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TO: **Mayor and Council**

FROM: **General Manager, Planning and Development Department**

DATE: **July 3, 2019** FILE: **7918 0085 00**

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RE: **Item B. \_\_\_ of July 8, 2019 Regular Council Public Hearing Meeting  
Development Application No. 7918-0085-00**

ADDRESS: 14409 – 115 Avenue

OWNER: 1172587 BC Ltd.

AGENT: Anya Paskovic  
Aplin & Martin Consultants Ltd.  
13450 – 102 Avenue, Suite 1680  
Surrey, BC v3t 5x3

PROPOSAL: To allow subdivision into 1 single family lot and 9 single family small lots.

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At the June 24, 2019, Regular Council – Land Use meeting, Council considered a Planning Report for the subject rezoning and subdivision application. Prior to granting First and Second Reading to the necessary rezoning (By-law No. 19873) and scheduling the Public Hearing for July 8, 2019 (RES.R19-1100 to 1102), Council directed staff to investigate if any additional tree retention is possible.


Subsequently, staff have worked with the applicant to identify the potential for any additional on-site tree retention. The project Arborist has indicated that given the proposed layout, lot grading, future impacts due to residential buildings and structures as well as the species profiles of existing trees there is little opportunity for additional tree retention, however, the applicant has agreed to make the following changes to the tree retention and replacement strategy:

- 1) The project Arborist has confirmed that off-site Tree Row 1, containing six (6) By-law sized trees adjacent to the west side lot line of proposed Lot 10, can be retained. In addition, the stumps of the three (3) northern-most trees in Tree Row 1 will be retained to limit disturbance to the adjacent retained trees (see Summary of Tree Survey and Tree Preservation).
- 2) As the six (6) By-law sized trees identified as off-site Tree Row 1 are proposed to be retained, no additional replacement trees or cash-in-lieu payment to the Green City Fund for off-site tree removal is required.



- 3) The number of replacement trees has been increased from 21 to 26, resulting in an increase from 2 to 3 replacement trees on proposed Lots 1, 2, 3, 7 and 8, which are considered oversized RF-13-zone lots. The deficit of 60 replacement trees will require a cash-in-lieu payment of \$24,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

All other aspects of Planning & Development Report 7918-0085-00 remain unchanged.



Jean Lamontagne  
General Manager  
Planning and Development Department

**P206414**

c.c. - City Clerk  
- City Manager

Attachments

- Summary of Tree Survey and Tree Preservation (revised July 3, 2019).

## Tree Preservation Summary

Surrey Project No: 18-0085-00


Address: 14409 - 115 Ave

Registered Arborist: Corey Plester, PN# 8523

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)	76
<b>Protected Trees to be Removed</b>	76
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 66 X one (1) = <u>66</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u></li> </ul>	86
<b>Replacement Trees Proposed</b>	26
<b>Replacement Trees in Deficit</b>	60
<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 1 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

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

Signature of Arborist: 	Date: July 3, 2019
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**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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CLIENT

FILE NO.

**PROJECT TITLE**  
 TREE PRESERVATION  
 AND PROTECTION PLAN  
 14409 115th AVENUE  
 SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	OCT18/18	MK	SITE LAYOUT
2	JUN28/19	MK	LOT 10 - SITE LAYOUT

**SHEET TITLE**

**T1 - TREE PRESERVATION  
 AND REMOVAL PLAN**

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**DRAWN**

MK

**SCALE**

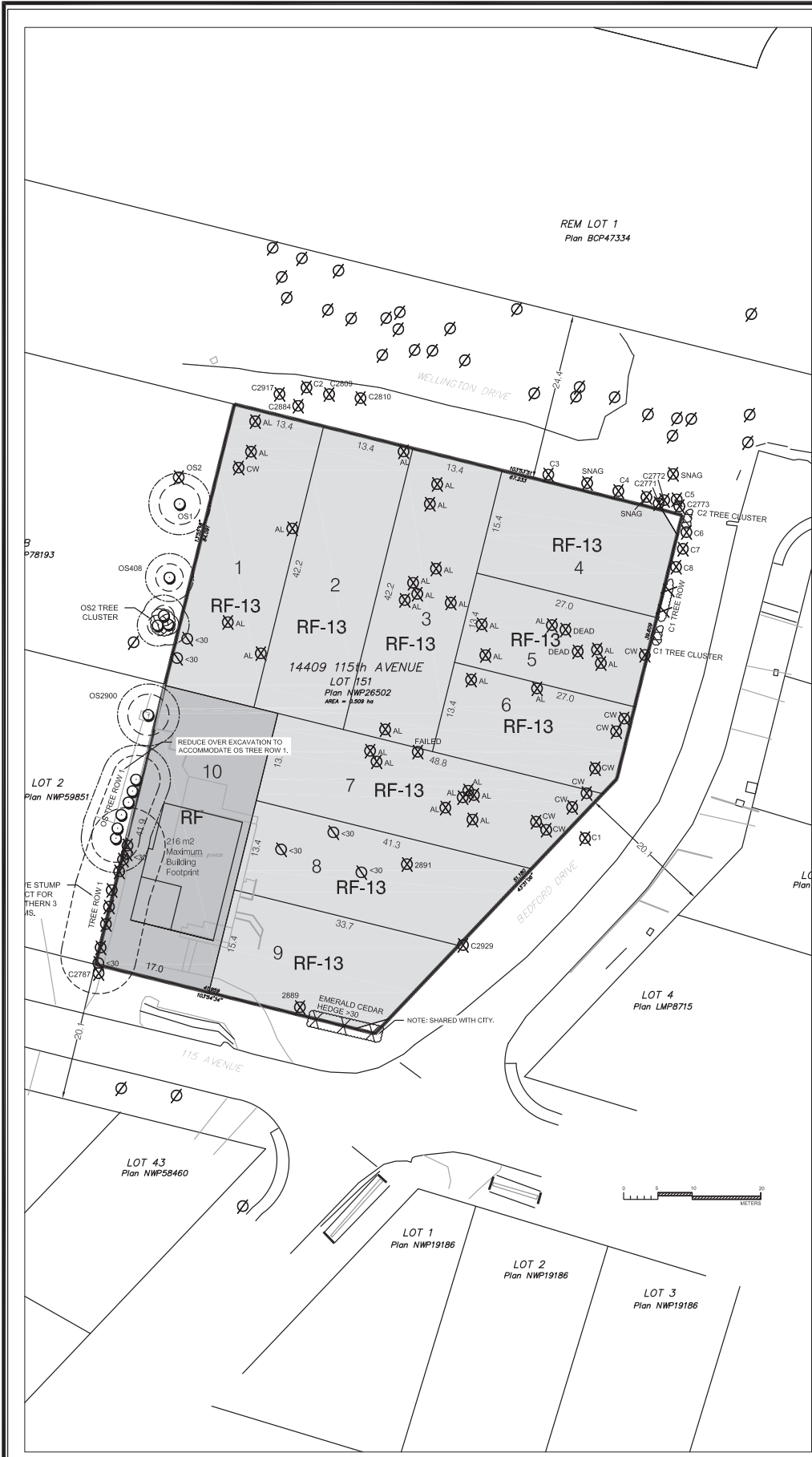
AS SHOWN

**DATE**

FEBRUARY 28, 2018

**T-1**

SHEET 1 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- 1.5M NO BUILD ZONE
- MINIMUM NO DISTURBANCE ZONE
- NON BY-LAW TREE
- TREE >4m FROM THE PL - NOT ASSESSED



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CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

14409 115th AVENUE  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT18/18	MK	SITE LAYOUT
2	JUN28/19	MK	LOT 10 - SITE LAYOUT

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

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.

SHEET TITLE

**T2 - TREE PROTECTION PLAN**

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DRAWN

MK

SCALE

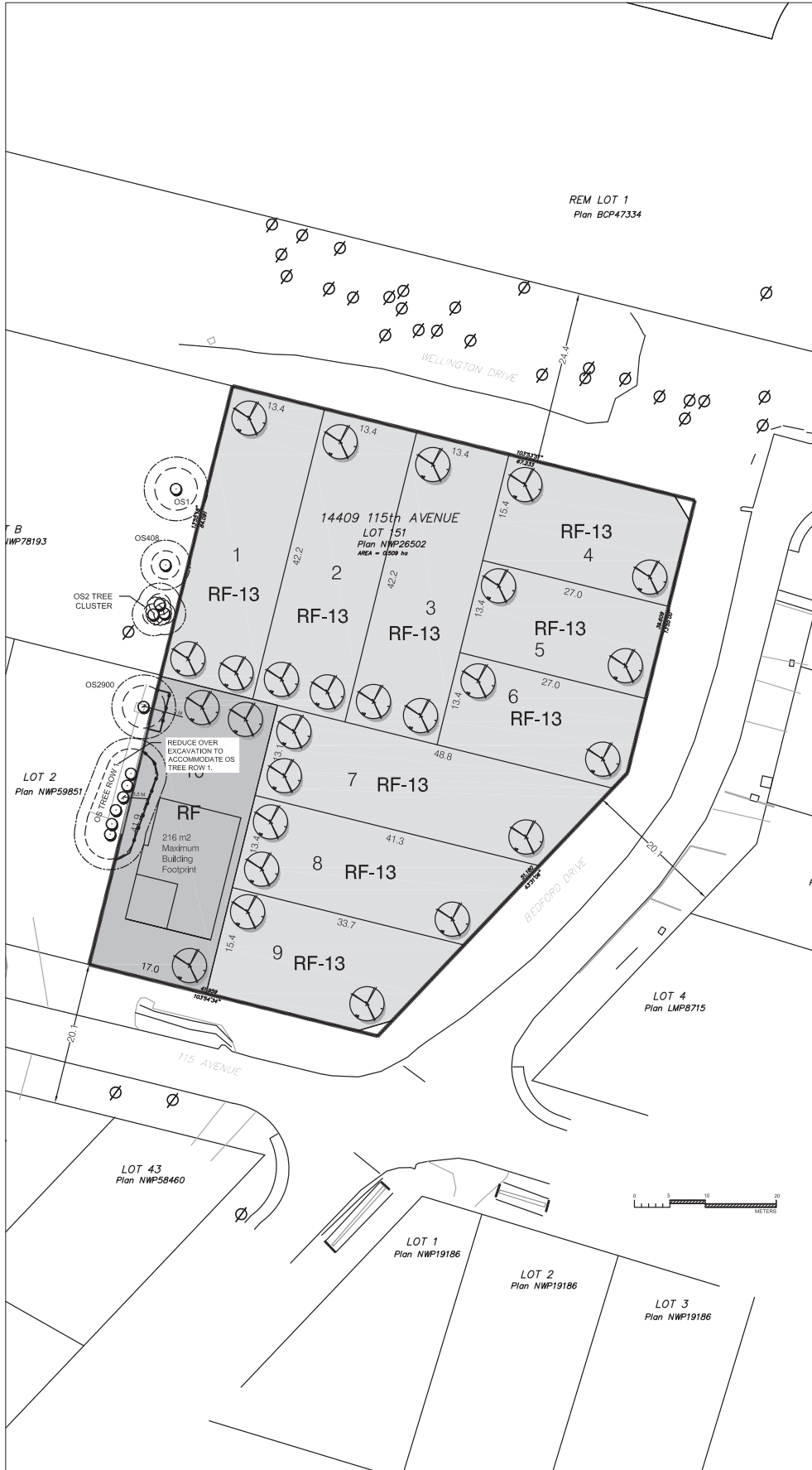
AS SHOWN

DATE

FEBRUARY 28, 2018

**T-2**

SHEET 2 OF 2

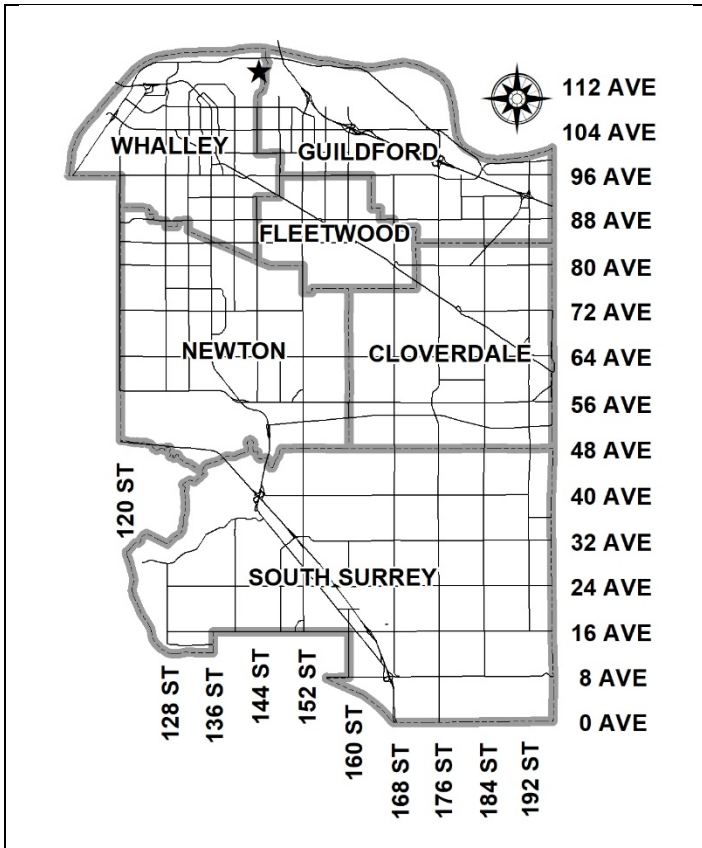


LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- 1.5M NO BUILD ZONE
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE >4m FROM THE PL - NOT ASSESSED



Planning Report Date: June 24, 2019



**PROPOSAL:**

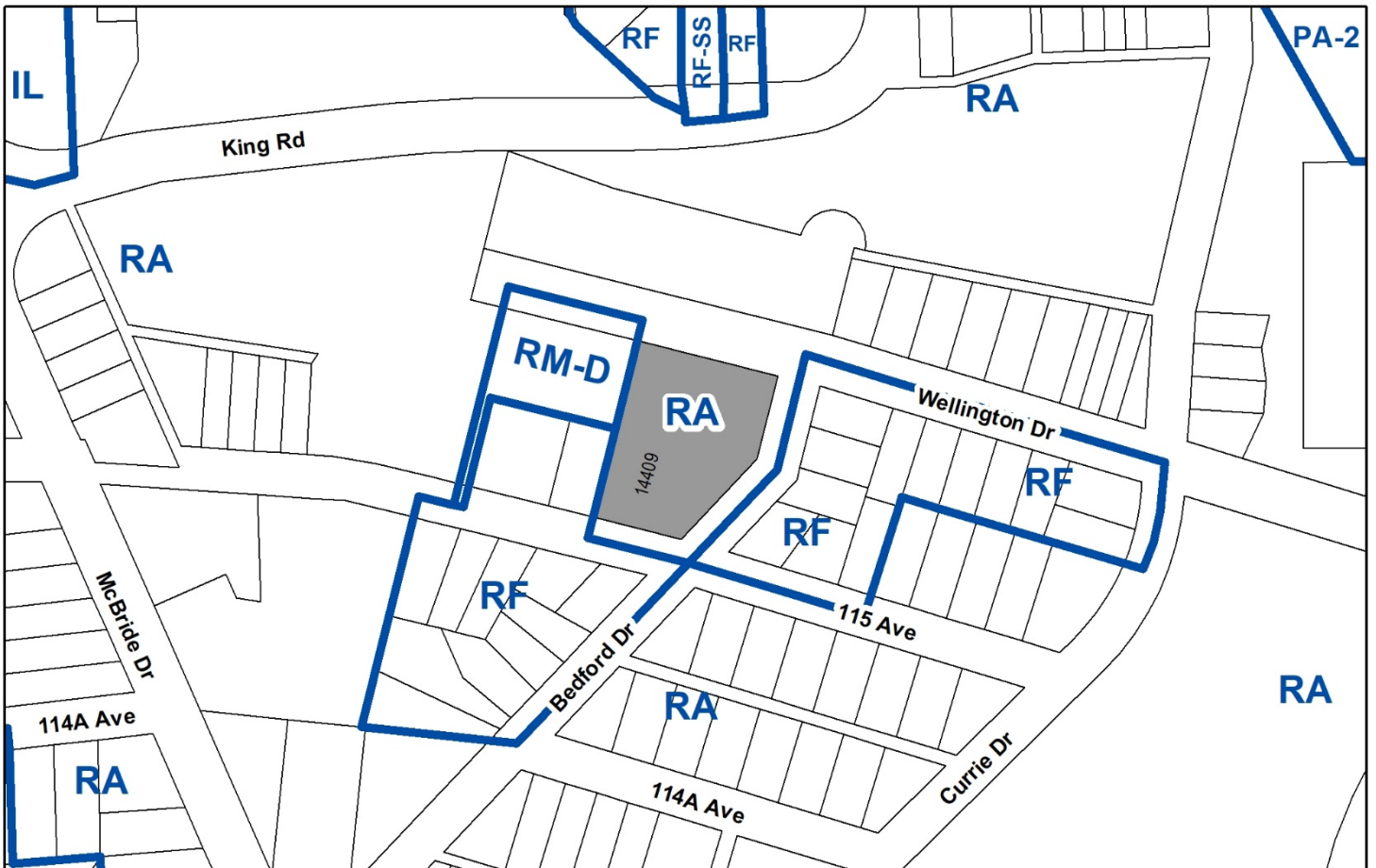
- **Rezoning** from RA to RF and RF-13
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 1 single family lot and 9 single family small lots.

**LOCATION:** 14409 - 115 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Hazard Lands and Sensitive Ecosystem Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum lot width requirement for a Type II 'Interior' lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.
- Seeking to reduce the minimum lot width requirement for a double garage (two vehicles parked side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.

### RATIONALE OF RECOMMENDATION

- The proposed 10-lot subdivision complies with the "Urban" designation in the Official Community Plan (OCP) and will be compatible with the existing and emerging development pattern in the adjacent neighbourhood, specifically, the proposed RF-13-zoned lots to the immediate north-west under Development Application No. 7915-0428-00 (Third Reading granted on January 22, 2018).
- The requested reduction to the minimum lot width of proposed Lot 7 has merit given that the proposed lot is substantially deeper and larger in area than a typical RF-13-zoned lot. The applicant has demonstrated to staff that the reduced lot width can still accommodate a typical RF-13 type home and the required parking without the attached garage dominating the front elevation. Allowing a double side-by-side garage on proposed Lot 7 will ensure both adequate parking and a consistent streetscape along Bedford Drive.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan, attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block B on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Hazard Lands and Sensitive Ecosystems Development Permit No. 7918-0085-00, generally in accordance with the Geotechnical Assessment Report by Western Geotechnical Consultants Limited, dated June 4, 2019 and the Environmental Report by Envirowest Consultants Limited, dated, May 30, 2019.
3. Council approve Development Variance Permit No. 7918-0085-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width required for a Type II 'Interior' lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7; and
  - (b) to reduce the minimum lot width required for a front-accessed, double garage (two vehicles parked side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.
4. 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) submission of a finalized Ecosystem Development Plan, to the specifications and satisfaction of the Planning and Development Department;
  - (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 and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted geotechnical report.



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:**

5 Elementary students at James Ardiel Elementary School  
3 Secondary students at Kwantlen 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 2020/2021.

Parks, Recreation & Culture: Parks supports the application but has some concerns with the pressure the application will place on park facilities in the area. The applicant has agreed to a financial contribution of \$11,700, which represents a contribution of \$1,300 per newly created lot, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage residential lot with a single family dwelling, which is to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across unopened road allowance):	City-owned parkland (Victoria Park)	Conservation and Recreation	RA
East (Across Bedford Drive):	Single family dwellings.	Urban	RF
South (Across 115 Avenue):	Single family dwellings.	Urban	RF
West:	Over-sized duplex lot (under Development Application No. 7915-0428-00 to rezone and subdivide into 3 single family small lots and 1 remnant duplex lot, 3 <sup>rd</sup> Reading granted on January 22, 2018) and a single family lot.	Urban	RM-D and RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The 5,095-square metre (1.23-acre) subject property is located at 14409 – 115 Avenue in Whalley.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is bound by an unconstructed road right-of-way (Wellington Drive) to the north, single family dwellings across both Bedford Drive to the east and 115 Avenue to the south, as well as a single family dwelling and oversized duplex lot to the west, currently under Development Application No. 7915-0428-00 to rezone and subdivide into three single family small lots and one remnant duplex lot (3<sup>rd</sup> Reading granted by Council on January 22, 2018).

### Current Proposal

- The applicant is proposing to rezone the south-west portion of the lot (Block A on the attached Survey Plan, Appendix I) to "Single Family Residential Zone (RF)" and the remaining portion of the lot (Block B on Appendix I) to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into one RF (single family) lot and nine Type II RF-13 (single family small) lots.
- Proposed Lots 1-9 (Type II RF-13 lots) range from 13.1 to 15.4 metres (43 to 51 ft.) in lot width, from 25 to 42 metres (82 to 138 ft.) in depth, and from 360 to 590 square metres (4,066 to 6,350 sq.ft.) in lot area. All proposed Type II RF-13 lots meet or exceed the minimum 24-metre (79-ft.) depth and 336-square metre (3,595-sq.ft.) interior lot area and 380-square metre (4,066 sq.ft.) corner lot area requirements of the RF-13 Zone.
- Proposed Lot 7 is 13.1 metres (43 ft.) wide and requires a variance to reduce the lot width and to permit a front-accessed, double garage (see By-law Variances section).
- The proposed subdivision meets the general intent of the Small Lot Residential Zone Policy, approved by Council on January 17, 2000 (Corporate Report Coo2; 2000), as it will create a compatible transition between different land uses/densities and is small-scale, self-contained and on an incremental basis.
- Proposed Lot 10 (RF lot) is 17 metres (56 ft.) wide, 42 metres (138 ft.) deep and 712 square metres (7,664 sq.ft.) in area, which exceeds the minimum dimensional and lot area requirements of the RF Zone.

### Road Dedication and Access

- Proposed Lots 1-3 will have driveway access from the completed Wellington Drive to the north, proposed Lots 4-9 from Bedford Drive to the east and proposed Lot 10 from 115 Avenue to the south.
- The applicant will be required to undertake the following road-related construction as part of the subject application:

- Construct the west side of Bedford Drive to the Through Local Standard for that portion abutting the subject site; and
- Construct the north side of 115 Avenue to the Through Local Standard for that portion abutting the subject site.
- The extension and construction of Wellington Drive, from the intersection of Wellington Drive and Bedford Drive to the west property line of the adjacent lot (14365/14367 - 115 Avenue), is to be provided under Development Application No. 7915-0428-00, which was given Third Reading by Council on January 22, 2018, but has not yet been granted Final Adoption.
- The applicant has been informed by staff that the proposed layout is dependent on the construction of Wellington Drive under Development Application No. 7915-0428-00 to the immediate west, which will provide access to proposed Lots 1-3. Should the adjacent application not proceed, the applicant will be required to construct frontage works in compliance with all relevant provincial and municipal regulations and requirements, adjacent to the subject site.

#### Neighbourhood Character Study and Design Guidelines

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involves reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed single family development.
- The Character Study found that most homes in the immediate neighbourhood are not considered to provide appropriate architectural context. The guidelines, a summary of which is attached (Appendix V), propose improved massing scale, massing and roof design, construction materials, as well as trim and detailing elements more in line with post-2017 RF and RF-13 Zone developments.

#### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Aplin & Martin Consultants Ltd. The plans were reviewed by staff and found to be generally acceptable.
- The applicant is proposing fill in excess of 0.5 metres (1.5 ft.) in depth along the eastern portions of proposed Lots 7-9, in order to achieve basements and a provide for a level transition with Bedford Drive.
- 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.

### Affordable Housing

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution requirement does not apply.

## DEVELOPMENT PERMIT FOR HAZARD LANDS AND SENSITIVE ECOSYSTEMS

### Hazard Lands (Steep Slopes) Development Permit

- The site is subject to a Hazard Lands Development Permit Area for Steep Slopes due to the presence of slopes in excess of 20% gradient.
- The applicant has provided a geotechnical report, prepared by Western Geotechnical Consultants Limited and dated November 21, 2018, which indicated that following a review of the soil conditions as well as slope stability assessment results, the subject site is safe for the intended use (i.e., subdivision into 10 lots).
- In addition, the applicant will be required to register a Section 219 Restrictive Covenant on the land to ensure that all on-site preparation, including lot grading, and building construction complies with the recommendations of the accepted geotechnical report. The report also contains recommendations on subgrade preparation, excavation of slopes, structural fill, seismic design of foundations and site drainage.
- The geotechnical report was peer-reviewed by an independent, third-party Qualified Professional from Valley Geotechnical Engineering Services who deemed the geotechnical report generally acceptable subject to minor revisions. A revised geotechnical report, prepared by Western Geotechnical Consultants Limited and dated June 4, 2019, was submitted and deemed acceptable by the peer-reviewer.
- At the Building Permit stage, the Building Division will require Letters of Assurance from a Geotechnical Engineering to ensure that building plans comply with the recommendations of the accepted geotechnical report.

### Sensitive Ecosystems (Streamside) Development Permit

- The site is also located within a Sensitive Ecosystems Development Permit Area for both Streamside Areas and Green Infrastructure Areas due to the presence of both an unnamed Class B (yellow-coded) watercourse in the unconstructed Wellington Drive right-of-way and an unnamed Class B (yellow-coded) watercourse and a Green Infrastructure Network hub (Victoria Park) to the north.

- Under Development Application No. 7915-0428-00 to the immediate west, which was granted Third Reading by Council on January 22, 2018, but has not yet been granted Final Adoption, the applicant obtained Water Sustainability Act for the relocation of the Class B and Class C watercourses within Wellington Drive right-of-way in association with the construction of roadworks and services.
- The applicant has provided an Ecosystem Development Plan, dated May 30, 2019 and prepared by the same Qualified Environmental Professional as Development Application No. 7915-0428-00, Envirowest Consultants Limited, demonstrating that none of the minimum required streamside setback areas of either the existing or proposed watercourses extend onto the subject site.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 12, 2018 and Development Proposal Signs installed on the subject property on November 21, 2018. To date, staff have received one response from an area resident, as summarized below (*staff comments in italics*):

- Concerns about traffic, as well as secondary suites within the proposed homes and the affect they may have on existing on-street parking.

*(The RF and RF-13 Zone permit one single family dwelling and one secondary suite (which must be contained within the primary building) on each lot.*

*The project Design Consultant has demonstrated that each lot could provide a minimum of 4 off-street parking spaces, 2 in the double side-by-side garage and 2 in the driveway, which exceeds the minimum off-street parking requirements of the RF and RF-13 Zone).*

- Concerns about increased crime.

*(The creation of new single family homes is not expected to increase crime.)*

### TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum & Associates 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 and Cottonwood Trees</b>			
Red Alder	59	59	0
Black Cottonwood	7	7	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Big Leaf Maple	1	1	0
<b>Coniferous Trees</b>			

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Sitka Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Off-site</b>	<b>6</b>	<b>6</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>21</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>21</b>	
<b>Contribution to the Green City Fund</b>			
		<b>\$30,800.00</b>	

- The Arborist Assessment states that there are a total of ten (10) protected trees on the site, excluding Alder and Cottonwood trees. Sixty-six (66) existing trees, approximately 87 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 86 replacement trees on the site. Since only 21 replacement trees can be accommodated on the site (based on an average of two (2) trees per RF-13 lot and three (3) replacement trees per RF lot), the deficit of 65 replacement trees will require a cash-in-lieu payment of \$26,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition, the applicant has obtained permission from the adjacent property owner to remove an off-site tree row, containing six (6) By-law sized trees, adjacent to the western side lot line of proposed Lot 10. As no on-site or off-site replacement trees are proposed on a 2 to 1 replacement ratio, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, in addition to the cash-in-lieu payment of \$26,000 to the Green City Fund for on-site trees.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$30,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 26, 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)	<ul style="list-style-type: none"> <li>The proposed subdivision is consistent with the "Urban" designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>Secondary suites will be permitted on all ten (10) lots, subject to meeting the zoning and building requirements for secondary suites.</li> <li>The proposed subdivision will provide for a variety of housing typologies in this portion of Bolivar Heights.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development incorporates Low Impact Development Standards, such as absorbent soils and dry swales, to manage on-site stormwater.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The subject site is located within walking distance of a bus stop, serviced by Translink's Route 373 (Guildford/Surrey Central).</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The proposed single family dwellings will incorporate Crime Prevention Through Environmental Design (CPTED) features, including "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No green certification rating is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Development proposal signs were installed on the subject site and pre-notification letters were mailed to adjacent area residents.</li> </ul>

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum lot width for a Type II 'Interior' lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7; and
- To reduce the minimum lot width requirement for a front-accessed, double garage (side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.

## Applicant's Reasons:

- The requested variance represents a 2% reduction to the required minimum lot width of the RF-13 Zone and is more than offset by the proposed lot depth and lot area of proposed Lot 7.

- Permitting a double garage (two vehicles side-by-side) on proposed Lot 7 would ensure that the lot would be able to accommodate a minimum of 4 off-street parking spaces, two in the garage and two in the driveway.

Staff Comments:

- The minimum lot width, depth and area required for a Type II 'Interior' lot is 13.4 metres (44 ft.), 24 metres (79 ft.) and 336 square metres (3,595 sq.ft.) respectively. The proposed lot width, depth and area of proposed Lot 7 is 13.1 metres (43 ft.), 45 metres (148 ft.) and 590 square metres (6,350 sq.ft.) respectively, thereby greatly exceeding the minimum lot depth and lot area requirements of the RF-13 Zone.
- In accordance with the RF-13 Zone, a front-accessed, double garage or carport to accommodate two vehicles parked side-by-side is not permitted on any lot less than 13.4 metres (44 ft.) in width. The applicant's Design Consultant has provided sample floorplans and front elevations demonstrating that a double garage on proposed Lot 7 would not dominate the streetscape and that the proposed lot width would still accommodate a useable front porch and front-facing windows at the main floor level.
- On January 22, 2018, Council supported a similar variance, under Development Application No. 7915-0428-00, to permit a 13.1-metre (43-ft.) lot width for one of the three proposed RF-13-zoned lots to the immediate west of the subject site.
- Staff support the requested variances to proceed to Public Notification.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Data Sheet and Block Plan
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.	Neighbourhood Context (COSMOS Aerial Photo, April 2018)
Appendix VIII.	Development Variance Permit No. 7918-0085-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by Western Geotechnical Consultants Limited and dated November 21, 2018. Revised Geotechnical Study prepared by Western Geotechnical Consultants Limited and dated June 4, 2019.
- Geotechnical Peer Review Comments and Letter prepared by Valley Geotechnical Engineering Services and dated June 6, 2019.
- Environmental Report prepared by Envirowest Consultants Limited and dated May 30, 2019.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13 and RF

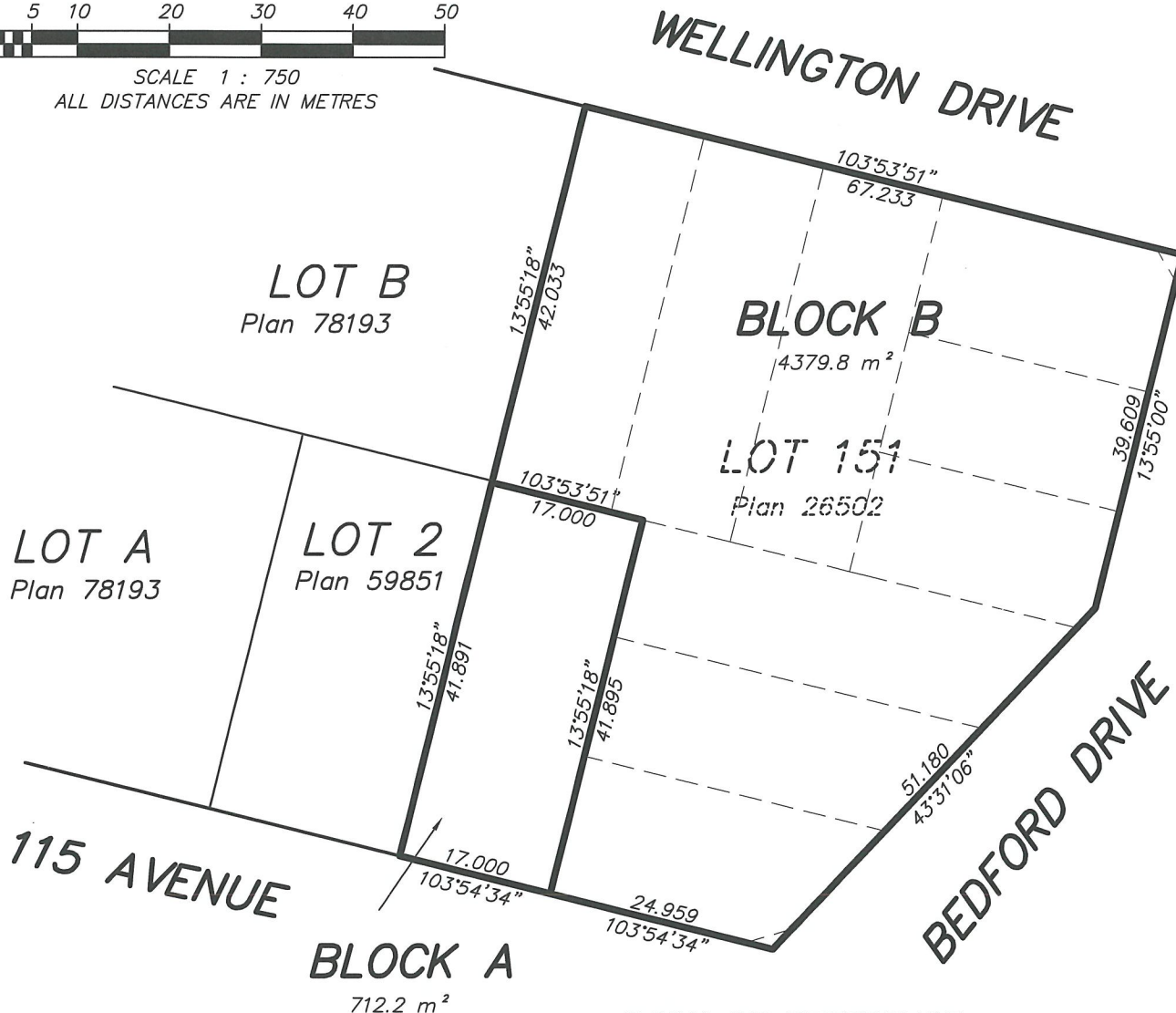
Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.23 ac.	
Hectares	0.5 ha.	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	10	
<b>SIZE OF LOTS</b>		
	RF-13	RF
Range of lot widths (metres)	13.1* m. - 15.4 m.	17.0 m.
Range of lot areas (square metres)	360 m <sup>2</sup> - 590 m <sup>2</sup>	712 m <sup>2</sup>
<b>DENSITY</b>		
	RF-13	RF
Lots/Hectare & Lots/Acre (Gross)	20.8 lots/ha. & 8.4 lots/ac.	14.0 lots/ha. & 5.6 lots/ac.
Lots/Hectare & Lots/Acre (Net)	N/A	N/A
<b>SITE COVERAGE (in % of gross site area for each zone)</b>		
Maximum Coverage of Principal & Accessory Building	50%	37%
Estimated Road, Lane & Driveway Coverage	10%	8%
Total Site Coverage	60%	45%
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site	N/A	
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	YES	
<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	
Lot Width and Double Garage (Lot 7)	YES	

\*variance requested

# SURVEY SKETCH TO ACCOMPANY CITY OF SURREY ZONING BYLAW \_\_\_\_\_ OVER LOT 151, BLOCK 57 NEW WESTMINSTER DISTRICT PLAN 26502



SCALE 1 : 750  
ALL DISTANCES ARE IN METRES



### BOOK OF REFERENCE

BLOCK	ZONE	LEGAL DESCRIPTION	AREA
BLOCK A	RF	PART OF LOT 151, BLOCK 57, NWD, PLAN 26502	712.2 m <sup>2</sup>
BLOCK B	RF-13	PART OF LOT 151, BLOCK 57, NWD, PLAN 26502	4379.8 m <sup>2</sup>

NOTE:

LEGAL BOUNDARIES ARE BASED ON THE LAND TITLE OFFICE RECORDS AND FIELD SURVEY



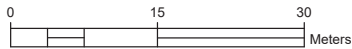
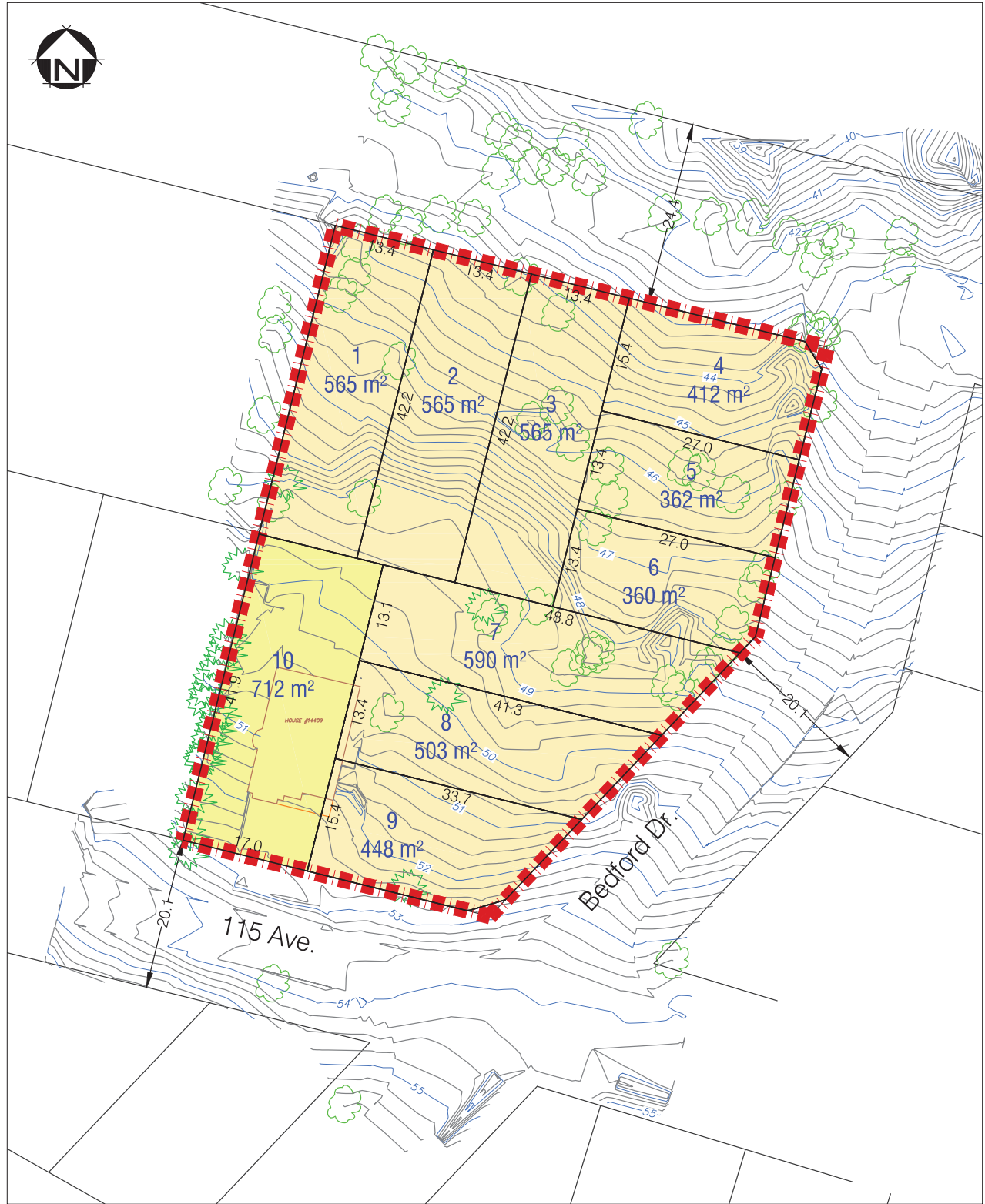
**MURRAY & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE  
SURREY, BC V3W 3E9  
(604) 597-9189



CERTIFIED CORRECT THIS  
30th DAY OF MAY 2019

FILE 18-524-02



RF
RF-13
Lot 7 Requires Lot Width DVP

1172587 BC.Ltd.  
Single-Family Development  
14409 115th Ave, Surrey

## SUBDIVISION CONCEPT

LEGAL DESCRIPTION  
PID 008-884-803

GROSS SITE AREA  
0.5 hectares / 1.23 acres  
NET SITE AREA  
0.5 hectares / 1.23 acres

EXISTING DESIGNATIONS  
OCP: Urban  
NCP: N/A  
Zoning: RA  
PROPOSED DESIGNATIONS  
OCP: Urban  
NCP: N/A  
Zoning: RF / RF-13

LOT YIELD  
Existing: 1 lots  
Proposed: 10 lots  
DENSITY  
Gross: 20 uph / 8.1 upa  
Net: 20 uph / 8.1 upa



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.



## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 03, 2019** PROJECT FILE: **7818-0085-00**

---

RE: **Engineering Requirements** Location: **14409 115 Avenue**

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

- Dedicate 3.0 m x 3.0 m corner cut at 115 Avenue and Bedford Drive intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 115 Avenue, Bedford Drive, and Wellington Drive frontages.

***Works and Services***

- Construct north side of 115 Avenue to Local Road standard.
- Construct west side of Bedford Drive to Limited Local Road standard.
- Construct Wellington Drive to Limited Local Road standard.
- Construct storm, sanitary, and water facilities along Wellington Drive to service the site.
- Latecomers may apply should the works and services along Wellington Drive proposed under City of Surrey application 7815-0428-00 be completed, accepted and placed on maintenance.
- Construct on-site drainage mitigation features per Bridgeview North Slope Integrated Stormwater Management Plan (ISMP).
- Provide storm, sanitary, and water service connections to each lot.
- Construct fencing at the property line bordering the existing park and coordinate the removal of any hazardous trees in the proposed park.
- Obtain all applicable environmental approvals relating to watercourse relocation.

A Servicing Agreement is required prior to Rezone and Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Tommy Buchmann, P.Eng.  
Development Services Manager

AY



Planning

May 29, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0085 00 (revised)

**SUMMARY**

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	5
Secondary Students:	3

September 2018 Enrolment/School Capacity

<b>James Ardiel Elementary</b>	
Enrolment (K/1-7):	51 K + 374
Operating Capacity (K/1-7)	38 K + 442
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1432
Capacity (8-12):	1200

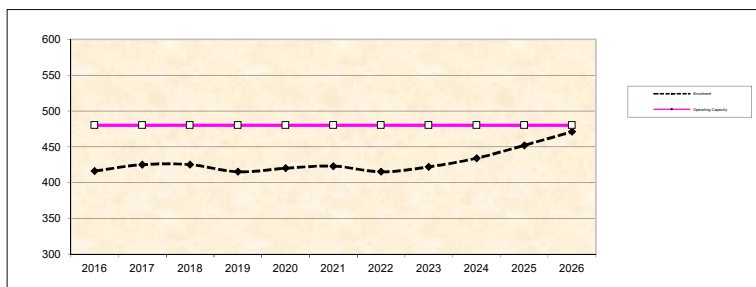
**School Enrolment Projections and Planning Update:**

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

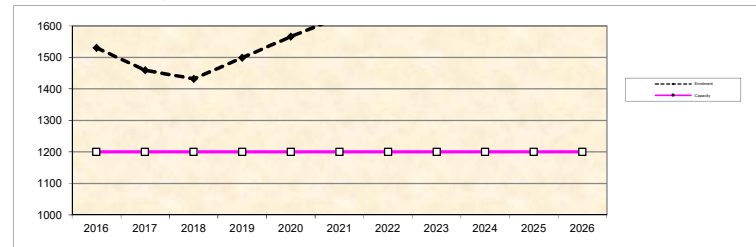
James Ardiel Elementary 10 year projections indicate a catchment that is in the final stage of its build out and that the neighbourhood will start to mature over time. Enrollment is constant and can be accommodated by the existing capacity of the school. However, there is currently a development permit application which is considering a consolidation in zoning to allow for a future 1000 unit residential tower. The timing of this future high rise development, with good market conditions could impact the enrolment growth upwards from the projections below.

Kwantlen Park Secondary is currently operating at 119% and is projected to grow by 500 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2019/2020 Capital Plan, the District is requesting a 300 capacity addition targeted to open September 2025. The Ministry of Education has not approved capital funding for this request.

**James Ardiel Elementary**



**Kwantlen 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 no: 7918-0085-00  
Project Location: 14409 - 115 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 in an old growth area in which surrounding homes were constructed in the 1970's and 1980's, but predominantly 1980's. Approximately 85% of homes can be classified either as "Modern California Stucco" style or "West Coast Modern" style. Homes types are Basement Entry (69%), Two-Storey (23%) and Split Level (8%) types. Most homes (77%) have high scale massing characteristics in which substantial amounts of upper floor wall mass are visible from the street, and / or the homes have features such as exaggerated entrance porticos that increase the apparent mass (two homes have a dominating 2 ½ storey high front entrance). None of these high mass homes meet modern massing design standards. Eighty five percent of homes have roof slopes of 6:12 or lower. A wide variety of roof surfaces are evident, including concrete roof tiles (46%), cedar shingles (15%), asphalt shingles (31%), and metal (8%). Wall surfaces include stucco (46%), vinyl (39%), and cedar (15%). Most homes have colour schemes from a natural or neutral palette (one primary and one warm colour home). Ninety two percent of homes have either an asphalt or gravel driveway. With only a few exceptions, landscape standards are modest, featuring only a few shrubs.

Adjacent to the west side of the subject site is a new application, Surrey project 15-0428-00, a 3 lot RF-12 project at which new construction is not yet underway. The emerging future character can be implied by proposed building scheme regulations for 15-0428-00.

#### 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 and 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.

- 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", "Craftsman-Heritage", "Rural Heritage", compatible forms of "West Coast Contemporary", and other styles determined by the design consultant to be compatible. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF and 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 range from one to 2 ½ storeys 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.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2017 developments.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 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 and RF-13 bylaws. 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:** Most neighbouring homes are 1980's, 3000+ sq.ft. "Modern California Stucco" and "West Coast Modern" style Basement Entry homes with high scale massing characteristics. The front entrance is proportionally exaggerated on several homes including two homes with 2 ½ storey high entrance porticos. Roof structures are common hip and common gable type, most at slopes of 6:12 or less. A variety of roof surfaces are evident including concrete tiles (majority), cedar shingles, asphalt shingles, and metal. Most homes are clad with stucco. Landscaping standards are modest.



## 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 2015'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 and 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 and RF-13 developments constructed in Surrey subsequent to the year 2015.

**Exterior Materials/Colours:**

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

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:**

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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 23, 2018

**Reviewed and Approved by:**       **Date:** April 23, 2018

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 18-0085-00

Address: 14409 - 115 Ave

Registered Arborist: Corey Plester, PN# 8523

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)	76
<b>Protected Trees to be Removed</b>	76
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 66 X one (1) = <u>66</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u></li> </ul>	86
<b>Replacement Trees Proposed</b>	21
<b>Replacement Trees in Deficit</b>	65
<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>	6
<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 6 X two (2) = 12</li> </ul>	12
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	12

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

Signature of Arborist:



Date: October 15, 2018



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

14409 115th AVENUE  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT18/18	MK	SITE LAYOUT

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 28, 2018

**T-1**

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- NON BY-LAW TREE
- TREE >4m FROM THE PL - NOT ASSESSED



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

14409 115th AVENUE  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT18/18	MK	SITE LAYOUT

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

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.

SHEET TITLE

**T2 - TREE PROTECTION PLAN**

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DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 28, 2018

**T-2**

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE >4m FROM THE PL - NOT ASSESSED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE





Canadian National Rwy

Hwy 17 (South Fraser Perimeter Rd)

116A Ave

King Rd

McBride Dr

Wellington Dr

McBride Dr

115 Ave

Bedford Dr

Currie Dr

114A Ave

114A Ave

Ave

144A St

Grosvenor Rd

114 Ave



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0085-00

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: 008-884-803  
Lot 151 Block 57 New Westminster District Plan 26502

14409 - 115 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 H.5 of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum width of a lot on which a front-accessed, double garage or carport is permitted is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7; and
  - (b) In Section K.2 of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum lot width of a Type II 'Interior' lot is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.
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.
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 .

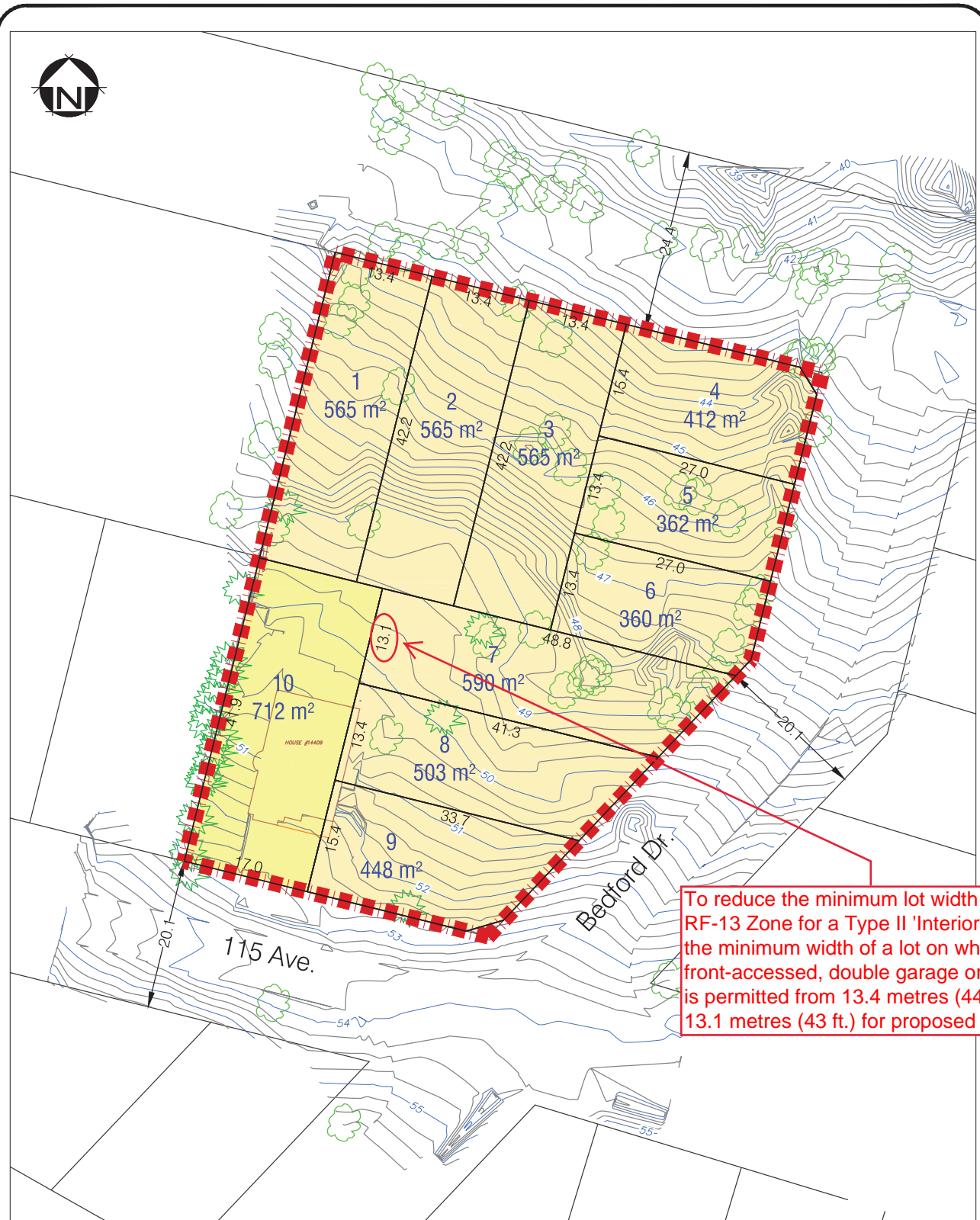
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Mayor – Doug McCallum

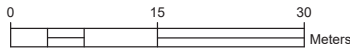
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City Clerk – Jennifer Ficocelli





To reduce the minimum lot width of the RF-13 Zone for a Type II 'Interior Lot' and the minimum width of a lot on which a front-accessed, double garage or carport is permitted from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.



<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span> RF
<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span> RF-13
<b>Lot 7 Requires Lot Width DVP</b>

1172587 BC.Ltd.  
Single-Family Development  
14409 115th Ave, Surrey

**SUBDIVISION CONCEPT**

LEGAL DESCRIPTION  
PID 008-884-803

GROSS SITE AREA  
0.5 hectares / 1.23 acres  
NET SITE AREA  
0.5 hectares / 1.23 acres

EXISTING DESIGNATIONS  
OCP: Urban  
NCP: N/A  
Zoning: RA  
PROPOSED DESIGNATIONS  
OCP: Urban  
NCP: N/A  
Zoning: RF / RF-13

LOT YIELD  
Existing: 1 lots  
Proposed: 10 lots  
DENSITY  
Gross: 20 uph / 8.1 upa  
Net: 20 uph / 8.1 upa



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