

INTER-OFFICE MEMO

**Regular Council - Land Use
B.2 7923-0320-00
Monday September 23, 2024**

TO: City Clerk, Legislative Services Division

FROM: Director of Development Planning, Planning & Development Department

DATE: September 23, 2024 **FILE: 7923-0320-00**

**RE: Agenda Item B.2, September 23, 2024 Regular Council – Land Use
Development Application No. 7923-0320-00
Replacement Page for the Planning Report**

Development Application No. 7923-0320-00 is on the agenda for consideration by the Council at September 23, 2024 Regular Council – Land Use Meeting under Item B.2.

After finalizing the Planning Report for the September 23 Regular Council – Land Use Agenda, it was noted that the previous zones, RF and RF-12 were used in the map on the first page, instead of the new zones R3 (ie. “Urban Residential Zone”) and R4 (ie. “Small lot Residential Zone”), which were recently adopted as part of the Small-Scale Multi-Unit Housing (SSMUH) amendments to the Zoning Bylaw.

Page 1 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



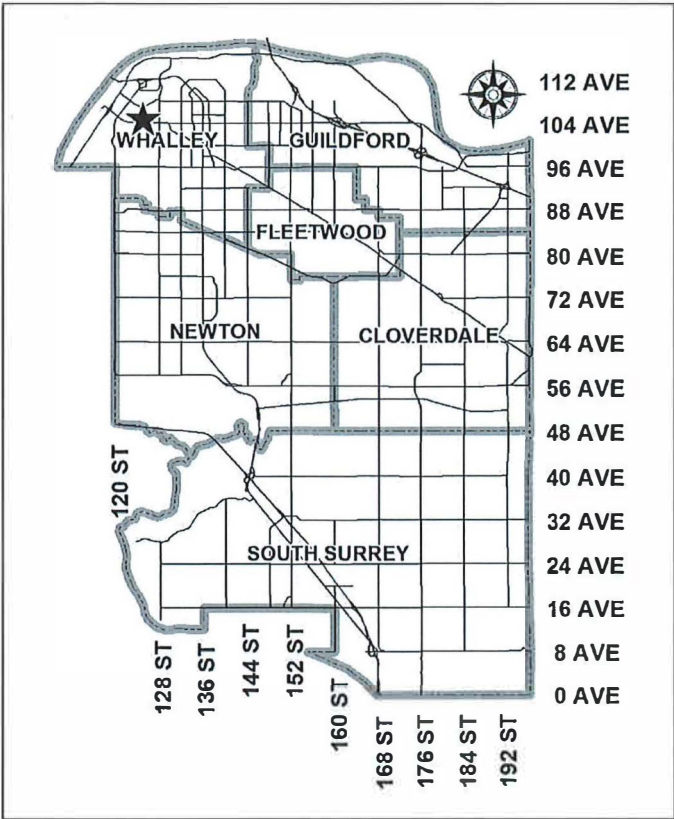
Shawn Low
Director of Development Planning
Planning & Development Department

Attachment - 7923-0320-00- Page 1 Replacement Page

c.c. - City Manager

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7923-0320-00

Planning Report Date: September 23, 2024



PROPOSAL:

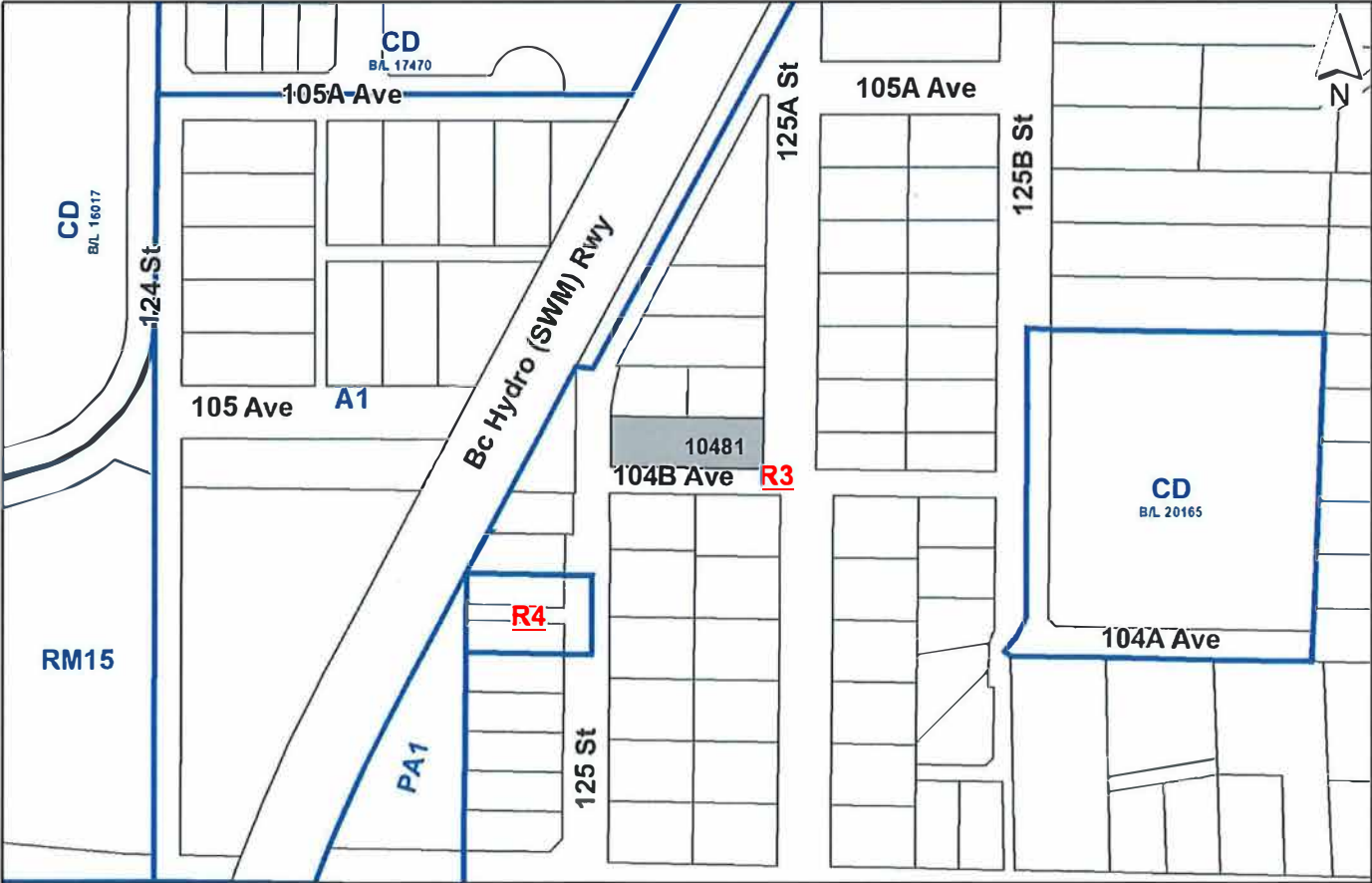
- Rezoning of a portion of the site from R3 to R4
- Development Permit
- Development Variance Permit

to allow subdivision into two (2) residential lots.

LOCATION: 10481 - 125A Street

ZONING: R3

OCP DESIGNATION: Urban



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0320-00

Planning Report Date: September 23, 2024

PROPOSAL:

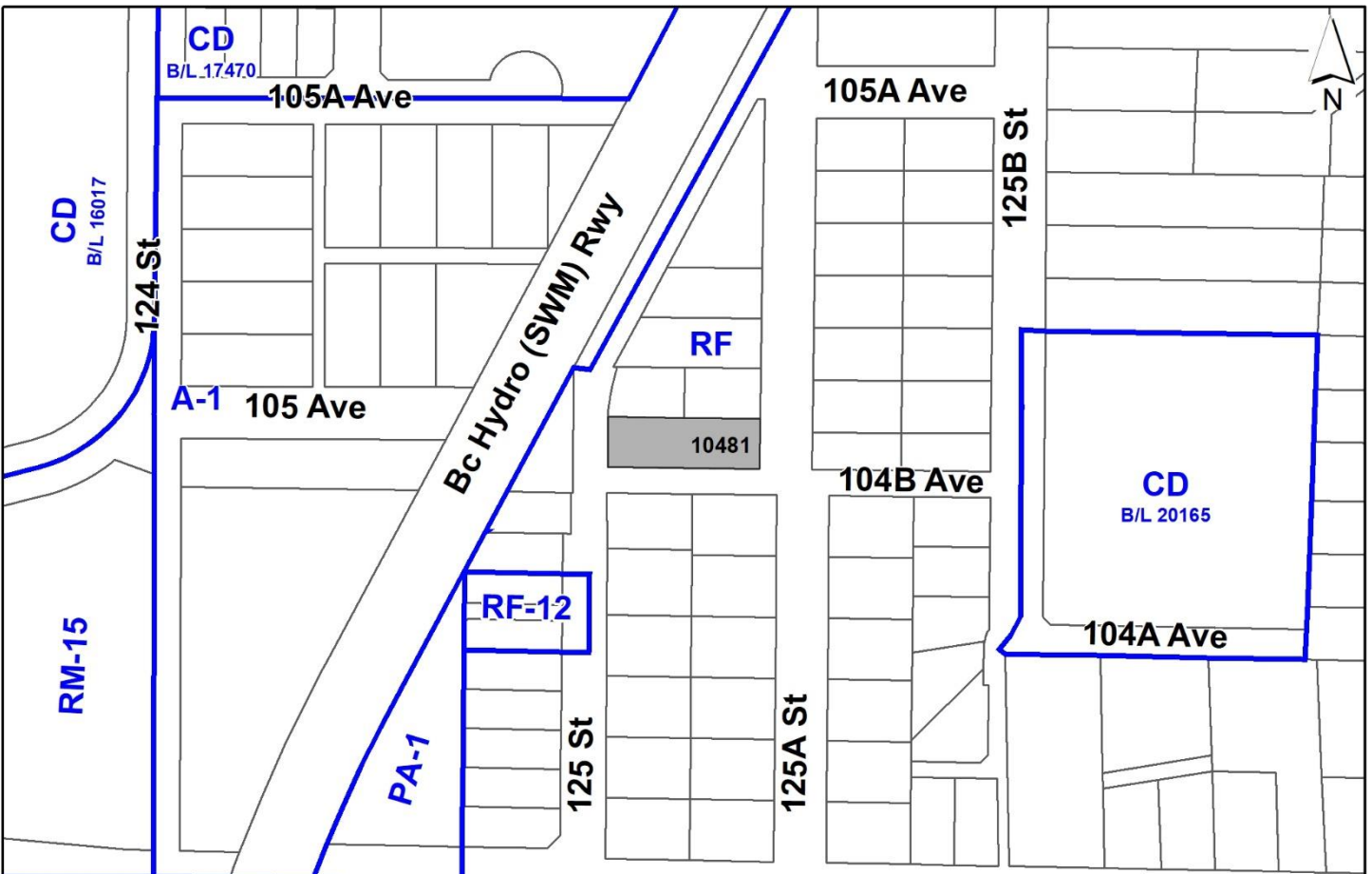
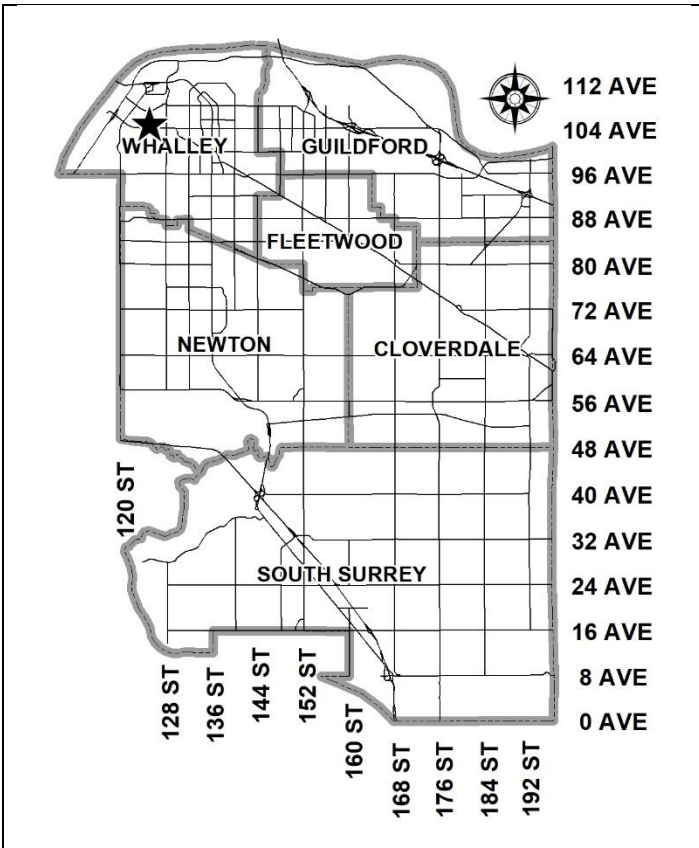
- **Rezoning** of a portion of the site from R₃ to R₄
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into two (2) residential lots.

LOCATION: 10481 - 125A Street

ZONING: R₃

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard (west) setback of the (R3) Zone from 7.5 metres to 6.5 metres and the street side yard (south) setback from 3.6 metres to 1.8 metres for the existing house on proposed lot 2 (Appendix I).

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed subdivision is similar to the lot size and pattern achieved on the abutting north lot and the adjacent blocks.
- Proposed Lot 1 (western) exceeds the minimum lot depth, width and area requirements of the R4 Zone.
- Proposed Lot 2 (eastern) exceeds both the minimum lot depth and width requirements of R3 zone. But doesn't meet the minimum lot area requirement. However, the lot area is more than 90% of the minimum lot area required for R3 zone. Thus, the subdivision may be supported by the Approving Officer under PART 4, General Provisions, Section 28 (h) of Surrey Zoning Bylaw No. 12000.
- The proposed setback variances for Lot 2 will facilitate the retention of the existing dwelling while minimally impacting the functionality of the yard.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block A on the survey plan attached as Appendix VI from R3 to R4.
2. Council authorize staff to draft Development Permit No. 7923-0320-00 for Hazard Lands generally in accordance with the attached drawings (Appendix I) and finalized geotechnical report.
3. Council approve Development Variance Permit No. 7923-0320-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the R3 Zone from 7.5 metres to 6.5 metres to the principal building face of proposed Lot 2; and
 - (b) to reduce the minimum street side yard (south) setback of the R3 Zone from 3.6 metres to 1.8 metres to the principal building face of proposed Lot 2.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report and completion of a peer review to the satisfaction of the General Manager, Planning and Development;
 - (f) registration of a Section 219 Restrictive Covenant to require the site to be developed in accordance with the finalized geotechnical report; and
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R ₃
North:	Single Family Dwelling	Urban	R ₃
East (Across 125A Street):	Single Family Dwelling	Urban	R ₃
South (Across 104B Avenue):	Single Family Dwelling	Urban	R ₃
West (Across 125 St):	Single Family Dwelling	Urban	R ₃

Context & Background

- The 0.11-hectare subject site is located at 10481 125A Street bounded by 125 Street at the west, 104B Avenue at the south and 125A street on the east. The site is located one block away from the area that comprises the South Westminster Heights Infill Area Neighborhood Concept Plan (NCP).
- The subject site is designated “Urban” in the Official Community Plan (OCP) and is currently zoned “Urban Residential Zone (R₃)”.
- The site slopes down to the west at an approximate gradient of 18% and is subject to the Hazard Land DP Area requirements in accordance with the provisions in the Official Community Plan (OCP).

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone a portion of the subject site (Lot 1) from “Urban Residential Zone (R₃)” to “Small Lot Residential Zone (R₄)”, to allow subdivision into two residential lots in an urban context (Appendix I).
- Proposed Lot 1 exceeds the minimum 380 square metres lot area, 15.4 metre lot width and 24 metre lot depth requirements of the R₄ zone.

- Proposed Lot 2 exceeds the minimum 28 metres lot depth and 15 metres lot width requirements of the existing R3 zone. But doesn't meet the minimum lot area requirement of 560 square metres. However, the lot area is more than 90% of the minimum lot area required for R3 zone. As per PART 4, General Provisions, Section 28 (h) of Surrey Zoning Bylaw No. 12000, where the land being subdivided is such that only one lot to be created does not have the required minimum lot area, the subdivision may be approved provided that the area of this lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. This provision shall not apply to the R4, R5, and R5-S Zones. The Approving Officer has reviewed the subdivision proposal and finds the proposed subdivision to be acceptable under the subject provision.
- A Development Variance Permit is requested to reduce the minimum rear yard setback from 7.5 metres to 6.5 metres and to reduce the minimum street side yard setback from 3.6 metres to 1.8 metres for the R3 zone, to retain the existing dwelling on proposed Lot 2. The achieved floor area ratio and lot coverage comply with the requirements under R3 zone.
- As the site lies within an area of steep slope with an approximate gradient of 18%, a Development Permit Area for Hazard Land will be required for the proposal.
- The development is proposed to have a gross density of 18 lots per hectare (7 lots per acre), which is consistent with the Urban designation of OCP.
- The applicant proposes to provide access driveways to both lots from 104B Ave to the south. Proposed Lot 2 will also use the existing pedestrian access connection to the sidewalk from 125A Street for the retained dwelling.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	1119 square metres
Road Dedication:	182 square metres
Undevelopable Area:	n/a
Net Site Area:	937 square metres
Number of Lots:	2
Gross Density:	18 lots per hectare
Range of Lot Sizes	419 – 517 square metres
Range of Lot Widths	16.95 metres
Range of Lot Depths	25 – 30.9 metres

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Prince Charles Elementary School
3 Secondary students at L.A. Matheson Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture:

Royal Kwantlen Park is the closest active park with natural area and amenities including, sport fields, playground, pool, tennis courts, and is 1000 metres walking distance from the development. Future active parkland is proposed within 300 metres walking distance of the development as part of the South Westminster Neighbourhood Concept Plan (NCP).

Parks accepts the removal of one city tree (#ci1) as recommended in the project arborist's report dated February 7, 2024. Parks requires 2:1 compensation into the Green City Program for these removals.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 is from 104B Ave, along the south property line.
- The subject site is approximately 500 metres away from 128 Street which has bus stops serviced by route #373 (Guildford Exchange/Surrey Central Station).

School Capacity Considerations

- Prince Charles Elementary school is currently operating under capacity and will be able to accommodate the proposed densification. There are no capital expansion project requests for this school. As of September 2023, L.A. Matheson is operating at 82%. Though the 10-year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans for expansion.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (A1.1);
 - Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character (A1.3.c);
 - Encourage the development of vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3.2); and
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3.5).

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R3 and R4 Zone requirements.

R3 Zone (Part 15)	Permitted and/or Required	Proposed
Density:	14.8 lots per hectare	19 lots per hectare
Yards and Setbacks		
Front Yard (east):	6.5 metres	9.39 metres
Side Yard (north):	1.8 metres	2.58 metres
Street Side Yard (south):	3.6 metres	1.86 metres*
Rear (west):	7.5 metres	6.57 metres*
Lot Size		
Lot Size:	560 square metres	517 square metres**
Lot Width:	15 metres	16.94 metres
Lot Depth:	28 metres	30.83 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*Variance required.

**The lot area is more than 90% of the minimum lot area required for R3 zone. See PART 4, General Provisions, Section 28 (h) of Surrey Zoning Bylaw No. 12000.

R4 Zone (Part 16)	Permitted and/or Required	Proposed
Density:	28 lots per hectare	24 lots per hectare
Lot Size		
Lot Size:	380 square metres	419 square metres
Lot Width:	15.4 metres	16.94 metres
Lot Depth:	24 metres	25 metres

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard setback of the R3 Zone from 7.5 metres to 6.5 metres to the principal building face for proposed Lot 2; and
 - to reduce the minimum street side yard setback of the R3 Zone from 3.6 metres to 1.8 metres to the principal building face for proposed Lot 2.
- The proposed variances are required to retain the existing dwelling on proposed Lot 2.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant is proposing to register for a new Building Scheme. The applicant has retained Tejeshwar Singh, of Simplex Consultants 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.
- A preliminary lot grading plan, submitted by CityWest Consulting Ltd., and dated June 2024, has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement for Lot 1. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,455.70.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- 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 \$1,113.92 per new 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.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 14, 2024, and the Development Proposal Signs were installed on May 24, 2024. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, as the site comprised of areas with steep slopes of approximately 18% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A preliminary slope stability review report, prepared by Logan Brown, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd. and dated September 12, 2023 was reviewed by staff and found to be generally acceptable to proceed. A detailed geotechnical report that confirms that the OCP Development Permit guidelines for Hazard Lands have been considered, will be required prior to consideration of Final Approval of a Development Permit should Council support the subject application. The finalized peer-reviewed geotechnical report will be incorporated into the Development Permit.
- The slope stability review report investigated issues related to slope stability and natural storm water drainage, to determine the ongoing stability of the slope.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV).
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species

	Existing	Remove	Retain
Deciduous Trees	1	1	0
Coniferous Trees	1	1	0
Onsite Tree Totals	<u>2</u>	<u>2</u>	<u>0</u>
Onsite Replacement Trees Proposed	5		
Total Onsite Retained and Replacement Trees	5		

- The Arborist Assessment states that there are two bylaw protected trees on the site, including 1 bylaw protected City tree within the proposed boulevard. The applicant proposes to retain no onsite trees 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. The City tree is proposed for removal as the tree conflicts with the proposed sidewalk and boulevard upgrades.
- For those trees that cannot be retained, the applicant will be required to plant trees based on the maximum replacement trees based on the size of the lots as per Part 9, Section 60 of the Tree Protection Bylaw, 2006 No.16100. Accordingly, the applicant is proposing 2 replacement trees on Lot 1 and 3 replacement trees on Lot 2. A total of 5 replacement trees, which meets the City requirements. The City tree will be compensated at a 2:1 ratio as \$1,100 cash-in-lieu.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site with an estimated contribution of \$1,100 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

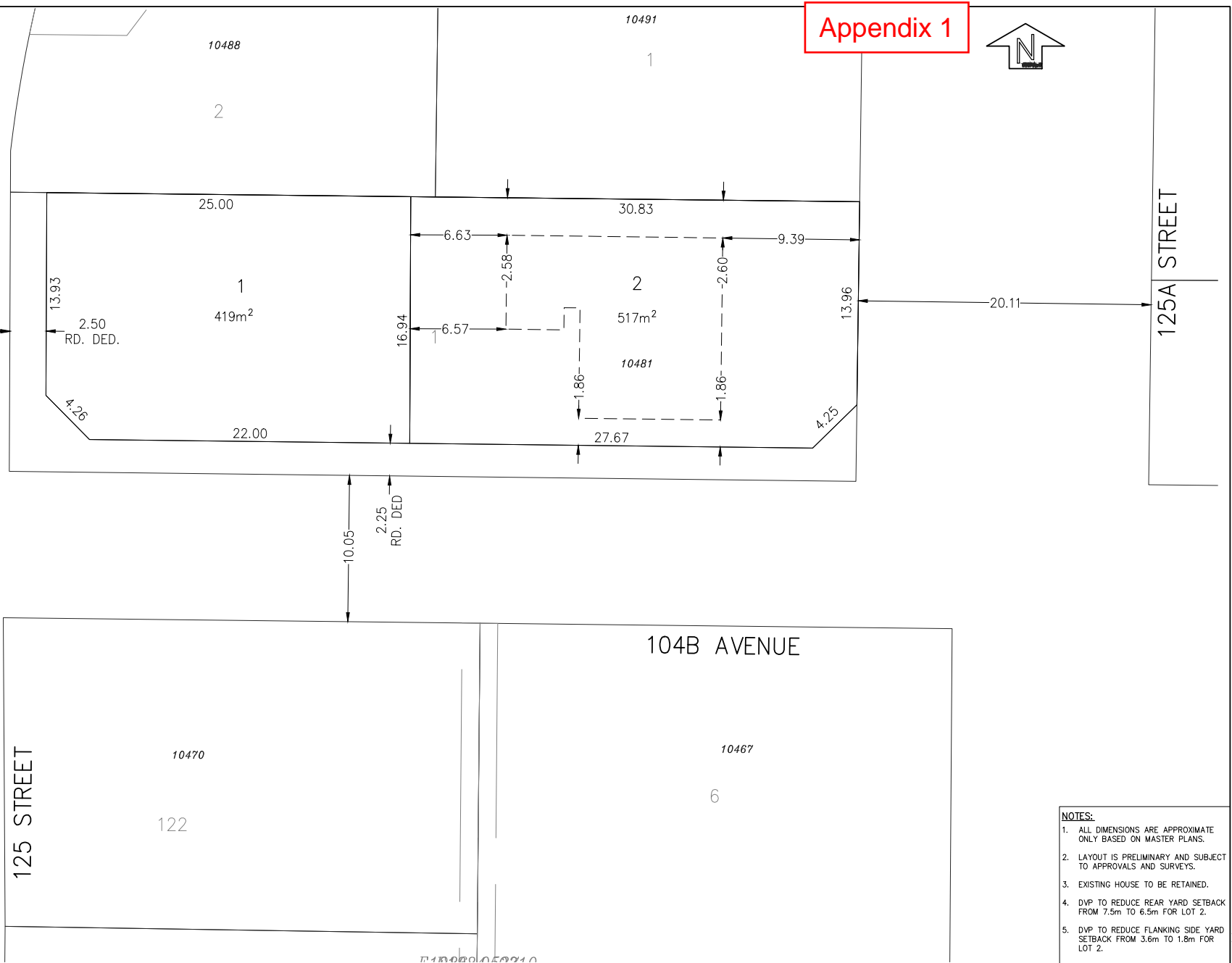
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Development Variance Permit No. 7923-0320-00
- Appendix VI. Rezoning Block Plan

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SPV/cm

Appendix 1



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED.
 4. DVP TO REDUCE REAR YARD SETBACK FROM 7.5m TO 6.5m FOR LOT 2.
 5. DVP TO REDUCE FLANKING SIDE YARD SETBACK FROM 3.6m TO 1.8m FOR LOT 2.

No	Date	Revision	Comments	By	Chk
1	2024/01/31		REVISED PER CITY COMMENTS	MM	JK
				Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC. V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



BALBIR SIDHU
 11818 - 98A AVENUE, SURREY BC V3V 2L3 PH: 604-537-5464 EMAIL: SIDHU.SB3@GMAIL.COM

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10481-125A STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7923-0320-00	Dwg. No. A
Drawn: JK	Mun. Dwg. No.	
Designed: RJ	Job No. 21-4456	Of
P.U.	Date JAN/2022	Revision 1
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

H:\Projects\10481\DWG\10481.dwg - 1/11/2024 11:13:30 AM

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Manager, Development Services, Engineering Department**

DATE: **September 16, 2024**

PROJECT FILE: **7823-0320-00**

RE: **Engineering Requirements**
Location: 10481 125A St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 x 3.0m corner cut at the intersection of 125 Street and 104B Avenue, and at the intersection of 125A Street and 104B Avenue.
- Dedicate 2.25m along 104B Ave and 2.6m along 125 St for road allowance.
- Register 0.5m SRW along the frontages of 125 St, 125A St, and 104B Ave.

Works and Services

- Construct north side of 104B Ave.
- Construct east side of 125 St.
- Construct west side of 125A St.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Provide downstream catchment analyses for drainage to confirm capacity, and address any constraints as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services

DYC

Department: **Planning and Demographics**
 Date: **September 12, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0320 00**

The proposed development of 8 Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
---	---

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

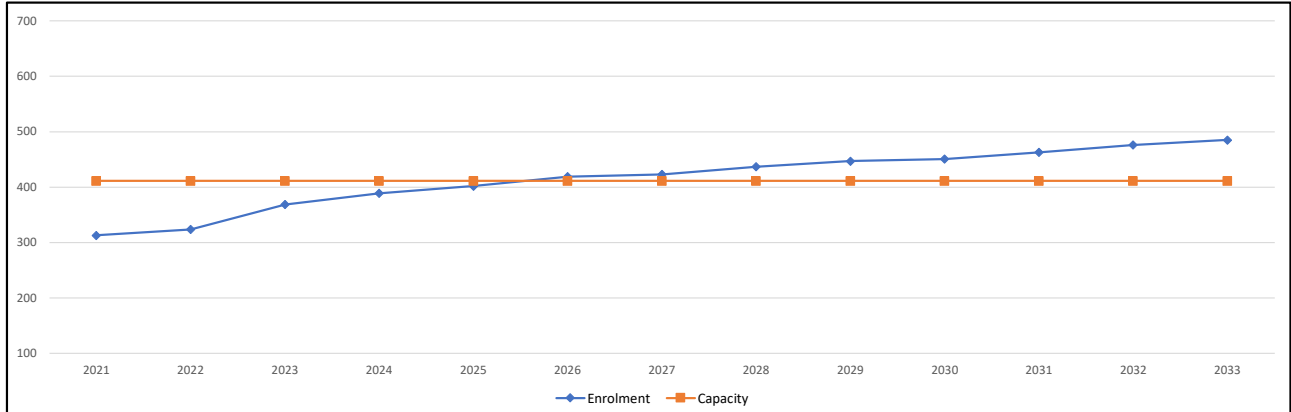
Current Enrolment and Capacities:	
Prince Charles Elementary	
Enrolment	369
Operating Capacity	411
# of Portables	0
L A Matheson Secondary	
Enrolment	1190
Operating Capacity	1400
# of Portables	1

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

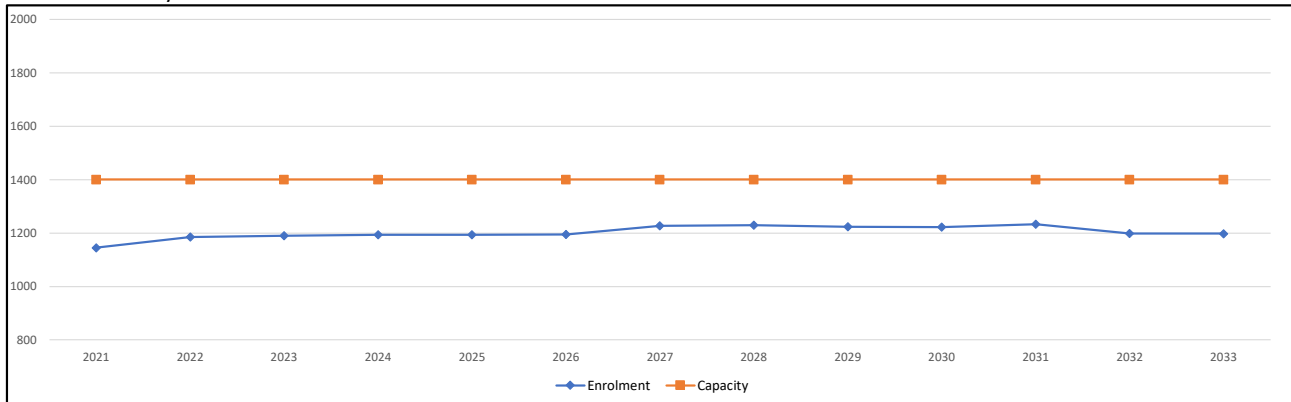
As of September 2023, L.A. Matheson is operating at 82%. Though the 10 year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

Prince Charles Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

L A Matheson Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

Address: 10481 125A Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR5079A *off-site tree refers to city tree to be removed - JR

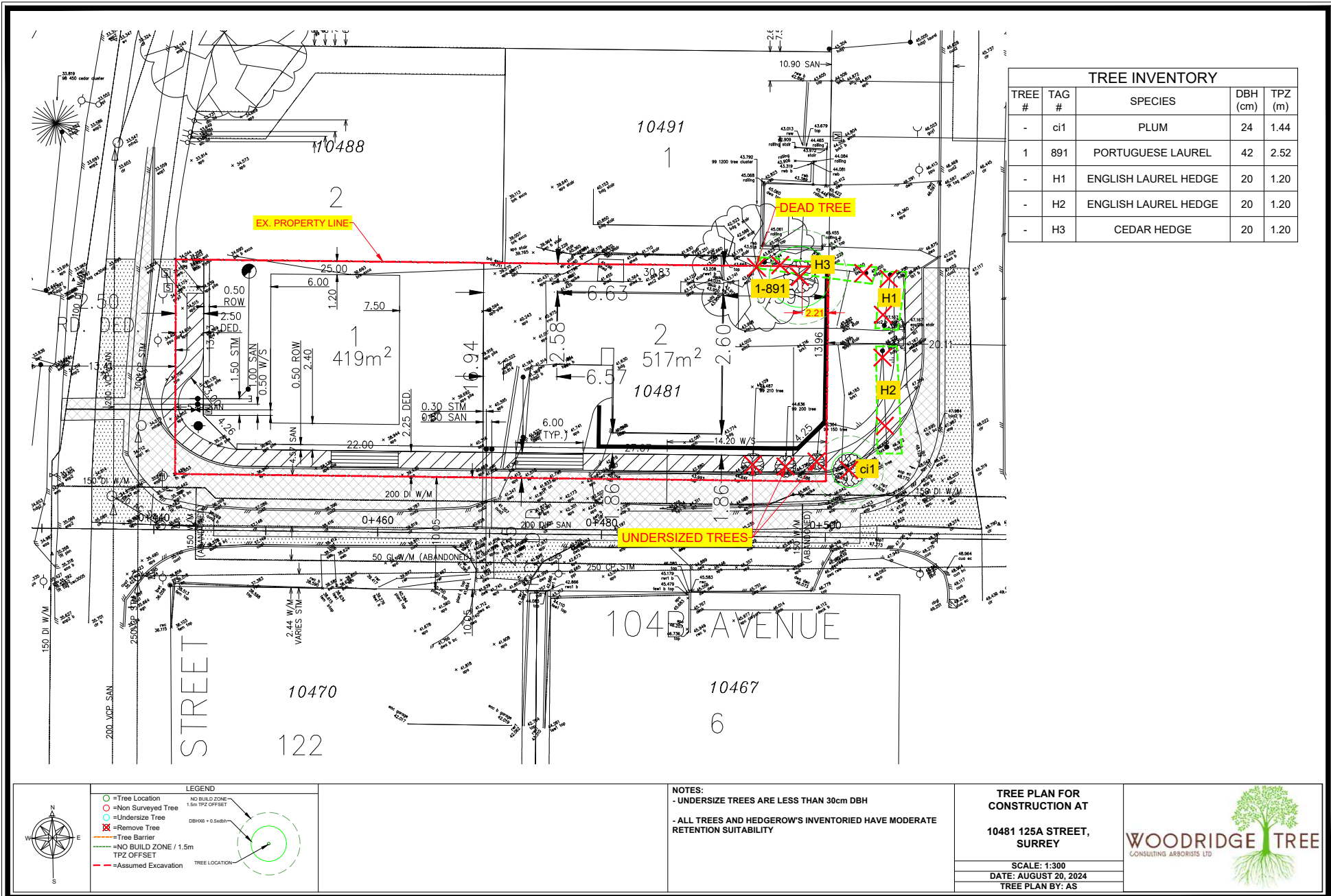
On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	1	Protected Trees Identified	1
Protected Trees to be Removed	1	Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2	2	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2	2
Replacement Trees Proposed	5	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	n/a		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

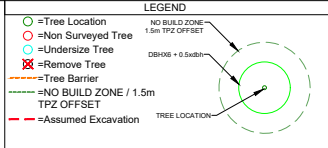
(Signature of Arborist)

August 20 2024

Date



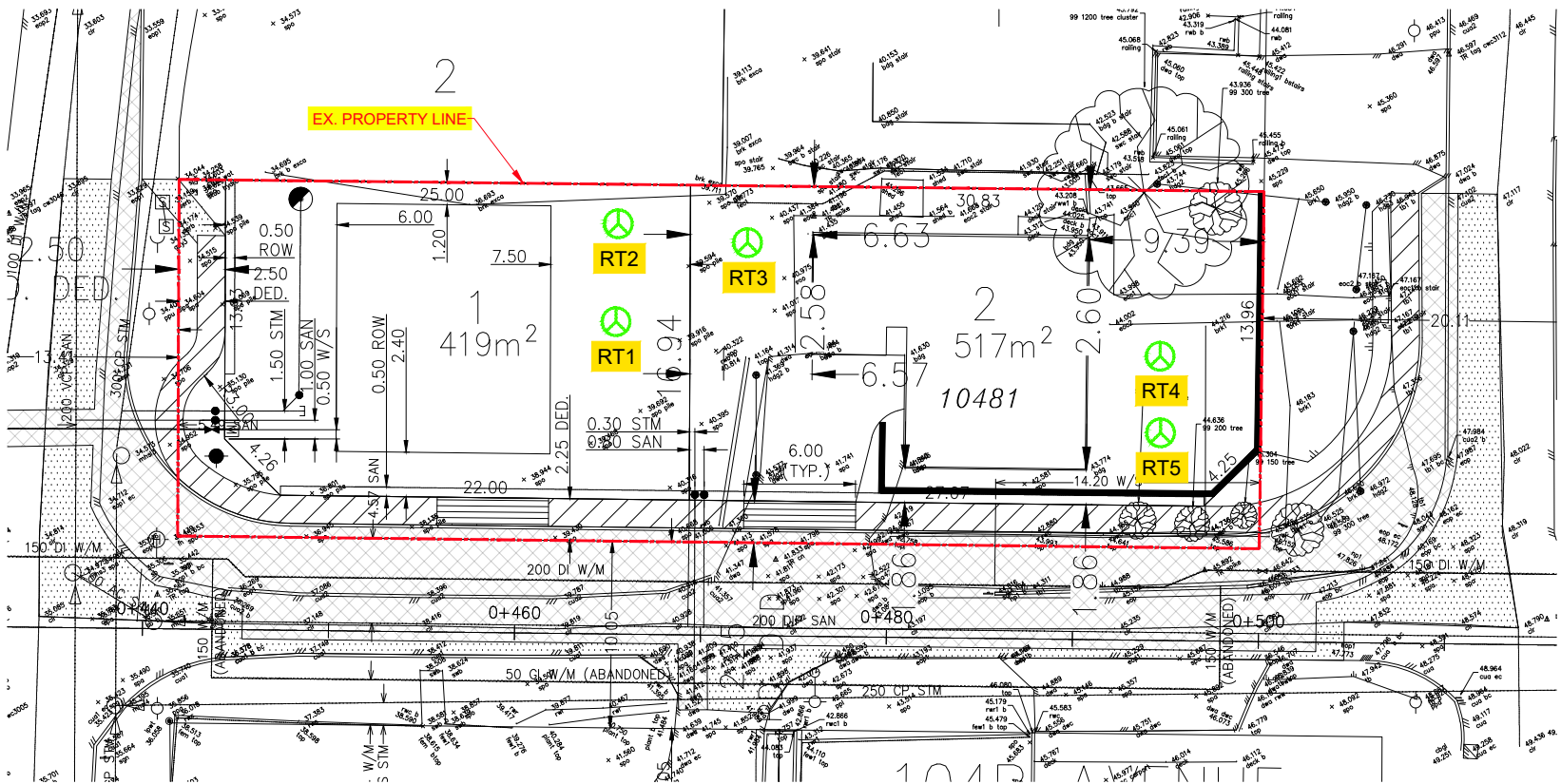
TREE INVENTORY				
TREE #	TAG #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	PLUM	24	1.44
1	891	PORTUGUESE LAUREL	42	2.52
-	H1	ENGLISH LAUREL HEDGE	20	1.20
-	H2	ENGLISH LAUREL HEDGE	20	1.20
-	H3	CEDAR HEDGE	20	1.20



NOTES:
 - UNDERSIZE TREES ARE LESS THAN 30cm DBH
 - ALL TREES AND HEDGEROW'S INVENTORIED HAVE MODERATE RETENTION SUITABILITY

TREE PLAN FOR CONSTRUCTION AT
 10481 125A STREET, SURREY
 SCALE: 1:300
 DATE: AUGUST 20, 2024
 TREE PLAN BY: AS





LEGEND	
	Tree Location
	Non Surveyed Tree
	Undersize Tree
	Remove Tree
	Tree Barrier
	NO BUILD ZONE / 1.5m TPZ OFFSET
	Assumed Excavation
	Replacement tree

NOTES:

- LOCATION OF REPLACEMENT TREES ARE SUGGESTIONS ONLY.
- REFER TO THE CITY OF SURREY RECOMMENDED REPLACEMENT LIST FOR SUITABLE REPLACEMENT SPECIES
- REPLACEMENT TREES TO BE 3-5cm CAL OR GREATER IF DECIDUOUS, OR A MINIMUM HEIGHT OF 1.75m IF CONIFEROUS
- REPLACEMENT TREES TO CONFORM TO CNLA/CSLA LANDSCAPE STANDARDS
- REPLACEMENT TREES ARE RECOMMENDED TO BE PLANTED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

TREE REPLACEMENT PLAN FOR CONSTRUCTION AT

10481 125A STREET, SURREY

SCALE: 1:250
 DATE: AUGUST 20, 2024
 TREE PLAN BY: AS



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0320-00

Issued To:

("the 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: 010-272-267

LOT 1 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT
PLAN 17039

10481 125A St

(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 F of Part 15 "Urban Residential Zone (R3)" the minimum rear yard setback is reduced from 7.5 metres to 6.5 metres to the principal building face for proposed Lot 2;

- (b) In Section F of Part 15 “Urban Residential Zone (R3)” the minimum street side yard (south) setback is reduced from 3.6 metres to 1.8 metres to the principal building face for proposed Lot 2.
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 .

Mayor – Brenda Locke

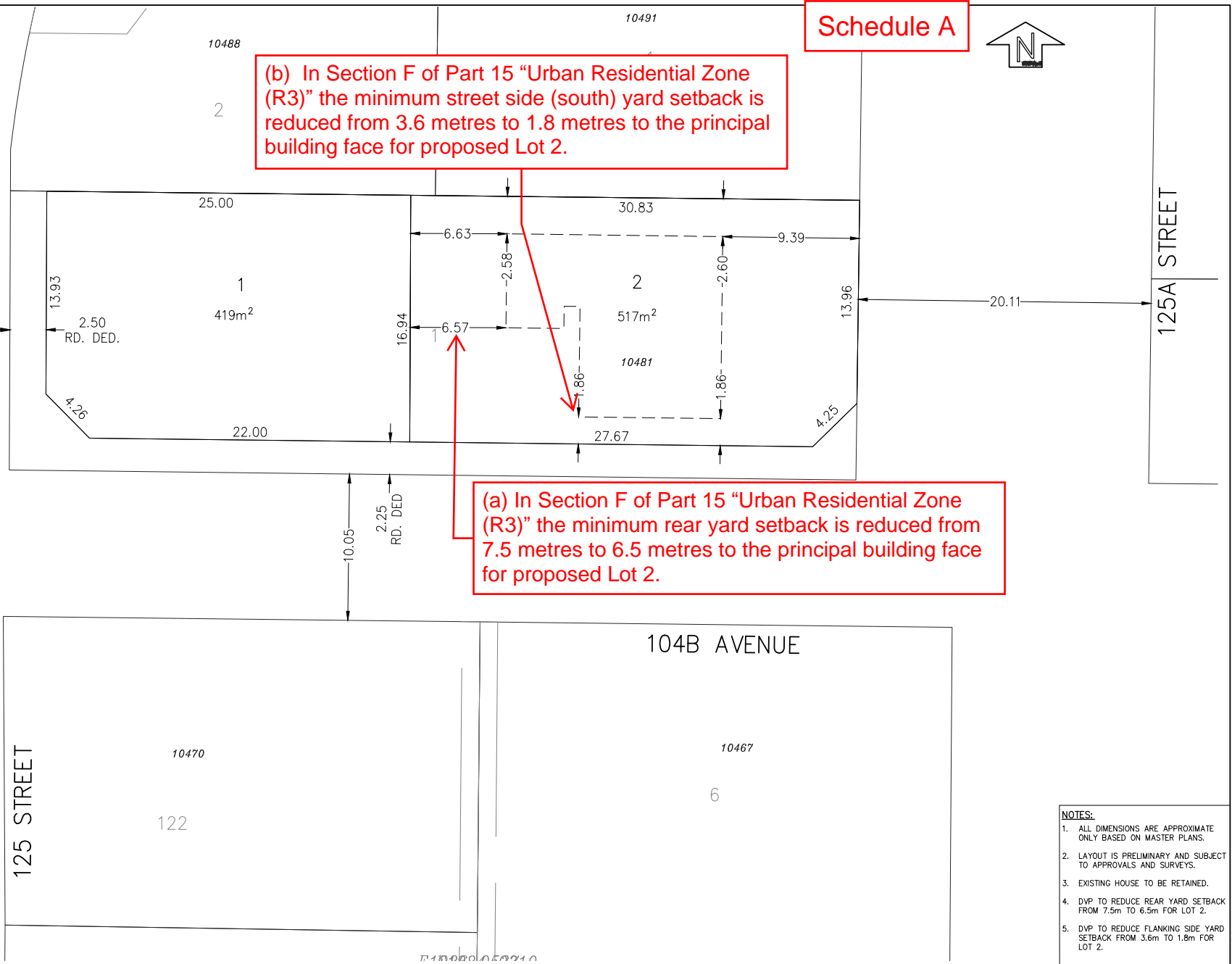
City Clerk and
Director Legislative Services
Jennifer Ficocelli

Schedule A



(b) In Section F of Part 15 "Urban Residential Zone (R3)" the minimum street side (south) yard setback is reduced from 3.6 metres to 1.8 metres to the principal building face for proposed Lot 2.

(a) In Section F of Part 15 "Urban Residential Zone (R3)" the minimum rear yard setback is reduced from 7.5 metres to 6.5 metres to the principal building face for proposed Lot 2.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED.
 4. DVP TO REDUCE REAR YARD SETBACK FROM 7.5m TO 6.5m FOR LOT 2.
 5. DVP TO REDUCE FLANKING SIDE YARD SETBACK FROM 3.6m TO 1.8m FOR LOT 2.

No.	Date	Revision	Dr.	Ch.
1	2024/01/31	REVISED PER CITY COMMENTS	WM	JK

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



BALBIR SIDHU
 11818 - 98A AVENUE, SURREY BC V3V 2L3 PH: 604-537-5464 EMAIL: SIDHU.SB3@GMAIL.COM

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10481-125A STREET, SURREY, BC

Scale:	1:250
Drawn:	JK
Designed:	RJ
P.W.	
Approved:	

Mun. Proj. No.	7923-0320-00	Dwg. No.	A
Mun. Dwg. No.		Of	
Job No.	21-4456	Revision	1
Date	JAN/2022		

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____
OF PART OF LOT 1 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW
WESTMINSTER DISTRICT PLAN 17039**

FOR REZONING PURPOSES

LEGEND

m² DENOTES SQUARE METRES



SCALE 1 : 250



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:250.

Property lines are derived from field survey.

CERTIFIED CORRECT
DATED THIS 18TH DAY OF September, 2024.



B.C.L.S. 906

M. Adam Fulkerson

