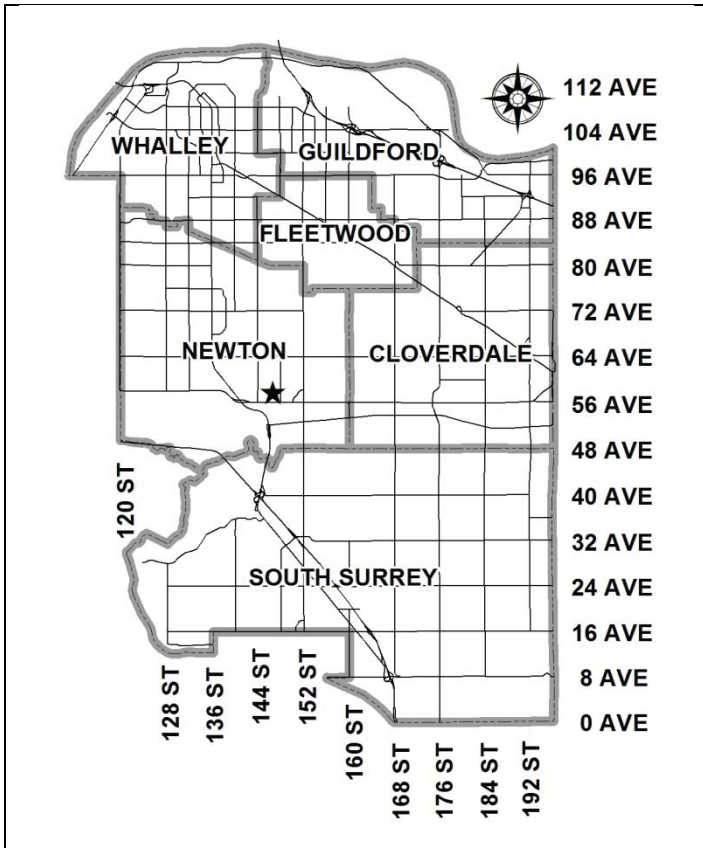


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0477-00

Planning Report Date: May 29, 2017



PROPOSAL:

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

to allow subdivision into three single family lots.

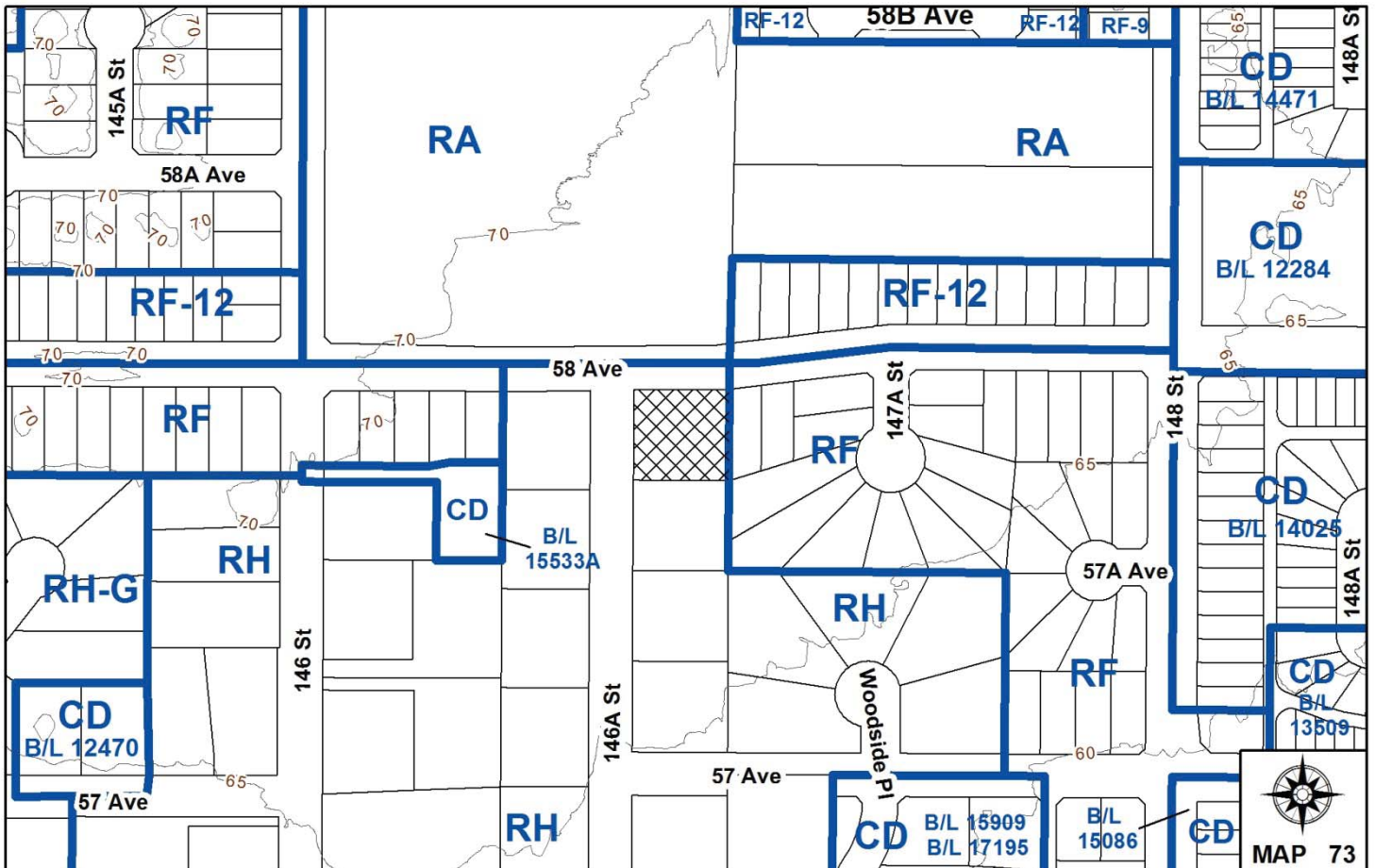
LOCATION: 5784 - 146A Street

OWNER: Neelum K. Shahi
 Jatinder S. Garcha

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



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 is seeking a variance to reduce the minimum lot width and the side yard setbacks of the RF Zone for proposed Lot 2.
- The applicant is seeking a variance to reduce the minimum required front yard setback of the RF Zone for proposed Lots 1-3.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposal complies with the Single Family Residential designation for the property in the South Newton Neighbourhood Concept Plan (NCP).
- Lot 2 is quite deep at approximately 42 metres (138 ft.), which exceeds the minimum required lot depth under the RF Zone of 28 metres (90 ft.). Despite the proposed reduction in lot width, the lot will be 598 square metres (6,437 sq. ft.), which exceeds the minimum lot area requirement of 560 square metres (6,000 sq. ft.) under the RF Zone.
- The reduced side yard setbacks for proposed Lot 2 will allow the applicant to build houses of the same width on the two proposed interior lots (Lots 1 and 2).
- The proposed relaxation to the front yard setbacks of Lots 1-3 is necessary due to the Special Building Setback requirement for lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law. 58 Avenue is a collector road and requires an additional 1.942 metres (6.4 ft.) of road right-of-way for an ultimate road allowance of 24 metres (79 ft.).
- The proposed lots are similar in size to the lots directly to the east of the subject property that were created under Development Application No. 7902-0360-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0477-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 2;
 - (b) to reduce the minimum (west and east) side yard setbacks of the RF Zone from 1.8 metres (6 ft.) to 1.4 metres (5 ft.) for proposed Lot 2; and
 - (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lots 1-3.
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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at Cambridge Elementary School
 1 Secondary student at Sullivan Heights 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 Summer 2018.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 58 Avenue):	Goldstone Park	Urban/Existing & Future Parks	RA
East:	Single family dwelling	Urban/Single Family Residential	RF
South:	Single family dwelling	Urban/Suburban Residential Half Acre	RH
West (Across 146A Street):	Single family dwelling	Urban/Single Family Residential	RH

DEVELOPMENT CONSIDERATIONSBackground and Current Proposal

- The 1,854 square metre (19,956 sq. ft.) subject site is located on the southeast corner of 58 Avenue and 146A Street. The site is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential" in the South Newton Neighbourhood Concept Plan (NCP), and is zoned "Half-Acre Residential Zone (RH)".
- The applicant is proposing to rezone the site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" to facilitate subdivision into three lots, which would front 58 Avenue.

- The applicant is also proposing a Development Variance Permit (DVP) for proposed Lot 2 to reduce the lot width from 15 metres (50 ft.) to 14.2 metres (47 ft.), and to reduce the west and east side yard setbacks from 1.8 metres (6 ft.) to 1.4 metres (5 ft.). The front yard setbacks are proposed to be reduced to 5.5 metres (18 ft.) for all lots. The proposed variances are discussed in detail in the By-law Variance and Justification section on Page 7 of this report.
- The proposed lots will range in size from 598 square metres (6,437 sq. ft.) to 633 square metres (6,814 sq. ft.). The lot widths will range from 14.2 metres (47 ft.) to 15 metres (50 ft.) and the lot depths will be 42 metres (138 ft.). With the exception of the lot width of proposed Lot 2, all of the minimum subdivision requirements of the RF Zone will be achieved.

Lot Grading & Building Scheme

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines. A summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Dan Brown, ISA Certified Arborist of Diamond Head Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Japanese Maple	1	1	0
Red Maple	1	0	1
Coniferous Trees			
Deodar Cedar	1	0	1
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	5	2	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	

Total Retained and Replacement Trees	12
Contribution to the Green City Fund	\$0

- The Arborist Assessment states that there are a total of 5 protected trees on the site, none of which are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the site. The applicant is proposing 9 replacement trees, exceeding City requirements.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site. A contribution to the Green City Fund is not required given the level of tree retention and replacement that is proposed.

PRE-NOTIFICATION

- Pre-notification letters were mailed on January 4, 2017 to the owners of 55 properties within 100 metres (300 ft.) of the subject property and to the Panorama Neighbourhood Association and the Sullivan Amateur Athletic and Community Association, and a development proposal sign was installed on April 4, 2017.
- To date, staff have received one phone call and two emails in response to the public notification. One resident was seeking clarification about the proposal, which staff provided. A summary is provided below with staff comments provided in italics:

Character of 146A Street:

- One resident expressed concern about the proposed development changing the character of 146A Street, which consists of large homes on half-acre lots with mature trees.

(The proposed rezoning and subdivision is in keeping with the South Newton Neighbourhood Concept Plan, which designates the two properties at the southwest and southeast corner of 58 Avenue and 146A Street as Single Family Residential. The orientation towards 58 Avenue will minimize the impact on 146A Street since only one of the proposed lots will have a side yard flanking 146A Street. The lot layout also continues the pattern established under Development Application No. 7902-0360-00 directly to the east. The applicant is only proposing to remove 2 trees as part of the development and will be providing 9 replacement trees; a net gain of 7 trees.)

Lot Size:

- One resident was concerned that the size of the proposed lots are too small in relationship to houses in the surrounding neighbourhood.

(The proposed lots will be between 598 square metres (6,437 sq. ft.) and 633 square metres (6,814 sq. ft.). Although the proposed lots will be smaller than the half-acre lots to the south along 146A Street, they are comparable in size to the other "Single Family Residential Zone (RF)" lots on the south side of 58 Avenue to the east and west of the subject property and larger than the "Single Family Residential (12) Zone (RF-12)" lots on the north side of 58 Avenue.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 16, 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 subject property is located in the South Newton Neighbourhood Concept Plan (NCP) area and is designated "Single Family Residential". The proposal is consistent with the NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal is for single family residential lots at a density of 16.2 units per hectare (6.5 upa). The proposed houses will contain purpose built market rental units in the form of secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development incorporates Low Impact Development Standards (LIDS) including roof downspout disconnection, on-lot infiltration, swales, and sediment control devices. A total of 12 trees are proposed to be retained or replaced on-site.
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"> The proposed development will incorporate Crime Prevention Through Environmental Design (CPTED) principals, such as unit orientation, clear site lines, active rooms, and windows facing the park.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents was conducted in the form of a development proposal sign installed on-site and pre-notification letters that were sent to surrounding property owners. The proposed rezoning will be subject to a public hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 2.

Applicant's Reasons:

- The frontage of the parent lot along 58 Avenue is 44.3 metres (145 ft.). Therefore, the reduction in lot width for proposed Lot 2 is necessary in order to achieve 3 lots oriented towards 58 Avenue.

Staff Comments:

- Lot 2 is quite deep at approximately 42 metres (138 ft.), which exceeds the minimum required lot depth under the RF Zone of 28 metres (90 ft.). Despite the proposed reduction in lot width, the lot will be 598 square metres (6,437 sq. ft.), which exceeds the minimum lot area requirement of 560 square metres (6,000 sq. ft.) under the RF Zone.
- The proposed reduction in lot width is relatively minor (5%), particularly in the context of a large RF lot which exceeds the minimum lot area by 38 square metres (409 sq. ft.)

(b) Requested Variance:

- To reduce the minimum west and east side yard setbacks of the RF Zone from 1.8 m (6 ft.) to 1.4 metres (5 ft.) for proposed Lot 2.

Applicant's Reasons:

- Lot 2 is proposed to be slightly narrower than Lots 1 and 3. The reduction in the side yard setbacks on Lot 2 will allow for the construction of houses on the two interior lots (Lots 1 and 2) that are of the same width.

Staff Comments:

- The proposed reduction in side yard setbacks is minimal and will not impact any existing properties as it will only apply to the middle of the three proposed lots (Lot 2). Furthermore, the proposed reduction helps to balance the proportional width of the front of the house relative to the width of the proposed garage.

(c) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

Applicant's Reasons:

- The applicant would like to site the proposed homes in a location consistent with the existing homes to the east.
- The setback relaxation will also allow the proposed homes to have more functional rear yard amenity spaces.

Staff Comments:

- 58 Avenue, which fronts the subject property, is classified as a collector road. In accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, for lots fronting or flanking an arterial road or a collector road, front yard setbacks and side yard setbacks on flanking streets are measured from the centerline of the ultimate road allowance.
- Since 58 Avenue is a collector road, under the revised standards of the Subdivision and Development By-law approved by Council in 2012, the width for a collector road was increased from 22 metres (72 ft.) to 24 metres (79 ft.).
- The current property line is 10.058 metres (33 ft.) from the centerline, whereas the ultimate property line is 1.942 metres (6.5 ft.) to the south, or 12 metres (39 ft.) from the road centerline.
- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the front yard setback must be measured from one-half the width of the ultimate road allowance of 12 metres (39 ft.), as measured from the centerline of the road. Therefore, the building setbacks must be measured from a line drawn at 1.942 metres (6.5 ft.) inside the existing property line on 58 Street.
- The applicant is proposing a Development Variance Permit to reduce the front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to ensure compliance with the Special Building Setbacks.
- The proposed variance will allow for a consistent street scape and consistent setbacks with the existing houses located along the south side of 58 Avenue.

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.	Development Variance Permit No. 7916-0477-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Kompter
Hub Engineering Inc.
Address: 12992 – 76 Avenue, Suite 212
Surrey, BC V3W 2V6

2. Properties involved in the Application

(a) Civic Address: 5784 – 146A Street

(b) Civic Address: 5784 – 146A Street
Owner: Jatinder S. Garcha
Neelum K. Shahi
PID: 004-146-166
Lot 57 Section 10 Township 2 New Westminster District Plan 50725

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

(b) Application is under the jurisdiction of MOTI.

MOTI File No. 2017-02354

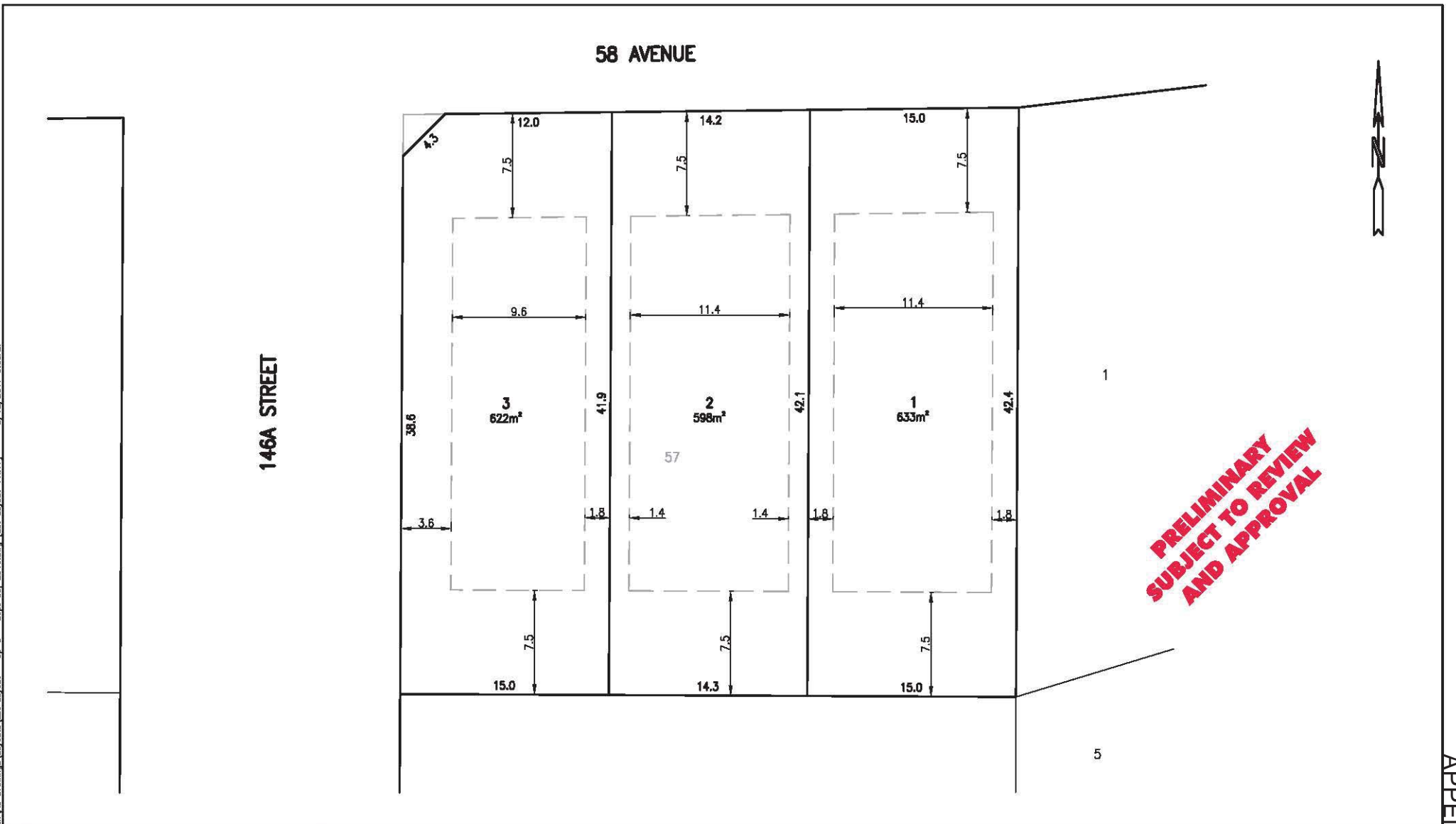
(c) Proceed with Public Notification for Development Variance Permit No. 7916-0477-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.46
Hectares	0.19
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	14.2 m – 15 m
Range of lot areas (square metres)	598 m ² – 633 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.8 uph (6.5 upa)
Lots/Hectare & Lots/Acre (Net)	15.8 uph (6.5 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

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**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

CLIENT:		PROJECT: 5784 - 146A STREET, SURREY, B.C.			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2016-162	DATE:	AUG 2016	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

Member
PACIFIC LAND GROUP

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

FROM: **Development Services Manager, Engineering Department**

DATE: **May 19, 2017** PROJECT FILE: **7816-0477-00**

RE: **Engineering Requirements
Location: 5784 146A St**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- dedicate 3.0 metre by 3.0 metre corner cut at 146A Street and 58 Avenue.
- register a 0.5 metre statutory right-of-way along both frontages.

Works and Services

- construct south half of 58 Avenue to collector road standard;
- confirm structural adequacy of 146A Street pavement structure and reconstruct the east half of the roadway for the site frontage as required;
- provide on-site stormwater management features; and
- provide water, sewer and drainage connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

KMH



Planning

April-04-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0477-00

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.

Cambridge Elementary and Sullivan Heights are over capacity. A number of catchment changes were implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary are accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes a request for a new elementary school in the South Newton area and a large addition to Sullivan Heights Secondary. The government has also announced capital project approval for additions to Sullivan Elementary and Woodward Hill Elementary.

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

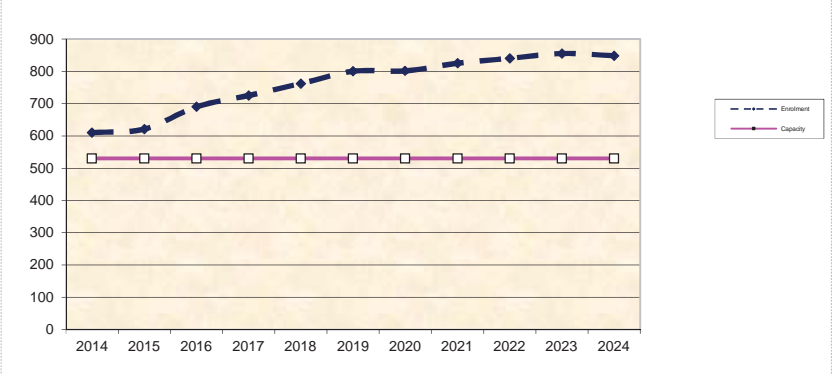
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

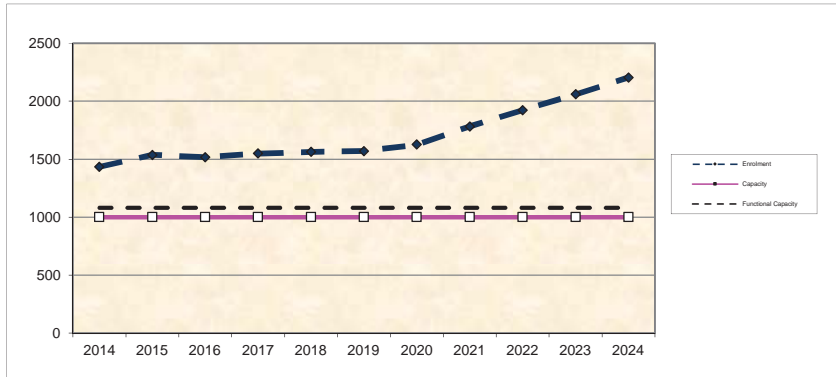
September 2018 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	102 K + 588
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Cambridge Elementary



Sullivan Heights 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 #: 7916-XXXX-XX
 Project Location: 5784 - 146A Street, Surrey, BC
 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 a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 3-8 years ago. There is an Gladstone Park to the north of the property. The style of the newer homes in the area are more traditional craftsman and the older homes can be referred to as 90's two storey bungalows and ranchers which range from 1200sf up to 2000 sf.

Homes in the neighborhood include the following:

- There are a few homes and newer developments surrounding the property which are approximately 3-8 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old two storey bungalows and ranchers under 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vertical and horizontal siding.

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 traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly west coast modern 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 5:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in hardi siding 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 craftsman 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: 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 5:12 and maximum of 9:12.
- 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 with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus 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:** **\$5,000** (to developer)

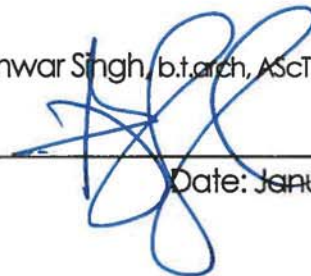
Summary prepared and submitted by:

Simplex Consultants Ltd.

Date: January 16, 2017

Reviewed and Approved by:

Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc



Date: January 16, 2017



Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	5784 146A Street
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
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)	5
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	4
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
Replacement Trees Proposed	9
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:



Arborist

October
13, 2016

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0477-00

Issued To: NEELUM K. SHAHI

Address of Owner: 6268 - 131A Street
Surrey, BC V3X 1N9

Issued To: JATINDER S GARCHA

Address of Owner: 5784 - 146A Street
Surrey, BC V3S 5L3

(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: 004-146-166
Lot 57 Section 10 Township 2 New Westminster District Plan 50725

5784 - 146A Street

(the "Land")

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

Parcel Identifier:

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

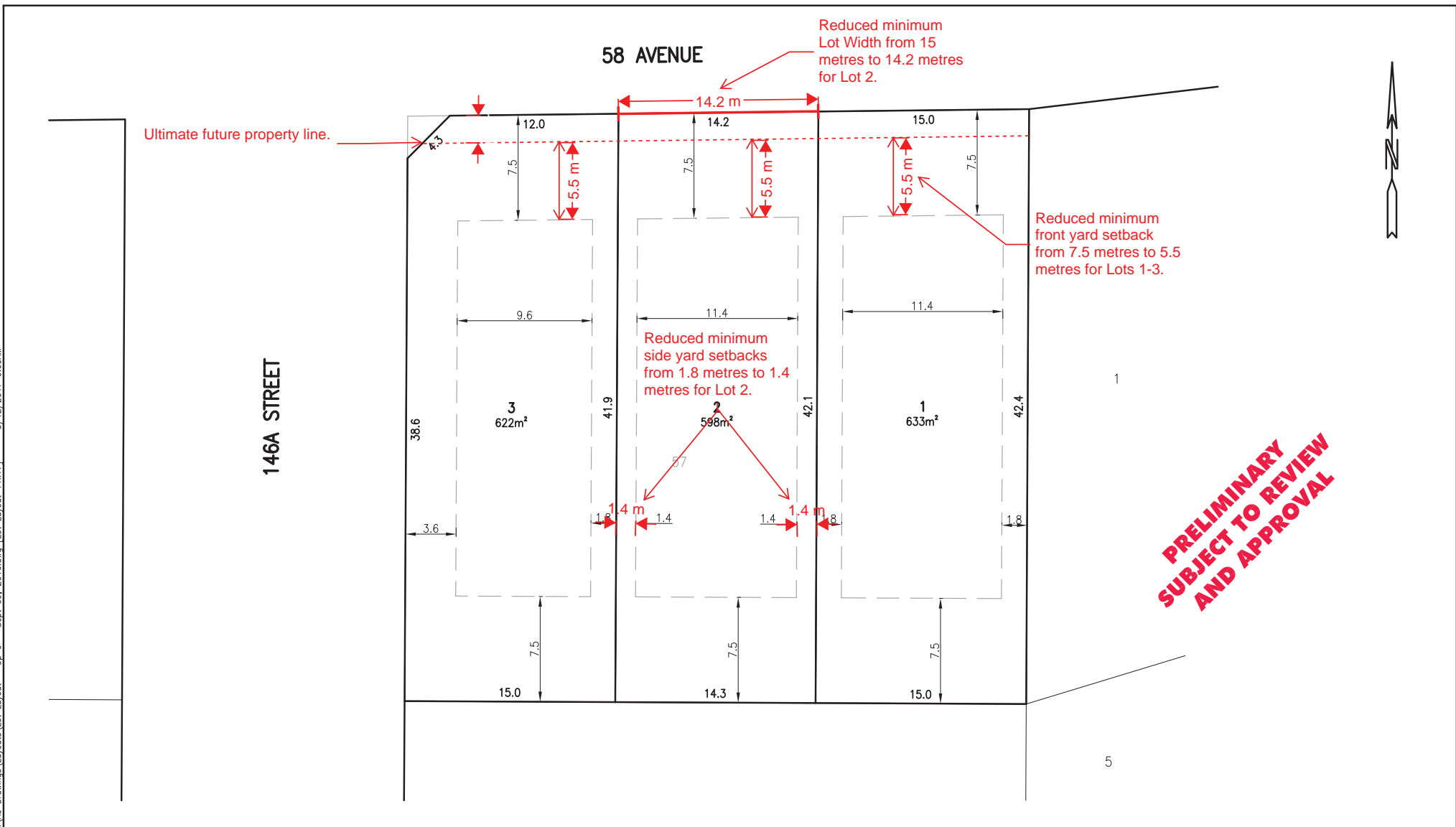
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 2;
 - (b) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum west and east side yard setbacks are reduced from 1.8 metres (6 ft.) to 1.4 metres (5 ft.) for proposed Lot 2; and
 - (c) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

CLIENT:		PROJECT: 5784 - 146A STREET, SURREY, B.C.			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2016-162	DATE	AUG 2016	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC HUB GROUP

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