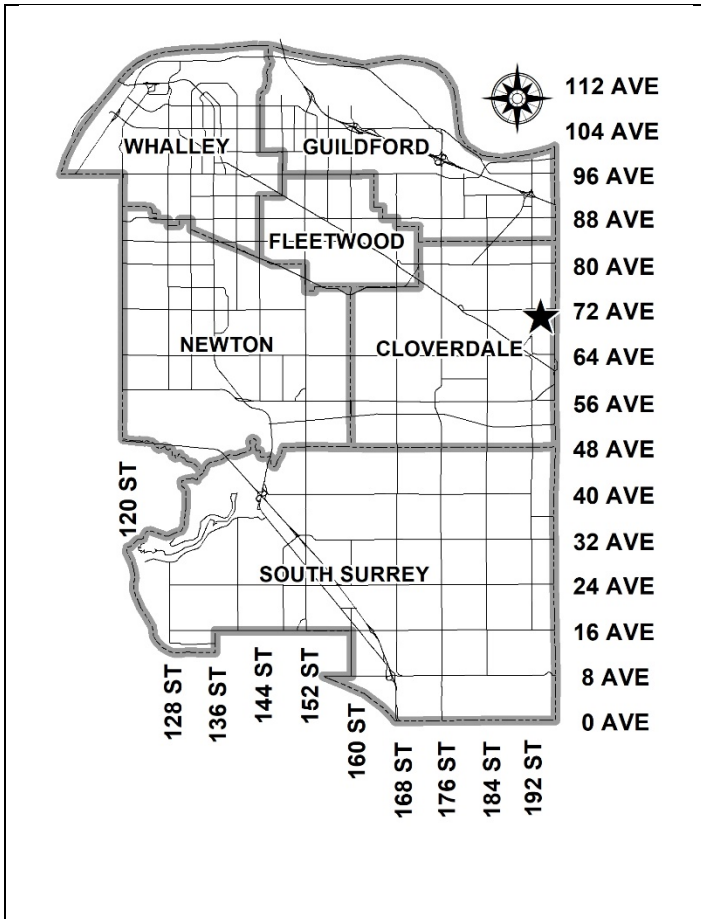


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0164-00

Planning Report Date: July 10, 2023



PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 6-10 upa (Low Density) and for changes to the road network
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

To allow subdivision into four (4) single family small lots and one (1) oversized single family lot with future subdivision potential.

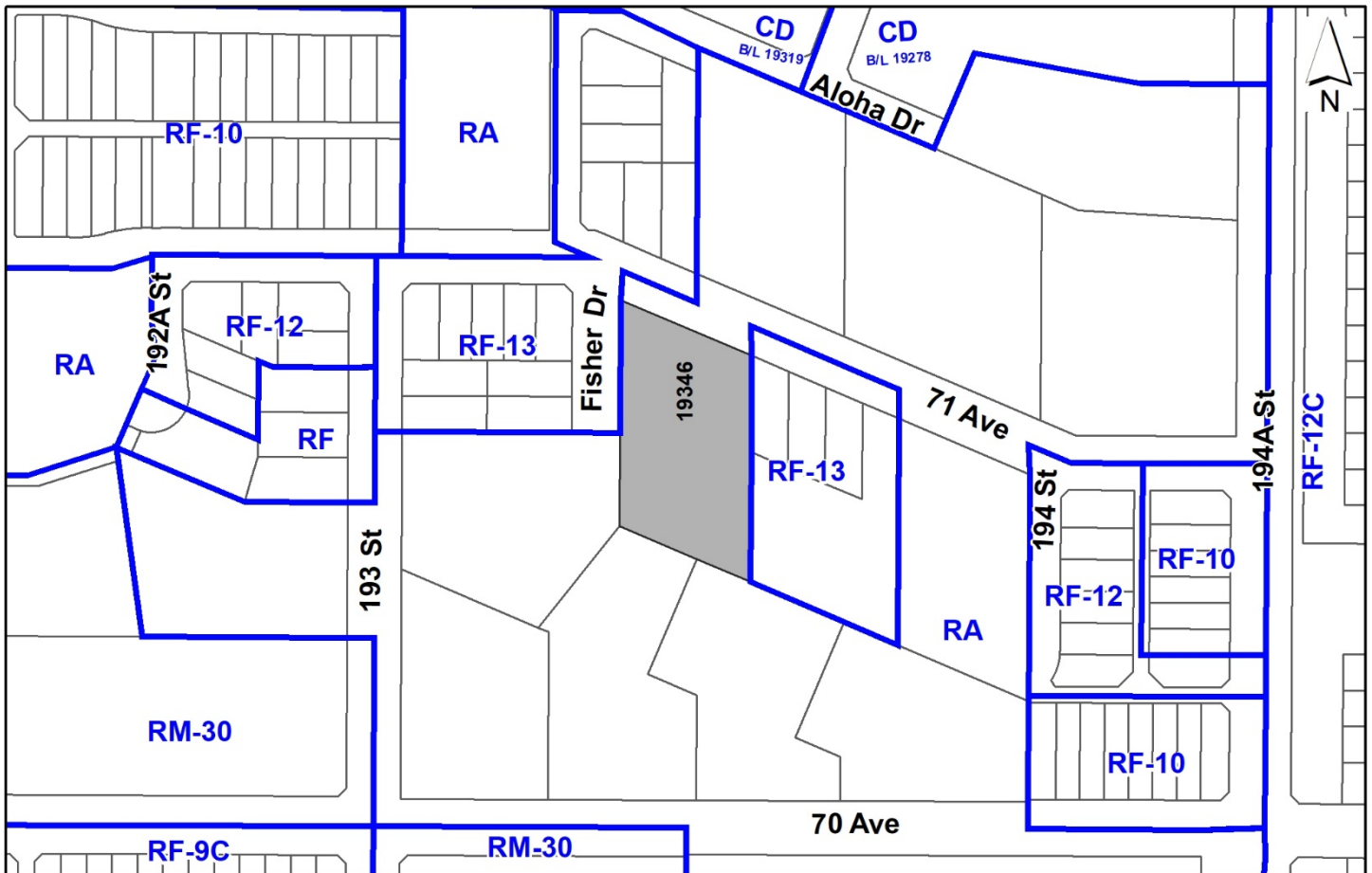
LOCATION: 19346 - 71 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half-Acre Residential

INFILL PLAN DESIGNATION: Single Family Front Accessed (6-10 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton Neighbourhood Concept Plan (NCP) is required to align the NCP with the Infill Area Concept Plan.
- The applicant is seeking a variance to the Single Family Residential (13) Zone (RF-13) to permit construction of front access, side-by-side double garages on lots less than 13.4 metres wide - Type 1 Interior Lots (proposed Lots 1 and 2).

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS). The proposal also complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Front Accessed (6-10 upa) designation in the Aloha Estates Infill Plan, but does not comply with the Half-Acre Residential designation in the East Clayton Neighbourhood Concept Plan (NCP). When the Aloha Estates Plan was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013), it was acknowledged that amendments would be required to the East Clayton NCP through individual land development applications.
- The applicant will register a 'No-Build Restrictive Covenant' over a portion of proposed Lot 1 until such time as additional servicing capacity is provided from the east.
- The applicant's Design Consultant, Ran Chahal of Apex Design Group Inc., has provided rationale that any future dwelling on proposed Lots 1 and 2 will be able to achieve an attractive street presentation with a front access, side-by-side double garage that will not dominate the front façade, and will conform to the existing neighbourhood character.
- A public hearing is not required for this rezoning application (Council Procedure By-law No. 15300). 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 with the approved Aloha Estates Infill Area Concept Plan. 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 Bylaw 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 “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)”.
2. Council approve Development Variance Permit No. 7922-0164-00 (Appendix VI) to permit the construction of front access, side-by-side double garage on lots less than 13.4 metres wide (proposed Lots 1 and 2) in the RF-13 Zone, to proceed to Public Notification.
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 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for “no build” on a portion of proposed Lot 1 until future development; and
 - (h) registration of a 10-metre and 0.5-metres wide Statutory Right-of-Way along future Fisher Drive.
4. Council pass a resolution when the project is considered for final adoption to:
 - (a) amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from Half-Acre Residential to 6-10 upa (Low Density); and
 - (b) amend the Aloha Estates Infill Area Plan for changes to the road network.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Aloha Infill Plan Designation	Existing Zone
Subject Site	Single Family	Single Family Front Accessed (6-10 upa)	RA
North (Across 71 Avenue):	Single Family and Acreage Residential	Single Family Front Accessed (6-10 upa)	RA/RF-13
East:	Single Family	Single Family Front Accessed (6-10 upa)	RF-13
South:	Single Family (Pre-Council Development Application No. 7922-0090-00)	Single Family Front Accessed (6-10 upa)	RA
West (Across Fisher Drive):	Single Family	Single Family Front Accessed and Park (6-10 upa)	RA/RF-13

Context & Background

- The subject property is located at the southeast corner of the intersection of 71 Avenue and Fisher Drive. The property is designated Urban in the Official Community Plan (OCP), Single Family Front Accessed (6-10 upa) in the Aloha Estates Infill Area Plan, and Half-Acre Residential in the East Clayton Neighbourhood Concept Plan (NCP). The property is zoned One-Acre Residential Zone (RA).
- The site is approximately 4,101 square metres in area, with a lot width of 53 metres and lot depth of 84 metres.
- Lands to the north, east and west of the subject site have received approval from Council for rezoning to the RF-13 Zone in order to permit subdivision into single family small lots in compliance with the Aloha Estates Infill Area Plan designations. The development of these lands are in various stages of construction, from site clearing and servicing installation to final building occupancy.
- Development Application No. 7916-0481-00, to the east, included the development of an oversized RF-13 lot. The applicant had not been able to obtain the necessary off-site road dedication to facilitate access to the southern half of the site. As per the concept road alignment of the Aloha Estates Plan, a 'No-Build' Restrictive Covenant was registered over 2,649 square metres of Lot 4 (19378 – 71 Avenue) until such time as off-site dedication and access is provided.
- Development Application No. 7922-0090-00, to the south of the subject site, is proposing an amendment to the Aloha Estates Plan and East Clayton NCP in order to permit the development of a townhouse complex. The application is in the initial review stage and has not been brought forward to Council for consideration.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - Rezoning from One Acre Residential Zone (RA) to Single Family Residential 13 Zone (RF-13);
 - East Clayton Neighborhood Concept Plan (NCP) Amendment to redesignate the site from Half-Acre Residential to Low Density (6-10 upa);
 - Aloha Estates Infill Area Plan Amendment for changes to the road network; and
 - Subdivision into four (4) single family lots and one (1) oversized single family small lot with future subdivision potential.

	Proposed
Lot Area	
Gross Site Area:	4,101 square metres
Road Dedication:	4 square metres
Net Site Area:	4,097 square metres
Number of Lots:	5 lots
Unit Density:	12 units per hectare
Range of Lot Sizes	336 square metres to 2,183 square metres
Range of Lot Widths	13.0 metres to 13.6 metres
Range of Lot Depths	26.9 metres to 84.0 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 5 school-aged children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Katzie Elementary School
2 Secondary students at Clayton Heights 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 April 2024.

Parks, Recreation &
Culture:

Katzie Park is the closest park with natural area and is 550 metres walking distance from the development. Future active parkland is proposed across the street from the development as part of the Aloha Estates Infill Plan.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be from 71 Avenue, while Lots 3 to 5 will take access from Fisher Drive.
- The proposed development is located in close proximity to transit services. There are bus stops located approximately 430 metres walking distance to the west of the site along 192 Street and 490 metres to the north along 72 Avenue, serviced by bus routes 370 and 372 with connections between Cloverdale and Langley.
- Although no dedication or construction for Fisher Drive along the southwest portion of the subject site will be required as part of this application, the applicant will be required to register a 10-metre wide and 0.5 metre side statutory right-of-way along the west and south property lines.
- The proposed ROW will help facilitate a more equitable road alignment within this portion of the Aloha Estates Plan, should neighbouring properties redevelop between the completion of the subject application and re-subdivision of the 'No-Build' portion of the subject site.

Parkland Considerations

- Future active parkland is proposed across the street from the development as part of the Aloha Estates Infill Plan.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised Katzie Elementary School is operating at 123% capacity with 7 portables on site used for enrolling spaces. Clayton is one of the fastest growing communities in Surrey because of the build out of the East Clayton NCP and Aloha Estates Area. Regent Road Elementary School opened in September 2022, helping to relieve pressure at elementary schools in the area.
- Clayton Heights Secondary School is also operating above capacity. A 500 capacity addition for Clayton Heights is on the District's current 5 year Capital Plan and has not received capital funding approval from the Ministry.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

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

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Permit gradual and sensitive residential infill within existing neighbourhoods in areas adjacent to transit corridors, support significant transit improvements, utilize existing infrastructure (A3);
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3);

Secondary Plans

Land Use Designation

- The proposal complies with the Single Family Front Accessed (6-10 upa) designation in the Aloha Estates Infill Plan, but does not comply with the Half-Acre Residential designation in the East Clayton Neighbourhood Concept Plan (NCP).

Justification for NCP Amendment

- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton NCP through individual land development applications in the plan area.
- When the Aloha Estates Plan was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013), it was acknowledged that amendments would be required to the East Clayton NCP through individual land development applications.
- The proposed East Clayton NCP designation is consistent with the land use designation proposed in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Themes/Objectives

- The proposed development is consistent with the following principles in the East Clayton NCP:
 - Residential neighbourhoods structured around a fine-grained road network;
 - Design compact walkable neighbourhoods, encourage pedestrian activities;

- Provide a mix of housing types and tenures; and
- Dwellings present a friendly face to the street.

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 units per hectare	12 units per hectare
Lot Size		
<u>Type I – Interior Lot</u> Lot Size:	336 square metres	<u>Lots 1 and 2:</u> 430 square metres to 2,182 square metres
Lot Width:	12 metres	13.0 metres
Lot Depth:	28 metres	36 to 84 metres
<u>Type II – Interior Lot</u> Lot Size:	336 square metres	<u>Lots 4 and 5:</u> 336 square metres
Lot Width:	13.4 metres	13.6 metres
Lot Depth:	24 metres	27 metres
<u>Type II – Corner Lot</u> Lot Size:	380 square metres	<u>Lots 3:</u> 380 square metres
Lot Width:	15.4 metres	15.5 metres
Lot Depth:	24 metres	27 metres

Double Garage Variance

- The applicant is requesting the following variance:
 - Council approve Development Variance Permit No. 7922-0164-00 (Appendix VI) to permit the construction of front access, side-by-side double garage on lot less than 13.4 metres wide (proposed Lots 1 and 2) in the RF-13 Zone, to proceed to Public Notification.
- The applicant's Design Consultant, Ran Chahal of Apex Design Group Inc., has provided rationale that any future dwelling on proposed Lots 1 and 2 will be able to achieve an attractive street presentation with a front access, side-by-side double garage that will not dominate the front façade, and will conform to the existing neighbourhood character.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. 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 V).
- Styles recommended for this site include West Coast Traditional, Neo-Traditional, Neo-Heritage, Rural-Heritage, and West Coast Modern.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated March 30, 2023, 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. 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 new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Aloha Estates Infill Area Plan designation.

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 \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 16, 2023, and the Development Proposal Signs were installed on June 8, 2023. Staff received no responses from neighbouring residents.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	0	2
Cottonwood	8	0	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	6	5	1
Total (excluding Alder and Cottonwood Trees)	6	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		21	
Contribution to the Green City Program		NA	

- The Arborist Assessment states that there are a total of six (6) mature trees on the site, excluding Alder and Cottonwood trees. Ten (10) existing trees, approximately 63 % of the total trees on the site, are Alder and Cottonwood trees. The total number of mature trees includes five (5) City boulevard trees located on the south side of 71 Avenue. It was determined that 11 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. The applicant is proposing to provide 10 replacement trees on the site, meeting tree replacement requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue and Fisher Drive. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Development Variance Permit No. 7922-0164-00

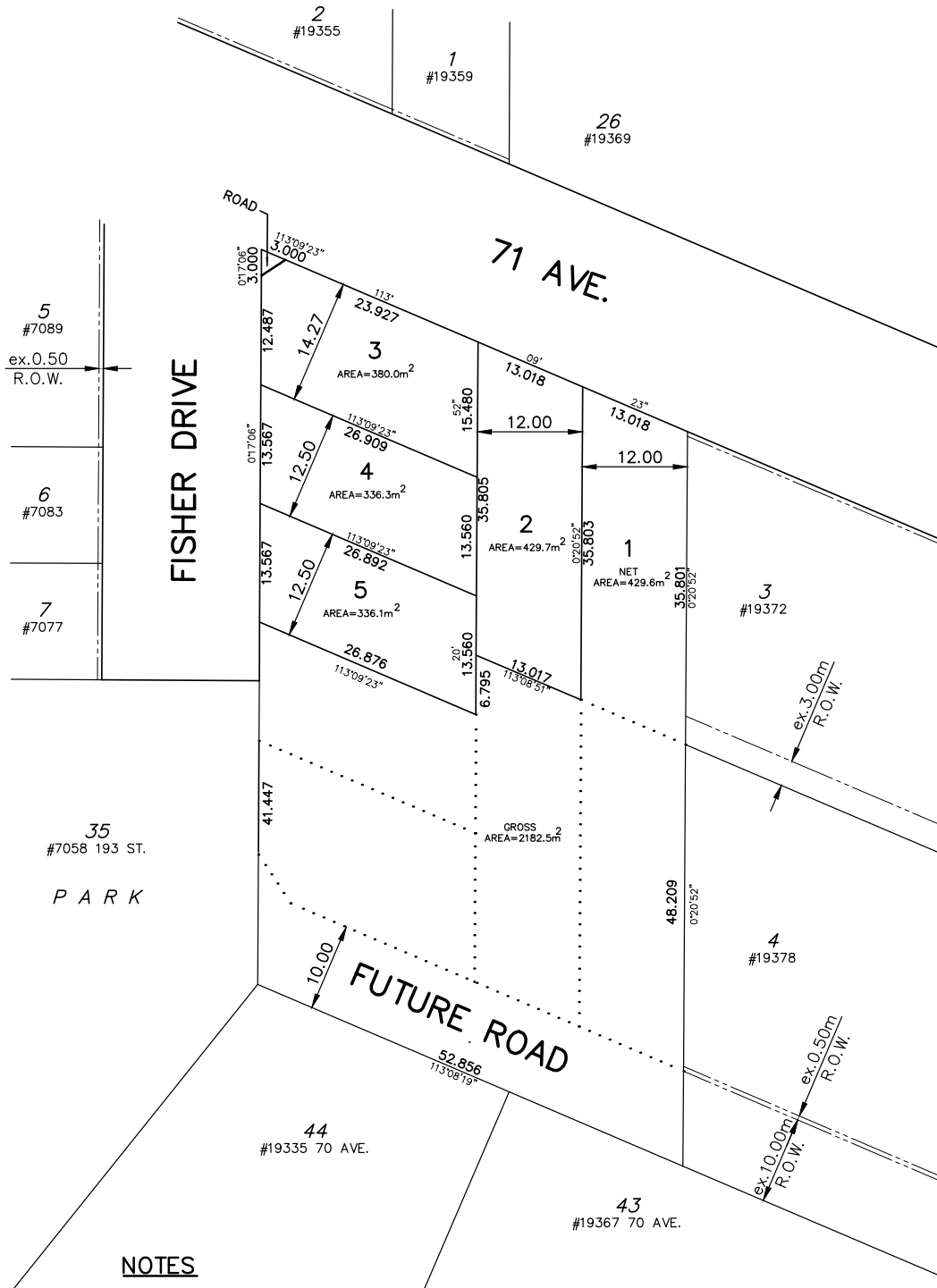
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

SUBDIVISION PLAN OF LOT 37, PLAN
54452, SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT

Appendix I



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying ltd.

PROJECT No: #2843
LAYOUT-A
SCALE: 1: 500
DATE: 27 JANUARY, 2023

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

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

DATE: **June 30, 2023** PROJECT FILE: **7822-0164-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19346 71 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3m by 3m corner cut at intersection of 71 Ave and Fisher Dr.
- Register 0.5m SRW along 71 Ave and Fisher Dr.
- Dedicate 3m by 3m corner cut at intersection of Fisher Dr and future Fisher Dr.
- Register 10m SRW for future Fisher Dr.

Works and Services

- Construct south side of 71 Ave.
- Construct east side of Fisher Drive.
- Provide driveway letdown, storm, sanitary, and water service connections to each lot. Abandonment of surplus connection(s), if any, is also required.
- Meet storm water management principles as per the Aloha Estates Neighbourhood Concept Stormwater Management Plan.
- Register restrictive covenants as required.
- Pay latecomer fees and 100% cash payment for Sanitary DCCs.

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

JC

Department: **Planning and Demographics**
Date: **May 23, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0164 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
---	---

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	2
Total Students =	4

Current Enrolment and Capacities:	
Katzie Elementary	
Enrolment	747
Operating Capacity	607
# of Portables	7
Clayton Heights Secondary	
Enrolment	1303
Operating Capacity	1000
# of Portables	10

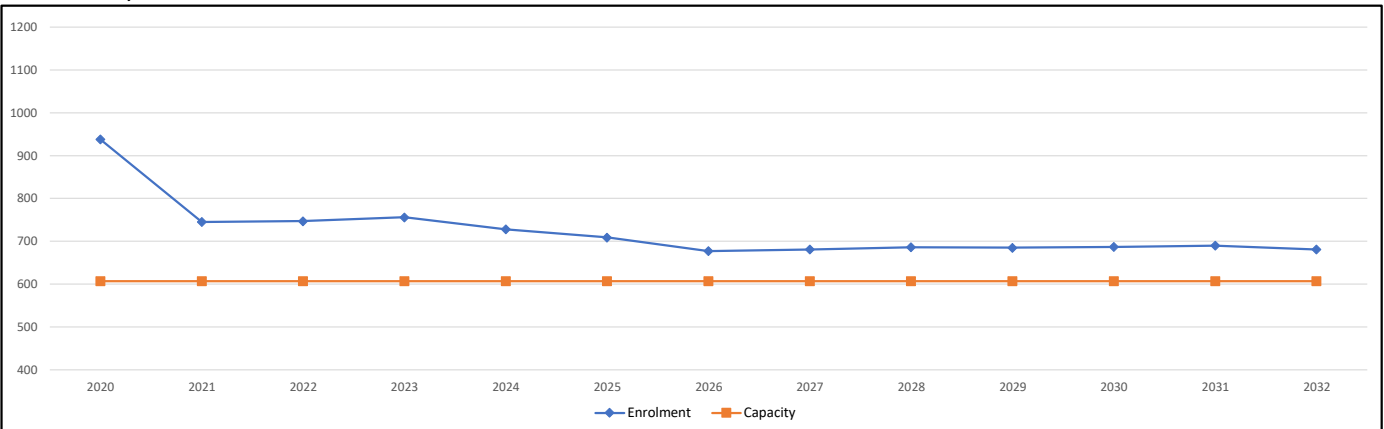
Summary of Impact and Commentary

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.

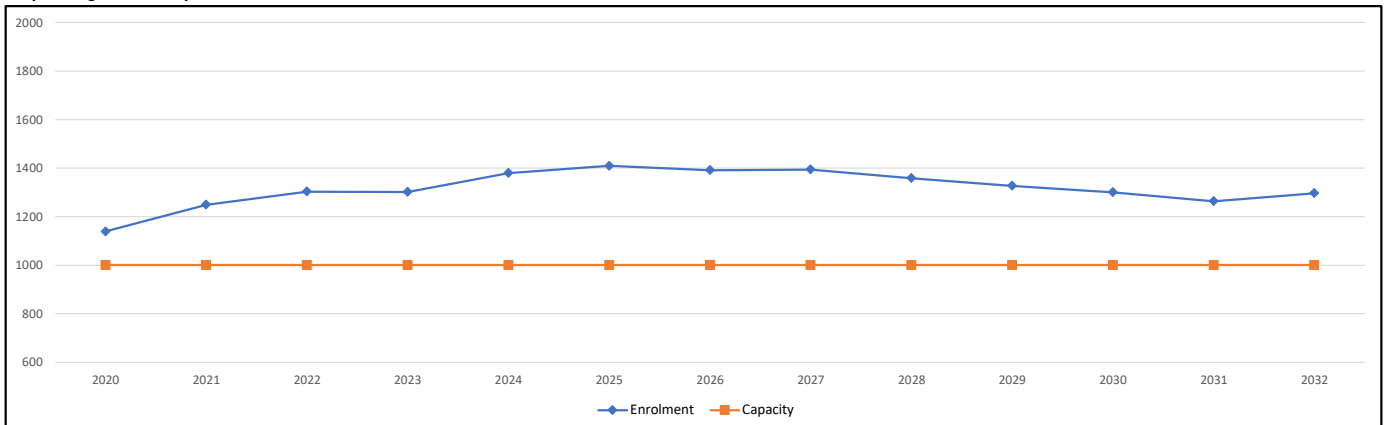
As of September 2022, Katzie Elementary is operating at 123% capacity with 7 portables on site used for enrolling spaces. Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. Maddaugh Elementary was opened in the beginning of 2021 to relieve pressure at both Katzie and Hazelgrove Elementary. As of September 2022, Clayton Elementary students have moved into the new 612 capacity elementary school, Regent Road.

Ecole Salish Secondary was opened in September 2018 and was built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan and has not received capital funding approval from the Ministry.

Katzie Elementary



Clayton Heights 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.

Tree Preservation Summary

Surrey Project No:

Address: 19346 71 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani 9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	16	Protected Trees Identified	5
Protected Trees to be Removed	5	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11	Protected Trees to be Retained	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 5 X two (2) = 10 	10	Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	10	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

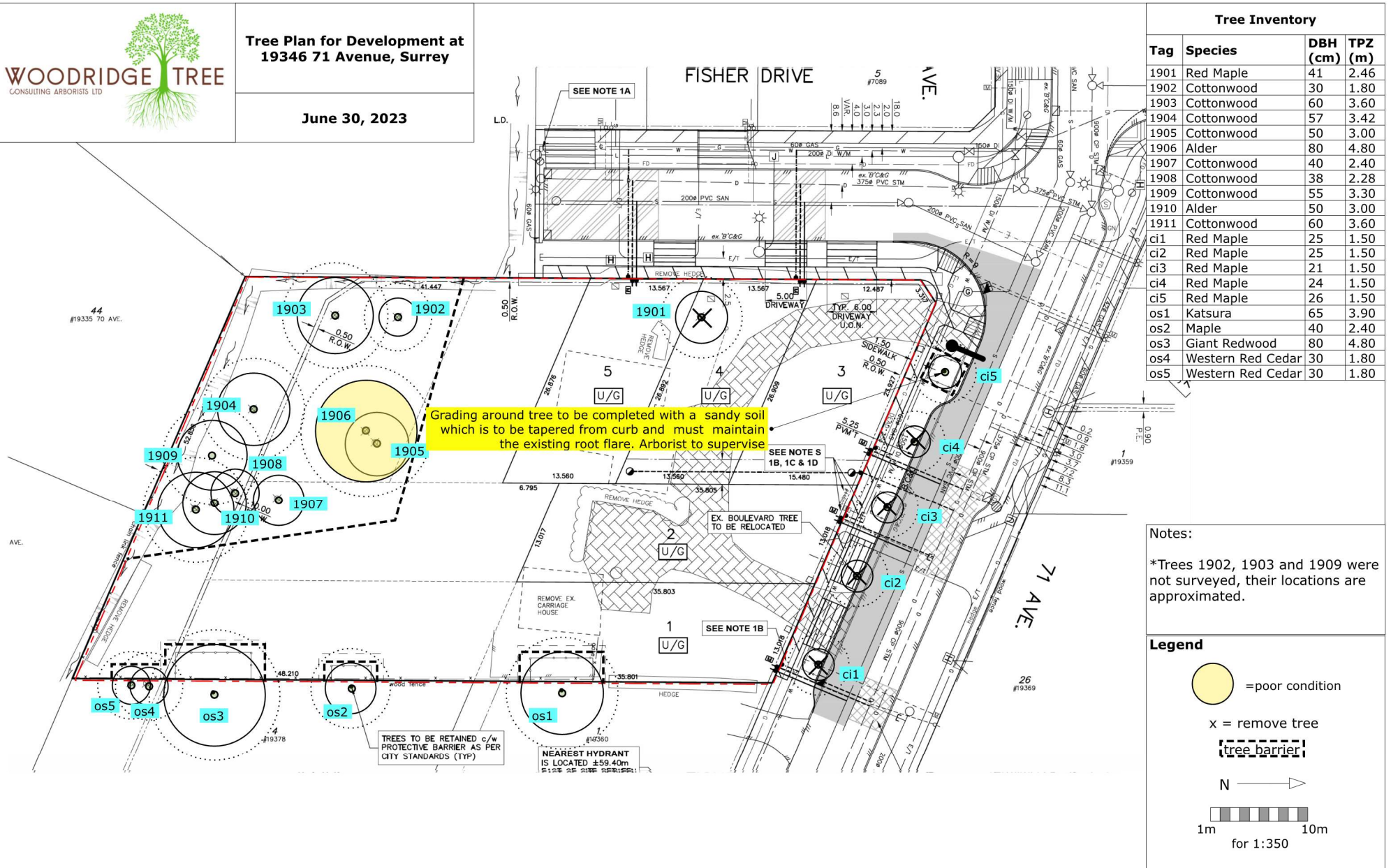
June 30, 2023

Date



**Tree Plan for Development at
19346 71 Avenue, Surrey**

June 30, 2023



Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
1901	Red Maple	41	2.46
1902	Cottonwood	30	1.80
1903	Cottonwood	60	3.60
1904	Cottonwood	57	3.42
1905	Cottonwood	50	3.00
1906	Alder	80	4.80
1907	Cottonwood	40	2.40
1908	Cottonwood	38	2.28
1909	Cottonwood	55	3.30
1910	Alder	50	3.00
1911	Cottonwood	60	3.60
ci1	Red Maple	25	1.50
ci2	Red Maple	25	1.50
ci3	Red Maple	21	1.50
ci4	Red Maple	24	1.50
ci5	Red Maple	26	1.50
os1	Katsura	65	3.90
os2	Maple	40	2.40
os3	Giant Redwood	80	4.80
os4	Western Red Cedar	30	1.80
os5	Western Red Cedar	30	1.80

Notes:
*Trees 1902, 1903 and 1909 were not surveyed, their locations are approximated.

Legend

- = poor condition
- x = remove tree
- tree barrier
- N →
-
- 1m 10m
- for 1:350



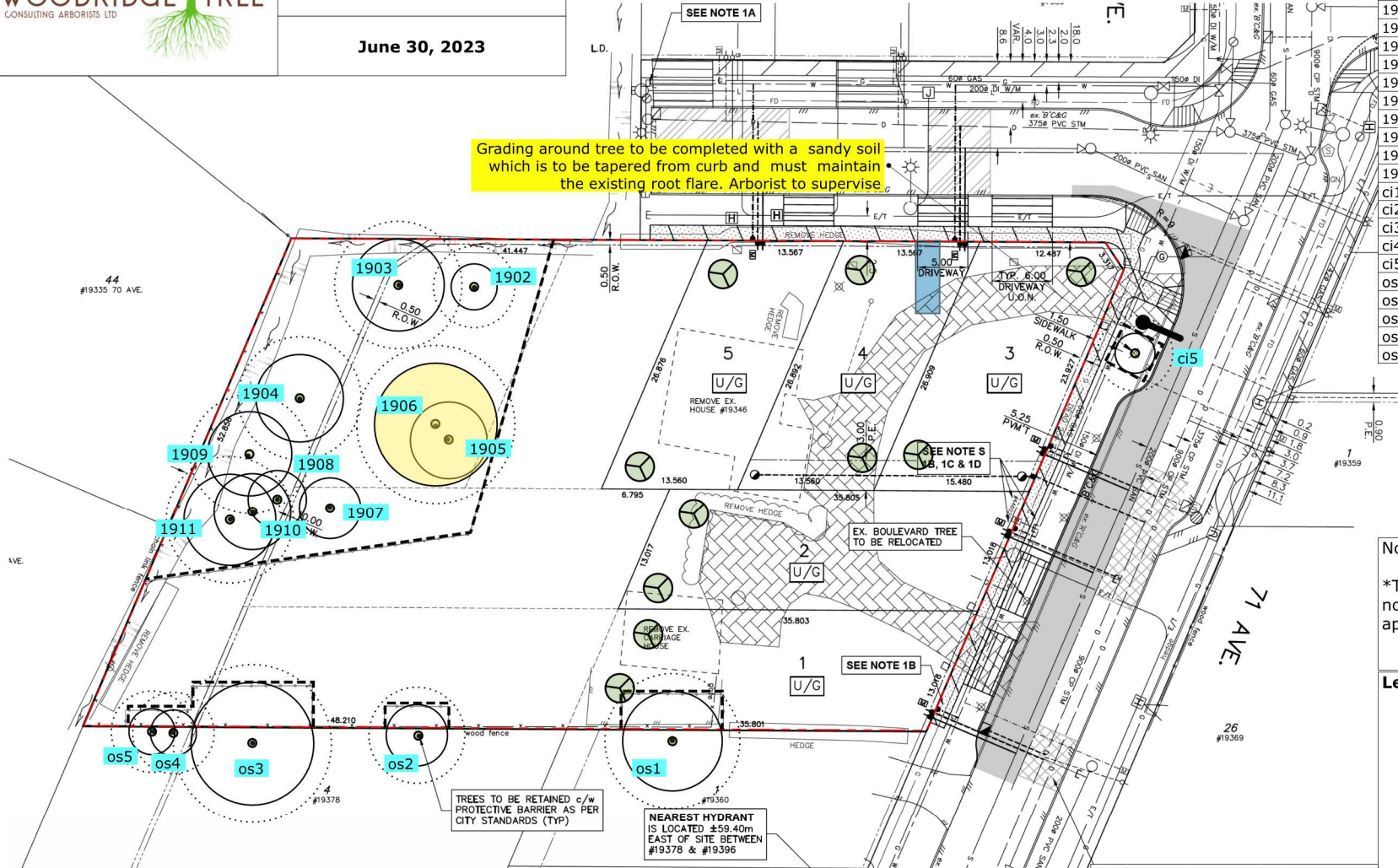
**Tree Plan for Development at
19346 71 Avenue, Surrey**

June 30, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1901	Red Maple	41	2.46
1902	Cottonwood	30	1.80
1903	Cottonwood	60	3.60
1904	Cottonwood	57	3.42
1905	Cottonwood	50	3.00
1906	Alder	80	4.80
1907	Cottonwood	40	2.40
1908	Cottonwood	38	2.28
1909	Cottonwood	55	3.30
1910	Alder	50	3.00
1911	Cottonwood	60	3.60
ci1	Red Maple	25	1.50
ci2	Red Maple	25	1.50
ci3	Red Maple	21	1.50
ci4	Red Maple	24	1.50
ci5	Red Maple	26	1.50
os1	Katsura	65	3.90
os2	Maple	40	2.40
os3	Giant Redwood	80	4.80
os4	Western Red Cedar	30	1.80
os5	Western Red Cedar	30	1.80

Grading around tree to be completed with a sandy soil which is to be tapered from curb and must maintain the existing root flare. Arborist to supervise.



Notes:
*Trees 1902, 1903 and 1909 were not surveyed, their locations are approximated.

Legend

- = poor condition
- x = remove tree
- = tree barrier
- N
- 1m 10m for 1:350

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 22-0164
Property Location: 19346 71 Avenue, Surrey, B.C.

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #202- 8484 -128 Street, Surrey, BC V3W 4G3
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form 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 site is an urban area built out surrounding the subject site consists of older homes built out in the late 1970's with newer homes built in the 2010-2020's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid massing characteristics with 67.00% of the homes have one and one half storey front entry with the remaining having one storey front entry.

Roof pitch varies from economical low pitch of 4-6/12 to 7/12 and over common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Hardi (dominant), Cedar, Stucco and Vinyl. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 100% of the homes having Brushed or stamped concrete finished driveways.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing newer homes in the study area only 3-13 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to

proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types:	<table> <tr> <td>"Two-Storey"</td> <td>89.00%</td> </tr> <tr> <td>"Basement /Cathedral Entry"</td> <td>0.00%</td> </tr> <tr> <td>"Rancher (Bungalow)"</td> <td>11.00%</td> </tr> <tr> <td>"Split Levels"</td> <td>0.00%</td> </tr> </table>	"Two-Storey"	89.00%	"Basement /Cathedral Entry"	0.00%	"Rancher (Bungalow)"	11.00%	"Split Levels"	0.00%
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Dwelling Sizes: (Floor Area)	<table> <tr> <td>Size range: 11.0% under 1500 sq.ft excl. garage</td> </tr> <tr> <td>11.0% 1500 - 2000 sq.ft excl. garage</td> </tr> <tr> <td>89.00% over 2000 sq.ft excl. garage</td> </tr> </table>	Size range: 11.0% under 1500 sq.ft excl. garage	11.0% 1500 - 2000 sq.ft excl. garage	89.00% over 2000 sq.ft excl. garage					
Size range: 11.0% under 1500 sq.ft excl. garage									
11.0% 1500 - 2000 sq.ft excl. garage									
89.00% over 2000 sq.ft excl. garage									
Exterior Treatment /Materials:	Hardi: 56.0% Cedar: 22.0% Stucco:11.0% Vinyl:11.0% Brick or stone accent on 100.00% of all homes								
Roof Pitch/Materials:	<table> <tr> <td>Asphalt Shingles: 67.0%</td> <td>Cedar Shingles: 0.0%</td> </tr> <tr> <td>Concrete Tiles: 11.0%</td> <td>Clay Tiles: 22.0%</td> </tr> <tr> <td colspan="2">89.00% of homes have a roof pitch of 4-6:12 and</td> </tr> <tr> <td colspan="2">11.00% have a roof pitch of 7:12 and greater.</td> </tr> </table>	Asphalt Shingles: 67.0%	Cedar Shingles: 0.0%	Concrete Tiles: 11.0%	Clay Tiles: 22.0%	89.00% of homes have a roof pitch of 4-6:12 and		11.00% have a roof pitch of 7:12 and greater.	
Asphalt Shingles: 67.0%	Cedar Shingles: 0.0%								
Concrete Tiles: 11.0%	Clay Tiles: 22.0%								
89.00% of homes have a roof pitch of 4-6:12 and									
11.00% have a roof pitch of 7:12 and greater.									
Window/Door Details:	89.00% of all homes have rectangular windows								
Streetscape:	A variety of simple "Two Story", 3-13 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Hardi and Cedar.								
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.								

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).	
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum

	Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)
Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 4:12
Roof Materials/Colours:	Cedar shingles, asphalt shingles in a shake profile and Environmentally sustainable roofing products. Grey or Brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD
 Apex Design Group Inc.

July 4, 2023
 Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0164-00

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: 005-240-808
Lot 37 Section 15 Township 8 New Westminster District Plan 54452

19346 - 71 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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

(a) In Section H.3(a)iii. Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" a front access, side-by-side double garage shall be permitted on a lot less than 13.4 metres wide (proposed Lots 1 and 2).

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

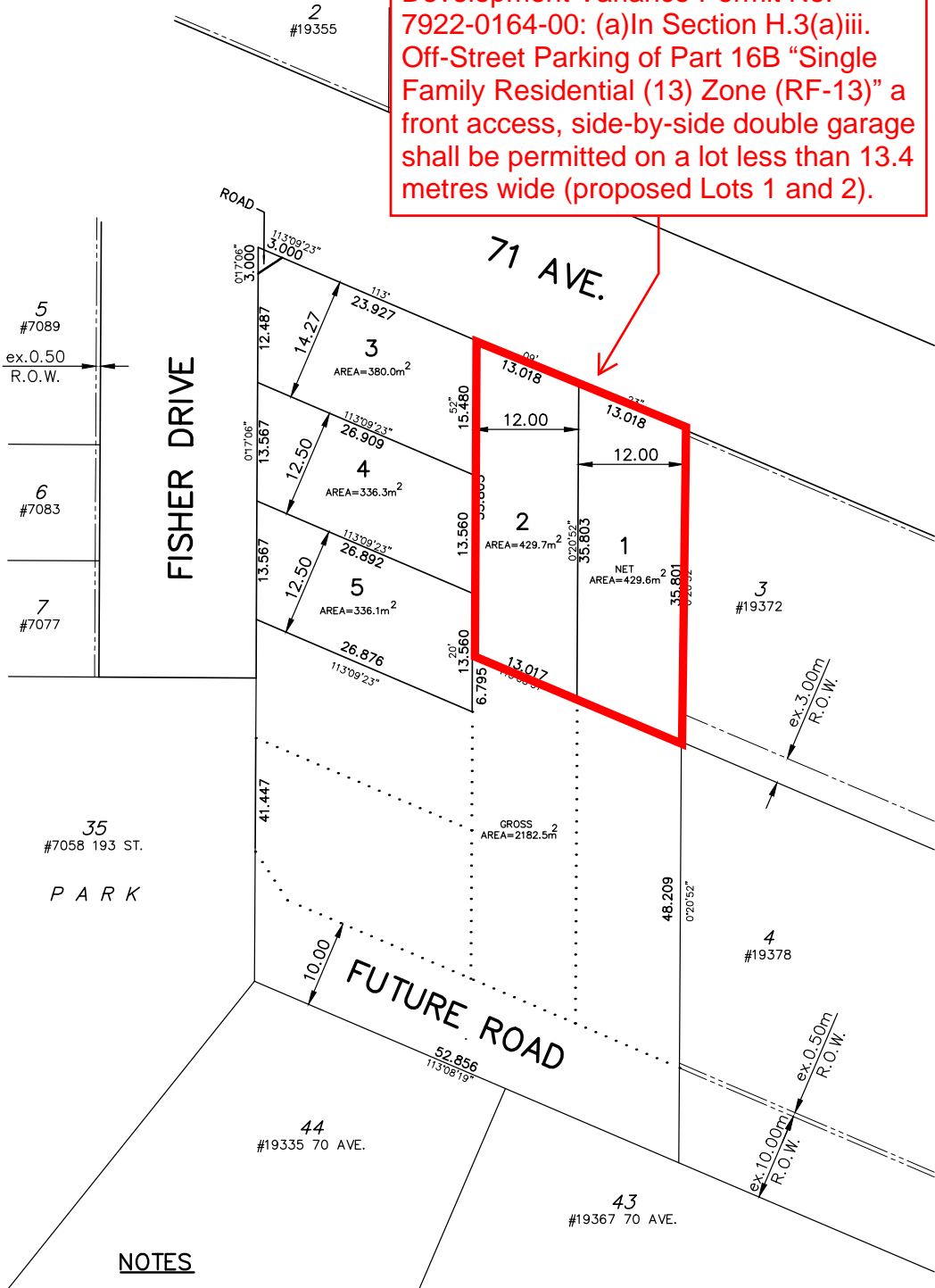
City Clerk – Jennifer Ficocelli

SUBDIVISION PLAN OF LOT 37, PLAN
54452, SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT

Schedule A



Development Variance Permit No.
7922-0164-00: (a)In Section H.3(a)iii.
Off-Street Parking of Part 16B "Single
Family Residential (13) Zone (RF-13)" a
front access, side-by-side double garage
shall be permitted on a lot less than 13.4
metres wide (proposed Lots 1 and 2).



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying ltd.

PROJECT No: #2843
LAYOUT-A
SCALE: 1: 500
DATE: 27 JANUARY, 2023