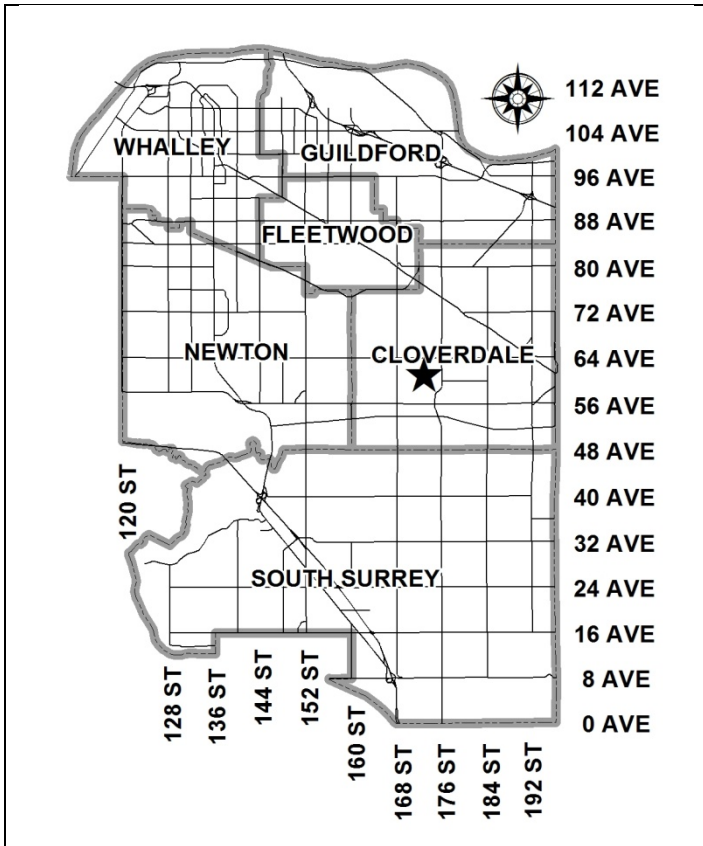


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0033-00

Planning Report Date: July 8, 2013



PROPOSAL:

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

in order to allow subdivision into 6 single family lots.

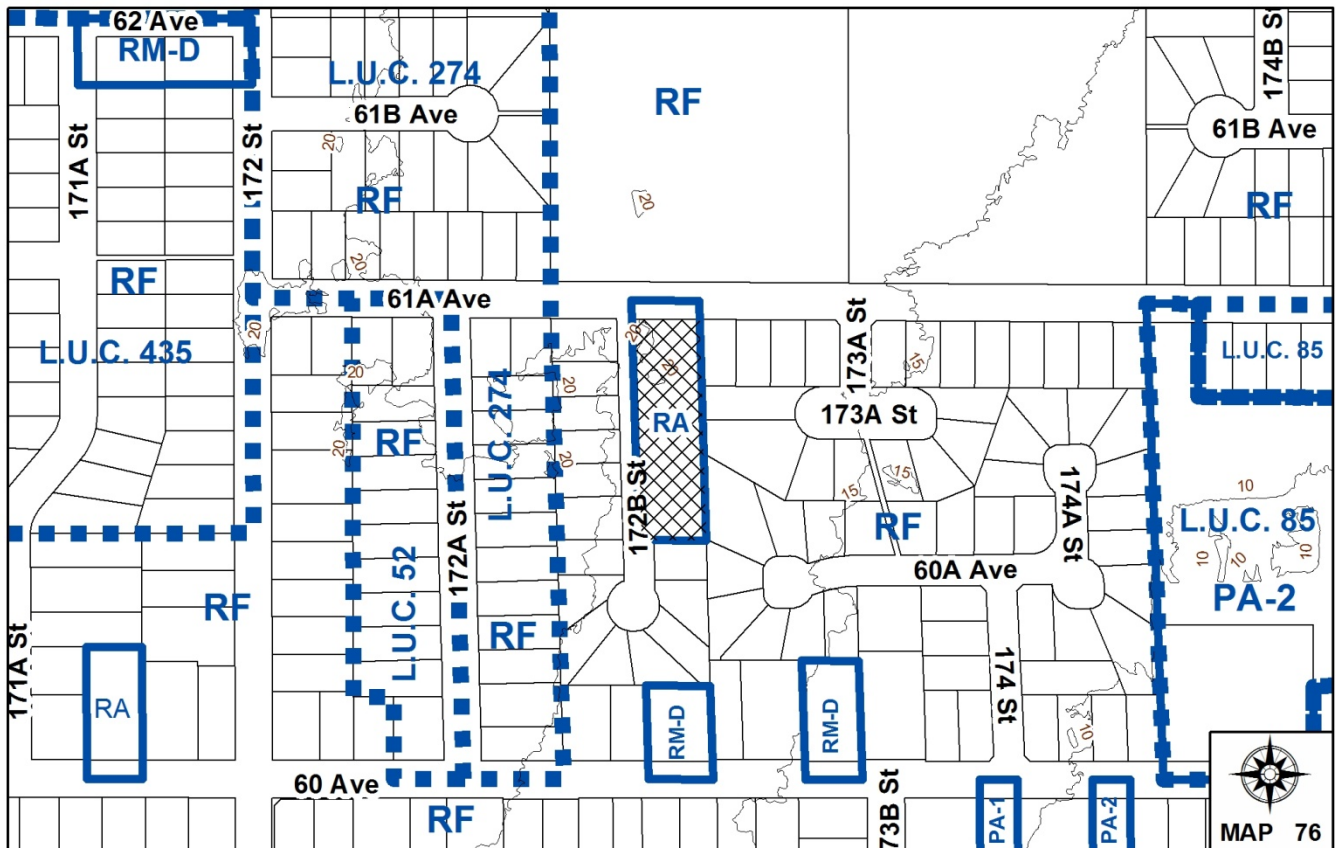
LOCATION: 17310 - 61A Avenue

OWNER: Douglas R Maclachlan
 Gloria M Maclachlan

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to decrease the front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3 in order to retain 2 existing trees.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision conforms to the City's infill policy.
- The proposed density and building form are appropriate for this part of Cloverdale.
- Varying the front yard setback on proposed Lots 1 and 3 will increase the retention potential of 2 significant trees without compromising the design of proposed houses, or impacting adjoining properties.

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. 7913-0033-00 (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 6.0 metres (20 ft.) for proposed Lots 1 and 3.
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, statement regarding tree preservation and acceptable Raptor Study to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the deficiency in replacement trees;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:

3 Elementary students at George Greenaway Elementary School
 2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March, 2014.

Parks, Recreation & Culture:

Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 61A Avenue):	George Greenaway Elementary School	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across 172B Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 4,080-square metre (1.0-acre) subject site consists of one lot located at 17310 – 61A Avenue within an established single family neighbourhood in Cloverdale.
- The property is designated "Urban" in the Official Community Plan (OCP).
- The subject property is the last remaining RA-zoned property in the area. To the east, south and west are single family lots, zoned "Single Family Residential Zone (RF)", that were created in the 1980s.

Current Proposal

- The applicant is proposing to demolish the existing house on the subject property and to rezone the site to "Single Family Residential Zone (RF)" to allow subdivision into six (6) single family lots.
- The proposed development would complete the east half of the 172B Street cul-de-sac that is located along the western edge of the subject site.
- Proposed Lots 1, 3, 4, 5 and 6 conform to the minimum requirements of the RF Zone with areas of 560 square metres (6,028 sq. ft.).
- Proposed Lot 2 will have a lot area of 510 square metres (5,490 sq. ft.), which is within the Approving Officer's 10% discretion, as authorized in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000.
- The proposed lots have widths ranging from 18.3 metres (60 ft.) to 20.2 metres (66 ft.), fulfilling the Single Family Infill Policy (No. O-30).
- The applicant wishes to retain two significant trees within the rear yards of proposed Lots 1 and 3 and is, therefore, seeking a Development Variance Permit to reduce the front yard setback requirement from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on both lots in order to shift the building envelopes toward the street.

Design Guidelines and Lot Grading

- The applicant for the subject site has retained 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 for all proposed lots (Appendix V).
- Based on the proposed grading, basements can be achieved on all lots. A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. and reviewed by staff and was determined to be adequate.

Tree Preservation and Replacement

- The subject site is well-treed, with the Arborist Report identifying 54 trees on-site, including significant mature native coniferous and deciduous trees. Many of the significant trees on the property have grown within small stands.
- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Diamond Head Consulting on March 13, 2013. The report proposed the removal of 45 of the 54 mature trees.
- City staff reviewed the report carefully in order to identify any opportunities for additional tree retention, with particular attention to those trees rated as being in "Excellent" condition by the arborist. The following potential opportunities were identified and subsequently reviewed by City staff:

- Engineering reviewed the possibility of allowing "parking stall bump-outs," which would extend the boulevard intermittently into the road along the eastern side of 172B Street, thereby allowing a more sufficient area to protect the root systems of two of the trees. City staff reviewed this option in order to preserve two trees located in the front of proposed Lots 1 and 3, as both trees are rated in "Excellent" condition by the Arborist (tree #0295 and #0312 shown on Appendix VI). In reviewing this option for tree #0312, it was determined by City staff that the root structure of tree #0312 would extend beyond the "bump-outs" and into the road, and therefore cannot be saved.
- In reviewing tree #0295, it was determined that the root structure of tree #0295 did not extend into the road. However, a sidewalk is required within the boulevard as part of the road frontage requirements on the east side of 172B Street which could impact the root system of tree #0295. As a result, the Arborist Report has recommended that the tree be removed, however Engineering is currently working with the applicant to explore an innovative solution, such as a suspended slab sidewalk, that would accommodate a sidewalk without impacting the root structure of tree #0295.
- The applicant's Design Consultant determined that tree #0316 (Douglas-fir rated "Excellent") and tree #0315 (Western Red cedar rated "Good") could be saved by moving the proposed dwellings on proposed Lots 1 and 3, 1.5 metres (5 ft.) closer to the front property line by way of a Development Variance Permit and a "no-build" Restrictive Covenant around the trees. Moving the houses toward the street ensures that the root structures of the trees are not impacted by construction and allows the construction of a house of the maximum size.
- Based on the recommendations by City staff, the applicant submitted a revised Arborist Report and Tree Retention / Replacement Plan prepared by Diamond Head Consulting (Tree Summary in Appendix VI) on June 13, 2013. The report and plans have been reviewed on a preliminary basis by City staff and the applicant will resolve any issues prior to consideration of Final Adoption.
- The following chart provides a summary of the tree retention and removal by species:

TREE CHART Tree Species	ON-SITE TREES			OFF-SITE TREES		
	Total Trees	Retention	Removal	Total Trees	Retention	Removal
Apple	0	0	0	1	1	0
Bitter Cherry	2	0	2	0	0	0
Douglas-Fir	9	2	7	2	2	0
Western Flowering Dogwood	1	1	0	0	0	0
Maple (Bigleaf)	5	2	3	1	1	0
Maple (Red)	1	1	0	0	0	0
Sitka Spruce	1	0	1	0	0	0
Western Hemlock	0	0	0	1	1	0
Western Redcedar	35	5	30	10	10	0
TOTAL	54	11	43	15	15	0

- The report identifies fifty-four (54) trees on the subject site, including one City tree, with an additional fifteen (15) trees on the abutting properties to the east. A total of eleven (11) on-site trees are proposed to be retained, while forty-three (43) on-site trees are proposed for removal.
- No off-site trees are proposed for removal.
- The applicant is required to plant 86 replacement trees to compensate for the trees being removed.
- The applicant is proposing 13 replacement trees, which results in an average of 4 trees per lot. The applicant will be required to pay cash-in-lieu for the 73-tree deficit.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 1, 2013 and a development proposal sign was posted. Staff received two (2) phone calls, one (1) letter, and a ten (10) signature petition in response to the pre-notification letter and the development proposal sign. The two (2) callers had general questions about the proposed development and did not have any concerns.

Comments and concerns from residents who submitted letters are summarized below:

- The letter expressed concern with the proposed density and changing the character of the neighbourhood by allowing six (6) lots to be built. They indicate that three (3) to four (4) lots is the maximum that should be permitted on this site.

(The proposed density is consistent with the existing single family lots in this area. The subject site is the only RA-zoned lot in the area as all surrounding lands have been redeveloped into RF-zoned lots. The proposed lots on the subject site have lot areas and widths that are consistent with existing lots on 172B Street and therefore fulfill the Infill Policy.)

- The petition and the letter expressed concern about the retention of the trees on the subject site. They expressed concern over cutting down mature trees that provide a benefit to the surrounding community, serving as a noise buffer from the Cloverdale Amphitheatre and 176 Street, and provides habitat for birds and owls in the neighbourhood.

(Staff have worked closely with the applicant to retain as many trees as possible while respecting the applicant's ability to develop the site (refer to Tree Preservation and Replacement section of this report). The applicant will be required to submit a Raptor Study to the satisfaction of the City Landscape Architect. Owls make their nests in new locations every year, and therefore, if it is determined that a nest is located on the subject site, the applicant will be required to wait until the fledglings have left the nest before applying for a tree cutting permit).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 7, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposed development meets the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant has reviewed opportunities for maximum tree retention.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

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 6.0 metres (20 ft.) for proposed Lots 1 and 3.

Applicant's Reasons:

- The requested variance would allow the construction of a single family dwelling on proposed Lot 1 that is consistent with other dwellings in the area without encroaching on the 7.0-metre (23-ft.) minimum no-disturbance zone of the existing Douglas-fir located within the rear yard of proposed Lot 1.
- The requested variance would allow the construction of a single family dwelling on proposed Lot 3 that is consistent with other dwellings in the area without encroaching on the 6.0-metre (20-ft.) minimum no-disturbance zone of the existing Western Red cedar located within the rear yard of proposed Lot 3.

Staff Comments:

- The subject site has many mature trees and City staff have worked with the applicant in order to retain as many trees as possible.
- There is an existing Douglas-fir within the rear yard of proposed Lot 1 and a Western Red Cedar within the rear yard of proposed Lot 3. Both trees have good retention potential. However the roots of both these trees extend into the proposed building envelope on proposed Lots 1 and 3.
- Reducing the minimum front yard setbacks from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3 will move the location of any proposed dwellings 1.5 metres (5 ft.) toward the street, which will prevent them from encroaching into the minimum no-disturbance zones of the subject trees.
- The proposed variances will allow the applicant to retain the two trees while still being able to achieve the maximum house size as permitted in the RF Zone.
- The proposed variances will not result in a negative impact to the streetscape and adjoining properties.
- Staff support the requested 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.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7913-0033-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0
Hectares	0.40
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	18.3 – 20.15
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.3 & 5.8
Lots/Hectare & Lots/Acre (Net)	17.5 & 7.1
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32.6
Estimated Road, Lane & Driveway Coverage	24.8
Total Site Coverage	57.4
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
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	YES



Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #2363
LAYOUT-A
SCALE: 1:500
DATE: 2013.02.05

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

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

DATE: **July 2, 2013** PROJECT FILE: **7813-0033-00**

RE: **Engineering Requirements
Location: 17310 61A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.50 metres on 172B Street for ultimate 16.5 metre Local Road Standard.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersection 172B Street and 61A Avenue.
- Provide a 0.50 metre Statutory Right-of-Way (SRW) along 172B Street frontage.

Works and Services

- Construct east half of 172B Street to Local Road Standard to match existing road section.
- Provide storm, water, and sanitary service connections to service each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Friday, March 01, 2013
 Planning

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.

Georges Greenaway Elementary catchment has maturing tendencies, but new housing completions has boosted student numbers. The capacity in the table below has been adjusted for full day Kindergarten implementation and inclusion of a "Strongstart" program for preschool age children and their parents. An adjacent school, AJ McLellan Elementary has received an 8 classroom addition to accommodate full day Kindergarten and growth in the area. The school district has received capital project approval for a new Clayton North Area secondary School (Site #215) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0033 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

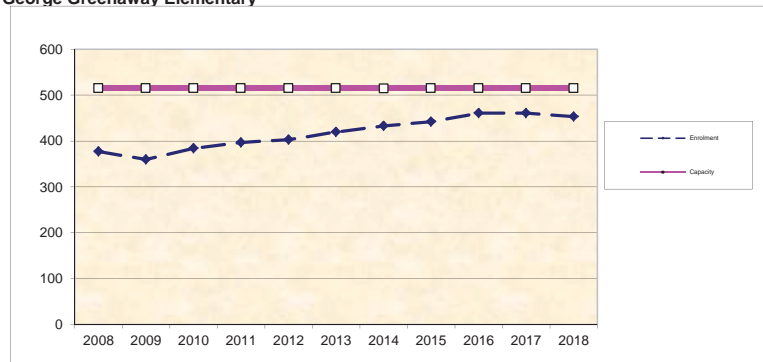
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

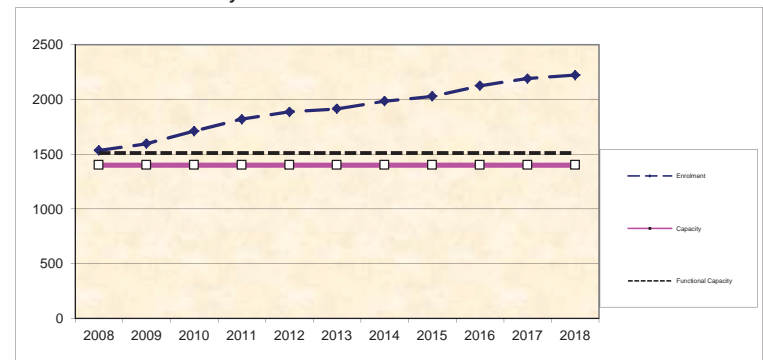
September 2012 Enrolment/School Capacity

George Greenaway Elementary	
Enrolment (K/1-7):	47 K + 356
Capacity (K/1-7):	40 K + 475
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1887
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

George Greenaway Elementary



Lord Tweedsmuir 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 #: 7913-xxxx-00
 Project Location: 17310 – 61A Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

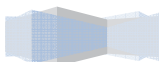
The area surrounding the subject property consists of a majority of homes built approximately 20-25 years ago, both bungalows and two storey split levels. The style of these homes is mainly “west coast” which range from 1200sf up to 2000 sf.

Homes in the neighborhood include the following:

- The majority of homes are approximately 20-25 year old ranchers and two storey split levels anywhere from 1200 sf up to 2000sf, comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco with masonry accent veneers.

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 “West Coast Modern”.
- 2) All context homes are ranchers or 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast 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 5:12 for the newer context homes.



Dwelling Types/Locations: 2 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 old with a similar character within each dwelling. Homes include West Coast style 2 storey homes and ranchers with trim and detailing, but have 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 None.

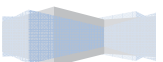
Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 5:12.

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:

Moderate modern urban standard: minimum 12 shrubs of a minimum 3 gallon pot size and for corner lots, minimum 20 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 "brushed 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:

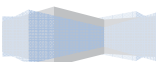
Simplex Consultants Ltd.

Date: May 27, 2013

Reviewed and Approved by:

Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: May 27, 2013



TREE PRESERVATION SUMMARY

Project Location: 17310 61a Avenue, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:


The summary will be available before final adoption.

Number of Protected Trees Identified	<u>54</u>	(A)
Number of Protected Trees declared high risk due to natural causes	<u>0</u>	(B)
Number of Protected Trees to be removed	<u>43</u>	(C)
Number of Protected Trees to be Retained (A-B-C)	<u>11</u>	(D)
Number of Replacement Trees Required	<u>86</u>	(E)
Number of Replacement Trees Proposed	<u>13</u>	(F)
Number of Replacement Trees in Deficit (E-F)	<u>73</u>	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	<u>24</u>	(H)
Number of Lots Proposed in the Project	<u>6</u>	(I)
Average Number of Trees per Lot (H / I)	<u>4.00</u>	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached
- This plan will be available before final adoption

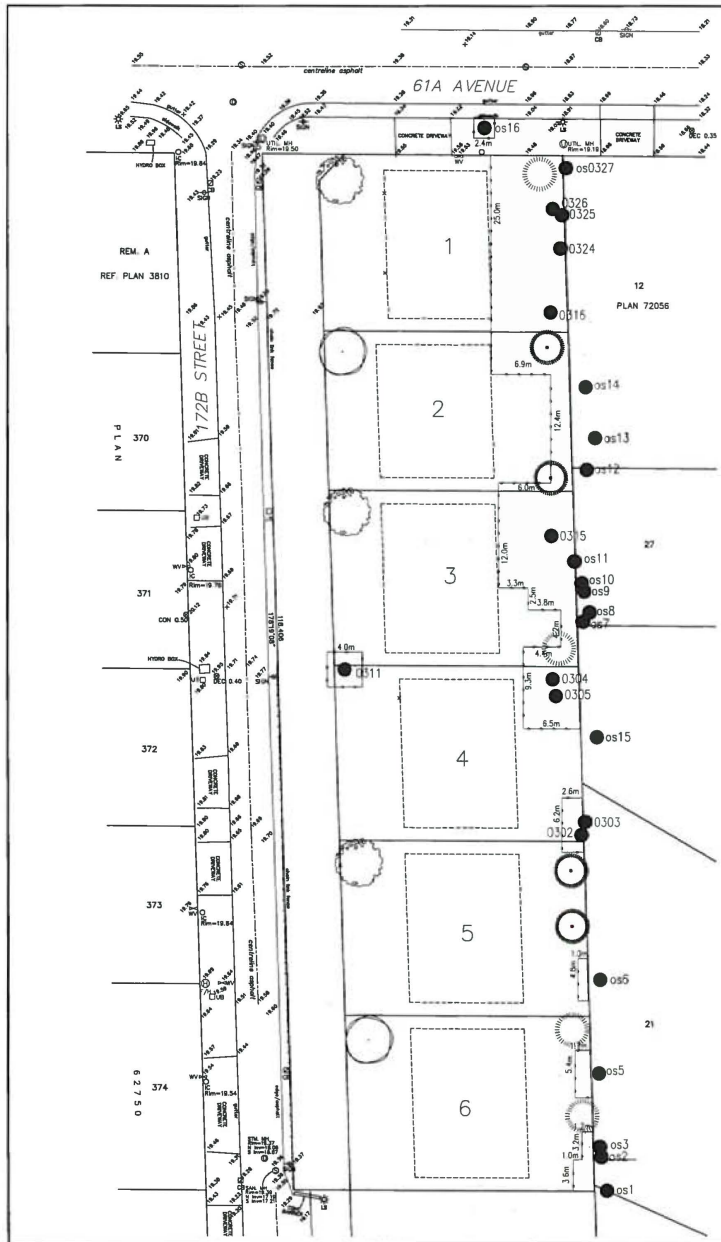
Summary prepared and submitted by:



 Arborist

June 13, 2013

 Date



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	8 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	4.00 METERS	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	4	4.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE	4	4.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	DESCRIPTION	BY	NO.
JUN/13	CITY OF SURREY REQUEST		1
	REVISED		

C. KAVOLINAS & ASSOCIATES INC.
 BCLSA CSLA
 2442 JOKOULI COURT
 ABBOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2375

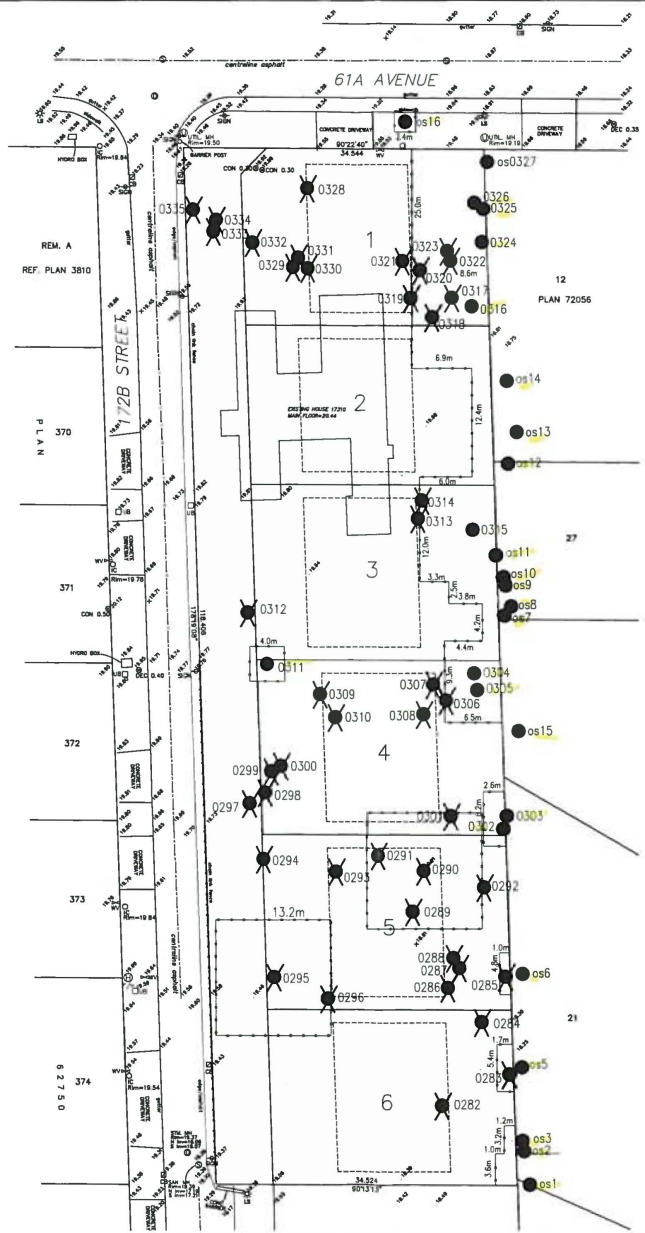
CLIENT
 MR. HARRY DOSANJAH
 898019 BC LTD
 17514 55TH AVENUE
 SURREY, B.C.
 V3S 7G6
 604 572 4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 17210 - 61A AVENUE
 SURREY, B.C.

Plans checked by RJP
 Planning & Development, City of Surrey
 Date 2012/02/26
 Acceptable Not Acceptable

SCALE	DATE
1:250	7/28/13
DRAWN	DATE
CHK	DATE
APPROV	AS BUILT

PRINTED: JOB No.
 DRAWING No.
 TR-2



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	CITY OF SURVEY REQUEST	1
JUN/13	REVISIONS	NO.
	REVISIONS	NO.

C. KAVOLINAS & ASSOCIATES INC.
 B.S.L.A. C.S.L.A.
 2482 JONKAL COURT
 ABOTTSFORD, B.C.
 V2E 5E8
 PHONE (504) 857-2376

CLIENT
 MR. HARRY JOSEPH
 808019 81-110
 17514 65th AVENUE
 SURREY, B.C.
 V2S 7G6
 604 372 4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 6 LOT SUBDIVISION
 17210 - 61A AVENUE
 SURREY, B.C.

SCALE	1:250	DATE	FEB/13
DRAWN	DWS	CHECKED	DWS
DATE		DATE	
APPROVED		DATE	

PRINTED: JOB No. DRAWING No. **TR-1**

Plans checked by *RJ*
 Planning & Development, City of Surrey
 Date 2013/06/14
 Acceptable Not Acceptable

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0033-00

Issued To: DOUGLAS R MACLACHLAN
GLORIA M MACLACHLAN

("the Owner")

Address of Owner: 17310 – 61A Avenue
Surrey, BC V3S 4V7

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: 011-928-786
Parcel "B" (Reference Plan 3811) Lot 4 Section 7 Township 8 New Westminster District Plan 994

17310 - 61A 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum front yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lots 1 and 3.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

61'A AVENUE



Coastland
 engineering & surveying ltd.

#101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2
 Phone: (604) 532-9700
 Fax: (604) 532-9701

PROJECT No: #2363
 LAYOUT-A
 SCALE: 1:500
 DATE: 2013.02.05