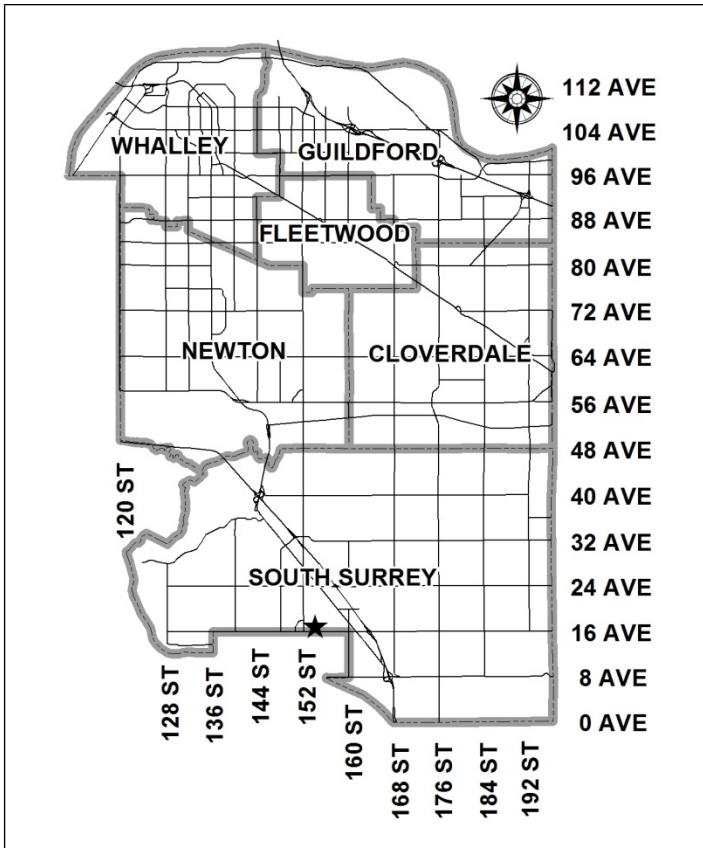


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0115-00

Planning Report Date: July 9, 2018



PROPOSAL:

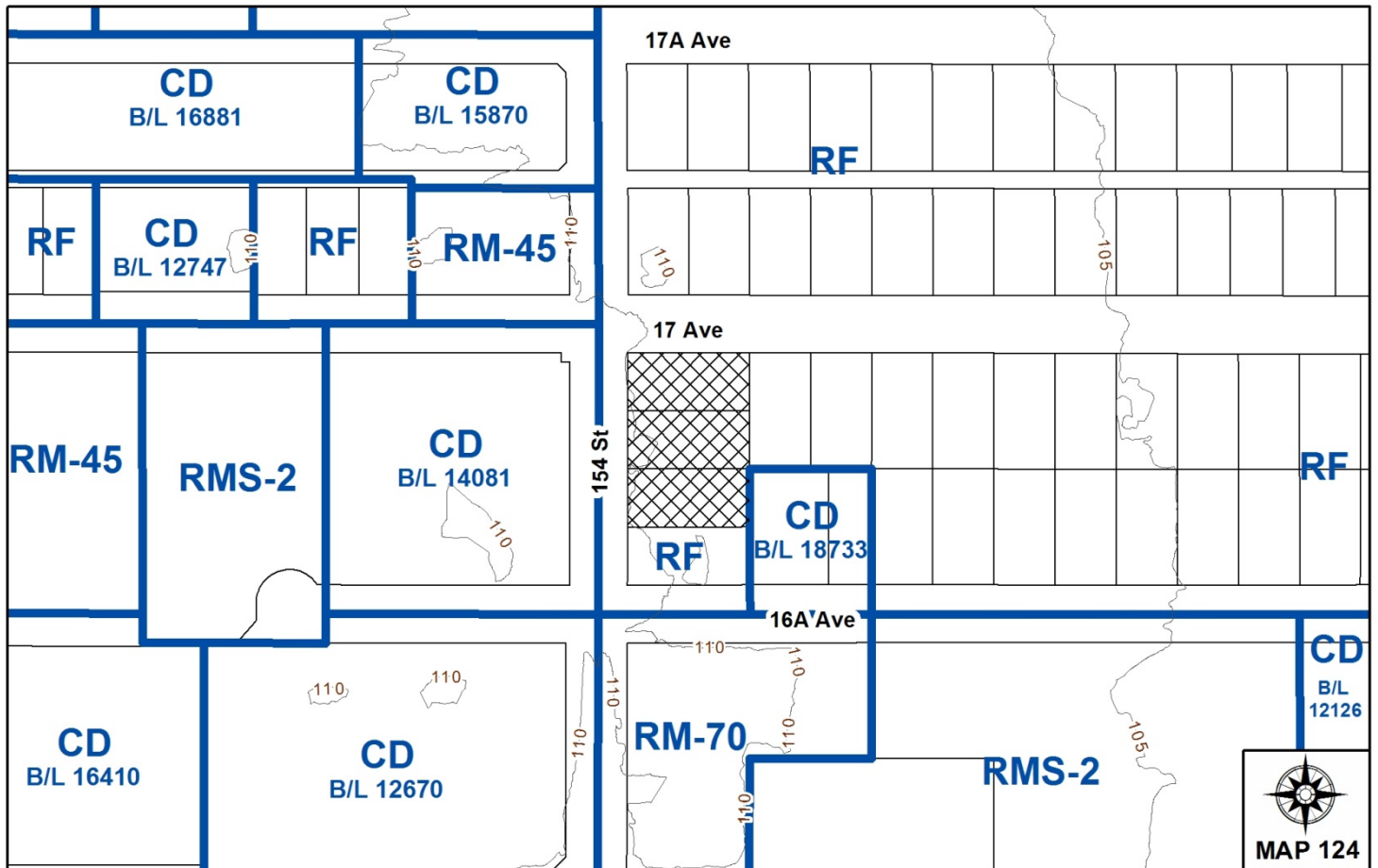
- **Rezoning** from RF to RF-SD
- **Development Variance Permit**

to allow subdivision into eight (8) semi-detached dwelling units.

LOCATION: 1670 - 154 Street
 1680 - 154 Street
 1690 - 154 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance for reduced lot widths for all interior lots.

RATIONALE OF RECOMMENDATION

- The project complies with the "Urban" designation in the Official Community Plan.
- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity of housing in the area, and is an appropriate interface with the single family residential neighbourhoods to the east and the multiple residential buildings to the west.
- The proposed housing form creates an opportunity for a more affordable housing option in the area.
- Minimal opposition to the proposed land use has been identified through the City's pre-notification process.
- The proposed variance for reduced lot widths is minimal and equates to only a 1 percent (10 cm) reduction to the required lot width for the interior lots.

RECOMMENDATION

1. A By-law be introduced to rezone the subject site from Single Family Residential Zone (RF) to Semi-Detached Residential Zone (RF-SD) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0115-00 (Appendix VII), to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 2 to 8, to proceed to Public Notification.
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) the applicant satisfy the deficiency in tree replacement on the site, to the 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;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-8 for structural independence;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-8 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
 - (i) registration of access easements on proposed Lots 1-8 for the maintenance of exterior finishes and drainage; and
 - (j) registration of an access easement on proposed Lots 1-8 for the maintenance and use of a party wall.

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:

Four (4) students at Jessie Lee Elementary School
Two (2) students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2019.

Parks, Recreation & Culture:

Parks notes that the rezoning application will put increased pressure on park amenities in the area. Parks accepts the \$2,500.00 offered by the applicant as an appropriate park amenity contribution.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 17 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwelling and hospice centre.	Urban	RF, CD (By-law No. 18733)
South:	Single family dwelling.	Urban	RF
West (Across 154 Avenue):	Assisted living housing.	Multiple Residential / Stage 1 TCP: Multi-Family Residential (1.5 FAR)	CD (By-law No. 14081)

DEVELOPMENT CONSIDERATIONSBackground

- The subject application consists of three lots in South Surrey with a gross site area of approximately 0.27 hectares (0.63 acres). The lots are designated "Urban" in the Official Community Plan (OCP) and are zoned "Single Family Residential Zone (RF)".

- The development site is currently located outside the Semiahmoo Town Centre. However, the lots directly interface with Multiple-Family Residential (Stage 1 TCP) designated properties on the west side of 154 Street and are within an area that is being considered as a potential extension area of the existing Semiahmoo Town Centre Plan.

Current Proposal

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Semi-detached Single Family Zone (RF-SD)" in order to create eight (8) RF-SD lots.
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum lot width for the interior RF-SD lots from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 2 to 8.
- Lot 1, which is a corner lot, is proposed to be 8.7 metre (28 ft.) wide, 34.4 metres (113 ft.) deep, and 294 square metres (3,169 sq. ft.) which meets or exceed the minimum requirements of the RF-SD Zone for corner lots.
- Lots 2 to 8, which are interior lots, are proposed to be 7.1 metre (28 ft.) wide, 34.5 metres (113 ft.) deep, and 244 square metres (2,626 sq. ft.) in area. With the exception of lot width, proposed Lots 2 to 8 exceed the minimum requirements of the RF-SD Zone for interior lots.
- The proposed lots will front onto 154 Street and have driveway access from a rear (east) lane that is proposed to be introduced, should the application be supported by Council.
- RF-SD units require party wall agreements between owners, as units share common walls along common property lines. A party wall agreement for shared maintenance, which will be registered as Section 219 Restrictive Covenant on title, will be required as part of the subject application.
- A Class C watercourse is located within the 17 Avenue road allowance north of the subject properties. The applicant has engaged Hemmera Envriochem Inc. and confirmed the Class C classification. There are no setback requirements, as outlined in Part 7A in the Zoning By-law, for Streamside setbacks for Class C watercourses, nor are these properties subject to a Sensitive Ecosystem Development Permit.

Discussion of Land Use

- The "Semi-detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.
- While one RF-SD structure contains two separate dwelling units, the outward appearance of the building is that of a single family residential form. In effect, the building has similar massing as a single family (RF) house but which contains two individual units.

- The RF-SD housing form is considered an appropriate infill development that will provide for additional diversity of housing in the area, and is an appropriate interface with the single family residential neighbourhoods to the east and the multiple residential buildings to the west. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid structures where new housing forms are not complementary to the existing neighbourhood.
- The current proposal would meet both objectives by providing diversity of housing forms while providing a sensitive interface with the existing neighbourhood.
- Two parking spaces must be provided per dwelling unit.

PRE-NOTIFICATION

Pre-notification letters were sent on April 16, 2018 to 528 property owners with lots within 100 metres (328 ft.) of the subject properties. A Development Proposal Sign was installed along the frontage of 154 Street on April 17, 2018.

Staff received correspondence from one member of the public with concerns about construction noise and disruptions, impacts on views, and the impact increased density would have on existing traffic and infrastructure issues in the neighbourhood.

(Staff provided clarification that the proposal is indicative of a single family residential form and density rather than the multiple residential building and densities implied by their initial correspondence. Staff provided further information on RF-SD Zone, highlighting the number of permitted units and the maximum building height of the zone.)

DESIGN PROPOSAL AND REVIEW

- The semi-detached lots (RF-SD) are not subject to a Form and Character Development Permit but the developer is proposing to register a Building Scheme for the future dwellings. The applicants have retained Ran Chahal of Apex Design Group Inc. as their Design Consultant, who has created the Building Design Guidelines (Appendix V) for the Building Scheme.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the existing single family form in the surrounding neighbourhood.
- The proposed buildings are to be compatible with "Neo-Traditional", "Neo-Heritage", and "Rural-Heritage" styles.
- The minimum roof pitch of the proposed dwellings is to be 4:12.
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and 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
Alder and Cottonwood Trees			
Alder/Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	3	3	0
Pacific Dogwood	1	1	0
English Oak	1	1	0
Plum	1	1	0
English Walnut	2	2	0
Evergreen Trees			
English Holly	1	1	0
Coniferous Trees			
Atlas Cedar	1	1	0
Western Red Cedar	3	3	0
Douglas Fir	4	4	0
Norway Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$18,000	

- The Arborist Assessment states that there are a total of 22 protected trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 4.5% 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 45 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 45 replacement trees will require a cash-in-lieu payment of \$18,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, no trees are proposed to be retained or replaced on the site with a contribution of \$18,000 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width for an interior lot in the "Semi-Detached Residential Zone (RF-SD)" from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 2 to 8.

Applicant's Reasons:

- Satisfying the minimum interior lot width of 7.2 metres (24 ft.) would have created lots that would be oversized in both width and area, and would have resulted in a loss of two (2) RF-SD lots from the total lot yield.

Staff Comments:

- The proposed 7.1 metre (23 ft.) lot widths are 0.1 metres (10 cm) less than the required 7.2 metres (24 ft.) for interior lots and allows for an efficient RF-SD subdivision where lots are necessary to be in pairs. This reduction represents less than a one (1) percent reduction in relation to the required lot width.
- The proposed lot depth of 34.5 metres (113 ft.) is deeper than the minimum requirement of 28 metres (90 ft.). Further, the proposed 245 square metre (2,637 sq. ft.) lot area exceeds the 200 square metre (2,150 sq. ft.) minimum of the RF-SD Zone.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the adjacent single family forms, with an emphasis on individualized unit articulation.
- The requested variance to lot width will be visually unperceivable along the streetscape.
- Staff support the proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Development Variance Permit No. 7918-0115-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

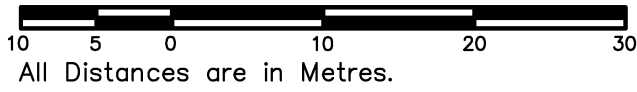
SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.633 acres
Hectares	0.256 hectares
NUMBER OF LOTS	
Existing	3
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	7.1 metres (23 ft.) to 8.7 metres (28 ft.)
Range of lot areas (square metres)	244 sq. metres (2,629 sq. ft.) to 294 sq. metres (3,1654 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	31 uph / 13 upa
Lots/Hectare & Lots/Acre (Net)	40 uph / 16 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	48.6%
Estimated Road, Lane & Driveway Coverage	31.1%
Total Site Coverage	79.7%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

PROPOSED SUBDIVISION PLAN OF LOTS 6, 7 & 8 SECTION 14, TOWNSHIP 1, NWD PLAN 17552

SCALE 1:500



CIVIC ADDRESS

LOT 6 NWD PLAN 17552
1670 154th STREET
SURREY, B.C.
P.I.D.: 010-293-761

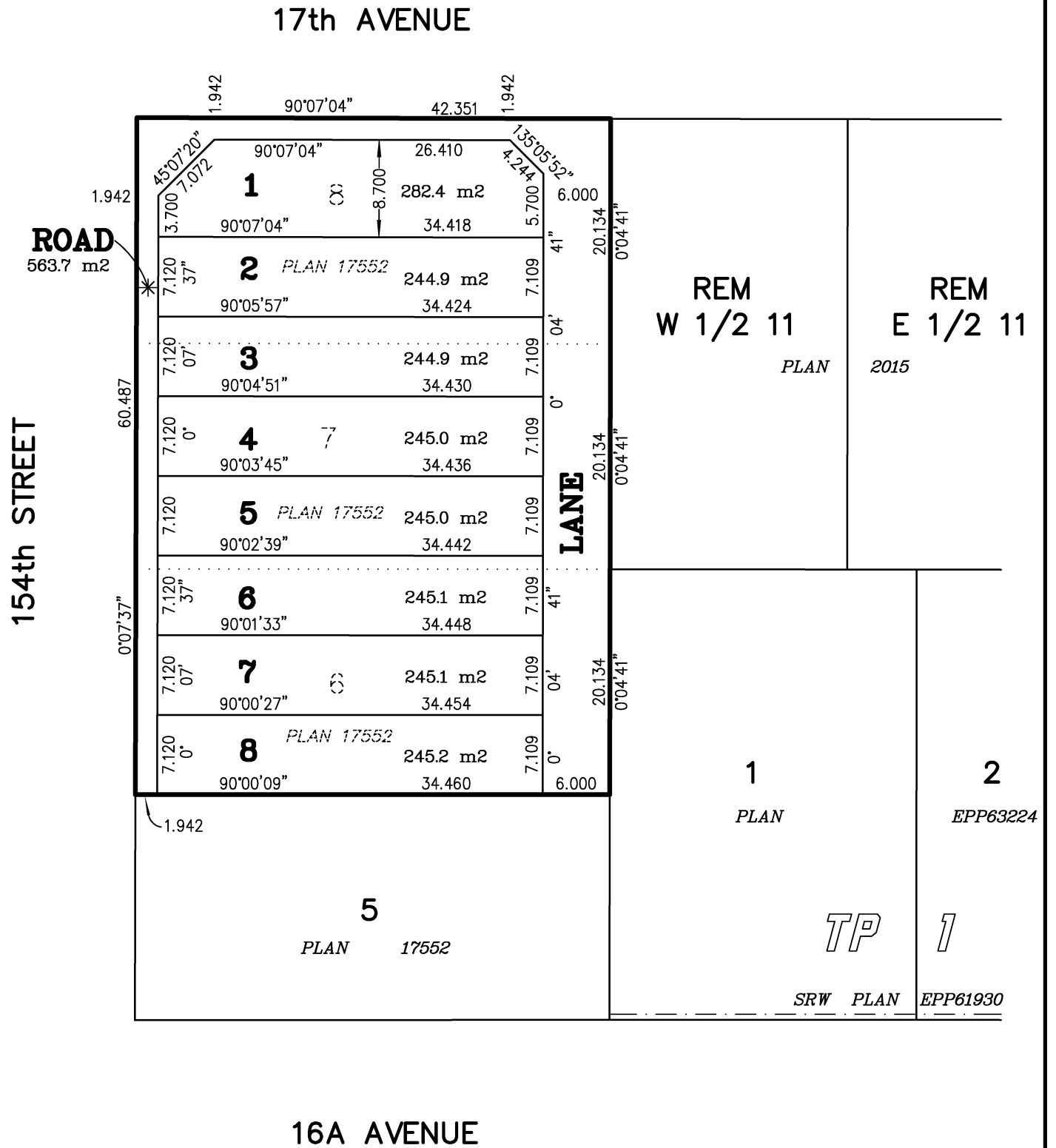
LOT 7 NWD PLAN 17552
1680 154th STREET
SURREY, B.C.
P.I.D.: 010-293-779

LOT 8 NWD PLAN 17552
1690 154th STREET
SURREY, B.C.
P.I.D.: 010-293-795

STRATA PLAN
LMS810
SEC 14

74	73	72	71
PLAN 14068			

STRATA PLAN
NWS2942



STRATA PLAN
BCS613

STRATA PLAN
LMS2510

NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared 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 reproduction, transmission or alteration to this document without consent of the signatory.

Certified correct, completed on the 18th day of June, 2018.



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS17-187_PS2

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 29, 2018** PROJECT FILE: **7818-0115-00**

RE: **Engineering Requirements
Location: 1670 154 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 154 Street for a Collector Road standard toward an ultimate 24.0 m road allowance (12.0 m from centerline);
- Dedicate 1.942 m along 17 Avenue for a Collector Road standard toward an ultimate 24.0 m road allowance (12.0 m from centerline);
- Dedicate 5.0 m x 5.0 m corner cut at 17 Avenue and 154 Street intersection;
- Dedicate 6.0 m towards the Residential Lane standard ultimate road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at 17 Avenue and Lane intersection; and
- Register 0.5 m Statutory Right-of-Way (SRW) along 154 Street and 17 Avenue frontages.

Works and Services

- Construct east side of 154 Street to the 24.0 m Collector standard;
- Construct south side of 17 Avenue to the 24.0 m Collector standard;
- Construct lane toward ultimate Residential Lane standard;
- Construct sanitary and storm mains across site frontage to service the site;
- Provide sanitary and storm service connections, complete with inspection chambers, to each lot;
- Provide an adequately-sized metered water service connection to each lot;
- Cap and abandon any existing service connection unused or over 30 years old at the main;
- Register an RC on the lots for driveway access to Lane only; and
- Register an RC on title for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

M51

NOTE: Detailed Land Development Engineering Review available on file



Planning April 16, 2018

School Enrolment Projections and Planning Update:

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

As of September 2017, actual enrolment at Jessie Lee Elementary has significantly increased from what was projected in 2016. This may be an indication that the projected growth trend is happening faster than what was previously projected. Based on this, Jessie Lee Elementary could be at 100% capacity as early as 2020. Currently, there are no capital plan project requests for the school.

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

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0115 00

SUMMARY

The proposed 8 Single family with suites are estimated to have th on the following schools:

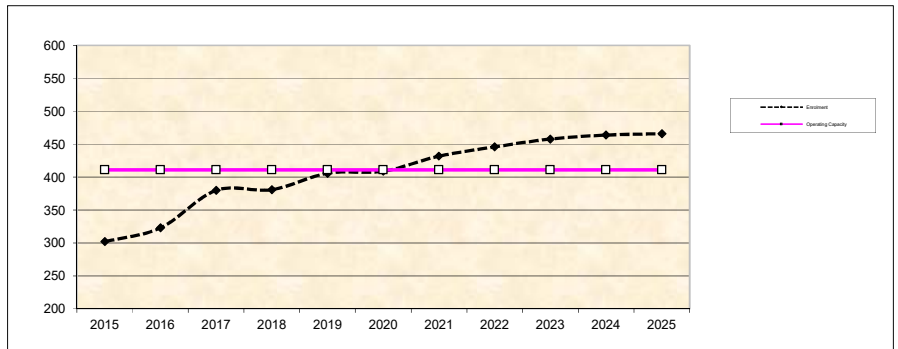
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

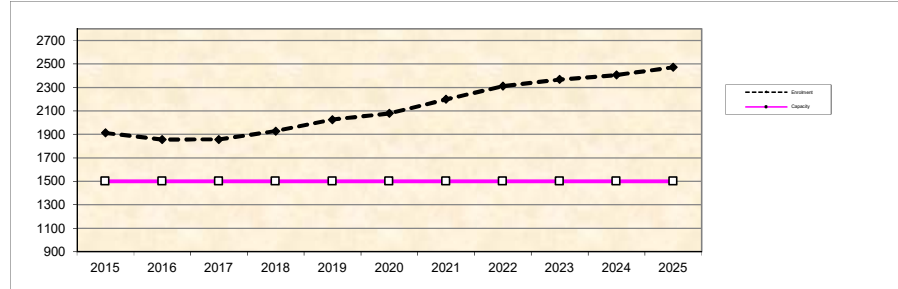
September 2017 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	51 K + 329
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

Jessie Lee Elementary



Earl Marriott 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**V.1.R2**

Surrey Project no.:	18-0115-00 (Queensway Properties)
Property Location:	1670, 1680 & 1690-154 Street, Surrey, B.C
Design Consultant:	Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC Apex Design Group Inc. #157- 8120 -128 Street, Surrey, BC V3W 1R1 Off: 604-543-8281 Fax: 604-543-8248

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

1. Residential Character

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

The area surrounding the subject site is an old urban area built out in the 1950's – 2000's. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 95% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (5/12 or lower) to medium pitch (6/12) and higher common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

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

Landscaping is of a moderate planting standard with 11% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 20-60 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:	“Two-Storey”	11.00%
	“Basement Entry/Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	89.0%
	“Split Levels”	0.00%
Dwelling Sizes: (Floor Area/Volume)	Size range:	68.0% under 2000 sq.ft excl. garage
		14.0% 2001 - 2500 sq.ft excl. garage
		18.0% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Stucco: 48.0% Cedar: 42.0% Hardi: 5% Vinyl: 5.0%	Brick or stone accent on 5.0% of all homes
Roof Pitch and Materials:	Asphalt Shingles: 100.0%	Cedar Shingles: 0.00%
	Concrete Tiles: 0.00%	Tar & Gravel: 0.00%
	69.00% of all homes have a roof pitch 5:12 or lower.	
Window/Door Details:	100% of all homes have rectangular windows	

Streetscape: A variety of simple “Two Story”, 20-60 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

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

**Exterior Treatment
/Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

- Restrictions on Dwellings:**
- Basement Entry homes not allowed.
 - No second kitchen or food preparation area;
 - Not more than one bedroom on the main floor of a *two-storey* single family dwelling.
 - No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder or the main floor.
 - No access to the basement from the outside other than from the rear of the single family dwelling.
 - Not more than one bathroom in the basement.

Exterior Materials /Colours: Stucco, Cedar, Hardiplank, Vinyl is permitted only on non-street facing facades, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch: Minimum 4:12

Roof Materials/Colours: Cedar shakes, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey brown or black tones only.

Window/Door Details: Dominant: Rectangular or Gently arched windows.

In-ground basements: Permitted if servicing allows.

Landscaping: Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:



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

May 10, 2018
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 1670, 1680, 1690-154 Street

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	23
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = <u>44</u> 	45
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

<p style="text-align: center;"><i>Jeff Ross</i></p> <p>Signature of Arborist:</p>	<p>Date: May 2, 2018</p>
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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

1670 1680 1690
 154 STREET
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN10/18	MK	HOUSE PLANS
2	MAY02/18	MK	ROAD WORKS/SERVICES

NOTE: TREE LOCATIONS ARE NOT SURVEYED. LOCATIONS ARE FROM SITE PLANS DRAWINGS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

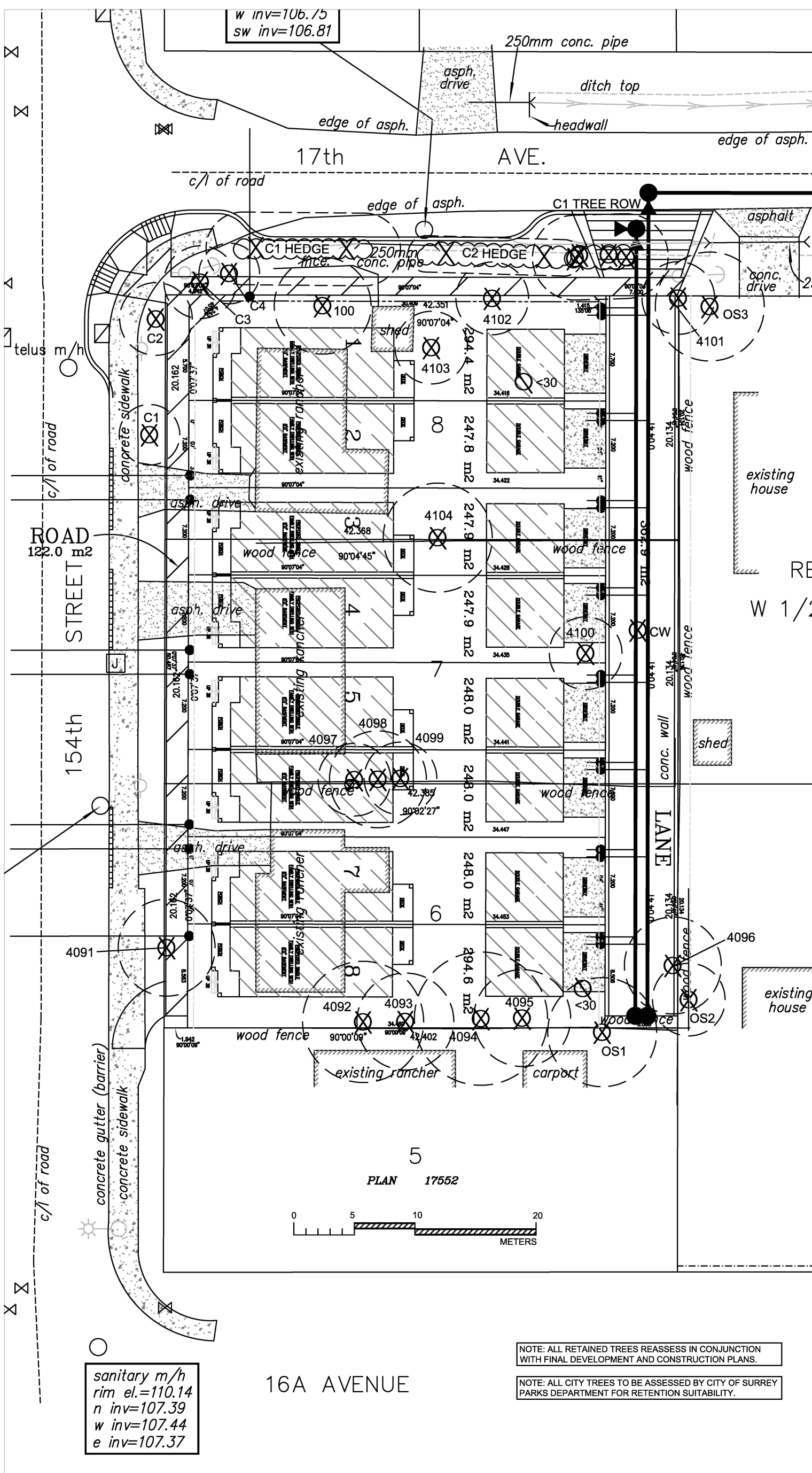
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 21, 2017

T-1
 SHEET 1 OF 2



sanitary m/h
 rim el.=110.14
 n inv=107.39
 w inv=107.44
 e inv=107.37

NOTE: ALL RETAINED TREES REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.
 NOTE: ALL CITY TREES TO BE ASSESSED BY CITY OF SURREY PARKS DEPARTMENT FOR RETENTION SUITABILITY.

LEGEND

- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0115-00

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: 010-293-761

Lot 6 Section 14 Township 1 New Westminster District Plan 17552

1670 - 154 Street

Parcel Identifier: 010-293-779

Lot 7 Section 14 Township 1 New Westminster District Plan 17552

1680 - 154 Street

Parcel Identifier: 010-293-795

Lot 8 Section 14 Township 1 New Westminster District Plan 17552

1690 - 154 Street

(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 17H "Semi-detached Residential Zone (RF-SD)", the minimum interior lot width is reduced from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for Lots 2 to 8.
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.

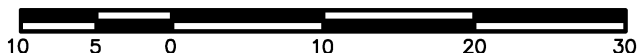
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

PROPOSED SUBDIVISION PLAN OF LOTS 6, 7 & 8 SECTION 14, TOWNSHIP 1, NWD PLAN 17552

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS

LOT 6 NWD PLAN 17552
1670 154th STREET
SURREY, B.C.
P.I.D.: 010-293-761

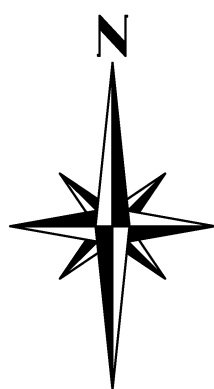
LOT 7 NWD PLAN 17552
1680 154th STREET
SURREY, B.C.
P.I.D.: 010-293-779

LOT 8 NWD PLAN 17552
1690 154th STREET
SURREY, B.C.
P.I.D.: 010-293-795

STRATA PLAN
LMS810
SEC 14

74	73	72	71
PLAN	14068		

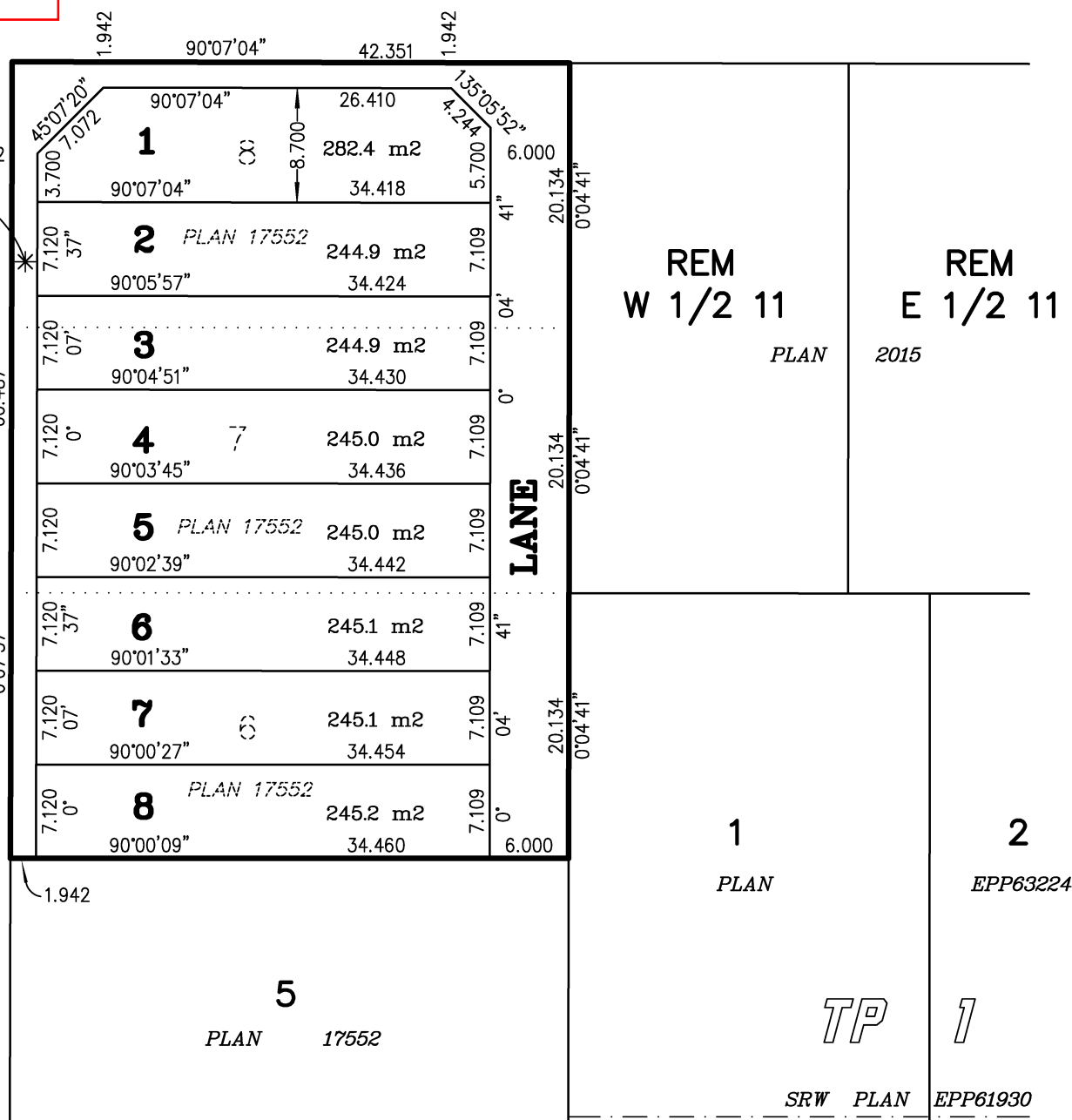
Lot width for Lots 2 to 8 are varied to 7.1 metres



STRATA PLAN
NWS2942

154th STREET

17th AVENUE



16A AVENUE

STRATA PLAN
BCS613

STRATA PLAN
LMS2510

NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared 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 reproduction, transmission or alteration to this document without consent of the signatory.

Certified correct, completed on the 18th day of June, 2018.

