| Vinyl:                                      | 59.0% | Stucco: | 35.0% | Cedar: | 6.0% |
| Brick or stone accent on 12.0% of all homes |       |         |       |        |      |

**Roof Pitch and Materials:**

|   |       |                 |       |
|---|-------|-----------------|-------|
| Asphalt Shingles:                                       | 42.0% | Cedar Shingles: | 35.0% |
| Concrete Tiles:   | 12.0% | Tar & Gravel:   | 0.00% |
| 65.00% of homes have a roof pitch of less than 4:12 and |       |                 |       |
| 35.00% have a roof pitch of 6:12 to 8:12.               |       |                 |       |

**Window/Door Details:** 76% of all homes have rectangular windows

**Streetscape:**A variety of simple “Two Story”, 20-40 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 Roof Shingles on most of the homes. Most homes are clad in Vinyl, Stucco, and Cedar.

**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:

|                           |  |  |                     |
|---------------------------|--|--|---------------------|
| <b>Dwelling Types:</b>    | Two-Storey, Split Levels and Ranchers (Bungalows). |  |                     |
| <b>Dwelling Sizes:</b>    | Two-Storey or Split Levels -                       |  | 2000 sq.ft. minimum |
| <b>Floor Area/Volume:</b> | 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 4:12
- 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. 17 shrubs (min. 3 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

**Summary prepared and submitted by:**



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

September 26, 2019  
Date



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 16-0194-00

Address: 8951-156 Street


Registered Arborist: Jeff Ross #PN-7991A

| On-Site Trees  | Number of Trees |
|--|-----------------|
| <b>Protected Trees Identified</b><br>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)  | 20              |
| <b>Protected Trees to be Removed</b>   | 8               |
| <b>Protected Trees to be Retained</b><br>(excluding trees within proposed open space or riparian areas)  | 12              |
| <b>Total Replacement Trees Required:</b><br><br><ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br/>1 X one (1) = 1 _____</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio<br/>7 X two (2) = 14 _____</li> </ul> | 15              |
| <b>Replacement Trees Proposed</b>  | 2               |
| <b>Replacement Trees in Deficit</b>  | 13              |
| <b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>  | NA              |

| Off-Site Trees  | Number of Trees |
|---|-----------------|
| <b>Protected Off-Site Trees to be Removed</b>   | 0               |
| <b>Total Replacement Trees Required:</b><br><br><ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br/>0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio<br/>0 X two (2) = 0</li> </ul> | 0               |
| <b>Replacement Trees Proposed</b>   | NA              |
| <b>Replacement Trees in Deficit</b>   | NA              |

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

Signature of Arborist:



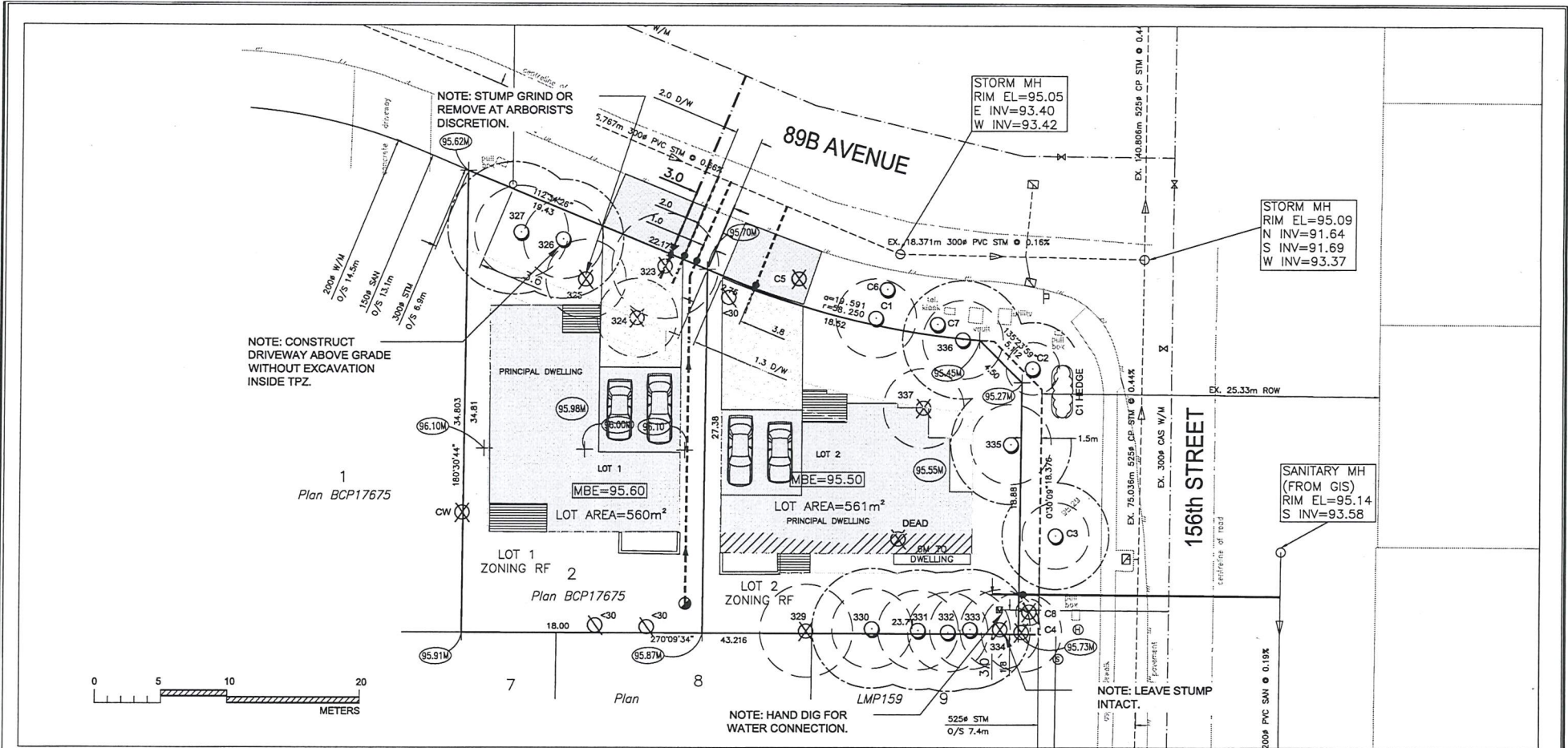
Date: September 25, 2019



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







**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE

**TREE LOCATIONS PROVIDED BY ENGINEER DRAWINGS**

NOTE: REASSESS ALL TREES WITH FINAL SERVICING AND GRADING PLAN.

| NO. | DATE     | BY | REVISION     |
|-----|----------|----|--------------|
| 1   | APR24/10 | MK | SITE PLAN    |
| 2   | APR28/10 | MK | GRADING PLAN |

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

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-0309  
Email: mfadum@fadum.ca

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**8951 156 STREET**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

DRAWN MK  
SCALE AS SHOWN  
DATE OCTOBER 23, 2017

**T-1**  
SHEET 1 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0194-00

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: 026-443-546  
Lot 2 Section 35 Township 2 New Westminster District Plan BCP17675

8951 - 156 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 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 K of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28 metres (90 feet) to 27 metres (88.5 ft.) for proposed Lot 1; and from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2;
  - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback of Lot 2 is reduced from 7.5 metres (25 feet) to 5.5 metres (18 feet) for 50% of the principal building on the north side and from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) for the remaining 50% of the principal building on the south side;
  - (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback of Lot 2 for the principal building is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
  - (d) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard on flanking street setback for the garage only on proposed Lot 2 is increased from 3.6 metres (12 ft.) to 4.96 metres (16 feet).
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 two (2) 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 - Doug McCallum

---

City Clerk - Jennifer Ficocelli



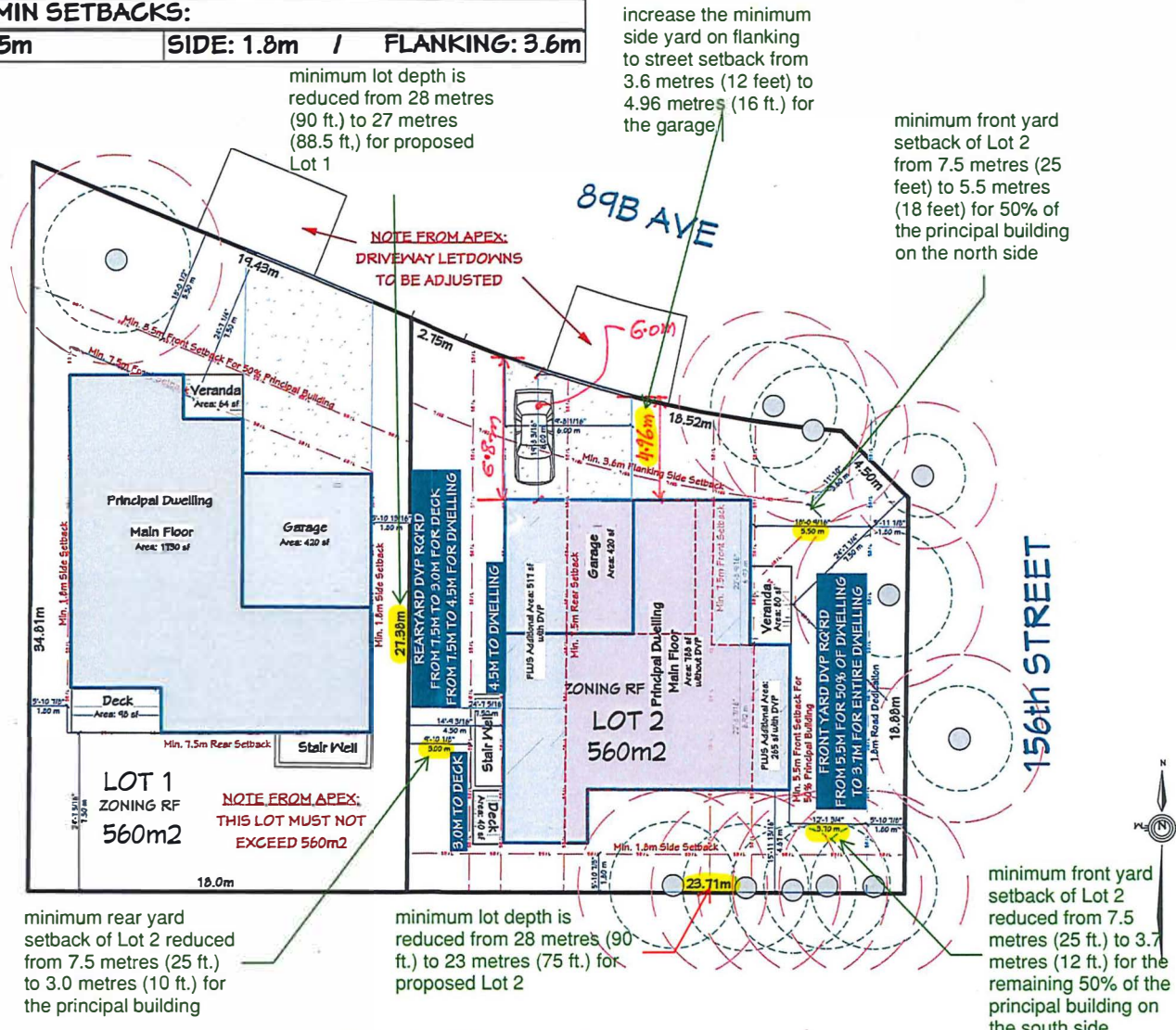
**16-0194 (2 RF) 8951-156 ST, Surrey - BUILDING ENVELOPE**  
 Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

| MIN SETBACKS: |  |
|---------------|--|
| FRONT: 7.5m   | REAR: 7.5m / SIDE: 1.8m / FLANKING: 3.6m |

| DVP NOT RQ'RD          |             |
|------------------------|-------------|
| LOT 1                  |             |
| TOTAL AREA CALCULATION |             |
| Main Floor :           | 1730.00     |
| Upper Floor :          | 1466.00     |
| NET Area:              | 3196.00     |
| Garage :               | 420.00      |
| TOTAL GROSS Area :     | 3616.00     |
| AREA ALLOWED:          | 3616.00     |
| MAX. FAR NOT ACHIEVED  | 0.0 sf loss |

| DVP REQUIRED           |                |
|------------------------|----------------|
| LOT 2                  |                |
| TOTAL AREA CALCULATION |                |
| Main Floor :           | 825.00         |
| Upper Floor :          | 952.00         |
| NET Area:              | 1777.00        |
| Garage :               | 420.00         |
| TOTAL GROSS Area :     | 2197.00        |
| AREA ALLOWED:          | 3616.00        |
| MAX. FAR NOT ACHIEVED  | 1419.0 sf loss |

| WITH DVP               |            |
|------------------------|------------|
| LOT 2                  |            |
| TOTAL AREA CALCULATION |            |
| Main Floor :           | 1570.00    |
| Upper Floor :          | 1546.00    |
| NET Area:              | 3116.00    |
| Garage :               | 420.00     |
| TOTAL GROSS Area :     | 3536.00    |
| AREA ALLOWED:          | 3620.00    |
| MAX. FAR NOT ACHIEVED  | 84 sf loss |



**SITEPLAN / BLDG ENVELOPE** Scale: 1/8" = 1'-0"



| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |

16-0194 Amht Puml1 (2 RF) 8951-156 St. Surrey, B.C. Env-2019.10.08.28  
 R4uDVP - v2r2

DESIGNED BY:  
 APEX Design Group Inc.  
 1578 81st St. Suite 200  
 Surrey, BC V4A 2G8  
 Tel: 604-591-1111 Fax: 604-591-1028  
 www.apexdesigngroup.com

RECEIVED BY:  
 DATE:  
 2019-10-01  
 SCALE:  
 SHEET:  
 1