

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0473-00

Planning Report Date: January 30, 2019

**PROPOSAL:**

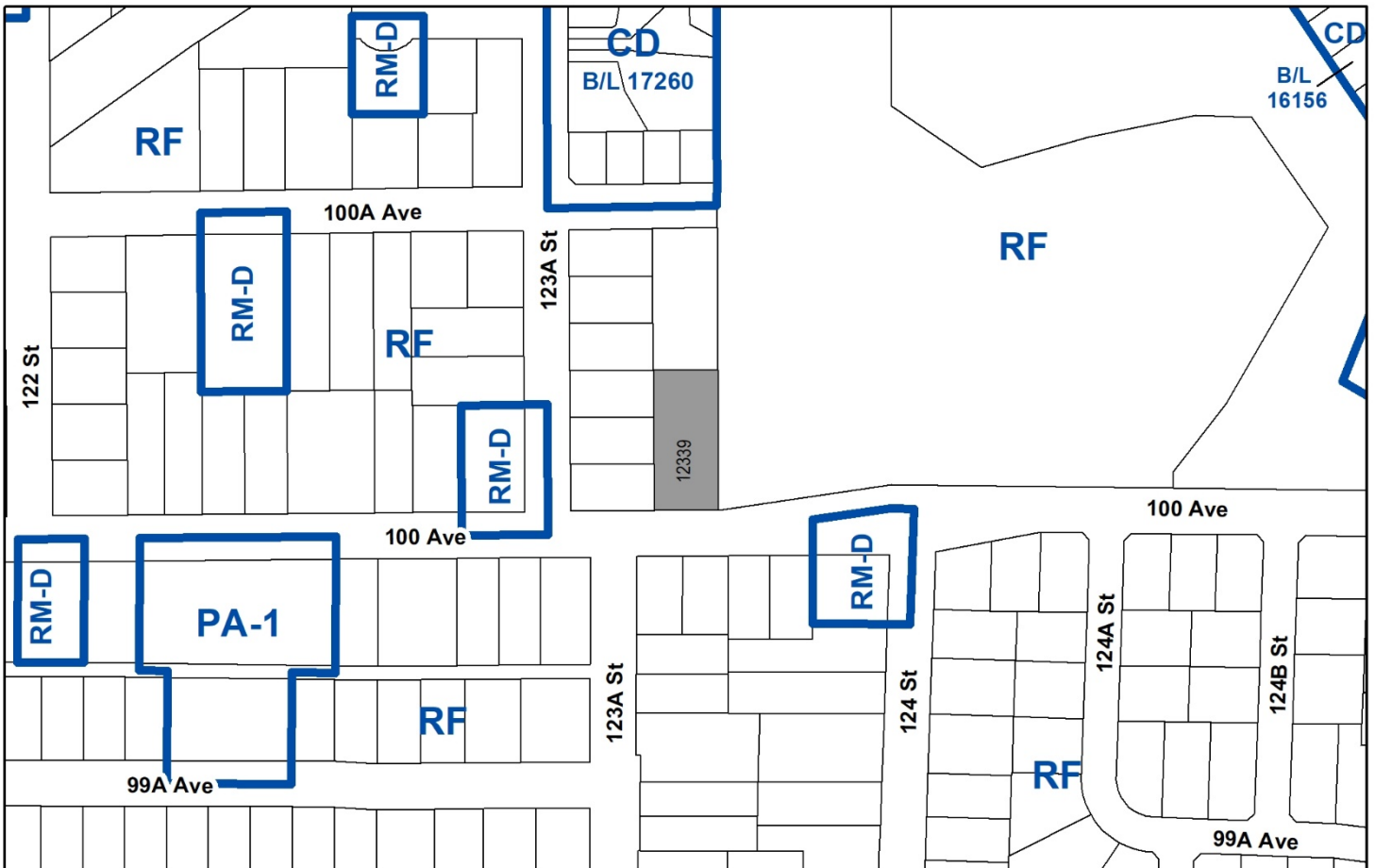
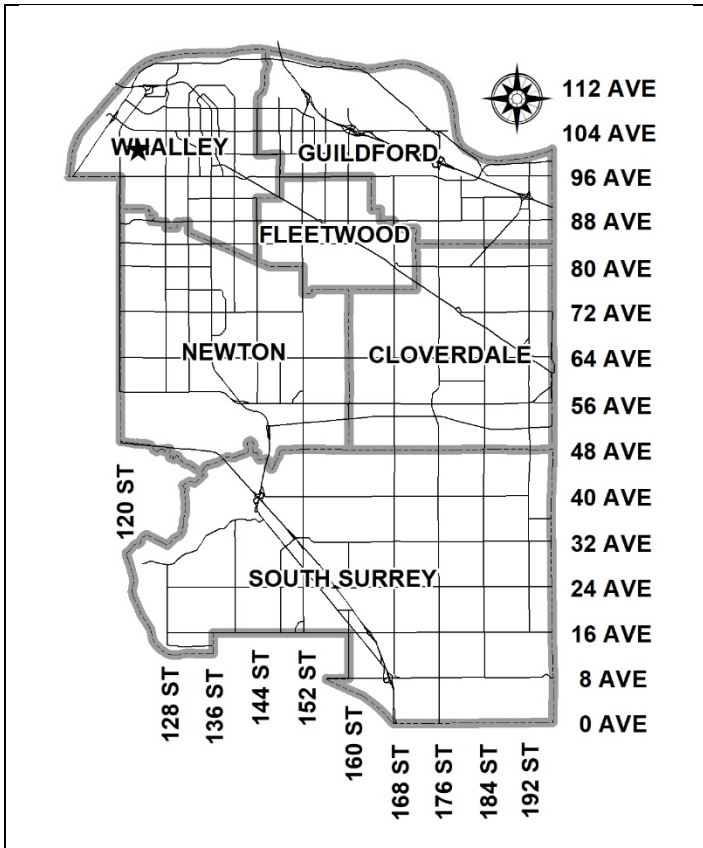
- **Development Variance Permit**  
 to reduce the minimum lot width and side yard setbacks of the RF Zone in order to facilitate subdivision into two (2) single family lots.

**LOCATION:** 12339 - 100 Avenue

**ZONING:** Single Family Residential (RF) Zone

**OCP DESIGNATION:** Urban

**DESIGNATION:**



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to reduce the minimum lot width and side yard setbacks of proposed Lots 1 and 2 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 proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to its neighborhood context.
- The applicant has revised their proposal to reduce impact to onsite trees. The deep lots assist in tree retention.
- As the proposed lot width is reduced from the RF Zone, reducing the side yard setback will help achieve a house width similar to typical RF Zone houses.
- A development sign was erected on the property to advise neighboring residents of the proposed subdivision. There was no response from the surrounding neighbors.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0473-00 (Appendix VI) 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 13.9 metres (46 ft.) for proposed Lots 1 and 2; and
  - (b) to reduce the minimum side yard setbacks of the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for principal buildings on proposed Lots 1 and 2.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, 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.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

| Direction | Existing Use           | OCP Designation | Existing Zone |
|-----------|------------------------|-----------------|---------------|
| North:    | Single Family Dwelling | Urban           | RF            |

| Direction               | Existing Use            | OCP Designation | Existing Zone |
|-------------------------|-------------------------|-----------------|---------------|
| East:                   | Elementary School       | Urban           | RF            |
| South (Across 100 Ave): | Single Family Dwellings | Urban           | RF            |
| West:                   | Single Family Dwellings | Urban           | RF            |

## DEVELOPMENT CONSIDERATIONS

### Background

- The 1,729-square metre (18,610 sq. ft.) subject property is located at 12339 - 100 Avenue in Whalley. The subject lot is approximately 28 metres (92 ft.) wide and 61 metres (202 ft.) deep.
- The lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to subdivide the subject property into two lots under the existing RF Zone.
- The minimum dimensional requirements of the RF Zone for width and depth are 15 metres (50 ft.) and 28 metres (90 ft.), respectively.
- At 13.9 metres (46 ft.) in width and 59.6 metres (195 ft.) in depth, proposed Lots 1 and 2 require a variance for reduced lot width.
- As a result of the reduced lot width, a variance to reduce the side yard setbacks is also requested in order to help achieve a house width similar to typical RF Zone houses.
- The applicant originally proposed a panhandle lot configuration. The layout was reviewed by staff and determined to be inferior due to tree retention concerns and interface with the surrounding neighborhood. The proposed narrower, but deeper lots were considered to have merit.

### 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.
- The applicant has retained Apex Design Group Inc. as the Design Consultant. The Design consultant conducted a character study of the surroundings 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.

## PRE-NOTIFICATION

Development proposal signs were installed on the site on March 15, 2018. No phone calls, letters, or emails were received from neighboring property owners.

### TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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    |
|--|-----------|-------------------|-----------|
| <b>Deciduous Trees</b><br>(excluding Alder and Cottonwood Trees) |           |                   |           |
| Bigleaf Maple  | 1         | 1                 | 0         |
| Pacific Dogwood  | 1         | 0                 | 1         |
| <b>Coniferous Trees</b>  |           |                   |           |
| Sawara Cypress   | 2         | 2                 | 0         |
| Shore Pine   | 1         | 1                 | 0         |
| Douglas Fir  | 7         | 6                 | 1         |
| Western Red Cedar  | 10        | 2                 | 8         |
| <b>Total (excluding Alder and Cottonwood Trees)</b>              | <b>22</b> | <b>12</b>         | <b>10</b> |
| <b>Total Replacement Trees Proposed</b>                          |           | <b>2</b>          |           |
| <b>Total Retained and Replacement Trees</b>                      |           | <b>12</b>         |           |
| <b>Contribution to the Green City Fund</b>                       |           | <b>\$8,800.00</b> |           |

- The Arborist Assessment states that there are a total of 22 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 10 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 24 replacement trees on the site. Since only two (2) replacement trees can be accommodated on the site, the deficit of 22 replacement trees will require a cash-in-lieu payment of \$8,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$8,800 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lots 1 and 2; and
- To reduce the minimum side yard setback of the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for principal buildings on proposed Lots 1 and 2.

## Applicant's Reasons:

- To allow for subdivision into two RF-zoned lots.
- With the proposed side yard setback relaxation, the applicant can achieve the maximum house size permitted under the RF Zone on proposed Lots 1 and 2.

## Staff Comments:

- Proposed Lots 1 and 2 exceed both the minimum lot depth (28 metres / 92 ft.) and lot area (560 sq.m. / 6,027 sq. ft.) requirements of the RF Zone. The proposed lots will have a depth of 59.6 metres (195 ft.) and area of 836 square metres (8,998 sq ft.) each.
- The development sign that has been erected to notify neighbors of the proposed subdivision has not solicited any response from the surrounding neighbors.
- The applicant revised their original proposal from panhandle lots to its current configuration to better mitigate interface impacts and reduce onsite tree disturbance. The proposed narrower, but deeper lots allow for tree retention in the rear yards.
- The proposed side yard setback reduction will help accommodate typical RF sized homes on the proposed lots with double side-by-side garages and full-sized driveways.

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and 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. 7917-0473-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



## SUBDIVISION DATA SHEET

Proposed Zoning: RF

| <b>Requires Project Data</b>                       | <b>Proposed</b> |
|--|-----------------|
| <b>GROSS SITE AREA</b>                             |                 |
| Acres  | 0.43            |
| Hectares   | 0.17            |
|  |                 |
| <b>NUMBER OF LOTS</b>                              |                 |
| Existing   | 1               |
| Proposed   | 2               |
|  |                 |
| <b>SIZE OF LOTS</b>                                |                 |
| Range of lot widths (metres)                       | 13.9            |
| Range of lot areas (square metres)                 | 836             |
|  |                 |
| <b>DENSITY</b>                                     |                 |
| Lots/Hectare & Lots/Acre (Gross)                   | 11.57 & 4.68    |
| Lots/Hectare & Lots/Acre (Net)                     |                 |
|  |                 |
| <b>SITE COVERAGE (in % of gross site area)</b>     |                 |
| Maximum Coverage of Principal & Accessory Building | 40              |
| Estimated Road, Lane & Driveway Coverage           | 7               |
| Total Site Coverage                                | 47              |
|  |                 |
| <b>PARKLAND</b>                                    |                 |
| Area (square metres)                               | N/A             |
| % of Gross Site                                    | N/A             |
|  |                 |
|  | <b>Required</b> |
| <b>PARKLAND</b>                                    |                 |
| 5% money in lieu                                   | NO              |
|  |                 |
| <b>TREE SURVEY/ASSESSMENT</b>                      | YES             |
|  |                 |
| <b>MODEL BUILDING SCHEME</b>                       | YES             |
|  |                 |
| <b>HERITAGE SITE Retention</b>                     | NO              |
|  |                 |
| <b>FRASER HEALTH Approval</b>                      | NO              |
|  |                 |
| <b>DEV. VARIANCE PERMIT required</b>               |                 |
| Road Length/Standards                              | NO              |
| Works and Services                                 | NO              |
| Building Retention                                 | NO              |
| Other (lot width)                                  | YES             |



- 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 (LOCATION TO BE CONFIRMED).

| No | Date | Revision | Dr | Ch |
|----|------|----------|----|----|
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |

**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



YOSH PHULL  
 12488 - 66 AVENUE, SURREY, BC V3W 2A5 PH: 604-537-9305  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 12339 - 100 AVENUE, SURREY

|              |                           |  |
|--------------|---------------------------|--|
| Scale: 1:500 | Mun. Proj. No. 17-0473-00 | Dwg. No. A2                                |
| Drawn: EK    | Mun. Dwg. No.             | Of   |
| Designed: NP | Job No. 17-3492           | Revision                                   |
| P.W.         | Date SEP/17               | destroy all prints bearing previous number |
| P.U.         |                           |  |
| Approved:    |                           |  |

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 7, 2018** PROJECT FILE: **7817-0473-00**

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RE: **Engineering Requirements  
Location: 12339 - 100 Avenue**

### REZONE/SUBDIVISION

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

- Dedicate 1.942 m along 100 Avenue toward 12.0 m ultimate from centerline Collector Road allowance.
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance.

#### *Works and Services*

- Construct barrier curb & gutter along frontage.
- Provide sustainable drainage in accordance with South Westminster Integrated Stormwater Management Plan.
- Provide water, storm, and sanitary connections to each lot. Abandon existing connections to City standard.

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

MB

**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 17-0473 (Yosh Phull)  
**Property Location:** 12339-100 Avenue, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

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

The area surrounding the subject site is an urban area built out in the 1960's with some new homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000 sf and over.

Most of the existing homes have mid to mid-massing characteristics with 88% of the homes having a one storey front entry and 12% one and one half storey front entry.

Roof pitch varies from economical low pitch of 3-6/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

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

Landscaping is of a moderate planting standard with 59% of the homes having Asphalt driveways.

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

The result is that many of these homes do not reflect characteristics we would be in favor of today. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy will be to employ modern design, massing and finishing standards. 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”                | 65.0% |
| “Basement /Cathedral Entry” | 0.00% |
| “Rancher (Bungalow)”        | 35.0% |
| “Split Levels”              | 0.00% |

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

|             |                                      |
|-------------|--------------------------------------|
| Size range: | 36.0% under 2000 sq.ft excl. garage  |
|             | 48.0% 2001 - 2500 sq.ft excl. garage |
|             | 18.00% over 2501 sq.ft excl. garage  |

**Exterior Treatment  
/Materials:**

|   |       |        |       |        |       |
|---|-------|--------|-------|--------|-------|
| Stucco:                                     | 58.0% | Cedar: | 24.0% | Vinyl: | 18.0% |
| Brick or stone accent on 12.0% of all homes |       |        |       |        |       |

**Roof Pitch and Materials:**

|  |        |                 |       |
|--|--------|-----------------|-------|
| Asphalt Shingles:                                    | 82.0%  | Cedar Shingles: | 0.0%  |
| Concrete Tiles:                                      | 12.00% | Tar & Gravel:   | 0.00% |
| 92.00% of all homes have a roof pitch 4:12 to 10:12. |        |                 |       |

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

**Streetscape:**A variety of simple “Two Story”, 40-50 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 is on most of the homes. Most homes are clad in Stucco.

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

## 2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types:** Two-Storey, Split Levels and Ranchers (Bungalows).  
**Dwelling Sizes:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**Floor Area/Volume:** Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

|                                       |  |
|---------------------------------------|--|
| <b>Exterior Treatment /Materials:</b> | 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. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.<br>"West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design. |
| <b>Exterior Materials /Colours:</b>   | 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.  |
| <b>Roof Pitch:</b>                    | Minimum 4:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design  |
| <b>Roof Materials/Colours:</b>        | Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, brown or black tones only.   |
| <b>Window/Door Details:</b>           | Dominant: Rectangular or Gently arched windows.  |
| <b>In-ground basements:</b>           | Permitted if servicing allows.   |
| <b>Landscaping:</b>                   | Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).  |
| <b>Compliance Deposit:</b>            | \$ 5,000.00  |

**Summary prepared and submitted by:**



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

December 13, 2017  
Date



**APPENDIX F: CITY OF SURREY SUMMARY FORM**

Surrey Project No.: 17-0473-00  
Project Address: 12339 100 Avenue, Surrey, BC  
Consulting Arborist: Nick M<sup>c</sup>Mahon

| ON-SITE TREES:  | QUANTITY OF TREES |
|---|-------------------|
| <b>Total Bylaw Protected Trees Identified</b><br>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications) | <b>22</b>         |
| <b>Bylaw Protected Trees to be Removed</b>  | <b>12</b>         |
| <b>Bylaw Protected Trees to be Retained</b><br>(excludes trees in Park dedication areas and ESA's)  | <b>10</b>         |
| <b>Replacement Trees Required:</b>  |                   |
| Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0  |                   |
| All Other Bylaw Protected Trees at 2:1 ratio: 12 times 2 = 24   |                   |
| TOTAL:  | <b>24</b>         |
| <b>Replacement Trees Proposed</b>   | <b>2</b>          |
| <b>Replacement Trees in Deficit</b>   | <b>22</b>         |
| <b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>  | <b>0</b>          |

| OFF-SITE TREES:   | QUANTITY OF TREES |
|---|-------------------|
| <b>Bylaw Protected Off-Site Trees to be Removed</b>         | <b>0</b>          |
| <b>Replacement Trees Required:</b>                          |                   |
| Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0            |                   |
| All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 |                   |
| TOTAL:  | <b>0</b>          |
| <b>Replacement Trees Proposed</b>                           | <b>0</b>          |
| <b>Replacement Trees in Deficit</b>                         | <b>0</b>          |

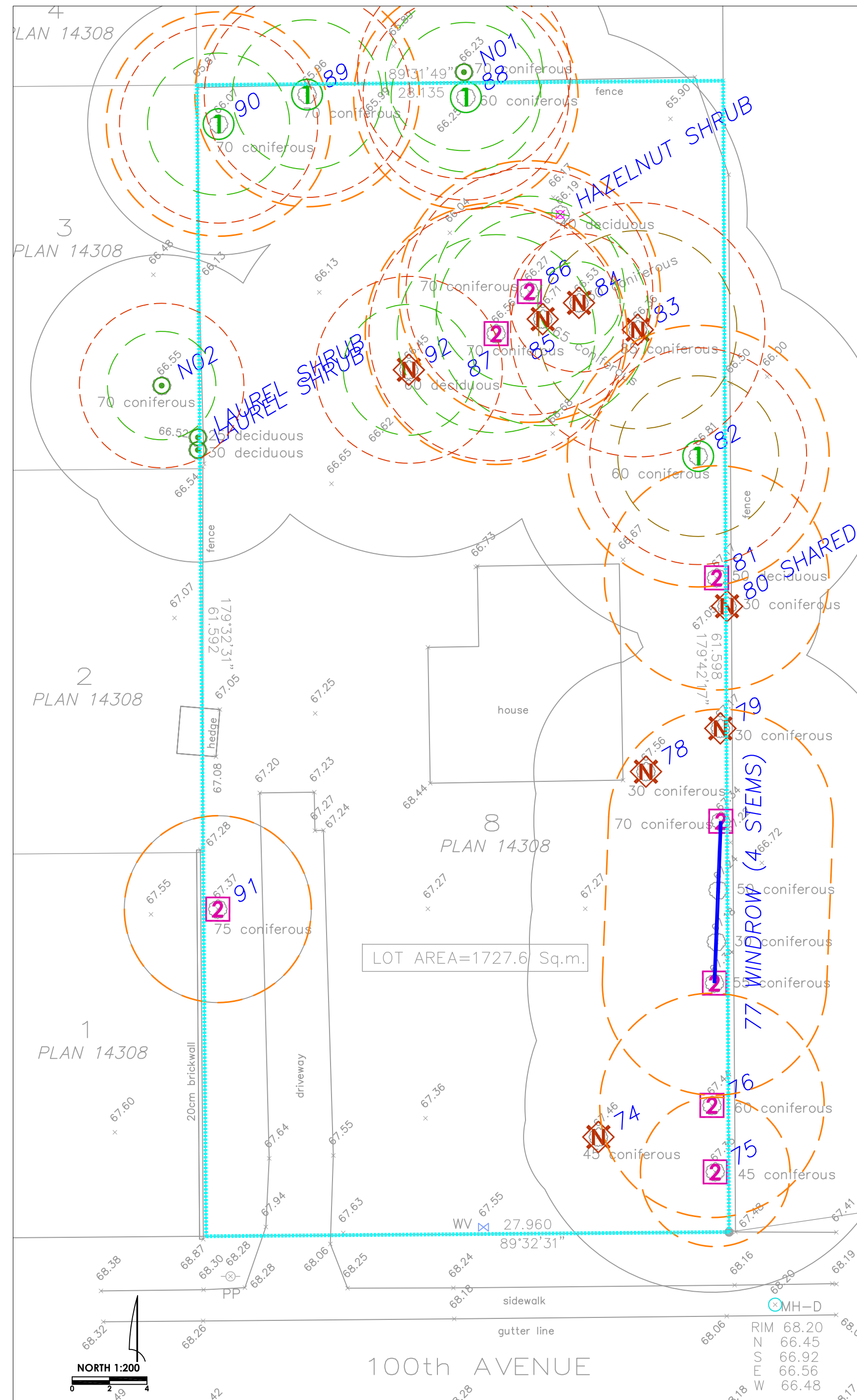
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

  
Nick McMahon, Consulting Arborist

Dated: December 18, 2018

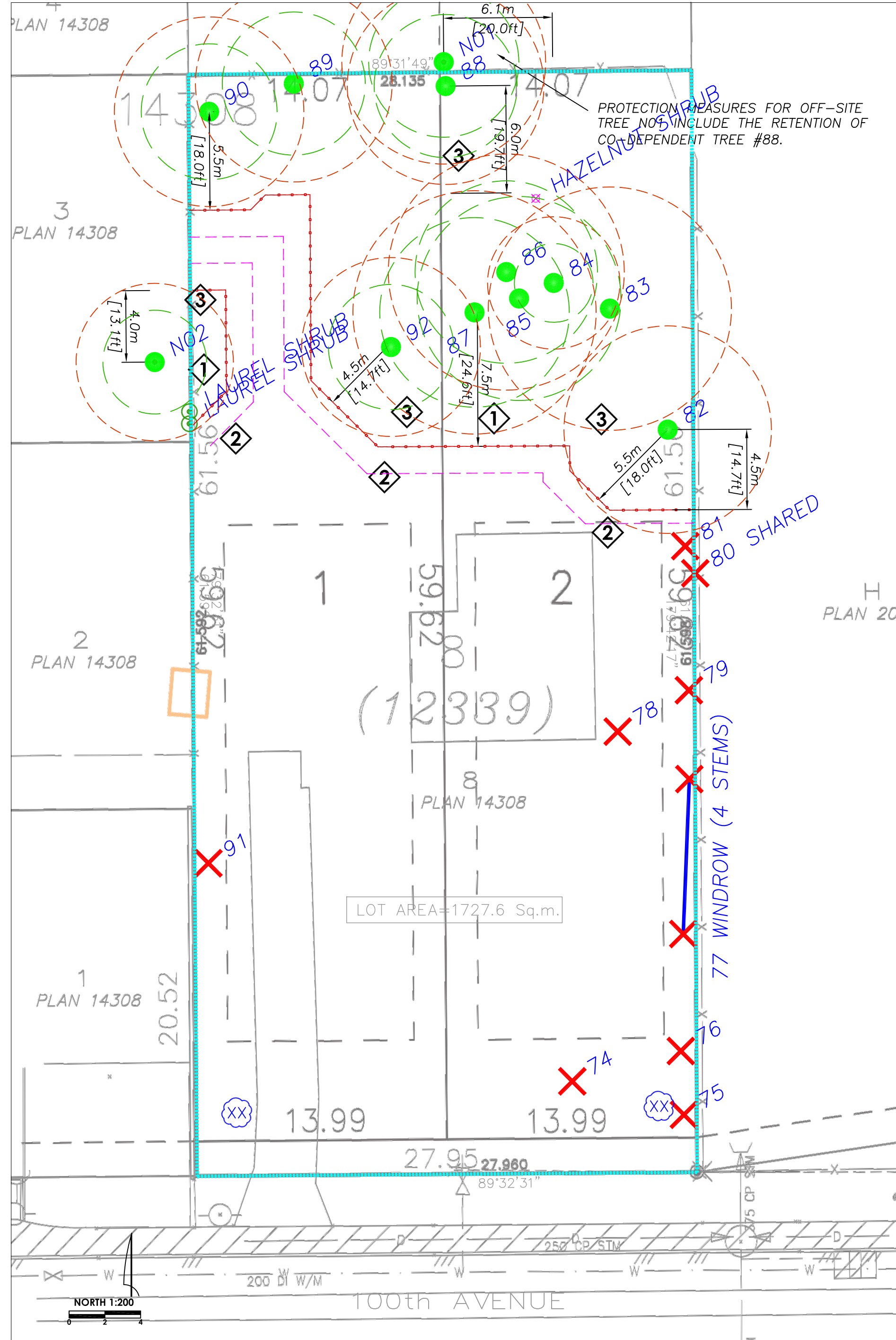
Direct: 604 812 2986  
Email: nick@aclgroup.ca



**TREE ASSESSMENT DETAIL**

**LEGEND-TREE ASSESSMENT:**

- 1 XXX denotes TAG NUMBER or ID REFERENCE
- 2 denotes PRIORITY 2 tree SUITABLE for preservation (retention or design to accommodate it)
- 3 denotes PRIORITY 3 tree MARGINAL for preservation (possible candidate subject to design and other conditions)
- 4 denotes PRIORITY 4 tree UNSUITABLE for preservation (not viable)
- 5 denotes UNDERSIZE TREE that is exempt from permitting (based on municipal bylaw)
- 6 denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)
- 7 denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design consideration)
- 8 denotes 4 TIMES DBH SETBACK (for reference only - not a specification)



**TREE MANAGEMENT DETAIL**

**LEGEND-TREE PROTECTION:**

- 1 denotes CROWN PROTECTION ZONE - CPE or ellipse (furthest extent of foliage)
- 2 denotes ROOT PROTECTION ZONE - RPZ (see table for dimensions)
- 3 denotes HOUSING SPACE SETBACK - WSS (see table for dimensions)
- 4 denotes SPECIAL MEASURES required
- 5 denotes REFERENCE # to tree protection specifications
- 6 denotes 4X DBH SETBACK GUIDELINE from Municipal Bylaw
- 7 denotes 4X DBH SETBACK GUIDELINE from Municipal Bylaw (note that on specified CPZ, RPZ and WSS supersede the municipal guidelines)
- 8 denotes 4X DBH SETBACK GUIDELINE from Municipal Bylaw (note that on specified CPZ, RPZ and WSS supersede the municipal guidelines)

**LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:**

- 1 denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- 2 denotes RETENTION tree (protection measures as specified)
- 3 denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)
- 4 denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)
- 5 denotes OFF-SITE tree (protection measures as specified)

**SUGGESTED PLANT LIST-REPLACEMENT TREES**

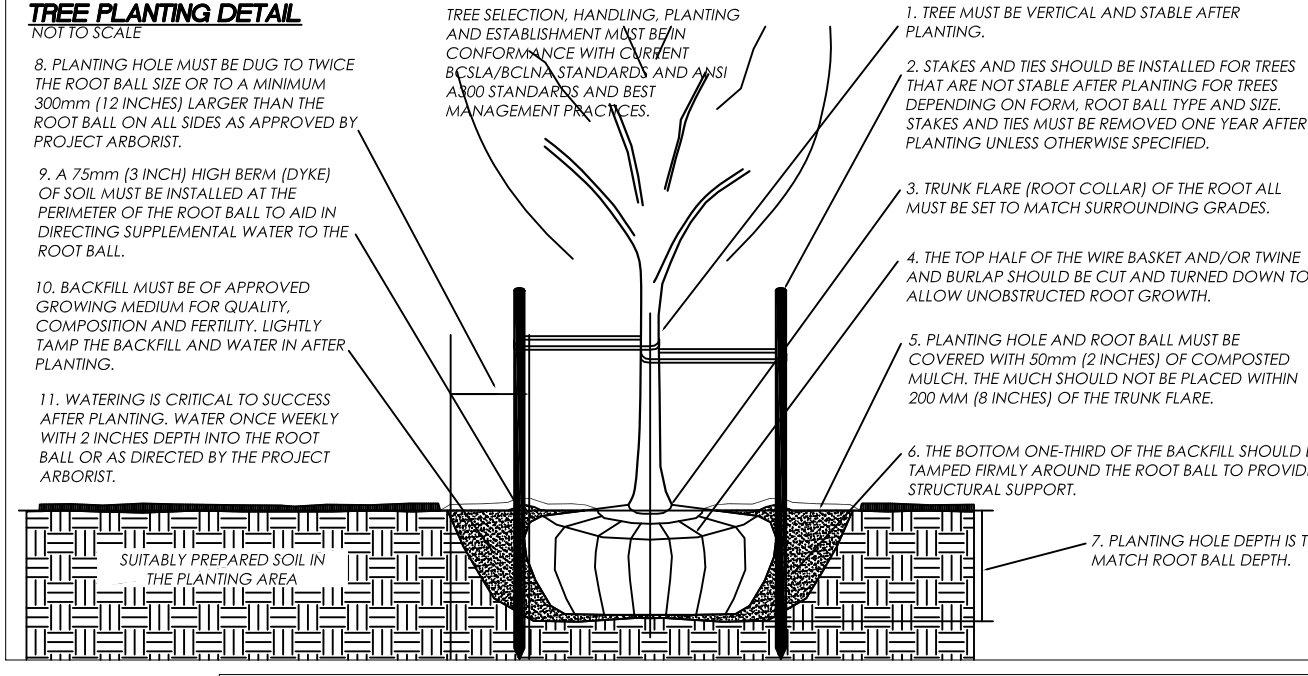
Please use botanical name when ordering. Current arboricultural best management practices and BCCLA/BCINA standards apply to quality, root ball, heel form, handling, planting, growing, staking and establishment care.

| CODE  | QTY | SIZE   | BOTANICAL NAME            | COMMON NAME                   |
|-------|-----|--------|---------------------------|-------------------------------|
| BR001 | 1   | 6m C   | Acer glabrum              | Paperbark maple               |
| FSP   | 1   | 6m C   | Fagus sylvatica 'Pendula' | Weeping European beech        |
| CC    | 1   | 6m C   | Stewartia pseudocornuta   | Japanese Stewartia            |
| CC    | 1   | 3.5m H | Cornus canadensis         | Redbud                        |
| MGR   | 1   | 6m C   | Magnolia grandiflora      | Southern magnolia (evergreen) |
| SI    | 1   | 6m C   | Illex japonica            | Japanese sweetgale            |
| EV001 | 1   | 3.5m H | Abies procera 'Starburst' | Heads fir                     |
| APC   | 1   | 3.5m H | Prunus americana          | Sweet cherry                  |

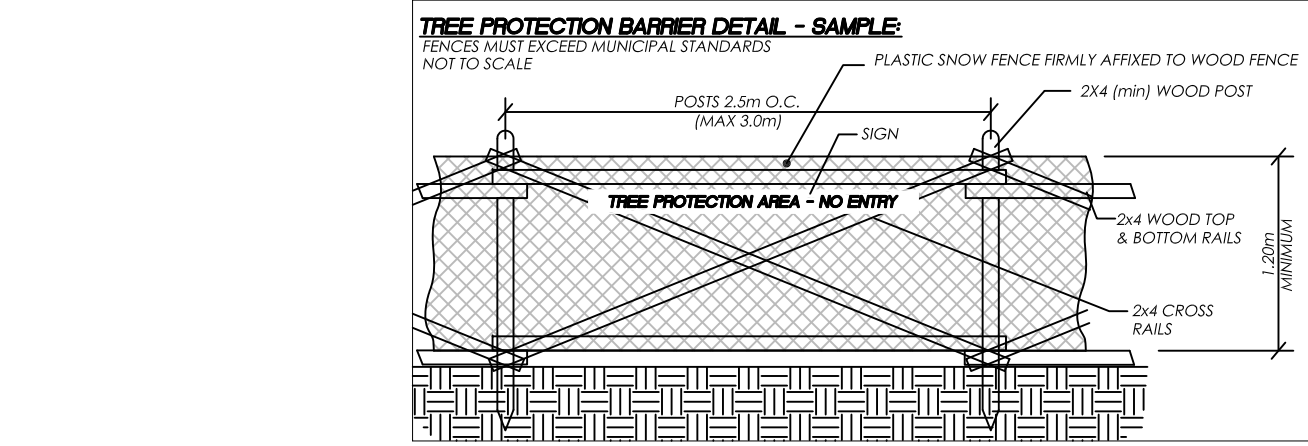
**LEGEND-REPLACEMENT TREE PLANTING:**

- XX denotes REPLACEMENT TREE (see plant list for species) to be planted to current BCCLA/BCINA specifications.

- TREE PLANTING GUIDELINES:**
- CONCEPTUAL DESIGN:** This drawing represents a conceptual schematic of replacement tree planting recommendations in context to municipal requirements. Selection of species and the siting of trees must conform to the municipal standards.
  - SITING:** Additionally, new trees should be planted at least 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, lawn drains and other infrastructure, and at a minimum setbacks from buildings as follows: 4.0 m for small category, 6.0 m for medium category and 8.0 m for large category trees.
  - SITE PREPARATION:** On disturbed sites or construction sites the sub-soil and planting soils in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly drained, and/or of inferior composition from the site preparation and construction activities. In those cases, sub-soil renovation and amendment, and/or the placement of existing soil with suitable growing medium to at least 60cm depth within a suitable radius of the planting site for each tree will be required.
  - STANDARDS:** Replacement trees are to conform to Current BC Landscape Standards as published and updated from time to time by BCCLA/BCINA in regards to specifications for quality, selection, site preparation, handling, planting methods, staking and establishment maintenance.
  - ALTERNATES:** The species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a comparable size and form of the tree species that was conceptually specified for that location (i.e. small, medium or large of maturity and/or columnar, pyramidal or normal (wide) spreading crown).
  - LANDSCAPE SURFACE FINISHING:** The planting site surrounding the base of planted trees is ideally finished as a planting bed with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to complement the trees. If trees are planted within a tree protection zone, the ground level should be finished to a depth of at least 1.0 m radius around each tree trunk and finished with a 75 cm depth (3 inch) depth of 15 mm minus (1/2 inch minus) composted bark mulch. Hand weeding is favoured over string trimmers and mowers due to the potential for those mechanical devices to damage the trunk and root of the new tree.
  - WATERING:** Most tree species and most landscape conditions will not require permanent irrigation after establishment. However, interim watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering (from an on-site hose tap) or by truck delivery, watering bag, device, or a temporary in-line irrigation system. The watering schedule should be adapted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows:
    - February 1 to March 15: Every two weeks
    - March 16 to June 30: Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)
    - July 1 to Aug 30: Once per week (may increase to twice per week in drought conditions)
    - Sept 1 to Sep 30: Every two weeks
 Based on the above, we normally expect approximately 30 to 35 watering events to be required during an average growing season.
  - STAKING:** Stakes are to be installed as per BC Landscape Standards and/or as directed by the project arborist. All stakes and related hardware must be removed after one year establishment period, unless otherwise required for a longer term as directed by the project arborist.
  - MAINTENANCE:** Maintenance during the establishment period, and all future tree maintenance for the life of the tree, should include a review of structural pruning requirements within the first five years. The trees should not be topped or have any pruning event. All pruning cuts should be made to proper arboricultural standards. It is recommended that any assessment or treatment of trees be undertaken by a tree service contractor employing qualified ISA Certified Arborists with compliance to ANSI A300 Pruning Standards.



- TREE PROTECTION ZONE RESTRICTIONS:**
- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ, CPZ, RPZ (and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the RPZ are as follows:
- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, shipping of over-burden, bulk excavation, fill placement, the preparation, grade transitions, disposal placement, etc.
  - No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc.) except as approved and directed by the project arborist, and subject to special measures.
  - No storage of soil, spoil, gravel, construction materials, waste materials, etc.
  - No storage or working of concrete, stucco, drywall, paint, or other potentially harmful materials.
  - No abandonment of temporary structures or services.
  - No lighting or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
  - No landscape finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc. except as approved and directed by the project arborist.



- DRAWING USE AND COORDINATION:**
- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professionals) for accurate locations and dimension of site features.
  - All tree protection measures specified herein should be included and coordinated with the designs for the project, including but not limited to: architecture, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. If conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
  - Tendering and contract for the preparation, land clearing, civil work and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
  - The responsibility for the tree retention and removal scheme presented herein, any changes that the municipality requests should be brought to the attention of the project arborist from this office to review and resolve.
  - Some existing trees may not be shown on this drawing (i.e. undersize or bylaw exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
  - Trees and stumps to be removed from within the tree protection zone (including CPZ, RPZ and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
  - Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
  - Certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
    - ISA Certified Arborist (tree removal, felling, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices.
    - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

**APPENDIX C: TREE MANAGEMENT DRAWING**

acigroup.ca

**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604-275-3484

PROJECT: 2 LOT SUBDIVISION APPLICATION  
 ADDRESS: 12339 100th AVENUE, SURREY  
 CLIENT: YOSH PHUL - CITIWEST CONSULTING  
 CITY REF: [REDACTED] | ACIL FILE #: 17337  
 PLOT SIZE: 22'x34' | REV #1: [REDACTED] | DATE: DEC 18, 2018



CITY OF SURREY

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0473-00

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: 000-849-332

Lot 8 Section 30 Block 5 North Range 2 West New Westminster District Plan 14308

12339 - 100 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once 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:

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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 width is reduced from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lots 1 and 2; and
  - (b) In Section F Yards and Setbacks, Part 16 “Single Family Residential Zone (RF)”, the minimum side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for principal buildings on proposed Lots 1 and 2.
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.

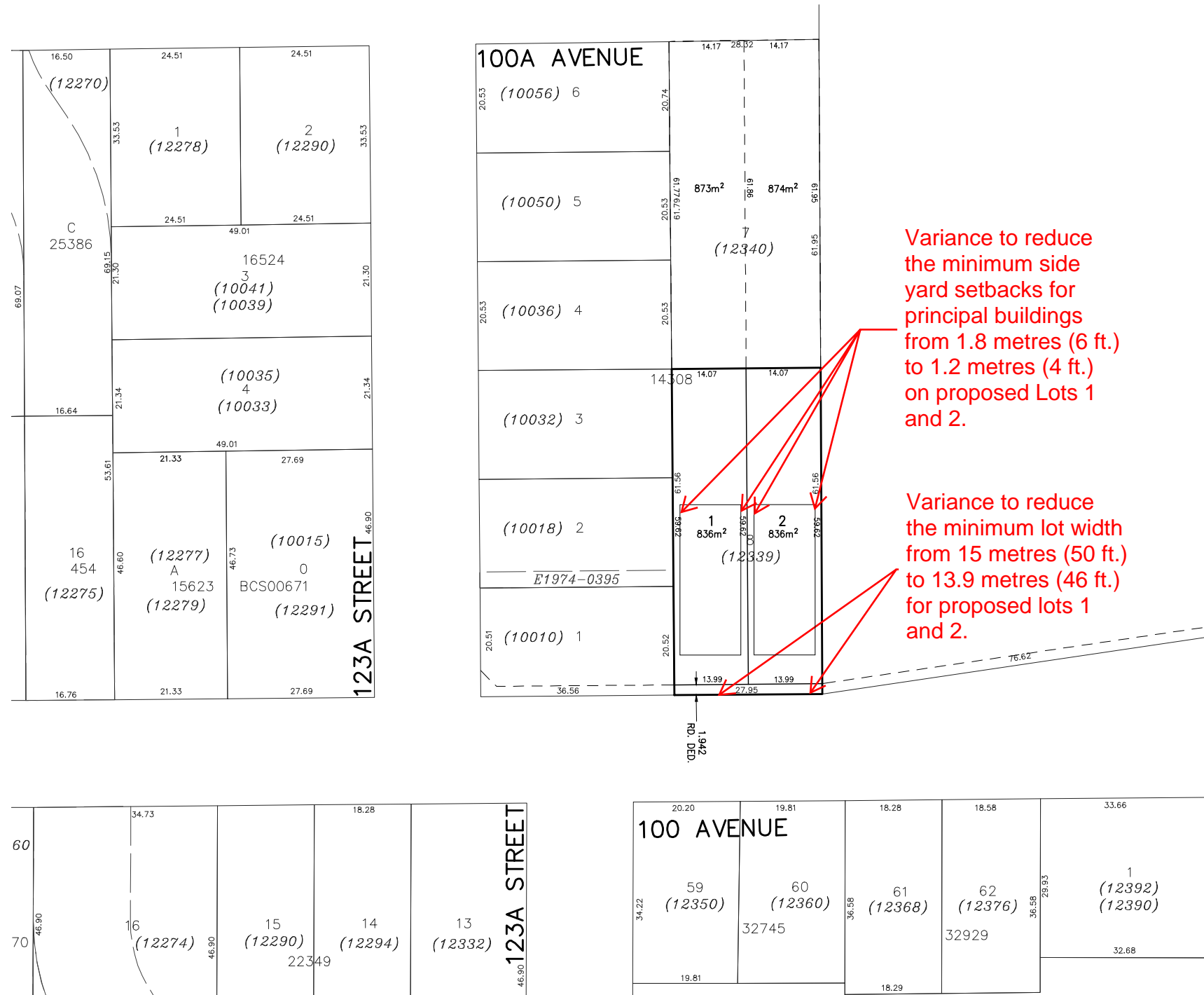
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk



- 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 (LOCATION TO BE CONFIRMED).

| No | Date | Revision | Dr | Ch |
|----|------|----------|----|----|
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |
|    |      |          |    |    |

**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



YOSH PHULL  
 12488 - 66 AVENUE, SURREY, BC V3W 2A5 PH: 604-537-9305  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 12339 - 100 AVENUE, SURREY

|              |                           |  |
|--------------|---------------------------|--|
| Scale: 1:500 | Mun. Proj. No. 17-0473-00 | Dwg. No. A2                                |
| Drawn: EK    | Mun. Dwg. No.             |  |
| Designed: NP | Job No. 17-3492           | Of   |
| P.W. P.U.    | Date SEP/17               | Revision                                   |
| Approved:    |                           | destroy all prints bearing previous number |

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