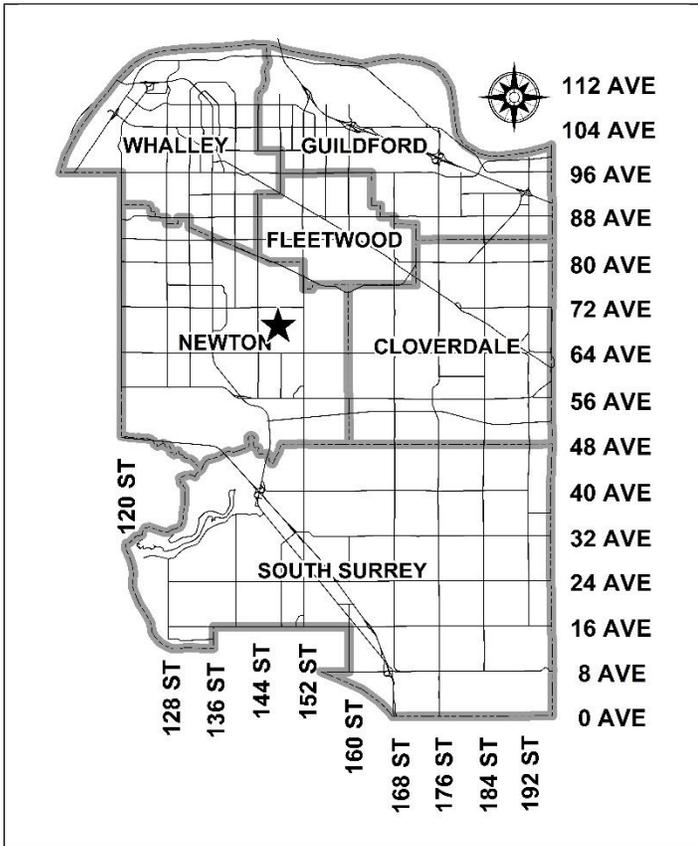


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0119-00

Planning Report Date: October 16, 2023



PROPOSAL:

- **NCP Amendment** from Urban Single Family Residential to Single Family Small Lots and for changes to the local road network
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

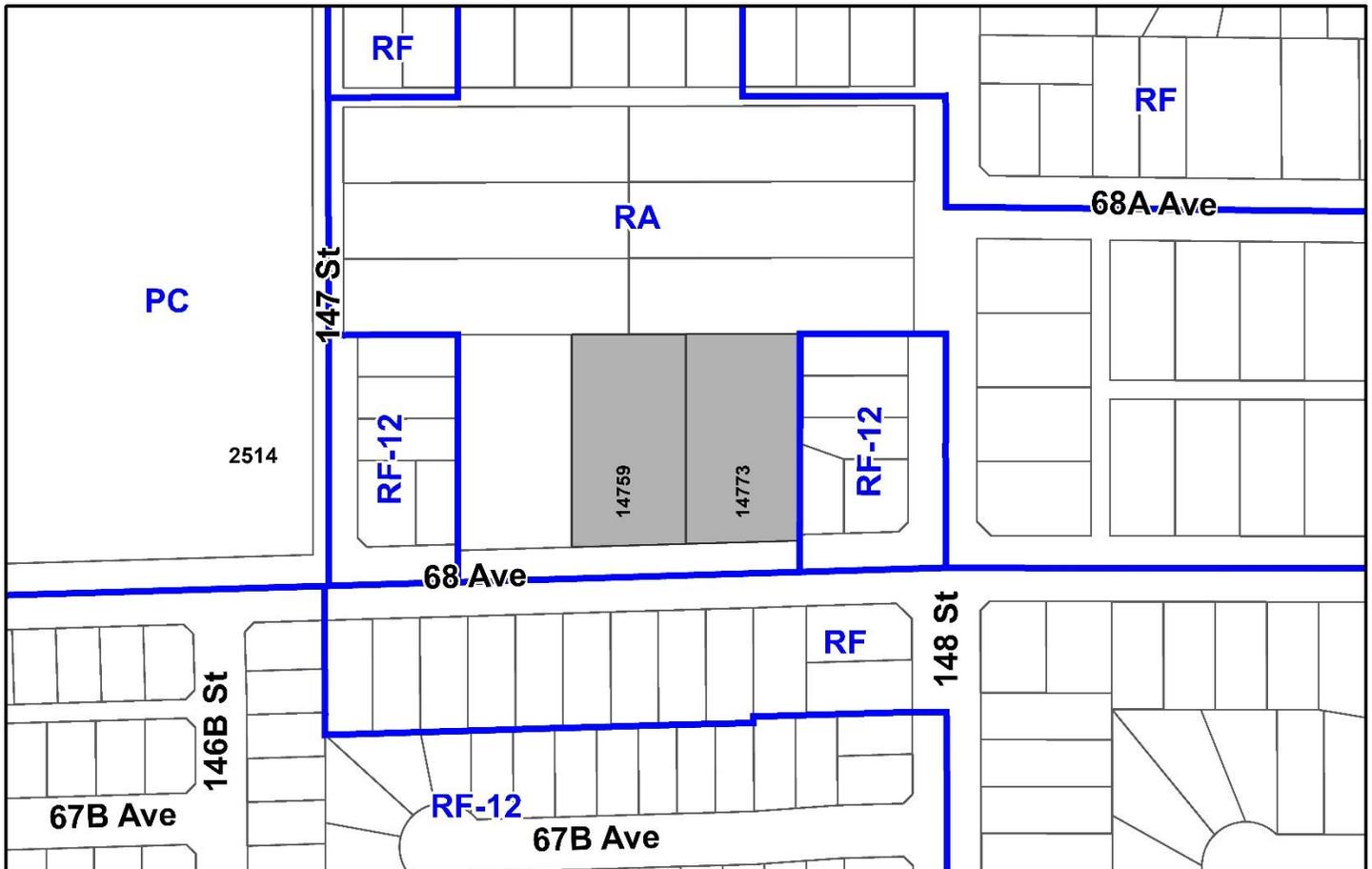
To allow subdivision into ten (10) single family small lots

LOCATION: 14759 - 68 Avenue
14773 - 68 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: East Newton South



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from “Urban Single Family Residential” to “Single Family Small Lots” and for changes to the local road network.
- The applicant is proposing variances to the requirements of the Single Family Residential 13 Zone to permit front access side-by-side double garages on lots that are less than 13.4 metres wide (proposed lots 3, 4, 5, 6, 7 and 9), to reduce the minimum lot depth of proposed lot 8, and to reduce the front yard setback, rear yard setback, and lot depth of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- 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 Newton.
- The proposal is consistent with similar development applications in the immediate vicinity.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0119-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13)" from 7.5 metres to 1.5 metres to the principal building face for lot 2;
 - (b) to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" from 6 metres to 1.8 metres to the principal building face for lot 2;
 - (c) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13)" from 24 metres to 12 metres for proposed lot 2;
 - (d) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13) (Type I)" from 28 metres to 26.5 metres for lot 8; and
 - (e) to permit front accessed double side-by-side garages under the "Single Family Residential (13) Zone (RF-13) (Type II)" on a lot less than 13.4 metres in width for proposed lots 3,4,5,6,7 & 9;
 - (f) To reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13) (Type II)" from 13.4 metres to 12 metres for lots 3,4,5,6,7 & 9.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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;

- (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 Services; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council to pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" and for changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban Single Family Residential	RA
North:	Single Family Residential and Single Family Small lots	Urban Single Family Residential	RA, RF-13
East:	Single Family Residential	Urban Single Family Residential	RA, RF-12
South (Across 68 Ave):	Single Family Residential	Urban Single Family Residential	RF, RF-12
West:	Single Family Residential	Urban Single Family Residential	RA

Context and Background

- The two subject properties, located at 14759 and 14773 68 Avenue, are approximately 4,911 square metres in combined area.
- The subject properties are designated "Urban" within the Official Community Plan (OCP), "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP) and are zoned "One Acre Residential (RA)".
- There is currently an existing Single Family Dwelling on each of the subject properties, which will be demolished as part of the development.
- Development application No. 7922-0065-00 is located directly to the east of the subject site and is facilitated by the same developer of 7920-0119-00. The land owner has requested to keep the applications separate in order to facilitate road Right-of-Ways and have both projects move forward independently.

- The subject property 14759 68 Avenue has a green coded ditch fronting the property. A Water Sustainability Act (WSA) assessment was completed, and it was determined that this feature is not considered a stream. The ditch is proposed to be infilled as part of the development.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “One Acre Residential Zone (RA)”, to “Single Family Residential (13) Zone (RF-13)”, in order to subdivide into ten (10) Single Family Small lots.
- The proposal is consistent with the development pattern and lot sizes established for the block under previous adjacent development applications No. 7915-0253-00 and 7910-0056-00. The proposed lots range between 336-420 square metres and lot widths range from 12-15 metres.
- The applicant proposes changes to the local road network that will facilitate the proposed subdivision, that is generally in keeping with the intended land use in the East Newtown South Neighbourhood Concept Plan (NCP) in this area.
- The following table below provides further detail on the proposed development.

	Proposed
Lot Area	
Gross Site Area:	4,911 square metres
Road Dedication:	1,307.4 square metres
Net Site Area:	3,603.6 square metres
Number of Lots:	10
Unit Density:	8.26 units per acre
Range of Lot Sizes	336-420 square metres
Range of Lot Widths	12-15 metres
Range of Lot Depths	12-29 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.
- 5 Elementary students at Georges Vanier School
3 Secondary students at Frank Hurt School
- (Appendix III)
- Parks, Recreation & Culture:** T.E. Scott Park is the closest active park and contains amenities including an outdoor sport court, a playground, and natural area along the north of the park. The park is 600 metres walking distance from the development.

Transportation Considerations

- The applicant is required to construct and deliver the ultimate road allowance for 68 Avenue and future 147A Street cul-de-sac.
- The subject site and adjacent project 7922-0065-00 are being processed concurrently. The owners have agreed to provide an offsite statutory right of way or dedication, dependent on the project's timing, for completion of the roadway for the future 147A Street. If one project moves forward independently, a statutory right of way equaling half of the total road dedication for 147A will need to be registered.
- Proposed lots 6 and 7 will have driveway access off 68 Avenue. The remainder of the lots will have driveway access from the internal 147A Street cul-de-sac.

Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS)

Official Community Plan

Land Use Designation

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

Secondary Plans

Land Use Designation

- The subject properties are designated “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan (NCP). The ten (10) proposed RF-13 lots do not meet the “Urban Single Family Residential” designation due to the increase in density and changes to the road network.

Amendment Rationale

- The East Newton South Neighbourhood Concept Plan (NCP) designates the site as “Urban Single Family Residential”. An NCP amendment to “Single Family Small Lots” is required to facilitate the density in the applicant’s proposal.
- A similar rezoning and subdivision proposal under Development Application No.7921-0013-00 has conditional approval northeast of the subject properties. Completed Development Application No.’s 7910-0056-00 and 7915-0253 originally established the development pattern of single-family small lots along the same block as the subject site.
- The applicant has demonstrated an appropriate land use and road network for the subdivision. The changes to the road network are supported by the Engineering Department (Transportation Division).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the NCP designation, as described in the Community Amenity Contribution section of this report.
- The proposed small lots are consistent with the neighbourhood context and add to the range of housing choices.

Themes/Policies

- A.1.3 – Accommodate urban land development according to the following order of growth management:

A.1c: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.

- *The proposal will allow for a slight increase in an existing neighbourhood and follows a similar development pattern as in the surrounding area. Design guidelines will be*

registered on the title to ensure the proposed home designs are consistent with the character of the existing neighbourhood.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", streamside setbacks and parking requirements.

RF-13 Zone (Part 16b)	Permitted and/or Required	Proposed
Unit Density:	28 UPH	20.4 UPH
Yards and Setbacks		
Front Yard:	6 metres	1.8-6 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	1.5-7.5 metres
Lot Dimensions – RF-13 (type I)		
Lot Size:	Interior lot: 336 square metres	Interior lot: 355 square metres
Lot Width:	Interior lot: 12 metres	Interior lot: 12 metres
Lot Depth:	Lot depth: 28 metres	Lot depth: 28 metres
Lot Dimensions – RF-13 (type II)		
Lot Size:	Interior lot: 336 square metres Corner lot: 380 square metres	Interior lot: 336-420 square metres Corner lot: 381 square metres
Lot Width:	Interior lot: 13.4 metres Corner lot: 15.4 metres	Interior lot: 12-13.4 metres Corner lot: 15.4 metres
Lot Depth:	Lot depth: 24 metres	Lot depth: 12-28.6metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

Variances:

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13) from 7.5 metres to 1.5 metres to the principal building face for lot 2;
 - to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13) from 6 metres to 1.8 metres to the principal building face for lot 2;
 - to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13) from 24 metres to 12 metres for proposed lot 2;
 - to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13) (Type I) from 28 metres to 26.5 metres for lot 8; and

- to permit front accessed double side-by-side garages under the “Single Family Residential (13) Zone (RF-13) (Type II) on a lot less than 13.4 metres in width for proposed lots 3,4,5,6,7 & 9;
 - To reduce the minimum lot width of the “Single Family Residential (13) Zone (RF-13) (Type II) from 13.4 metres to 12 metres for lots 3,4,5,6,7 & 9.
- The proposed variance to allow front accessed double car garages on a lot less than 13.4 metres wide will create a consistent streetscape with the existing houses in the area. The proposed double car garages will allow for an additional enclosed parking space on the lot.
 - The applicants design consultant, Tej Singh of Simplex Home Design, has provided rational that the garages will be setback from the principal entrances to not overshadow the homes. Garages would also have to sit lower in terms of height based on the grading and the materials used over the garage area would be more subtle and softer than stone and brick.
 - The lot depth, front yard setback and rear yard setback reduction is proposed for lot 2 in order to build a functional dwelling. The applicant has provided a viable building analysis and has provided the minimum of three (3) off-street parking spaces.
 - The lot depth variance for proposed lot 8 from 28 metres to 26.8 metres is modest and the lot meets all other minimum subdivision requirements under the “Single Family Residential (13) Zone (RF-13).
 - Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejashwar 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).
- Home styles recommended for this site include “Neo-Traditional” and “West Coast Modern”. Style range is not restricted in the building scheme but should be reasonably compatible with other homes in the immediate area.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated July 24th, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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 \$2,136 per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the East Newton South Neighbourhood Concept Plan (NCP) designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current fee for the Newton Community Area is \$16,020 per unit for single family.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute the current \$1,068 fee per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 30th, 2023, and the Development Proposal Signs were installed on August 25, 2023. Staff received no responses from neighbouring properties.

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
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	4	4	0
American Yellowwood	1	1	0
Honey Locust	1	1	0
Coniferous Trees			
Western Red Cedar	74	74	0
Douglas Fir	18	18	0
City Tree	1	0	1
Total (excluding Alder and Cottonwood Trees)	98	97	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees Proposed		21	
Estimated Contribution to the Green City Program		\$96,250	

- The Arborist Assessment states that there are a total of 99 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 1% of the total trees on the site, is an Alder tree. The applicant proposes to retain 1 City tree located on the southeast portion of the 68 Avenue boulevard which is considered on-site 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 ratio for the Alder tree and 2 to 1 ratio for all other trees. This will require a total of 195 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 175 replacement trees will require a cash-in-lieu payment of \$96,250, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with an estimated contribution of \$96,250 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

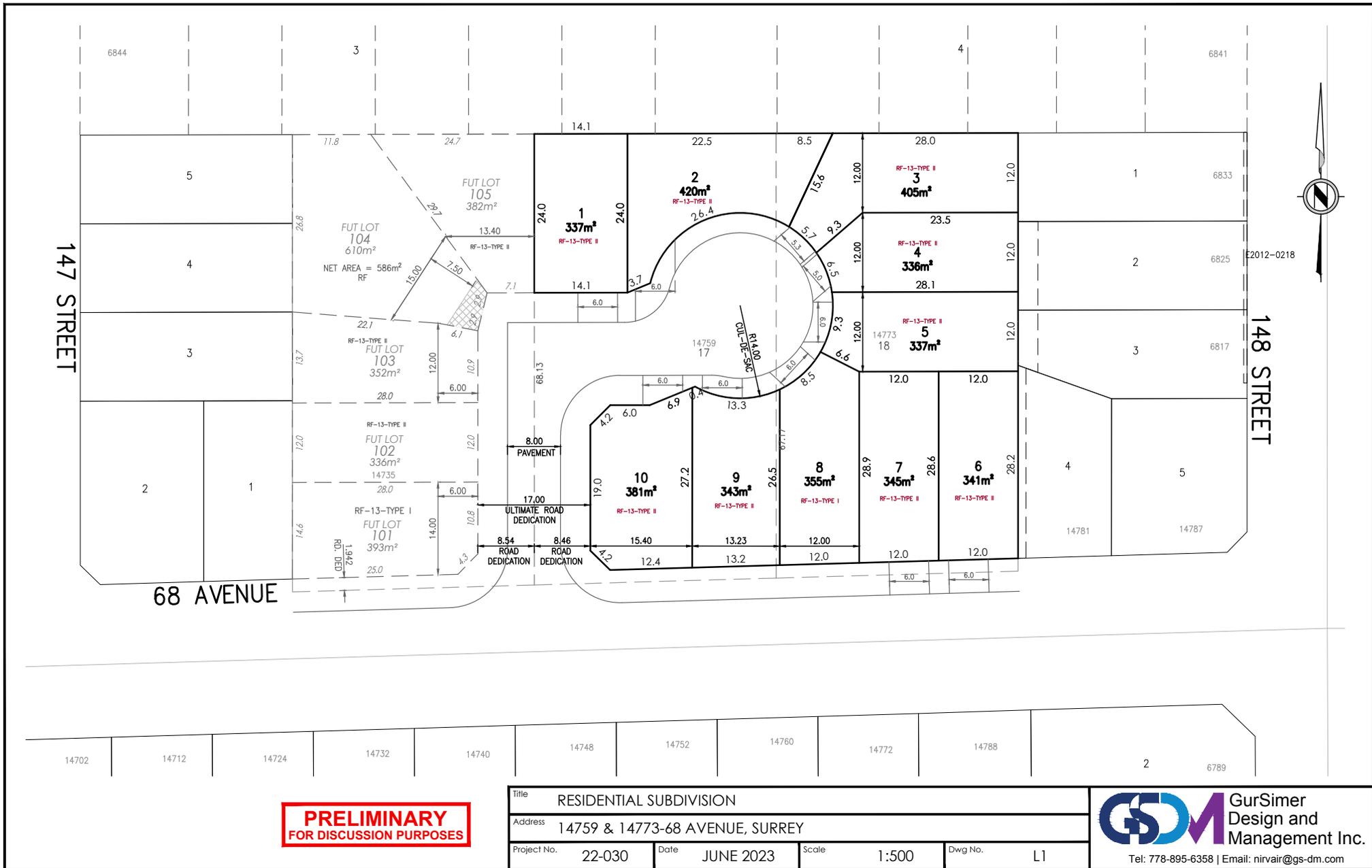
The following information is attached to this Report:

- 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. 7920-0119-00
- Appendix VII. East Newton South Neighbourhood Concept Plan

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

TS/ar



**PRELIMINARY
FOR DISCUSSION PURPOSES**

Title				RESIDENTIAL SUBDIVISION			
Address				14759 & 14773-68 AVENUE, SURREY			
Project No.	22-030	Date	JUNE 2023	Scale	1:500	Dwg No.	L1

GSM GurSimer Design and Management Inc.
 Tel: 778-895-6358 | Email: nivair@gs-dm.com

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

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

DATE: **October 3, 2023** PROJECT FILE: **7820-0119-00**

RE: **Engineering Requirements
Location: 14759/14773 68 Avenue**

NCP AMENDMENT

Provide sanitary catchment analysis to confirm capacity and address constraints as required.

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 1.942 metres for 68 Avenue with 3.0 by 3.0 metre corner cut at 147A Street.
- Register 0.5 metre SRW along property lines of 68 Avenue and the cul-de-sac.
- Dedicate 11.5 metres for 147A Street, or secure off-site SRW with 8.46 metres dedication.
- Dedicate 17.0 metres for portions of 147A Street.

Works and Services

- Construct north side of 68 Avenue.
- Construct 147A Street.
- Extend water, storm and sanitary mains for 147A Street.
- Implement onsite sustainable drainage features.
- Provide water, sanitary and drainage service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

KMH

Department: **Planning and Demographics**
Date: **October 4, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **20 0119 00**

The proposed development of **10** 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	10
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Projected Number of Students From This Development In:	
Elementary School =	5
Secondary School =	3
Total Students =	8

Current Enrolment and Capacities:	
Georges Vanier Elementary	
Enrolment	612
Operating Capacity	597
# of Portables	1
Frank Hurt Secondary	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

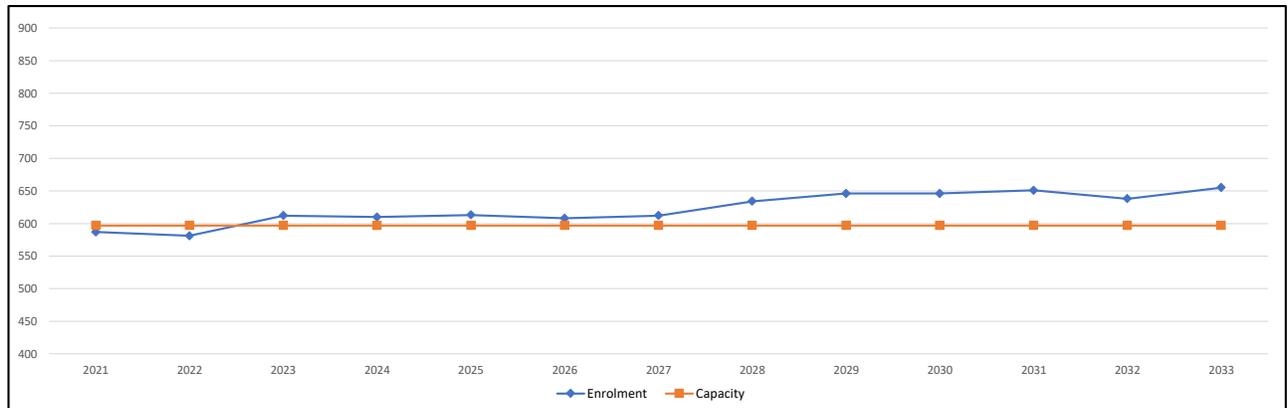
Summary of Impact and Commentary

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.

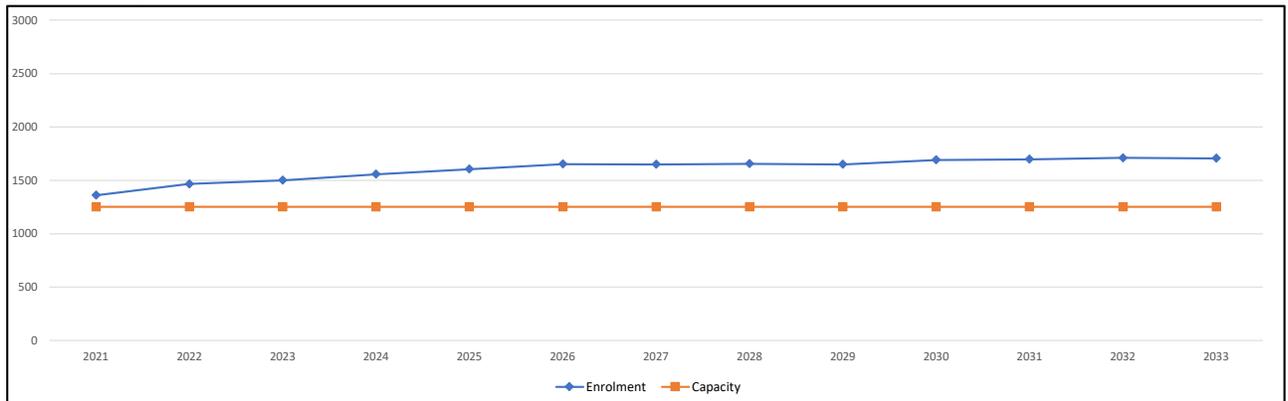
As of September 2023, George Vanier Elementary operates at 102% capacity. This school has traditionally accepted out of catchment overflow students from TE Scott, Chimney Hill and MB Sanford. Our projections are showing that growth will continue modestly. Though the projections indicate that the school will operate over capacity, the anticipated growth will be handled with 4 portables or less over the next 10 years.

Frank Hurt Secondary is operating at 119% and it is projected to grow to 136% over the next 10 years. As a result, as part of the District's 2024/25 Capital Plan submission to the Ministry of Education, there is a capital request to construct 750-capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

Georges Vanier Elementary



Frank Hurt Secondary



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 #: 7920-0119-00
 Project Location: 14759 & 14773 68 Avenue, Surrey, B.C.
 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:

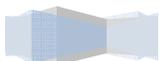
The area surrounding the subject property consists majority of homes built about 10-12 years ago along with a handful of older homes built about 40-45 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 4000sf up to 4500 sf. The subject property is located on a high traffic road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 40-45 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, 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:

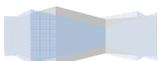
Dwelling Types/Location: 2 storey or 3 storey split levels.

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, Vinyl, 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 pitch must be 4:12.
- 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: minimum 25 shrubs of a minimum 3 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: June 12, 2023

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: June 12, 2023



8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14759 & 14773 68 Ave, Surrey

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>	99
Protected Trees to be Removed	98
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
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 97 X two (2) = 194	194
Replacement Trees Proposed	20
Replacement Trees in Deficit	175
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
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 8 X two (2) = 16	16
Replacement Trees Proposed	0
Replacement Trees in Deficit	16

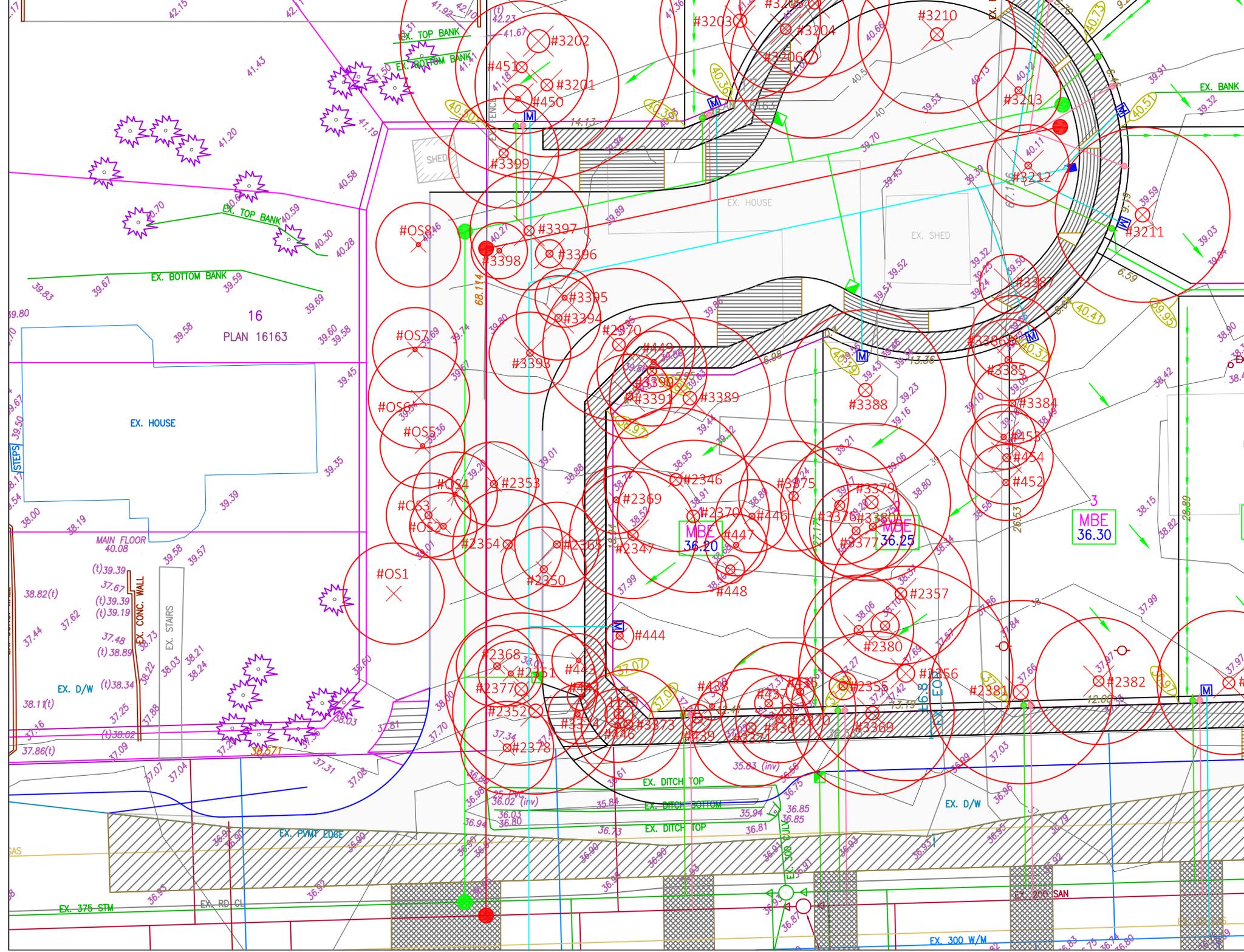
Summary, report and plan prepared and submitted by:

Francis Klimo

October 11, 2023

(Signature of Arborist)

Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0119-00

Issued To:

("the Owners")

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: 010-175-717

Lot 17 Section 15 Township 2 New Westminster District Plan 16163
14759 68 Ave

Parcel Identifier: 010-175-733

Lot 18 Section 15 Township 2 New Westminster District Plan 16163
14773 68 Ave

(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 addresses change, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

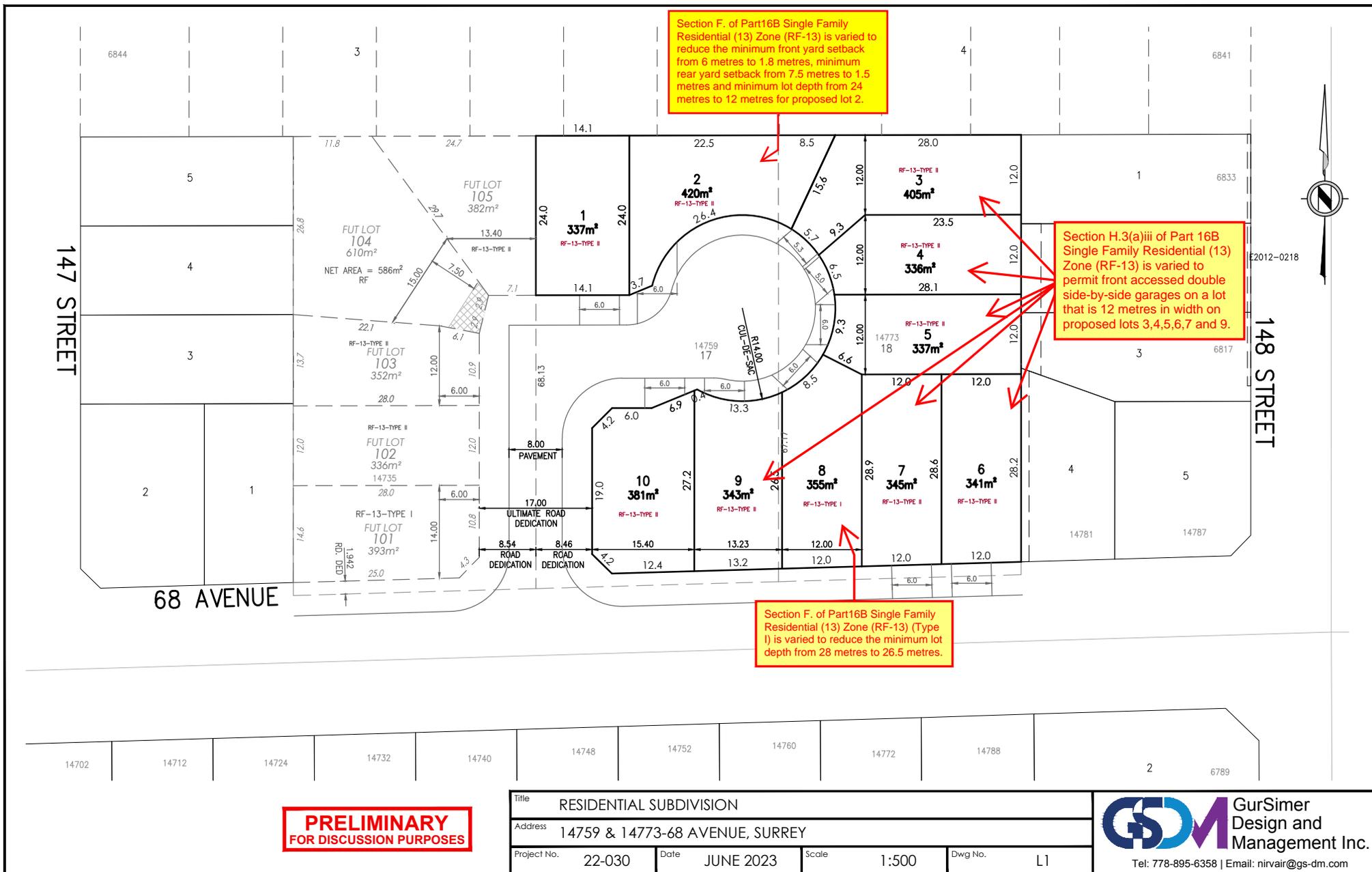
- (a.) Section H.3(a)iii of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit front accessed double side-by-side garages on a lot less than 13.4 metres in width on proposed lots 3, 4, 5, 6, 7 and 9;
 - (b.) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13) (Type II)” is varied from 13.4 metres to 12 metres for lots 3,4,5,6,7 & 9.
 - (c.) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13)” is varied to reduce the minimum front yard setback from 6 metres to 1.8 metres for proposed lot 2;
 - (d.) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13)” is varied to reduce the minimum rear yard setback from 7.5 metres to 1.5 metres for proposed lot 2;
 - (e.) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13) (Type II)” is varied to reduce the minimum lot depth from 24 metres to 12 metres for proposed lot 2; and
 - (f.) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13) (Type I)” is varied to reduce the minimum lot depth from 28 metres to 26.5 metres for proposed lot 8.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

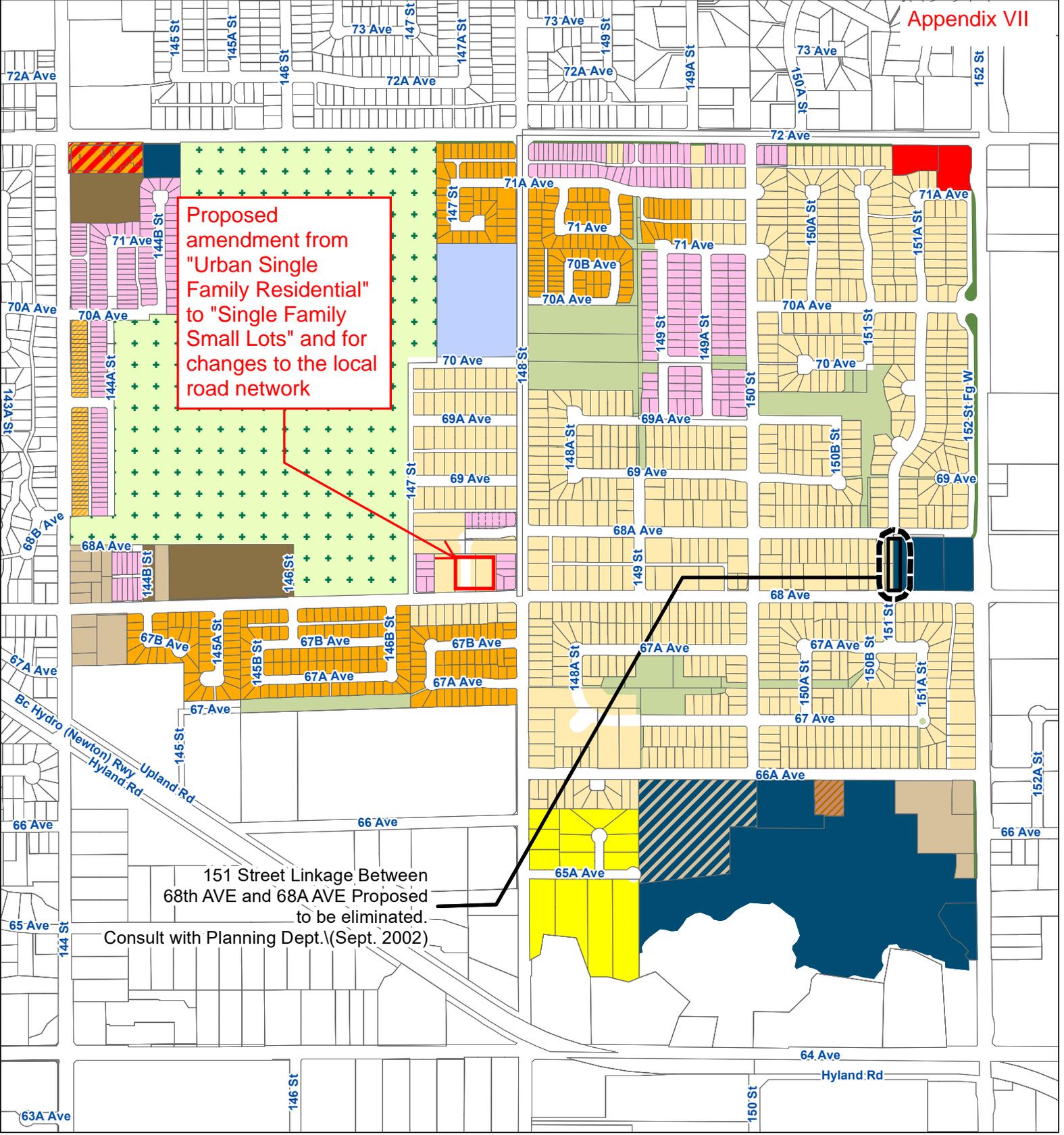
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



Proposed amendment from "Urban Single Family Residential" to "Single Family Small Lots" and for changes to the local road network

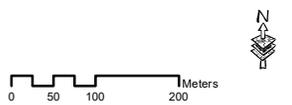
151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)



- | | | | |
|---|--|---|------------------------------------|
|  | Half Acre Single Family Residential |  | Mixed-Use Commercial / Residential |
|  | Low Density Compact Housing (max. 10 u.p.a.) |  | Institutional |
|  | Urban Single Family Residential |  | Institutional/Townhouses |
|  | Single Family Small Lots |  | Neighbourhood/Local Commercial |
|  | Semi-Detached |  | Schools |
|  | Townhouses (max. 15 u.p.a.) |  | Parks and Open Space |
|  | Townhouses (max. 20 u.p.a.) |  | Cemetery |
|  | Medium-High Density Townhouses |  | Landscape Buffer Strips |

EAST NEWTON SOUTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 11 May 2022



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.