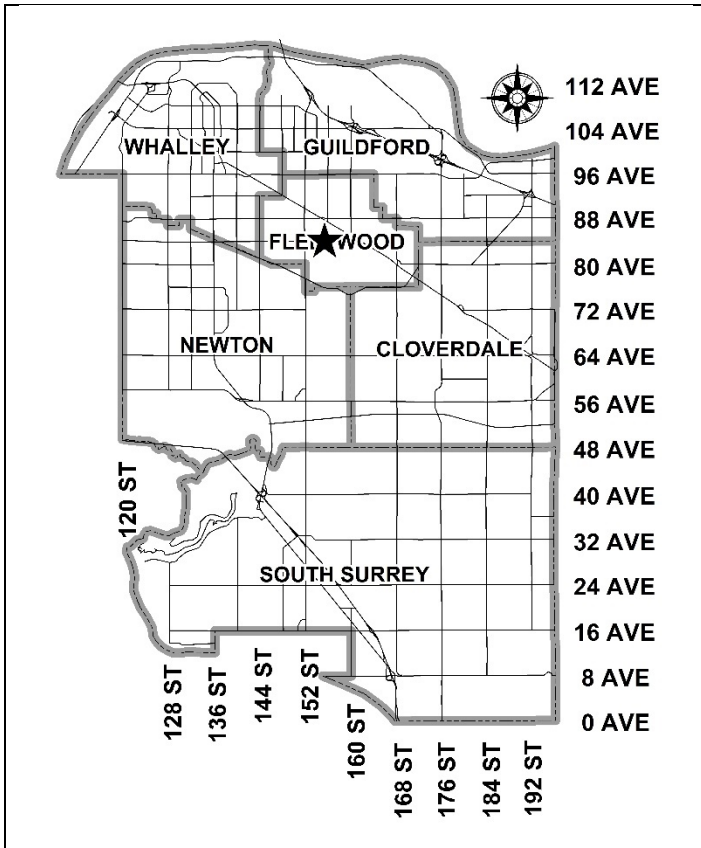


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0065-00

Planning Report Date: January 25, 2021



PROPOSAL:

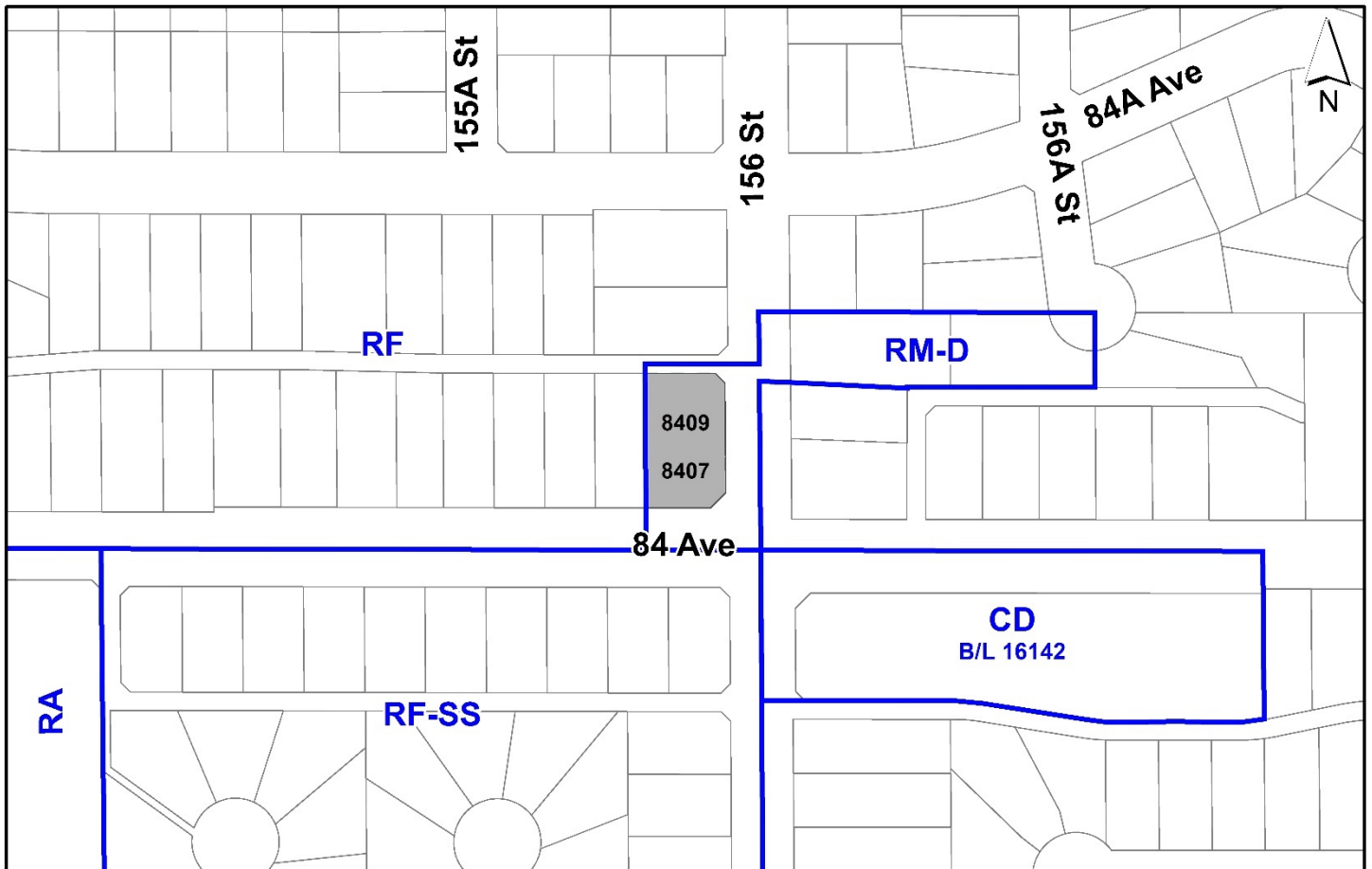
- **Rezoning** from RM-D to RF-13
- **Development Variance Permit**

to permit subdivision into two (2) single family small lots, one with reduced lot width.

LOCATION: 8409 - 156 Street
(8407 - 156 Street)

ZONING: RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Bylaw 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

- The applicant is seeking to reduce the minimum lot width of proposed Lot 2 from 14 metres to 12.6 metres, which is a Type I Corner Lot, under the RF-13 Zone, in order to facilitate the proposed subdivision into two small lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed small lots are supportable in this location, which is directly adjacent the Fleetwood Town Centre (across 156 Street), and along an arterial road with a bus stop fronting the site.
- The 2 proposed small lots will be at the end of the block and will replace an existing oversized lot currently occupied by a duplex building. The proposal will therefore maintain a streetscape that is consistent with the existing single-family pattern of development in the neighborhood.
- The proposed lot width reduction on proposed Lot 2 is necessary to achieve two RF-13 lots in a north/south configuration with driveway access from the rear lane. It is noted that if the lots were configured east/west with driveway access to 156 Street, no variances would be required. However, driveway access to the rear lane is considered a better option from a traffic safety perspective recognizing 156 Street is a collector road and the driveways would be very close to the intersection at 84 Avenue.
- The proposed lots are larger than the minimum lot area permitted under the RF-13 Zone (336 square metres – interior lot and 380 square metres – corner lot) at 499 square metres and 510 square metres, respectively.
- The proposed lots will accommodate a minimum of 4 onsite parking stalls per lot, which meets the Zoning By-law requirements.
- The proposed rezoning and subdivision will facilitate road dedication for future widening along both 84 Avenue and 156 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0065-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type I Corner Lot under the RF-13 Zone from 14 metres to 12.6 metres for proposed Lot 2;
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 1 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Existing duplex lot	Urban	RM-D
North (Across lane):	Single family dwellings	Urban	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 156 Street):	Single family dwellings	Urban, Single Family Urban in the Fleetwood Town Centre Plan	RF, RM-D
South (Across 84 Avenue):	Single family dwellings	Urban	RF-SS
West:	Single family dwellings	Urban	RF

Context & Background

- The 1,090 square metre subject property is located at 8407/8409 – 156 Street in Fleetwood and is a corner lot with rear lane access. The subject lot is approximately 27 metres wide and 43 metres deep and is currently occupied by a duplex residential building.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Duplex Residential Zone (RM-D)". The property is located directly west of the Fleetwood Town Centre Plan (TCP) in a predominantly RF and RF-SS zoned, residential neighborhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "Duplex Residential Zone (RM-D)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into two (2) single family small lots with rear lane access. Details on the proposed subdivision are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	0.34 acres/0.14-hectare
Road Dedication:	1.5 metres on 84 Avenue and 1 metre on 156 Street
Undevelopable Area:	N/A
Net Site Area:	0.32 acres/0.13 hectare
Number of Lots:	2
Unit Density:	18.3 units per hectare (gross), 19.8 units per hectare (net)
Range of Lot Sizes	499 – 510 square metres
Range of Lot Widths	12 – 12.6 metres
Range of Lot Depths	41.6 metres

Referrals

Engineering: The Engineering Department has no objection to the project.

School District: **The School District has provided the following projections for the number of students from this development:**

1 Elementary student at Coyote Creek Elementary School

1 Secondary student at Fleetwood Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 22, 2022.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objections to the project.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 36 units per hectare. The Urban designation is intended to support low and medium density residential neighborhoods.

Themes/Policies

- Council Policy No. O-52 (Appendix VI) provides general guidance for the application of small lot residential zones, by stating that they have locational merit under the following circumstances:

- This zone can be considered if the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use.
- This Zone may be considered in the Urban designated areas of the OCP within approximately 800 metres of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighborhood centres keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals etc.).
- The subject application generally complies with the provisions of the RF-12 small lot policy. In practice, the RF-12 Zone has now been replaced by the RF-13 Zone, with their criteria remaining similar.
- The proposed small lots are supportable in this location, which is directly adjacent the Fleetwood Town Centre (across 156 Street), and along an arterial road with a bus stop fronting the site.
- The 2 proposed small lots will be at the end of the block and will replace an existing oversized lot currently occupied by a duplex building. The proposal will therefore maintain a streetscape that is consistent with the existing single-family pattern of development in the neighborhood.

Zoning By-law

- The applicant proposes to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the proposed subdivision in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
-----------------------	---------------------------	----------

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:		
Yards and Setbacks		
Front Yard (south)	6.0 metres	6.0 metres
Side Yard (west):	1.2 metres	1.2 metres
Side Yard Flanking (east):	2.4 metres	2.4 metres
Rear (north):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	336 square metres (Interior Lot), 380 square metres (Corner Lot)	499 – 510 square metres
Lot Width:	12 metres (Interior Lot) 14 metres (Corner Lot)	12 metres (Interior Lot) 12.6 metres (Corner Lot)*
Lot Depth:	28 metres	35.1 - 41.6 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	4

*Variance requested (see By-law Variances rationale below).

Lot Width Variance

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of a Type I Corner Lot under the RF-13 Zone from 14 metres to 12.6 metres for proposed Lot 2.
- The proposed lot width reduction on proposed Lot 2 is necessary to achieve two RF-13 lots in a north/south configuration with driveway access from the rear lane. It is noted that if the lots were configured east/west with driveway access to 156 Street, no variances would be required. However, driveway access to the rear lane is considered a better option from a traffic safety perspective recognizing 156 Street is a collector road and the driveways would be very close to the intersection at 84 Avenue.
- The proposed lots are larger than the minimum lot area permitted under the RF-13 Zone (336 square metres – interior lot and 380 square metres – corner lot) at 499 square metres and 510 square metres, respectively.
- The proposed lots will accommodate a minimum of 4 onsite parking stalls per lot, which meets the Zoning By-law requirements. Both lots will have double side-by-side garages with driveway access to the rear lane.
- The proposed rezoning and subdivision will facilitate road dedication for future widening along both 84 Avenue and 156 Street.
- Staff support the requested variance to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that very few homes in the area could be considered acceptable architectural context for the subject site. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include Two-Storey, Bungalow and Split Level type homes constructed to 2000's standard. These new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., and dated March 9, 2018 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- It is noted that under the original application submission, the applicant proposed excessive fill and a 0.8-metre-high retaining wall along the west property line in order to achieve basements on both proposed lots. Upon review by staff, the proposed fill and resultant interface with the neighbouring lot to the west, was not supportable. As such, the fill and retaining wall were removed and basements are no longer proposed.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program (Corporate Report No. R224; 2019), which introduced a new City-wide Community Amenity Contribution (CAC) to assist with funding projects in the City's Annual Five-Year Capital Finance Plan.
- For rezoning projects where the proposed density is consistent with the permitted OCP density, a flat rate per additional proposed dwelling unit (Tier 1) Capital Projects CAC applies. The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval.
- For the subject application, a phased rate applies as follows:
 - \$1,500 per new dwelling unit proposed should the project receive Final Subdivision Approval between January 1, 2021 and December 31, 2021; and
 - \$2,000 per new dwelling unit proposed should the project receive Final Subdivision Approval after January 1, 2022.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 25, 2018 and again on September 29, 2020, and the Development Proposal Sign was installed on May 24, 2018. Staff received comments from the Fleetwood Community Association who expressed their support in removal of previously proposed basements. They also indicated support of four onsite parking stalls. Planning has also received the following responses from neighboring property owners (*staff comments in italics*):
- The current tenant on the site expressed concern over the proposed layout, the timing of the development completion and the prospect of relocating.
 - *The proposed development is still in its early stages. The tenant was advised to contact the Residential Tenancy Branch of British Columbia who can provide information on the owners' obligations to the tenant. The north/south lot orientation ensures that access is provided from the existing rear lane, eliminating impact to the fronting arterial road and existing bus stop. The rezoning process was also explained to the tenant.*
- Three residents expressed concern of implementing residential small lots into the existing character of the neighborhood, which is predominantly RF-Zoned lots. They are concerned about increased density and potential parking issues.
 - *The proposed RF-13 Zone will facilitate a 2-lot residential subdivision similar in lot configuration to neighbouring lots. The proposed lots are also oversized under the RF-13 Zone and are approximately 11% smaller than the minimum RF Zone lot area requirements. Basements are not proposed on the lots, and adequate onsite parking is provided with a minimum of 4 parking spaces per lot, which meets the requirements of the Zoning Bylaw.*
- A resident expressed interest in purchasing one of the proposed lots. They had no concerns with the proposal.

TREES

- Kristian Short, ISA Certified Arborist of Diamond Head, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Japanese Cherry	1	1	0
Pear	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0

Tree Species	Existing	Remove	Retain
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Program		\$800.00	

- The Arborist Assessment states that there is a total of 4 mature trees on the site, there are no Alder or Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Tree No.'s 687, 688 and 699 which are shared city trees, are proposed for removal as they are within future road right-of-way. Parks has no objections to their removal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 8 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Council Policy No. O-52
- Appendix VII. Development Variance Permit No. 7918-0065-00

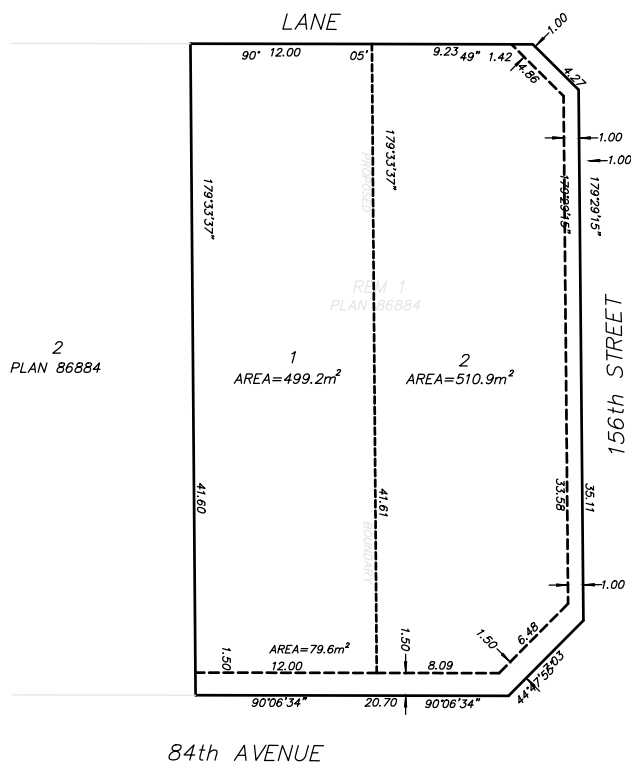
approved by Ron Gill

Jean Lamontagne
 General Manager
 Planning and Development

BC LAND SURVEYORS PROPOSED
 SUBDIVISION OF LOT 1 EXCEPT PART IN
 PLAN LMP41761 SECTION 26 TOWNSHIP 2
 NWD PLAN 86884

PID : 016-665-058
 CIVIC ADDRESS :

8407/8409 - 156th STREET,
 SURREY, B.C.



2
 PLAN 86884

1
 AREA=499.2m²

2
 AREA=510.9m²

AREA=79.6m²

84th AVENUE

© GREWAL & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 11111 204 STREET, SUITE 101
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1709-039
 DWG : 1709-039 T3



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 13, 2021 (Revision 1)** PROJECT FILE: **7818-0065-00**
~~January 07, 2019 (Superseded)~~

RE: **Engineering Requirements
Location: 8409 156 Street**

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.5m along 84 Avenue for the ultimate 30.m Arterial Standard;
- Dedicate 0.942m along 156 Street for the ultimate 24.0m Collector Standard;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 156 Street and 84 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of the lane and 156 Street; and
- Register 0.5m statutory right-of-way (SROW) along the frontage of 84 Avenue and 156 Street.

Works and Services

- Ensure the elevation +/- 300mm at the property line relative to the center line elevation along 84 Avenue and 156 Street;
- Remove existing driveway letdowns and reinstate to City Standards complete with curb and gutter, top soil and sod;
- Abandon existing storm, sanitary and water service connection to City Standards; and
- Provide a new storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$7,785.75 is required.

Jeff Pang, P.Eng.
Development Engineer

SC



January 14, 2021

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.

The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

Coyote Creek is operating at 110%. The 10 year enrolment projections do not include for the increased urban density that is contemplated to serve a future Skytrain line. There is a 4 classroom addition in construction and will be open for the 2020/2021 school year. Once the addition is completed, the site and capacity of the school will have reached its maximum build out.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. As part of the district's 2020/2021 5 Year Capital Plan, the District is asking for a 300-capacity addition to the school. In March 2020, the Ministry of Education approved funding for the district to prepare a feasibility report for the project. The addition is targeted to open in 2024.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0065 00 Updated

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

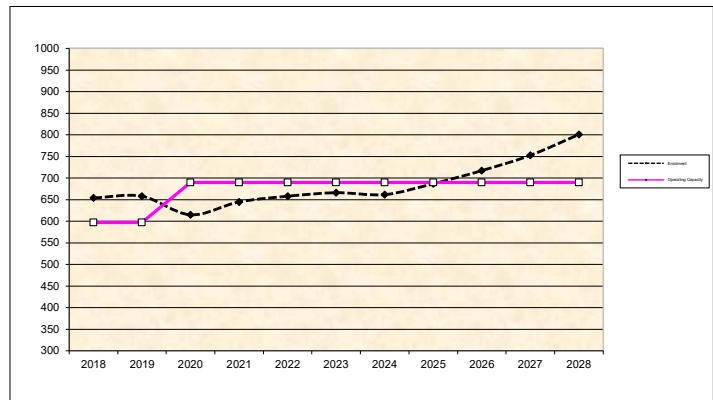
Coyote Creek Elementary	
Enrolment (K/1-7):	54 K + 561
Operating Capacity (K/1-7)	38 K + 652
Fleetwood Park Secondary	
Enrolment (8-12):	1554
Capacity (8-12):	1200

Projected population of school-age children for this development:	4
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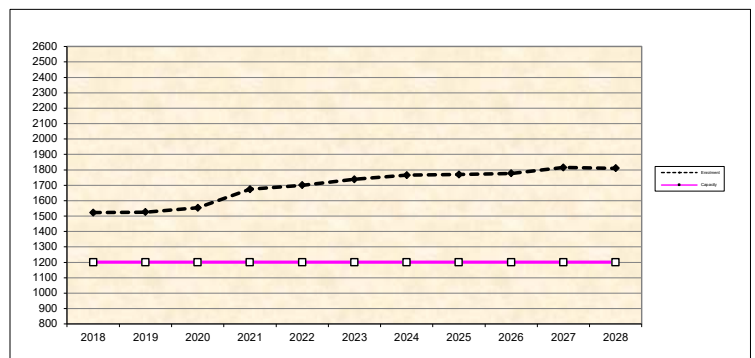
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Coyote Creek Elementary



Fleetwood Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 18-0065 (M.Binng)
Property Location: 8407, 8409 - 156 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

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 area surrounding the subject site is an urban area built out in the 1980's - 1990's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500 – 3000 sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical pitch of 4-5/12 and to the remainder of the homes having a 6/12 roof pitch or higher common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

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

Landscaping is of a moderate planting standard with 62.00% of the homes having Exposed Aggregate driveways.

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

Most of the homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 20-40 years old, the result is that many of these homes do not reflect the characteristics we would be in favor of today. Therefore, rather than using the existing homes to provide architectural context for the new development. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing

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

Dwelling Types/Locations:

“Two-Storey”	81.00%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	19.00%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range: 6.00% under 2000 sq.ft excl. garage
50.00% 2001 - 2500 sq.ft excl. garage
44.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Vinyl: 75.00% Stucco: 19.00% Cedar: 6.00% Hardi: 0%
Brick or stone accent on 38.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 81.00% Cedar Shingles: 6.00%
Concrete Tiles: 13.00% Tar & Gravel: 0.00%
69.00% of homes have a roof pitch of 4-5/12 and
31.00% have a roof pitch of 6/12 and greater.

Window/Door Details: 88.00% of all homes have rectangular windows

Streetscape:A variety of simple “Two Story”, 20-40 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl, Stucco, and Cedar.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

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

Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

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

Summary prepared and submitted by:



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

August 20, 2018
Date

4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number Unknown
 Site Address 8407 & 8509 156th Steet
 Registered Arborist Conor Corbett

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	6
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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

Summary, report and plan prepared and submitted by

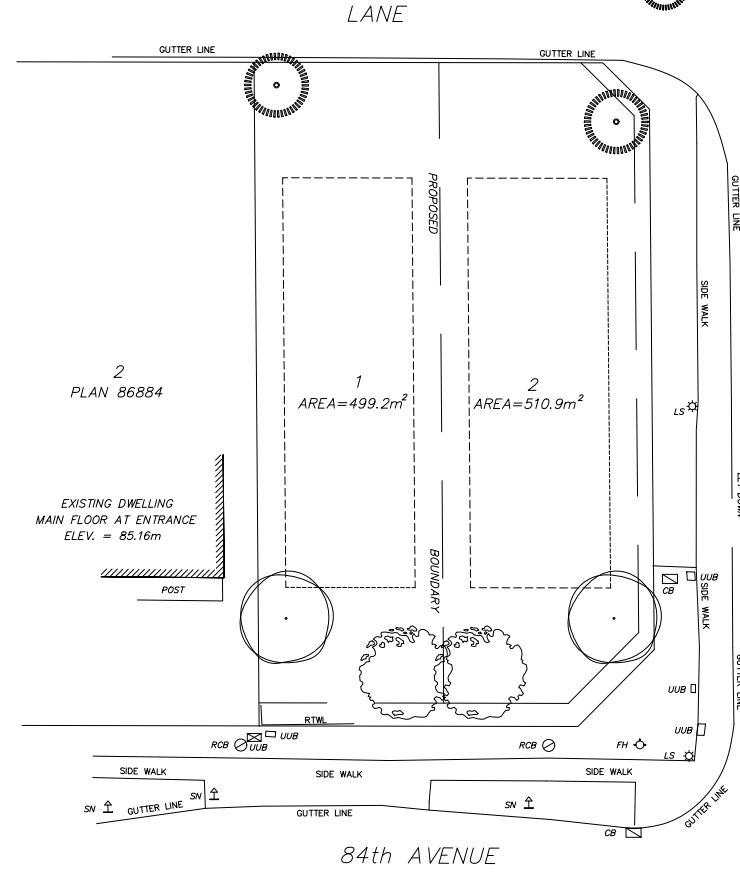


Signature of Arborist

November 24, 2020

Date

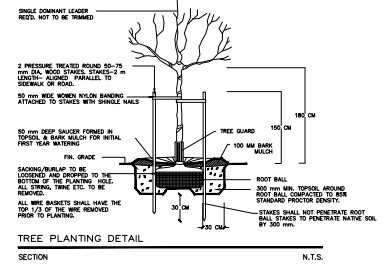
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.



156th STREET

84th AVENUE

- NOTES / GENERAL
- PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW WAKE PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS.
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 450 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE PITS 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD NOEL, WOODY PLANT FRAGMENTS, OR HYDROCARBON PAVES. OF WEEDS, PLANT PATHOGENS, ORGANIC TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

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

NOV/20	TWO TREES	1
DATE	REVISIONS	NO.
	REVISIONS	

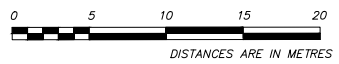
C.KAVOLINIS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABERFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

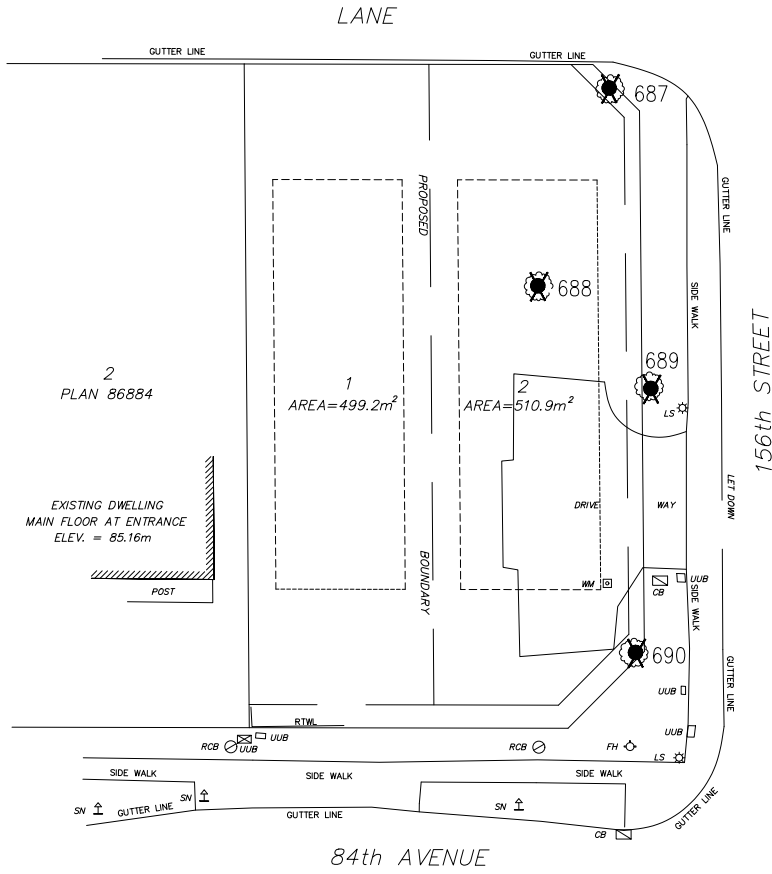
CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 - 60th AVENUE
SURREY, B.C.
V3V 1E5
604-532-9700

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
2 LOT SPLIT
8407 & 8409 - 156 STREET
SURREY, B.C.

SCALE 1:150	DATE FEB/18
DRAWN CHW	
ENCL. CHW	
APPROV. AS BUILT	

PRINTED	JOB NO.
DRAWING NO.	
TR-2	





LEGEND

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

REV/20	DATE	BY	REVISIONS
1			

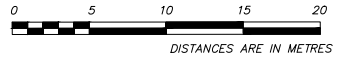
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONDUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 - 80th AVENUE
SURREY, B.C.
V3S 1E5
604-532-9700

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
2 LOT SPLIT
8407 & 8409 - 156 STREET
SURREY, B.C.

SCALE	DATE
1:150	FEB/18
DRAWN	CHK'D
ENCL	CHK'D
APPROV	AS BUILT

PRINTED
JOB No.
DRAWING No.
TR-1





CITY POLICY

No. O-52

REFERENCE:	APPROVED BY:	CITY COUNCIL
REGULAR COUNCIL PUBLIC HEARING MINUTES	DATE:	17 JAN 2000 (RES.R00-74)
	HISTORY:	NEW

TITLE: SMALL LOT RESIDENTIAL ZONES

In addition to any site-specific consideration, the appropriateness of the proposals under the RF-12, RF-9, RF-SD and RM-19 Zones should be considered in light of both the General and Zone-specific Policy Guidelines as follows:

A. General Policy Guidelines

1. RF-12, RF-9 and RF-SD zones may be considered in areas designated Urban by the Official Community Plan (OCP), provided that in infill situations community impacts are addressed to the satisfaction of Council. Within the Neighbourhood Concept Plan (NCP) areas they may be considered in the compact or small lot housing designations or other similar designations to accommodate similar housing, provided that the amenity impacts are resolved to the satisfaction of Council and the overall objectives of the applicable NCP are not compromised.
2. RM-19 Zone, may be considered in areas designated by the OCP as Multiple Residential in proximity to city centre, town centres and neighbourhood centres, and in areas designated as Urban if permitted by an applicable NCP.
3. Rezoning to the small lot zones should be subject to normal planning and design considerations including compatible transitions between different land uses and developments of different densities, adequacy and proximity of community recreational and social amenities, adequacy of engineering services and conformance with growth management policies of the OCP.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

4. The general intent is that there will be a gradation of land use intensity. The small lot development proposals that do not meet this intent may be considered if they are small-scale, self-contained and have minimal impacts on the neighbourhood.
5. The provision of small lot housing through comprehensive site planning is encouraged, provided that the objectives reflected in the OCP policies and any applicable NCP are not compromised. In an established neighbourhood the small lot housing development should be incrementally implemented in small scale, or in a substantially large site so as to provide an adequate buffer and transition to reduce impacts.
6. The length of a block in small lot developments should be approximately 100 to 150 metres (330 to 500 ft.) to facilitate convenient traffic movement and dispersal and provide shorter walking distances.
7. Comprehensive building schemes, registered against title under Section 220 of the Land Title Act, are required for the RF-12, RF-9, and RF-SD Zones to consider design compatibility within the development and with adjacent development. In particular, roof slopes and shape should be designed to minimize massing impacts and maximize daylight penetration in side yards. Roof slopes of 8:12 or of a steeper pitch are considered appropriate for this purpose.
8. Development permits are required for developments in the RM-19 Zone.

B. Specific Policy Guidelines

RF-12 Zone

1. This zone may be considered compatible adjacent to 15-metre (50 ft.) wide RF lots. The Infill Policy of Council may be applied when the adjacent RF lots are wider than 15 metres (50 ft.). Within infill situations, this zone can be considered if the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use, and adequate public support is demonstrated through a public planning process based on a comprehensive plan.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 800 metres (1/2 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres

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(such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

3. Access may be provided from the front, except that when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.

RF-9 Zone

1. This zone may be considered compatible adjacent to RF-12 lots, but not compatible with abutting or adjacent RF lots except in infill areas where a public planning process demonstrates public support based on a comprehensive plan and the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

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3. Access should be provided from rear lanes. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.

RF-SD Zone

1. This zone is considered compatible adjacent to RF-12 and RF-9 lots if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to RF-12 or RF-9 Zones. It may also be considered compatible adjacent to RF lots which are at least 18 metres (60 ft.) wide provided that the development is proposed to be small-scale, to be implemented on an incremental basis and design compatibility issues are addressed. In infill situations, rezonings to RF-SD should proceed on the basis of incremental neighbourhood change to reduce impacts, and provided that adequate public support is demonstrated through a public planning process for rezonings based on a comprehensive plan.
2. Access may be provided from the front, except when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.
3. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

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RM-19 Zone

1. This zone may be considered compatible with the RF-9 and RF-SD Zones if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to these zones. It may also be considered compatible adjacent to RF and RF-12 Zones provided that the interface and transition issues are resolved, and it is permitted under the applicable NCP.
2. This zone may be considered in Multiple Residential designated areas in the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate in Multiple Residential areas adjacent to townhouses in the Urban areas if interface issues and community impacts are addressed.
3. Access to each individual unit should be provided from a rear lane. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.
4. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0065-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 016-665-058

Lot 1 Except Part in Plan LMP41761 Section 26 Township 2 New Westminster District Plan 86884
8409 - 156 Street

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

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

- (a) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width for a Type I Corner Lot is reduced from 14 metres to 12.6 metres for proposed Lot 2.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

