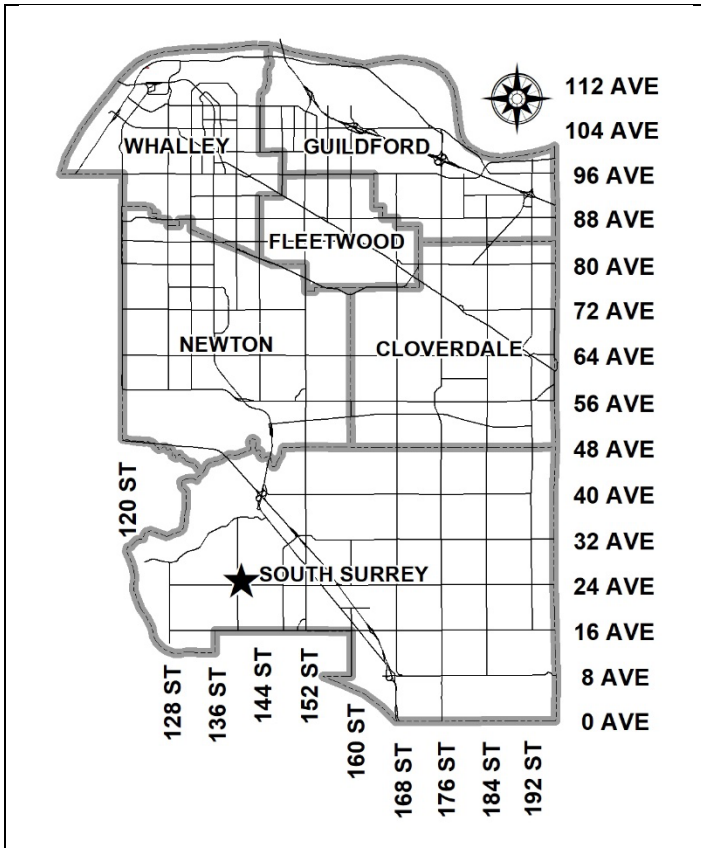


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0026-00

Planning Report Date: July 22, 2024



**PROPOSAL:**

- **LAP Amendment** from “One Acre” to “Half Acre Gross Density”
- **Rezoning** from RA to R1
- **Development Variance Permit**

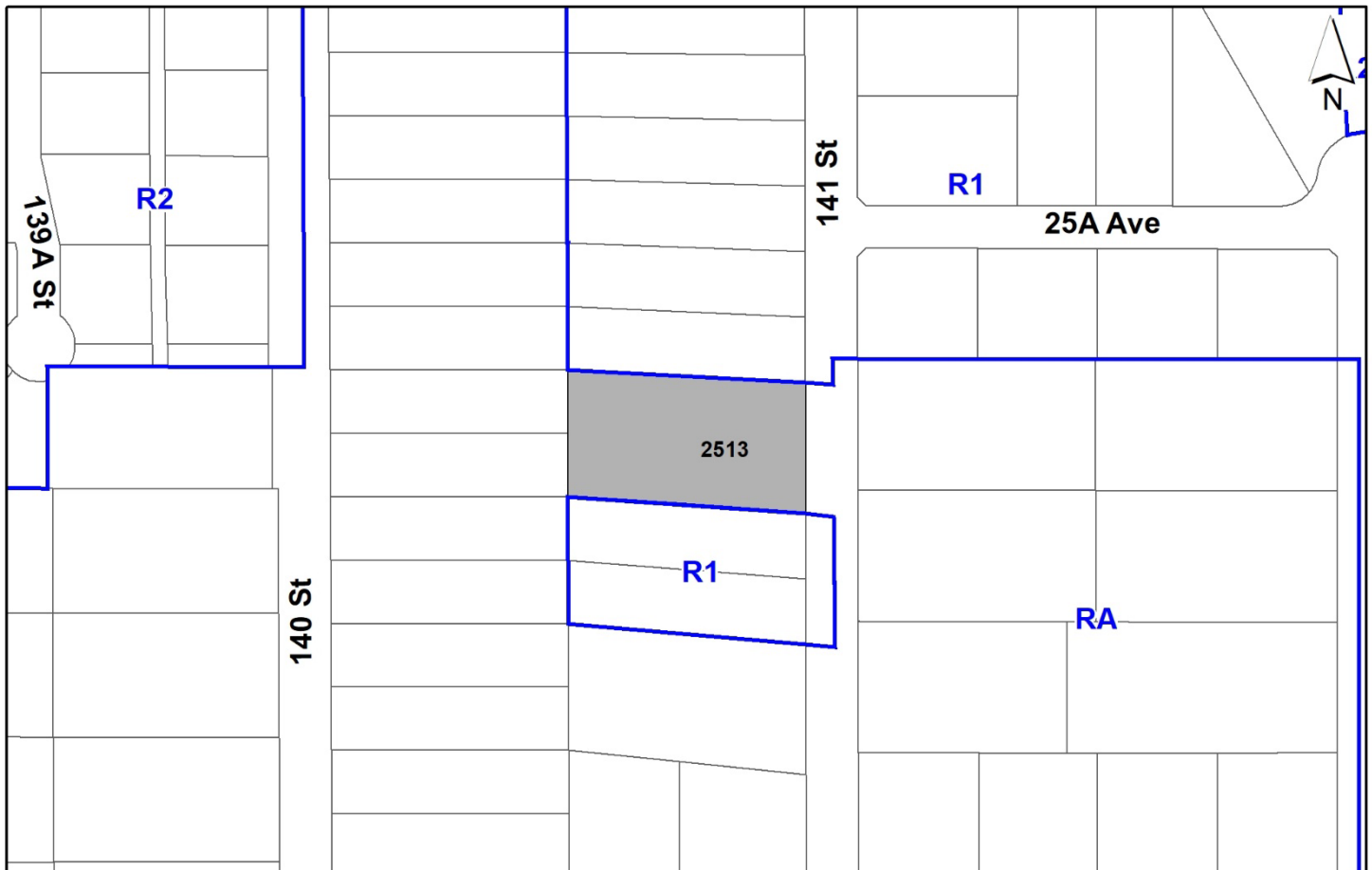
to allow subdivision into two (2) half-acre lots

**LOCATION:** 2513 141 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban (Density Exception Area 5 uph (2 upa) max

**LAP DESIGNATION:** One-Acre Residential



**RECOMMENDATION SUMMARY**

- Rezoning By-law to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant proposes an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from “One Acre” to “Half-Acre Gross Density.”
- The applicant proposes to reduce by variance the minimum lot width requirements of the “Suburban Residential Zone (R<sub>1</sub>)”.

**RATIONALE OF RECOMMENDATION**

- The proposed subdivision from one to two single-family residential lots complies with the Suburban Density Exception Area (max 2 upa) designation in the Official Community Plan (OCP) and would result in a density of 1.8 units per acre.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The proposed redesignation is in keeping with the character and established development pattern of the area. The proposed subdivision mirrors the subdivision abutting the property on the south side, which received final approval on July 25<sup>th</sup>, 2022 as well as the subdivision abutting on the north side, which received final approval on July 10<sup>th</sup>, 2023. The proposed lot sizes will be larger than some other lots in the immediate area, including the nearest lots on 24 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Suburban Residential Zone (R1)".
2. Council approve Development Variance Permit No. 7924-0026-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Suburban Residential Zone (R1) from 30 metres to 25.1 metres for proposed Lots 1 and 2.
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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (f) 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; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Suburban Residential	One Acre	RA
North:	Suburban Residential	Half-Acre Gross Density	R <sub>1</sub>
East (Across 141 Street):	Suburban Residential	One Acre	RA
South:	Suburban Residential	Half-Acre Gross Density	R <sub>1</sub>
West:	Suburban Residential	Half-Acre Gross Density	RA

### Context & Background

- The subject site, located at 2513 141 Street, is approximately 4,526 square metres in area.
- The subject site is designated “Suburban” in the Official Community Plan (OCP) and is located within the “Suburban Density Exception Area” (max 2 upa).
- The subject site is currently zoned “Acreage Residential (RA) Zone”.
- The subject site is designated “One Acre” in the Central Semiahmoo Peninsula Local Area Plan (LAP). Most of the southeast portion of this LAP falls under the “Half-Acre Gross Density” designation except for the subject property and 13 other lots, most of which are east of 141 Street.
- The subject site has frontage on 141 Street and is located within a block with lots facing 141 street to the east and 140 Street to the west. Although the properties facing 140 Street fall under the RA zone, they are designated as “Half-Acre Gross Density” under the LAP and are developed as half-acre lots.
- A number of development applications for properties facing 141 Street have proposed to continue this half-acre development pattern. The subject site abuts an application to the north (Application No. 7917-0236-00), which received Final Adoption at the Regular Council – Land Use Meeting on July 10th, 2023 and an application to the south (Application No.17-0419-00), which received Final Adoption at the Regular Council – Land Use Meeting on July 25<sup>th</sup>, 2022.
- Other development applications on this block facing 141 Street proposed rezoning to Half Acre Residential Zone (RH) (which has been converted to the new Suburban Residential Zone (R<sub>1</sub>)), and an LAP amendment to “Half-Acre Gross Density” to permit subdivision and have received Final Adoption including: Application Nos: 7916-0329-00 and 7919-0107-00. Development Application No. 7921-0333-00 has received Third Reading. Although development application No.7924-0024-00 proposes rezoning to Suburban Residential Zone (R<sub>1</sub>) it remains consistent with the original proposal rezoning to Half-Acre Residential Zone (RH).

- A watercourse fronts the property facing 141 Street. This feature is marked in COSMOS as a Class C (green-coded) watercourse. A Qualified Environmental Professional (QEP) was required to determine the classification of the watercourse and whether the feature would fall under the jurisdiction of a stream under the Water Sustainability Act (WSA).
- The applicant’s QEP advised that the existing watercourse classification is presented as Class C (non-fish bearing) and does not fall under the WSA. The proposed Class C Ditch designation is accepted after review by staff.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing an Amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the subject site from “One-Acre” to “Half-Acre Gross Density”, and to rezone the site from “Acreage Residential (RA) Zone” to “Suburban Residential Zone (R1) Zone” in order to facilitate subdivision of the property into two (2) half-acre residential lots.
- The proposed lots will be oriented east-west. Driveways from 141 Street will provide access to each proposed lot.

	Proposed
<b>Lot Area</b>	
Gross/Net Site Area:	4,526 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	1.8 units per acre
<b>Range of Lot Sizes</b>	2,265.0 – 2,263.0 square metres
<b>Range of Lot Widths</b>	25.14 metres
<b>Range of Lot Depths</b>	91.6 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 1 Elementary student at Chantell Creek Elementary School
- 1 Secondary students at Elgin Park Secondary School

(Appendix III)

**Parks, Recreation & Culture:**

The closest passive park is Chantrell Park which contains amenities including trails/pathways, and natural area and is 900 metres walking distance from the subject site.

One City Douglas Fir tree is proposed for removal due to its direct conflict with the proposed boulevard works and the off-site service requirements. Parks supports the applicant's proposal to retain all other City trees along 141 Street under the proposed development.

**Transportation Considerations**

- The applicant will be required to construct the west side of 141 street along the property frontage at this location.

**POLICY & BY-LAW CONSIDERATIONS****Official Community Plan**Land Use Designation

- The subject site is designated Suburban and located within the Suburban density Exception Aea (max 2 upa) in the Official Community Plan (OCP), which limits density to 5 uph (2 units per acre). The proposal has a unit density of 4.4 units per hectare (or 1.8 units per acre), and therefore complies with the property's OCP designation.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
  - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*The OCP promotes sensitive infill of new housing that is complementary to the existing neighbourhood. Half-acre residential lots will result in similar sized homes, streetscape and yard sizes that fits with the suburban character of the existing neighbourhood.*

*The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of a complementary design.*

**Secondary Plans**Land Use Designation

- The subject site is designated as "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). Subdivision of the site into two half-acre sized lots would not comply with the existing LAP designation, therefore an amendment is proposed.

### Amendment Rationale

- The applicant is proposing an LAP amendment to redesignate the site from “One Acre” to “Half-Acre Gross Density” and to rezone the site from “One Acre Residential Zone (RA)” to “Suburban Residential Zone (R<sub>1</sub>)”, to allow for the subdivision of two (2) half acre residential lots.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Acreage Residential Zone (RA)" to “Suburban Residential Zone (R<sub>1</sub>)”
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Suburban Residential Zone (R<sub>1</sub>)”, setbacks and parking requirements.

<b>R<sub>1</sub> Zone (Part 13)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	5.0 units per hectare	4.4 units per hectare
<b>Yards and Setbacks</b>		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	4.5 metres	4.5 metres
Side Yard Flanking (direction):	7.5 metres	7.5 metres
Rear (direction):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	1,858 square metres	2,265.0 - 2,263.0 square metres
Lot Width:	30 metres	25.1 metres*
Lot Depth:	30 metres	91.6 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	2 per lot	2 per lot

\*Requires a variance

### Lot Width Variance

- The applicant is requesting the following variances:
  - To reduce the minimum lot width of the R<sub>1</sub> Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.

- Subdivision into two 1 R<sub>1</sub> lots will allow for sensitive infill development in the neighbourhood while maintaining Suburban lot sizes. The proposed lot sizes are over 91 metres in depth, exceeding the minimum lot depth requirement of the R<sub>1</sub> Zone. Additionally, the proposed lot sizes of 2,265.0 – 2,263.0 square metres exceed the minimum lot size requirement of the R<sub>1</sub> Zone.
- The proposed lot configuration, with reduced lot widths, allows for a subdivision that continues the half acre development pattern established along this block between 24 Avenue and 26 Avenue.
- There is precedent for the proposed variance under multiple adjacent and abutting properties on 141 Street.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant 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 (Appendix IV).
- Based on the neighbourhood context, the West Coast Modern and Traditional West Coast styles are recommended for this site. Recommended exterior materials include stucco, hardiplank, brick and stone. Proposed design restrictions include no basement entry homes.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation and dated May 15, 2024 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. 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 \$4,272 per new lot.



**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 February 26<sup>th</sup>, 2024. Staff received one (1) response from a resident (*staff comments in italics*):
  - One resident inquired about the proposed structure on the site and its built form.  
*Staff provided the details of the development proposal.*

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Common Cherry	2	2	0
Mountain Ash	1	1	0
Paper Birch	2	2	0
Common Hazel	2	2	0
Flowering Dogwood	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	61	36	25
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>70</b>	<b>45</b>	<b>25</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>10</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>35</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$46,035.00</b>	

- The Arborist Assessment states that there are a total of 70 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 0.014 % of the total trees on the site, is an Alder tree. The applicant proposes to retain 25 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree and a 2 to 1 replacement ratio for all other trees. This will require a total of 91 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the application would result in a deficit of 81 replacement trees.
- The applicant will be required to provide a contribution of \$46,035 to the Green City Program for this deficit as the Tree Protection Bylaw caps contributions to the Green City Program to a maximum of \$41,250 per gross acre.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site with an estimated contribution of \$46,035 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

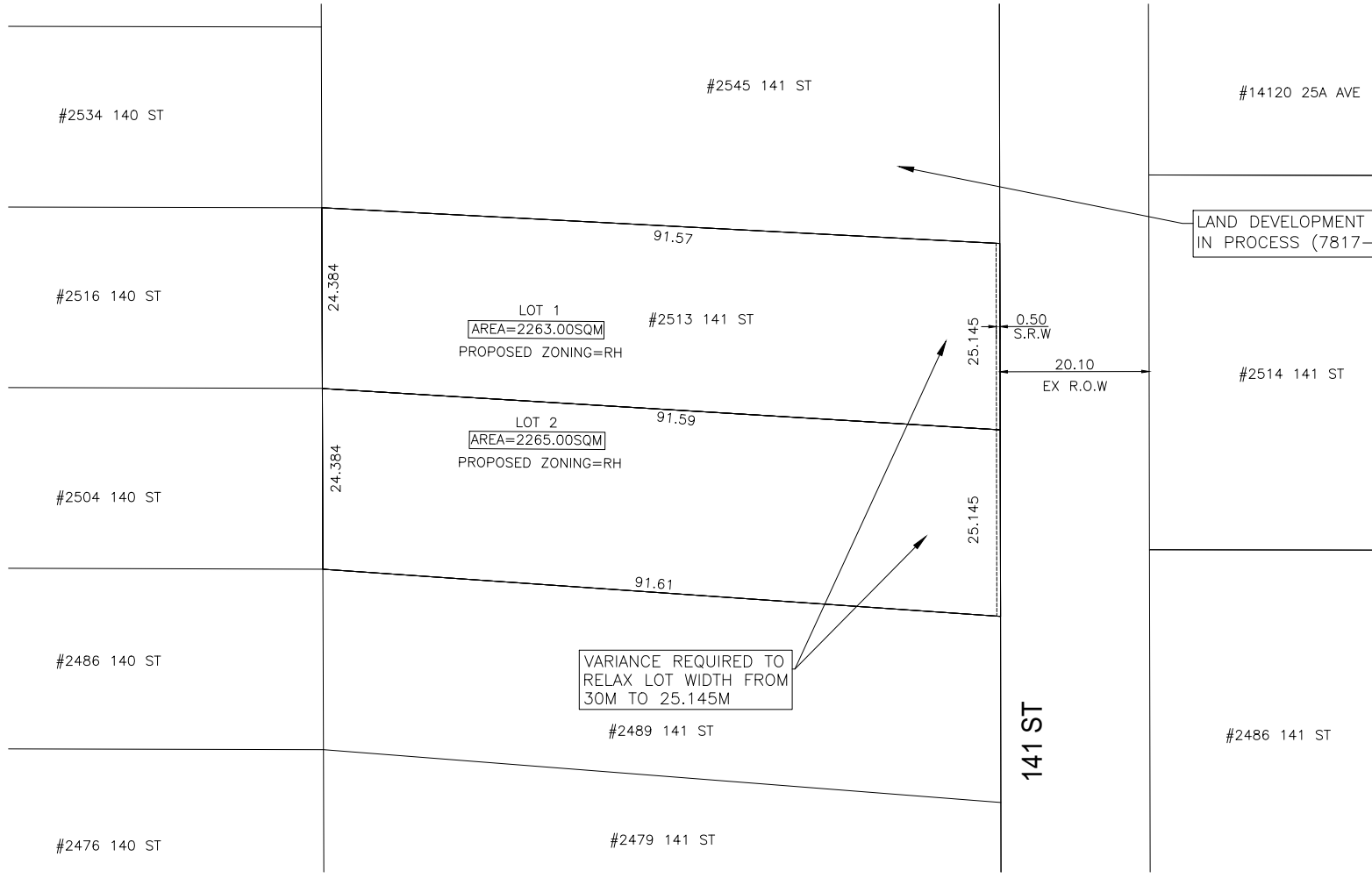
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	Development Variance Permit No. 7924-0026-00

*approved by Shawn Low*

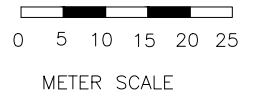
Don Luymes  
General Manager  
Planning and Development

AS/ar



LAND DEVELOPMENT APPLICATION  
IN PROCESS (7817-0236-00)

VARIANCE REQUIRED TO  
RELAX LOT WIDTH FROM  
30M TO 25.145M



<b>NOTE:</b> 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	<b>ZONING:</b> EXISTING ZONING: RA PROPOSED ZONING: RH (EXISTING HOUSE TO BE REMOVED). SITE AREA GROSS SITE AREA: 4528sqm.	[ ] [ ] [ ] [ ] [ ] [ ]	MAINLAND ENGINEERING DESIGN CORPORATION UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM			DEVELOPMENT/SITE LOCATION #2513-141 STREET, SURREY, B.C. 2 LOT SUBDIVISION		SEAL	SCALE AS NOTED DESIGNED RM DRAWN SS CHECKED RM APPROVED AB	SURREY PROJECT NO. MAINLAND PROJECT NO. C-2336 DATE 23/10/25	DRAWING NO. 1 OF 1 REV. 0
		© 23/10/25 SS RM ISSUED FOR APPROVAL NO./Y/MM/DD/DRN CHL REVISION	PRELIMINARY LAYOUT PLAN		PRACTICE PERMIT NUMBER: 1003021						



## INTER-OFFICE MEMO

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

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

DATE: **July 15, 2024**

PROJECT FILE: **7824-0026-00**

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RE: **Engineering Requirements**  
**Location: 2513 141 St**

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

- Register 0.5 m statutory right-of-way (SRW) along 141 Street.

***Works and Services***

- Construct west side of 141 Street.
- Provide adequately sized storm, sanitary, and water service connection to each lot.
- Provide 6.0m wide concrete driveway to each lot.
- Register applicable legal documents as determined through detailed design.
- Pay Latecomers as applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

DYC



Department: **Planning and Demographics**  
 Date: **February 26, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24 0026 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	2
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
<b>Total Students =</b>	<b>2</b>

<b>Current Enrolment and Capacities:</b>	
<b>Chantrell Creek Elementary</b>	
Enrolment	341
Operating Capacity	364
# of Portables	0
<b>Elgin Park Secondary</b>	
Enrolment	1379
Operating Capacity	1200
# of Portables	4

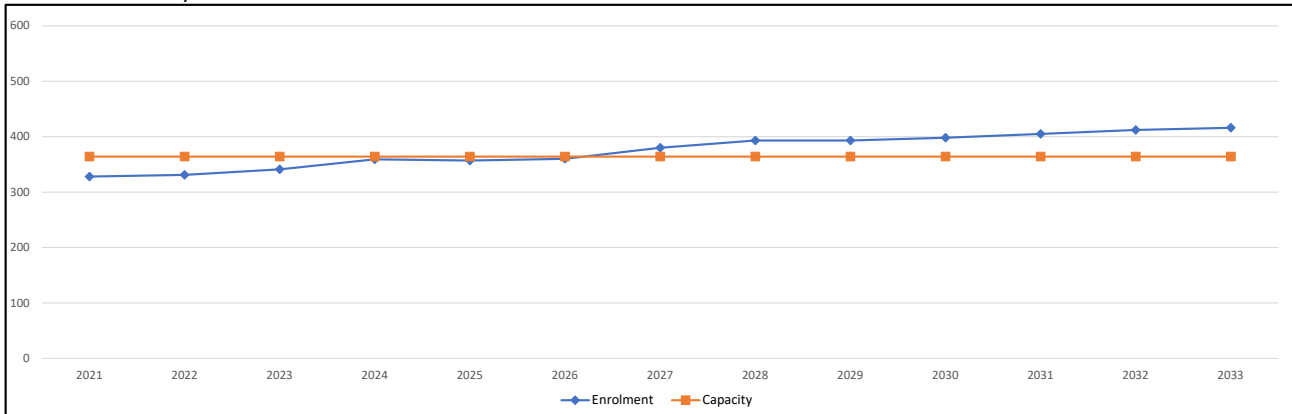
**Summary of Impact and Commentary**

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.

Chantrell Creek Elementary enrolment projections over the next 10 years will slightly exceed capacity. There are no current plans to expand the existing school.

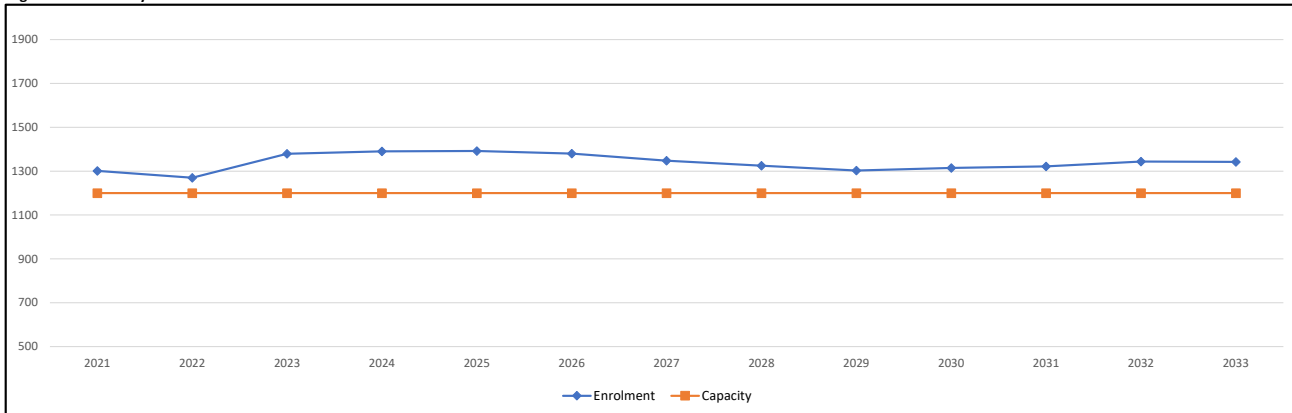
Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**Chantrell Creek 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.*

**Elgin Park 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.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0000-00  
 Project Location: 2513 141 Street, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

### 1. Residential Character

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

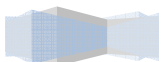
The area surrounding the subject property consists of a mixture of large estates, some that are approximately 10-15 years ago along with some that are newly constructed. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 8000sf up to 10,000 sf.

Homes in the neighborhood include the following:

- The majority of homes are large estates which are approximately 1-15 years old "west coast modern" and "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 roofs up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents.

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

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



7) The minimum roof can be 4:12 and maximum pitch 12:12.

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

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

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

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

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

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

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

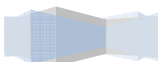
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** No basement entry homes.

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

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

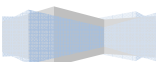
**Roof Pitch:** Minimum roof can be 4:12 and maximum 12:12.



- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.  
Date: November 3, 2023

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc  
\_\_\_\_\_  
Date: November 3, 2023





**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 2513 141 St, Surrey, B.C., V4P 2E5

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	71
Protected Trees to be Removed	46
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	25
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  1 X one (1) = 1	1
All other Trees Requiring 2 to 1 Replacement Ratio  45 X two (2) = 90 <i>(Two (2) trees are dead &amp; has been excluded from the calculation)</i>	90
<b>Replacement Trees Proposed</b>	<b>10</b>
<b>Replacement Trees in Deficit</b>	<b>81</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Francis Klimo*

May 14, 2024

(Signature of Arborist)

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0026-00

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: 009-137-831  
Lot 22 Section 21 Township 1 New Westminster District Plan 29865  
2513 141 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 titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic addresses changes, 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 C.2 of Part 13 Suburban Residential Zone (R1) to reduce the minimum lot width from 30 metres to 25.1 metres for Proposed Lots 1 and 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.
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 .

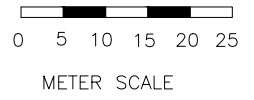
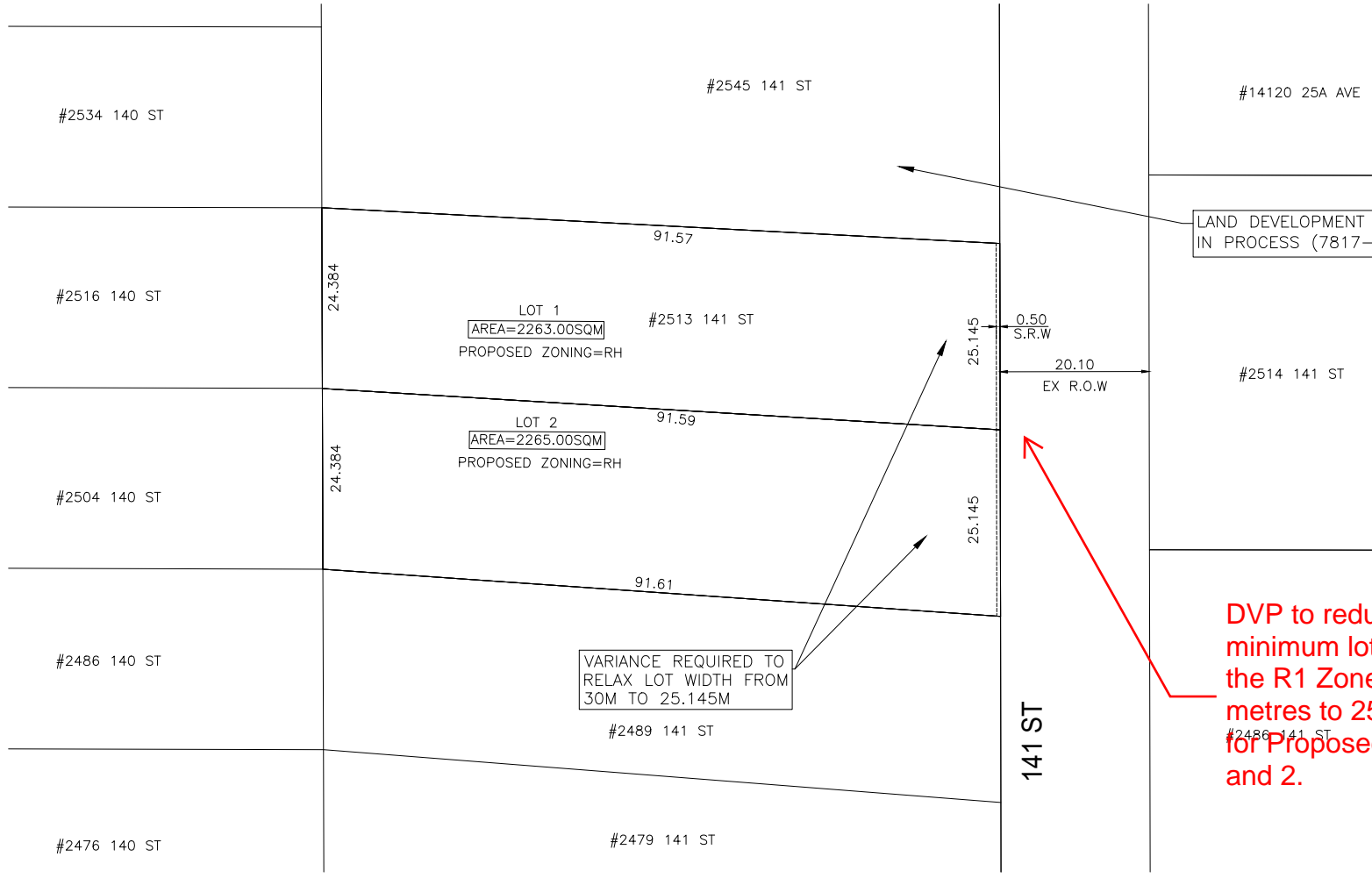
ISSUED THIS     DAY OF       , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



**NOTE:**  
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

**ZONING:**  
 EXISTING ZONING: RA  
 PROPOSED ZONING: RH  
 (EXISTING HOUSE TO BE REMOVED).  
**SITE AREA**  
 GROSS SITE AREA: 4528sqm.

NO.	DATE	BY	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 UNIT 206 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION** #2513-141 STREET, SURREY, B.C.  
 2 LOT SUBDIVISION  
**DWG. NAME** PRELIMINARY LAYOUT PLAN

**SEAL**  
 PRACTICE PERMIT NUMBER:  
 1003021

SCALE AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED RM		1
DRAWN SS	MAINLAND PROJECT NO.	
CHECKED RM	C-2336	OF 1
APPROVED AB	DATE 23/10/25	REV. 0