

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0567-00

Planning Report Date: October 1, 2018

PROPOSAL:

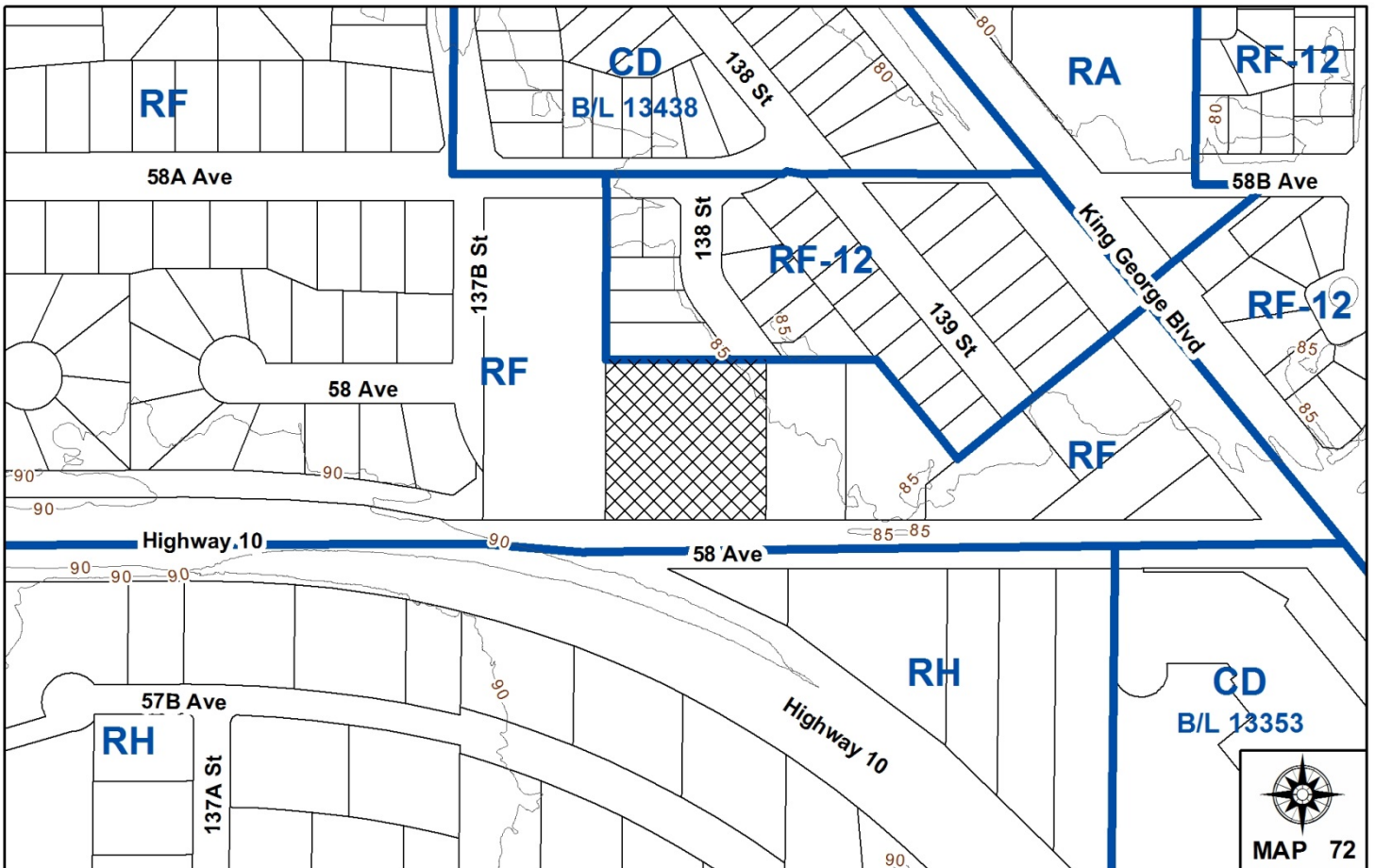
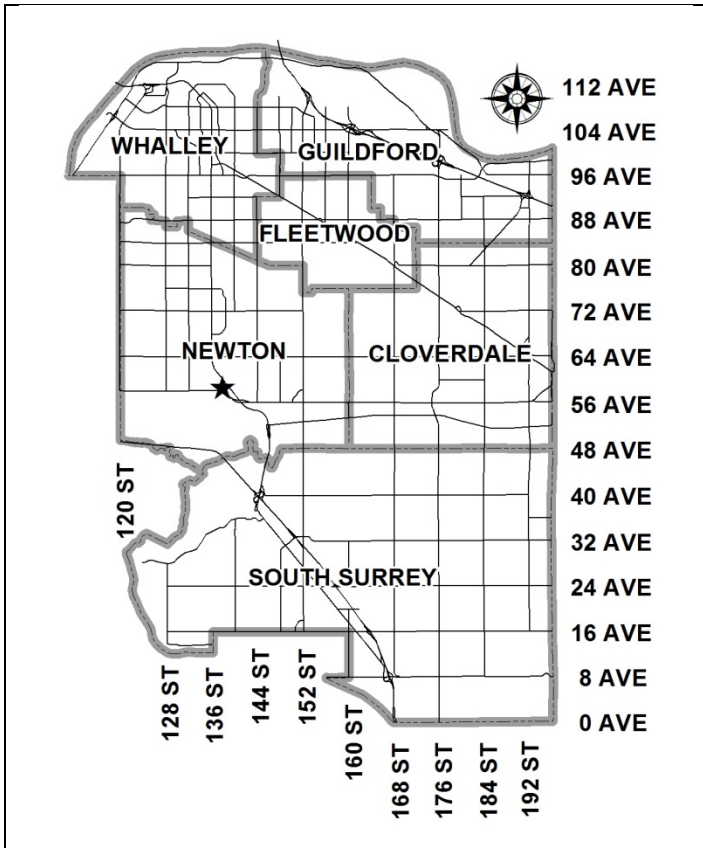
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to permit subdivision into 8 single family residential lots.

LOCATION: 13823 - 58 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum lot depth and rear yard building setbacks on several lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation for the site.
- Properties to the north and east have been developed similarly into small urban lots.
- The depth variance for proposed Lots 1, 3, 4, 7 and 8 is necessary to accommodate the two proposed cul-de-sac bulbs. The rear yard setback variances will provide for an appropriate building envelope with functional floor plans for these lots.
- The lots seeking variances are back-to-back; therefore, adjacent lands are not impacted.

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 (13) Residential Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0567-00 (Appendix VIII) varying the following provisions of the RF-13 Zone, to proceed to Public Notification:
 - (a) To reduce the minimum lot depth of a Type II interior lot for proposed Lots 1, 3, 4, 7 and 8 from 24 metres (79 ft.) to not less than 21.3 metres (70 ft.); and
 - (b) To reduce the minimum rear yard setback of the principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lots 1, 3, 4, 7 and 8.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning & Development Department;
 - (g) registration of Section 219 Restrictive Covenant to ensure tree retention; and
 - (h) the applicant satisfy the deficiencies 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:**

4 Elementary students at North Ridge Elementary School
2 Secondary students at Panorama Ridge 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 Spring 2020.

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 proposed amenity contribution of \$6,000, representing \$750 per unit, which is acceptable to staff.

Ministry of Transportation & Infrastructure Preliminary Approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family and duplex dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	RF-12
East:	Single Family Residential	Urban	RF
South (Across 58 Ave):	Single Family Residential (Currently under application no. 7917-0598-00 to redevelop into townhouses)	Suburban	RH
West:	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is 4,381 square metres (1.1 acre) in area and designated Urban in the Official Community. The site is located on the north side of 58 Avenue, west of King George Boulevard, and is zoned "Single Family Residential" (RF).
- The applicant is proposing to rezone the site to "Single Family Residential (13) Zone" (RF-13) to allow subdivision into 8 lots.
- The applicant is also proposing a Development Variance Permit to reduce the minimum lot depth and rear yard setbacks on proposed Lots 1, 3, 4, 7 and 8.
- All proposed lots are larger than the minimum 336 square metres (3,595 sq.ft.) area requirement for RF-13 Type II lots.
- The proposal is consistent with the type of single family developments approved to the north and east.
- A 6.0 metre (20 ft.) wide walkway along the east boundary of the site is proposed, which will improve connectivity in this neighbourhood.

DESIGN PROPOSAL AND REVIEW

Building Scheme & Lot Grading

- The applicant has retained Marquee Design Build Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and proposes a set of Building Design Guidelines to maintain consistency with existing development (summary attached as Appendix V).
- The Character Study involved reviewing a number of existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision. The study found that most of the neighbouring homes can be classified as bungalows 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 "West-Coast Contemporary" designs. As such, the Building Scheme for the subject property will contain updated design standards appropriate for post 2016 RF-type lots.
- Preliminary lot grading plans were prepared and submitted by Hub Engineering. Basements are proposed for the future single family dwelling. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 2, 2018 and the development proposal sign was installed on April 2018. Staff received six (6) responses in opposition to the proposal, as summarized below (staff comments in italics).

- All residents expressed concerns regarding connection of 138 Street to 58 Avenue.

(The original layout proposed 138 Street to connect to 58 Avenue. The City's Transportation Planning Division reviewed the concerns expressed by residents, and determined that 138 Street could be terminated as a cul-de-sac. The applicants have since revised their proposed layout accordingly. In lieu of a vehicle connection, the proposed layout includes a 6.0 metre (20 ft.) wide pedestrian connection between 138 Street and 58 Avenue).

- Two residents expressed concerns regarding tree retention.

(The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The applicant is proposing to plant 25 replacement trees).

TREES

- Conor Corbett, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	23	23	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	3	3	0
Cherry sp.	1	1	0
English Oak	1	1	0
Laburnum	1	1	0
Magnolia	1	1	0
Coniferous Trees			
Douglas-fir	5	5	0
Spruce	1	1	0
Western Red Cedar	62	58	4
Total (excluding Alder and Cottonwood Trees)	75	71	4

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	25
Total Retained and Replacement Trees	29
Contribution to the Green City Fund	\$56,000.00

- The Arborist Assessment states that there are a total of 75 protected trees on the site, excluding Alder and Cottonwood trees. 23 existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal.
- 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 165 replacement trees on the site. Since only 25 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 140 replacement trees will require a cash-in-lieu payment of \$56,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site with a contribution of \$56,000 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the Type II interior lot for the RF-13 Zone for proposed Lots 1, 3, 4, 7 and 8 from 24 metres (79 ft.) to not less than 21.3 metres (70 ft.); and
- To reduce the minimum rear yard setback of the principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lots 1, 3, 4, 7 and 8.

Applicant's Reasons:

- Reducing the required lot depths will allow the subject property to be subdivided as proposed. The reduced rear yard setbacks are proposed to accommodate an appropriate building envelope on these lots.

Staff Comments:

- The lot depth variances are necessary to accommodate the two proposed cul-de-sac bulbs.
- The rear yard setback variances will allow for functional floor plans at the ground level for these lots.

- The proposed widths of these lots range from 13.4 metres (44 ft.) to 15.4 metres (50 ft.). Despite the reduced lot depth, the proposed lots range between 337 – 425 square metres (3,627 – 4,575 sq. ft.) in area, which meet or exceed the RF-13 Zone minimum lot area requirement of 336 square metres (3,595 sq. ft.).
- The lots seeking variances are back-to-back; therefore, adjacent lands are not impacted.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 4, 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 designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	• The proposal is for 8 single family lots.
3. Ecology & Stewardship (C1-C4)	• Not provided.
4. Sustainable Transport & Mobility (D1-D2)	• Not provided.
5. Accessibility & Safety (E1-E3)	• The proposed layout includes a walkway between 138 Street and 58 Avenue to improve connectivity in this neighbourhood.
6. Green Certification (F1)	• Not provided.
7. Education & Awareness (G1-G4)	• Not provided.

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. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Tree Retention, Removal and Replacement Plan
- Appendix VIII. Development Variance Permit

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

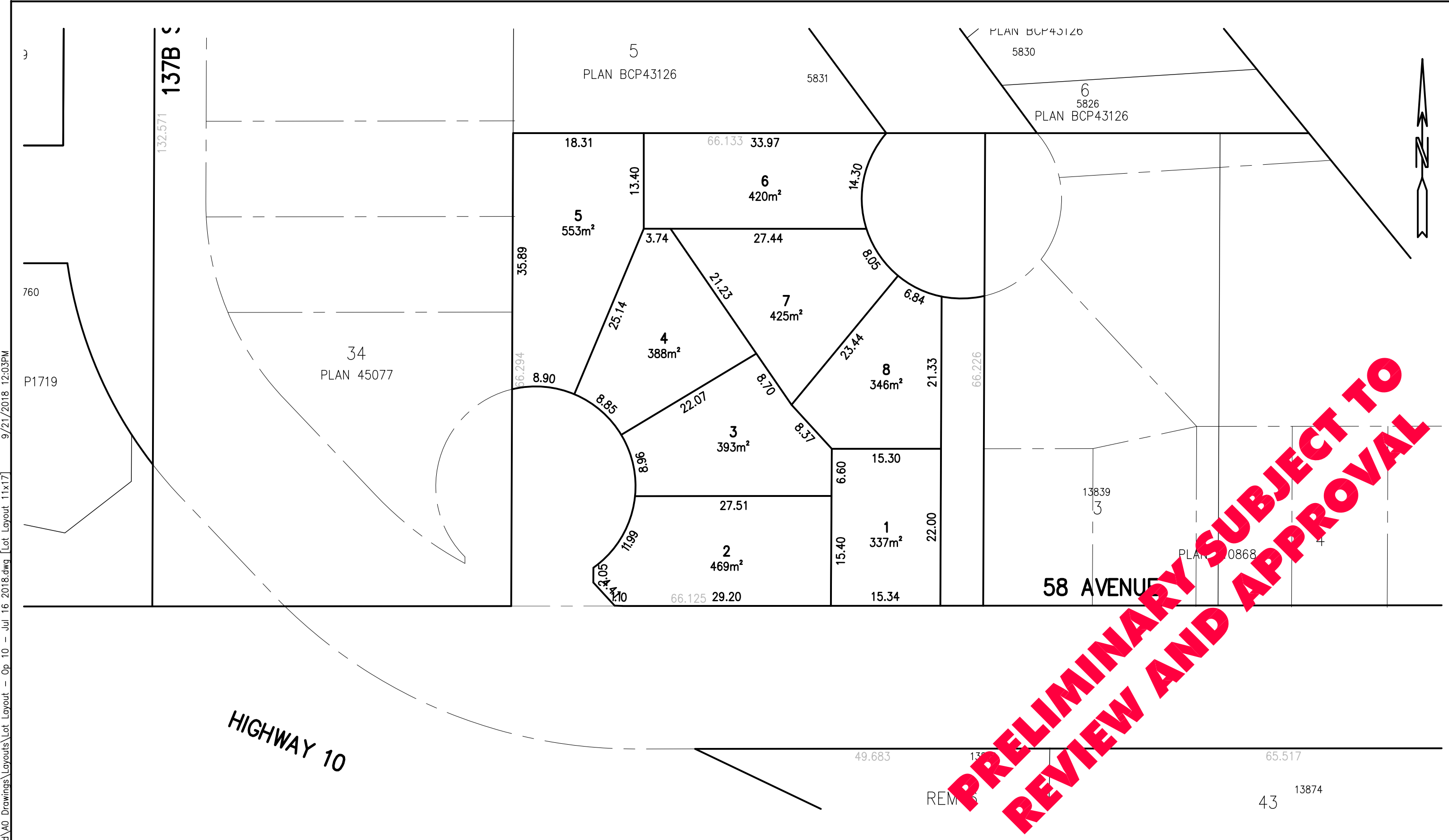
HS/cm

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	1.1 acres
Hectares	0.45 hectares
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 15.4 metres
Range of lot areas (square metres)	337 - 553 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.8 units/ hectare & 7.3 units/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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



G:\Projects\17051.qd\Drawings\Layouts\Lot Layout - Op 10 - Jul 16 2018.dwg [Lot Layout 11x17] 9/21/2018 12:03PM

CLIENT:	PROJECT: 13823 58 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 17051	DATE: JUL 2018	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:500			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
 Engineering and Development Consultants

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

Member **PACIFIC LAND GROUP**

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 26, 2018** PROJECT FILE: **7817-0567-00**

RE: **Engineering Requirements
Location: 13823 58 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate lands required for the cul-de-sac bulb on 138 Street;
- Dedicate 3.0-metre x 3.0-metre corner cut at 58 Avenue and 138 Place;
- Dedicate lands required for the cul-de-sac bulb on 138 Place;
- Dedicate 6.0 m wide walkway; and
- Register 0.50 m statutory right-of-way along 58 Avenue, 138 Street, and 138 Place for inspection chambers and sidewalk maintenance.

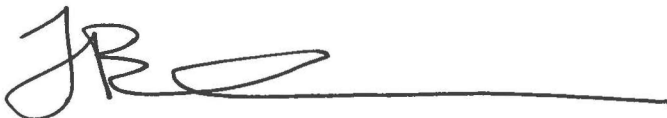
Works and Services

- Construct cul-de-sac bulbs (138 St. and 138 Pl.) as per City of Surrey standards;
- Construct north side of 58 Avenue as per City of Surrey standards;
- Construct walkway with 2.0 m concrete sidewalk and lighting;
- Construct water, storm, and sanitary service connections, complete with inspection chambers and/or water meters to each lot;
- Construct water, storm, and sanitary frontage mains required to service the site; and
- No service connections will be acceptable from the utility mains proposed within the walkway dedication.

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

M51



Planning

July 17, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0567 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

8 Single family with suites

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2017 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	54 K + 350
Operating Capacity (K/1-7)	38 K + 373
Panorama Ridge Secondary	
Enrolment (8-12):	1627
Capacity (8-12):	1400

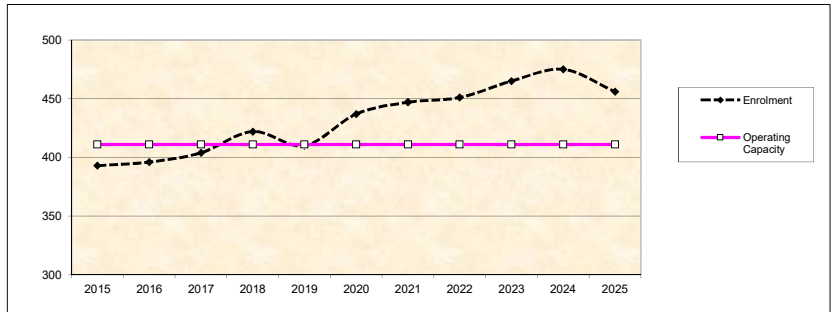
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

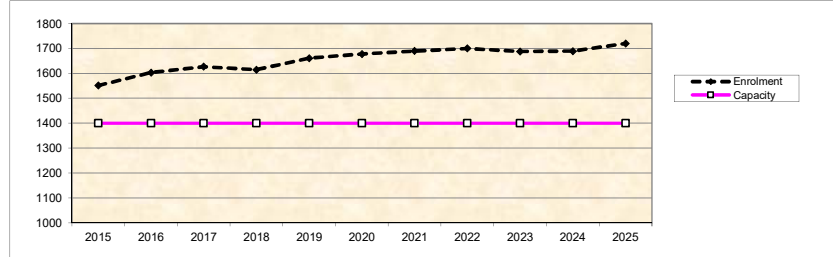
North Ridge Elementary is currently operating at 98% capacity and is projected to modestly grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow by 74 students. Currently there are no plans to expand the school as the growth can be accommodated by portables.

Panorama Ridge Secondary is currently operating at 115% and is projected to grow by 200 students over the next 10 years. Currently there are no plans to expand the school, however, in the 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt and a new site for new 1000 capacity new secondary school in the Newton area. Both these projects are to address the secondary seat shortfall in the Newton area over the next 10 years.

North Ridge Elementary



Panorama Ridge 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: 7916-0567-00
Project Location: 13823 58 Avenue, Surrey, B.C.
Design Consultant: Marquee Design-Build Ltd., (Gurinder Dhaliwal)

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:

- 1) The subject site is located in an area with multiple zonings. On the north side of the property lots are RF-12, and west of the subject site lots are zoned RF. The subject RF and RF-13 rezoning is consistent with the current mix of modern urban and compact urban residential homes in this area.
- 2) The subject site is located in a blended neighborhood consisting of old growth areas, homes from the 1960s, 1990s and early 2000s. There is one townhome application to the south of this lot along 58 Ave filed as 17-0598-00. This site does not provide a suitable source for "regulations context" for the subject site as it is being redeveloped into townhomes whereas this current site is being redeveloped into a new single family subdivision. A key note to consider is the 1990's development area comprised of 3000-3500 sq.ft. "Traditional West Coast 90s Stucco" style two story homes to the west of this site, and early 2000's development area comprised of 4500-5000 sq.ft. "Traditional" style three story homes to the north of this site, with desirable mid-scale massing characteristics. These homes have 7:12 pitch common hip roofs with common gable projections and roof surfaces of either cedar or asphalt shingle surfaces. The cladding on the 1990's is made of stucco, whereas the early 2000's home's cladding is made of stone and horizontal vinyl siding. Although there is nothing objectionable with the designs of these homes, they are not recommended to be emulated for this project as the character of new homes typically has updated material and massing design features which should be consistent with all future developments in this area rather than the older standard.



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 current RF-13 Zone developments. Roof designs, construction materials, massing designs, massing scale, trim, and detailing elements have improved since most homes in the area were constructed. As a result, it is more logical to use updated standards that facilitate the improvement in standards over time rather than specifically emulating and building homes to an older standard. It should be noted that to the South Side of 58 Ave there is a new application in the immediate area for a much denser townhouse development.
- 2) Home Types/Style Character: Most existing homes are either small old Bungalows or homes built well over a decade ago which are not suitable for use on most new RF-13 zoned lots. Home type (Two-Storey, Bungalow, Split Level, Basement Entry, etc.) will not be regulated in the building scheme.
- 3) 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 proportions should be located so as to create balance across the façade.
- 4) Front Entrance Design: Front entrance porticos on all homes in this area are all either one storey or 1 ½ storeys in height. However, the existing housing stock will not be emulated. The most common entrance height standard for new RF-13 developments is in a height range from one to 1½ storeys. The recommendation is to limit the range of the portico heights to one and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 5) Exterior Wall Cladding: A wide range of cladding materials has been used in this area including: stone, brick, horizontal vinyl, and stucco. Reasonable flexibility should be permitted provided that the overall quality of wall cladding materials meets or exceeds common standards for new RF-13 developments.
- 6) Roof Surface: This is an area where most homes have asphalt shingle roofs. It is expected that most new homes should have the same or asphalt shake roofs for continuity. Exceptions should only be given when introducing new environmentally sustainable products.
- 7) Roof Slope: Most of the newer existing homes have roof slopes that are suitable for new RF-13 developments. Roof slopes of 6:12 or higher are recommended to ensure that homes appear style-authentic within the proposed style range (with common roof slope exceptions used in most buildings schemes).



2. Proposed Design Guidelines

2.1 Proposed Residential Character and Design Scheme:

The styles recommended for this site are modern/west coast contemporary and compatible styles as determined by the design consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to character study when reviewing plans for meeting style-characters intent. It should also be recognized that there is a strong style change in demand now towards “Modern/West Coast Contemporary” designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.

2.2 Proposed Design Solutions:

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

All exterior cladding textures and colors to be approved by Design Consultant prior to application.

Roof Pitch: Minimum roof pitch is to be 6:12 except where having a lower pitch achieves the goal of style authenticity in a particular section (eg. Reduced pitch or flat roof at a covered veranda) [ending the Design Consultant’s approval.

Roof Materials/Colours: Roof surfaces are to be made of shake profile concrete roof tiles, shake profile asphalt shingles, or other shake products approved by the Design Consultant and Canadian Standards Association (CSA approved). All roof elements (stacks, flashing, etc) are to be in matching uniform color groups (charcoal, dark grey or dark brown) throughout the subdivision.



In-ground basements:	Basements are permitted, subject to confirmation/depth of service invert locations. All basements are to be 50% in-ground.
Treatment of Corner Lots:	Both front and flanking side of corner house will have the same main cladding materials used. All corner lot front and flanking elevations will be reviewed and confirmed by Design Consultant to ensure that continuity of the design scheme is carried out on both street faces.
Landscaping:	<p>No existing trees are to be removed unless a tree cutting permit has been obtained from the City after receiving written recommendations from an accredited arborist. Any tree removed is to be replaced with a minimum of two other trees on the lot. Native trees and shrubs are preferred;</p> <p>All street fronting yard areas are to be landscaped within 60 days of the building's completion except if weather conditions make it impossible to do so, in which case the landscaping is completed as expeditiously as possible, and prior to the final inspection;</p> <p>Rear and side yards are to be cleaned and graded within 30 days of completion of house construction, and prior to final inspection;</p> <p>Landscape design is to be in accordance with the development's Tree Replacement Plan with minimum of 12 shrubs of a 3 gallon pot size and half of which are planted in the boulevard area; and is to be placed on all street fronting yard areas or areas adjacent to publicly visible greenways regardless of corner or interior lot.</p>

Compliance Deposit: \$7,500.00

Summary prepared and submitted by: Marquee Design-Build Ltd. **Date:** September 24, 2018



Reviewed and Approved by:

Date: September 24, 2018

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

The results of the inventory are summarized below and the complete tree inventory is given in Appendix 1.

Trees On-site

There are 98 protected trees on the site. Of those, 23 are red alder (*Alnus rubra*). None are significant trees under the City of Surrey Tree Protection Bylaw, 2006 No. 16100, Schedule B. None are specimen quality trees deemed to be of exceptional value because of species, condition, form, age or size. In total, 4 protected trees are proposed for retention and the remainder will be removed.

Table 1: Summary of the on-site tree inventory by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	23	23	0
Deciduous Trees (excluding Alder and Cottonwood)			
Bigleaf Maple	3	3	0
Cherry sp.	1	1	0
English Oak	1	1	0
Laburnum	1	1	0
Magnolia	1	1	0
Coniferous Trees			
Douglas-fir	5	5	0
Spruce	1	1	0
Western Redcedar	62	58	4
Total (excluding Alder and Cottonwood Trees)	75	71	4
Additional Trees in the proposed Open Space/ Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard/Riparian Area)		25	
Total Retained and Replacement Trees		26	

LEGEND

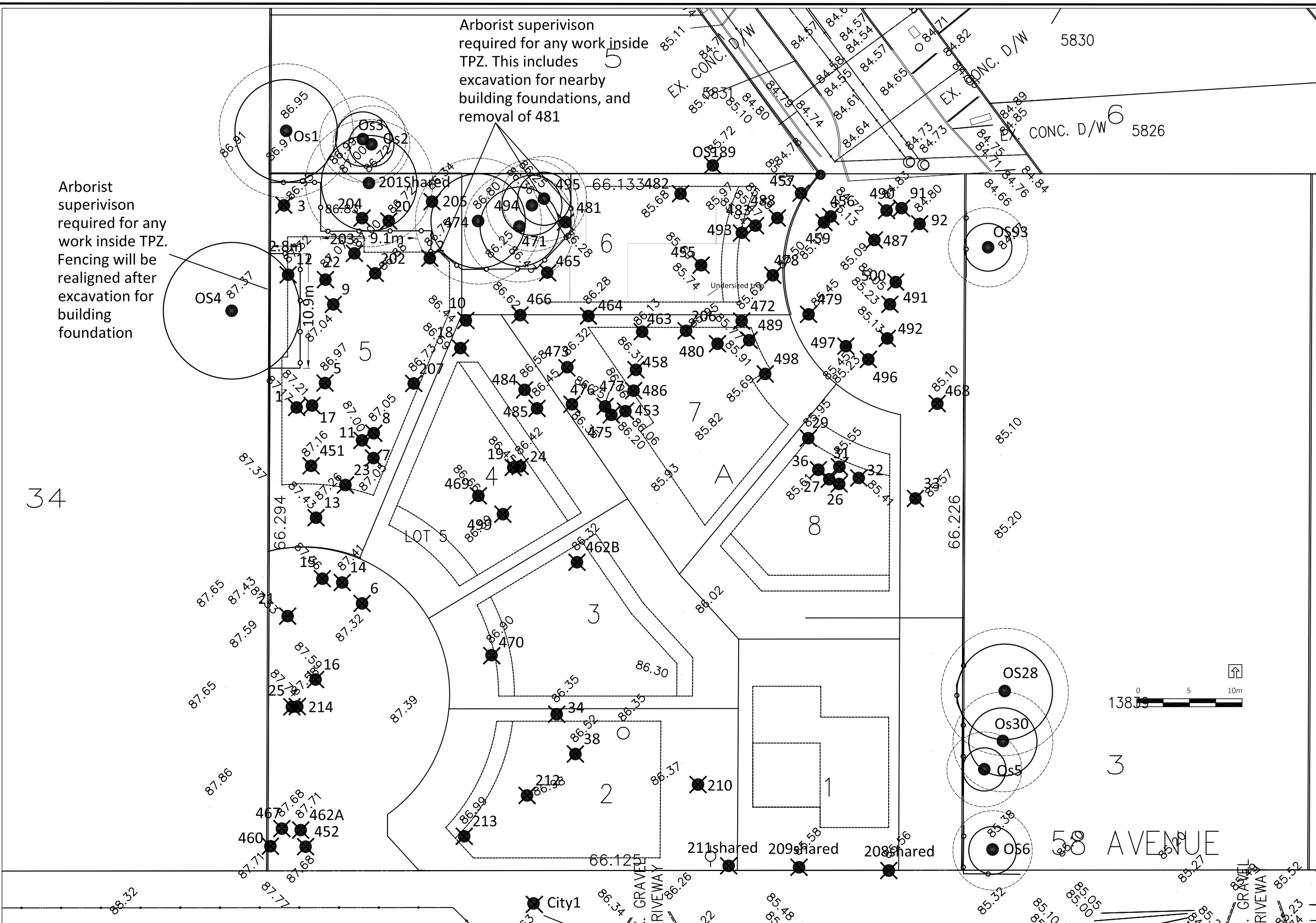
- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✕ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ($\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by: Target Land Surveying - dated January 17, 2018



Arborist supervision required for any work inside TPZ. Fencing will be realigned after excavation for building foundation

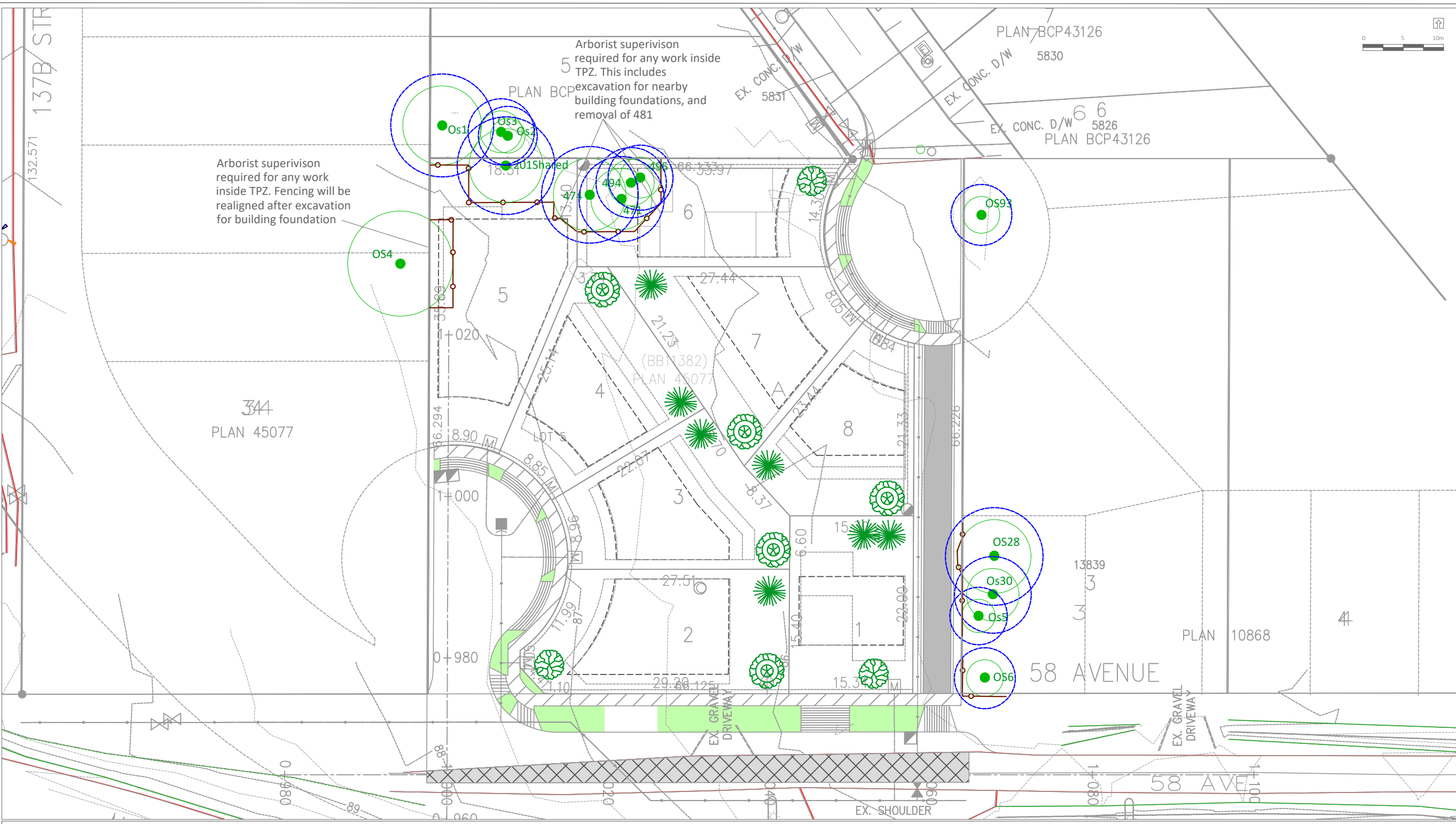
Arborist supervision required for any work inside TPZ. This includes excavation for nearby building foundations, and removal of 481

34



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan
Project address: 13823 58 Ave, Surrey, BC
Client: Gurdiner Dhaliwal






LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- NO-BUILD ZONE
- TREE TO BE RETAINED
- UN-SURVEYED TREE

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
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 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.
 7. **PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
 8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	5	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	3	6 cm. cal	As shown	B. & B.
	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	7	3.0 meters	As shown	B. & B.

Total Replacement Trees: 15

- REFERENCE DRAWINGS**
1. Base Survey by:



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Replacement Plan
Project address: 13823 58th Ave Surrey
Client:

Drawing No: 01
Date: September 19, 2018
Drawn by: KW
Page Size: TABLOID 11"x17"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0567-00

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: 027-219-097

Lot A (BB11382) Section 9 Township 2 New Westminster District Plan 10868

13823 - 58 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:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot depth for a Type II interior lot is reduced from 24 metres (79 ft.) to not less than 21.3 metres (70 ft.) for proposed Lots 1, 3, 4, 7 and 8; and
 - (b) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lots 1, 3, 4, 7 and 8.

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.

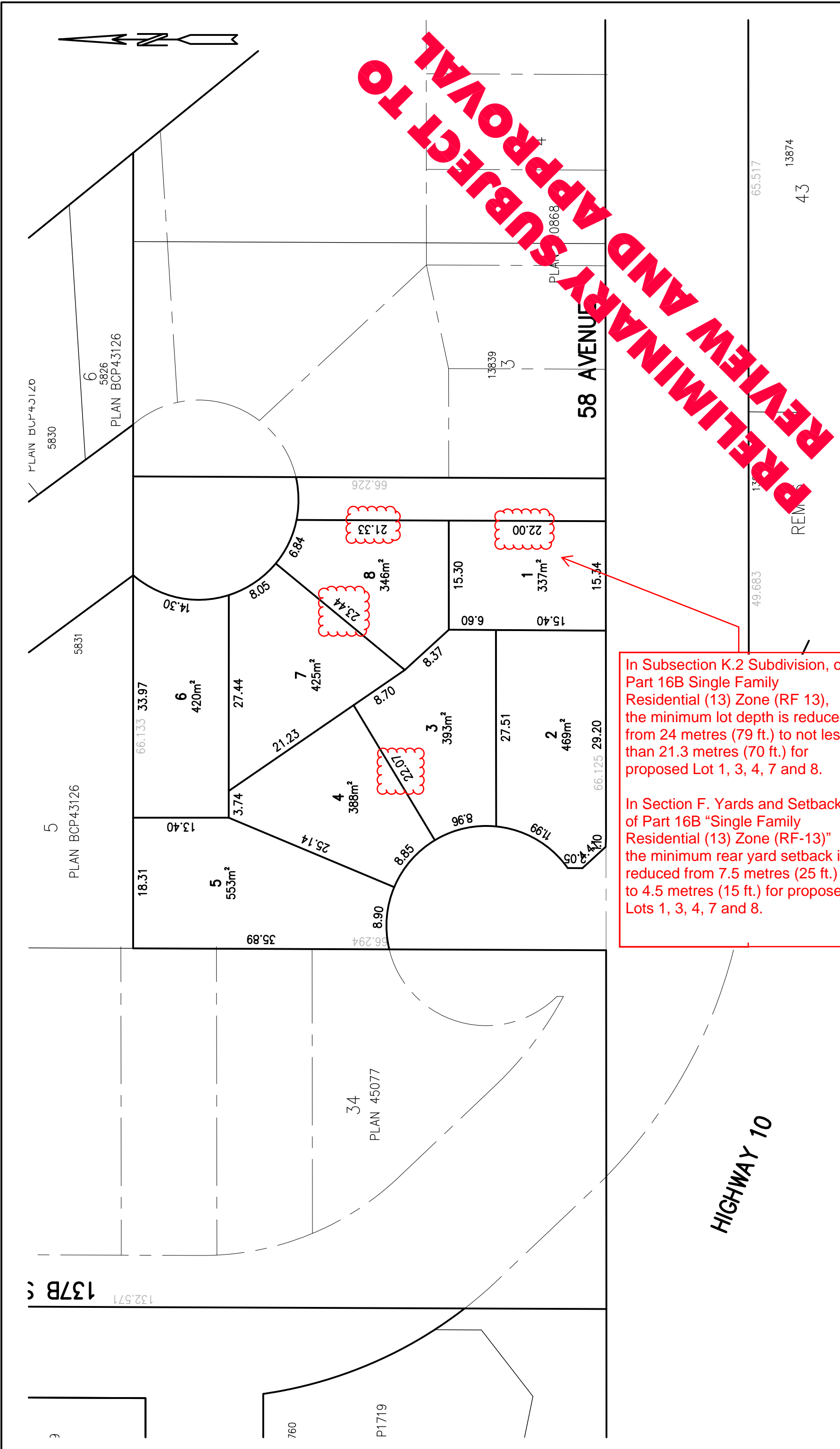
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF 13), the minimum lot depth is reduced from 24 metres (79 ft.) to not less than 21.3 metres (70 ft.) for proposed Lot 1, 3, 4, 7 and 8.

In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lots 1, 3, 4, 7 and 8.

CLIENT: 13823 58 AVE		PROJECT: 13823 58 AVE	
DRAWING TITLE: RESIDENTIAL SUBDIVISION		LEGAL: 17051	
PROJECT No. 17051	DATE: JUL 2018	SCALE: 1:500	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
 Engineering and Development Consultants

Member
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