

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0498-00

Planning Report Date: June 11, 2018

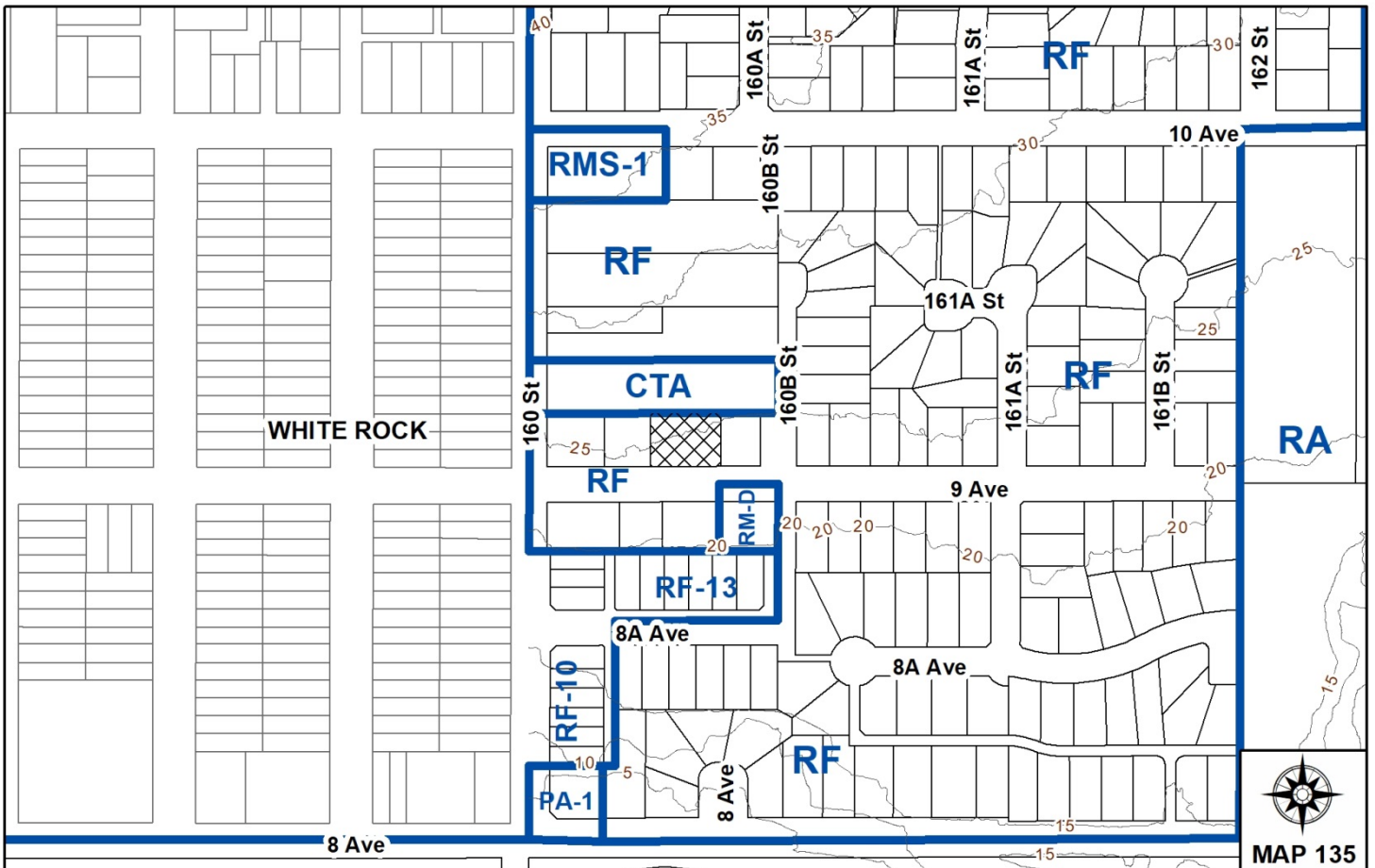
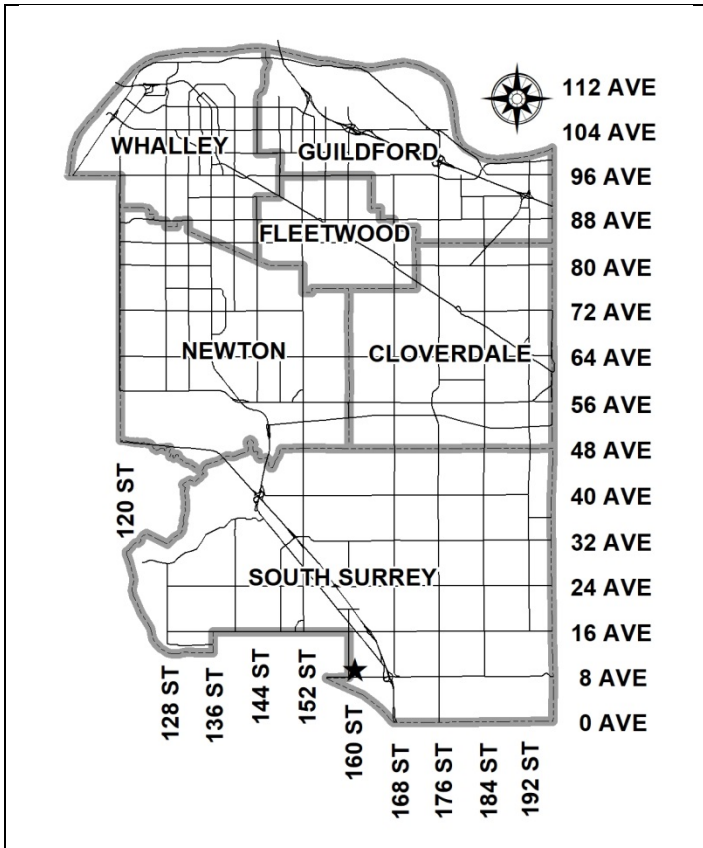
PROPOSAL:

- **Rezoning** from RF to RF-13
- **Development Variance Permit** to allow subdivision into 3 single family lots.

LOCATION: 16045 - 9 Avenue

ZONING: RF

OCP DESIGNATION: Urban



MAP 135

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 to reduce the minimum lot width for all proposed lots.

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Official Community Plan (OCP) Designation for the site.
- The proposed RF-13 zoning is appropriate in this context, given similar-size lots recently approved to the south under Development Application No. 7915-0450-00. Other properties located along the north and south side of 9 Avenue in this block will have opportunity to develop similar sized lots in the future.
- The proposed variance represents a less than 1 % reduction to the required lot widths, while the proposed area of each lot at 402 square metres (4,327 sq. ft.) exceed the minimum 336 square metres (3,595 sq. ft.) requirement of the RF-13 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0498-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres (44 ft.) to 13.3 metres (44 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and arborist report to address 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.

School District: **Projected number of students from this development:**

1 Elementary students at South Meridian Elementary School
 0 Secondary students at Earl Marriot 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 2019.

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has contacted Park Staff representatives and has discussed an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Motel	Urban	CTA
East:	Single family dwellings	Urban	RF
South (Across 9 Avenue):	Single family dwellings	Urban	RF & RM-D
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 16045 9 Avenue and has a total area of 1,206 square metres (3,957 sq. ft.). The property is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential (RF)".

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 3 single family lots.
- The applicant is also proposing a Development Variance Permit to reduce the lot width of proposed Lots 1, 2 and 3 from 13.4 metres (44 ft.) to 13.3 metres (44 ft.).
- The area of proposed Lots 1, 2 and 3 is 402 square metres (4,327 sq. ft.), which exceeds the minimum lot area of 336 square metres (3,595 sq. ft.) required in the RF-13 Zone.

Building Design and Lot Grading

- 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 finding has proposed a set of Building Design Guidelines (Appendix V).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage and West Coast Contemporary. The new homes would exhibit "mid-scale" massing. Various elements and projections on the front of the homes would be interesting architecturally, and would create balance across the façade.
- Exterior building cladding will consist of cedar, fibre-cement board, stucco, brick, or stone. Vinyl siding will not be permitted on exterior walls.
- The roofing material will include only shake profile asphalt shingles and shake profile sustainable products, and will have a minimum roof pitch of 6:12 to ensure consistency of character. Slopes less than 6:12 are recommended where it is determined by the consultant that the design is of high architectural integrity and the roof slope reduction can be justified.
- A preliminary Lot Grading Plan, submitted by CitiWest Consulting Ltd. has been reviewed by the Building Division, and has been generally accepted.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 23, 2018 and a development sign was installed on the subject property on January 22, 2018. Staff have received 1 email in support of the proposed development, and 1 email and 1 phone call in opposition. The residents expressed concerns that the lot widths do not meet the character of the existing lots in the surrounding neighbourhood.

(The proposed RF-13 zoning is appropriate in this context, given similar-sized lots recently approved to the south under Development Application No. 7915-0450-00. The proposed lot widths variances represent a less than 1% reduction to the required lot width.)

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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)			
Mangolia	1	1	0
Red Oak	1	1	0
Holly	1	1	0
Coniferous Trees			
Lombardy Poplar	1	1	0
Douglas Fir	4	4	0
Cedar	1	0	1
Total	9	8	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$4,400	

- The Arborist Assessment states that there are a total of 9 protected trees on the site. There are no Alder and Cottonwood trees on the subject site. It was determined that 1 tree 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 16 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 11 replacement trees will require a cash-in-lieu payment of \$4,400, 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 \$4,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 5, 2017. 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)	• The proposal complies with the sites OCP designation.
2. Density & Diversity (B1-B7)	• The proposal complies with the permitted density.
3. Ecology & Stewardship (C1-C4)	• The application proposes the retention of 2 trees, with 5 replacement trees proposed to be planted on site.
4. Sustainable Transport & Mobility (D1-D2)	• Not being provided.
5. Accessibility & Safety (E1-E3)	• Not being provided.
6. Green Certification (F1)	• Not being provided.
7. Education & Awareness (G1-G4)	• Not being provided.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement of the RF-13 Zone from 13.4 metres (44 ft.) to 13.3 metres (44 ft.) for proposed Lots 1, 2 and 3.

Applicant's Reasons:

- The proposed variance will allow the subject property to be subdivided into three smaller residential lots to provide a more affordable housing choice.
- The lot width variance is to accommodate a Type II RF-13 lot which permits a double car (side by side) parking garage.

Staff Comments:

- While lot widths are proposed to be reduced, all lots have areas of 402 square metres (4,327 sq.ft.) which exceeds the minimum lot area requirement of the RF-13 Zone.
- The proposed lots have a similar lot width as existing lots to the south that were approved under Development Application No. 7915-0450-00. These lots are located along 160 Street and 8A Avenue.

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.	Subdivision Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Tree Preservation, Removal and Replacement Plans
Appendix VIII.	Development Variance Permit No. 7917-0498-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.3
Hectares	0.12
NUMBER OF LOTS	1
Existing	3
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	13.4 metres
Range of lot areas (square metres)	402 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 Lots/Hectare & 10 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	25 Lots/Hectare & 10 Lots/Acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	61%
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 (Lot Width)	YES



INTER-OFFICE MEMO

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

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

DATE: **Mar 27, 2018** PROJECT FILE: **7817-0498-00**

RE: **Engineering Requirements
Location: 16045 9 Ave**

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

- There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Works and Services

- Construct the north side of 9 Ave to the Through Local standard, with 4.25m wide pavement from centerline;
- Construct 6.0m wide paired concrete driveway letdowns for each lot;
- Construct fronting storm and sanitary sewers to service the proposed development;
- Construct storm, sanitary and water services to each lot;
- Register restrictive covenant for on-site stormwater detention and mitigation features.

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.

Tommy Buchmann, P.Eng.
Development Engineer

R29



Planning

June 6, 2018

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.

Since 2015, South Meridian Elementary has been operating over capacity and it is projected to continue over the next 10 years. As of September 2017, there are 3 portables on site used as enrolling space. It is projected that enrolment will be over 300 students with an operating capacity of 130%. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With Peace Arch Elementary currently operating at 185%, there is no ability to do a boundary change to relieve enrolment pressure. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0498 00

SUMMARY

The proposed 3 single family lots are estimated to have the following impact on the following schools:

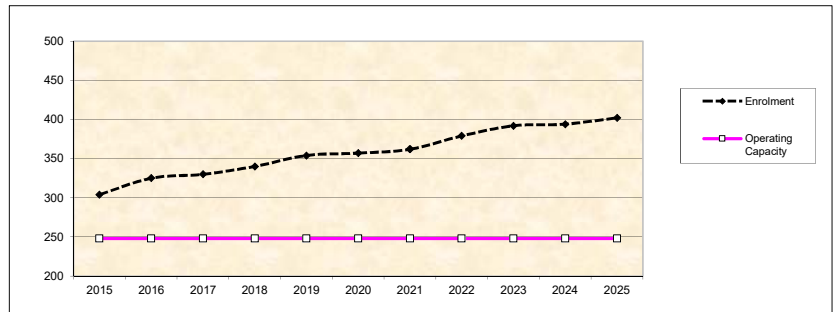
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

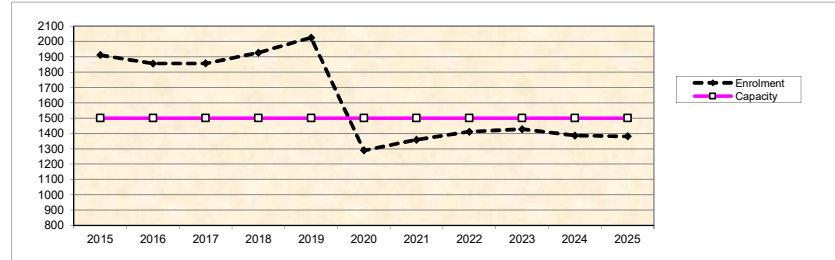
September 2017 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	39 K + 291
Operating Capacity (K/1-7)	38 K + 210
Earl Marriot Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

South Meridian Elementary



Earl Marriot Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0498-00
 Project Location: 16045 - 9 Avenue, 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, with homes constructed from the mid 1940's to the mid 1980's. The style of most homes can be described as "West Coast Traditional", "Old urban" or "Rural Heritage". Home types include Bungalow, Bungalow with above-ground basement, Two-Storey (only the site home), Basement Entry, Basement Entry Duplex, and 1 ½ Storey, ranging in size from 1000 - 3000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (1 ½ Storey), homes with mid-to-high scale massing (the Two Storey site home to be demolished), and homes with high to box-like massing (the Basement Entry homes and the Bungalow with above-ground basement homes).

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and shed. Roof slopes range from 4:12 to 8:12. All homes have an asphalt shingle roof surface. Wall cladding materials include vinyl, cedar, and stone in a colour range that includes neutral, natural, and primary colours. Two of ten homes surveyed have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1940's - 1980's. Landscaping standards range from modest to average.

There is a significant new development under construction in the 800 block of 160 Street less than one block south of the subject site. This development comprises 21 RF, RF-13, and RF-10 zone lots, under Surrey project 15-0450-00. The building scheme for the 21 lot site requires homes to be of a "West Coast Contemporary" style. Roof slopes must be in the flat to 3:12 range. Only flat roof and mono-plane (shed) roof forms are permitted. Roof decks are strongly encouraged.

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-13 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. Homes could be similar to those in the new 21 lot subdivision (15-0450-00) located one block south of the subject site.

- 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. The style could be similar to the "West Coast Contemporary" homes in the new 21 lot subdivision (15-0450-00) located one block south of the subject site.
- 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-13 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 on existing homes are one storey in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also to ensure that the entrance element can be proportional to other elements on the front.
- 6) **Exterior Wall Cladding** : This is a South Surrey area in which high value homes high quality cladding materials are constructed on high value lots. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : This is area in all homes currently have asphalt shingle roofs. It is expected that most 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. 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 such as roll roofing 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 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet the maximum 9.0m height as specified in the RF-13 bylaw. A provision is also recommended to allow slopes less than 6:12 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 adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: The streetscape has an old urban appearance. The 30 - 70 year old homes are in a narrow style range including "West Coast Traditional", "Old Urban" and "Rural Heritage". A wide variety of homes are evident, including small simple Bungalows, small but box-like Bungalows with above - ground basement, one 1½ Storey home with desirable mid-scale massing characteristics, several box-like Basement Entry homes and one mid to high scale mass Two-Storey home which is to be demolished. Roof slopes range from 4:12 to 8:12 with most homes having a 4:12 or 5:12 slope roof. All homes have an asphalt shingle roof surface. Landscaping standards range between "modest" and "average".

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 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-13 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-13 developments constructed in Surrey subsequent to the year 2016.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"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: Minimum 6:12, 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 17 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. Broom finish concrete is not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 7, 2018

Reviewed and Approved by:  **Date:** March 7, 2018

Tree Preservation Summary

Surrey Project No: 7917-0498-00

Address: 16045 9th Ave, Surrey

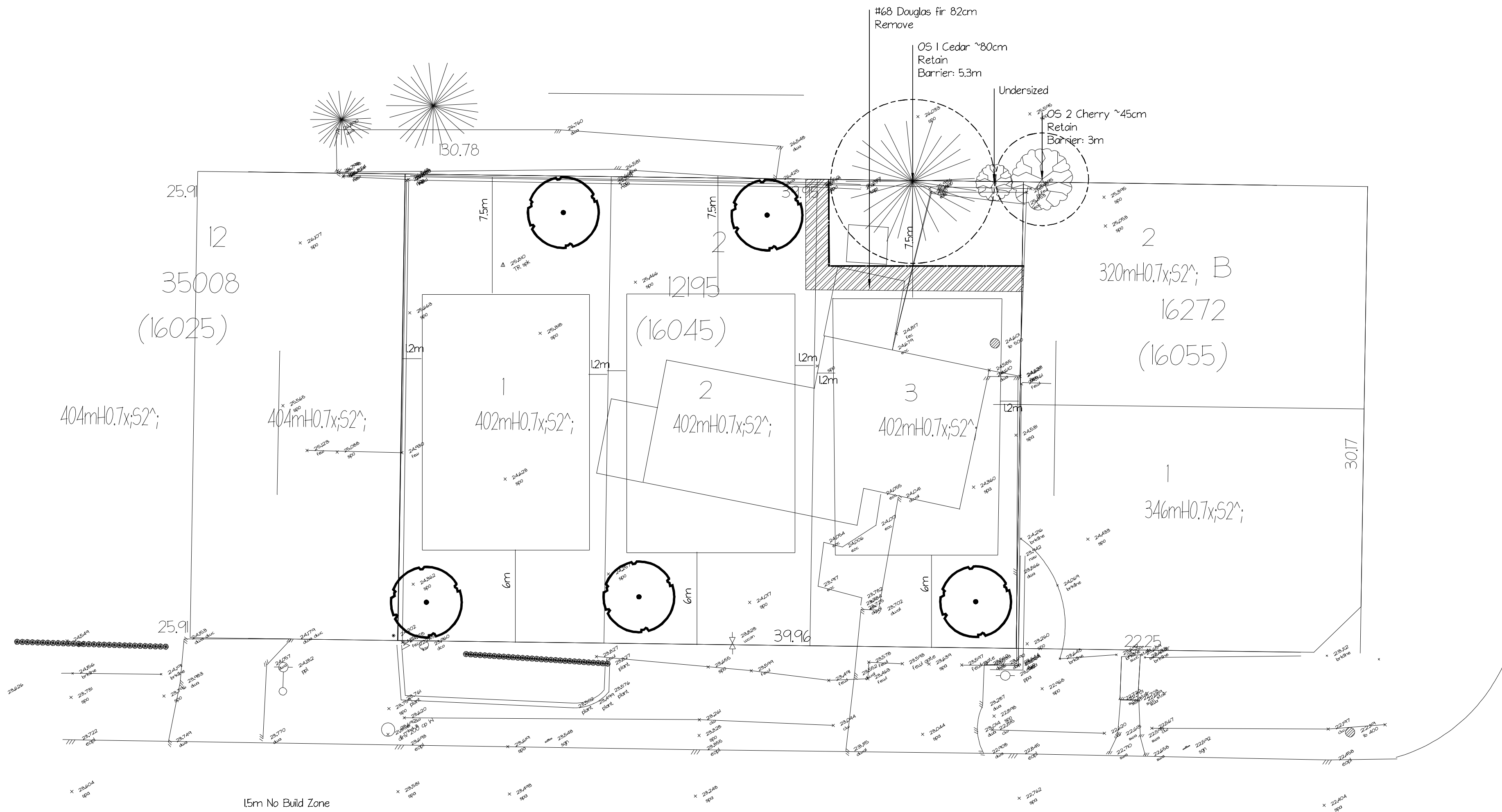
Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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)	10
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16 	16
Replacement Trees Proposed	5
Replacement Trees in Deficit	11
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0





Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

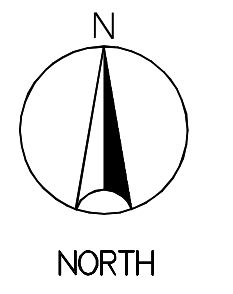
Anne Kulla

Summary, report and plan prepared and submitted by:



Legend

-  Retained Tree
-  Replacement Tree
-  15m No Build
-  Protective Tree Barrier

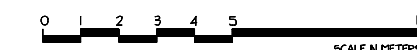


3 Lot Subdivision
 16045 9 Avenue, Surrey
 SCALE 1:200 on 24x36
 DATE May 2018
 DRAWING # 2 of 2



Phone: 604-724-3025
 Email: anne@huckleberrylandscape.ca

16045 9th Ave Tree Replacement Plan



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0498-00

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: 002-722-518

Lot 2 Except: Firstly: Parcel "B" and Road (Explanatory Plan 16272) Secondly: The West 15 Feet, Section 12 Township 1 New Westminster District Plan 12195

16045 - 9 Avenue

(the "Land")

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

Parcel Identifier:

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

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

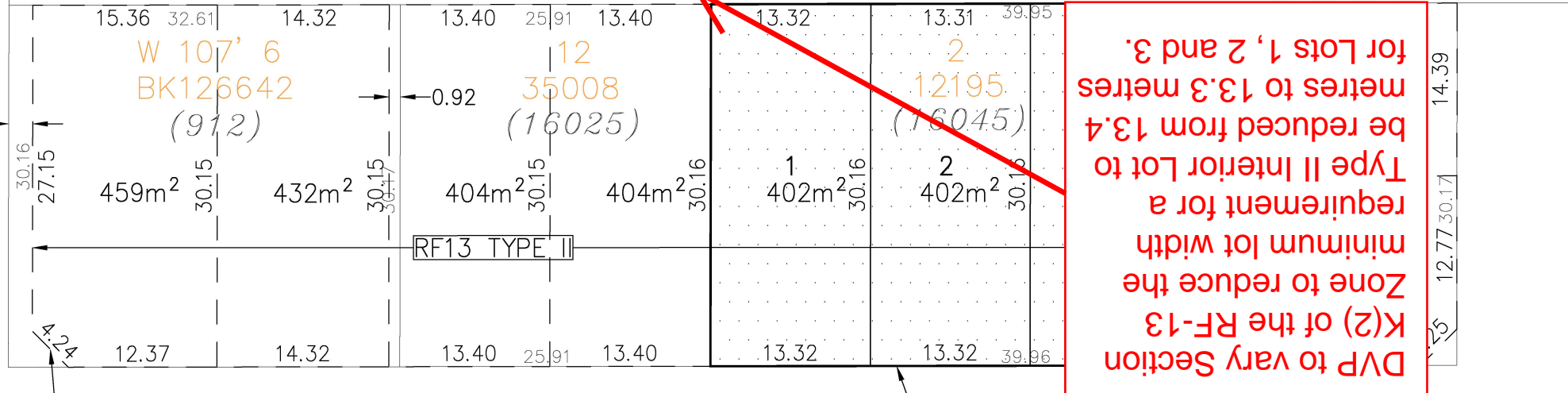
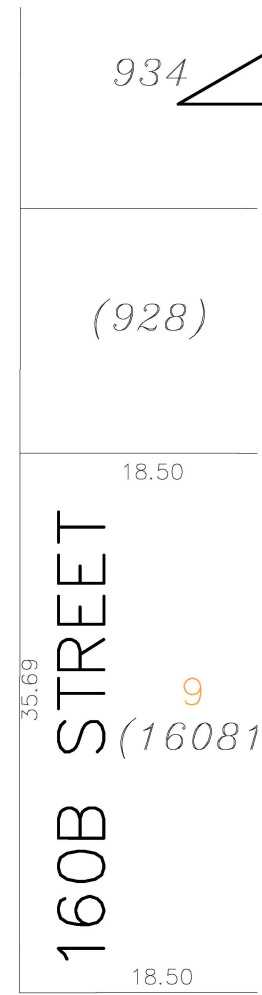
In Section K, Sub-section 2 of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width requirement for a Type II Interior Lot is reduced from 13.4 metres (44 ft.) to 13.3 metres (44 ft.).

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

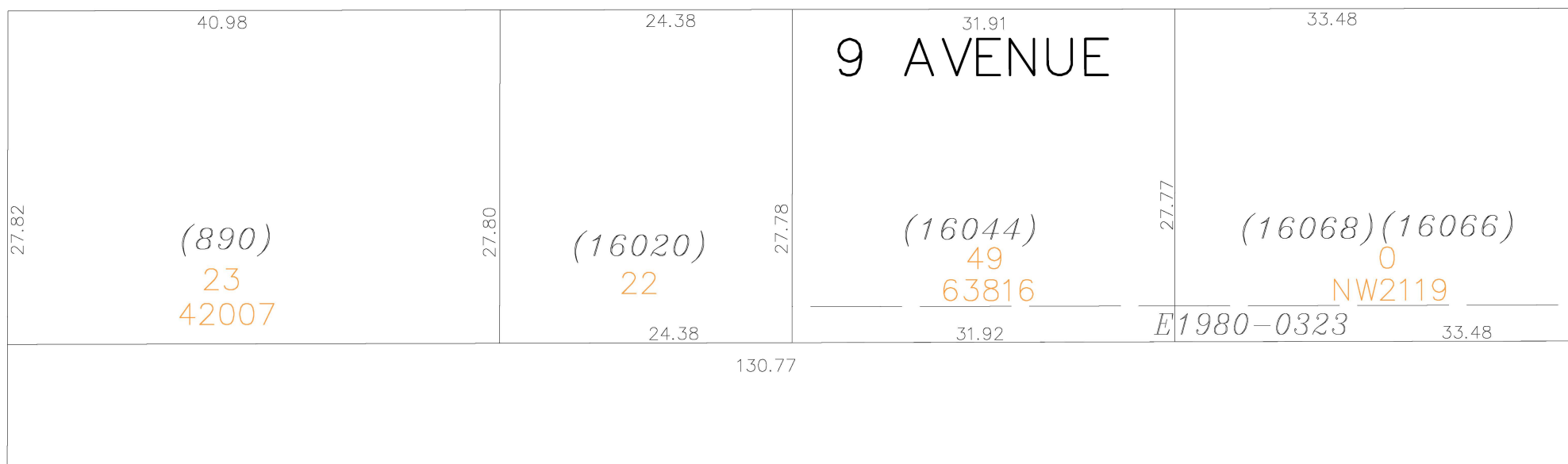
City Clerk – Jane Sullivan



2.00 RD. DED.

3m X 3m TRUNCATION (TYP.)

SUBJECT LOT, DVP REQ'D TO RELAX MIN. 13.40m LOT WIDTH TO 13.32m



- 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 DEMOLISHED.

Schedule A

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



MR SUKHJINDER BRAR
 11113 BOND BLVD, DELTA, BC, V4E 1M8 PH: 778-896-4003 EMAIL: BRARSTATES@GMAIL.COM
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16045 - 9 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. TBA	Dwg. No. A2
Drawn: EK	Mun. Dwg. No.	Of
Designed: PM	Job No. 17-3491	Revision
Approved:	Date OCT/2017	destroy all prints bearing previous number

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