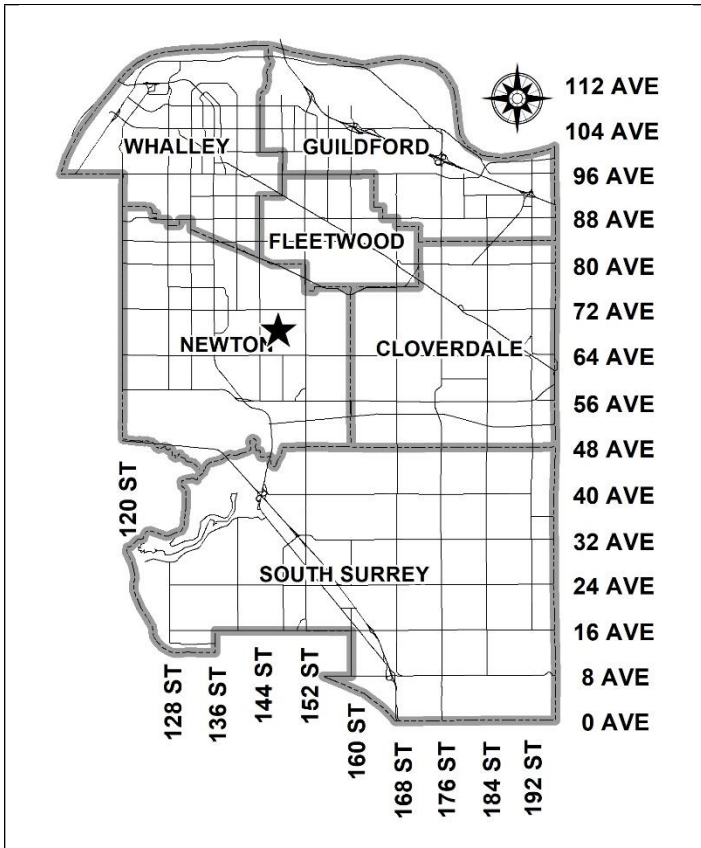


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0065-00

Planning Report Date: October 16, 2023



PROPOSAL:

- **NCP Amendment** from Urban Single Family Residential to Single Family Small Lots
- **Rezoning** from RA to RF and RF-13
- **Development Variance Permit**

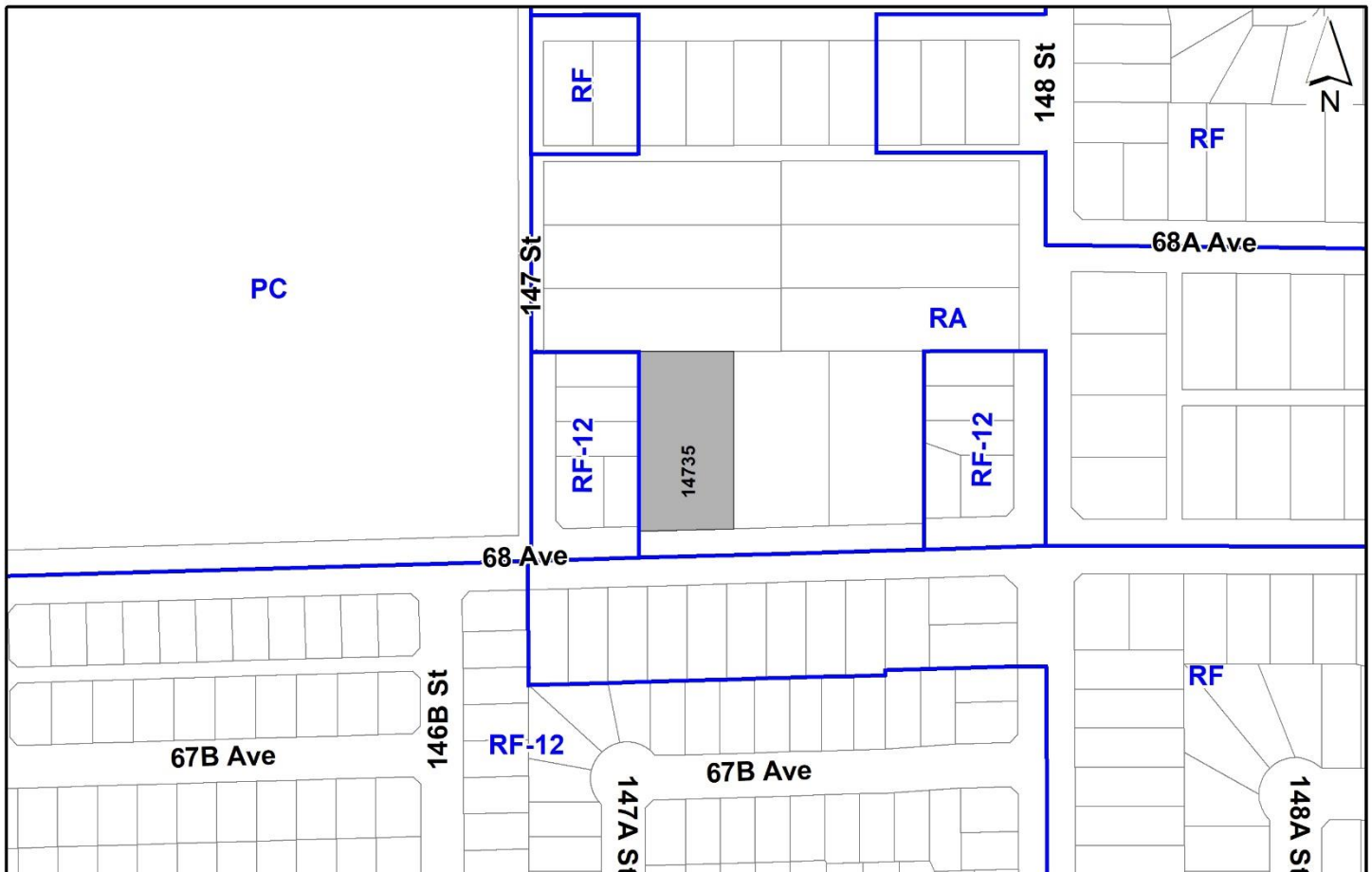
to allow subdivision into 5 (five) single family small lots.

LOCATION: 14735 - 68 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family Residential



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

- The applicant is proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) the redesignate the site from “Urban Single Family Residential” to “Single Family Small Lots”.
- Proposing to vary the parking requirements of the Single Family Residential 13 (RF-13) Zone to permit front accessed double side by side garages on lots less than 13.4 metres for proposed lots 2 and 3.
- To reduce the minimum lot width in the Single Family Residential (RF) zone for proposed lot 4.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed lot width reductions to accommodate front accessed double side-by-side garages are considered modest and will reduce street parking in the neighbourhood. The proposed single family small lots meet or exceed the minimum lot area and lot depth of the RF-13 zone.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed land use, density and building form are consistent with the pattern of single-family development established in the area surrounding the site. Nearby precedents located on the same block to the subject site include No. 7915-0253-00 and 7910-0056-00.
- 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 via the NCP amendment.

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 Zone (RF), for portion shown as Block B on the attached survey plan (Appendix VIII); and to “Single Family Residential (13) Zone (RF-13)” for the portion shown as Blocks A and C on the attached survey plan.
2. Council approve Development Variance Permit No. 7922-0065-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) 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 2,3, and 5;
 - (b) To reduce the minimum width of the “Single Family Residential (13) Zone (RF-13) (Type II)”, from 13.4 metres to 12 metres for lot 2, 12.1 metres for lot 3 and 12.63 metres for lot 5.; and
 - (c) To reduce the minimum lot width in the “Single Family Residential Zone (RF)” Zone from 15 metres to 12.7 metres for proposed lot 4.
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 the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from “Urban Single Family Residential” to “Single Family Sm

all Lots”, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	One single family dwelling on a small one-acre lot	Urban Single Family Residential	RA
North:	Single family dwellings	Urban Single Family Residential	RA
East:	One single family dwelling on a small once acre lot	Urban Single Family Residential	RA, RF-12
South (Across 68 Ave):	Single family dwellings	Urban Single Family Residential	RF
West:	Single family dwellings and a cemetery further west	Urban Single Family Residential	RF-12, PC

Context & Background

- The subject property, located at 14735 68 Avenue in East Newton, is approximately 2,508 square metres in area.
- The subject property is designated “Urban” within the Official Community Plan (OCP), “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan (NCP) and is zoned “One Acre Residential Zone (RA)”.
- There is an existing Single Family Dwelling on the subject site that will be demolished as a part of the development.
- Development application No. 7920-0119-00 is proposed on the adjacent property to the east of the subject site and is being proposed by the same developer of No. 7922-0065-00. The owners have requested to keep the applications separate in order to facilitate Right-of-Ways and have both projects move forward independently but concurrently. In this regard the application on the adjacent property is also being considered by Council at the October 16, 2023 Regular Council – Land Use meeting.
- To the south across 68 Avenue between 147 Street and 148 Street are Single Family Residential Zoned (RF) lots. To the west are Single Family Residential (12) Zoned lots (RF-12). To the east is active Development Application No. 7920-0119-00 proposing ten RF-13 lots. That application is also being considered at the October 16, 2023 Regular Council - Land Use Meeting.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “One Acre Residential Zone (RA)”, to “Single Family Residential Zone (RF) and “Single Family Residential (13) Zone (RF-13)”, in order to subdivide into one RF lot and four RF-13 lots.
- The site is zoned One Acre Residential (RA) and designated Urban in the Official Community Plan (OCP).
- The proposal is consistent with the development pattern and lot sizes established for the block under previous adjacent Development Applications Nos. 7915-0253-00 and 7910-0056-00. The proposed lots are between 336-610 square metres in area and the lot widths range from 12-15 metres.
- The following table below provides further detail on the proposed development.

	Proposed
Lot Area	
Gross Site Area:	2,508 square metres
Road Dedication:	432.6 square metres
Net Site Area:	2,075.4 square metres
Number of Lots:	5
Unit Density:	8 units per acre
Range of Lot Sizes	336 – 610 square metres
Range of Lot Widths	12 – 15 metres
Range of Lot Depths	24-28.1 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at George Vanier School
2 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 side of the park. The park is 600 metres walking distance from the development.

Transportation Considerations

- The applicant is required to construct and deliver portions of the ultimate road allowance width for 68 Avenue and western portion of the future 147A Street cul-de-sac.
- The subject application and adjacent Development Application No. 7922-0119-00 on lands located to the east are running concurrently. The owners have agreed to provide an offsite statutory right of way or dedication, dependent on the projects timing, for completion of the roadway for the future 147A Street cul-de-sac. If one project moves forward independently, a statutory right of way equaling half of the total road allowance for 147A will need to be registered.
- All driveway access for the proposed lots within the subject subdivision will be accessed from the future 147A Street.

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 proposal complies with the existing “General Urban” designation of the subject property in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the existing “Urban” designation of the subject property 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 proposed density exceeds what can be accommodated in the “Urban Single Family Residential” designation and therefore, an NCP amendment is proposed.

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 that is proposed.
- A similar rezoning and subdivision application under Development Application No.7921-0013-00 has conditional approval northeast of the subject property. Completed Development Application Nos. 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 proposed lots within the subdivision. The proposed road network is supported by the Engineering Department (Transportation Division).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density in excess of what can be accommodated under the site’s 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 compatible with existing neighbourhood character.

- *The application is proposed in an existing neighbourhood and follows a similar development pattern of properties 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 Zone (RF)" and "Single Family Residential (13) Zone".
- 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 Zone (RF)" and "Single Family Residential (13) Zone", streamside setbacks and parking requirements.

RF Zone (Part 16A)	Permitted and/or Required	Proposed
Unit Density:	14.8 UPH	3.98 UPH
Yards and Setbacks		
Front Yard	7.5 metres	7.5 metres
Side Yard	1.8 metres	1.8 metres
Side Yard:	1.8 metres	1.8 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	586 square metres
Lot Width:	15 metres	12.7 metres
Lot Depth:	28 metres	28 metres
Parking (Part 5)	Required	Proposed
Number of spaces	3	3

RF-13 Zone (Part 16b)	Permitted and/or Required	Proposed
Unit Density:	28 UPH	15.9 UPH
Yards and Setbacks		
Front Yard:	6 metres	6 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Dimensions – RF-13 (type I)		
Lot Size:	Corner lot: 380 square metres	Corner lot: 393 square metres
Lot Width:	Corner lot: 14 metres	Corner lot: 14 metres
Lot Depth:	Lot depth: 28 metres	Lot depth: 28 metres
Lot Dimensions – RF-13 (type II)		
Lot Size:	Interior lot: 336 square metres	Interior lot: 336-382 square metres
Lot Width:	Interior lot: 13.4 metres	Interior lot: 12-13.4 metres
Lot Depth:	Lot depth: 24 metres	Lot depth: 24-28 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

VariANCES

- The applicant is requesting the following variances:
 - 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 2,3, and 5;
 - To reduce the minimum width of the “Single Family Residential (13) Zone (RF-13)(Type II)”, from 13.4 metres to 12 metres for lot 2, 12.1 metres for lot 3 and 12.63 metres for lot 5;
 - To reduce the minimum lot width in the “Single Family Residential Zone (RF)” Zone from 15 metres to 12.7 metres for proposed lot 4.
- 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 homes in the area.
- The proposed double car garages will allow for an additional enclosed parking space on the lot.
- The applicants design consultant, Simplex Home Design, has provided rationale 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 width reduction for proposed lot 4 is modest and the lot exceeds the minimum lot area and depth in the RF zone.
- 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).
- 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 August 23, 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 30, 2023, and the Development Proposal Signs were installed on August 25, 2023. Staff received no responses from neighbouring property owners.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Coniferous Trees			
Western Red Cedar	37	35	2
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	38	36	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees Proposed		12	
Estimated Contribution to the Green City Program		\$34,100	

- The Arborist Assessment states that there are a total of 38 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain 2 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 2 to 1 replacement ratio. This will require a total of 72 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 62 replacement trees will require a cash-in-lieu payment of \$34,100, (representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with an estimated contribution of \$34,100 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined for both onsite and off-site trees, as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

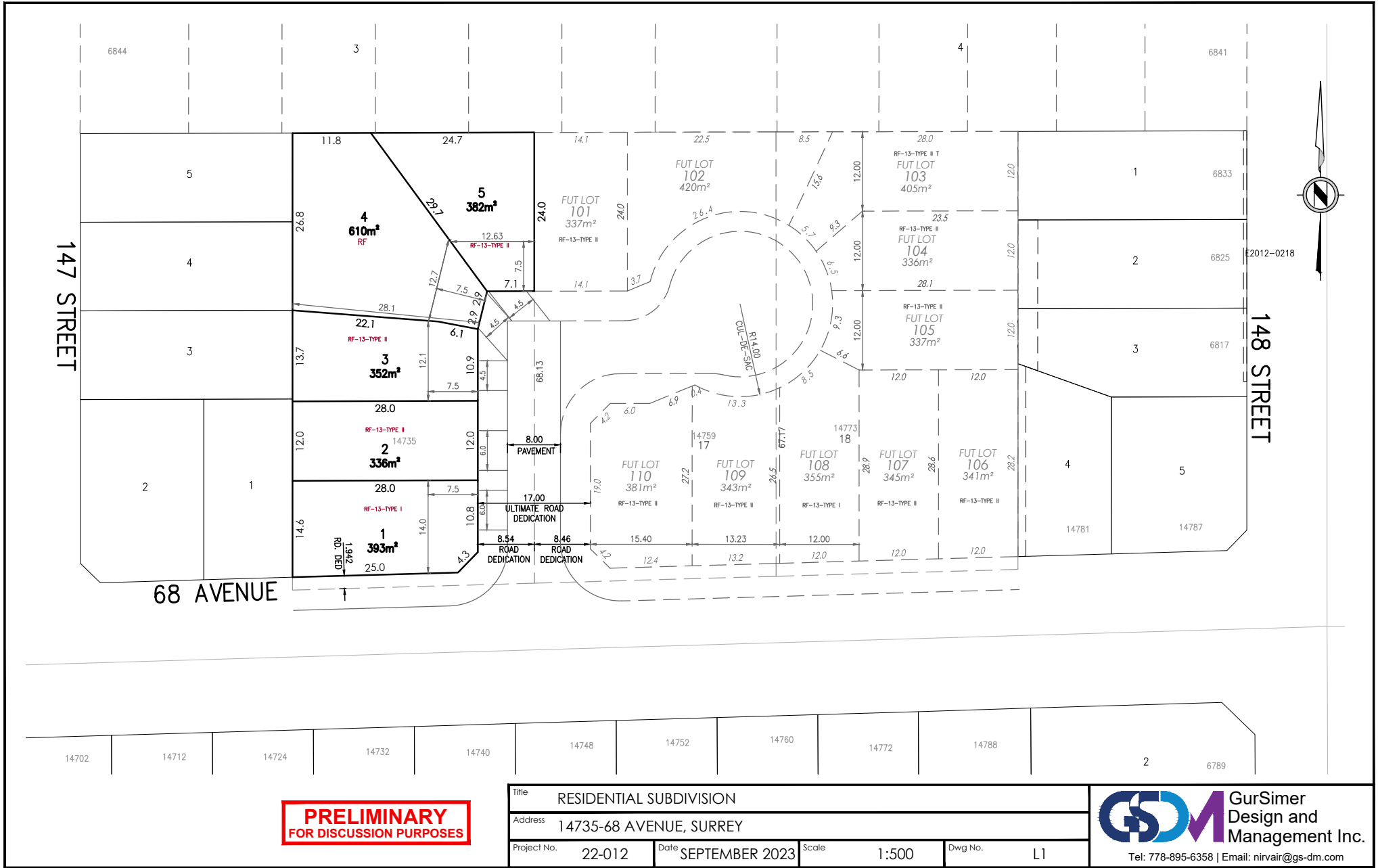
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7922-0065-00
- Appendix VII. East Newton South NCP Amendment Plan
- Appendix VIII. Rezoning Block Plan

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

TS/ar



PRELIMINARY
FOR DISCUSSION PURPOSES

Title		RESIDENTIAL SUBDIVISION			
Address		14735-68 AVENUE, SURREY			
Project No.	22-012	Date	SEPTEMBER 2023	Scale	1:500
Dwg No.	L1				





INTER-OFFICE MEMO

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

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

DATE: **September 28, 2023** PROJECT FILE: **7822-0065-00**

RE: **Engineering Requirements
Location: 14735 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.

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.

DEVELOPMENT PERMIT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

KMH

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **July 18, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0065 00**

The proposed development of **5** 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	5
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Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	2
Total Students =	4

Current Enrolment and Capacities:	
Georges Vanier Elementary	
Enrolment	581
Operating Capacity	597
# of Portables	1
Frank Hurt Secondary	
Enrolment	1466
Operating Capacity	1250
# of Portables	2

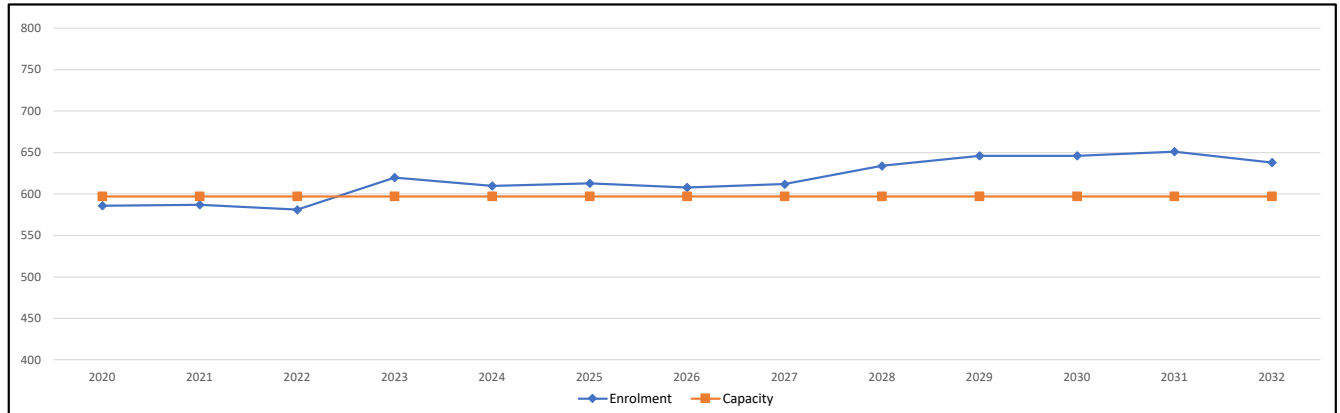
Summary of Impact and Commentary

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.

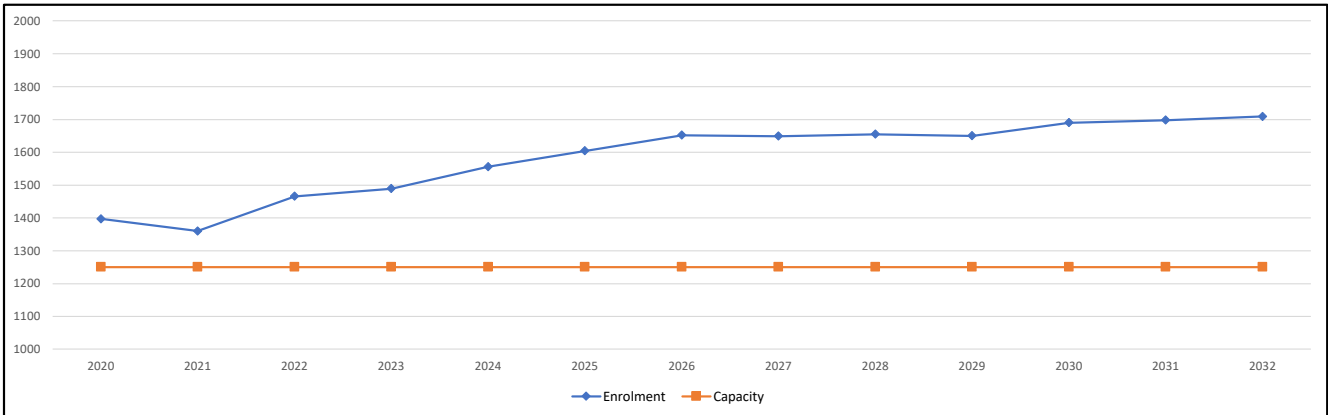
As of September 2021, George Vanier Elementary operates at 98% capacity. This school has traditionally accepted out of catchment overflow students from TE Scott, Chimney Hill and MB Sanford. Our projections are showing that growth will continue modestly. Though the projections indicate that the school 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 117% 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 #: 7922-0065-00
 Project Location: 14735 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:

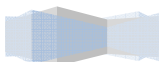
The area surrounding the subject property consists majority of homes built about 10-12 years ago along with a handful of older homes built about 40-45 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 4000sf up to 4500 sf. The subject property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

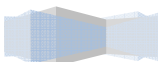
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.

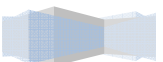
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently 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: 14735 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>	38
Protected Trees to be Removed	36
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	2
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	0
All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) = 72	72
Replacement Trees Proposed	10
Replacement Trees in Deficit	62
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	30
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 30 X two (2) = 60	60
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

January 10, 2023

(Signature of Arborist)

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0065-00

Issued To:

("the Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-175-687

Lot 16 Section 15 Township 2 New Westminster District Plan 16163

14735 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 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) Section H.3(a)iii of Part 16B "Single Family Residential (13) Zone (RF-13) (Type II)" is varied to permit double side-by-side garages on a lot that is less than 13.4 metres in width on proposed lots 2, 3 and 5;

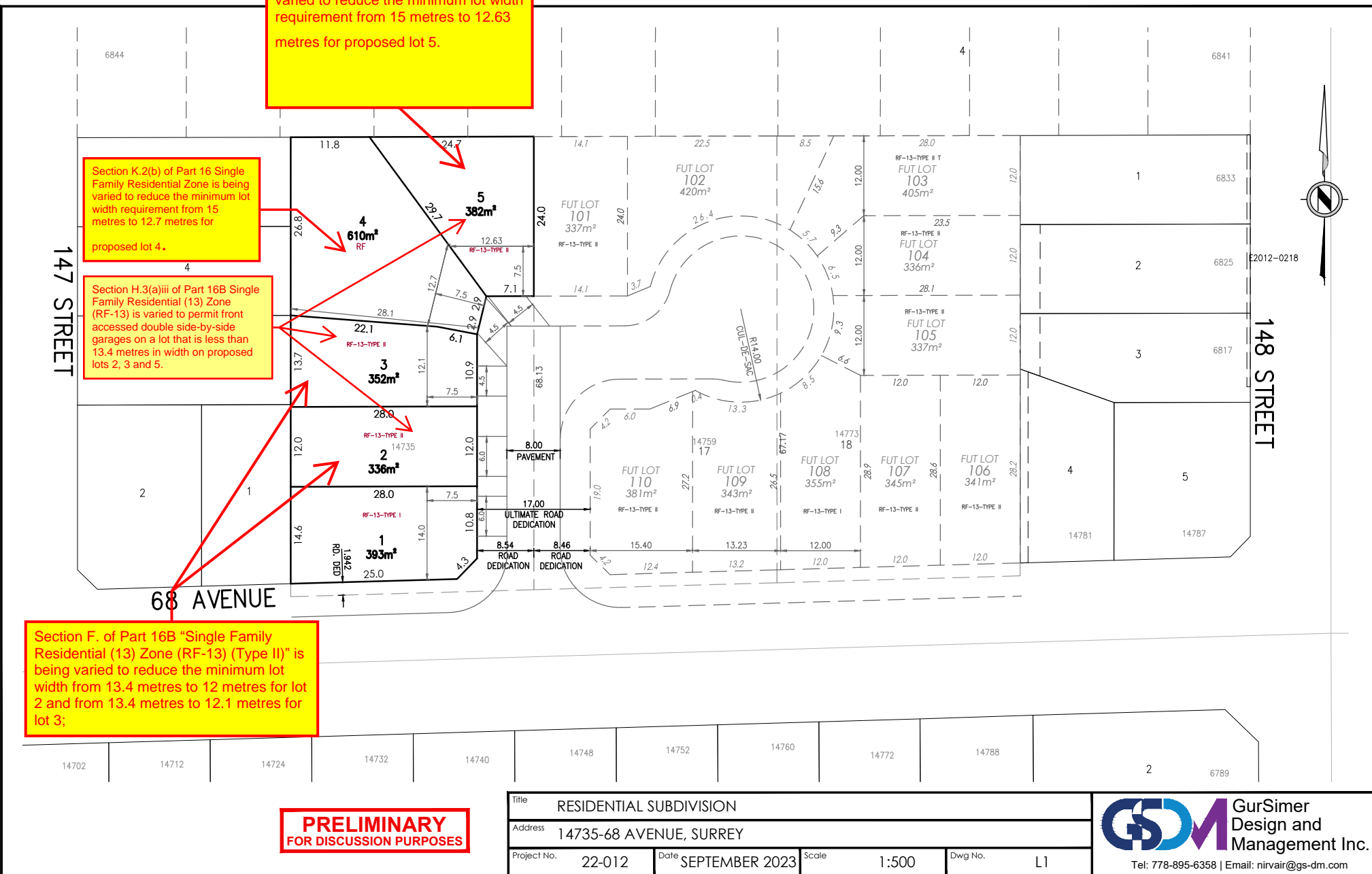
- (b) Section F. of Part 16B “Single Family Residential (13) Zone (RF-13) (Type II)” is being varied to reduce the minimum lot width from 13.4 metres to 12 metres for lot 2 and from 13.4 metres to 12.1 metres for lot 3;
 - (c) Section F. of Part 16B “Single Family Residential (13) Zone (Type II)”, is being varied to reduce the minimum lot width from 13.4 metres to 12.63 metres for lot 5;
 - (d) Section K.2(b) of Part 16 “Single Family Residential Zone (RF)” is being varied to reduce the minimum lot width requirement from 15 metres to 12.7 metres for proposed lot 4.
- 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 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.
 - 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 8. 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



(d)Section K.2(b) of Part 16 "Single Family Residential Zone (RF)" is being varied to reduce the minimum lot width requirement from 15 metres to 12.63 metres for proposed lot 5.

Section K.2(b) of Part 16 Single Family Residential Zone is being varied to reduce the minimum lot width requirement from 15 metres to 12.7 metres for proposed lot 4.

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 that is less than 13.4 metres in width on proposed lots 2, 3 and 5.

Section F. of Part 16B "Single Family Residential (13) Zone (RF-13) (Type II)" is being varied to reduce the minimum lot width from 13.4 metres to 12 metres for lot 2 and from 13.4 metres to 12.1 metres for lot 3;

PRELIMINARY
FOR DISCUSSION PURPOSES



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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOT 16 SECTION 15 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 16163

CIVIC ADDRESS:

14735 68 Avenue, Surrey, BC
P.I.D. 010-175-687

LEGEND

m² DENOTES SQUARE METRES

SCALE 1 : 350

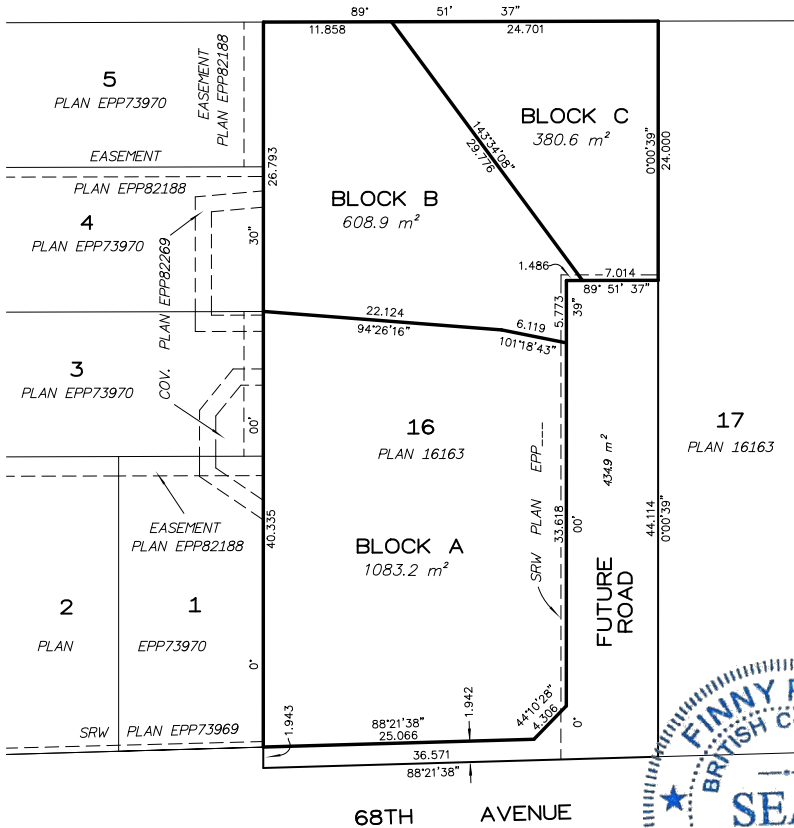
3.5 0 7 14

ALL DISTANCES ARE IN METRES



3

PLAN 20396



Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT
DATED THIS 10th DAY OF OCTOBER, 2023

[Signature]
Finny Philip

BCLS



FILE: 22-1748-block