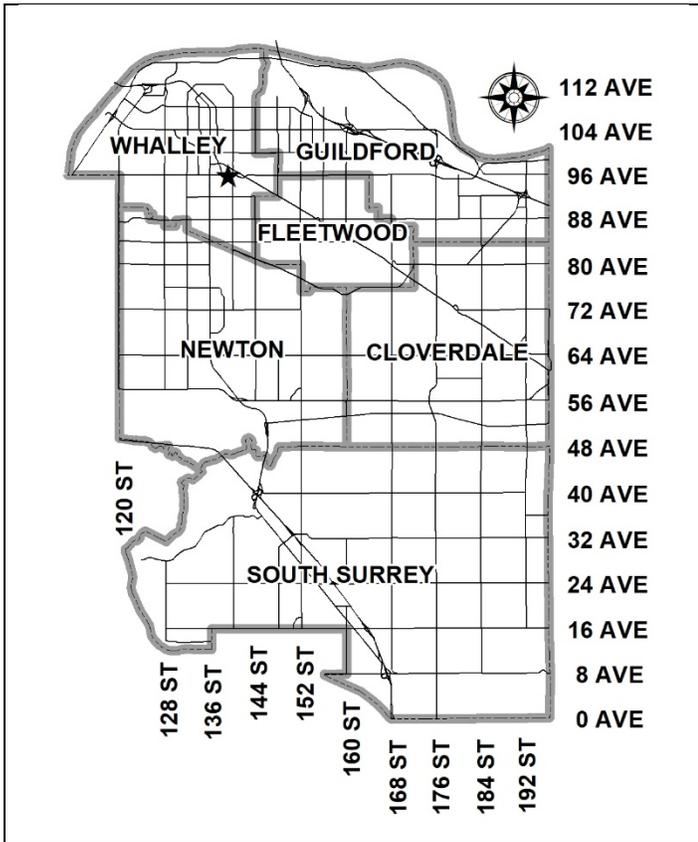


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0250-00

Planning Report Date: June 24, 2019



**PROPOSAL:**

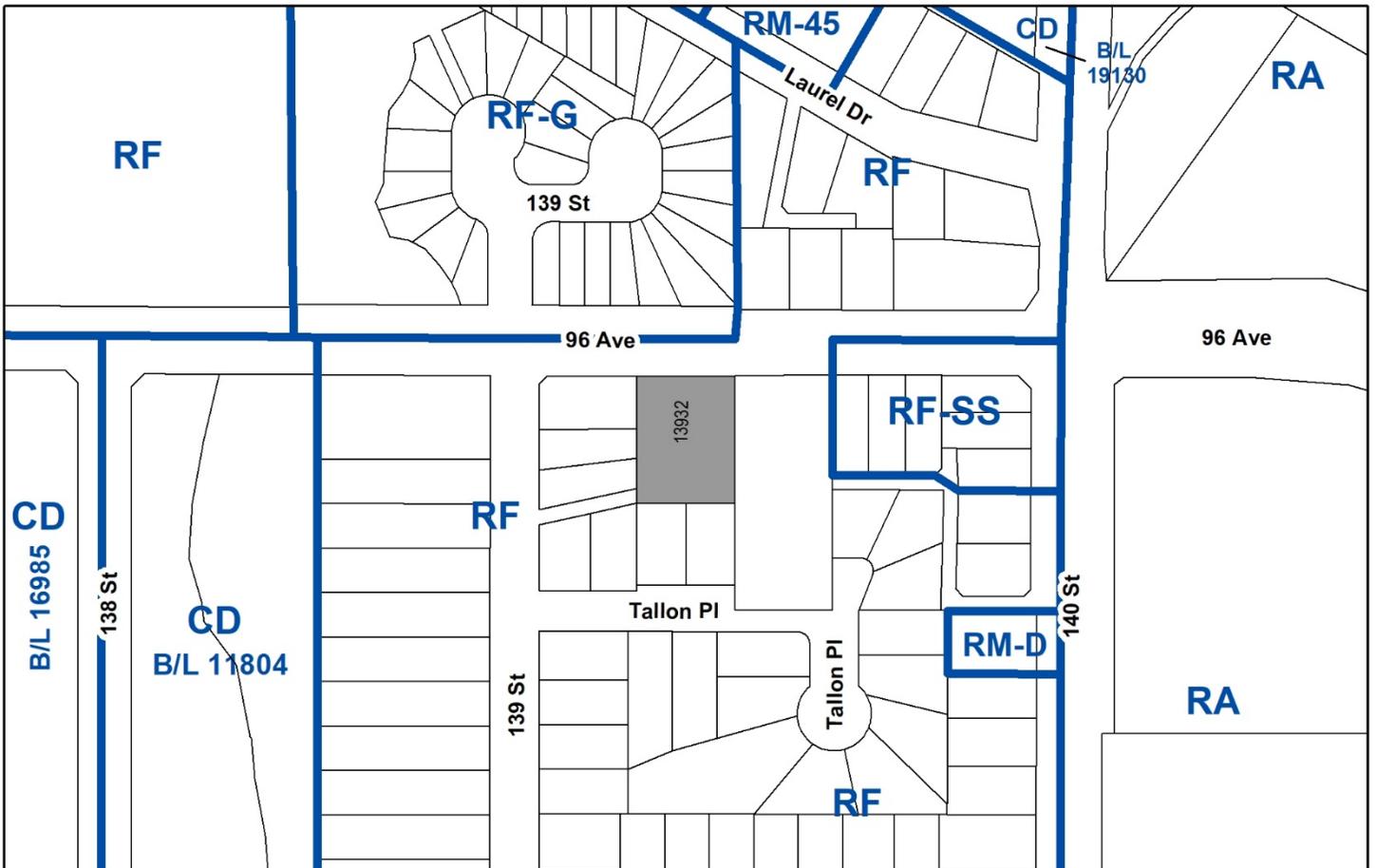
- **Development Variance Permit**

to allow subdivision into three (3) single family lots with reduced lot width.

**LOCATION:** 13932 - 96 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced lot width for proposed Lots 1 to 3 from 15.0 metres (50 ft.) to 13.4 metres (44 ft.) under the RF Zone.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed subdivision aligns with OCP infill policies that support infill development that is appropriate in scale and density to the neighbourhood context.
- The proposed subdivision is consistent with the established single family residential lots in the surrounding neighbourhood.
- The proposed density and building form are appropriate for this part of Whalley, just south of City Centre.
- Proposed Lots 1 to 3 exceed both the minimum depth and lot area requirements of the RF Zone.
- Proposed Lots 1 to 3 will require rear lane driveway access thereby reducing the visual impact of the garage on the narrower lots along 96 Avenue.
- Without the requested variances only two lots could be achieved fronting 96 Avenue and those lots would be considerably wider and larger in area than those in the surrounding residential neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0250-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.4 metres (44 ft.) for proposed Lots 1 to 3.
2. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: 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:**

2 Elementary students at Simon Cunningham Elementary School  
1 Secondary students at Queen Elizabeth 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 early 2021.

Parks, Recreation & Culture: No objection.

SITE CHARACTERISTICS

Existing Land Use: Oversized RF lot occupied by a single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 96 Avenue):	Single family dwellings Application No. 7918-0322-00 proposing 162 apartment units.	Residential Low to Mid Rise up to 2.5 FAR (City Centre Plan)	RF-G & RF
East:	Single family dwellings Application No. 7917-0295-00 proposing subdivision into five (5) single family lots, three (3) with reduced lot width.	Urban	RF-SS & RF
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 0.21-hectare (0.52-acre) subject site is located on the south side of 96 Avenue, just west of 140 Street in Whalley. It is an oversized RF lot that is much larger than its immediate neighbours and is one of the last remaining lots on the block that has not yet been subdivided under the RF Zone.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)". The site is just south of the boundary of the City Centre Plan.

Current Proposal

- The proposal is to subdivide the site into three (3) single family residential lots under the existing RF Zone (Appendix II). Lots 1 to 3 will be oriented towards 96 Avenue, with vehicular access from a proposed rear lane.
- The minimum dimensional requirements of the RF Zone for width and depth are 15 metres (50 ft.) and 28 metres (90 ft.), respectively.
- Lots 1 to 3 meet the minimum area and lot depth requirements of the RF Zone; however, a Development Variance Permit is requested to reduce the minimum lot width for proposed Lots 1 to 3 from 15.0 metres (50 ft.) to 13.4 metres (44 ft.).

- The proposed subdivision is consistent with the established single family residential lots in the surrounding neighbourhood.

#### Neighbourhood Character Study & Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant.
- The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

#### Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

#### PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on the site on February 9, 2019 to inform adjacent property owners about the proposed development. Staff have received no phone calls, letters or emails from the neighbouring property owners to date.

#### TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Mountain Ash	1	1	0
Cherry	1	1	0
Hazelnut	1	1	0
Mulberry	3	3	0
<b>Coniferous Trees</b>			
Northern White Cedar	2	2	0
Western Red Cedar	7	7	0
Douglas Fir	2	2	0
<b>Total</b>	<b>17</b>	<b>17</b>	<b>0</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>6</b>
<b>Total Retained and Replacement Trees</b>	<b>6</b>
<b>Contribution to the Green City Fund</b>	<b>\$11,200</b>

- The Arborist Assessment states that there is a total of 17 protected trees on the site, and no 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.
- There are nine (9) off-site protected trees, five (5) of which are to be removed.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of thirty-four (34) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site, the deficit of twenty-eight (28) replacement trees will require a cash-in-lieu payment of \$11,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of six (6) trees are proposed to be replaced on the site with a contribution of \$11,200 to the Green City Fund.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot width of the RF Zone for proposed Lots 1 to 3 from 15 metres (50 ft.) to 13.4 metres (44 ft.)

Applicant's Reasons:

- To allow subdivision into three (3) RF-zoned lots.

Staff Comments:

- Proposed Lots 1 to 3 exceed both the minimum lot depth (28 metres / 92 ft.) and lot area (560 sq.m. / 6,027 sq. ft.) requirements of the RF Zone. Lots 1 to 3 will have a depth of 46.0 metres (151 ft.) and an area of 618 sq.m. (6,652 sq. ft.)
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to the neighborhood context.

- The proposed subdivision is consistent with the established single family residential lots in the surrounding neighbourhood.
- Proposed Lots 1 to 3 will require rear lane driveway access thereby reducing the visual impact of the garage on the narrower lots along 96 Avenue.
- Without the requested variances only two lots could be achieved fronting 96 Avenue and those lots would be considerably wider and larger in area than those in the surrounding residential neighbourhood.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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. 7918-0250-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.52
Hectares	0.21
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4
Range of lot areas (square metres)	618
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.3 lots / hectare (5.7 lots / acre)
Lots/Hectare & Lots/Acre (Net)	15.8 lots / hectare (6.5 lots / acre)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	0
% of Gross Site	0
	<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 Width)	YES



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

**FROM: Development Engineer, Engineering Department**

**DATE: Apr 25, 2019**                      **PROJECT FILE: 7818-0250-00**

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**RE: Engineering Requirements  
Location: 13932 96 Ave**

### SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 6.0 m for the ultimate 6.0 m Residential Lane Standard; and
- Register a 0.5 m statutory right-of-way (SRW) along 96 Avenue.

#### *Works and Services*

- Dedicate as road Bylaw Road for Parcel D of lot 151 of Section 33 Township 2 (PID 014-594-625) on a road dedication or subdivision plan;
- Dedicate as road gazetted road for the southernly 10.058 m of 96 Avenue on a road dedication or Section 115 Land Title Act Gazette Dedication;
- Construct south side of 96 Avenue to the City Center Arterial Standard;
- Construct lane as per Residential Lane Standard;
- Remove existing driveway letdown on 96 Avenue and reinstate to City Standard;
- Register restrictive covenant (RC) on lot 1,2 and 3 for lane access only;
- Construct storm main along the lane to service the development;
- Provide on-site stormwater mitigation features to meet the Quibble Creek Integrated Stormwater Management Plan (ISMP). An RC must be registered on title for the installation and maintenance of the on-site mitigation features as determined through detailed design; and
- Provide a sanitary, storm and water service connection to each lot.

A Servicing Agreement is required prior to Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Development Services Manager  
SC

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 13, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0250 00 (updated)

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

3 Single family with suites

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

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

<b>Simon Cunningham Elementary</b>	
Enrolment (K/1-7):	82 K + 503
Operating Capacity (K/1-7)	57 K + 536
<b>Queen Elizabeth Secondary</b>	
Enrolment (8-12):	1422
Capacity (8-12):	1600

**School Enrolment Projections and Planning Update:**

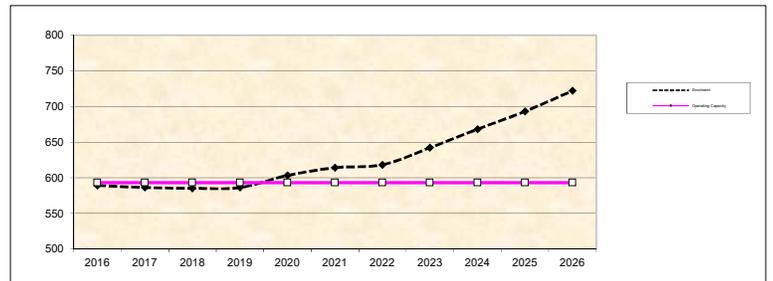
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Simon Cunningham Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment since 2016.

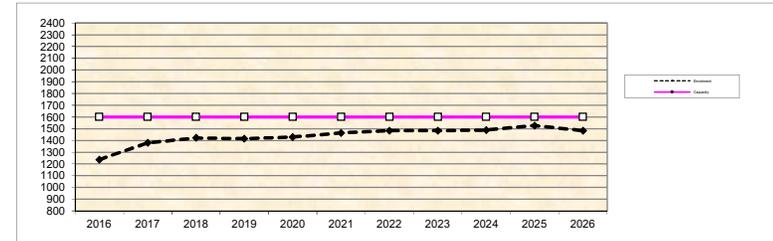
As of September 2018, Simon Cunningham was operating at 98% capacity and is projected to grow 133% in 2028. Recent increased high rise construction will begin to show up as student registration after 2022. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

As of September 2018, Queen Elizabeth Secondary enrolment continued to modestly grow from the previous 3 years. Over the next 10 years, the enrolment projections show this trend continuing. The school's 10 year projections show that any growth can easily be accommodated by the school.

**Simon Cunningham Elementary**



**Queen Elizabeth 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: 18-0250-00  
 Project Location: 13932 – 96 Avenue, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is located within an old urban development area in which lots on the south side of 96 Avenue are zoned RF, and lots on the north side of 96 Avenue are zoned RF or RF-G. As a result, there are two distinctly different character areas bordering this site.

The site borders 96 Avenue, a busy four lane arterial. The subject site home and one other home (both constructed in the 1960's) have driveways accessing 96 Avenue. However, no other homes in the immediate area have driveway access to 96 Avenue, and nor will future homes including the three proposed lots at the north side of the site, fronting 96 Avenue.

Northwest of the subject site (north side of 96 Avenue) is an RF-G zone development built out in the 1980's. These small (by current standards) Two-Storey homes are set a considerable distance from 96 Avenue, and are substantially concealed behind fencing and/or dense native vegetation. Due north of the subject site are several RF zone homes which are completely concealed behind dense coniferous vegetation, and these six RF homes are to be demolished under Surrey project 18-0332-00 and replaced by 162 Apartment Units to be developed under a CD zone.

Tallon Place at the south side of the site is a quiet road ending in a culdesac. Although the subject site does not border Tallon Place, the adjacent lot to the east at 13942 - 96 Avenue is a double fronting lot, currently bordering both 96 Avenue and Tallon Place. This adjacent lot is being developed under application 17-0295-00 and will comprise six new RF zone lots, three of which border 96 Avenue and three of which border Tallon Place. Building scheme regulations for the adjacent site were developed in consideration of the character of the existing Tallon Place homes, and because building scheme regulations should be consistent between the subject site and the adjacent six lot site, the same character area is being considered.

Homes in this area were constructed in the 1980's. The style of most homes can be described as "West Coast Traditional" or "Old urban". There are two exceptions: one "West Coast Contemporary" style home at 13921 Tallon Place, and one new "Neo-Traditional" style Two-Storey home at 13924 Tallon Place. Home types include Split Level (one home), Two-Storey (one home), Cathedral (Split Entry (two homes) and Basement Entry (five homes), all ranging in size from 2200 - 3000 sq.ft.

A variety of massing designs are evident, including homes with low to mid-scale massing (the Split Level), homes with mid-scale massing (the Two Storey home), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types.

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, carousel hip, and shed. Roof slopes range from 2:12 to 10:12, but a majority of homes have roof slopes in the 4:12 - 6:12 range. Roof surfaces include asphalt shingles concrete roof tiles, and tar and gravel.

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Half of the homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1980's.

## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** With the exception of one desirable new context quality Two-Storey home at 13924 Tallon Place, the housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF 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", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 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 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 1 ½ storeys in height. The recommendation 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, aluminum, stucco, fibre cement board, 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 concrete roof tiles, asphalt shingles, and tar and gravel. 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** Northwest of the subject site are 1980's RF-G zone Two-Storey homes substantially concealed behind fencing and/or dense native vegetation. Due north of the subject site are several RF zone homes which are completely concealed behind dense coniferous vegetation. The style of most homes can be described as "West Coast Traditional" or "Old urban". Home types include Split Level (one home), Two-Storey (one home), Cathedral (Split) Entry (two homes) and Basement Entry (five homes), all ranging in size from 2200 - 3000 sq.ft. A variety of massing designs are evident, ranging from low profile, low scale to box-like. There are a wide variety of roof forms. Roof slopes range from 2:12 to 10:12. Roof surfaces include asphalt shingles concrete roof tiles, and tar and gravel. Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Overall, landscaping standards are considered average for 1980's era homes.

## 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 2017'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)**

There is one home in this area (13924 Tallon Place) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF zone subdivisions now meet or exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2017 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

### **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:**

Not applicable - there are no corner lots

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** February 5, 2019

**Reviewed and Approved by:**       **Date:** February 5, 2019



Summary, report and plan prepared and submitted by

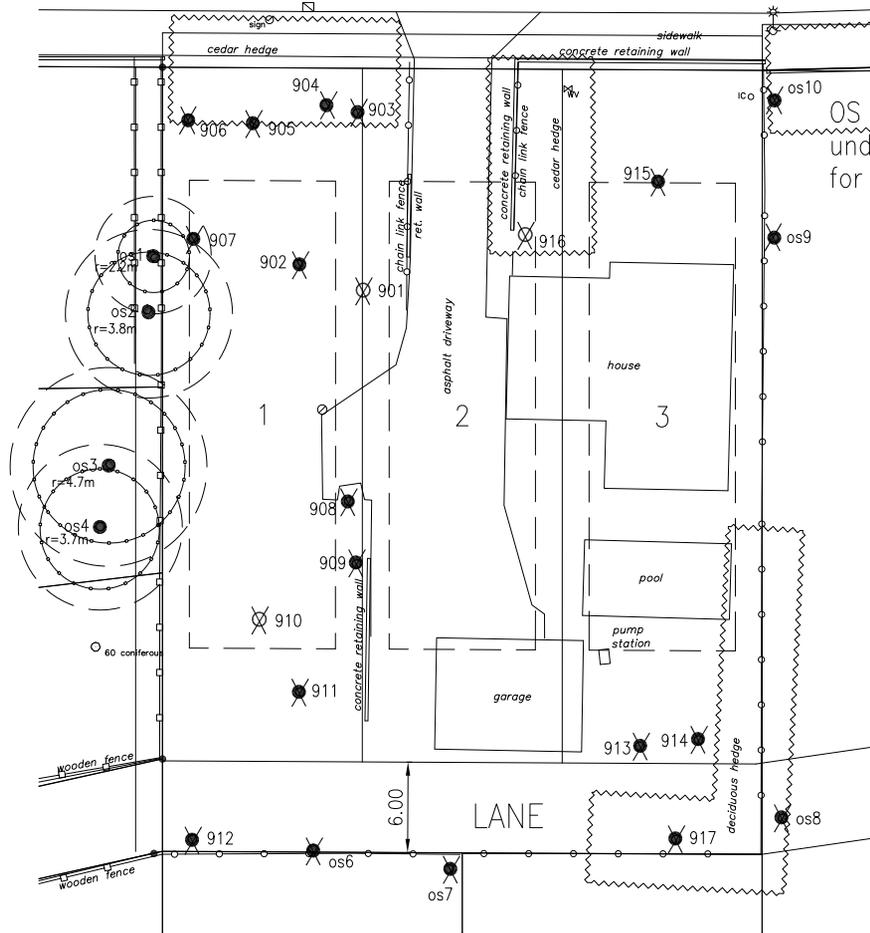


May 21, 2019

**Cody Laschowski**  
**ISA Certified Arborist (PN-7870AT)**  
**ISA Qualified Tree Risk Assessor (TRAQ)**  
**Parks & Recreations Wildlife Dangerous Tree Assessor (P2531)**  
**Certified in Production Horticulture (Diploma)**

**Date**

96 AVENUE



OS 9 and 10 to be removed  
under development plan  
for 13942 96 Ave.



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with dashed line) = PROTECTION BARRIER

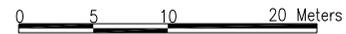
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
BCLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3C 3E8  
PHONE (604) 857-2376

CLIENT  
AVTAR SINGH  
c/o HUB ENGINEERING INC.  
SUITE #212  
12992 - 75 AVENUE  
SURREY, B.C.  
V3W 3H6  
604-572-4328

TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE RETENTION PLAN  
3 LOT SUBDIVISION  
13932 - 96th AVENUE  
SURREY, B.C.

SCALE 1:150	DATE JUN/18
DRAWN DWD	DWD
ENG. DWD	DWD
APPROV. AS BUILT	AS BUILT

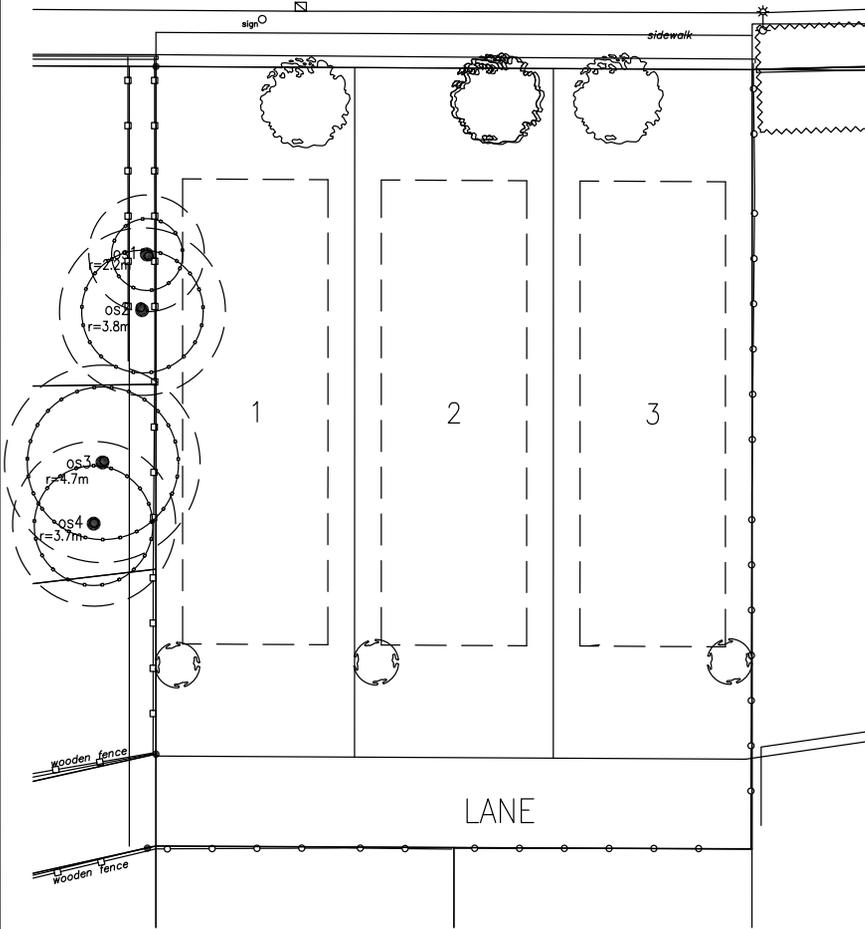


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REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	3	5 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	5 CM. CAL.	AS SHOWN	B. & B.

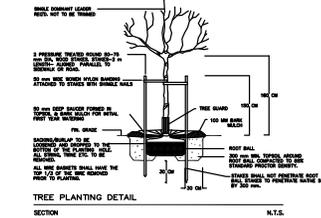
96 AVENUE



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BE LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'CULTI STANDARD' FROM PLANT SIZE AND CONTAINER SIZE. THE NUMBER ACCOMPANIES SIZE, SPECIES AND PLANTER. PLANT MATERIALS SHALL BE OBTAINED FROM A LANDSCAPE ARCHITECT AT THE END OF SERVICE AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. 'SUBSTITUTION' MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS TO SPECIFIED MATERIALS, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE SERVING SITES PRIOR TO REQUEST FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'CULTI STANDARD'. PROPOSED CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARD.
- MIN. GRADING MINIMUM DEPTHS OVER PREPARED SURFACE SHALL BE:
 

LAWN AREAS	100 mm
GRASS COVER AREAS	100 mm
DRIVE AREAS	100 mm
WALKWAYS	100 mm
ROOT BALL	200 mm
- GRADING MINIMUM SHALL HAVE FINISH AND GRADING PROPOSED AS DEEMED BY THE STANDARD FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MINIMUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROVISIONS AND BOARD OF PLANNING MINIMUM COMPONENTS SHALL BE MADE OF-USE USING A RECOMMENDED SYSTEMS PROCESS. PROPOSED MINIMUM SHALL BE TESTED BY A REGISTERED LANDSCAPER. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL QUANTITY FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARD FOR GRADING MINIMUM SHALL BE PROVIDED FREE FOUR SIDES. WITH 100% KEEP PLANT PAPER, REED OR REPRESENTATIVE PARTY OF REEDS, PLANT PAPERING ORGANISMS, TUNG MATERIALS, STORED OVER 30 DAY FOUR CONTACTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM DRAIN MATS.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AREA FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE SITE THOROUGHLY IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

-  = TREES NOT SURVEYED
-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER

DATE	REVISIONS	NO.

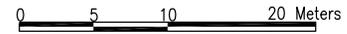
C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSIA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
AVTAR SINGH  
c/o HUB ENGINEERING INC.  
SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C.  
V3W 2W8  
604-572-4328

TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
3 LOT SUBDIVISION  
13932 - 86th AVENUE  
SURREY, B.C.

SCALE	1:150	DATE	JUN/18
DRAWN	CHW	CHECKED	CHW
DATE	CHW	DATE	CHW
APPROVED	HE BULK		

PROJECT	JOB No.
DRAWING No.	TR-2



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0250-00

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: 004-115-881

Lot 151 Except: Parcel D (Bylaw 82111) Section 33 Township 2 New Westminster District Plan 50568

13932 - 96 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 of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15.0 metres (50 ft.) to 13.4 metres (44 ft.) for Lots 1 to 3.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. 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 .

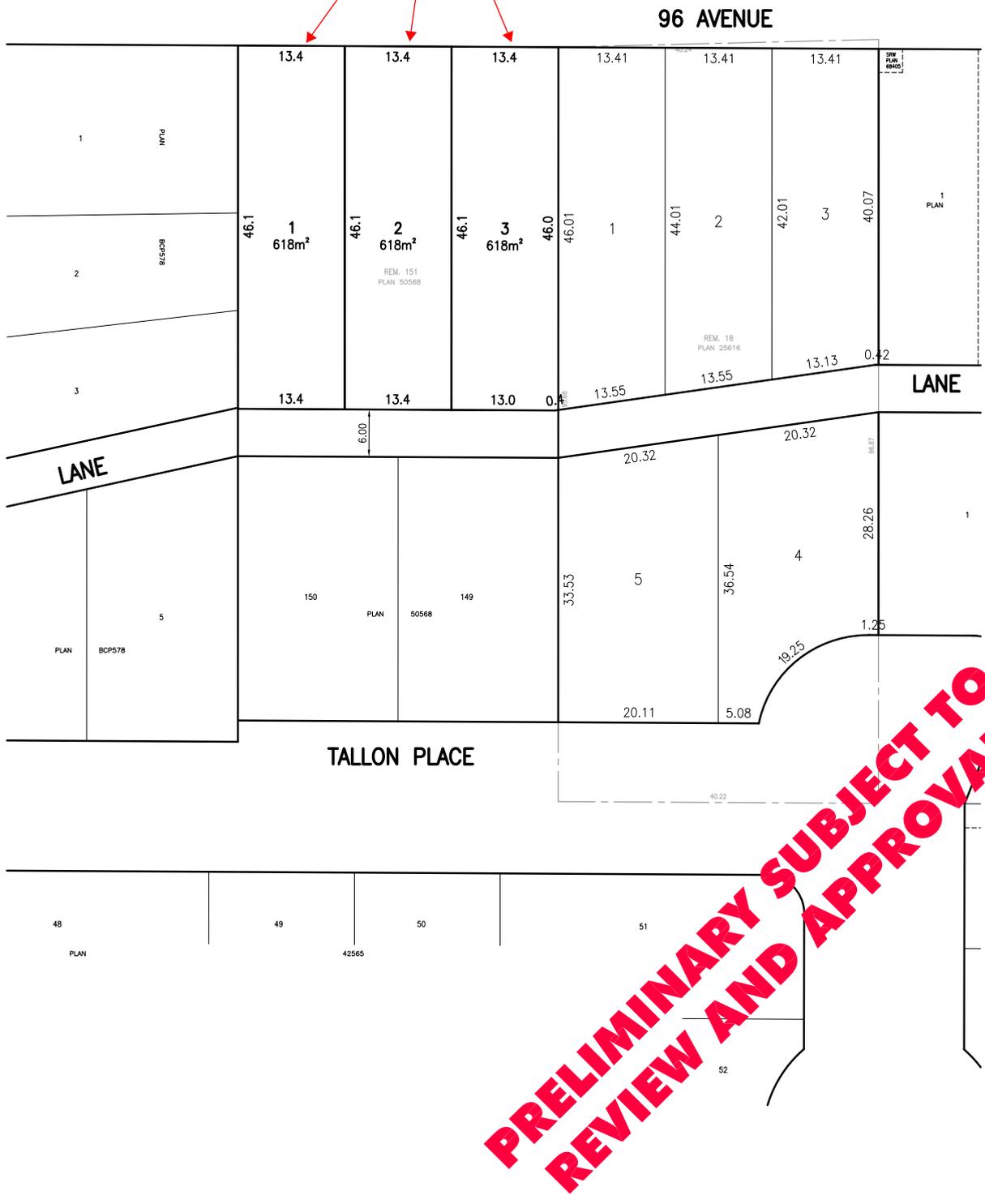
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

DVP for reduced lot width from 15m to 13.4m for Lots 1 to 3 under the RF Zone.



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member **PACIFIC LAND GROUP**  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 13932 96 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 18033	DATE: MAR 2018	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:500			

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