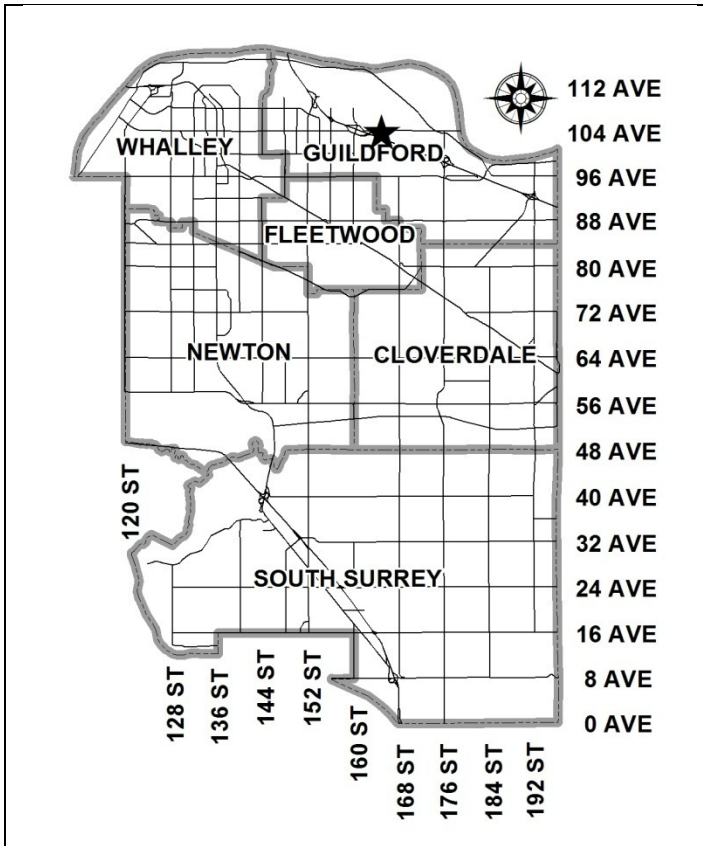


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0057-00

Planning Report Date: June 27, 2011

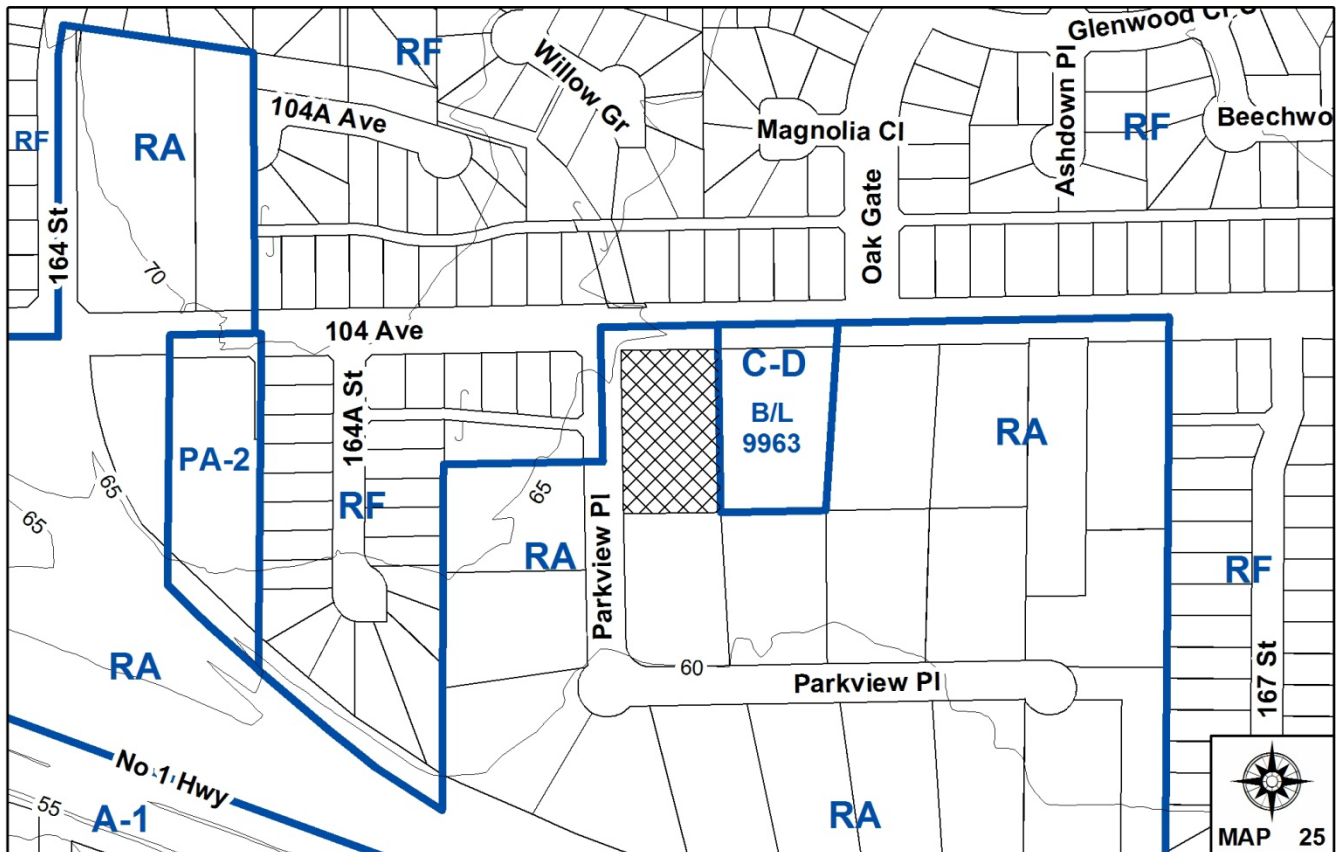


**PROPOSAL:**

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

in order to allow subdivision into two (2) single family lots.

**LOCATION:** 10368 Parkview Place  
**OWNER:** Antonietta Vinciguerra  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



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

- To reduce the minimum panhandle width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The requested variance will allow subdivision into two (2) single family lots.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0057-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum panhandle width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) approval from Kinder Morgan Canada Inc.;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for setback purposes requiring Parkview Place (instead of 104 Avenue) to serve as the fronting street for any future home constructed and to prohibit further subdivision of proposed Lot 1 until the panhandle portion is acquired by the Parks, Recreation and Culture Department; and
  - (h) registration of a "no build" Restrictive Covenant over the hooked portion of proposed Lot 2, south of the lane.

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: Projected number of students from this development:  
 1 Elementary student at Bothwell Elementary School  
 0 Secondary students at Fraser Heights Secondary School

Parks, Recreation & Culture: Parks agrees to acquire the land encumbered by Kinder Morgan Canada Inc's gas right-of-way. Parks also agrees to acquire the panhandle portion of proposed Lot 1 for \$1.00 once proposed Lot 1 can be serviced from Parkview Place.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year.

Kinder Morgan Canada Inc.: No concerns provided the area to be acquired by the City is registered as a lot, and not as "park".

**SITE CHARACTERISTICS**

Existing Land Use: One single family dwelling on the southwest portion of the site which is to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Single family dwellings.	Urban	RF
East:	Garden nursery located next to the subject site (16580 - 104 Avenue). Further east there are large single family residential lots.	Urban	CD (By-law No. 9963) and RA
South:	Large single family lot.	Urban	RA
West (Across Parkview Place):	Single family dwellings (lots created under File No. 7903-0020-00)	Urban	RF

**DEVELOPMENT CONSIDERATIONS**

Background

- The subject property is located on the southeast corner of the intersection of Parkview Place and 104 Avenue in the Fraser Heights area of North Surrey.
- The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential" (RA).

- The subject site is in an area of transition from an old urban character to a modern urban character, resulting in a variety of housing types and sizes. The more modern homes in the area were constructed in the 1980s and 1990s. Four single family RF-zoned lots immediately across Parkview Place were recently completed under File No. 7903-0020-00. There are Urban-designated RA-zoned parcels of land along Parkview Place and the south side of 104 Avenue that have future subdivision potential into single family residential lots, subject to rezoning.
- The subject site was previously under development application No. 7904-0069-00. Council filed the By-law (No. 15514) for that application on April 4, 2011. A new application was required to include the proposed Development Variance Permit and to reflect the revised subdivision layout.

### Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential" (RA) to "Single Family Residential" (RF) for subdivision into two (2) single family residential lots and a third lot which will be acquired by the Parks, Recreation and Culture Department.
- The proposed subdivision layout shows a lane running parallel to 104 Avenue which is consistent with the concept plan for the area.
- Proposed Lot 1 is 1,446 square metres (15,565 sq. ft.) in area and has future subdivision potential. It will retain the existing house and driveway along Parkview Place.
- A location certificate provided by the applicant confirms the existing house meets the floor area ratio (FAR) and setback requirements of the RF Zone. The existing shed will be demolished.
- Proposed Lot 1 requires a panhandle fronting 104 Avenue to accommodate pumped sanitary servicing (see By-law Variance Section).
- Proposed Lot 1 is a hooked lot (Appendix II). Once proposed Lot 1 can be serviced from Parkview Place, the Parks, Recreation and Culture Department intends to acquire the panhandle portion of land. The applicant has agreed the value of the panhandle should be \$1.00. Future subdivision potential of proposed Lot 1 will be restricted until the panhandle is acquired. A Section 219 Restrictive Covenant will be registered in this regard.
- Proposed Lot 2 is 789 square metres (8,500 sq. ft.) in area and will have driveway access from the rear lane.
- Proposed Lot 2 is also a hooked lot (Appendix II). The area south of the lane can be consolidated with the acreage parcel to the immediate east for future development. A no-build Section 219 Restrictive Covenant is required in this regard.
- Proposed Lots 1 and 2 meet the minimum subdivision requirements of the RF Zone in terms of lot width, depth, and area, with the exception of the reduced panhandle width for proposed Lot 1.

- The Parks, Recreation and Culture Department intends to acquire proposed Lot 3, which is encumbered by the Kinder Morgan Canada Inc. gas right-of-way, concurrently with subdivision approval (Appendix II).
- As fewer than 3 additional lots are proposed to be created, the 5% parkland requirement of the Local Government Act (section 941) does not apply.

#### Neighborhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- In order to reflect the established character of the neighborhood, the design consultant recommends "Neo-Traditional" or "Neo-Heritage" style homes.

#### Lot Grading

- Preliminary lot grading plans were prepared by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- According to the applicant, in-ground basements are not proposed.

#### Tree Survey and Tree Preservation Plan

- Glenn Murray of Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City Landscape Architect and are generally acceptable pending minor revisions.
- The chart below provides a preliminary summary of tree retention and removal by species.

Tree Species	No. of On-site Trees	Total proposed for Retention	Total Proposed for Removal
Norway Spruce	3	2	1
Red Alder	1	0	1
Scots Pine	2	2	0
Western Red Cedar	1	1	0
Black Cottonwood	1	0	1
Bigleaf Maple	1	0	1
<b>TOTAL</b>	<b>9</b>	<b>5</b>	<b>4</b>

- All four trees proposed for removal are either hazardous or are located within, or near the building envelope.
- The preliminary report indicates that six replacement trees are required and six replacement trees are proposed.

PRE-NOTIFICATION

Pre-notification letters were sent out on April 1, 2011 and staff received no responses.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum panhandle width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.

## Applicant's Reasons:

- A DVP is required for proposed Lot 1 in order to reduce the panhandle width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.). This portion of land will provide frontage to 104th Avenue on an interim basis for pumped sanitary. At the time that proposed Lot 1 subdivides further in the future, the panhandle portion of land will be provided to the Parks Department.

## Staff Comments:

- Pumped sanitary on proposed Lot 1 is required for the following reasons:
  - There is no existing sanitary service from Parkview Place;
  - It is not economically feasible to service Parkview Place at this time. The site slopes down in a southeastward direction. In order to function by gravity, sanitary service must connect to existing services in the vicinity of 167 Street and 102 Avenue which is several hundred metres away from the subject site; and
  - A septic sanitary system is not permitted under the proposed zoning.
- The variance allows for subdivision into two (2) single family lots.
- Once proposed Lot 1 can be serviced from Parkview Place, the panhandle will be acquired for \$1.00 by the City.
- Land Development Engineering supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7911-0057-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/kms

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Information for City Clerk

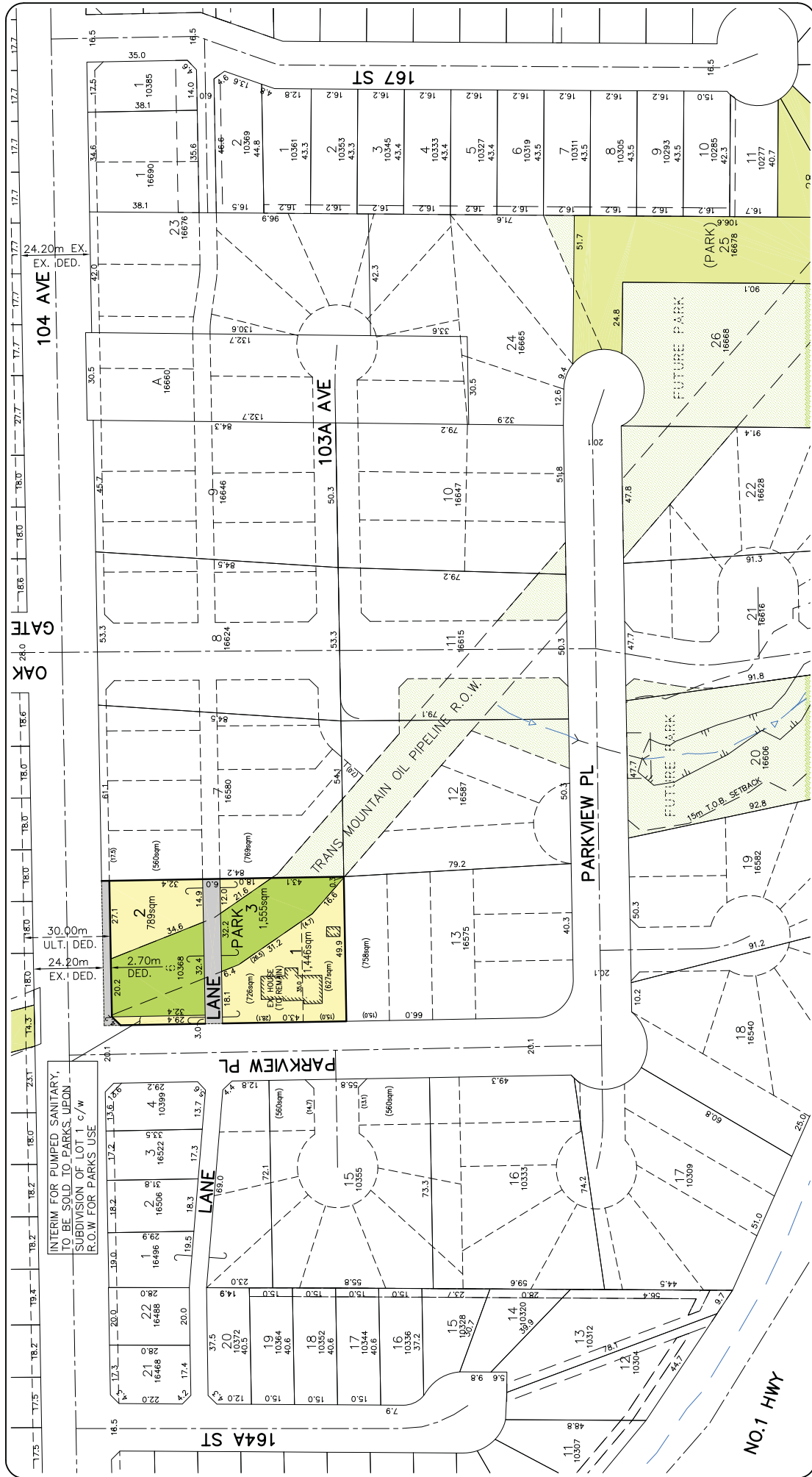
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Lori Joyce, H.Y. Engineering Ltd.  
                         Address:                      Suite 200, 9128 - 152 Street  
                                                              Surrey BC  
                                                              V3R 4E7  
  
                         Tel:                                      604-583-1616 - Work  
                                                              604-583-1616 - Fax
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      10368 Parkview Place
  
  - (b)      Civic Address:                      10368 Parkview Place  
                         Owner:                                      Antonietta Vinciguerra  
                         PID:    006-003-524  
                         Lot 6 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831
  
3.      Summary of Actions for City Clerk's Office
  - (c)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI (MOTI File No. 2011-01762).
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7911-0057-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.04 ac
Hectares	0.4234 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	27.1 m – 43 m
Range of lot areas (square metres)	789 m <sup>2</sup> - 1446 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.9 lots/ac, 4.7 lots/ha
Lots/Hectare & Lots/Acre (Net)	3.6 lots/ac, 8.9 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	21.1%
Estimated Road, Lane & Driveway Coverage	5.9%
Total Site Coverage	27%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others – Panhandle width	YES



H.Y. DWG. No. E:\PROJECTS\103188\PLANNING\ALT01B.DWG  
 Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

**PROPOSED SUBDIVISION LAYOUT**



Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79-0-00  
 MAP #: RA  
 EXIST. ZONE: RA  
 PROP. ZONE: RP

CIVIC ADDRESS: 10368 PARKVIEW PL., SURREY, BC  
 LEGAL: LOT 6, SECTION 25, RANGE 1 WEST, N.W.D., PLAN 45631

GROSS SITE AREA: 4,234sqm (1.04ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



# 200-9128-152nd. ST. Surrey, BC V3R 4E7 TEL 604-583-1616  
 \* FAX 604-583-1737  
 Website: www.hyengineering.com

H.Y.#-021693B ALTERNATIVE#01B DATE: 23 NOV/10 SCALE : 1:1,250

# INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 17, 2011** PROJECT FILE: **7811-0057-00**

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RE: **Engineering Requirements  
Location: 10368 Parkview Pl.**

## REZONE/SUBDIVISION

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

- Dedicate 2.808 metre on 104 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 104 Avenue and Parkview Place;
- Dedicate 6.0 metre wide east-west lane;
- Provide 3.0 metre wide easement for low pressure sanitary sewer; and
- Provide 0.5 metre wide statutory right-of-way on 104 Avenue.

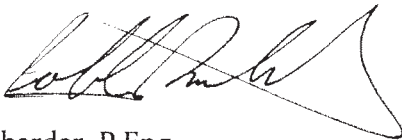
### *Works and Services*

- Construct east side of Parkview Place to Limited Local Road standard;
- Construct east-west lane;
- Construct storm sewer main in the lane;
- Construct sanitary sewer main in Parkview Place or low pressure sanitary sewer across the lane; and
- Pay latecomer charges and SDR fee.

## DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements related to the Development Variance Permit.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0057-00  
 Project Location: 10368 Parkview Place, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed 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 subject site is located in an area that was substantially redeveloped in the 1990's. Several homes on the north side of 104 Avenue, directly opposite the subject site, can be described as 2700 – 3000 sq.ft "West Coast Modern" style Two-Storey type homes with balanced mid-scale massing characteristics. These homes have front entrances ranging in height from one to two storeys. Roofs are common hip or common gable forms at a 7:12 or 8:12 slope, and have a cedar shingle surface. Walls are clad in stucco. Many of the homes have a 10 foot high solid cedar hedge, which is the correct strategy for landscaping on arterial roads. However the hedges obscure most of the homes from street view.

West and south of the site, on Parkview Place, there are three homes from the 1970's; a 2100 square foot West Coast modern style Split Level home with red rounded Spanish concrete tile roof, a 1970's, 1600 sq.ft "West Coast Traditional" style Bungalow with a cedar shingle roof, and a 1970's, 2500 sq.ft. "Rural Heritage Style Split Level home with an asphalt shingle roof. The lots at 10375 Parkview Place and 10333 Parkview Place are landscaped to an "above average" to "extraordinary" landscape standard.

There has been recent new development on the north and south sides of 104 Avenue, immediately west of the subject site. The new homes are 3000+ sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing characteristics, and massing designs exhibit good proportionality between elements, and a balanced distribution of massing across the façade. Front entrances are 1 ½ storeys high. The homes are configured with a main common hip roof and multiple common gable projections, at 10:12 roof slope. On the north side of 104 Avenue, the homes have shake profile concrete tile roof surface, and on the south side of 104 Avenue the homes have a shake profile asphalt shingle roof surface. The sides and rear of the homes are clad in vinyl. Cladding materials at the front include Hardiplank and stone, and feature materials in gable ends are either cedar shingles or 1x4 vertical wood battens over Hardiplank. Yards area landscaped to an average standard. Overall the homes provide acceptable context.

The subject site contains an existing dwelling at 10368 Parkview Place that is proposed for retention. The home is a 1970's, 2200 sq.ft. "West Coast Traditional" style Two-

Storey type with some heritage trim elements. The dwelling has low to mid-scale massing characteristics and a one storey front entrance. The roof structure is a 4:12 pitch main common gable type with common gable projections and an interlocking tab type asphalt shingle surface. Wall cladding materials include vertical board and batten cedar siding with masonry veneer. The main colour scheme is neutral, with complementary trim colours. The home and property is well kept and should not require upgrading renovations as a condition of development.

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

- 1) Context Homes: Many homes in the surrounding area provide desirable residential design context for the subject site
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of the newest homes in this area, and provide the best style and massing design context for the subject site.
- 3) Home Types : There are two Split Level types and two Bungalows. All other homes in the surrounding area are Two-Storey type. There are no Basement Entry homes in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). Context homes however, have a front entrance ranging in height from one to 1 ½ storeys.
- 6) Exterior Wall Cladding : Vinyl, stucco, cedar, Hardiplank, brick, and stone have all been used in this area and so some flexibility in wall construction materials is warranted.
- 7) Roof surface : Roof surfaces are concrete tiles, cedar shingles, or asphalt shingles Other roof surface materials have not been used in this area.
- 8) Roof Slope : Roof pitch 7:12 – 12:12 on most new homes.

### **Exterior Treatment /Materials:**

A wide variety of wall cladding materials have been used, including stucco, cedar, vinyl, Hariplank, and Hardipanel with 1x4 vertical wood battens at gable ends.

**Roof Pitch and Materials:** Most homes have a roof slope of 7:12 or higher. A variety of roof surface materials including cedar shingles, shake profile concrete tiles and shake profile asphalt shingles are evident.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are three distinct streetscape areas. Northwest of the subject site are new 3000 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, with mid-scale massing characteristics. The homes are designed to a common modern standard. There are numerous "West Coast Modern" style Two-storey homes from the 1990's due north of the subject site. These homes are substantially concealed behind a dense 10 foot high hedge along the 104 Avenue frontage. On Parkview Place, lots are large and well kept, and homes include two Split Levels and a Bungalow, all well kept. Landscape standards are high along Parkview Place.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional" or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes" in the 16400 block of 104 Avenue and the 10300 block of Parkview Place. Homes will therefore be "Neo-Traditional" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.



**Roof Pitch:** Minimum 7:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey or brown only.

**In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. A transparent fence (wire mesh or split rail type) with at least 20 shrubs of a 3 gallon pot size should be installed along the west lot line of lot 2, and along the east lot line of lot 1 (when the lot 1 home is eventually replaced)

Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** June 2, 2011

**Reviewed and Approved by:**



**Date:** June 2, 2011



# TREE PRESERVATION SUMMARY

**Surrey Project No:**

**Project Location:** 10368 Parkview Place, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

**1. General assessment of the site and tree resource:**

The existing house is located on the south-west corner of the lot and is surrounded by an undersized informal hedge. The rest of the site is a flat, poorly drained open field that is mostly grass. There are a few trees located around the perimeter of the grass field. Most of the trees are located adjacent to the house.

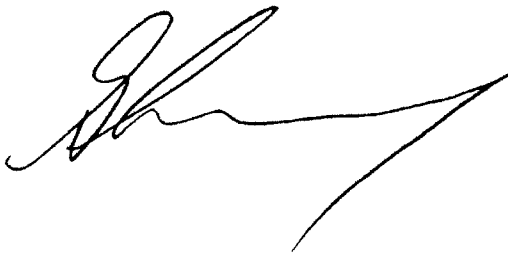
**2. Summary of Proposed Tree Removal and Replacement:**

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	9
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	4
D	Number of Protected Trees to be Retained	5
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	6
F	Number of Replacement Trees Proposed	6
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F+3)	11
I	Number of Lots Proposed in the Project	2
J	Average Number of Trees per Lot (H/I)	5.5

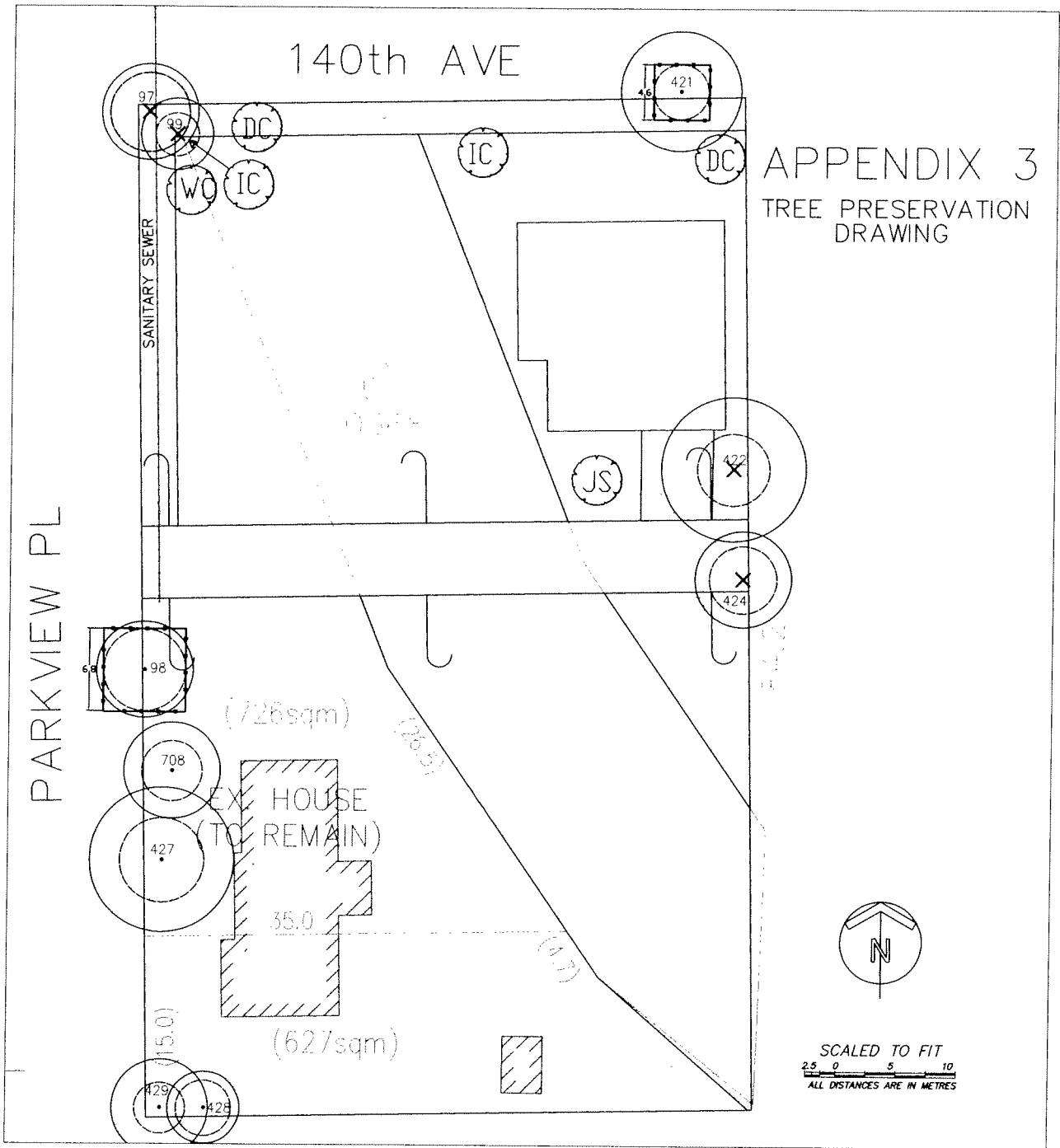
**3. Tree Protection and Tree Replacement Plans**

- X The Tree Protection Plan is attached.



Dated: May 27, 2011

Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.



**REPLACEMENT TREES**

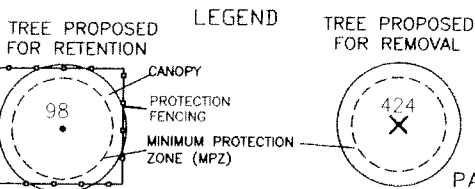
Qty	Type	Size
2	Deodar Cedar	3 metres
2	Incense Cedar	3 metres
1	Japanese Snowbell	6cm
1	Western Red Cedar	3 metres

**Tree Protection Fencing  
Distance From Tree**

#	Type	In Metres	In Feet
98	Cedar	3.4m	11'2"
421	Red Alder	2.3m	7'6"

**TREE INVENTORY**

#	Type	Action	dbh	MPZ
97	Cottonwood	Remove	55cm	3.3m
98	Cedar	Retain	57cm	3.4m
99	Maple	Remove	30cm	1.8m
421	Alder	Retain	39cm	2.3m
422	Alder	Remove	50cm	3.0m
424	Spruce	Remove	47cm	2.8m
427	Spruce	Retain	59cm	3.5m
428	Pine	Retain	38cm	2.3m
429	Pine	Retain	35cm	2.1m
708	Spruce	Retain	42cm	2.5m



Froggers Creek  
Tree Consultants Ltd

7763 McDiyaer Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-0002 Fax: 604-437-0870

10556 PARKVIEW PLACE, SUITE 211

SEP 27, 2011

TREE PROTECTION DRAWING

THIS DRAWING SHOWS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, MINIMUM PROTECTION ZONES (MPZs), REPLACEMENT TREES, PROTECTION FENCING AND EXACT DIMENSIONS IN RELATION TO PROPOSED LAYOUT

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0057-00

Issued To: Antonietta Vinciguerra  
("the Owner")

Address of Owner: c/o Lori Joyce  
H.Y. Engineering Ltd.  
#200 9128 152 - Street  
Surrey, BC  
V3R 4E7

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: 006-003-524  
LT 6 SEC 25 R1 PL 45831

10368 Parkview Place

(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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section E.21(c) of Part 4 General Provisions, the minimum frontage width of a panhandle lot is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.
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   .

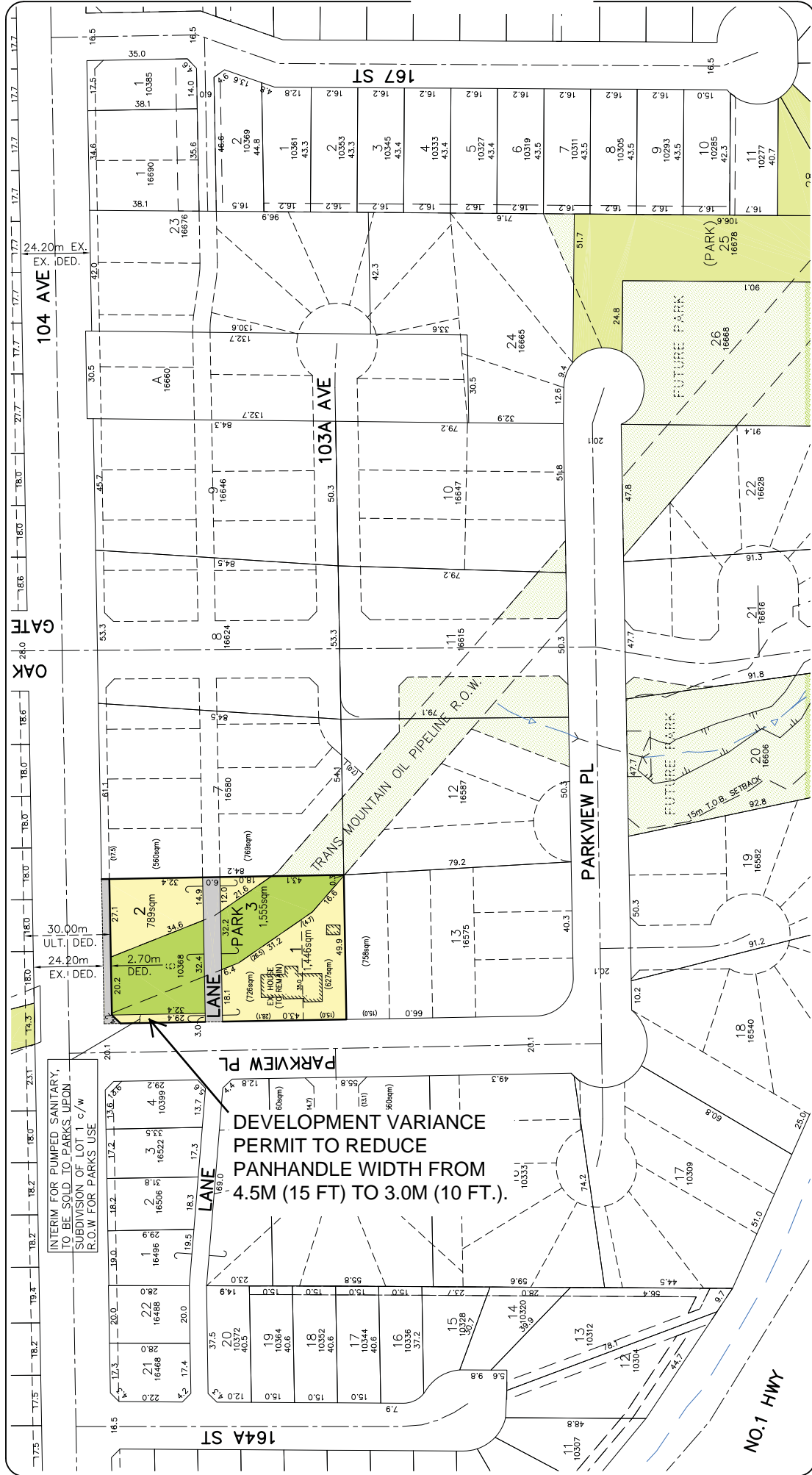
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

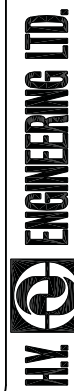
**SCHEDULE A**



INTERIM FOR PUMPED SANITARY,  
 TO BE SOLD TO PARKS, UPON  
 SUBDIVISION OF LOT 1 c/w  
 R.O.W FOR PARKS USE

**DEVELOPMENT VARIANCE  
 PERMIT TO REDUCE  
 PANHANDLE WIDTH FROM  
 4.5M (15 FT) TO 3.0M (10 FT.)**

GROSS SITE AREA: 4,234sqm (1.04ac)



#200-9128-152nd. ST. Surrey, BC V3R 4E7 TEL 604-583-1616  
 \* FAX 604-583-1737  
 \* Website: www.hyengineering.com

**PROPOSED SUBDIVISION LAYOUT**

File No: 79-0-00  
 MAP #: RA  
 EXIST. ZONE: RA  
 PROP. ZONE: RP



Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

H.Y.#-021693B ALTERNATIVE#01B DATE: 23 NOV/10 SCALE : 1:1,250

CIVIC ADDRESS: 10368 PARKVIEW PL., SURREY, BC  
 LEGAL: LOT 6, SECTION 25, RANGE 1 WEST, N.W.D., PLAN 45631

