

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0283-00

Planning Report Date: June 25, 2018

PROPOSAL:

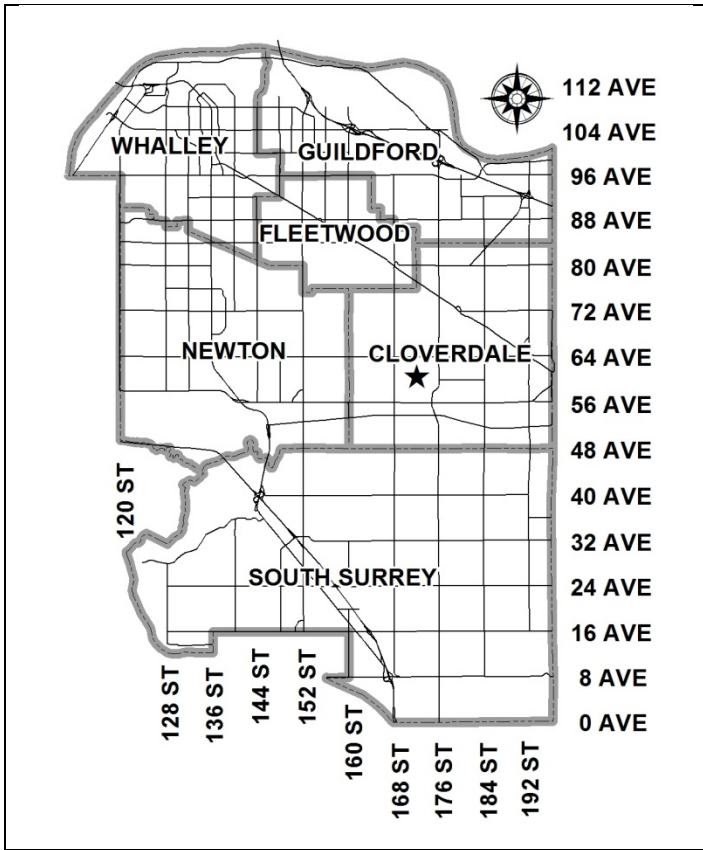
- **Development Variance Permit**

to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lot 2 to allow subdivision into two (2) single family lots.

LOCATION: 6080 - 172 Street

ZONING: Single Family Residential (RF) Zone

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Single Family Residential (RF) Zone requires a minimum lot width of 15 metres (50 ft.). The Applicant is proposing a variance to reduce the minimum lot width of proposed Lot 2 to 14 metres (46 ft.) to allow for subdivision into two (2) single family residential lots.

RATIONALE OF RECOMMENDATION

- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.
- The proposed Development Variance Permit for reduced lot width only applies to proposed Lot 2.
- The applicant has demonstrated general neighbourhood support for the proposed lot widths by means of a signed petition from adjacent residents.
- The applicant has revised their proposal to mitigate interface impacts and address concerns of the neighbouring property owner.

RECOMMENDATION

The Planning & Development Department recommends that

1. Council approve Development Variance Permit No. 17-0283-00 (Appendix VI) to reduce the minimum lot width of the Single Family Residential (RF) Zone from 15 metres (50 ft.) to 14 metres (45 ft.) for proposed Lot 2, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to issuance:
 - (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 finalized 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) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and,
 - (g) submission of a planting plan and securities for the installation of the new hedges where required along the north lot line.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
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Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West (Across 172 Street):	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 6080 172 Street in Cloverdale. The lot is 1,256 square metres (13,517 sq. ft.) in area.
- The subject site 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 lots, 620 square metres (6,674 sq. ft.) and 579 square metres (6,232 sq. ft.) in area respectively. Both of the proposed lots exceed the minimum area requirement of the RF Zone, which requires lots created through subdivision to be a minimum of 560 square metres (6,000 sq. ft.) in area.
- The minimum dimensional requirements of the RF Zone for width and depth are 15 metres (50 ft.) and 28 metres (90 ft.), respectively.
- Proposed Lot 1 meets the lot dimensional requirements of the RF Zone at 15.0 metres (50 ft.) in width and 41.3 metres (136 ft.) in depth.
- At 14.0 metres (46 ft.) in width and 41.3 metres (136 ft.) in depth, proposed Lot 2 requires a Development Variance Permit for reduced lot width.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. Basements are proposed on both lots. This requires 0.3-0.5 metre (1.0-1.6 ft.) high retaining walls to meet with the grade elevations of the north and south abutting properties.
- The applicant obtained permissions from the owners of the abutting property to the south of the subject site (6072 172 Street) for a proposed retaining wall on the shared property line.
- The applicant has worked to address the abutting north property (6088 172 Street) owners' concerns regarding the proposed retaining wall. This retaining wall will be offset from the property line to protect a row of existing shared cedar hedges which the neighbour wishes to maintain for privacy. Where the arborist has recommended removal of hedges in poor condition, the applicant has proposed re-planting of new hedges.

- The applicant has retained Tynan Consulting Ltd. 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. The Design Consultant has proposed building scheme guidelines to soften the transitions between neighbouring properties and the proposed dwellings to mitigate the impact of the proposed on-site retaining walls on the streetscape.

PRE-NOTIFICATION

Development signs were installed on the site on July 7, 2017. Staff received several emails and phone calls from a concerned neighbouring property owner. The concerns cited were (staff comments in italics):

- Impact and/or removal of the shared cedar hedges as a consequence of the retaining wall.

(The applicant has revised their proposed lot grading plan to accommodate the existing row of shared cedar hedges in the backyard by offsetting the proposed retaining wall. The applicant has proposed to replant hedges where the arborist has recommended removal due to poor condition).

- Change in character to the neighbourhood.

(The applicant's 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 soften the transitions between neighbouring properties and the proposed dwellings to mitigate the impact of the proposed on-site retaining walls on the streetscape).

- Potential drainage issues caused by retaining walls.

(A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. Proper drainage features will be included in the Engineering design).

- Potential access impact to a trailer currently parking in their front yard if the existing fire hydrant and power poles needed to be relocated to their property.

(In the Surrey Zoning Bylaw No. 12000 Part 16 RF Zone, Section H.4, outside parking or storage of house trailers or boats is not permitted within the front yard setback if it is not on a driveway. While the existing trailer parking is not permitted, the applicant has proposed driveway locations to accommodate power pole and hydrant relocation on the subject site and not to the neighbour's property).

- Issues relating to potential secondary suites, such as: rental tenants, absentee landlords, increased density, parking.

(The Surrey Zoning Bylaw No. 12000 Part 16 RF Zone permits one secondary suite of 90 square metres (968 sq.ft.) in area or less within the principal building on all RF-zoned lots).

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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)			
Quaking Aspen	5	5	0
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$2,400.00	

- The Arborist Assessment states that there are a total of 6 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that no 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 12 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400.00 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$2,400 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the Single Family Residential (RF) Zone for Lot 2 from 15.0 metres (50 ft.) to 14.0 metres (45 ft.), to proceed to Public Notification.

Applicant's Reasons:

- To allow for subdivision into two RF-zoned lots.

Staff Comments:

- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.
- The applicant has demonstrated general neighbourhood support for the proposed lot widths by means of a signed petition from neighbouring residents.
- The applicant has revised their proposal to better mitigate interface impacts and address concerns of the neighbouring property owner including relocating the retaining wall to protect existing hedges and planting new hedges for privacy.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7917-0283-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

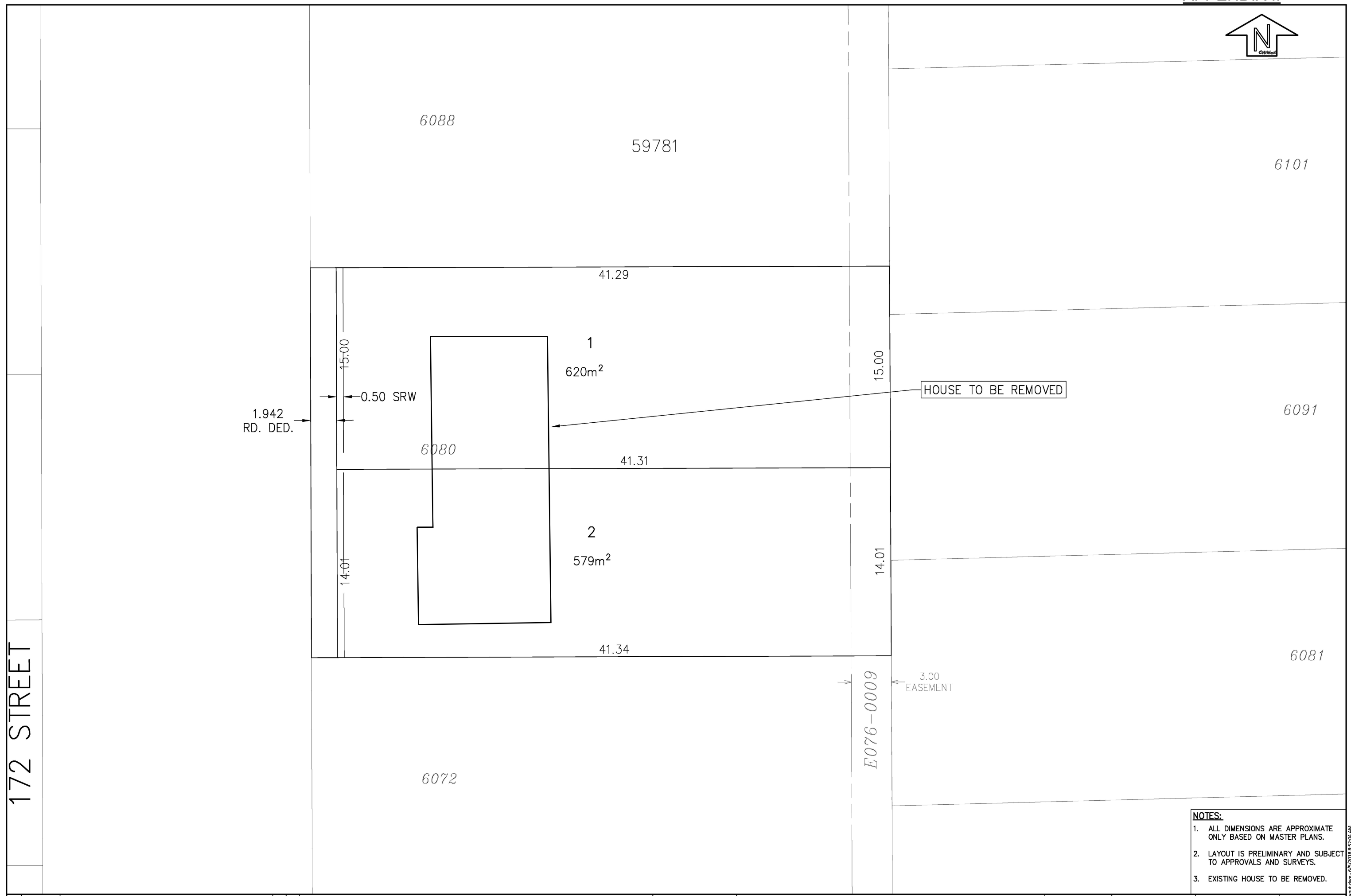
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.3103
Hectares	0.1255
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.01-15.0
Range of lot areas (square metres)	579-620
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.93 & 6.44
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	4-5
Total Site Coverage	44.5
PARKLAND	
Area (square metres)	
% of Gross Site	
	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



172 STREET

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch
1				

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



NAVREET S. ATWAL
 6692 - 191 A STREET, SURREY, BC, V3W 9N8 PH: 778-840-4092

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6080-172 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7917-0283-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: NP	Job No. 17-3418	Of
P.W. P.U.	Date JUN/2018	Revision 1
Approved:		destroy all prints bearing previous number

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 18, 2018** PROJECT FILE: **7817-0283-00**

RE: **Engineering Requirements
Location: 6080 172 Street**

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

- Dedicate 1.942-metres along 172 Street for the ultimate 24.0-metre Collector Road Standard.
- Register a 0.5-metre Statutory Right-of-Way (SRW) on 172 Street for service connection and maintenance access for sidewalks.

Works and Services

- Construct east side of 172 Street to the Collector Road Standard.
- Construct a minimum 6.0-metre concrete letdown for each lot.
- Construct storm, sanitary, and water service connections to service the development.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

A3H

NOTE: Detailed Land Development Engineering Review available on file

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0283-00
 Project Location: 6080 - 172 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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 subject site is located within an old urban development area. Most homes in this area were constructed in the 1970's and 1980's.

The style of most homes can be described as "West Coast Traditional" or "Old urban". There are an unusually wide variety of home types including Bungalow, Bungalow with above-ground basement, Split Level, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry. The homes range in size from 1100 sq.ft. to over 3000 sq.ft.

A variety of massing designs are evident, including simple low profile, low mass homes (the Bungalows), homes with low to mid-scale massing (the Split Level and 1 ½ Storey homes), homes with mid-scale massing (the Two Storey homes), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, Boston gable, shed, and flat, which is a greater variety of forms than are commonly found in newer developments. Roof slopes range from flat to 12:12, but a majority of homes have roof slopes in the 4:12 - 6:12 range. Roof surfaces include asphalt shingles (clearly dominant), and tar and gravel (one home).

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Eight of fourteen homes (57%) have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1970's and 1980's.

Landscaping standards range from "modest" to above-average for 1970's - 1980's era homes.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the

older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey (10'-0") high front entrance is an appropriate scale for homes in this zone, given the objective of reducing the apparent mass of the new homes in relation to the existing homes.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2016 developments.
- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that the new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 5:12 to ensure reasonable transitional massing with existing homes on either side (to keep building height low). A provision is also recommended to allow slopes less than 5:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below. A steeper slope could be used on street facing projections providing the ridge of the projection does not exceed the ridge of the longest trusses at the upper floor.

Streetscape: The streetscape has an old urban (1970's - 1980's) character. There are a wide variety of home types all of a "West Coast Traditional" or "Old urban" style, including Bungalows, Bungalow with above-ground basements, Split Levels, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry. The homes range in size from 1100 sq.ft. to over 3000 sq.ft. Massing designs range from low scale to high scale (box-like). Roof slopes range from flat to 12:12, but a majority of homes have roof slopes in the 4:12 - 6:12 range. Roof surfaces include asphalt shingles (clearly dominant), and tar and gravel (one home). Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Landscaping standards range from "modest" to above-average for 1970's - 1980's era homes.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2016.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered

providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Maximum 5:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 21, 2018

Reviewed and Approved by:  **Date:** March 21, 2018



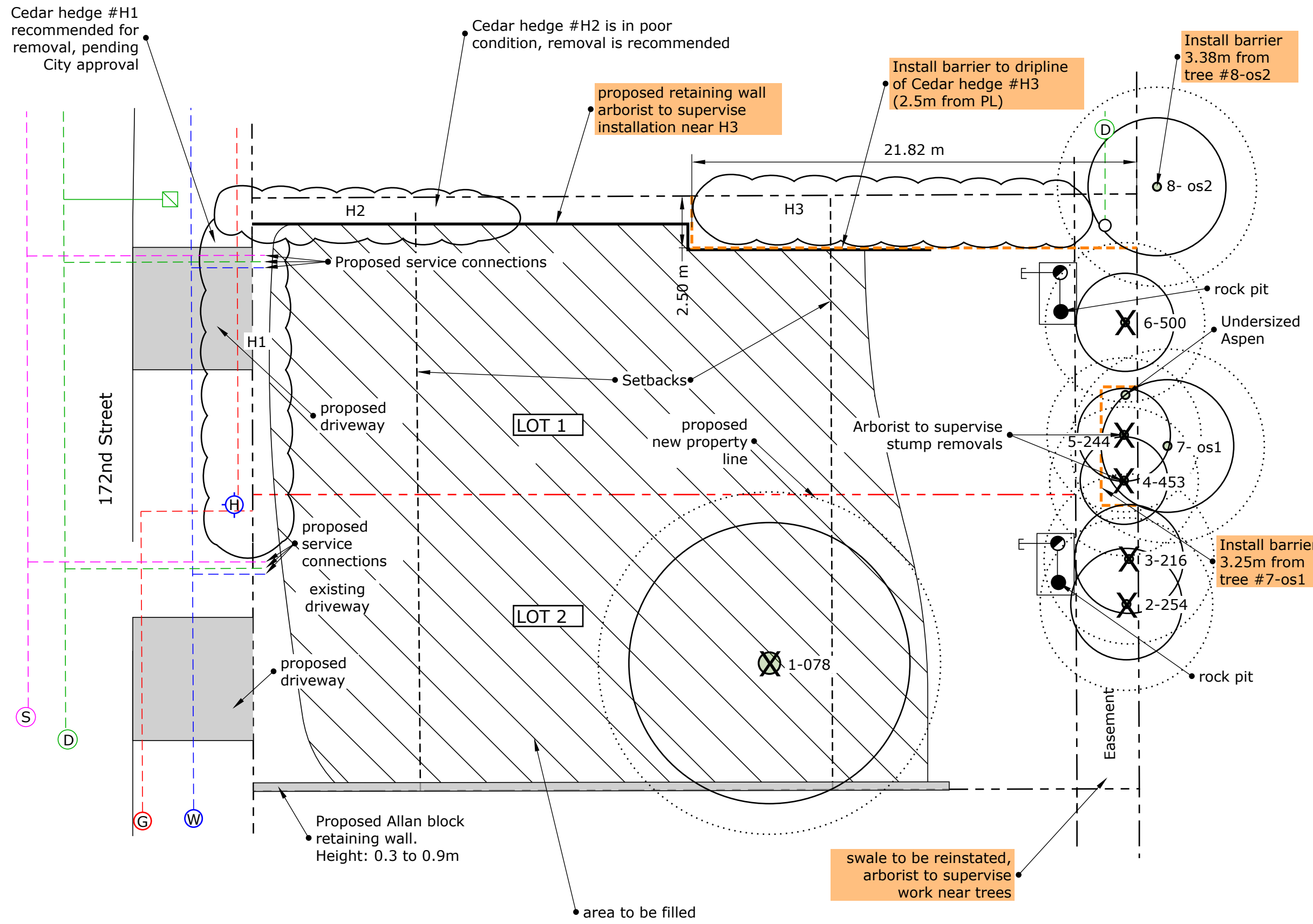
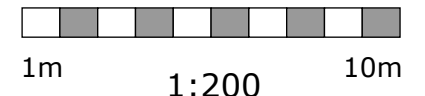
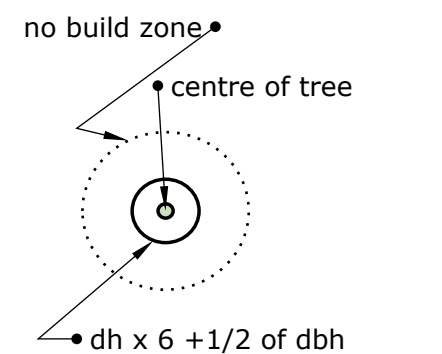
**Tree Plan for Development at
6080 172nd Street
Surrey, BC**

**Date: June 30, 2017
Updated: June 8, 2018**

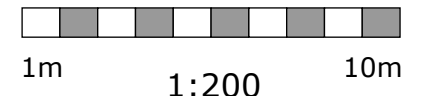
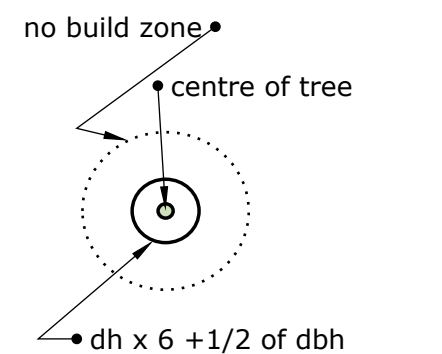
Summary

Tag	Species	DBH (cm)
1-078	Western Red Cedar	106
2-254	Quaking Aspen	42
3-216	Quaking Aspen	41
4-453	Quaking Aspen	33
5-244	Quaking Aspen	35
6-500	Quaking Aspen	37
7-os1	Douglas Fir	50
8-os2	Western Red Cedar	52
H1	Hedging Cedar	-
H2	Hedging Cedar	-
H3	Hedging Cedar	-

Legend



Legend



**Landscape Plan for
6080 172nd Street
Surrey, BC**

Date: March 22, 2018

Notes

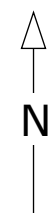
Selection, planting and maintenance of new hedge to meet or exceed BCLNA/BCSLA Landscape Standards

Cost Estimate

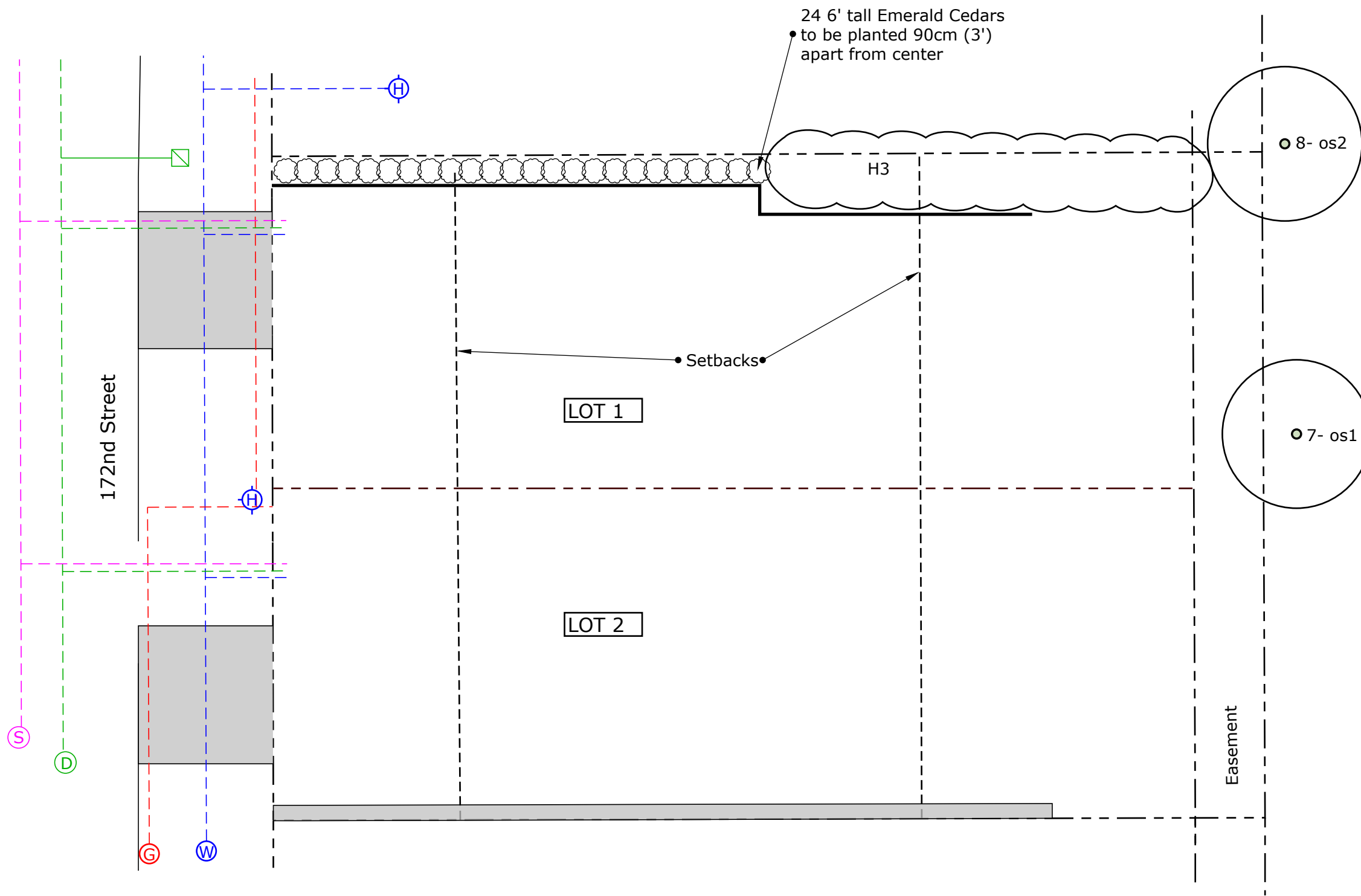
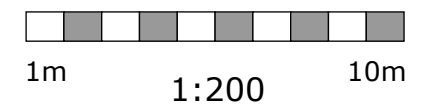
Plant material: \$700
Planting labour: \$400
Soil and mulch: \$100

Total: \$1,200

Legend



 = new hedging cedar



**Replacement Tree Plan for
6080 172nd Street
Surrey, BC**

**Date: March 22, 2018
Updated: June 8, 2018**

Summary

Existing Trees

Tag	Species	DBH (cm)
7-os1	Douglas Fir	50
8-os2	Western Red Cedar	52

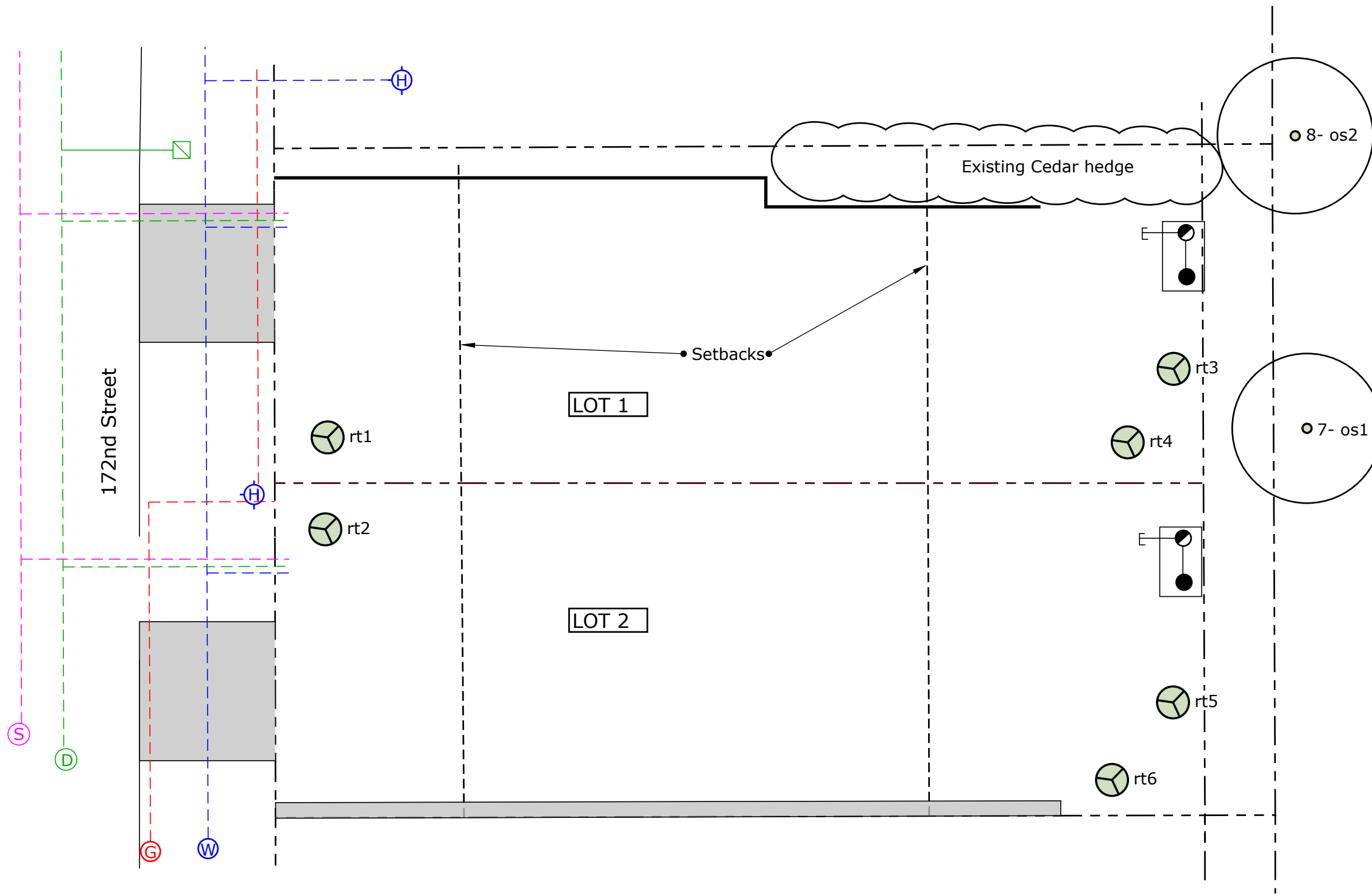
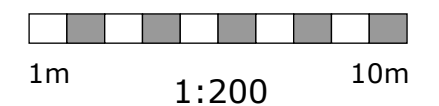
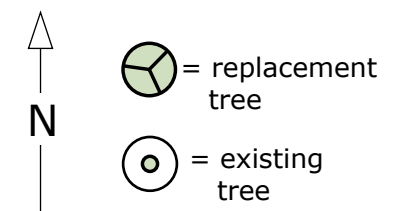
Replacement Trees

Tag	Species	Size
rt1	Dawyck Beech	5cm cal
rt2	Dawyck Beech	5cm cal
rt3	Persian Ironwood	5cm cal
rt4	Saucer Magnolia	5cm cal
rt5	Persian Ironwood	5cm cal
rt6	Saucer Magnolia	5cm cal

notes:

Selection, planting and maintenance of replacement trees to meet or exceed BCLNA/BCSLA Landscape Standards

Legend



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0283-00

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: 005-796-041
 Lot 363 Section 7 Township 8 New Westminster District Plan 59781

6080 - 172 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section K of Part 16 Single Family Residential (RF) Zone, the minimum lot width is reduced from 15 metres (50 ft.) to 14 metres (45 ft.) for proposed Lot 2.

5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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

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

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

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

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



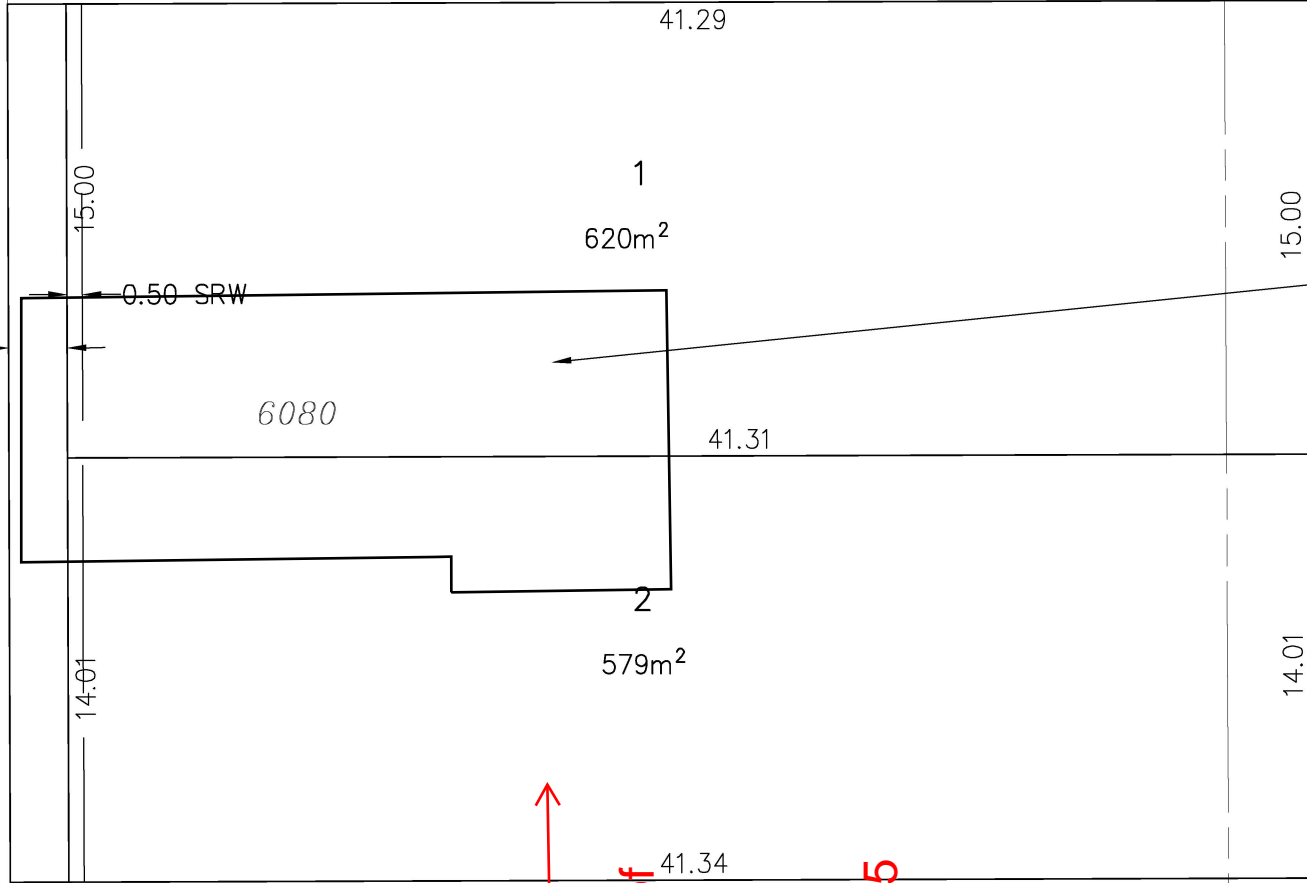
172 STREET

6088

59781

6101

1.942
RD. DED.



HOUSE TO BE REMOVED

6091

The minimum lot width of
the Single Family
Residential (RF) Zone is
varied from 15.0 metres
(50 ft.) to 14.0 metres (45
ft.) for proposed Lot 2.

3.00
EASEMENT

6081

E076-0009

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No.	Date	Revision	Dr.	Ch.
1				

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



NAVREET S. ATWAL
 6692 - 191 A STREET, SURREY, BC, V3W 9N8 PH: 778-840-4092

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6080-172 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7917-0283-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: NP	Job No. 17-3418	Of
P.W. P.U.	Date JUN/2018	Revision 1
Approved:		