

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0021-00

Planning Report Date: July 13, 2020

**PROPOSAL:**

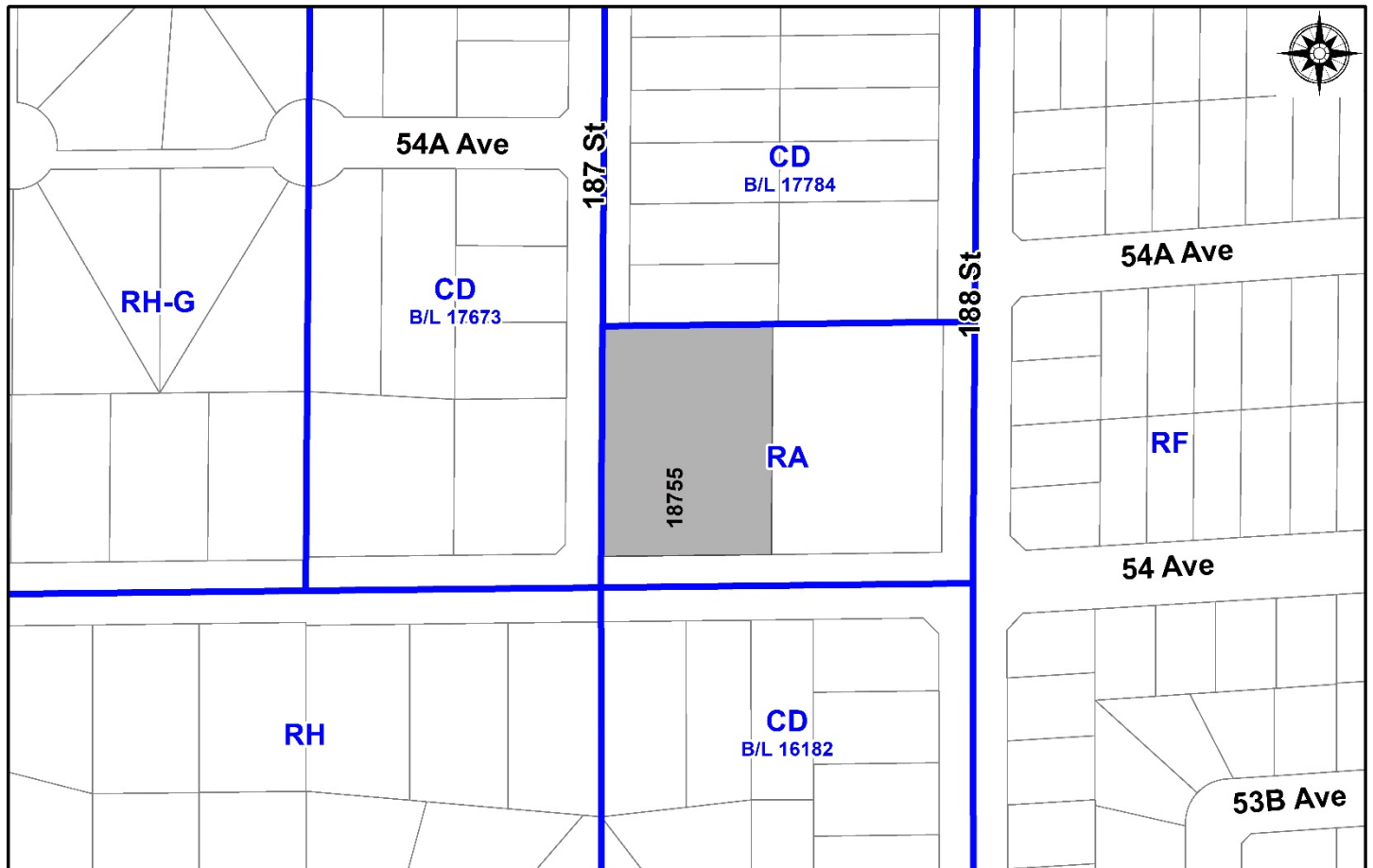
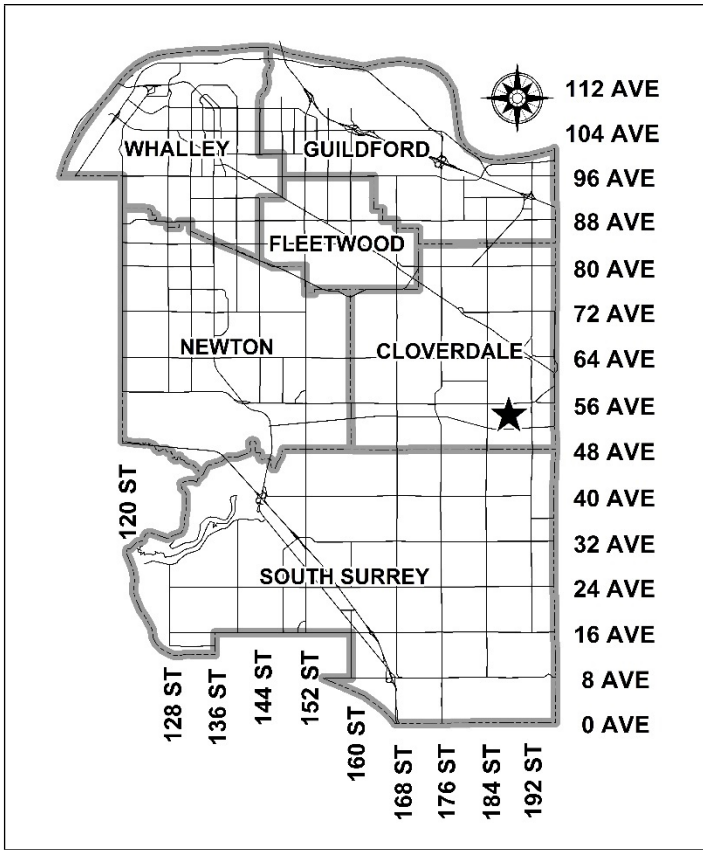
- **Rezoning** from RA to RQ
- **Development Variance Permit**

to allow subdivision into three quarter acre residential lots and to reduce the lot width of proposed Lots 1 and 2.

**LOCATION:** 18755 - 54 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban



**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**

- The applicant is proposing to reduce the minimum lot width requirement of the "Quarter Acre Residential Zone (RQ)" for proposed Lots 1 and 2.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban 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 density and building form are appropriate for this part of Cloverdale.
- The proposed development retains the suburban character of the existing neighbourhood and provides a complementary transition between the small suburban lots and large urban lots that characterize the neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Bylaw No. 19323 and close Project No. 7916-0399-00 and all applications associated with this project.
2. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7920-0021-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 23 metres for proposed Lots 1 and 2;
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the Tier 1 Capital Projects Community Amenity Contribution requirements of the Zoning By-law No. 12000, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) 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 Department.
  - (h) 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	Single Family Dwelling on acreage lot	Suburban	RA
North:	Single Family Dwelling on small suburban lot	Suburban	CD By-law No. 17784 (based on RH-G)
East:	Single Family Dwelling on acreage lot	Suburban	RA
South (Across 54 Avenue):	Single Family Dwellings on large urban lots	Urban	CD By-law No. 16182 (based on RH-G)
West (Across unopened 187 Street):	Single Family Dwellings on small suburban lots	Suburban	CD By-law No. 17673 (based on RH-G)

### Context & Background

- The subject site is located at the northeast corner of 187 Street and 54 Avenue in Cloverdale. The site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One Acre Residential Zone (RA)".
- The Agricultural Land Reserve (ALR) boundary is approximately 430 metres to the south. The subject site is located in a transition area between Urban and Suburban Official Community Plan (OCP) designations. Existing properties in the neighbourhood have a range of lot sizes and lot widths.
- North of the subject site on the east side of 187 Street, there are existing small Suburban lots created under Development Application No. 7911-0019-00, which received Final Adoption on April 13, 2015. The lots have widths that range from 17 metres to 19.5 metres and lot areas that range from 809 to 935 square metres.
- South of the subject site across 54 Avenue, there are oversized Urban lots created under Development Application No. 7906-0100-00 which received Final Adoption on June 26, 2007. The lot widths range from 20 metres to 27.25 metres to provide a transition between smaller Urban lots on the east side of 188 Street and the Suburban lots to the west.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject site is an approximately 4,042 square metre property that fronts onto 54 Avenue. An existing single family dwelling on the property is proposed for demolition.

- There is an active development application (No. 7916-0399-00) on the subject property proposing rezoning from RA to CD (based on RH-G) to allow subdivision into 4 small suburban lots. The Rezoning By-law No. 19323 received Third Reading by Council on July 24, 2019. The applicant has subsequently advised staff that they no longer wish to proceed with this application and have asked that the application be closed. As such, Council is requested to File Rezoning By-law No. 19323 and close Application No. 7916-0399-00.
- The applicant is now proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" in order to permit subdivision into 3 small suburban lots. (Appendix I)
- Proposed Lots 1 and 2 fronting 54 Avenue will have a lot width of 23 metres, and an average lot area of 1,119 square metres. Proposed Lot 3 will have a lot width of 24.4 metres and a lot area of 1,126 square metres. The proposed lots exceed the minimum lot depth and lot area requirements of the RQ Zone.
- A Development Variance Permit to reduce the lot widths of proposed Lots 1 and 2 from 24 metres to 23 metres is proposed by the applicant. The proposed variance is anticipated to have minimal impact on the streetscape. All proposed lots will provide an appropriate interface with neighbouring properties across from 187 Street and 54 Avenue.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.4042 hectares
Road Dedication:	8.5 metres
Undevelopable Area:	N/A
<b>Number of Lots:</b>	3
<b>Unit Density:</b>	7.42 lots/hectare
<b>Range of Lot Sizes</b>	1,116 square metres to 1,126 square metres
<b>Range of Lot Widths</b>	23.07 metre – 24.41 metre
<b>Range of Lot Depths</b>	46.13 metre – 48.57 metre

### 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:**

2 Elementary students at Sunrise Ridge Elementary School  
1 Secondary student at Lord Tweedsmuir 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.

Ministry of Transportation & Infrastructure (MOTI): MOTI comments on the proposed 3-lot subdivision are pending. MOTI previously supported the 4-lot subdivision proposal under Application No. 7916-0399-00.

**Transportation Considerations**

- The subdivision will provide an 8.5 metre road dedication to facilitate construction of 187 Street fronting the subject site, which will complete the connection of 187 Street through to 54 Avenue.
- The application will also complete the north half of 54 Avenue to a through local road standard complete with a sidewalk, barrier curb and gutter, boulevard, and street lighting.

**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 Growth Strategy. The proposal complies with the RGS designation.

**Official Community Plan**

Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan (OCP) with a proposed unit density of 7.42 dwelling units per hectare. The "Suburban" designation is intended to support low-density residential uses, in keeping with a suburban neighbourhood character.

**Zoning By-law**

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

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
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<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	10 dwelling units/gross hectare	7.42 dwelling units/gross hectare
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metre	7.5 metre
Side Yard:	2.4 metre	2.4 metre
Side Yard Flanking:	3.6 metre	3.6 metre
Rear:	7.5 metre	7.5 metre
<b>Lot Size</b>		
Lot Size:	930 square metre	1,116– 1,126 square metres
Lot Width:	24 metre	24.4 metre (Lot 3), 23.0 metre (Lots 1 and 2)
Lot Depth:	30 metre	46.13 – 48.57 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

### Lot Width Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot width of the RQ Zone from 24 metres to 23 metres for proposed Lots 1 and 2.
- Proposed Lots 1 and 2 exceed the minimum lot depth and lot area requirements of the RQ Zone. Proposed Lots 1 and 2 have a lot depth of 48.6 metres and an average lot area of 1,119 square metres.
- An 8.5 metre road dedication is required to facilitate the construction of 187 Street fronting the subject site, in order to complete the road connection through to 54 Avenue. It is not possible to widen proposed Lots 1 and 2 to meet the minimum lot width of the RQ Zone and still accommodate the necessary road dedication.
- The proposed lot width variance for proposed Lots 1 and 2 is anticipated to have minimal impact on the streetscape. Both proposed lots will provide an appropriate interface with neighbouring properties across from 54 Avenue, which range in width from 20 to 27 metres.
- Staff support the requested variances to proceed to Public Notification.

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Craftsman or West Coast, 2-storey to 3-storey split level homes with 1-storey high front entrances, minimum 6:12 and maximum 16:12 roof pitches using shake profile concrete roof tiles or asphalt shingles with raised ridge caps. Exterior materials will be in natural colours.

- A preliminary lot grading plan submitted by CitiWest Consulting Ltd. and dated February 2020 has been reviewed by staff and found to be generally 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.

### **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 and will provide \$2,000/new lot if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- For the subject application, a phased rate applies as follows:
  - \$2,000 per new lot proposed should the project receive Final Adoption prior to January 1, 2021;
  - \$3,000 per new lot proposed should the project receive Final Adoption between January 1, 2021 and December 31, 2021; or
  - 4,000 per new lot proposed should the project receive Final Adoption after January 1, 2022.

### **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 each new lot to support the development of new affordable housing.



## PUBLIC ENGAGEMENT

- Pre-notification letters were sent by the City on May 12, 2020 to 80 property owners within 100 metres of the subject site. A Development Proposal Sign was installed on the property on March 6, 2020. Staff did not receive any responses from any of the neighbouring property owners.

## TREES

- Tim Vandenberg, 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Linden, Little Leaf	1	1	0
Maple, Bigleaf	2	2	0
Cherry	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	4	4	0
Pine, Austrian	1	1	0
Redcedar, Excelsa	13	9	4
Redcedar, Western	38	35	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>60</b>	<b>52</b>	<b>8</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>5</b>	
<b>Total Retained and Replacement Trees</b>		<b>13</b>	
<b>Contribution to the Green City Program</b>		<b>\$30,000</b>	

- The Arborist Assessment states that there is a total of 60 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 8 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.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 105 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 100 replacement trees will require a cash-in-lieu payment of \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law to a maximum of \$30,000 per gross acre.
- In addition to the replacement trees, boulevard street trees will be planted on 187 Street and 54 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a \$30,000 contribution to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Subdivision Data Sheet
Appendix II.	Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7920-0021-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

# SUBDIVISION DATA SHEET

Appendix I

Proposed Zoning RQ

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.9988
Hectares	0.4042
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	23.07m - 24.41m
Range of lot areas (square metres)	1116m <sup>2</sup> - 1126m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.42 lots/Ha ; 3.0 lots/Ac
Lots/Hectare & Lots/Acre (Net)	9.28 lots/Ha ; 3.75 lots/Ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	28%.
Estimated Road, Lane & Driveway Coverage	20%.
Total Site Coverage	48%.
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES/NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES/NO
<b>MODEL BUILDING SCHEME</b>	
	YES/NO
<b>HERITAGE SITE Retention</b>	
	YES/NO
<b>BOUNDARY HEALTH Approval</b>	
	YES/NO

**Subdivision Data Sheet cont'd**

Requires Project Data	Proposed
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/ <del>NO</del>
Works and Services	YES/ <del>NO</del>
Building Retention	YES/ <del>NO</del>
Others Lot width	<del>YES</del> /NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/~~Agent~~ Natup  
Signature

Natalie Pullman  
Name: (Please Print)



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

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

DATE: **June 24, 2020** PROJECT FILE: **7820-0021-00**

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RE: **Engineering Requirements  
Location: 18755 54 Avenue**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 8.50 metres along 187 Street for the ultimate 20.0 metre through local road Standard.
- Dedicate a 3.0 by 3.0 metre corner cut at the intersection of 54 Avenue and 187 Street.
- Provide a 0.5 metre SRW along the 54 Avenue and 187 Street frontages.

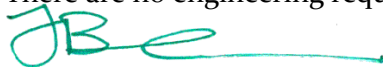
***Works and Services***

- Construct the north half of 54 Avenue to through local road standard.
- Complete 187 Street to through local road standard.
- Extend water main along 187 Street to 54 Avenue.
- Implement onsite low impact development storm water management features.
- Provide water, storm and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager

KMH

May 5, 2020

**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0021 00

**SUMMARY**

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

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

**September 2019 Enrolment/School Capacity**

<b>Sunrise Ridge Elementary</b>	
Enrolment (K/1-7):	39 K + 318
Operating Capacity (K/1-7)	76 K + 210
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1640
Capacity (8-12):	1400

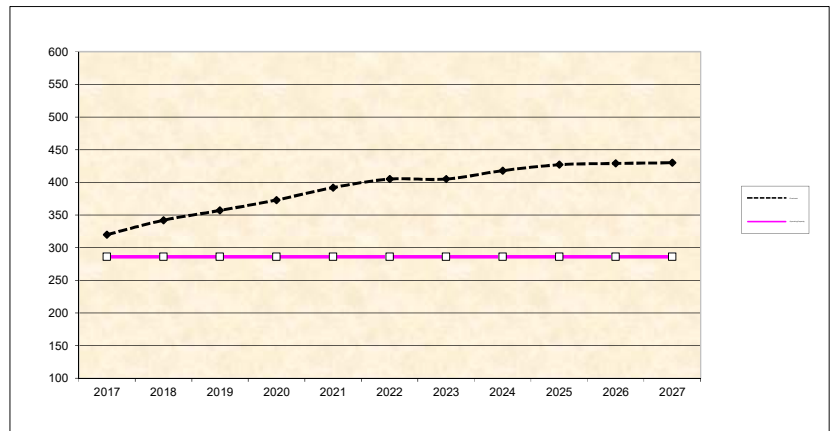
**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

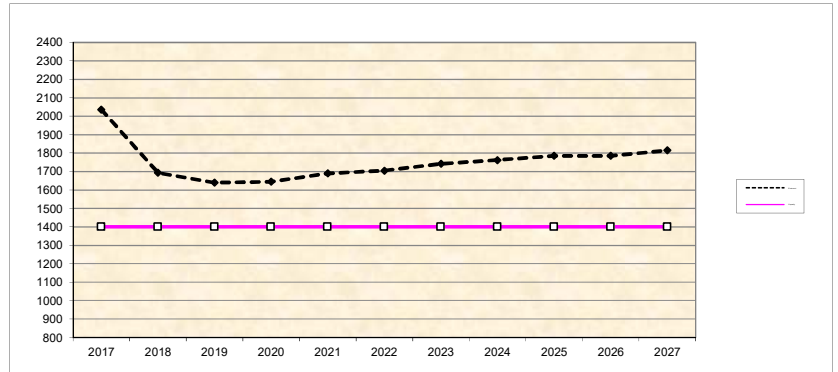
Sunrise Ridge elementary is currently operating at 122% capacity. Though development in the catchment is minimal, the birth rate has been slowly climbing over the last 10 years as more young couples are moving to this catchment. The 10 year enrolment projections are showing that the operating capacity for the school will rise to 145% by 2028. As of September 2019, Sunrise Ridge Elementary required 4 portables for enrolling classrooms. There are no current plans to construct new enrolling space to the school; the school will be monitored over the coming year. All future growth to this school will be captured by portables at this time.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary.

**Sunrise Ridge Elementary**



**Lord Tweedsmuir 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 #: 7920-0021-00  
Project Location: 18755 - 54 Avenue, Surrey, BC  
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

### 1. Residential Character

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

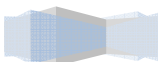
The area surrounding the subject property consists of a majority of homes that are newer three storey split level homes over 6000 square feet. These homes would be used as context homes, with the features such as street facing projects, roof styles, window styles, and garage types.

Homes in the neighborhood include the following:

- The homes surrounding the property are majority newer homes that are three storey split level homes. The roof styles are sharp with a more craftsman appeal complete with gable accents and street projections. Roof surfaces are primarily asphalt shingles with various cladding materials such as wood siding, vinyl or stucco with stone or brick accents.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are craftsman and west coast.
- 2) All context homes are 2 or 3 storey split level homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.





7) Roof pitch is steep for the newer context homes.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in hardi siding or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include craftsman style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

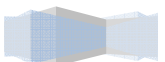
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** Basement entry homes not permitted.

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

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

**Roof Pitch:** Minimum roof pitch should be 6:12 and maximum of 16:12.



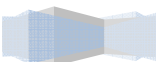
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: March 6, 2020

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: March 6, 2020



## Tree Preservation Summary

Surrey Project No: TBD

Address: 18755 – 54 Avenue

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	61
<b>Protected Trees to be Removed</b>	53
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	8
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 52 X two (2) = <u>104</u>	105
<b>Replacement Trees Proposed</b>	5
<b>Replacement Trees in Deficit</b>	100
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - 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
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:

Date: April 23, 2020



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0021-00

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: 006-231-438  
Lot 17 Section 4 Township 8 New Westminster District Plan 41666  
  
18755 - 54 Avenue

(the "Land")

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

Parcel Identifier:

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- - (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

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- (a) In Section K Subdivision of Part 15C "Quarter Acre Residential Zone (RQ)" the minimum lot width is reduced from 24.0 metres to 23.0 metres for proposed Lots 1 and 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

