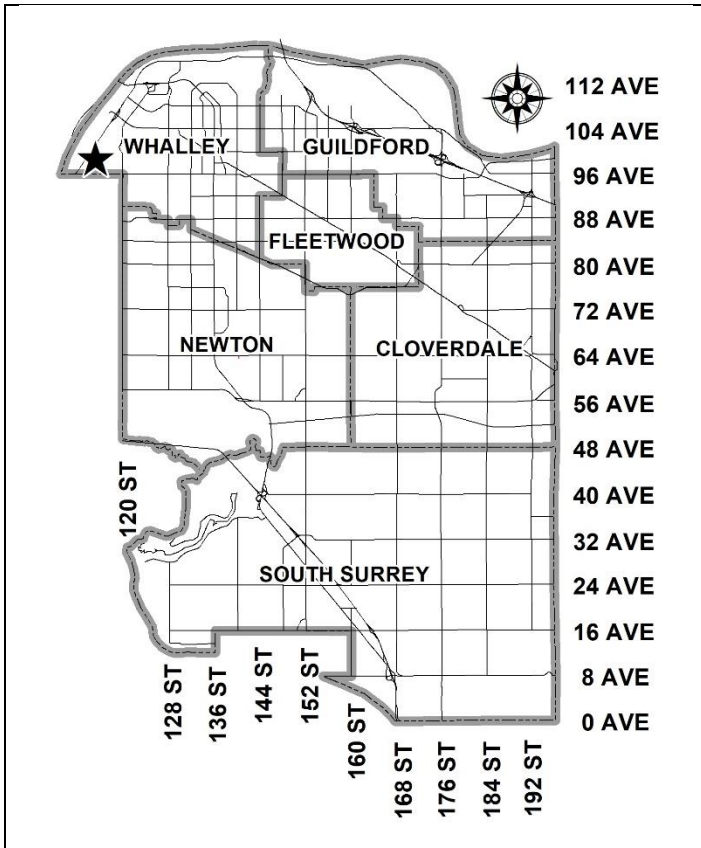


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0016-00

Planning Report Date: April 3, 2023



PROPOSAL:

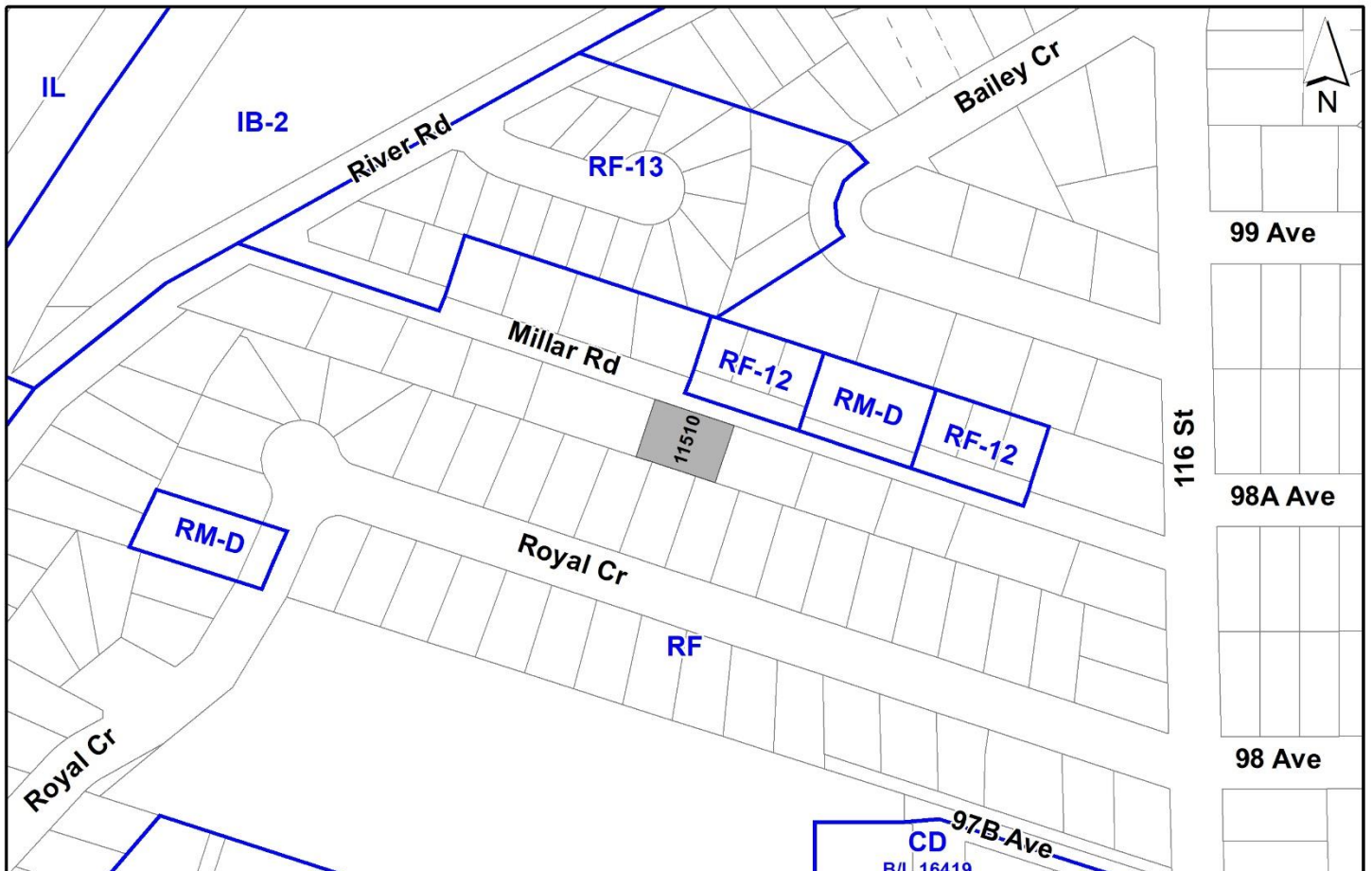
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to allow subdivision into two single family small lots with reduced lot depths and rear yard setbacks.

LOCATION: 11510 - Millar Road

ZONING: RF

OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the rear yard setback requirements of the RF-13 Zone, lot depth requirement of Type II RF-13 Zone lots and road width standards of the Subdivision and Development Bylaw.

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 lot depths match adjacent lots previously approved through rezoning and subdivision applications on the north side of Millar Road.
- The proposed rear yard setback reduction would allow for the maximum floor area to be achieved on both Lots 1 and 2. This setback is reflective of approved building setbacks from homes on the north side of Millar Road and balances useable backyards and neighbourhood streetscape.
- The proposal facilitates road widening on the south side of Millar Road fronting the site.
- The area is in close proximity to the South Westminster NCP employment area and community amenities.
- The proposed subdivision conforms to the City's Small Lot Residential Zones Policy.
- The proposed density and building form are appropriate for this part of Whalley.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). 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.

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 "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7922-0016-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the Type II minimum lot depth requirement of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 1 & 2;
 - (b) to reduce the rear yard setback requirement of the RF-13 Zone from 7.5 metres to 5.5 metres for proposed Lots 1 & 2;
 - (c) to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 24 metres to 16.50 metres for the fronting portion of Millar Road.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) 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
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------------------------|-------------------------|-----------------|---------------|
| Subject Site | Single Family Dwelling | Urban | RF |
| North (Across Millar Road): | Single Family Dwellings | Urban | RF and RF-12 |

| Direction | Existing Use | OCP Designation | Existing Zone |
|-----------|-------------------------|-----------------|---------------|
| East: | Single Family Dwelling | Urban | RF |
| South: | Single Family Dwellings | Urban | RF |
| West: | Single Family Dwelling | Urban | RF |

Context & Background

- The 741-square metre subject property is located at 11510 Millar Road in the Whalley area. The property is currently zoned Single Family Residential Zone (RF) and is not in an NCP area. The site is designated "Urban" in the Official Community Plan (OCP).
- The applicants are proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential 13 Zone (RF-13) Type II" to allow subdivision into two small single family lots with lot depth and rear yard setback variances.
- Millar Road is a collector road developed many years ago and is currently 12.2 metres wide. Its cross-section is substantially narrower than current collector road cross-sections. Typically, a 24-metre road right-of-way is required for this type of road. However, due to the shallow lot depths along Millar Road, a full 24-metre road would eliminate any subdivision potential along this street.
- To address this issue, a modified road standard was developed for Millar Road that would allow it to function as a collector road. A modified collector road standard of 16.50 metres is proposed for Millar Road, to balance both development and transportation interests. Engineering has determined that due to the modified road standard, on-street parking can only be accommodated on one side of Millar Road.
- Small single family residential lots with lot depth and rear yard setback variances have been approved in the past along Millar Road across from the subject site through Development Application Nos. 7907-0190-00, 7910-0132-00, 7913-0251-00 and 7916-0185-00.
- Redevelopment along this road under the existing RF Zone would not be possible as the road widening requirements would create lot depths that are too shallow and lot areas that are too small to comply with the existing RF Zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing rezoning from RF to RF-13 and a Development Variance Permit to reduce the Type II lot depth and rear yard setback requirement of the RF-13 Zone.

| | Proposed |
|------------------|------------|
| Lot Area | |
| Gross Site Area: | 741 sq. m. |

| | Proposed |
|----------------------------|-----------------|
| Road Dedication: | N/A |
| Undevelopable Area: | N/A |
| Net Site Area: | 741 sq. m. |
| Number of Lots: | 2 |
| Unit Density: | 28 uph |
| Range of Lot Sizes | 356 sq. m. |
| Range of Lot Widths | 16 m. |
| Range of Lot Depths | 22 m. |

- The road dedication requirement along Millar Road (frontage) is 0.9 metres, reducing the lot depth of proposed Lots 1 and 2. However, the proposal still exceeds the minimum lot area requirement of 336 square metres for RF-13-Zone lots. Proposed Lots 1 & 2 will be 356 square metres in size (Appendix I).
- The proposed width of Lots 1 and 2 is 16 metres, exceeding the minimum 13.4 metre lot width requirement of Type II RF-13 Zone lots (Appendix I).
- The rear yard setback is proposed to be reduced from 7.5 metres to 5.5 metres to allow for the maximum floor area under the RF-13 Zone to be achieved on both Lots 1 and 2. This setback is reflective of approved building setbacks for homes north of Millar Road and balances useable backyards and neighbourhood streetscape.
- The proposed development is consistent with approved projects under Development Application Nos. 7907-0190-00, 7910-0132-00, 7913-0251-00 and 7916-0185-00. The RF-13 Zone is supportable within the context of the existing land uses in the surrounding area and reflective of the Small Lot Residential Zones Policy (O-52).
- The lots on both sides of Millar Road are shallow and wide with lot depths ranging from 22 to 28 metres and lot widths ranging from 23 to 55 metres before road dedication. Undeveloped lots south of Millar Road have sufficient widths and sizes to potentially rezone and subdivide into Type II RF-13 lots in the future (Appendix I). Development Variance Permits would be required to reduce the required minimum lot depth as a result of road dedication.
- The Preliminary Layout Concept Plan (Appendix I) illustrates the rezoning and subdivision potential of properties south of Millar Road.
- Rezoning and subdivision of the property has merit given its proximity to the South Westminster NCP employment area. The subject site is approximately 340 metres from Royal Heights Park, 380 metres from Royal Heights Elementary School and approximately 1.5 kilometres from the commercial area at 96 Avenue and Scott Road.
- The widening of Millar Road can be achieved through redevelopment without additional cost to the City. The proposed development also facilitates the conversion of the current half-road standard into a full road standard.

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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Royal Heights Elementary School
1 Secondary student 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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2023.

Transportation Considerations

- Driveway access of proposed Lots 1 & 2 will be from Millar Road. As part of the development, the applicant will be required to provide a 0.9 metre road dedication along Millar Road for future road widening.
- Millar Road is a collector road with a modified road standard of only 16.6 metres due to the manner in which it was developed years ago. Undeveloped portions of Millar Road are currently only 12.2 metres wide. The closest bus stop to the subject site is 700 metres away (11 minutes' walk) on 96 Avenue and 116 Street. Bus 312 services this route from Scottsdale Exchange to the Scott Road SkyTrain station and vice versa.
- Millar Road is a bicycle route but does not have a dedicated bicycle lane. The bicycle route extends west to River Road and then veers northwards towards Scott Road but ends 150 metres before Scott Road.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposed development is supported by the following policies of the OCP.
 - 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 proposed development follows the pattern of development established north of Millar Road through Development Application Nos. 7907-0190-00, 7910-0132-00, 7913-0251-00 and 7916-0185-00. All have rezoned to RF-13 and subdivided into single family small lots with variances. These development applications started the trend towards small single family lots in the area. The Preliminary Layout Concept Plan (Appendix I) shows how properties south of Millar Road could similarly develop. Context homes in the neighbourhood are used in the development of the building design guidelines. The guidelines ensure that the new homes are consistent with context homes in massing, roof type, pitch and building materials.)

- B4.7 – design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

(The new homes will be facing Millar Road and will have a strong relationship with the neighbouring context homes.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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)".

| RF-13 Zone (Part 16B) Type II | Permitted and/or Required | Proposed |
|-------------------------------|---------------------------|-----------------|
| Unit Density: | 28 uph | 28 uph |
| Yards and Setbacks | | |
| Front Yard (north): | 6.0 m. | 6.0 m. |
| Side Yard (east/west): | 1.2 m. | 1.2 m. |
| Side Yard Flanking: | N/A | N/A |
| Rear (south): | 7.5 m. | 5.5 m.* |
| Lot Size | | |
| Lot Size: | 336 sq. m. | 356 sq. m. |
| Lot Width: | 13.4 m. | 16 m. |
| Lot Depth: | 24 m. | 22 m.* |
| Parking (Part 5) | | |
| Number of Spaces | Required | Proposed |
| | 3 | 3 |

* variance proposed

Lot Depth and Rear Yard Setback Variances

- The applicant is requesting the following variances:
 - to reduce the Type II minimum lot depth requirement of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 1 & 2;
 - to reduce the rear yard setback requirement of the RF-13 Zone from 7.5 metres to 5.5 metres for proposed Lots 1 & 2;
 - to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 24 metres to 16.50 metres for the fronting portion of Millar Road.
- A road dedication requirement of 0.9 metres along Millar Road (frontage) reduces the lot depth and lot size of proposed Lots 1 & 2 but still achieves the minimum lot area requirement of the RF-13 Zone. Lots 1 & 2 are proposed to be 356 square metres in size, exceeding the 336 square metre minimum requirement. The proposed 16 metre lot widths will exceed the minimum 13.4 metre lot width requirement of Type II RF-13 Zone lots.
- Staff support the lot depth variance in order to achieve the road dedication and frontage improvements as part of a rezoning and subdivision application. The proposal facilitates the widening on the south side of Millar Road fronting the site.
- The proposed rear yard setback reduction would allow for the maximum floor area under the RF-13 Zone to be achieved on both Lots 1 and 2. Front yard setbacks will be maintained and will not affect the streetscape along Millar Road.
- Millar Road is a collector road developed many years ago and is currently 12.2 metres wide. Its cross-section is substantially narrower than current collector road cross-sections. Typically, a 24-metre road right-of-way is required for this type of road. However, due to the shallow lot depths along Millar Road, a full 24-metre road would eliminate any subdivision potential along this street.

- To address this issue, a modified road standard was developed for Millar Road that would allow it to function as a collector road. A modified collector road standard of 16.50 metres is proposed for Millar Road, to balance both development and transportation interests.
- 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).
- Styles recommended for this site include West Coast Modern style homes at 2 or 3 storeys that meet modern massing design, trim and detailing standards. Front entrances are one storey in height with modern roofing and construction materials standards. Landscapes range from “modest old urban” to “moderate modern urban”.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated January 24, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does 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.
- 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 \$4,000 per new unit.

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.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 1, 2022, and the Development Proposal Signs were installed on November 29, 2022. Staff received no responses from neighbouring homeowners.
- The subject development application was reviewed by the Whalley Community Advisory Association. The Whalley Community Advisory Association did not provide any comments.

TREES

- Cory Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property.:
- The Arborist Assessment states that there are no mature trees on the site.
- For lots between 341 sq. m. and 460 sq. m. in size, the applicant will be required to plant 2 replacement trees per new lot created. This will require a total of 4 replacement trees on the site. The applicant is proposing 4 replacement trees, meeting City requirements.
- In summary, a total of 4 trees are proposed to be replaced on the site, with no mature trees removed and no contribution of to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

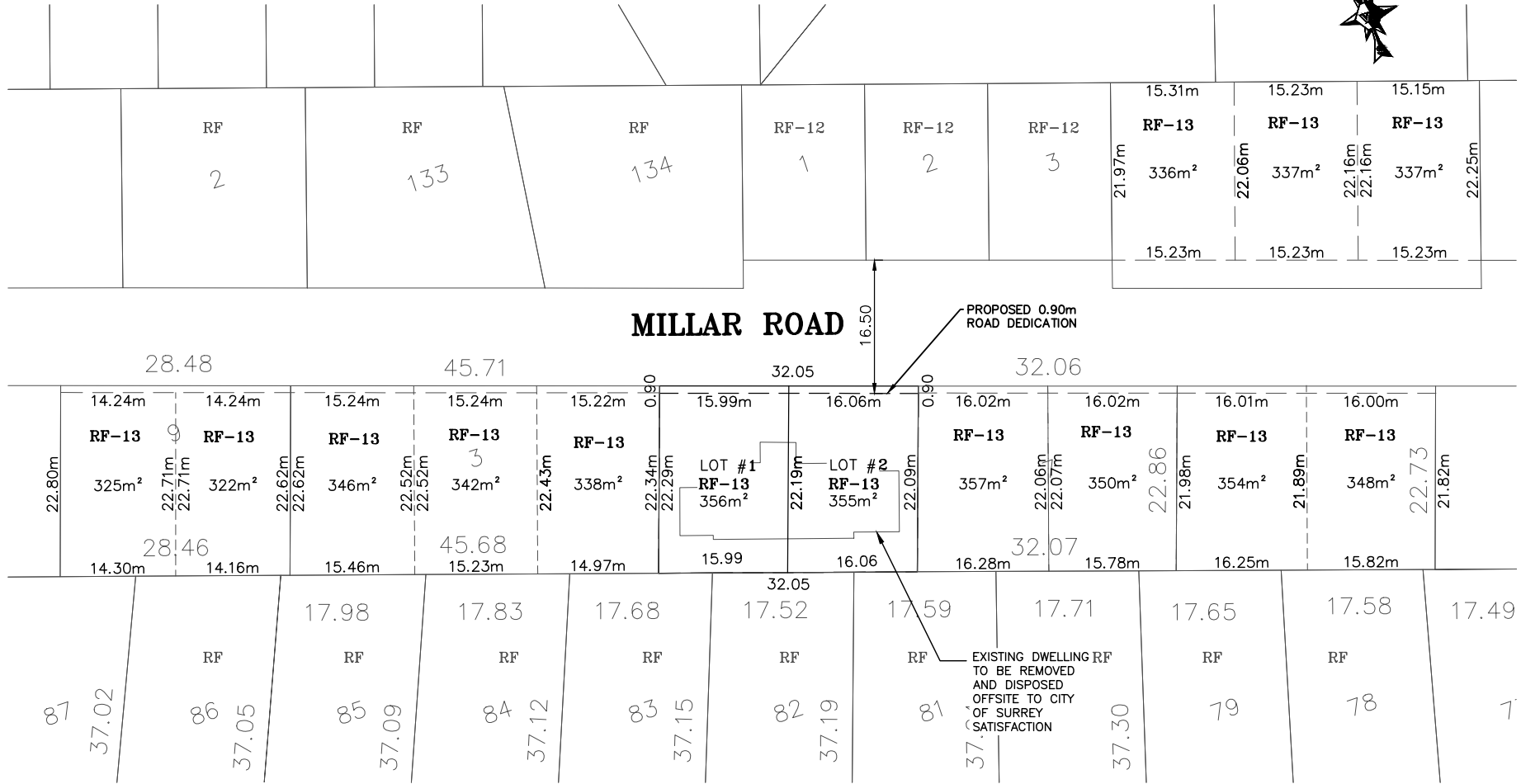
The following information is attached to this Report:

| | |
|---------------|--|
| 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 and Tree Preservation |
| Appendix VI. | Development Variance Permit No. 7922-0016-00 |
| Appendix VII. | Aerial Photo |

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar



| | | | |
|--|-------------|---------------------|----|
| LEGAL DESCRIPTION LOT# 36A, SECTION 24, TOWNSHIP 4, NEW WESTMINSTER DISTRICT PLAN 38182 | | | |
| REV | DATE | DESCRIPTION | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | 21 MAR 2023 | ISSUED FOR APPROVAL | 23 |

LEGAL DESCRIPTION:
LOT #4, BLOCK 24A, SECTION 34, RANGE 3W
PLAN, NWP14007, NWD PARCEL A
(EXPLANATORY PL 14025)

CONSULTANT



Westridge Engineering & Consulting Ltd.
PERMIT TO PRACTICE NO. 1001983

SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6
TEL (778) 564 - 6506, FAX: (778) 564 - 6507
info@westridgeengineering.ca



TITLE
PRELIMINARY LAYOUT CONCEPT PLAN
2 LOT SUBDIVISION AT
11510-MILLAR ROAD, SURREY, BC

SEAL

| | | |
|----------------|-------------------------------|----------------|
| SCALE: 1:250 | DATE (YYYYMMDD) 2023.03.21 | PROJECT NUMBER |
| DESIGNED ZD | CONSULTANT PROJ. NO. | DRAWING TYPE |
| DRAWN ZD | DWG. NO. | |
| REVIEWED DK | 1 OF 1 REV. 0 | |

INTER-OFFICE MEMO

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

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

DATE: **Revised March 24, 2023
~~March 21, 2023~~** PROJECT FILE: **7822-0016-00**

RE: **Engineering Requirements
Location: 11510 Millar Rd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.9 m along Millar Road and
- Register 0.5 m statutory-right-of-way (SRW) along Millar Road.

Works and Services

- Construct south side of Millar Road and
- Provide adequately-sized water, storm, and sanitary service connections to each lot.

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

SY



June 16, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0016 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

| | |
|----------------------|---|
| Elementary Students: | 1 |
| Secondary Students: | 1 |

September 2021 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| Royal Heights Elementary | |
| Enrolment (K/1-7): | 25 K + 171 |
| Operating Capacity (K/1-7) | 38 K + 279 |
| L. A. Matheson Secondary | |
| Enrolment (8-12): | 1145 |
| Capacity (8-12): | 1400 |

| | |
|--|---|
| Projected population of school-age children for this development: | 4 |
|--|---|

Population: The projected population of children aged 0-19 Impacted by the development.

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

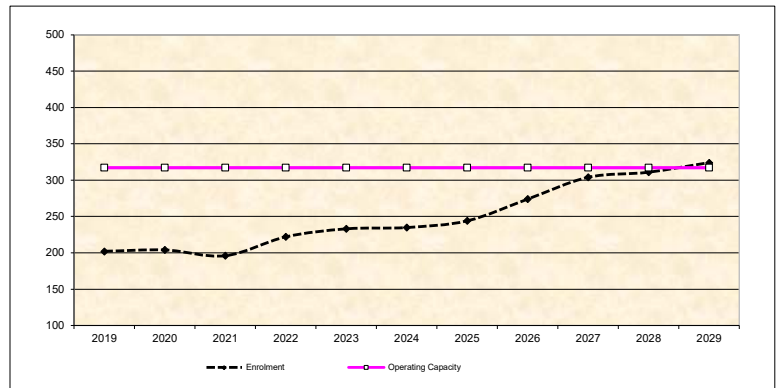
School Enrolment Projections and Planning Update:

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

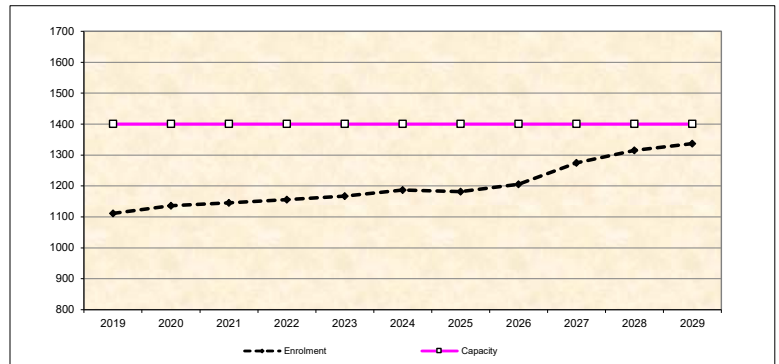
Royal Heights Elementary is currently operating below capacity. The 10 year enrolment projections are showing modest growth in the catchment. Even though some parcels are looking to increase their housing density, the projected development is not enough to overcome a maturing enrolment trend in the area. Currently, there are no plans to expand this school.

L.A. Matheson Secondary is currently operating at 82%. Though the 10 year enrollment projections do show modest growth, the current capacity of the building can accommodate it. Currently, there are no plans to expand this school.

Royal Heights Elementary



L. A. Matheson Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0016-00
 Project Location: 11510 Millar Rd, 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:

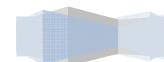
The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 2-5 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 2-5 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 8:12 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. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These 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 "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) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 or 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:

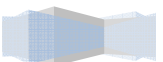
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 permitted.

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.

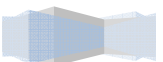
- Roof Pitch:** Minimum roof pitch must be 4:12 and maximum of 12:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert 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 15 shrubs of a minimum 2 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: October 6, 2021

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

Date: October 6, 2021



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0016-00


Address: 11510 Millar Road Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 0 |
| Protected Trees to be Removed | 0 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <div style="margin-left: 40px;">Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u></div> <div style="margin-left: 40px;">- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = <u>0</u></div> | 0 |
| Replacement Trees Proposed | 4 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 0 |

| Off-Site Trees | Number of Trees |
|--|-----------------|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <div style="margin-left: 40px;">- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</div> <div style="margin-left: 40px;">- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</div> | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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

| | |
|---|------------------------------|
| <p>Signature of Arborist: </p> | <p>Date: August 26, 2022</p> |
|---|------------------------------|



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0016-00

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: 009-913-637

Parcel "A" (Explanatory Plan 14621) Lot 4 Section 34 Block 5 North Range 3 West New Westminster District Plan 14007

11510 - Millar Road

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

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

- (a) In Subsection K.2(e) Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13), , the minimum lot depth of a Type II Lot is reduced from 24 metres to 22 metres for proposed Lots 1 and 2;
 - (b) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13), , the minimum rear yard setback is reduced from 7.5 metres to 5.5 metres for proposed Lots 1 and 2.
5. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) The road width standard for a collector road is reduced from 24 metres to 16.5 metres for the fronting portion of Millar Road.
6. This development variance permit applies to only the portion of the Land shown on Schedule A which are 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 are attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

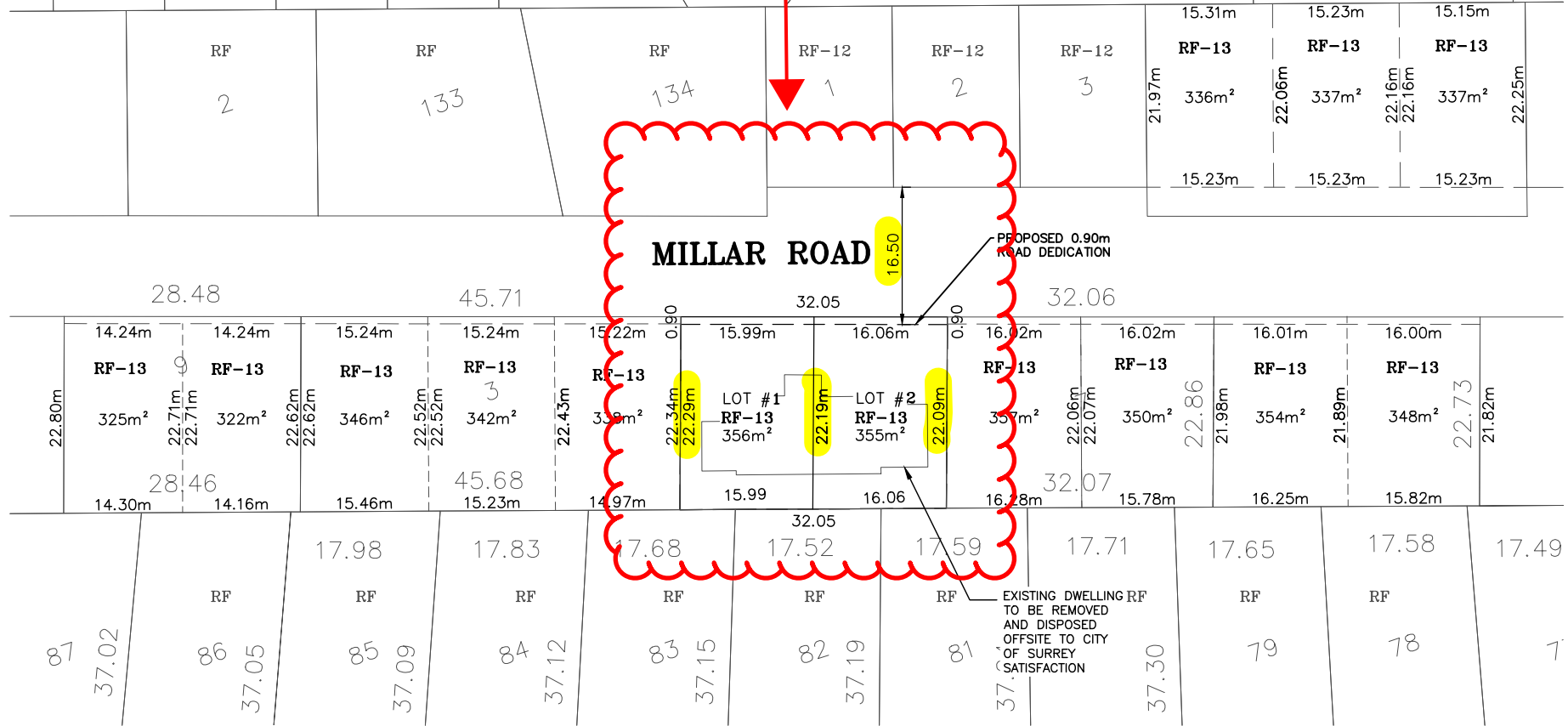
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



To reduce the Type II minimum lot depth requirement of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 1 & 2 and to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 24 metres to 16.50 metres for the fronting portion of Millar Road.



| | | | |
|--|-------------|---------------------|----|
| LEGAL DESCRIPTION LOT 1361, SECTION 24, TOWNSHIP 4, NEW WESTMINSTER DISTRICT PLAN 38182 | | | |
| REV. | DATE | DESCRIPTION | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | 21 MAR 2023 | ISSUED FOR APPROVAL | ZS |

LEGAL DESCRIPTION:
LOT 4, BLOCK 24, SECTION 34, RANGE 3W
PLAN, NWP14007, NWD PARCEL A
(EXPLANATORY PL 14021)

CONSULTANT

Westridge Engineering & Consulting Ltd.
PERMIT TO PRACTICE NO. 1001983

SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6
TEL (778) 564 - 6506, FAX (778) 564 - 6507
info@westridgeengineering.ca



TITLE
PRELIMINARY LAYOUT CONCEPT PLAN
2 LOT SUBDIVISION AT
11510-MILLAR ROAD, SURREY, BC

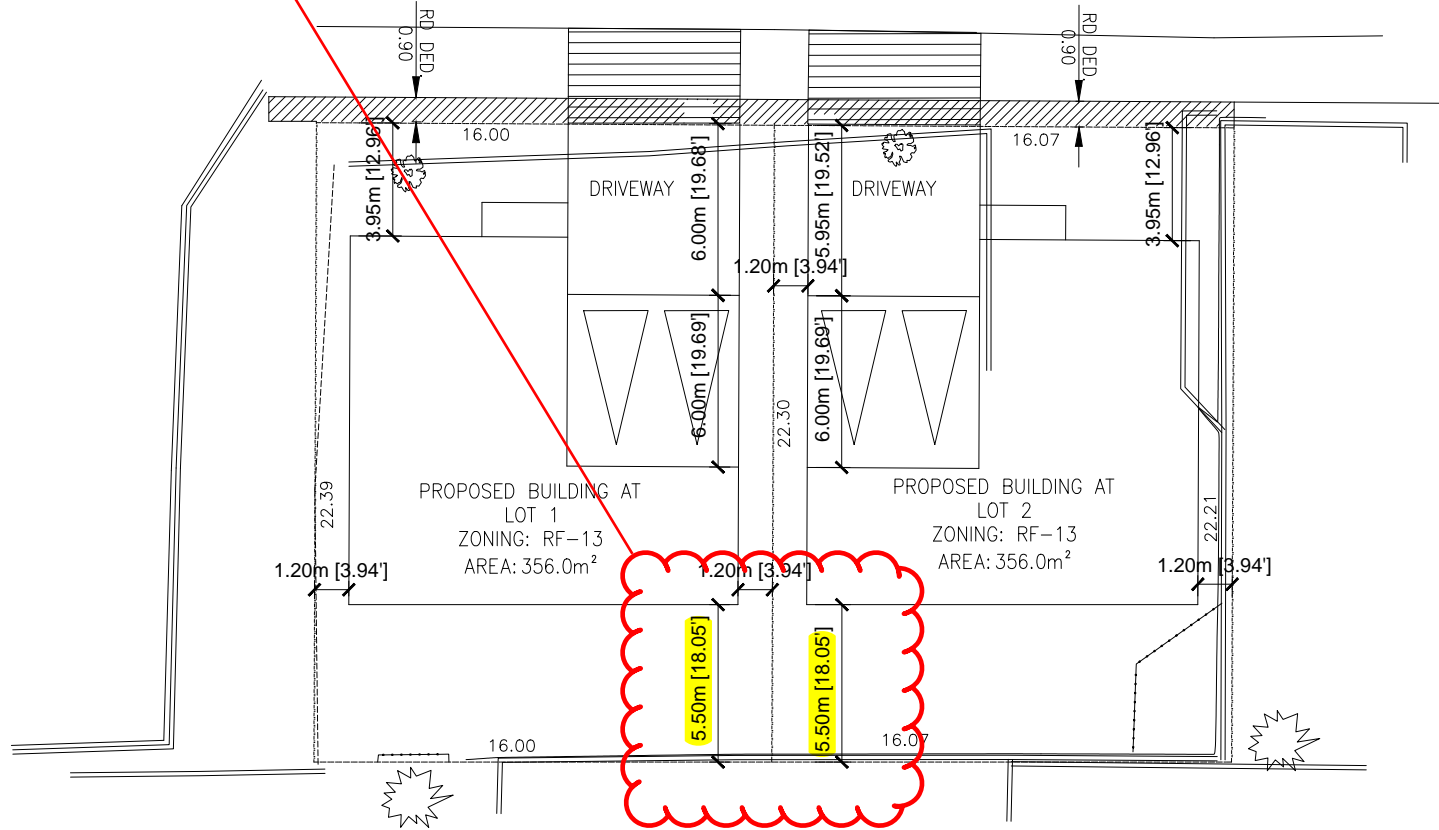
SEAL

| | | |
|----------------|-------------------------------|----------------|
| SCALE: 1:250 | DATE (YYYYMMDD) 2023.03.21 | PROJECT NUMBER |
| DESIGNED ZD | CONSULTANT PROJ. NO. | DRAWING TYPE |
| DRAWN ZD | DWG. NO. | |
| REVIEWED DK | 1 OF 1 | REV. 0 |

To reduce the rear yard setback requirement of the RF-13 Zone from 7.5 metres to 5.5 metres for proposed Lots 1 & 2.

Schedule A

MILLAR ROAD



| LOT 1 | |
|----------------------------------|--------------|
| MAX LOT COVERAGE PERMITTED (50%) | = 1916.00 SF |
| LOT COVERAGE PROPOSED | = 1874.00 SF |
| MAX FSR PERMITTED | = 2759.00 SF |
| FSR PROPOSED | = 2750.00 SF |
| PROPOSED GARAGE | = 420.00 SF |

| LOT 2 | |
|----------------------------------|--------------|
| MAX LOT COVERAGE PERMITTED (50%) | = 1916.00 SF |
| LOT COVERAGE PROPOSED | = 1874.00 SF |
| MAX FSR PERMITTED | = 2759.00 SF |
| FSR PROPOSED | = 2750.00 SF |
| PROPOSED GARAGE | = 420.00 SF |

PROPOSED RESIDENCE for NAWAL TANDON
on 11510 MILLAR ROAD, SURREY, B.C

PLAN:13B-7922-0016-00

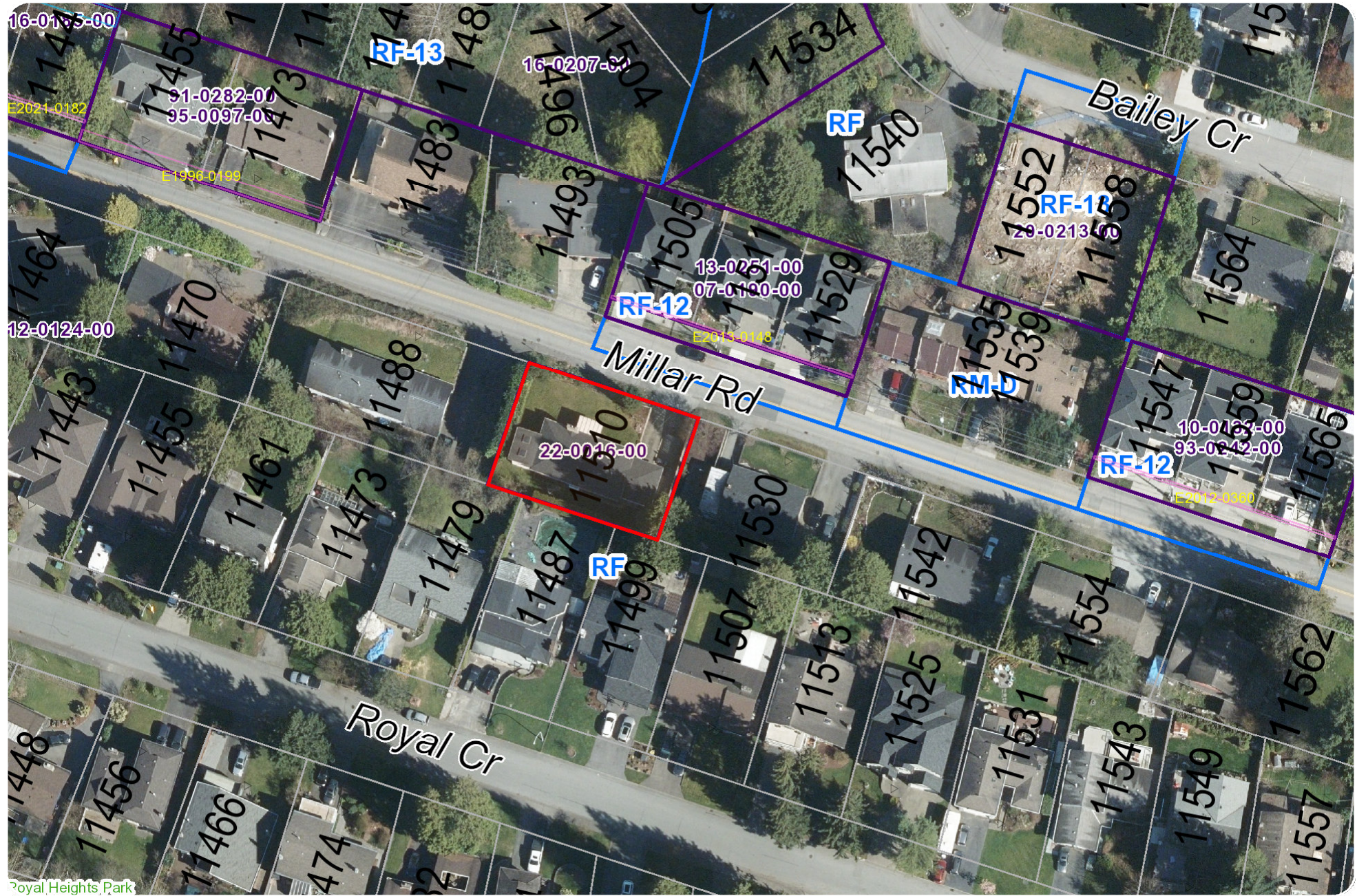
DRAWN: MZ

SCALE:

DATE: JAN 25, 2023



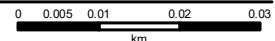
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Enter Map Description

Scale: 1:936

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Map created on: 2023-01-18