

Planning Report Date: February 11, 2018

**PROPOSAL:**

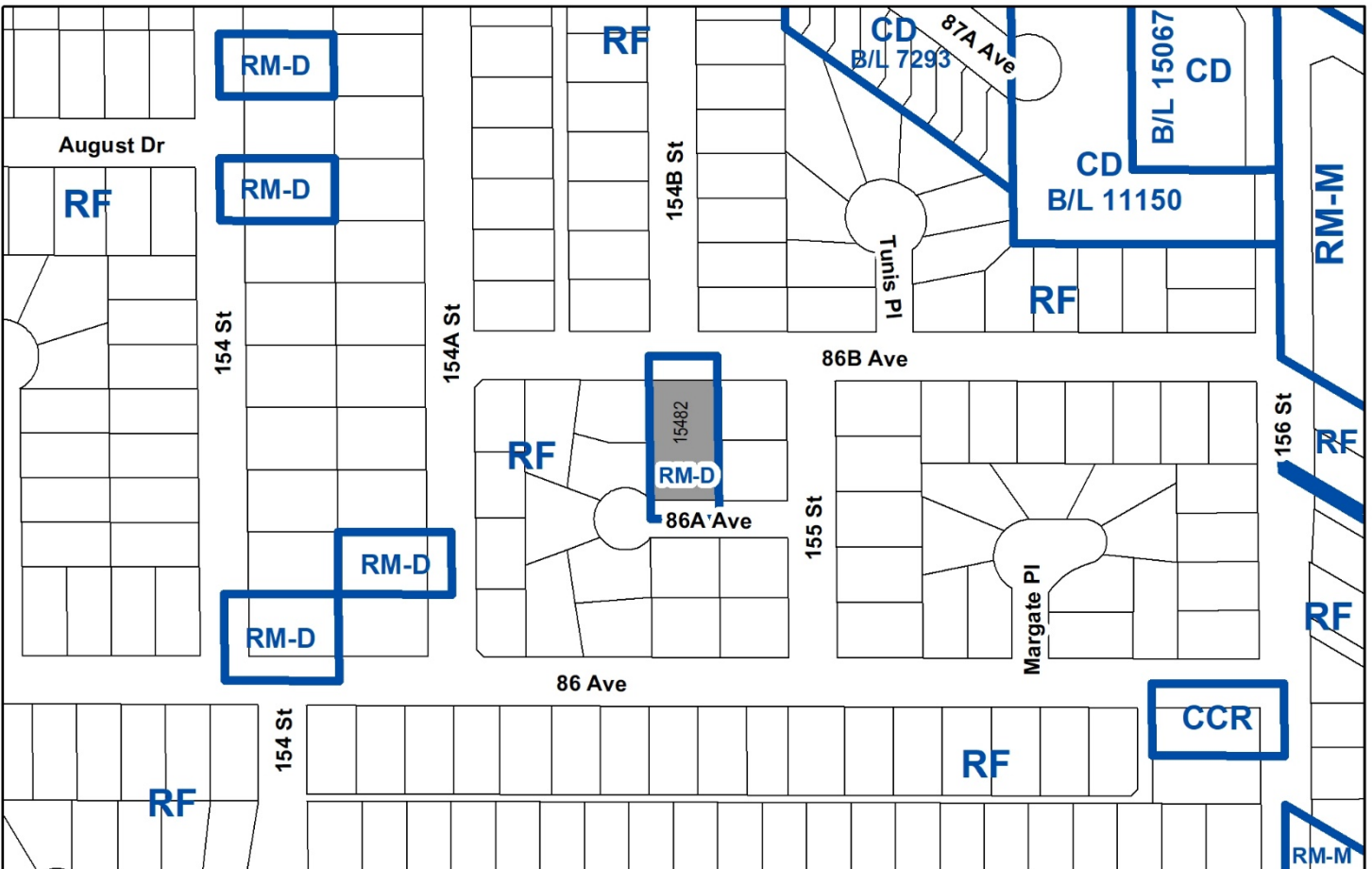
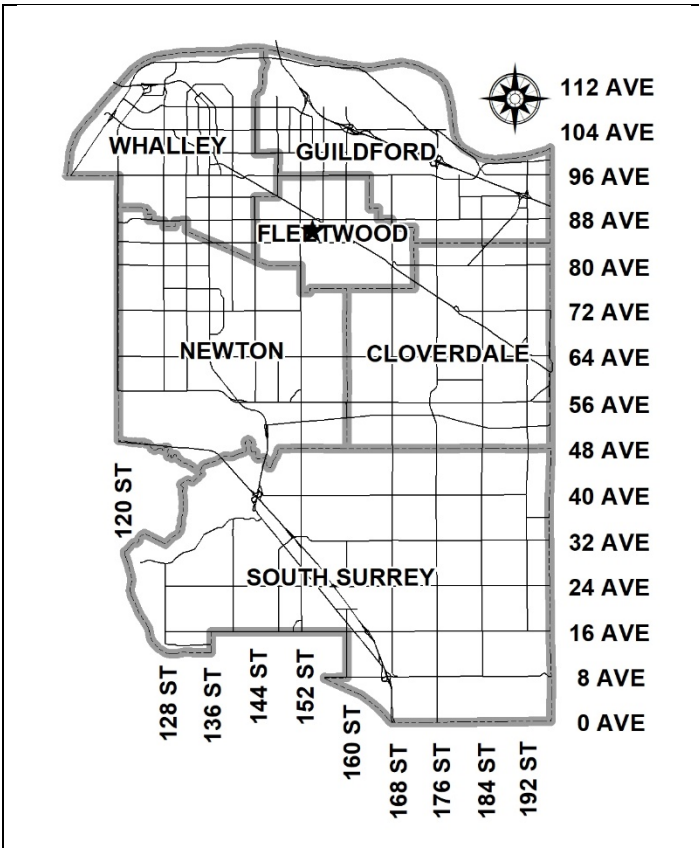
- **Rezoning** from RM-D to RF
- **Development Variance Permit**

to allow subdivision into two (2) single family lots, with reduced lot depths, and vary the south rear yard setback and '80% Rule' of the RF Zone to retain the existing house on proposed Lot 1.

**LOCATION:** 15482 - 86B Avenue

**ZONING:** RM-D

**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

- Seeking reduced lot depth in the RF Zone, from 28 metres (92 ft.) to 24.7 metres (81 ft.), for proposed Lots 1 and 2.
- In order to retain the existing dwelling on proposed Lot 1, the applicant is seeking to vary the RF Zone as follows:
  - Reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.), as measured to the principal building; and
  - To vary the '80% Rule' of the RF Zone to permit the maximum floor area of the second storey of the principal building to be 100% of the floor area of the main floor level.

### RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to obtain the necessary permits and inspections from the Building Division to convert the existing duplex to a single family home. A single family dwelling, which may contain one (1) secondary suite, is a permitted use in the RF Zone.
- The existing house on proposed Lot 1 will conform to the maximum lot coverage and floor area ratio (FAR) of the RF Zone, after completion of the subdivision.
- The proposed rezoning and subdivision will create two (2) single family lots that are consistent in both lot size and shape with the RF-Zone pattern of development in the surrounding neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0045-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.7 metres (81 ft.) for proposed Lots 1 and 2;
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the existing home on proposed Lot 1; and
  - (c) to vary the '80% Rule' of the RF Zone to permit the floor area of the second storey of the principal building on proposed Lot 1 to be 100% of the floor area of the main floor level.
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 a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) interior modifications to the existing home on the area comprising proposed Lot 1, and the demolition of existing buildings and structures on proposed Lot 2, to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1 and 2.

## 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 student at Coyote Creek Elementary School  
1 Secondary student at Fleetwood Park 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 Winter 2019/2020.

Parks, Recreation & Culture: No objection.

### SITE CHARACTERISTICS

Existing Land Use: Duplex dwelling, which is to be converted into a single family dwelling, and a detached accessory building, which is to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 86B Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across 86A Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwellings.		RF

### DEVELOPMENT CONSIDERATIONS

#### Background

- The 0.1396-hectare (0.34-acre) subject property is located at 15482 – 86B Avenue in Fleetwood.
- The subject property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Duplex Residential Zone (RM-D)". The subject site currently contains a duplex dwelling, which is to be renovated internally, and a detached accessory building (carport), which is to be demolished.

#### Current Proposal

- The applicant is proposing to rezone from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" in order to allow subdivision into two (2) single family lots.

- The existing two-storey duplex dwelling on the subject is proposed to be converted into a single family dwelling prior to Final Adoption of the Rezoning By-law.
- Proposed Lots 1 and 2 are 697 square metres (7,502 sq.ft.) in area, 28.22 metres (92.6 ft.) in width and 24.7 metres (81 ft.) in depth.
- Both of the proposed lots exceed the minimum required lot width (15 metres / 50 ft.) and lot area (560 sq.m. / 6,000 sq.ft.) requirements of the RF Zone.
- The RF Zone requires a minimum lot depth of 28 metres (92 ft.). Due to the configuration of the subject site, and in order to achieve an equitable two (2) lot subdivision, the applicant is requesting a Development Variance Permit (DVP) to reduce the minimum lot depth of proposed Lots 1 and 2 from 28 metres (92 ft.) to 24.7 metres (81 ft.).
- In addition, the applicant is also requesting a DVP to reduce the minimum rear yard setback of the RF Zone for a principal building from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) and to vary the '80% Rule' to permit the second storey floor area to be 100% of the main floor area of a principal building, in order to retaining the existing dwelling in its current location on proposed Lot 1 (see By-law Variance section).

#### Road Dedication and Construction Requirements

- The subject property currently fronts and gains access from 86B Avenue.
- While no road dedication is required as part of the subject development, the applicant will be required to construct the south side of 86B Avenue and north side of 86A Avenue to the Through Local and Limited Local Road standard respectively.
- Proposed Lot 1 will front and gain access from 86B Avenue while proposed Lot 2 will front and gain access from the 86A Avenue cul-de-sac.

#### Neighbourhood Character Study and Building Scheme

- Tejeshwar Singh, of Simplex Consultants Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- The Character Study found that a number of recently constructed "Traditional West Coast" style homes in the vicinity can be considered to provide suitable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF Zone subdivisions.

#### Lot Grading Plan

- Preliminary lot grading plans were prepared by Westridge Engineering & Consulting Ltd. The plans have been reviewed by staff and found to be acceptable.

- The existing duplex dwelling on proposed Lot 1 contains an in-ground basement, which will be retained. The applicant is not proposing an in-ground basement for proposed Lot and no fill in excess of 0.5 metres (1.5 ft.) in depth.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

### PRE-NOTIFICATION

- Pre-notification letters were sent out on June 22, 2018 and Development Proposal Signs were installed on the subject property, along both the 86A and 86 Avenue frontages on June 25, 2018. To date, staff have received one (1) telephone call from an area resident requesting additional information with respect to the proposed development.

### TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum & Associates 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
<b>Alder Trees</b>			
Alder	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
<b>Total (excluding Alder Trees)</b>	<b>1</b>	<b>2</b>	<b>0</b>
<b>City (Boulevard)</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of two (2) mature trees on the site, which includes one (1) Alder tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Two (2) City trees adjacent to the subject site along 86B Avenue are proposed to be retention. The proposed alignment of the sidewalk on 86B Avenue will be jogged in order to maximize tree preservation on the site. This will require supervision by an arborist during construction as well as the use of a 'roll-over' curb design to lessen potential grade changes.
- As a condition of final adoption of the rezoning by-law, the applicant will be required to register a No-Build Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach into the subject site, to be retained as well as the area of tree preservation on each of the proposed lots.
- 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 2 to 1 ratio for the Western Red Cedar. This will require a total of three (3) replacement tree on the site. The applicant is proposing six (6) replacement trees, based on an average of three (3) replacement trees per lot, thereby exceeding City requirements.
- In summary, a total of eight (8) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 1, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The site is an infill urban lot and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted in both of the proposed lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	• The project will incorporate Low Impact Development Standards (LIDS), including absorbent soils, dry-swales and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	• No sustainable transport or mobility features have been proposed.
5. Accessibility & Safety (E1-E3)	• The development incorporates Crime Prevention Through Environmental Design (CPTED) principles, such as providing "eyes on the street".
6. Green Certification (F1)	• No green certification rating is proposed.
7. Education & Awareness (G1-G4)	• Two Development Proposal Signs were installed on the subject property and surrounding residents within 100 metres (333 ft.) were notified about the proposed development via a Pre-notification Letter.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the lot depth of the RF Zone from 28 metres (92 ft.) to 24.7 metres (81 ft.) for proposed Lots 1 and 2.

## Applicant's Reasons:

- Given the existing depth of the subject property, the minimum lot depth of proposed Lots 1 and 2 must be reduced in order to achieve an equitable two-lot subdivision.

## Staff Comments:

- The proposed lot width of 28.22 metres (92.6 ft.) for proposed Lots 1 and 2 significantly exceeds the 15-metre (50-ft.) minimum lot width requirement of the RF Zone.
- The applicant's Design Consultant has provided an analysis to confirm that an adequately sized RF-Zone house, with useable rear yard space, can be constructed on both proposed Lots 1 and 2 without variances.
- Staff support the requested variance.

## (b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the existing house to be retained on proposed Lot 1.

## Applicant's Reasons:

- The minimum rear yard setback must be reduced in order to retain the existing house in its current location.

## Staff Comments:

- Prior to final adoption of the rezoning by-law the applicant will be required to obtain the necessary permits from the City's Building Division in order to convert the interior of the existing duplex into a single family home. The applicant has also indicated that the existing rear door, porch and stairs will be removed.
- The applicant has submitted a Spatial Separation Report by a qualified professional confirming that the existing house conforms to the BC Building Code with respect to allowable openings along the rear building face, based on the revised limiting distance from the proposed rear lot line.
- The existing house on proposed Lot 1 will conform to the maximum lot coverage and floor area ratio (FAR) of the RF Zone, after completion of the subdivision.
- Staff support the requested variances.



(c) Requested Variance:

- To vary the '80% Rule' of the RF Zone to permit the floor area of the second storey of the principal building to be retained on proposed Lot 1 to be 100% of the floor area of the main floor level.

Applicant's Reasons:

- The applicant has indicated that in order to conform to the '80% Rule' of the RF Zone they would need to substantially alter the floor plan of the existing home, which would be a significant hardship for the property owner.

Staff Comments:

- In accordance with the RF Zone, the maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level, including an attached garage. The "Duplex Residential Zone (RM-D)" does not have an '80% Rule' requirement with respect to the principal building.
- The existing duplex dwelling, constructed with a valid Building Permit, has a second storey floor area equal to 100% of the floor area of the main floor and would require extensive changes to the interior floor plan in order to comply with the '80% Rule' of the RF Zone.
- The proposed variance is required in order to retain the existing dwelling within the area comprising proposed Lot 1 and will therefore not result in any changes to the existing streetscape along this portion of 86B Avenue.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheet
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7918-0045-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

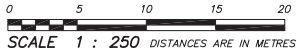
## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.35 acre
Hectares	0.1396 hectare
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	28.22 metres
Range of lot areas (square metres)	697 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.3 units/hectare & 5.8 units/acre
Lots/Hectare & Lots/Acre (Net)	14.3 units/hectare & 5.8 units/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<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
Others (Lot Depth, Rear Yard, 80% Rule)	YES

BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 22 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 19365

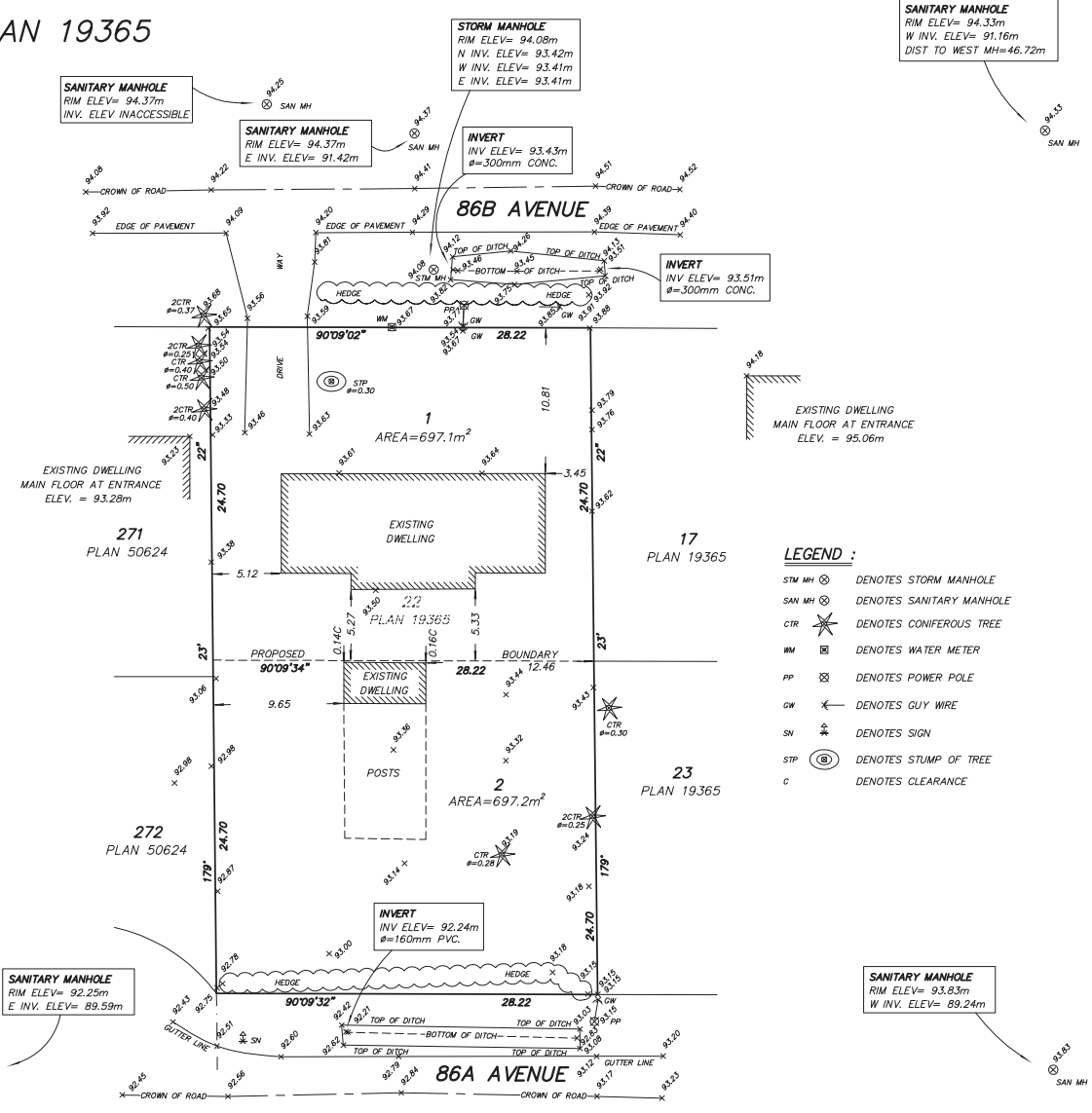
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**CIVIC ADDRESS :**  
15482 - 86B AVENUE  
SURREY, B.C.

**ELEVATION DERIVATION**

ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS DATUM CVD28GVRD 2005



- LEGEND :**
- STM MH ⊗ DENOTES STORM MANHOLE
  - SAN MH ⊗ DENOTES SANITARY MANHOLE
  - CTR ⊗ DENOTES CONIFEROUS TREE
  - WM ⊗ DENOTES WATER METER
  - PP ⊗ DENOTES POWER POLE
  - GW ⊗ DENOTES GUY WIRE
  - SN ⊗ DENOTES SIGN
  - STP ⊗ DENOTES STUMP OF TREE
  - C ⊗ DENOTES CLEARANCE

Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 23rd DAY OF JUNE, 2017.

LAKHUOT S. GREWAL  
B.C.L.S.

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1706-026  
DWG : 1706-026 12

## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Nov 11, 2018** PROJECT FILE: **7818-0045-00**

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RE: **Engineering Requirements  
Location: 15482 86B Ave**

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

- Register 0.5 m statutory right-of-way (SRW) along 86A Ave for sidewalk maintenance and inspection chambers.

***Works and Services***

- Construct the south side of 86B Ave to the through local standard including sidewalk (sidewalk alignment to be determined through the detailed design phase);
- Construct the north side of 86A Ave to the limited local standard including sidewalk (cash in lieu may be considered for the sidewalk during the detailed design phase);
- Construct 6.0 m wide concrete driveway let downs for each lot;
- Construct fronting storm mains to service the development;
- Construct storm, water and sanitary service connections to each lot; and
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

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.  
Acting Development Services Manager

R29



Planning

July 10, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0045 00

**SUMMARY**

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

2 Single family with suites

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2017 Enrolment/School Capacity**

<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	70 K + 586
Operating Capacity (K/1-7)	38 K + 559
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1462
Capacity (8-12):	1200

**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.

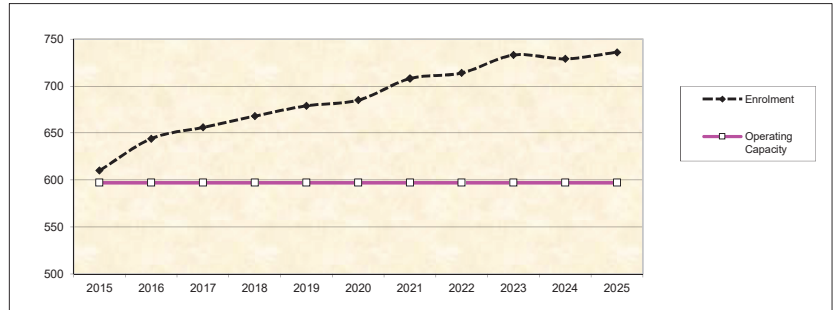
Coyote Creek is currently over capacity. Rapid enrolment growth is expected into the foreseeable future with the continued construction of The Enclave. Eaglequest Golf Course and the Fraser Highway corridor are potential areas for redevelopment which will significantly impact enrolment growth in future years.

With 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

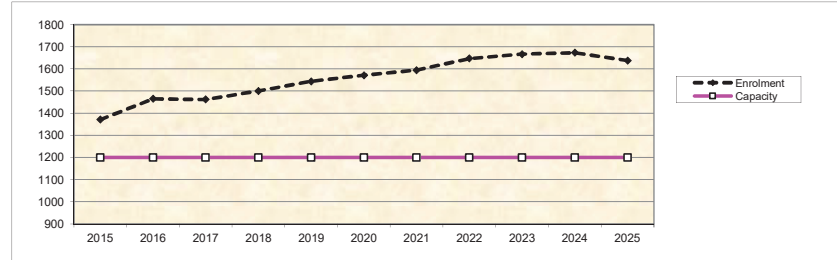
Currently, Coyote Creek Elementary is operating at 110% and is projected to grow to 115% in 2025. Its site area is limited and therefore, placing future portables may not be an option to deal with the growing in-catchment demand. As part of the Surrey School District's 2018/19 Capital Plan submission to the Ministry of Education, the District is requesting a 100 capacity at Coyote Creek and a 300 capacity addition at William Watson to relieve the short term pressure in the Fleetwood Area. (The project has not been approved by the Ministry to move to design and construction) The District is considering the need to build another future elementary school in the area to accommodate longer term demand.

Fleetwood Secondary total enrollment, as of September 2017, is 1462 and is projected to grow to over 1700 over the next 10 years. The school's capacity is 1200. Currently there are no plans to expand the school, however, this facility will be reviewed over the next year to be considered as a 2019/20 Capital Plan request to the Ministry of Education.

**Coyote Creek Elementary**



**Fleetwood Park 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 #: 7918-0045-00  
 Project Location: 15482 86B Avenue, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

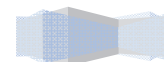
The area surrounding the subject property consists of homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of





selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

**Dwelling Types/Locations:** 2 and 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

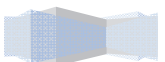
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



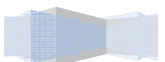
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: January 31, 2018

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: January 31, 2018



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 18-0045-00


Address: 15482 86B Avenue, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u></li> </ul>	3
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: November 21, 2018
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Mike Fadum and Associates Ltd.  
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Phone 778-593-0300 Fax 778-593-0302



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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

15482 - 86B AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JULY30/18	SL	NEW TREE SURVEY
2	NOV/16/18	MK	GRADING PLAN
3	NOV/20/18	MK	SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION  
AND REMOVAL PLAN

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DRAWN

MK

SCALE

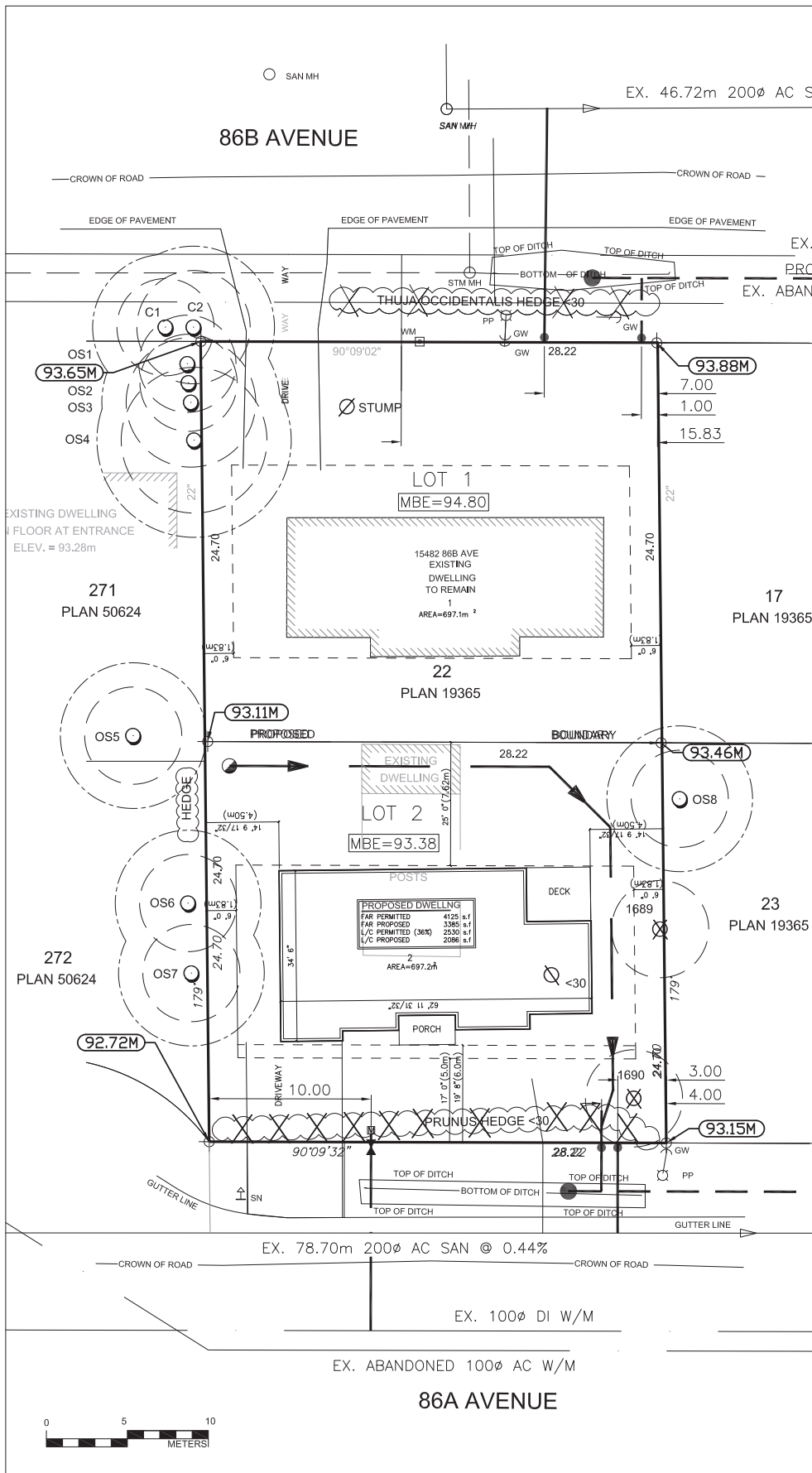
AS SHOWN

DATE

JUNE 14, 2018

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE STUMP



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NO.	DATE	BY	REVISION
1	JULY30/18	SL	NEW TREE SURVEY
2	NOV16/18	MK	GRADING PLAN
3	NOV20/18	MK	SITE PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

T2 - TREE PROTECTION  
PLAN

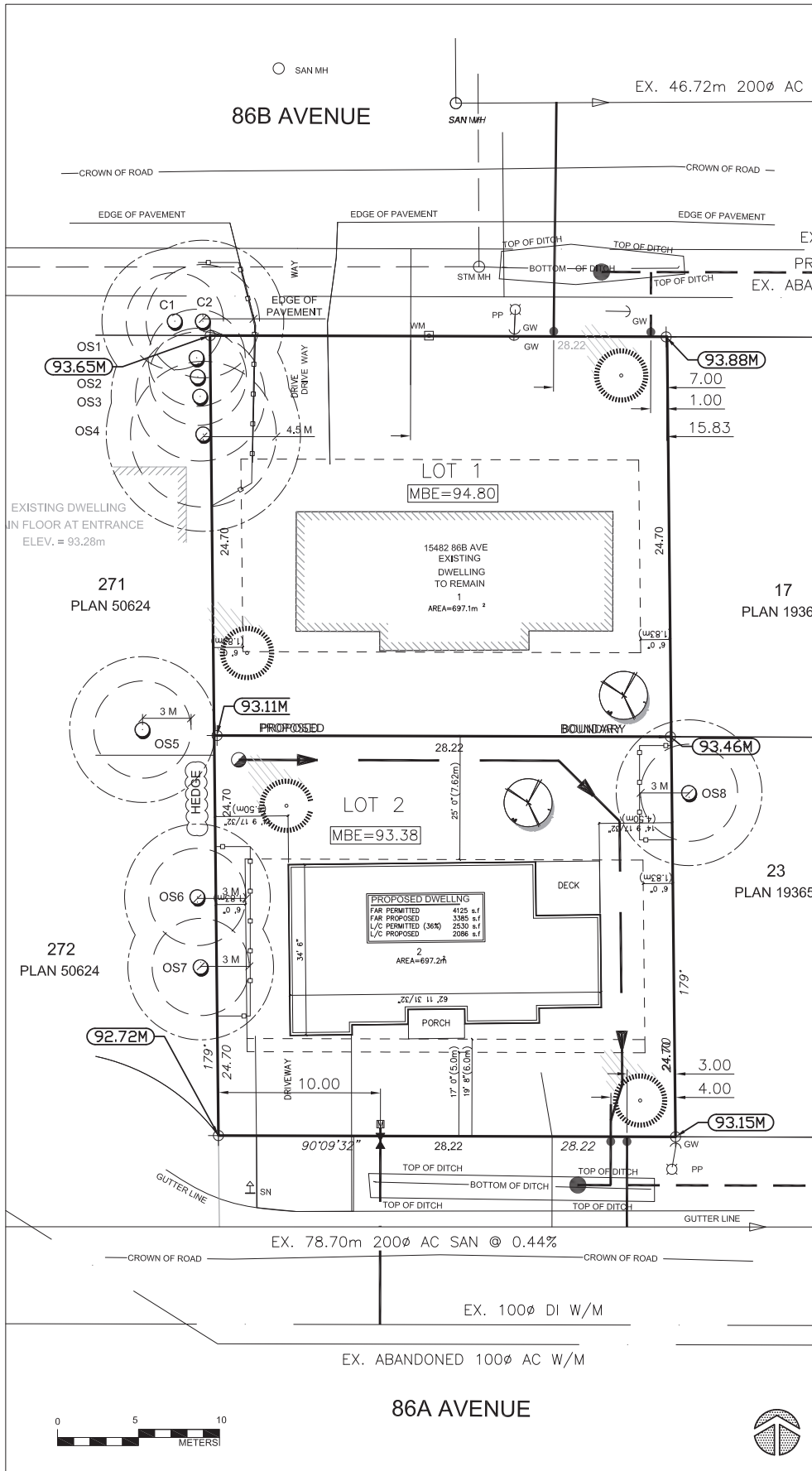
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DRAWN  
MK

SCALE  
AS SHOWN

DATE  
JUNE 14, 2018

**T-2**  
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE PROTECTION FENCING
- 1.5m EXCAVATION OFFSET
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0045-00

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: 010-474-153  
Lot 22 Section 26 Township 2 New Westminster District Plan 19365  
15482 - 86B 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 Section K Subdivision of Part 16 “Single Family Residential Zone (RF)”, the minimum lot depth for proposed Lots 1 and 2 is reduced from 28 metres (92 ft.) to 24.7 metres (81 ft.);
  - (b) In Section F Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum rear yard setback for the principal building to be retained on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 5.2 metres (17 ft.); and
  - (c) Sub-section D.2(a)iii. of Part 16 “Single Family Residential Zone (RF)” is varied to permit the floor area of the second storey of the principal building to be retained on proposed Lot 1 to be 100% of the floor area of the main floor.
  
5. This development variance permit applies to the portion of the Land and 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 .

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Mayor – Doug McCallum

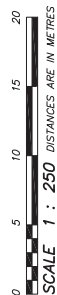
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City Clerk



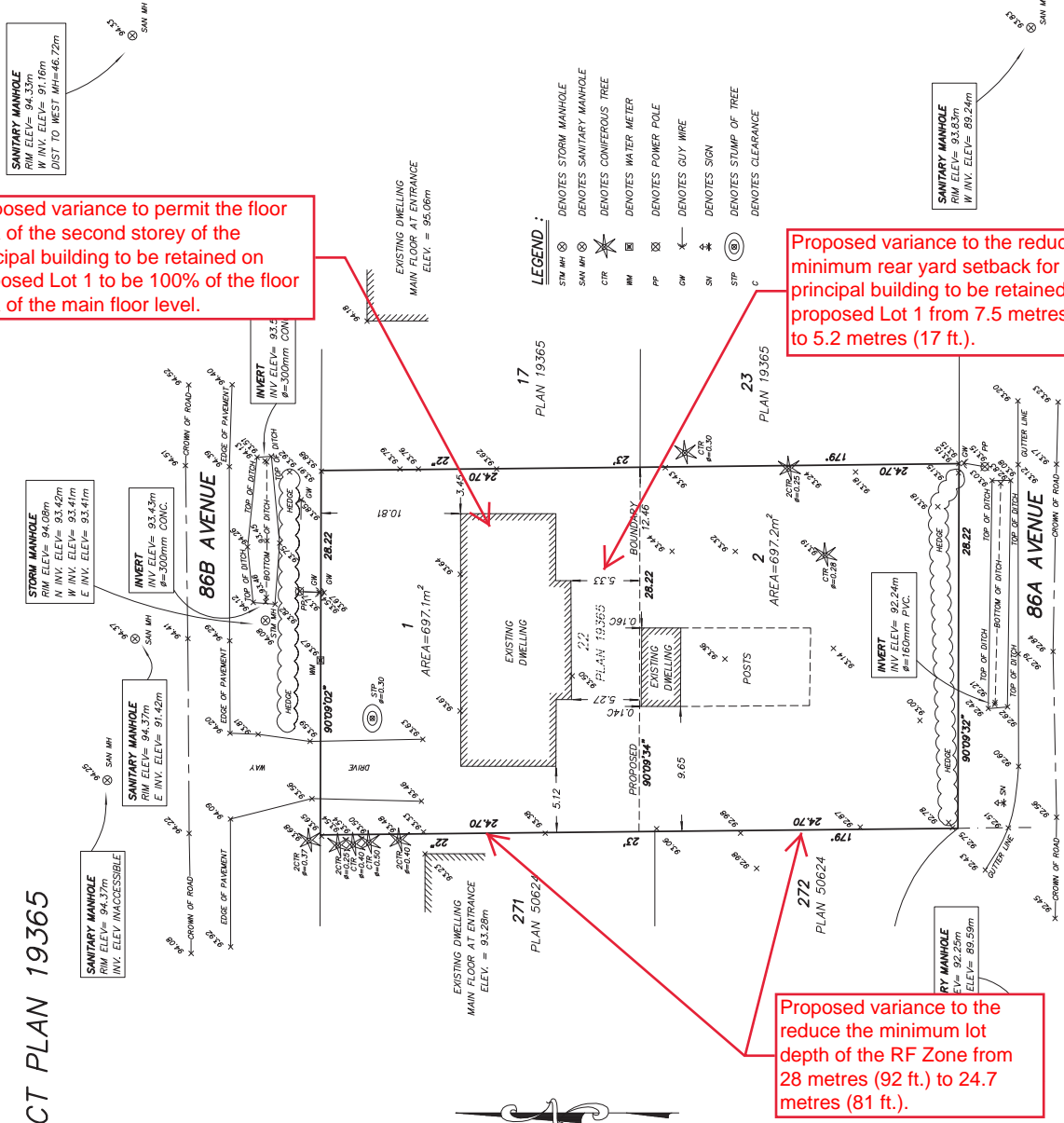
BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 22 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 19365

PID : 010-474-153



CIVIC ADDRESS : 15482 - 86B AVENUE SURREY, B.C.

ELEVATION DERIVATION ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS DATUM CR2680RD 2005



Proposed variance to permit the floor area of the second storey of the principal building to be retained on proposed Lot 1 to be 100% of the floor area of the main floor level.

Proposed variance to the reduce the minimum rear yard setback for the principal building to be retained on proposed Lot 1 from 7.5 metres (25 ft.) to 5.2 metres (17 ft.).

Proposed variance to the reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.7 metres (81 ft.).

- LEGEND :
- STW MH ⊗ DENOTES STORM MANHOLE
  - SAN MH ⊗ DENOTES SANITARY MANHOLE
  - CTR ⊗ DENOTES CONIFEROUS TREE
  - MM ⊗ DENOTES WATER METER
  - PP ⊗ DENOTES POWER POLE
  - OW ⊗ DENOTES OUY WIRE
  - SV ⊗ DENOTES SIGN
  - STP ⊗ DENOTES STUMP OF TREE
  - C ⊗ DENOTES CLEARANCE

Lot dimensions and clearances according to Field Survey.  
 This plan does not show non-plan charges, liens or interests.  
 This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility for any damages or losses incurred by third parties as a result of any decisions made or actions taken based on this document. This document shows the relative location of the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, or disseminate this document in whole or in part without the consent of the signatory.  
 THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE BRITISH COLUMBIA PRACTICE AND IS CERTIFIED CORRECT THIS 28th DAY OF JUNE, 2017.

GREWAL & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 1000 WEST 41ST AVENUE  
 SURREY, B.C. V4S 2C1  
 TEL: 604-597-8567  
 EMAIL: Office@grewal.ca  
 FILE : 1706-026  
 DRW : 1706-026 T2

LAKHROT S. GREWAL B.C.L.S.