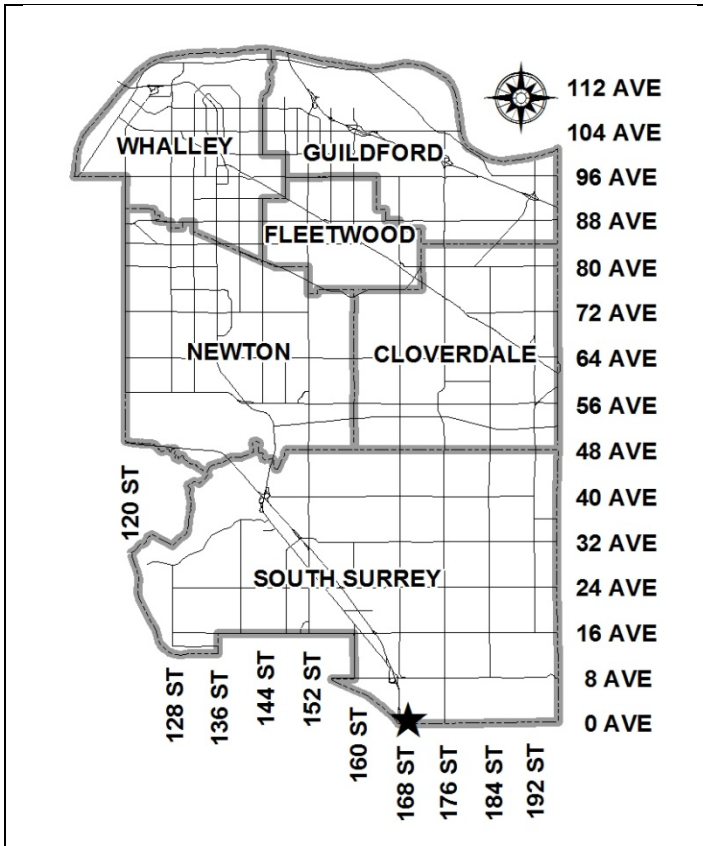


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0005-00

Planning Report Date: June 25, 2012



PROPOSAL:

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

in order to allow subdivision into 3 single family lots and relax the front yard setback for tree preservation.

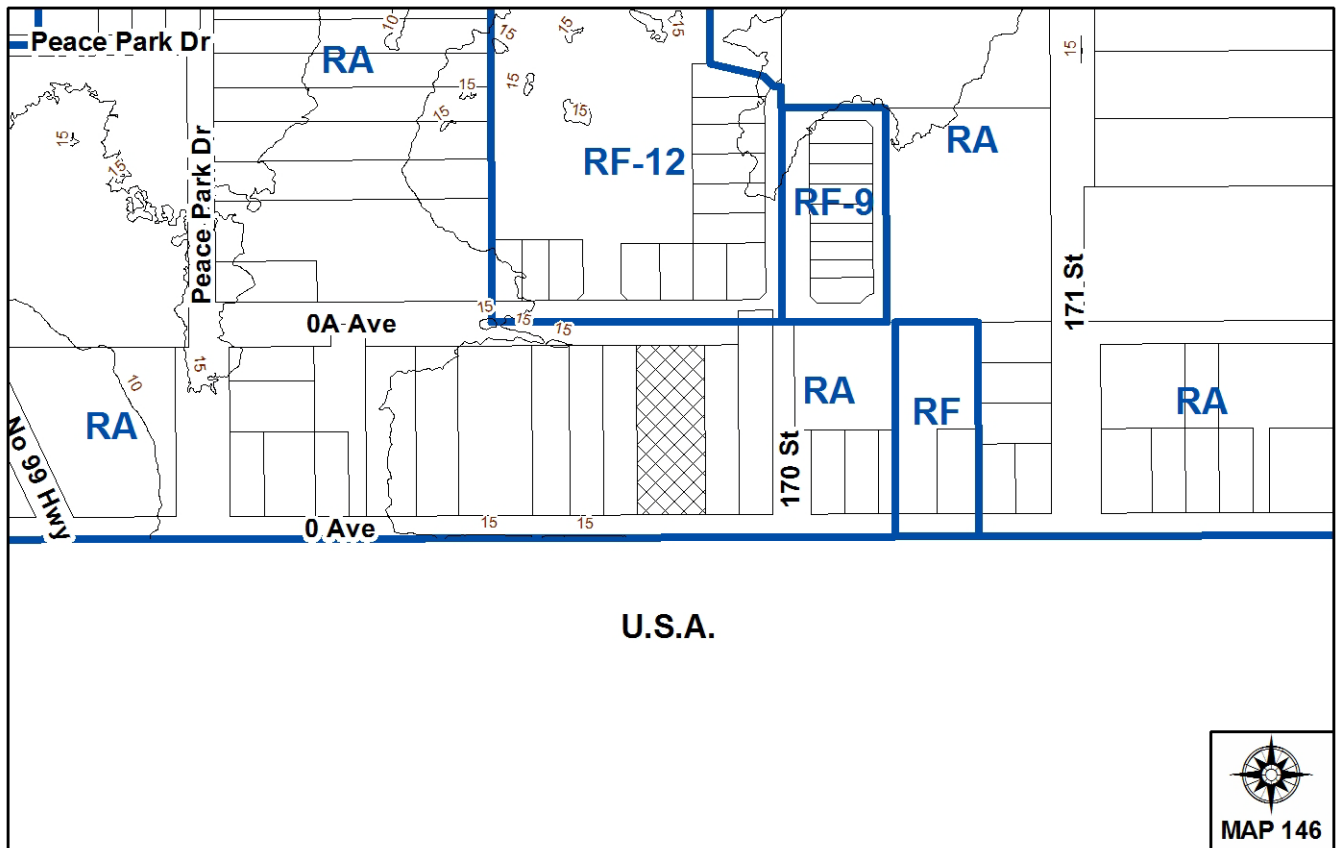
LOCATION: 16977 - o Avenue

OWNERS: Herbert Koehl
 Sybill E Koehl

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family (6 u.p.a.)



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

- A relaxation of the front yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the attached two-car garage or carport, and to 4 metres (13 ft.) for the remainder of the principal dwelling.

RATIONALE OF RECOMMENDATION

- Complies with the OCP and Douglas NCP Designations.
- Consistent with the emerging development pattern along o and oA Avenues in this section of the Douglas NCP.
- Relaxing the front yard setback requirements of the RF zone will increase tree retention potential on proposed Lot 1 without compromising a building envelope of appropriate size.

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. 7912-0005-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the attached two-car garage or carport, and to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for the remainder of the principal dwelling.
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) registration of a Section 219 Restrictive Covenant for Building Scheme; and
 - (f) registration of a Section 219 Restrictive Covenant to protect trees and critical root zones on Lots 1 and 3.

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 Hall's Prairie Elementary School
0 Secondary students at Earl Marriott Secondary School
The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2013.
(Appendix IV)

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

NAV Canada: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across oA Avenue):	Single family residential lots created under applications No. 7905-0120 and 7910-0003-00; a remainder lot is currently under application 7911-0103 to complete 21 RF-12 lots.	Urban/Single Family Flex (6-14.5 u.p.a.)	RF-12
East and West:	Single family dwelling	Urban/Urban Single Family (6 u.p.a.)	RA
South (Across o Avenue):	Canada/U.S.A Border	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the north side of o Avenue in the Douglas area. The site is designated "Urban" in the Official Community Plan (OCP) and "Urban Single Family (6 u.p.a.)" in the Douglas Neighbourhood Concept Plan (NCP). The subject site is currently zoned "One Acre Residential" (RA), and located in the southwest quadrant of the Douglas NCP.
- Two development applications directly north (across oA Avenue) of the subject site (7910-0003-00, and 7911-0103-00) have achieved the higher densities permitted in the "Single Family Flex (6-14.5 u.p.a.)" NCP designation while preserving lot width compatible with the anticipated RF lots on the south side of oA Avenue. The lands to the north were rezoned to RF-12 under application No. 7910-0003-00 on February 7, 2011 and a portion of the site was subdivided to create RF-12 lots approximately 15 metres wide.

Current Proposal

- The applicant is proposing to rezone the site to "Single Family Residential" (RF) to allow subdivision into approximately 3 single family lots (Appendix II). The proposed RF Zone is consistent with the designations in the Official Community Plan (OCP) and the density gradient shown in the Douglas Neighbourhood Concept Plan (NCP).
- The applicant is proposing to dedicate 3.88 metres along o Avenue. Proposed Lots 1 and 2 will front onto oA Avenue. Access to proposed Lots 1 and 2 will be taken from oA Avenue. Proposed Lot 3 will retain its current driveway location on o Avenue.
- All 3 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. They range in size from 560 square metres (6,028 sq. ft.) to 1084 square metres (11,669 sq. ft.). Lots 1 and 2 are 15.24 metres (50 ft.) wide, and Lot 3 is 30.48 metres (100 ft.) wide.
- At 15.24 metres wide, the proposed lots fronting oA Avenue will essentially match the 14.99 metre wide RF-12 lots fronting the north side of oA Avenue.
- The existing single family dwelling will be retained on proposed Lot 3.

Building Design and Lot Grading

- The applicant for the subject site has retained Mike Tynan 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). Key features of the Building Guidelines Summary include the following:
 - Neo-Traditional, Neo-Heritage, Rural Heritage, and Colonial styles are proposed.
 - Exterior finishes include stucco, cedar, Hardiplank™, brick, and stone. No vinyl is permitted.
 - Neutral colours and earth tones are recommended. Subdued primary colours can be approved by the Building Designer provided that neutral trim colours are used.
 - Roof pitch minimum is 8:12.
 - Roof materials include cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles in grey, black or brown only.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.

Tree Retention and Replanting

- Mike Fadum and Associates Ltd. prepared the Arborist Report, Tree Preservation, and Tree Replanting Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage. Minor revisions are required prior to finalization of the project.
- The Arborist Report indicates there are six (6) mature trees on the subject site. The report proposes the removal of two (2) trees on proposed Lot 2 because they are located within a

servicing excavation zone on proposed Lot 2. The Arborist Report proposes a total of 4 trees be retained on the site; one on proposed Lot 1 and three on proposed Lot 3.

- Six (6) replacement trees will be planted for a total of ten (10) trees on site, providing for an average of approximately three (3) trees per lot.

Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Western Red Cedar	2	1	1
Chestnut	1	1	0
Douglas Fir	1	0	1
Western Hemlock	1	1	0
Colorado Blue Spruce	1	1	0
Total	6	4	2

- Under Tree Protection By-law (16100), tree replacement is required at specified ratios. Protected trees are replaced at a ratio of 2:1; therefore, a total of 4 (four) replacement trees would be required for this application. The applicant proposes to replant 6 (six) required trees, which exceeds the amount required in the Tree By-law.
- A large Chestnut tree is situated on proposed Lot 1. This tree is in excellent health and a good candidate for retention. However, in order to preserve this tree and allow for a reasonable building envelope to achieve the maximum floor area allowed in the RF Zone, a DVP to relax the front yard setback is required. (Appendix VII)

Transport Canada/Nav Canada

- A nearby property at 103- 171 Street is owned by Transport Canada, and contains a tele-communications structure and antenna/beacon (White Rock Non-Directional Beacon or NDB) operated by NAV Canada. City staff discussed the proposed development with NAV Canada staff and no issues were identified. There is no additional consultation required as a result of the proposal.

PRE-NOTIFICATION

- Pre-notification letters were sent out on April 5, 2012 and staff received one letter from a neighbour with questions about the project's compliance with the Douglas NCP, and the anticipated development pattern along their block. Staff confirmed with the neighbour that this was the case, and the neighbour was satisfied with the response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the attached two-car garage or carport, and to reduce the minimum

front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for the remainder of the principal dwelling.

Applicant's Reasons:

- A large Chestnut tree is located toward the south end of proposed Lot 1; in order to achieve a building envelope appropriate for the RF Zone and retain this tree, the front yard setback is proposed to be reduced to 4 metres (13 ft.) across the dwelling frontage and 6 metres (20 ft.) for the attached two-car garage. (Appendix IX)

Staff Comments:

- Soil conditions in the Douglas area make it very difficult to retain significant trees on single family lots, but the Chestnut tree on the subject site is healthy, well established, and stands independent of other trees or critical root zones, which presents a unique opportunity for retention of this tree. (Appendix VII)
- Extra effort to retain trees on RF lots in this area is encouraged by staff, and the variance will enable a building envelope of suitable size for an RF lot while also retaining the tree. Staff supports the proposed variance.
- Across oA Avenue to the north, there are RF-12 lots with new homes under construction. The front yard setback requirement for the RF-12 Zone is 4 metres (13 ft.) across half the width of the front of the principal dwelling, provided that the garage is set back 6 metres (20 ft.).
- In order to shift the building envelope as far from the critical root zone of the chestnut tree as possible, a front yard setback configuration similar to RF-12 is requested on proposed Lot 1; a 4 metre (13 ft.) setback for the principal dwelling and a 6 metre (20 ft.) setback for the attached garage or carport, essentially matching the RF-12 dwellings across the street to the north (oA Avenue).

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.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Image of Chestnut Tree
Appendix VIII.	Development Variance Permit No. 7912-0005-00
Appendix IX.	Building Envelope and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

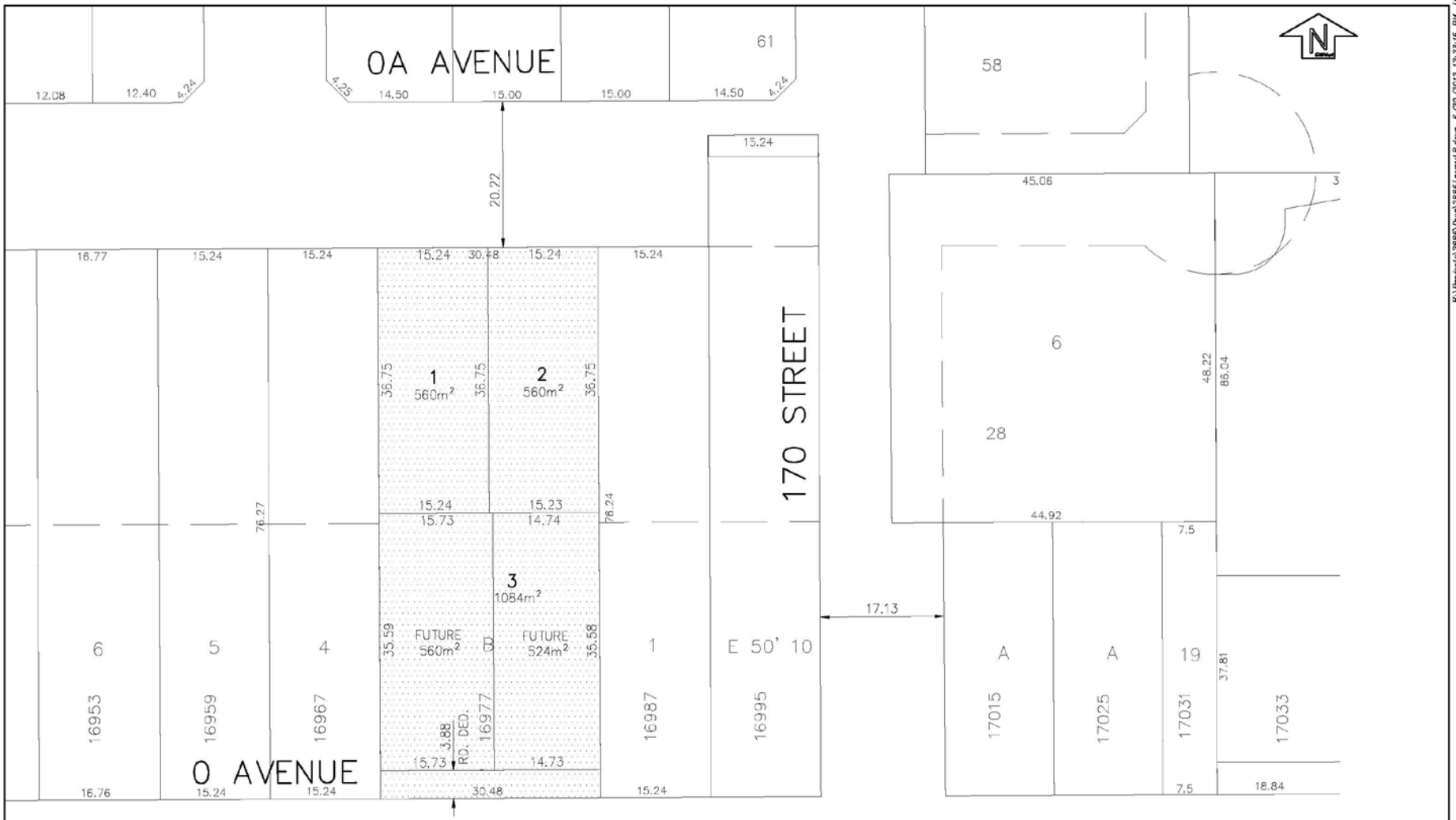
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.548
Hectares	0.222
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15.24 – 30.46
Range of lot areas (square metres)	560 - 1084
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.53/5.47
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	6
Total Site Coverage	46
PARKLAND	
	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Setbacks)	YES



H:\Projects\2885\Draw\2885 Layout 2.dwg 6/20/2012 12:23:15 PM JC

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED)

No.	Date	Revision	Dr	Ch

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



PLANET CANADA c/o DON REYNOLDS
 68 - 171 STREET, SURREY, BC, V3S 9P5 PH: 604-377-5588 FAX: 604-590-5020

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16977 - O AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7912-0005-00	Dwg. No. B
Drawn: LC	Mun. Dep. No.	
Designed: DS	Job No. 11-2885	Dr
P.W. P.J.	Date: MAR/2012	Revision
Approved:	Destroy all prior versions previous number	

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INTER-OFFICE MEMO

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

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

DATE: **June 12, 2012, 2012** PROJECT FILE: **7812-0005-00**

RE: **Engineering Requirements
Location: 16977 o Ave.**

REZONE/SUBDIVISION

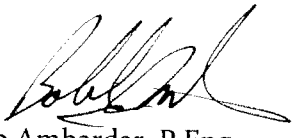
Property and Right-of-Way Requirements

- Dedicate 3.884 metres on o Avenue for a total of 24.000 metres;
- Provide 0.5 metre wide SROW along o Avenue; and
- Provide 0.5 metre wide SROW along oA Avenue

Works and Services

- Construct south side of oA Avenue to Through Local standard;
- Construct sanitary sewer and storm sewer mains to service the development;
- Pay applicable latecomers, 100% DCC's and applicable Development Works Agreement levies.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Wednesday, April 04, 2012
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0005 00

SUMMARY

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

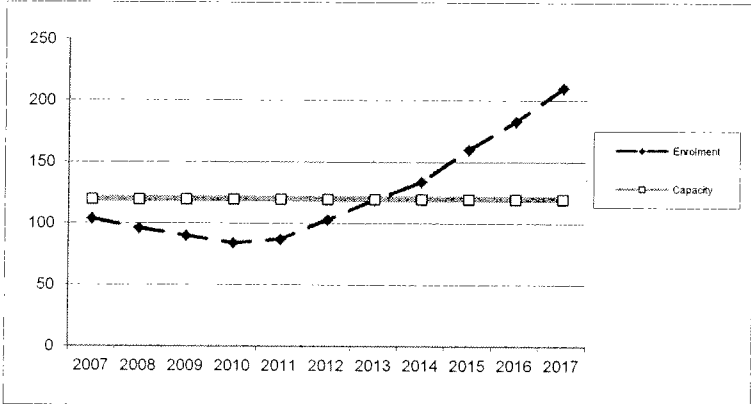
Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

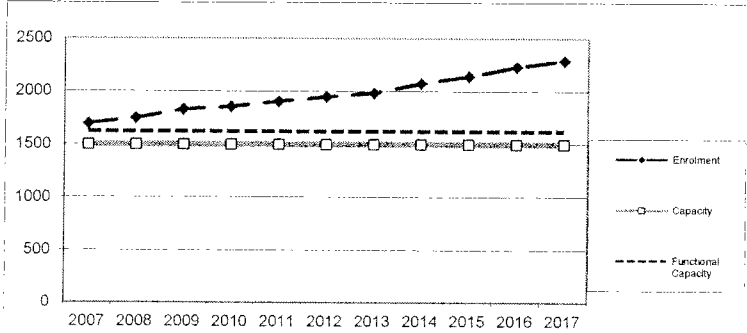
Hall's Prairie Elementary	
Enrolment (K/1-7):	11 K + 76
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 A new Douglas Area elementary school site has recently been acquired. A new elementary school is proposed in year five (2014) in the 2010-2015 Five Year Capital Plan. The Capital Plan has a high priority (#7) for the purchase of a new secondary school site (awaiting funding approval) in the Grandview Heights area, to relieve growing space shortfall at Earl Marriott Secondary.

Hall's Prairie Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0005-00
Project Location: 16977 – 0 Avenue, 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:

This "old growth" area was built out over a time period spanning from the pre-1950's to the 1960's. The age distribution from oldest to newest is: more than 60 years old (17%), 60 years old (67%), 50 years old (17%). Most homes are in the under 1000 sq.ft. size range. Home size distribution in this area is as follows: under 1000 sq.ft. (83%), 2001-2500 sq.ft. (17%). All homes are classified as "Old Urban" style. Home types include: Bungalow (67%), Split Level (17%), Two-Storey (17%). All homes are simple small structures with a single storey high front entrance. Most homes have a low slope roof, and all homes have an asphalt shingle roof surface. Main wall cladding materials include horizontal cedar siding, horizontal vinyl siding, stucco cladding, and full height brick at front. Wall cladding and trim colours include: Neutral (white, cream, grey, black) (43%), Natural (earth tones) (29%), Primary derivative (red, blue, yellow) (29%). Landscaping standard are "modest to average". Although none of the homes in this area are objectionable, none provide suitable architectural context for a year 2012 RF zone development, and therefore none should be emulated.

The emerging character in this area of Douglas is defined by homes comprising an area-defining 325 lot development identified as Surrey Project number 7904-0411-00. The building scheme for the 325 lot site contains regulations applying to a variety of zonings including RF-9C, RF-9, RF-12, RF, RH, and CD. Development of that site is well underway with hundreds of homes completed. All homes are Two-Storey type, and all can be described as "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles. All new homes in this area have desirable mid-scale massing characteristics with purposely reduced upper floor massing. All of these new homes have well balanced, correctly proportioned massing designs. Most have a one storey well identified covered front entrance veranda. A desirable feature of the massing design is that the garage is recessed at least 1.0 metres (and usually 2.0 metres) behind the front entrance, resulting in garages which are subdominant to other features on the front of the home. It is recognizably a neighbourhood in which pedestrian access to the home takes precedence over vehicular access. This is a building scheme requirement rather than a zoning requirement and this desirable attribute should be used as context for the subject site.

Most roof structures in this 325 lot context site are comprised of a main common hip roof and two or more street facing feature gable projections at roof slopes ranging from 8:12 to 12:12. Roofs are surfaced with high quality shake profile asphalt shingles accompanied by a pre-formed (manufactured) raised ridge cap. Roof colours are in a relatively narrow range from

"Weathered wood" to charcoal grey and black.

Vinyl is not permitted in this area. The vast majority of homes are configured with Hardiplank siding in a horizontal lap application. Colour schemes are relatively bold compared to most "earth-tone and neutral-hue" subdivisions. Colonial red, blue, and green have been used, usually with bold white trim. Many homes have a stone feature veneer. Gable ends are articulated with either wood wall shingles, or with 1x4 wood battens over Hardipanel. Furred out wood posts and/or solid wood posts and timbers have been used on most homes. Trim and detailing standards are considered high in relation to standards used in most new subdivisions.

Overall, these new homes provide ideal architectural context for the subject site. New homes constructed at the subject site should be similar in theme, representation and character to those homes described above.

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

- 1) Context Homes: Homes in the surrounding area do not provide suitable residential design context for the subject site. New homes in the aforesaid 325 lot site provide ideal architectural context for the subject site.
- 2) Style Character : "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles define the built environment.
- 3) Home Types : All new homes are Two-Storey type with in-ground basements.
- 4) Massing Designs : Massing design context is best provided by homes at the 325 lot site, which are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height, though most homes have a single storey high front entrance.
- 6) Exterior Wall Cladding : Vinyl has been used on older homes in the immediate area, but not in the 325 lot context site, and is therefore not recommended.
- 7) Roof surface : All new homes at the 325 lot site have a shake profile asphalt shingle roof surface (30 year warranty or better), and all have a raised ridge cap. Roof colours are "dark natural" including weathered wood, and "dark neutral" including dark greys and black. Asphalt shingles should therefore be permitted.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes at the 325 lot site.

Streetscape: In the immediate area surrounding the subject site, homes are 50-70 year old small "Old Urban" structures that do not meet modern design standards. At the 325 lot context site to the northeast there is obvious continuity of appearance. All homes are "Neo-Heritage", "Heritage", "Neo-Traditional" and "Colonial" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in hardiplank. The colour range includes natural and neutral hues and primary derivatives. Landscaping meets a common modern urban standard.

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”, “Neo-Heritage”, “Craftsman-Heritage”, “Rural Heritage”, or “Colonial”. 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 nearby 325 lot context site identified as Surrey project 7904-0411-00). Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, “Rural Heritage” or “Colonial” styles only. Similar home types and sizes, similar massing characteristics, similar roof types, roof pitch, roofing materials, and similar siding materials to those of other new RF zone home in Douglas.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl.

“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, colonial red, 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 8:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey, black, 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 - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: June 18, 2012

Reviewed and Approved by:

A handwritten signature in blue ink, appearing to read "Michael Egan", is written over the text "Reviewed and Approved by:".

Date: June 18, 2012

**MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS**

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0005-00
Project Location: 16977 - 0 Avenue, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

One good quality Douglas-fir and two moderate quality fruit trees.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 6
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 3
Number of Protected Trees to be retained (A-C)	(D) 3
Number of Replacement Trees required (0 alder and cottonwood X 1 and 3 others X 2)	(E) 6
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 9
Number of lots proposed in the project	(I) 3
Average number of Trees per Lot	(H/I) (J) 3

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: April 18, 2012





(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0005-00

Issued To: HERBERT KOEHL
SYBILL E KOEHL

("the Owner")

Address of Owner: 16977 -o Avenue
Surrey, BC
V3S 9N9

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: 004-364-660
Lot "B" Section 6 Township 7 New Westminster District Plan 11011

16977 - o 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:

In Part 16, Section F of Surrey Zoning By-law, 1993, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for an attached garage or carport, and the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.) for the remainder of the principal dwelling.

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.

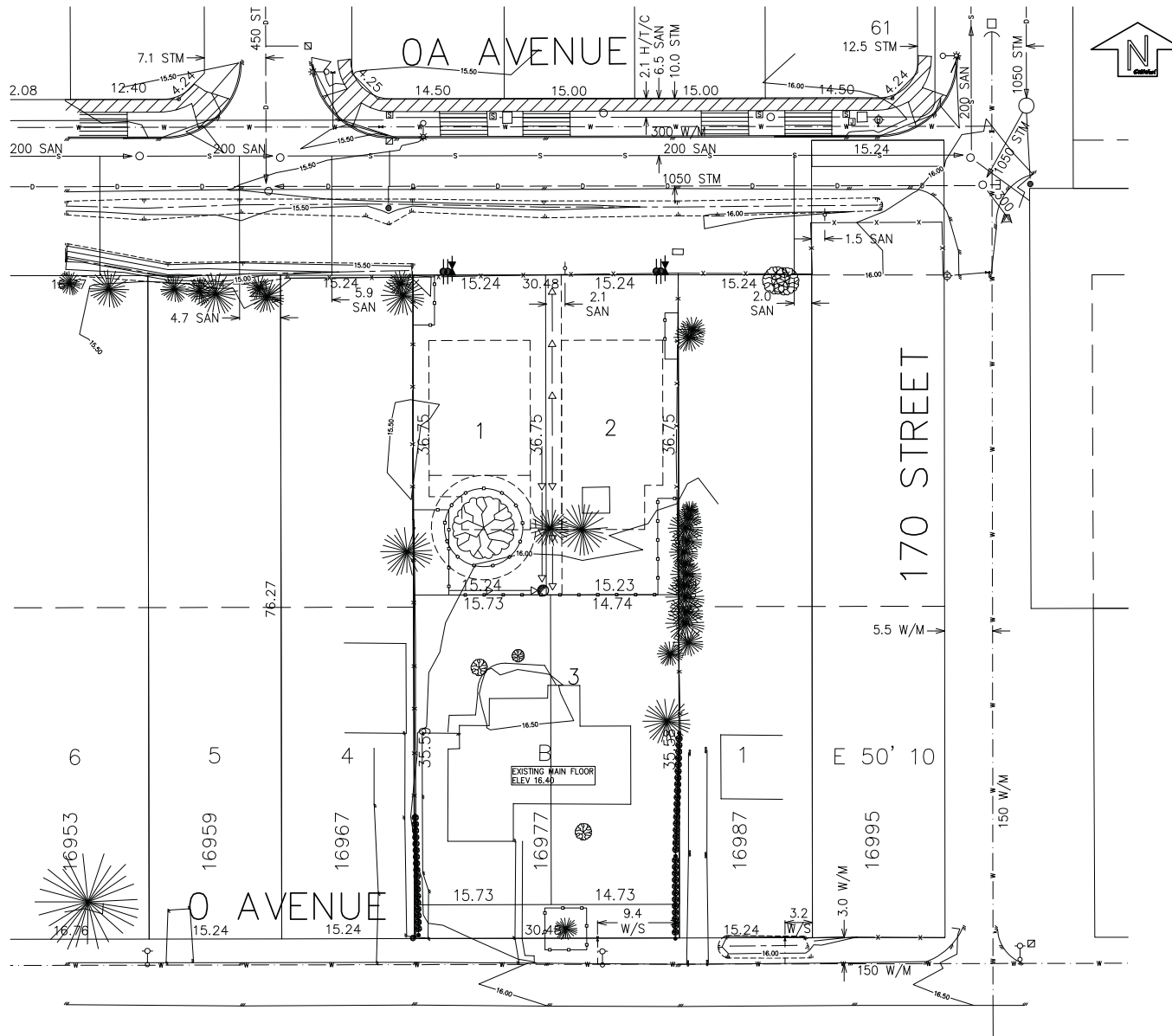
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 86H1279
 LOCATED AT THE INTERSECTION OF O AVENUE AND PEACE PARK DRIVE
 ELEV. 13.746

LEGAL DESCRIPTION OF PROPERTY
 LOT B, SEC 6, TWP 7, PL 11011, NWD

- LEGEND**
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
 - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
 - MAJOR 100 YR. FLOW ROUTE IN PIPE
 - 71.00 EXIST GROUND ELEVATION
 - 71.30 PROPOSED GROUND ELEVATION
 - 71.50 FUTURE GROUND ELEVATION
 - DIRECTION OF FLOW
 - MBE 71.25 MINIMUM BASEMENT ELEVATION
 - EXIST SWALE
 - BUILDERS SWALE
 - CONTRACTORS SWALE
 - CONTOURS (ORIGINAL GROUND)
 - EXIST DITCH
 - PROP DITCH
 - MEET EXIST GROUND
 - PROPOSED CATCHBASIN
 - PROPOSED LAWNBASIN (450 ø LB)
 - FILL GREATER THAN 0.50m
 - SANITARY SERVICE CONNECTION
 - STORM SERVICE CONNECTION
 - WATER SERVICE CONNECTION
 - GRAVEL SILT PAD
 - TREES TO BE RETAINED (REFER TO ARBORIST REPORT FOR ULTIMATE TREE PROTECTION)

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APPENDIX IX

No.	Date	Revision	Dr	Ch

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citivest.com



PLANET CANADA c/o DON REYNOLDS
 68 - 171 STREET, SURREY, BC, V3S 9P5 PH: 604-317-5588 FAX: 604-590-5020

BUILDING ENVELOPE PLAN
 SUBDIVISION AT 16977 - O AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj No. 7912-0005-00	Dwg. No. A
Drawn: LC	Mun. Dwg. No.	
Designed: DS	Job No. 11-2885	Of
P.W. P.U.	Date MAR/2012	Revision
Approved:		

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