

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0295-00

Planning Report Date: April 12, 2021

PROPOSAL:

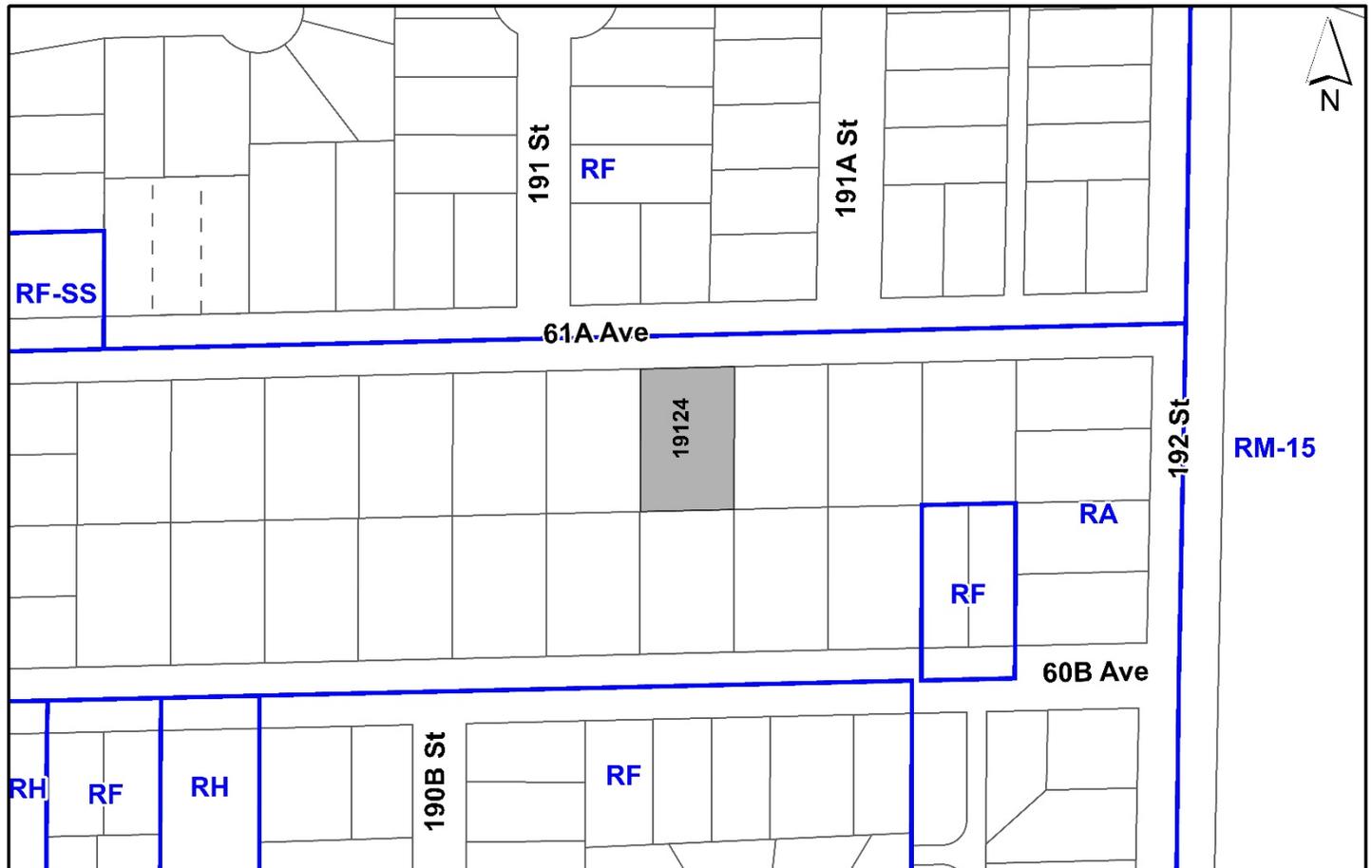
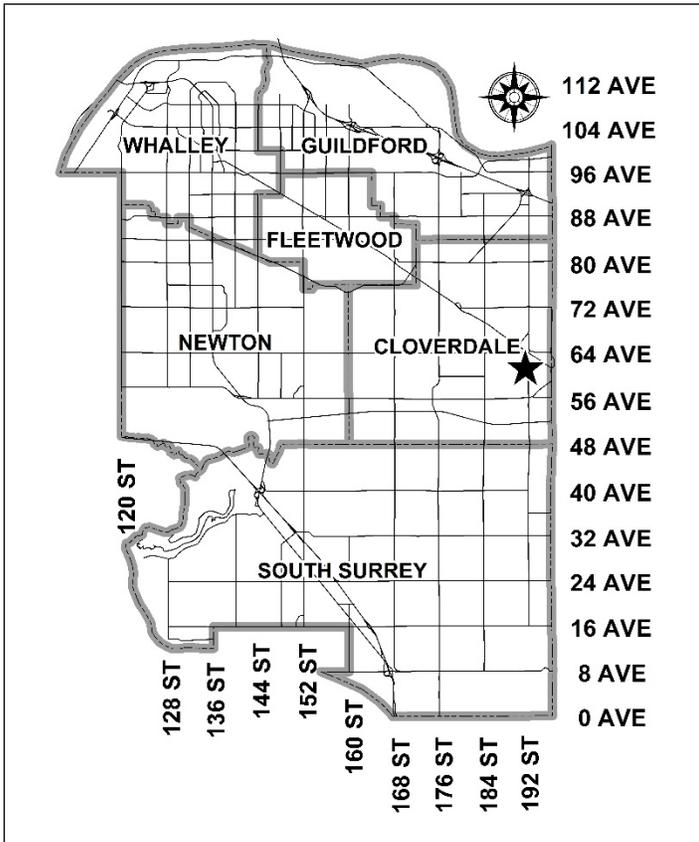
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into two (2) single family residential lots with reduced lot width.

LOCATION: 19124 - 61A Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width of the RF Zone for proposed Lots 1 and 2 from 15.0 metres to 14.4 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed subdivision is consistent with established single family residential lots to the north along 61A Avenue. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications.
- The proposed density and building form are appropriate for this part of East Cloverdale.
- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0295-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.4 metres for proposed Lots 1 and 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; (use for Single Family Residential projects); and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Undersized RA lot occupied by a single family dwelling.	Urban	RA
North (Across 61A Avenue):	Single Family Dwellings	Urban	RF
East:	Single Family Dwellings	Urban	RA
South:	Single Family Dwellings	Urban	RA
West:	Single Family Dwellings	Urban	RA

Context & Background

- The 0.13-hectare site subject site is located at 19124 – 61A Avenue in Cloverdale.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal is to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", to allow subdivision into two (2) single family residential lots. (Appendix I).
- Proposed Lots 1 and 2, fronting 61A Avenue, are proposed to be 637 square metres each in area. Both Lots 1 and 2 will have a width of 14.4 metres and a depth of 44.0 metres.
- Proposed Lots 1 and 2 will have vehicular access from 61A Avenue.
- Both proposed lots meet the minimum area and lot depth requirements of the RF Zone, however, a Development Variance Permit is requested to reduce the minimum lot width for proposed Lots 1 and 2 from 15.0 metres to 14.4 metres under the RF Zone.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal is similar to Development Application No. 7918-0119-00, located to the southeast of the subject site. Application No. 7918-0119-00 received final adoption by Council on May 25, 2020 permitting subdivision into two single family residential lots. This application also included Council approval of a variance to reduce the minimum lot width from 15 metres to 14.4 metres for both lots.
- The proposed subdivision is consistent with established single family residential lots to the north along 61A Avenue. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications.
- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	0.13 ha
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.13 ha

	Proposed
Number of Lots:	2
Unit Density:	15.7 dwellings per hectare
Range of Lot Sizes	637.0 sq.m. – 637.1 sq.m
Range of Lot Widths	14.47 m
Range of Lot Depths	44.02 m – 44.04 m

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 advised that there will be approximately 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary students at Latimer Road Elementary School
1 Secondary students at Clayton Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods.

Themes/Policies

- A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The proposed lots are smaller than the adjacent RA lots on the south side of 61A Avenue, but each proposed lot exceeds the minimum area requirement of the RF zone by 77 square metres. Additionally, both the RA and RF zones have the same front yard setback of 7.5 metres, reducing impact to the streetscape for the proposed lots. The proposed lots will provide a similar streetscape as the RF lots to the north of the subject site, across 61A Avenue).

A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications.

Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.)

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Single Family Residential Zone (RF)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Rear Yard:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 sq. m.	637 sq. m.
Lot Width:	15 metres	14.4 metres*
Lot Depth:	28 metres	44.0 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3 per lot	3 per lot

*Variance required

Lot Width Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.4 metres for proposed Lots 1 and 2.

- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.
- The proposed lots are 0.6 metres narrower than the minimum 15 metre width requirement of the RF Zone, which should have minimal impact on the streetscape.
- The proposed subdivision is consistent with established single family residential lots to the north of 61A Avenue. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications.
- Staff support the requested variances to proceed to public notification.

Lot Grading and Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting 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 (Appendix IV.).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage or West Coast Contemporary homes in a wide range of home types. Front entrances are recommended to be 1 ½ stories in height, with a minimum of 5:12 roof slope using a wide range of roofing materials including cedar or asphalt shingles. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Parc Engineering, and dated October 2020, has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- 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 (\$3,000 per unit if completed by December 31, 2021; and \$4,000 per unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Urban OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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.
- The applicant will be required to contribute \$1,000 per new lot created, to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 20, 2019 and March 12, 2021 and the Development Proposal Signs were installed on November 17, 2019. Staff received no responses from neighbouring residents.
- The proposal was forwarded to the Cloverdale Community Association for comment. At the time this report was written, no comments have been received.

TREES

- Russ Vankoughnett, ISA Certified Arborist of Woodbridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	0	1
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Spruce	2	2	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	10	9	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	
Contribution to the Green City Program		\$4,800	

- The Arborist Assessment states that there is a total of 10 mature trees on the site and no 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 18 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$4,800 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 Preservation
Appendix VI.	Development Variance Permit No. 7919-0295-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

PROPOSED SUBDIVISION PLAN OF LOT 9 SEC 9 TP 8 NWD PLAN 14700

61 A AVENUE

CIVIC ADDRESS:

19124 61 A AVENUE, SURREY, BC.
P.I.D. 009-999-990

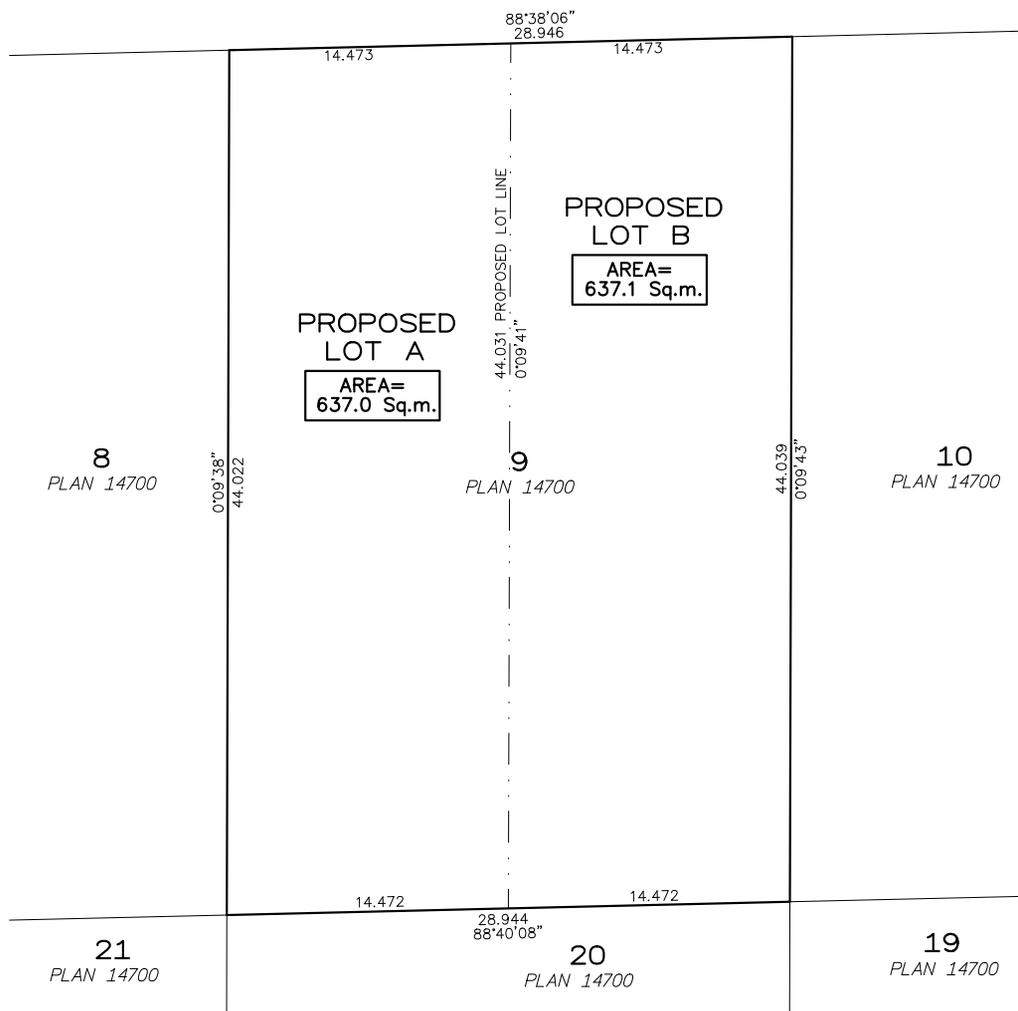
LEGEND

DENOTES TREE AND CANOPY EXTENT

SCALE 1 : 250



Lot dimensions are derived from FIELD SURVEY.



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **January 13, 2021** PROJECT FILE: **7819-0295-00**

RE: **Engineering Requirements
Location: 19124 61A Avenue**

REZONE & SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m statutory right-of-way along 61A Avenue.

Works and Services

- Construct the south side of 61A Avenue to the Through Local Road standard;
- Construct a 6.0 m wide concrete letdown to each lot;
- Remove existing driveway access and reinstate boulevard to City Standards;
- Provide a sanitary, storm and water service connection to each lot;
- Provide on-site sustainable drainage features to meet the requirements set under the Cloverdale McLellan Integrated Storm Management Plan (ISMP). Register restrictive covenants for the maintenance of on-site sustainable features;
- Abandon existing sanitary and water service connections; and
- Remove existing manhole located at the rear of the development site to City Standards.

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



Jeff Pang, P.Eng.
Development Engineer

SC



March 18, 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.

Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which started to move enrolment growth north of Fraser Highway to Latimer Road. Future growth in the area will need to be accommodated with portables. As of September 2020, there are 6 portables on site used for enrolling space.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0295 00

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

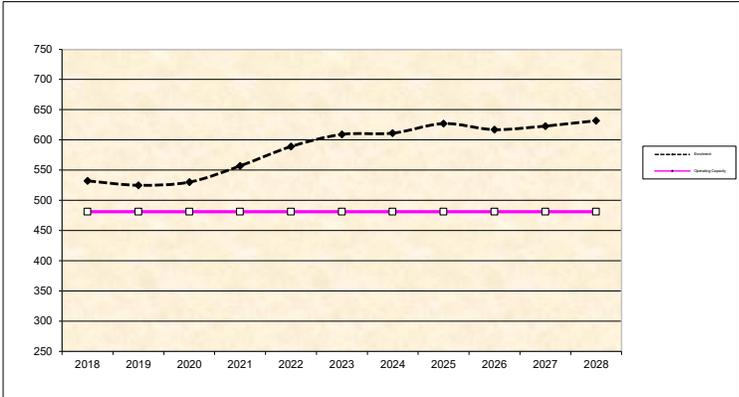
September 2020 Enrolment/School Capacity

Latimer Road Elementary	
Enrolment (K/1-7):	67 K + 463
Operating Capacity (K/1-7)	38 K + 443
Clayton Heights Secondary	
Enrolment (8-12):	1139
Capacity (8-12):	1000

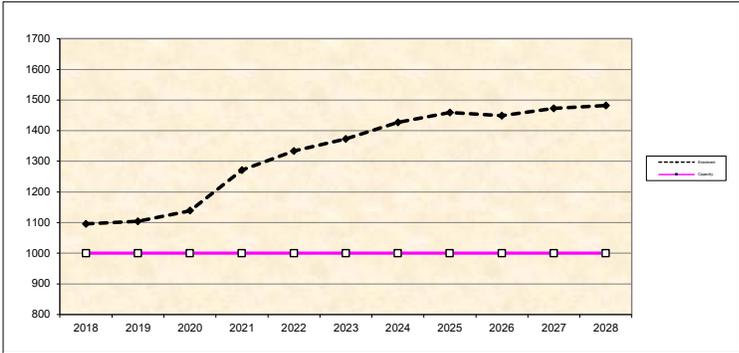
Projected population of school-age children for this development:	3
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Population : The projected population of children aged 0-19 Impacted by the development.
Enrolment : The number of students projected to attend the Surrey School District ONLY.

Latimer Road Elementary



Clayton 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: 19-0295-00
 Project Location: 19124 - 61A Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

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

The subject site is located within an old urban development area.

Homes on the north side of 61A Avenue (opposite the subject site) were constructed in the late 1980's and early 1990's. The style of these homes can be described as "West Coast Traditional", "Rural Heritage" or more generically as "Old urban". Home types include Bungalow (dominant), Two Storey, and Basement Entry, ranging in size from 1800 - 2500 sq.ft. A variety of massing designs are evident, including simple low mass homes (the Bungalows), and the other homes, all of which are considered to have mid-scale massing designs. There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and Boston hip, with roof slopes range from 5:12 to 12:12. Roof surfaces include only asphalt shingles. Wall cladding materials include vinyl only, or vinyl with brick Trim and detailing standards are typical of those found on most homes from the 1980's and 1990's. Landscaping standards are considered average for homes from this era.

Homes on the south side of 61A Avenue (same side of 61A Ave as the subject site) were constructed in the 1950's - 1970's, with the exception of one late 1990's 3550 sq.ft. "Neo-Traditional" style Two-Storey home at 19074 - 61A Avenue, which has a 12:12 slope common hip roof with four street facing feature gables with cedar shingle surface and all-stucco exterior wall cladding. Other homes include a 1950's Bungalow with flat roof and wood shingle siding, an early 1970's, 2400 sq.ft. "West Coast Traditional" Cathedral Entry type home with 5:12 slope asphalt shingle roof and stucco and wood cladding, a 60 foot wide 2500 sq.ft. "Rural Heritage" style home that is one storey high for two thirds of the width and two storeys high for one third, the site home (to be demolished), a 1950's Bungalow with flat roof, a 1400 sq.ft. old urban Bungalow with 5:12 slope all-common-hip roof, and a 1970's, 70 foot wide Bungalow with 4:12 slope all-common-hip roof.

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 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and compatible styles, which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically 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 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 2018 developments.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and tar and gravel. 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 5:12. A provision is also recommended to allow slopes less than 5:12 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: The streetscape has an old urban character. Homes on the north side of 61A are late 1980's / 1990's "West Coast Traditional" and "Rural Heritage" style Bungalow, Two Storey, and Basement Entry type homes, ranging in size from 1800 - 2500 sq.ft. Massing scale ranges from low to mid-scale. There are a wide variety of roof forms including common hip, common gable, Dutch Hip, and Boston hip, with roof slopes range from 5:12 to 12:12. Roof surfaces include only asphalt shingles. Walls are clad in vinyl only, or vinyl with brick. Homes on the south side of 61A Avenue are 1950's - 1970's, "West Coast Traditional" and "Old urban" Bungalows, and Cathedral Entry type. Roof slopes range between flat and 5:12 slope, with asphalt shingle or tar and gravel roof surfaces. One exception is a late 1990's, 3550 sq.ft. "Neo-Traditional" style Two-Storey home with 12:12 slope common hip roof with four street facing feature gables. The home has a cedar shingle roof surface and all-stucco exterior wall Landscaping standards are considered average for homes from this era.

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 2018'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 are 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 most new (post year 2018) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

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 5:12, 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 20 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:** March 7, 2020

Reviewed and Approved by:  **Date:** March 7, 2020

Tree Preservation Summary

Surrey Project No: 7919 0295

Address: 19124 61A AVE, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

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)	10
Protected Trees to be Removed	9
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 9 X two (2) = 18 	18
Replacement Trees Proposed	6
Replacement Trees in Deficit	12
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Trees Identified	4
Protected Trees to be Removed	0
Protected Trees to be Retained	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



February 9, 2021

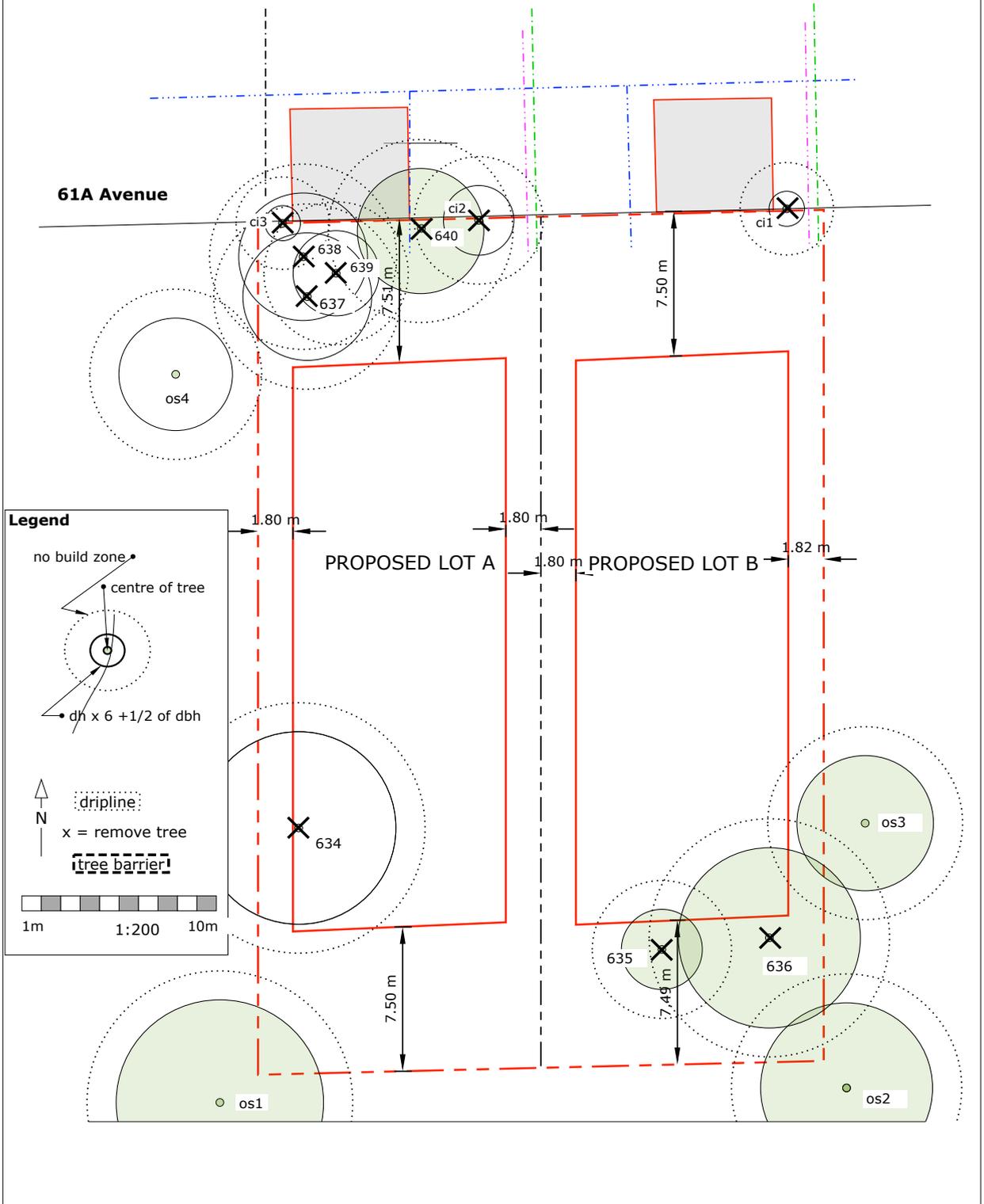
(Signature of Arborist)

Date

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
634	Norway Spruce	77	2.62
635	Japanese Maple	32	1.92
636	Western Red Cedar	72	3.31
637	Douglas Fir	51	3.06
638	Douglas Fir	51	3.06
639	Douglas Fir	34	3.18
640	Douglas Fir		
os1	Douglas Fir	82	5.33
os2	Flowering Crabapple	68	4.42
os3	Witchhazel	54	3.24
os4	Norway Maple	45	2.70
ci1	Dwarf Cherry	14	1.5
ci2	Douglas Fir	26	1.5
ci3	Spruce	15	1.5

**Tree Plan for Construction at
19124 61A Avenue
Surrey**

Date: June 2, 2020



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0295-00

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: 009-999-990
Lot 9 Section 9 Township 8 New Westminster District Plan 14700
19124 - 61A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15.0 metres to 14.4 metres for Lots 1 and 2.
4. 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.
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

**PROPOSED SUBDIVISION PLAN OF LOT 9
SEC 9 TP 8 NWD PLAN 14700**

61 A AVENUE

CIVIC ADDRESS:

19124 61 A AVENUE, SURREY, BC.
P.I.D. 009-999-990

LEGEND

DENOTES TREE AND CANOPY EXTENT

SCALE 1 : 250



Lot dimensions are derived from FIELD SURVEY.

