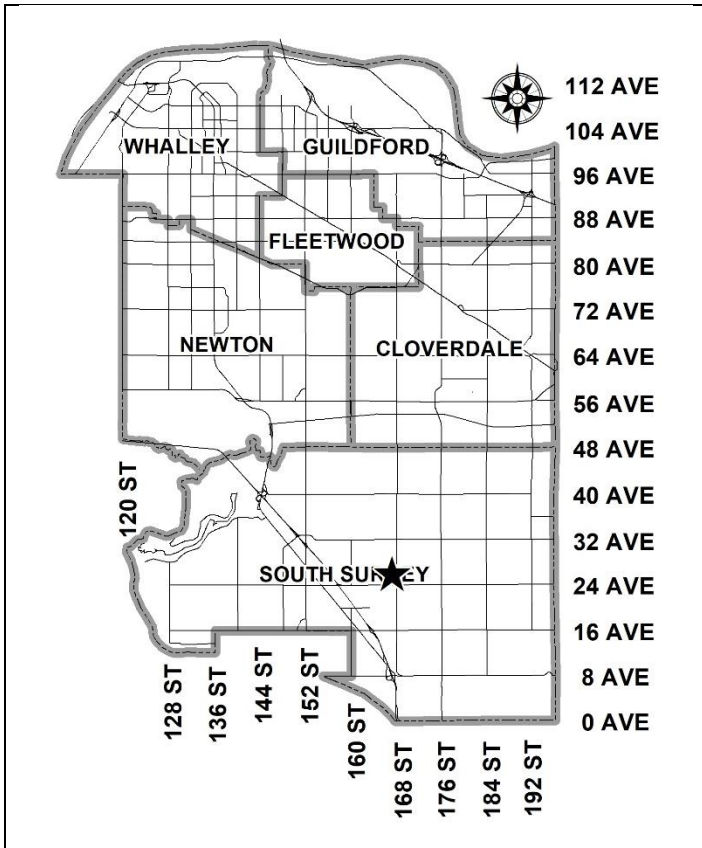


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0350-00

Planning Report Date: October 30, 2023



**PROPOSAL:**

- **Rezoning** from RA to RF-10
- **Development Variance Permit**

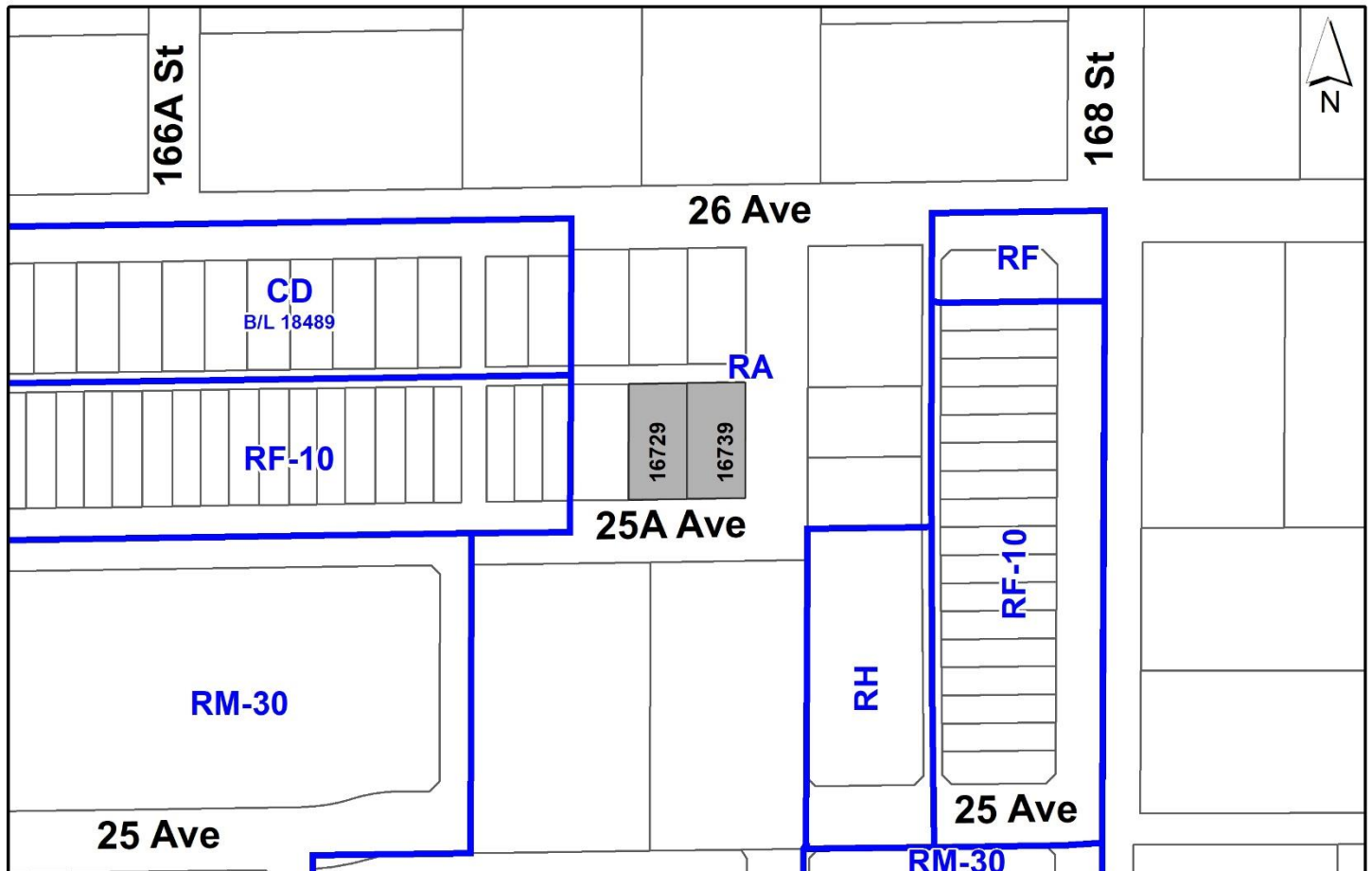
to allow subdivision into four (4) single family small lots.

**LOCATION:** 16739 - 25A Avenue  
 16729 - 25A Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Small Lot Single Family w/wo Coach House (10-15 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

- Proposing to vary the lot width requirements of the RM-10 Zone.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Small Lot Single Family w/wo Coach House (10-15 upa) designation in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 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.
- The proposed density and building form are appropriate for this part of South Surrey.
- Area residents have not submitted any objections to the City on the proposal.

## 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 (10) Zone (RF-10)”.
2. Council approve Development Variance Permit No. 7922-0350-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of a Type III RF-10 Zone from 10.5 metres to 10.4 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 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
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	2 Single Family Lots	Small Lot Single Family w/wo Coach House (10-15 upa)	RA
North (Across Rear Lane):	Single Family Residential	Large Lot Duplex or Large Lot Single Family (2-10 upa)	RA
East (Across 167A Street):	Single Family Residential	Small Lot Single Family w/wo Coach House (10-15 upa)	RA
South (Across 25A Ave):	Single Family Residential	Townhouse (15-30 upa)	RA
West:	Single Family Residential Small Lots	Small Lot Single Family w/wo Coach House (10-15 upa)	RF-10

### Context & Background

- The property is designated "Urban" in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated "Small Lot Single Family w/wo Coach House (10-15 upa)" in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The property is located north of 25A Avenue and is 694 square metres in area, 18.7 metres wide, and 37.2 metres deep.
- The adjacent property's to the west, located at 16717 and 16723 - 25A Avenue, were previously rezoned and subdivided as part of Development Application (No. 7921-0268-00) into two (2) single family small lots.
- The neighbourhood has seen a modest increase in density in recent years. There are numerous recent development applications in the area focused on subdivision into single family small lots and development of townhouse units.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow for subdivision into four (4) single family small lots (Appendix I).

- The proposed Type III RF-10 Lots will range in area from 335 square metres to 383 square metres, lot widths will range from 9.00 metres to 10.40 metres, and lot depths will range from 37.20 metres to 37.24 metres.
- The proposed lots will front onto 25A Avenue and be accessed from a rear lane. The lots will continue the established pattern of small lots along the north side of 25A Avenue. Townhouse development is envisioned for the south side of 25A Avenue under the "Townhouse (15-30 upa)" designation of the Orchard Grove NCP.
- A roadside ditch is located along both 25A Avenue and 167A Street fronting the property. The applicant retained Libor Michalak, QEP of Keystone Environmental Ltd. in March 2022 to carry out a watercourse assessment, and it was determined the ditch is not considered a stream under the Water Sustainability Act (WSA). This assessment has been reviewed and accepted by staff. The ditch is proposed to be infilled as part of the proposal to facilitate construction of a sidewalk and the required road improvements.
- A Development Variance Permit is proposed for Lot 4 to reduce the lot width of a Type III corner lot from 10.5 metres down to 10.4 metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1397 square metres
Road Dedication:	9 square metres
Undevelopable Area:	N/A
Net Site Area:	1388 square metres
<b>Number of Lots:</b>	4
<b>Unit Density:</b>	28.8 units/hectare
<b>Range of Lot Sizes</b>	335 square metres to 383 square metres
<b>Range of Lot Widths</b>	9.00 metres to 10.40 metres
<b>Range of Lot Depths</b>	37.20 metres to 37.24 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 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Pacific Heights Elementary School  
1 Secondary student at Grandview Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.

**Parks, Recreation & Culture:** Parks accepts the removal of city trees C<sub>1</sub>, C<sub>2</sub>, C<sub>3</sub> and C<sub>4</sub> as recommended in the project arborist report dated March 11, 2022. Parks requires tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

Orchard Grove Park is the closest active park and contains amenities including walking paths, a playground, and natural area. The park is 250 metres walking distance from the development.

## Transportation Considerations

- The applicant is required to dedicate a 3.0 metre x 3.0 metre corner cut at the intersection of 25A Avenue and 167A Street. Registration of a 0.5 metre statutory right-of-ways (SRW) is required along the 25A Avenue and 167A Street frontages to accommodate the construction and maintenance of a sidewalk.
- As part of the subject proposal, the applicant is required to provide the following improvements along the site road frontages:
  - Construction of the north side of 25A Avenue to the City's local road standard;
  - Construction of the west side of 167A Street to the City's local road standard; and
  - Construction of the lane to the City's residential lane standard.
- The proposed lots are required to be accessed via the lane along the north side of the subject site.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- The proposed single family subdivision 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 "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal, at a density of 29 units per hectare, complies with the OCP designation for the site.

#### Themes/Policies

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

*(The proposed lot sizes are consistent with those found in the immediate neighbourhood and the proposed building scheme highlights the requirement for new homes to be of a similar home type, style, and size as adjacent homes).*

### Secondary Plans

#### Land Use Designation

- The proposal complies with the "Small Lot Single Family w/wo Coach House (10-15 upa)" designation in the Orchard Grove Neighbourhood Concept Plan (NCP).

#### Themes/Objectives

- The proposal is consistent with the following guiding principle of the Orchard Grove NCP:
  - Ensuring sensitive integration and connection with adjacent existing and planned neighbourhoods.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- 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 (10) Zone (RF-10)".

RM-10 Zone (Part 17C)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	31 units per hectare	28.82 units per hectare
<b>Yards and Setbacks</b>		
Front Yard:	Principle Building: 4.0m	Principle Building: 4.0m
Side Yard:	Principle Building: 1.2m Accessory Buildings and Structures: 0.85m	Principle Building: 1.2m Accessory Buildings and Structures: 0.85m
Side Yard Flanking:	Principle Building: 2.7m Accessory Buildings and Structures: 3.0	Principle Building: 2.7m Accessory Buildings and Structures: 3.0
Rear:	Principle Building: 7.5m Accessory Buildings and Structures: 6.0m	Principle Building: 7.5m Accessory Buildings and Structures: 6.0m
<b>Lot Size – RF-10 Type III</b>		
Lot Size:	Interior Lot: 324 square metres Corner Lot: 363 square metres	Interior Lot: 335 square metres Corner Lot: 383 square metres
Lot Width:	Interior Lot: 9 metres Corner Lot: 10.5 metres	Interior Lot: 9 metres <b>Corner Lot: 10.4 metres (DVP)</b>
Lot Depth:	Interior Lot: 36 metres Corner Lot: 36 metres	Interior Lot: 37.20-37.24 metres Corner Lot: 37.24 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

- With the exception of the Development Variance to reduce the lot width of proposed Lot 4 (see below), the lot sizes meet or exceed the minimum subdivision requirements of the RF-10 Zone.

### Lot Width Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot width of the Type III Corner Lot of the RF-10 Zone from 10.5 metres to 10.4 metres for proposed Lot 4.
- The proposed lot width reduction for Lot 4 results in a decrease of 0.1 metres from the standard lot width for a Type III corner lot in the RF-10 Zone.
- The visual impact of the lot width reduction for Lot 4 will be minimal as Lot 4 will be wider than the internal RF-10 lots (Lots 1-3) which each have a width of 9.0 metres.



- Lot 4 exceeds the minimum lot depth and lot size under the RF-10 Zone for a Type III Corner lot.
- Staff support the requested variance 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 “Neo-Traditional” to fit within the current stylistic context of “Traditional West Coast” and “West Coast Modern”.
- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated August 5, 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. 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 \$2,136.00 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 Orchard Grove NCP designations.

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

**PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 21, 2023, and the Development Proposal Signs were installed on September 28, 2023. Staff received no responses from neighbouring residents.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Chestnut	1	1	0
Dogwood	1	1	0
Norway Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Black Pine	1	1	0
Emerald Cedar	1	1	0
Western Red Cedar	11	11	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>13</b>	<b>0</b>
<b>City Trees</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>8</b>	
<b>Contribution to the Green City Program</b>		<b>\$14,850</b>	

- The Arborist Assessment states that there are a total of 17 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree is an Alder tree.

- Of the 17 mature trees that are identified on the site, 4 are City trees (Dogwood, Norway Maple, Douglas Fir, and Black Pine) with 3 sited along 25A Avenue right of way and 1 sited along 167A Street right of way. It was determined that no trees or hedges can be retained as part of this development proposal, including the City trees, due to conflict with proposed building envelopes and the required addition of a sidewalk along both streets. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree and a 2 to 1 replacement ratio for all other trees, including the City trees. This will require a proposed total of 35 replacement trees on the site. Given that 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the proposed deficit of 27 replacement trees will require an estimated cash-in-lieu payment of \$14,850, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with an estimated contribution of \$14,850 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
Appendix V.	Summary of Tree Survey, and Tree Preservation Plans
Appendix VI.	Development Variance Permit No. 7922-0350-00.

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

PD/ar

1

14

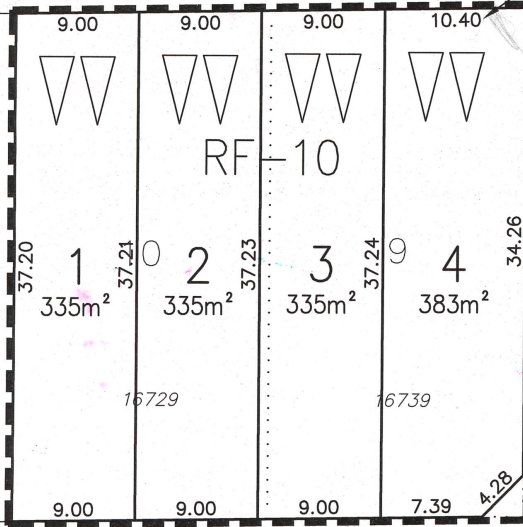
13

12

DVP REQUIRED FOR LOT 4 WIDTH

Lane

SEE APPLICATION  
7921-0278-00



167A St

2566

2558

SUBJECT PROPERTY

25A Ave

16711

16721

16729

16739

16710

16736

# PRELIMINARY SUBDIVISION PLAN

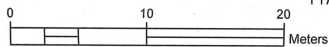
16729/16739 25A Avenue

HARCHARAN HARE



**WSP CANADA INC.**

#100 - 20339 96th AVENUE  
LANGLEY, B.C.  
V1M 0E4 CANADA  
TEL. 604-525-4651  
www.wsp.com



JULY 2022

221-07352-00

7922-0350-00

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

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

DATE: **August 28, 2023** PROJECT FILE: **7822-0350-00**

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RE: **Engineering Requirements  
Location: 16729 25A Ave**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Register 0.5m Statutory right-of-way (SRW) along the 25A Avenue frontage;
- Register 0.5m Statutory right-of-way (SRW) along the 167A Street frontage; and
- Dedicate 3.0m x 3.0m corner cut at the intersection of 25A Avenue and 167A Street.

#### *Works and Services*

- Construct the north side of 25A Avenue;
- Construct the west side 167A Street;
- Construct the Residential Lane;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required;
- Construct frontage mains required to service the site; and
- Register applicable legal documents as determined through detailed design.

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

RK

Department: **Planning and Demographics**  
 Date: **September 13, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0350 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	<b>4</b>
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	2
Secondary School =	1
Total Students =	3

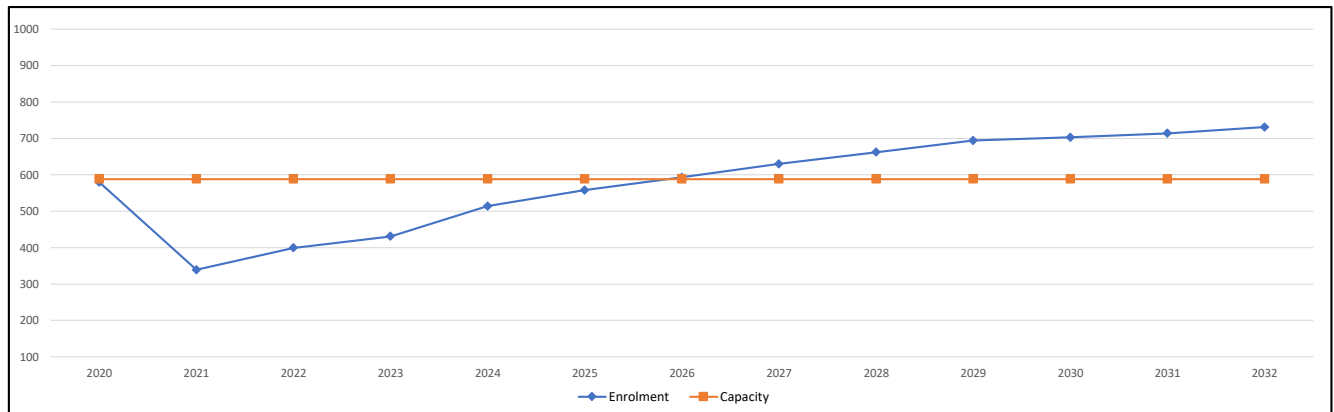
<b>Current Enrolment and Capacities:</b>	
<b>Pacific Heights Elementary</b>	
Enrolment	399
Operating Capacity	588
# of Portables	0
<b>Grandview Heights Secondary</b>	
Enrolment	1541
Operating Capacity	1500
# of Portables	0

**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.

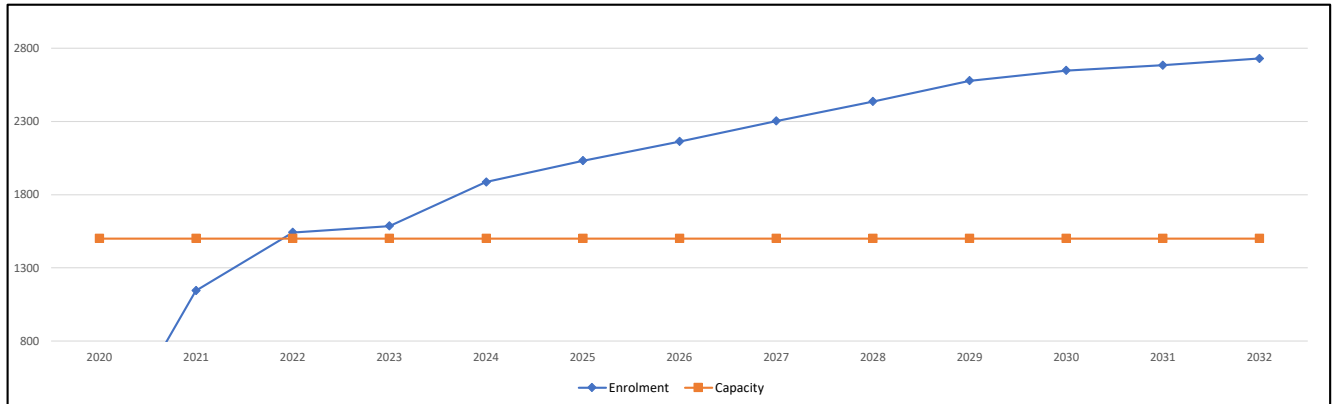
In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables and as a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

**Pacific Heights Elementary**



**Grandview 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.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0350-00  
 Project Location: 16729-16739 25A 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:

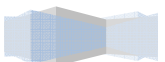
The area surrounding the subject property primarily has homes that are under construction. Seemingly the style of the homes being built currently in the area "traditional west coast" and "west coast modern" which range from 3000sf up to 4000 sf. There are a few existing homes that are one level bungalows.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built and under construction are of "traditional west coast" and "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 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.

#### 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 4:12 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.

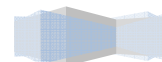
**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, 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 15 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

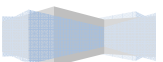
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: May 19, 2023

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

\_\_\_\_\_  
Date: May 19, 2023



**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 16729 - 16739 25A 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>	18
Protected Trees to be Removed	18
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  1 X one (1) = 1	1
All other Trees Requiring 2 to 1 Replacement Ratio  17 X two (2) = 34	34
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>27</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

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

Summary, report and plan prepared and submitted by:



March 11, 2022

(Signature of Arborist)

Date



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0350-00

Issued To:

{{the Owner}}

Address of Owner:

Issued To:

{{the Owner}}

Address of Owner:

Issued To:

{{the Owner}}

Address of Owner:

Issued To:

{{the Owner}}

Address of Owner:

Issued To:

{{the Owner}}

Address of Owner:

Issued To:

{{the Owner}}

Address of Owner:

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: 010-261-508  
Lot 9 Section 24 Township 1 New Westminster District Plan 21092

16739 25A Ave

Parcel Identifier: 005-344-484  
Lot 10 Section 24 Township 1 New Westminster District Plan 21092

16729 25A 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(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 K. Subdivision of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum lot width for a Type III Corner Lot is reduced from 10.5 metres to 10.4 metres for proposed Lot 4.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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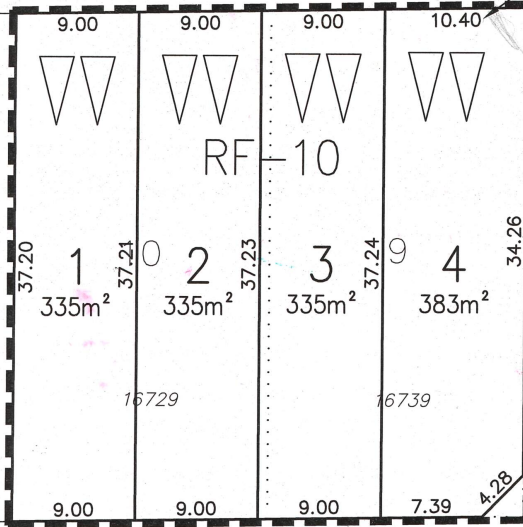
City Clerk – Jennifer Ficocelli

Reduce the minimum lot width requirements for an RF-10 Type III Corner Lot from 10.5m to 10.4m

DVP REQUIRED FOR LOT 4 WIDTH

Lane

SEE APPLICATION  
7921-0278-00



167A St

SUBJECT PROPERTY

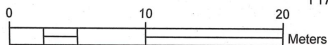
25A Ave

PRELIMINARY SUBDIVISION PLAN

16729/16739 25A Avenue  
HARCHARAN HARE



**WSP CANADA INC.**  
#100 - 20339 96th AVENUE  
LANGLEY, B.C.  
V1M 0E4 CANADA  
TEL. 604-525-4651  
www.wsp.com



JULY 2022

221-07352-00

7922-0350-00