

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0432-00

Planning Report Date: April 20, 2020

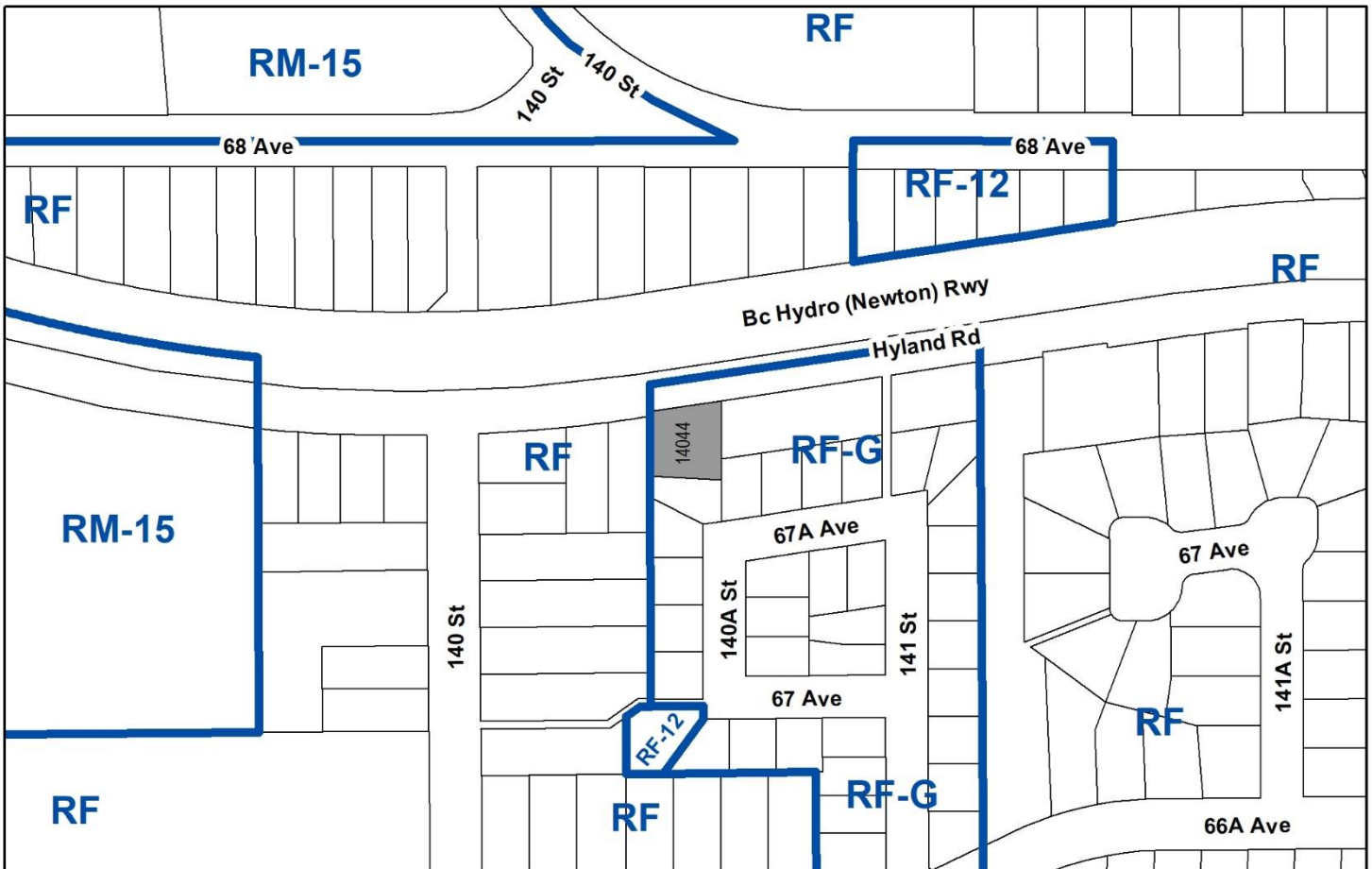
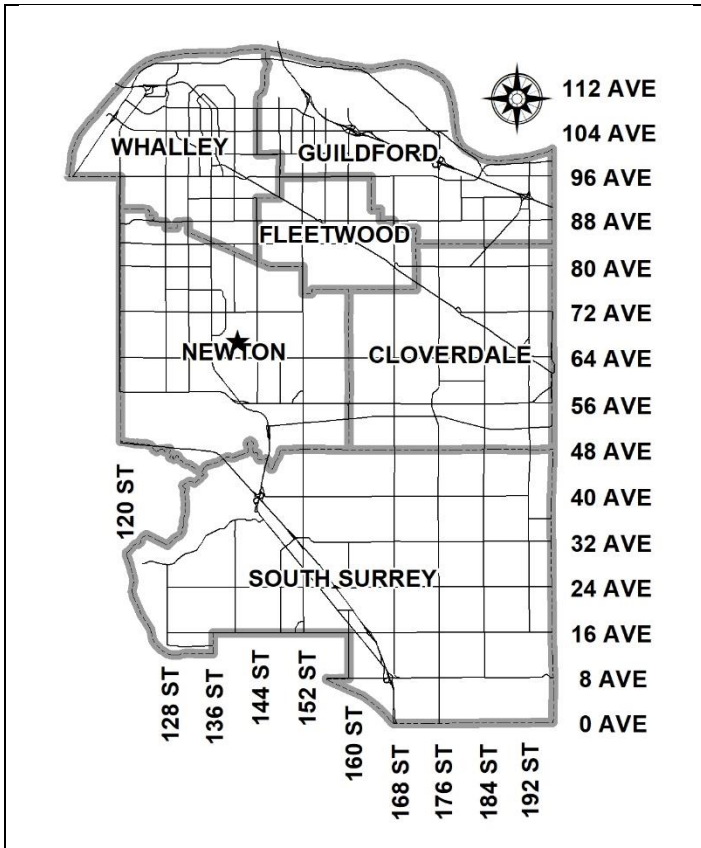
PROPOSAL:

- **Rezoning** from RF-G to RF-13
 - **Development Variance Permit**
- to allow subdivision into two (2) single family lots.

LOCATION: 14044 - Hyland Road

ZONING: RF-G

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 a variance to reduce the minimum lot depth for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed subdivision layout requires a lot depth reduction for proposed Lot 1 resulting from road dedication requirements for Hyland Road. The proposed lot depth reduction is minimal and should not have an impact on the streetscape. Despite the proposed depth reduction, the lot has an area of 343 square metres, which exceeds the minimum lot area requirement of 336 square metres under the RF-13 Zone.
- The proposed RF-13 lots are considered appropriate in size and density for this neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0432-00 (Appendix VII), to reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres to 22.8 metres for proposed Lot 1, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-G
North (Across Hyland Road):	Railway	Urban	RF
East:	Park & Single Family Residential	Urban	RF-G
South:	Single Family Residential	Urban	RF-G
West:	Single Family Residential	Urban	RF

Context & Background

- The subject property is located on the south side of Hyland Road, east of 140 Street. The property is designated as "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Gross Density (RF-G)".
- The subject site is approximately 763 square metres in area, 27.6 metres wide, and 24.8 metres deep.
- The site was previously regulated by Land Use Contract No. 323. Land Use Contract No. 323 permitted 46 lots to be created through subdivision on November 2, 1977. The subject property was one (1) of the 43 single family residential lots created.
- In addition to the 43 single family residential lots created under the original subdivision, three (3) lots were conveyed as park/open space under the subdivision application. The total area of the three (3) lots designated as park/open space amounted to 12% of the total gross area of the subdivision.
- Land Use Contract No. 323 was terminated on January 16, 2017 under Development Application No. 7916-0503-00 to permit the underlying RF-G Zone to come into effect.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide the property into two (2) single family small lots (Appendix I).
- The applicant has elected to propose two (2) RF-13 lots due to the inability to subdivide the subject into two (2) RF-G lots. A subdivision to create two (2) RF-G lots would not meet the minimum lot size requirements for subdivision under the RF-G zone.
- The proposed RF-13 lots will range in area from 343 square metres to 364 square metres, in width from 13.4 metres to 14.1 metres, and in depth from 22.8 metres to 28.5 metres. With the exception of the lot depth of proposed Lot 1, all of the minimum subdivision requirements of the RF-13 Zone for Type II lots will be achieved.
- The applicant is proposing a Development Variance Permit (DVP) for proposed Lot 1 to reduce the lot depth from 24 metres to 22.8 metres. The proposed variance is discussed in detail in the By-law Variance and Justification section on Page 6 and 7 of this report.

	Proposed
Lot Area:	
Gross Site Area:	0.189 acres
Road Dedication:	51.7 square metres
Number of Lots:	2
Unit Density:	26.2 units per hectare (uph) Gross Density 28.2 units per hectare (uph) Net Density
Range of Lot Sizes	343 - 364 square metres
Range of Lot Widths	13.4 - 14.1 metres
Range of Lot Depths	22.8 - 28.5 metres

Referrals

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

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

1 student at Hyland Elementary School
1 student at Sullivan Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2021.

Parks, Recreation & Culture: The Parks Department reviewed the applicant's request to remove two (2) trees within the adjacent Parkland. As both trees are inventoried Parks will require compensation at the appraised value for removal.

Surrey Fire Department: No referral required.

Transportation Considerations

- The applicant is required to dedicate 1.86 metres for road and register a 0.5 metre statutory right-of-way along Hyland Road.
- The applicant is also required to provide a 6.0 metre-wide paired concrete driveway letdown for each proposed lot.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy. The proposed rezoning and subdivision to two (2) RF-13 lots complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed rezoning and subdivision to two (2) RF-13 lots complies with the Urban designation.

Sensitive Infill Policy

- The proposed subdivision meets the intent of the OCP's sensitive infill policy. The proposed RF-13 lots are an appropriate size and density to fit within the established streetscape along Hyland Road. The lot widths of the two (2) proposed RF-13 lots are marginally smaller than the RF lots to the west along Hyland Road. The neighbouring property to the east of the subject property is Park.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential (13) Zone (RF-13)".

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres to 22.8 metres for proposed Lot 1.
- Lot 1 has an irregular shape with only the western portion requiring the variance for reduced lot depth to 22.8 metres. The east portion of the site has a lot depth of 25.7 metres, which exceeds the minimum lot depth requirements of 24 metres.
- The proposed reduction in lot depth for proposed Lot 1 is minimal. The lot depth of proposed Lot 1 is approximately 1 metre less than the minimum lot depth requirements for the RF-13 Zone for Type II lots.
- Despite the reduction in lot depth proposed Lot 1 will exceed the minimum lot area requirements.

Lot Grading and Building Scheme

- The applicant retained design consultant Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and proposed Building Design Guidelines to suit the proposed development in this neighbourhood (Appendix IV).
- The subject site is located in an area with a few homes that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post-2017) RF-13 zone subdivisions now meet or exceed standards evident on context homes. The design guidelines propose home designs identifiable as "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or "West Coast Contemporary" with design standards found in post-2017 RF-13 zoned subdivisions, rather than to specifically emulate context homes.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated July 23, 2019, has been reviewed by staff and found to be acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$1,000 for 2 proposed lots with credit given for 1 parent lot.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 11, 2019, and the Development Proposal Signs were installed on May 27, 2019. To date, staff have received no response to the public notification.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Purple Leaf Plum	1	1	0
English Holly	1	1	0
Coniferous Trees			
Sawara False Cypress	1	1	0
Austrian Pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	4	3	1
Additional Trees in the proposed Open Space / Riparian Area	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	

- The Arborist Assessment states that there is a total of four (4) protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 1 tree 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.
- 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 six (6) replacement trees on the site. The six (6) replacement trees requirement is being met under the proposed tree replacement plan.
- Due to the servicing requirements to connect drainage and sanitary infrastructure to Hyland Road, four trees within the adjacent parkland to the east are required for removal by the Parks Department. Total compensation required for the removal of the four Parks trees is \$26,308.44.
- In summary, a total of one (1) tree is proposed to be retained on the site with a total of six (6) replacement trees proposed.

INFORMATION ATTACHED TO THIS REPORT

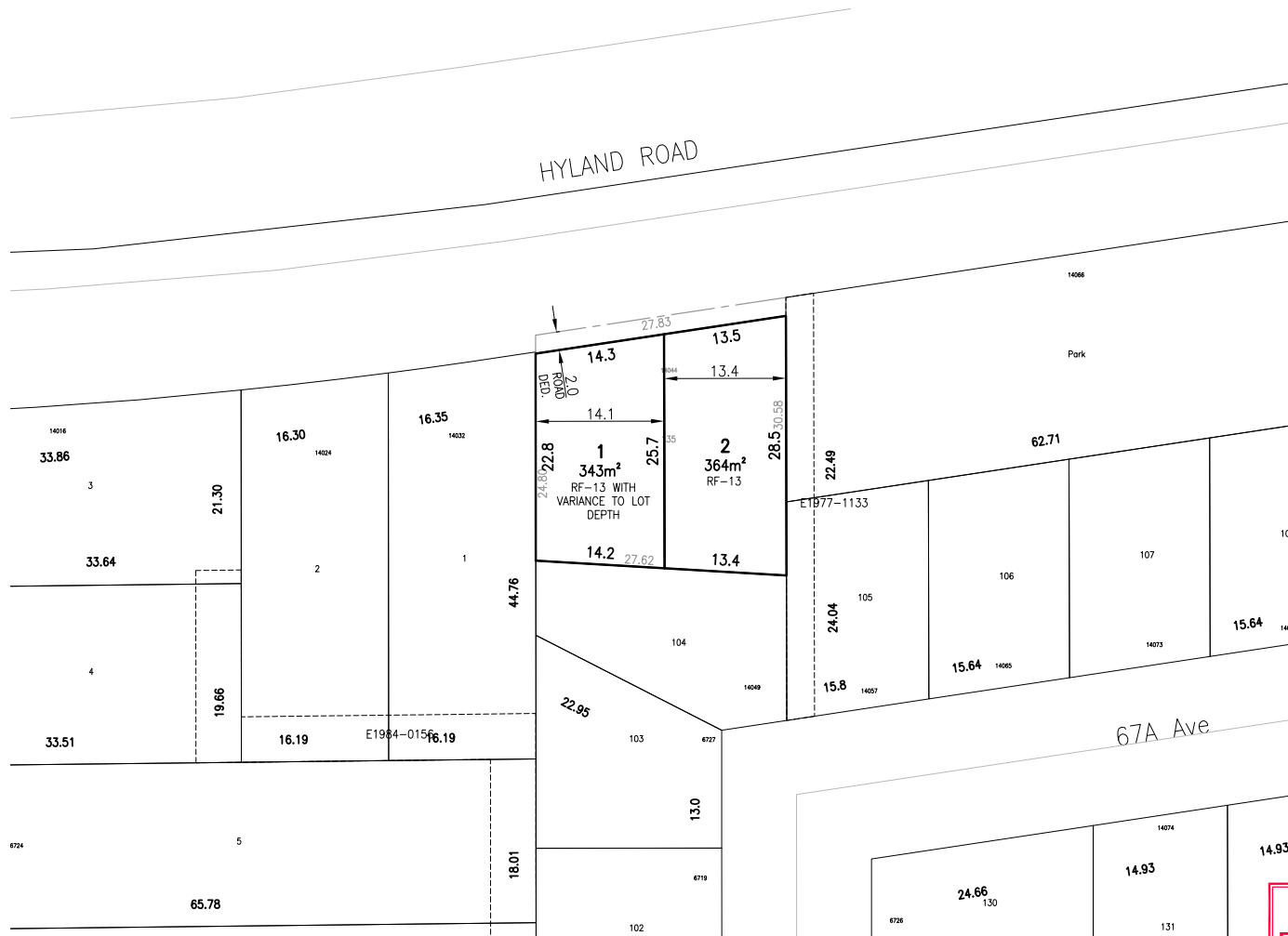
The following information is attached to this Report:

- 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. Tree Removal Plan
- Appendix VII. Development Variance Permit No. 7918-0432-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm



PRELIMINARY
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE
 #216-2630 CROYDON DRIVE
 SURREY, BC V3S 6T3
 PHONE: 604-782-6927
 EMAIL: info@centras.ca

CLIENT: SATWANT GILL & RASHPAL WARICH	PROJECT: RESIDENTIAL SUBDIVISION	PROJECT No. 2018-070
DRAWING TITLE: LOT LAYOUT		MUNICIPAL PROJECT No. -
LEGAL:		DATE: JUNE 04/18 SCALE: 1:00

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

C:\Users\Naveed\Desktop_Plan\Projects\183363A_Drawing\Lot Layout\2018-070 - Lot Layout.dwg - 1/21/2018 10:50:50 AM - 1/21/2018 10:51:11

INTER-OFFICE MEMO

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

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

DATE: **August 20, 2019** PROJECT FILE: **7818-0432-00**

RE: **Engineering Requirements
Location: 14044 Hyland Road**

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

- Dedicate 1.860 m along Hyland Road for Collector Road Standard; and
- Register a 0.5 m statutory right-of-way along Hyland Road.

Works and Services

- Ensure existing frontage along Hyland Road has adequate pavement condition, street lighting and street trees to meet the current City Standards;
- Construct a storm & sanitary main along the full Hyland Road frontage to service the development;
- Provide a 6.0 m wide paired concrete letdown to each lot;
- Provide a sanitary, storm and water service connection to each lot; and
- Provide on-site sustainable drainage features as per the Hyland Creek Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Tommy Buchmann, P.Eng.
Development Services Manager

SC

April 14, 2020
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.

Hyland Elementary enrolment is expected to grow modestly peaking around 2027. The enrolment projections have not taken into account potential density changes being contemplated in revisions to the Newton Town Center plan. The District will continue to monitor these areas to watch how growth and development evolve in the area.

A 700 capacity addition for Sullivan Heights Secondary is currently in construction and is targeted to be open for September 2021. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects, on the 2020/2021 Five Year Capital Plan, are waiting for approval from the Ministry: the projects include for an addition to Frank Hurt Secondary and building a new 1200 capacity secondary school in the area.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0432 00 (Updated April 2020)

SUMMARY

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

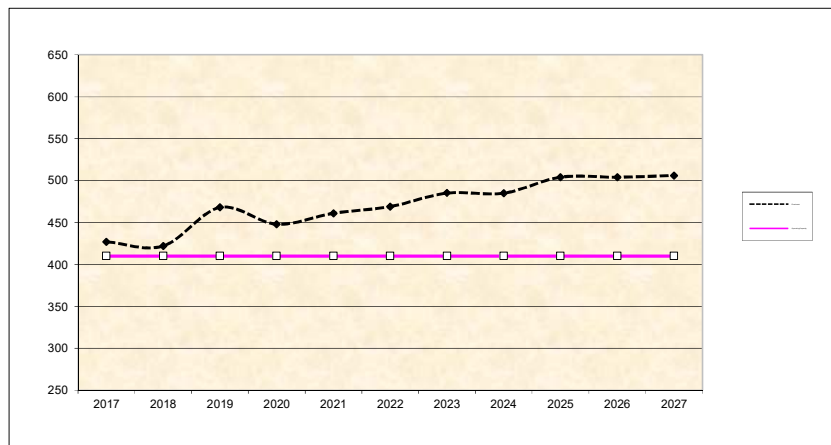
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

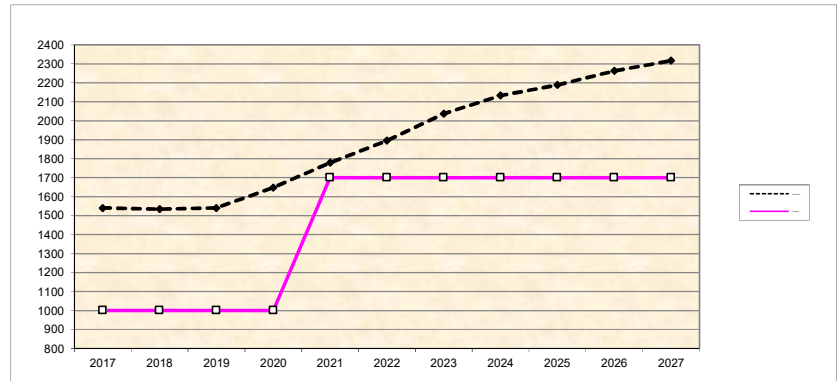
September 2019 Enrolment/School Capacity

Hyland Elementary	
Enrolment (K/1-7):	49 K + 419
Operating Capacity (K/1-7)	38 K + 372
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

Hyland Elementary



Sullivan Heights 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

Surrey Project no: 18-0432-00
Project Location: 14044 Hyland Road, 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:

North of the subject site, on the north side of Hyland Road is the BC Hydro (Newton) Right of Way which is covered in a dense, mature forest of coniferous and deciduous trees that completely conceal views of homes to the north.

Adjacent to the east side of the subject site, on the south side of Hyland Road (at 14066 Hyland Road), is a City dedicated park approximately 100 metres wide and 22 metres deep. Therefore, there is no relevant architectural reference east of the site.

The subject site home, a 1970's old urban Cathedral (Split) Entry home with some "West Coast Contemporary" characteristics is to be demolished prior to development of the site.

West of the site are two old urban homes both constructed in the 1960's - 1970's (one at 14032 Hyland Road and one at 14024 Hyland Road. Both are small (800 - 1000 sq.ft.) Bungalows with single carports, 5:12 slope common gable roofs with asphalt shingle surfaces and both with vinyl siding. West of these homes at 14016 Hyland Road is an approximately 70 year old "Old BC Heritage" style 1 ½ storey home (plus basement) which is in some need of upkeep. None of these homes provide suitable architectural context for the subject site.

West of these homes, are four homes all 15-20 years old developed under Surrey project 99-0238-00, all of which can be identified as "Neo-Traditional" style Two-Storey type, all approximately 3000 sq.ft. in size. The homes are all designed to a modern standard with well balanced, consistently proportioned, mid-scale massing characteristics. Three of these homes have a 7:12 - 8:12 common hip or common gable roof, and the most architecturally significant home in this area (at 6737 - 140 Street) has a 12:12 common gable roof with five street facing common gable feature projections. Roof surfaces on the four homes include shake profile asphalt shingles or shake profile concrete tiles. Homes are clad with either stucco or vinyl. Each of these homes also has a stone or brick accent. Landscaping standards are modest except for the home at 6737 - 140 Street which has a noticeably generous landscape.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 RF-13 developments.
- 7) **Roof surface :** The range of roof surfacing materials used in this area include concrete roof tiles and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: North of the site is the extensive BC Hydro (Newton) Right of Way that is covered in dense coniferous and deciduous growth, completely concealing homes to the north. East of the site is a 100m wide City park. West of the site are three old urban homes, all 50 - 70 years old. West of that are four 3000 sq.ft. "Neo-Traditional" style Two-Storey homes less than 20 years old, that meet modern massing design standards. Roof slopes for these four homes range from 7:12 to 12:12. Roofs are surfaced with either concrete tiles or asphalt shingles. These homes are clad in either stucco or vinyl and all have masonry accents of either brick or stone. Landscaping standards are modest except for the home at 6737 - 140 street which is landscaped to a substantially above average 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. 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 2017'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)

There is one home at 6737 - 140 Street that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF13 zone subdivisions now meet or exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2017 RF13 zoned subdivisions, rather than to specifically emulate the aforesaid context home.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, 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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 10, 2019

Reviewed and Approved by:  Date: May 10, 2019

Tree Preservation Summary

Surrey File # : 18-0432-00

Address: 14404 Hyland Road, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A & Mike Fadum

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	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
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 3 X two (2) = 6	6
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

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

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

Signature of Arborist:



Date: February 28, 2020



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

14044 HYLAND RD.
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG07/19	MK	KEY/GRADING PLAN
2	AUG14/19	MK	KEY/GRADING PLAN
3	FEB20/20	MK	REVISIONS

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

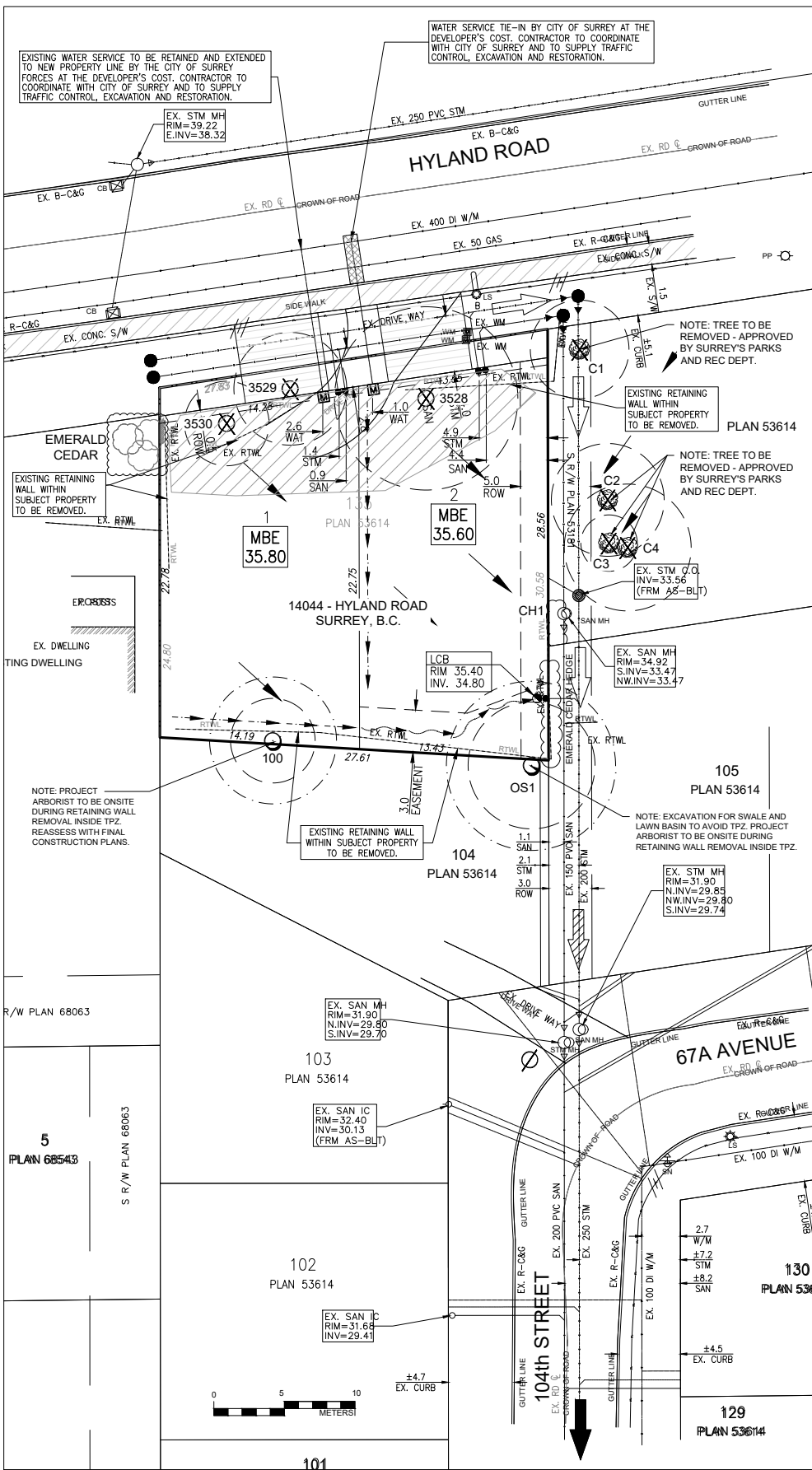
© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

DRAWN **SGL**

SCALE **AS SHOWN**

DATE **AUGUST 1, 2018**

T - 1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- PARK TREE - TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- FILL IN EXCESS OF 0.5m

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0432-00

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: 003-776-981
Lot 135 Section 16 Township 2 New Westminster District Plan 53614

14044 - Hyland Road

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 16B, Single Family Residential (13) Zone (RF-13), Section K, Subdivision, the minimum Lot Depth for the Type II Interior Lot is reduced from 24 metres (79 ft.) to 22.8 metres (75 ft.) for proposed Lot 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

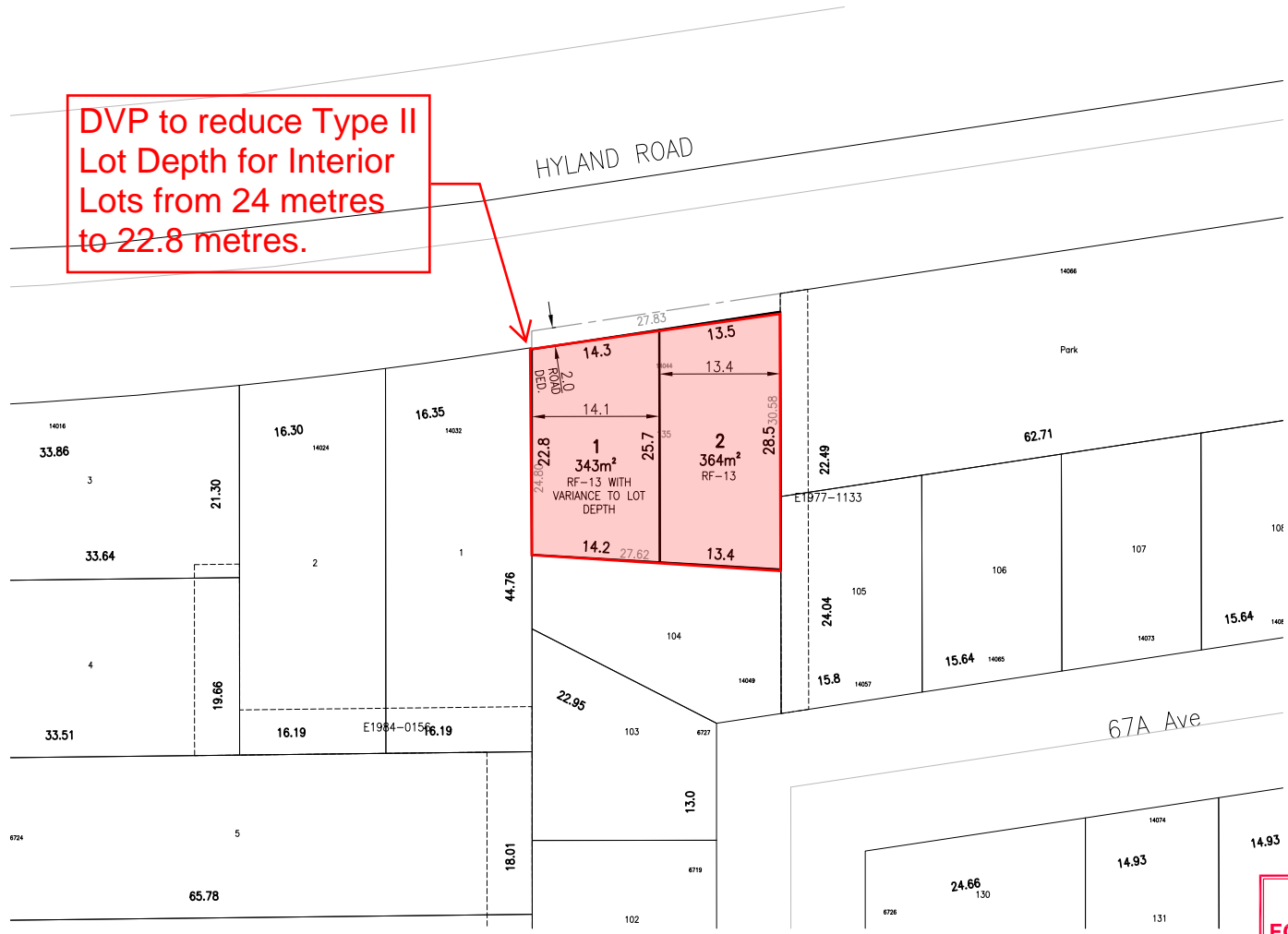
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



DVP to reduce Type II Lot Depth for Interior Lots from 24 metres to 22.8 metres.



PRELIMINARY
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE
#216-2630 CROYDON DRIVE
SURREY, BC V3S 6T3
PHONE: 604-782-6927
EMAIL: info@centras.ca

CLIENT: SATWANT GILL & RASHPAL WARICH	PROJECT: RESIDENTIAL SUBDIVISION	PROJECT No. 2018-070
DRAWING TITLE: LOT LAYOUT		MUNICIPAL PROJECT No. -
LEGAL:		DATE: JUNE 04/18 SCALE: 1:00

C:\Users\Naveed\Desktop\Drawings\Lot Layout\2018-070 - Lot Layout.dwg - 14/06/2018 9:29:11