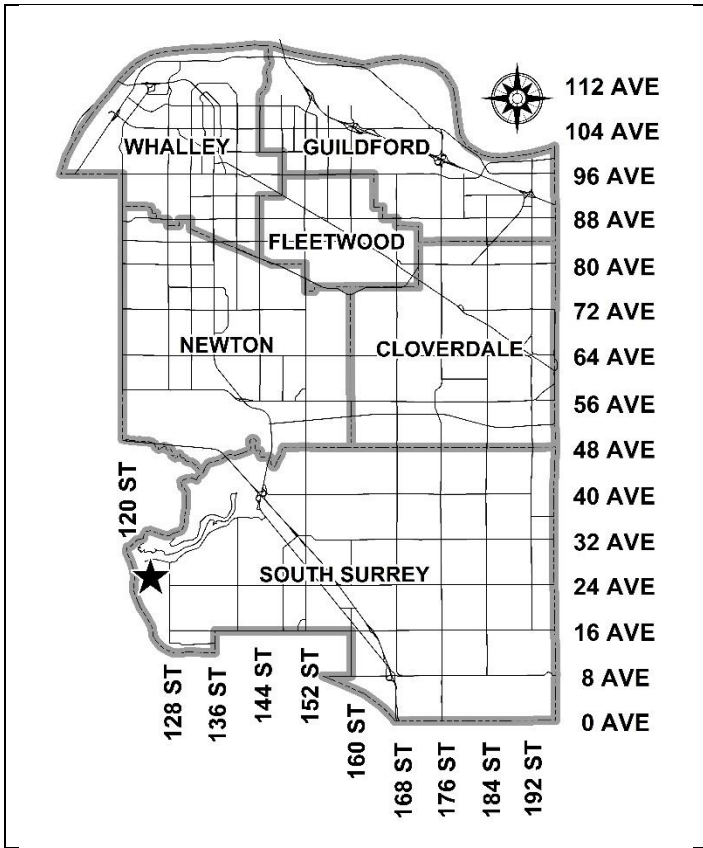


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0035-00

Planning Report Date: February 13, 2023



PROPOSAL:

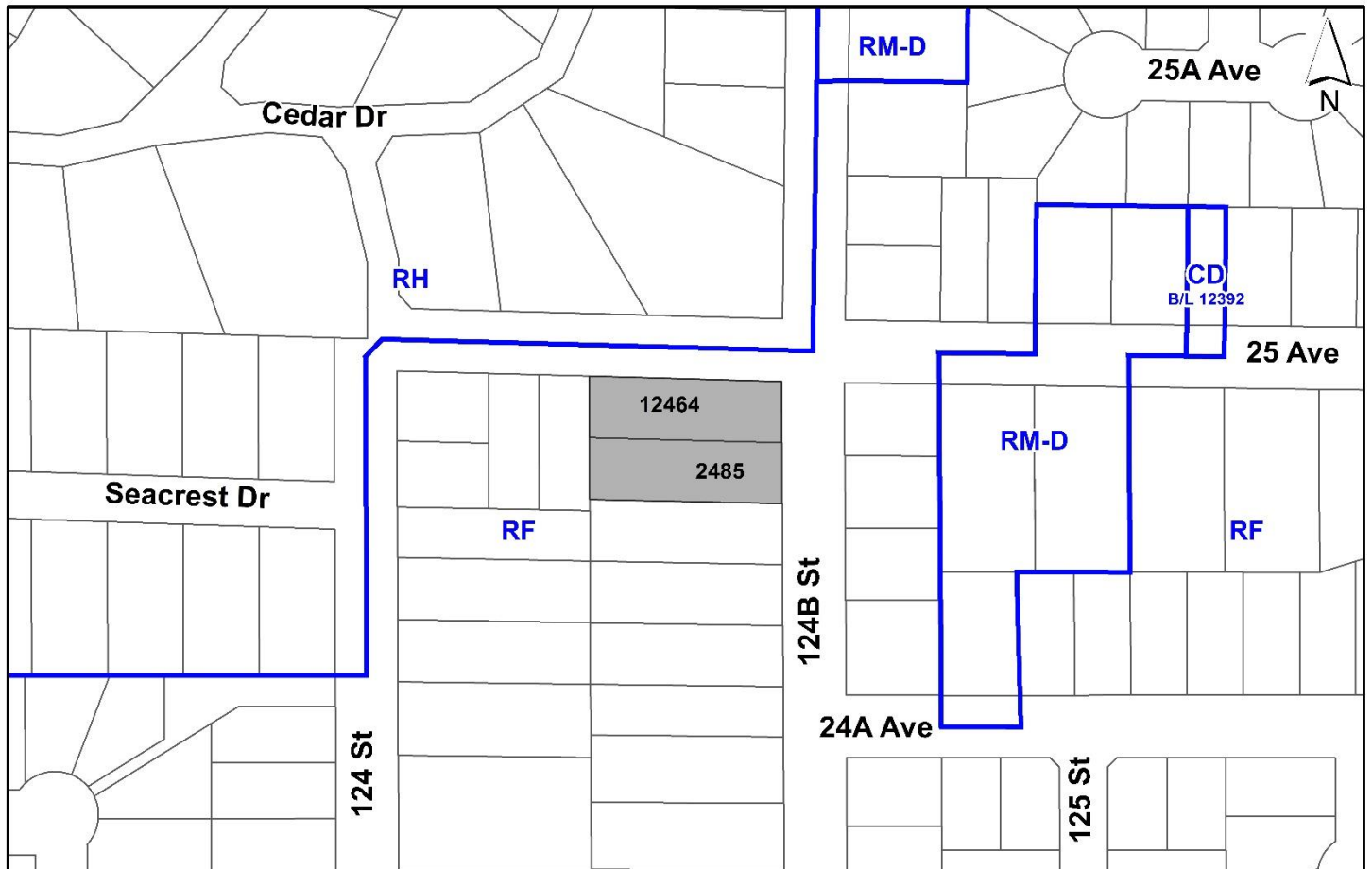
- **Development Variance Permit**

to reduce the rear yard setback to facilitate tree retention as part of a proposed subdivision.

LOCATION: 12464 - 25 Avenue
 2485 - 124B Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the rear yard setback requirements of the Single Family Residential (RF) Single Family Residential (RF) Zone for a proposed lot.

RATIONALE OF RECOMMENDATION

- The applicant proposes a subdivision from two into four single family lots based on the existing RF zoning.
- Some area residents have raised concerns with the subdivision proposal based on the mature tree loss through subdivision applications in the Ocean Park area. The proposed variance to reduce the rear yard setback for Proposed lot 1 would support the retention of three mature trees in the front yard with the proposed rear yard setback reduction from 7.5 metres to 6.0 metres.
- 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 density and building form are appropriate for this part of Ocean Park.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0035-00 (Appendix VI) to reduce the minimum rear yard setback of the Single Family Residential (RF) Zone from 7.5 metres to 6 metres to the principal building face for Proposed lot 1, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family	Urban	RF
North (Across: 25 Avenue)	Single Family	Suburban	RH
East (Across: 124B Street)	Single Family	Urban	RF, RM-D
South (Abutting):	Single Family	Urban	RF
West (Abutting):	Single Family	Urban	RF

Context & Background

- The two subject properties are located at 12464 25 Avenue and 2485 148B in the Ocean Park area. The properties are designated "Urban" in the Official Community Plan (OCP) and are zoned "Single Family Residential Zone (RF)". The gross site area of the properties is 2,437 square metres.
- Subdivision of the subject properties into four lots is permitted under the Urban designation and RF zone. Similar proposals for subdivisions under the RF zone in the surrounding area have been proposed and include Development Application Nos. 7991-0217-00, 7905-0110-00, and 7921-0088-00.
- Development Application No. 7991-0217-00 proposed a subdivision that created the five lots abutting the subject property on the west side. This subdivision was finalized on October 30th, 1992.
- Development Application No. 7905-0110-00 proposed rezoning and a subdivision to create the properties at 12509 and 12517 25 Avenue. The rezoning to RF for a two-lot subdivision received final adoption at the Regular Council – Land Use meeting on June 11th, 2007.
- Development Application No. 7921-0088-00 is a subdivision application that has been issued a Preliminary Layout Approval (PLA) letter and has been provided the requirements for final subdivision approval.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicants are proposing to subdivide the subject properties into four lots.
- The subdivision proposal conforms with the sites existing Urban OCP designation and can be accommodated under the “Single Family Residential Zone (RF).”
- To increase the number of mature trees that may be retained through this application, the applicant proposes to reduce the rear yard setback of Proposed lot 1 from 7.5 metres to 6.0 metres.
- This will result in the property’s building envelope moving towards the rear of the property, which would permit construction of a standard RF home without encroachment into the critical root zones of the mature trees in the front yard.

	Proposed
Lot Area	
Gross Site Area:	2437 square metres
Road Dedication:	9 square metres
Net Site Area:	2428 square metres
Number of Lots:	4
Unit Density:	16.47 units per hectare
Range of Lot Sizes	560 – 654 square metres
Range of Lot Widths	16.5 – 19.4 metres
Range of Lot Depths	28.7 – 39.5 metres

Referrals

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

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.

2 Elementary students at Crescent Park Elementary / Annex School
1 Secondary students at Elgin Park Secondary School

(Appendix IV)

Parks, Recreation & Culture:

Crescent Park is the closest active park with amenities that include playgrounds, a cricket pitch, baseball diamonds, pickleball courts, a recreational trail network, and contains natural areas. The park is 820 metres walking distance from the development.

Parks accepts the removal of 5 City Trees and compensation on a 2 to 1 replacement ratio at \$550 per tree, with a total compensation amount of \$5,500.00.

Transportation Considerations

- The applicant is required to construct the west side of 124B Street and south side of 25 Avenue to the Through Local Road standard with pavement, barrier curb, gutter, and a sidewalk with street lighting and trees.
- The applicant is required to dedicate a 3.0 metre x 3.0 metre corner cut at the intersection of 124B and 25 Avenue.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The property is designated Urban in the Official Community Plan (OCP), which limits density to 37 units per hectare. The proposal has a unit density of 16.47 units per hectare, and therefore complies with the property's OCP designation.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. "Single Family Residential Zone (RF)" lots between 560 and 654 square metres in area will result in similar sized homes, streetscape and yard space that fits the character of the existing neighbourhood.

The applicant completed design guidelines for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.

Zoning By-law

Rear Yard Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6 metres to the principal building face for Proposed lot 1.
- The minor reduction of the rear yard setback for Proposed lot 1 would support the retention of three mature trees in the front yard.
- As the rear of Proposed Lot 1 abuts Proposed Lot 3, the proposed variance would not impact an existing home.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include modestly sized two-storey, bungalow, and split level type homes constructed to the local modern standard.
- A preliminary lot grading plan, submitted by Hub Engineering Inc. and dated December 1, 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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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 new 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 to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 30, 2021 and October 25, 2022, and the Development Proposal Signs were installed on July 30, 2022. Staff received 15 responses from neighbouring residents. Twelve respondents were opposed to the proposal, two respondents expressed concerns about the development process, and one respondent requested more information.
- Residents' comments are noted below with staff comments in italics.
 - Seven respondents expressed opposition based on changes to the neighbourhood character, the increased density of the lots, smaller building sizes, and implications that the area may develop further.

The proposed subdivision conforms with the existing OCP designation and zoning and there is precedent for similar sized single-family lots in the surrounding area. The layout mirrors the properties to the west which were created under Development Application No. 7991-0217-00. Those neighbouring properties range from 623 to 704 square metres in area and the proposed lots range from 560 to 654 square metres.

- Six respondents expressed opposition based on increased traffic and construction in the neighbourhood. These concerns included a lack of oversight on construction, a lack of sidewalk services, higher traffic on local roads, and a lack of suitable off and on-street parking.

The applicants are required to construct 25 Avenue and 124B Street and plant boulevard trees. The proposed lots are required to have a minimum of three off-street parking spaces based on the Zoning By-law.

- Six respondents expressed opposition based on the removal of mature trees that would be required for a four lot subdivision. Some respondents noted that builders can damage or kill trees that are not authorized for removal and that the penalty for this is insufficient to enforce compliance. Respondents also referred to tree removal across the Ocean Park area more broadly due to subdivision applications.
- One respondent indicated that they were not opposed to the project in principle, but that the loss of mature trees should be avoided. The respondent supported relaxations of the setback and height requirements, noting that thinner and taller building envelopes would permit densification without as much tree removal required.

During the review, City staff sought to increase the quantity of mature trees retained under this application. The proposed variance is intended to support tree retention. Based on the location of the on-site trees and critical root zones, the applicant is able to accommodate the retention of 4 trees.

The applicant will be required to plant replacement trees to bring each lot to the maximum quantity permitted based on the City's Tree Protection Bylaw. The cap for subdivided lots between 581 to 700 square metres is 4 trees and the lots will have an average of 4.5 replacement and retained trees each. The street construction will include planting of new boulevard trees.

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
Alder and Cottonwood Trees			
Alder	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Hazelnut	1	1	0
Vine Maple	5	5	0
Coniferous Trees			
Douglas-Fir	2	1	1
Falsecypress	1	1	0
Western Red Cedar	21	18	3
Total (excluding Alder and Cottonwood Trees)	31	27	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		18	
Contribution to the Green City Program		\$23,100.00	

- The Arborist Assessment states that there are a total of 31 mature trees on the site, excluding Alder and Cottonwood trees. Two additional trees (6% of the total trees on the site), are Alder trees. It was determined that 4 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.
- The proposed rear yard setback for Proposed lot 1 needs to be reduced in order to maximize tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.
- The proposed tree preservation on the site will include the meandering of the sidewalk on 25 Avenue, suspended slab for the placement of the driveway on Proposed lots 1 and 4, directional drilling to install services and supervision by an arborist during construction.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 56 replacement trees on the site. Since only 14 replacement trees can be accommodated on the site, the deficit of 42 replacement trees will require a cash-in-lieu payment of \$23,100.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The application proposes the removal of 5 City trees (4 vine maples and 1 hazelnut tree) located along the frontage of Proposed lots 3 and 4 on 25 Avenue. As these trees are off-site and not shared, they are not included in the table above. The trees are directly impacted by construction of 25 Avenue and driveway access for the lots. Parks accepts the removal of these 5 City Trees and compensation on a 2 to 1 replacement ratio at \$550 per tree, with a total compensation amount of \$5,500.00.
- In addition to the on-site replacement trees, City boulevard street trees will be planted on 25 Avenue and 124B Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$23,100.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Design Guidelines Summary
Appendix VI.	Development Variance Permit 7921-0035-00

approved by Shawn Low

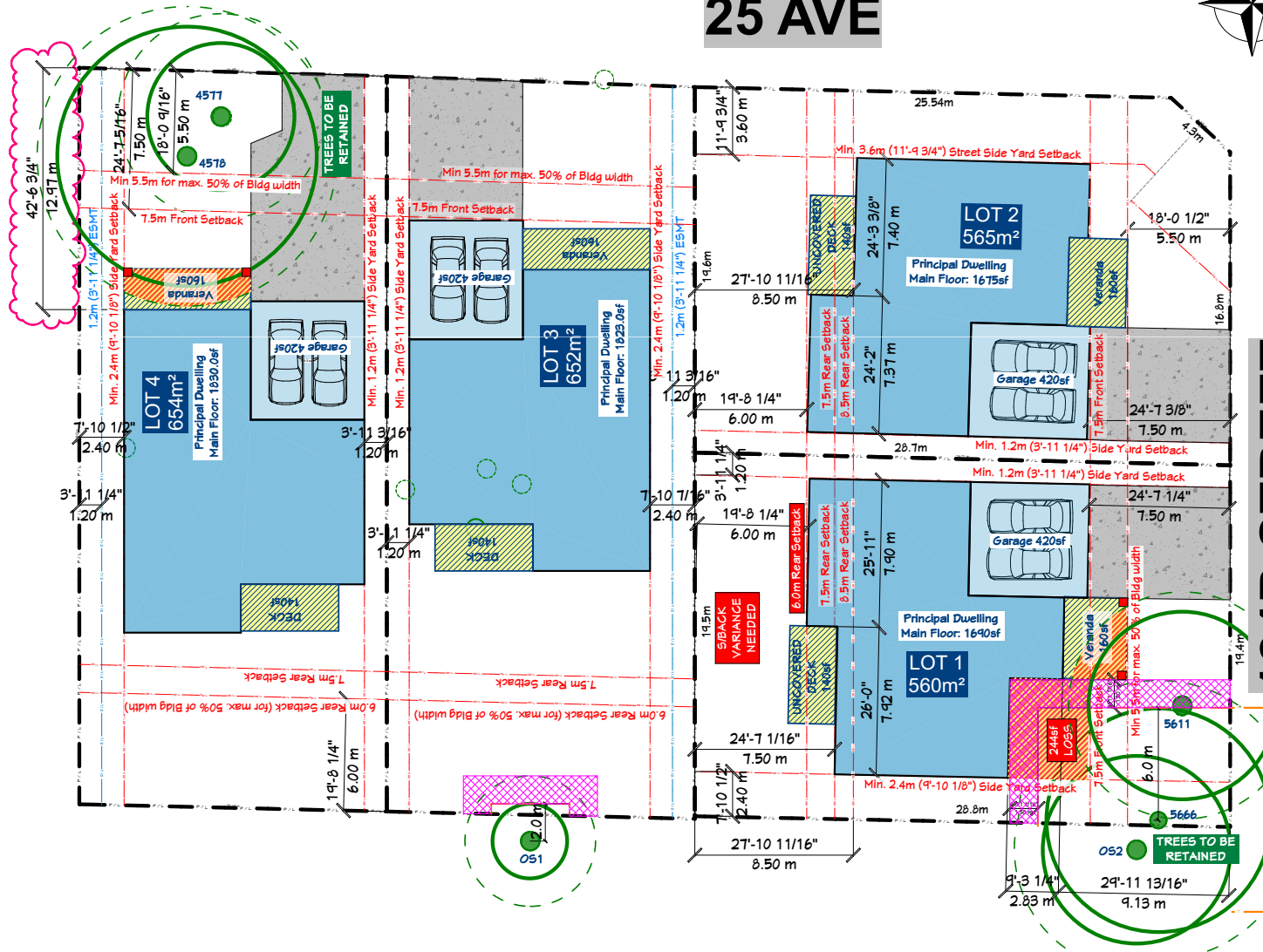
Jeff Arason
Acting General Manager
Planning and Development

HK/JK/ar

21-0035 -12464-25 Ave SRY - BUILDING ENVELOPE
 MIN SETBACKS: (RF)
 FRONT: 7.5m /5.5m REAR: 8.5m/7.5m/6.0m SIDE: 3.6m/2.4m/1.8m/1.2m



- Setback Variance Required
- Building Encroaching into TPZ (Tree Protection Zone)
- Veranda, Deck or Patio
- Main Floor
- Garage
- 1.5m Excavation Zone
- Tree to be Retained



25 AVE

124B STREET

BUILDING ENVELOPE

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Building Envelope Study

21-0035 Jujhar Bains-12464-25 Ave
 SRY-B Envelope-X12-
 2022.12.02-12 w/Variance

DRAWINGS PROVIDED BY:
APEX Design Group Inc.
 Unit 157, 8120-128 Street
 Surrey BC V3W 1K7 Fax: 604-559-8248
 info@apexdesigngroup.com
 ApexDesignGroup.com

DATE:	2022-12-06
SCALE:	
SHEET:	A-2

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

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

DATE: **January 23, 2023** PROJECT FILE: **7821-0035-00**

RE: **Engineering Requirements
Location: 2485 124B St**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0m x 3.0m corner cut at the intersection of 124B St & 25 Ave.
- Register 0.5m statutory right-of-way (SRW) along 124B St & 25 Ave.

Works and Services

- Construct the west side of 124B St.
- Construct the south side of 25 Ave.
- Construct concrete driveway letdowns to each lot.
- Extend the 250mm drainage main along 25 Ave.
- Extend the 200mm sanitary main along 25 Ave.
- Provide on-site mitigation features as determined through detailed design.
- Provide storm, sanitary and water service connections to each lot.
- Register restrictive covenant (RC) for the installation and maintenance of on-site mitigation features.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

IJ



January 6, 2023

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.

Crescent Park Elementary enrolment projections are indicating that enrolment will remain pretty constant over the next 10 years: and what growth the school might experience, the existing capacity of the school is large enough to accommodate it. There are no current plans to expand the existing school.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0035 00

SUMMARY

The proposed 4 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:	2
Secondary Students:	1

September 2022 Enrolment/School Capacity

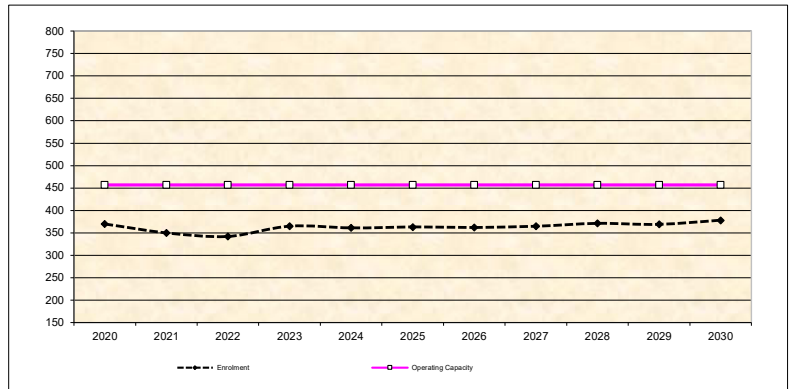
Crescent Park Elementary/ANNEX	
Enrolment (K/1-7):	31 K + 311
Operating Capacity (K/1-7)	38 K + 419
Elgin Park Secondary	
Enrolment (8-12):	1270
Capacity (8-12):	1200

Projected population of school-age children for this development:	8
--	---

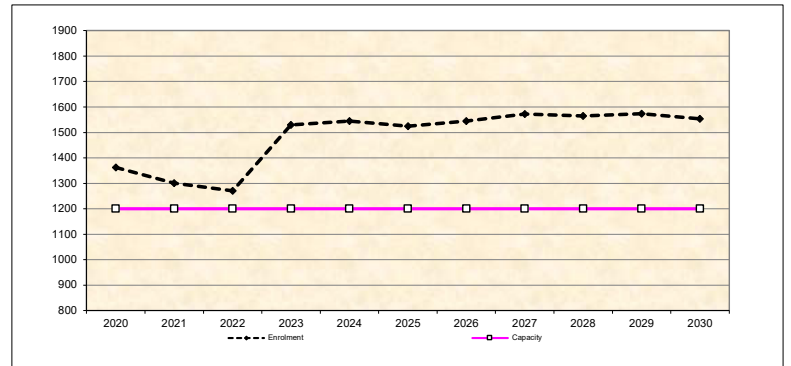
Population: The projected population of children aged 0-19 Impacted by the development.

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

Crescent Park Elementary/ANNEX



Elgin Park Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0035-00


Address: 2485 - 124B Street & 12464 - 25 Avenue

Registered Arborist: Tim Vandenberg

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)	33
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 _____ - All other Trees Requiring 2 to 1 Replacement Ratio 27X two (2) = 54 _____ 	56
Replacement Trees Proposed	14
Replacement Trees in Deficit	42
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - 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	TBD
Replacement Trees in Deficit	TBD

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

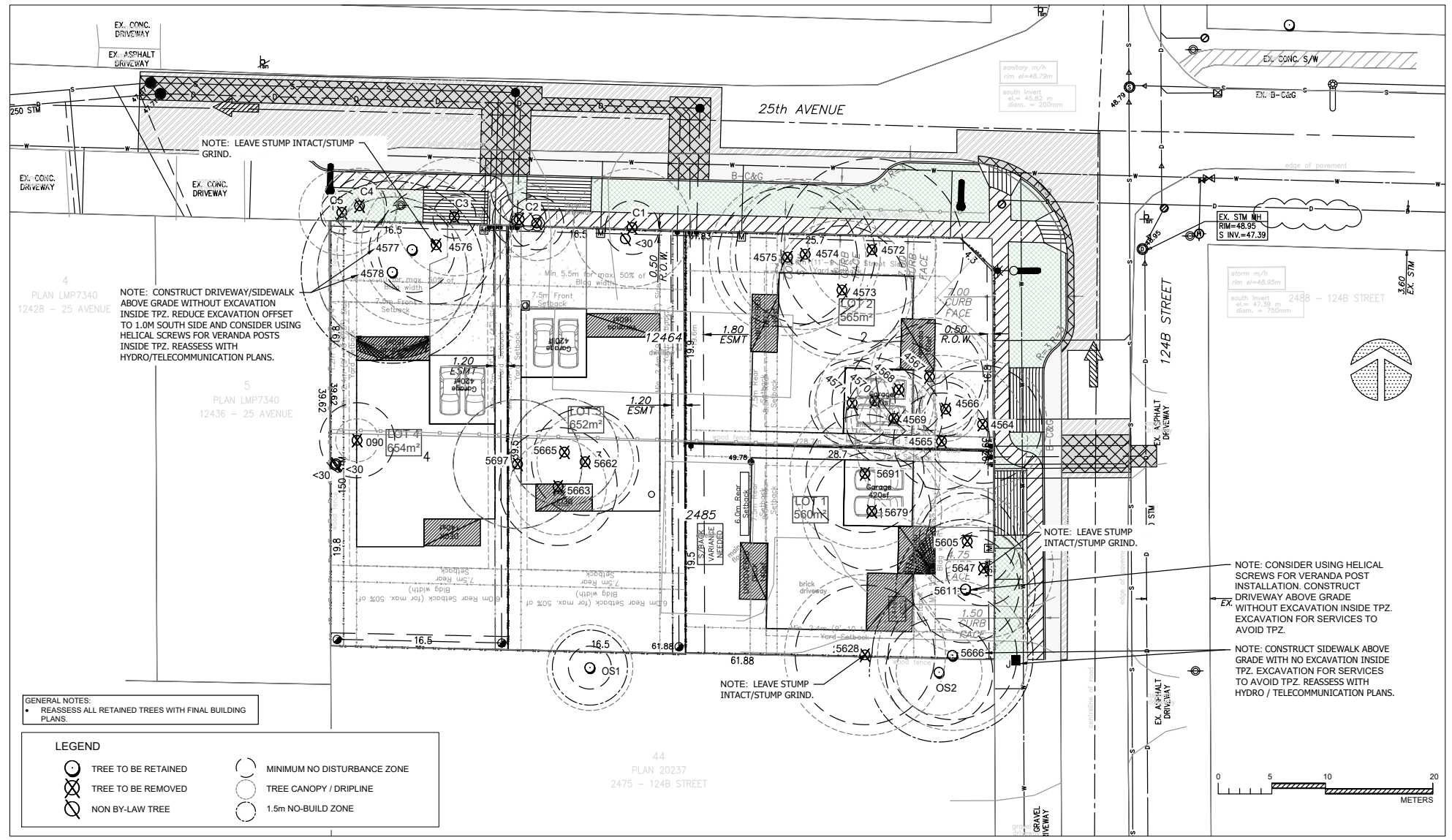
Signature of Arborist: 

Date: January 12, 2023



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





NOTE: LEAVE STUMP INTACT/STUMP GRIND.

NOTE: CONSTRUCT DRIVEWAY/SIDEWALK ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ. REDUCE EXCAVATION OFFSET TO 1.0M SOUTH SIDE AND CONSIDER USING HELICAL SCREWS FOR VERANDA POSTS INSIDE TPZ. REASSESS WITH HYDRO/TELECOMMUNICATION PLANS.

NOTE: LEAVE STUMP INTACT/STUMP GRIND.

NOTE: CONSIDER USING HELICAL SCREWS FOR VERANDA POST INSTALLATION. CONSTRUCT DRIVEWAY ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ. EXCAVATION FOR SERVICES TO AVOID TPZ.

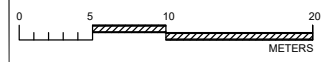
NOTE: CONSTRUCT SIDEWALK ABOVE GRADE WITH NO EXCAVATION INSIDE TPZ. EXCAVATION FOR SERVICES TO AVOID TPZ. REASSESS WITH HYDRO / TELECOMMUNICATION PLANS.

GENERAL NOTES:
 • REASSESS ALL RETAINED TREES WITH FINAL BUILDING PLANS.

LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE CANOPY / DRIPLINE
	NON BY-LAW TREE		1.5m NO-BUILD ZONE

44
 PLAN 20237
 2475 - 124B STREET



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT28/21	AA	LOT 1 - SITE PLAN	6	JAN05/23	MK	SITE PLANS & GRADING PLANS
2	MAR04/22	MK	CIVIL PLAN				
3	APR14/22	MK	LOTS 1, 2, 3, 4 - SITE PLANS				
4	SEPT22/22	MK	SITE PLANS & GRADING PLANS				
5	NOV03/22	MK	GRADING PLANS				

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

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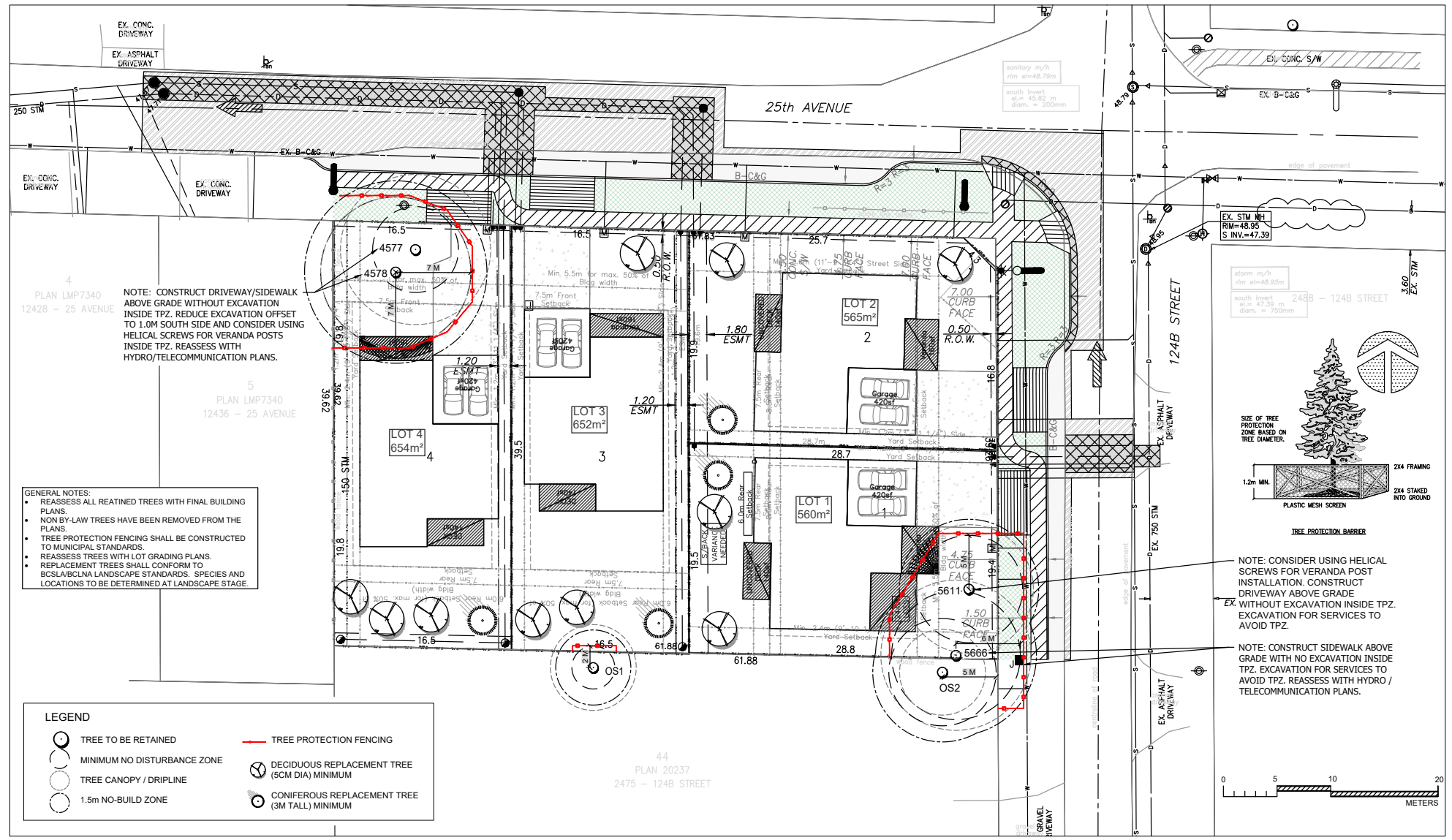
PROJECT TITLE
**2485 124B STREET &
 12464 25 AVENUE**
 SURREY, B.C.

SHEET TITLE
**T1 - TREE REMOVAL AND
 PRESERVATION PLAN**

CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE OCTOBER 20, 2020

T-1
 SHEET 1 OF 2



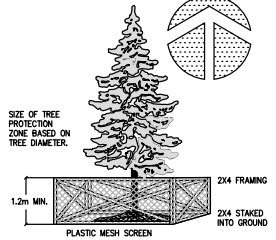
NOTE: CONSTRUCT DRIVEWAY/SIDEWALK ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ. REDUCE EXCAVATION OFFSET TO 1.0M SOUTH SIDE AND CONSIDER USING HELICAL SCREWS FOR VERANDA POSTS INSIDE TPZ. REASSESS WITH HYDRO/TELECOMMUNICATION PLANS.

GENERAL NOTES:

- REASSESS ALL RETAINED TREES WITH FINAL BUILDING PLANS.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

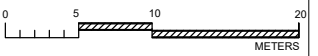
LEGEND

	TREE TO BE RETAINED		TREE PROTECTION FENCING
	MINIMUM NO DISTURBANCE ZONE		DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
	TREE CANOPY / DRIPLINE		CONIFEROUS REPLACEMENT TREE (3M TALL) MINIMUM
	1.5m NO-BUILD ZONE		



NOTE: CONSIDER USING HELICAL SCREWS FOR VERANDA POST INSTALLATION. CONSTRUCT DRIVEWAY ABOVE GRADE EX. WITHOUT EXCAVATION INSIDE TPZ. EXCAVATION FOR SERVICES TO AVOID TPZ.

NOTE: CONSTRUCT SIDEWALK ABOVE GRADE WITH NO EXCAVATION INSIDE TPZ. EXCAVATION FOR SERVICES TO AVOID TPZ. REASSESS WITH HYDRO / TELECOMMUNICATION PLANS.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT28/21	AA	LOT 1 - SITE PLAN	6	JAN05/23	MK	SITE PLANS & GRADING PLANS
2	MAR04/22	MK	CIVIL PLAN				
3	APR14/22	MK	LOTS 1, 2, 3, 4 - SITE PLANS				
4	SEP12/22	MK	SITE PLANS & GRADING PLANS				
5	NOV03/22	MK	GRADING PLANS				

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PROJECT TITLE
 2485 124B STREET &
 12464 25 AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE OCTOBER 20, 2020

T-2
 SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY**V.1r2**

Surrey Project no.: 21-0035
Property Location: 12464-25 Avenue & 2485-124B ST, Surrey, B.C

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

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

1. Residential Character

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

The area surrounding the subject site is an urban area built out in the Pre-1960's - 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

40% of the existing homes have mid-scale massing characteristics with 84.0.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4-5/12 or lower to a medium pitch of 6-9/12 and over common truss roofs with simple gables and common hips with 84% Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: 46% Cedar (dominant), 38% Vinyl and 16% Stucco. 46% Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 81.00% of the homes have double garage with Asphalt and Exposed Aggregate driveways.

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

The result is that many of these homes do not reflect characteristics we would be in favor of today. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy will be to employ modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing

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

Dwelling Types:	“Two-Storey”	62.00%
	“Basement /Cathedral Entry”	19.00%
	“Rancher (Bungalow)”	19.00%
	“Split Levels”	0.00%
Dwelling Sizes: (Floor Area/Volume)	Size range:	24.00% under 2000 sq.ft excl. garage
		34.00% 2001 - 2500 sq.ft excl. garage
		42.00% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 46.00% Vinyl: 38.00% Stucco: 16.00% Hardi: 0%	
	Brick or stone accent on 46.00% of all homes	
Roof ing Materials:	Asphalt Shingles: 84.0%	Cedar Shingles: 0.00%
	Concrete Tiles: 16.00%	Tar & Gravel: 0.00%
	38.00% of homes have a roof pitch of 4/5:12 and lower	
	62.00% have a roof pitch of 6/9:12 and greater.	
Window/Door Details:	100.00% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 10-20 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Cedar, Vinyl and Stucco.	
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.	

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

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

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

Exterior Treatment /Materials: No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

Exterior Materials /Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch: Minimum 3:12

Roof Materials/Colours: Treated Cedar Shakes or Cedar shingles, Concrete roof tiles In a shake profile, asphalt shingles in a shake profile and Environmentally Sustainable Roofing Products . Grey or Brown or Black tones.

Window/Door Details: Dominant: Rectangular or Gently arched windows and of a consistent geometrical shape.

In-ground basements: Permitted if servicing allows.

Landscaping: Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:



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

August 26, 2022

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0035-00

Issued To:

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: 000-581-356

Lot 42 Section 19 Township 1 New Westminster District Plan 26237
12464 25 Avenue

Parcel Identifier: 008-896-801

Lot 43 Section 19 Township 1 New Westminster District Plan 26237
2485 124B Street

(the "Land")

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

Parcel Identifier:

-
- (b) If the civic address(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:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - o to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6 metres to the principal building face for Proposed lot 1.

5. This development variance permit applies to only to that portion of the buildings and structures on 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.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. 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.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

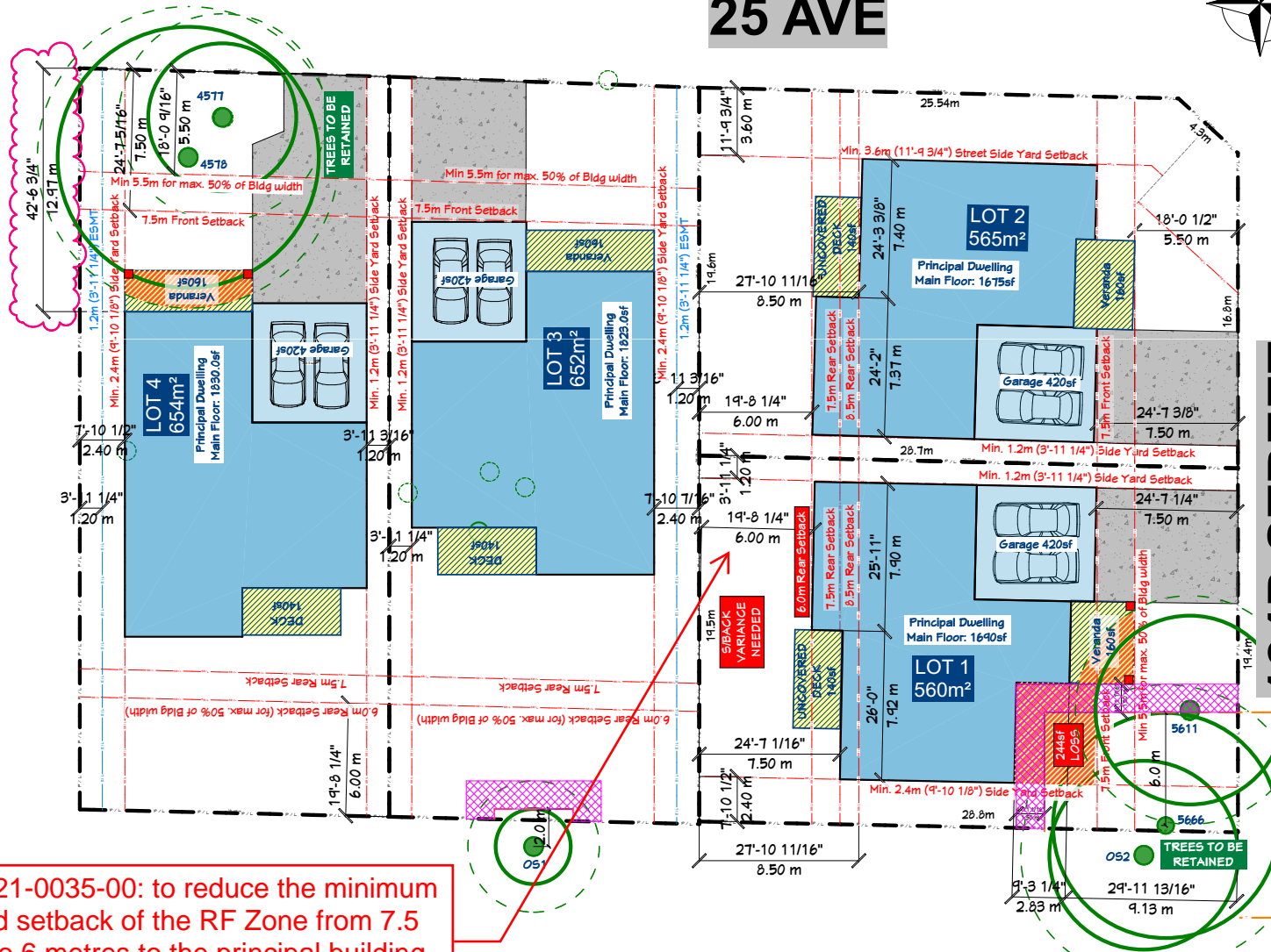
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

21-0035 -12464-25 Ave SRY - BUILDING ENVELOPE
MIN SETBACKS: (RF)
FRONT: 7.5m /5.5m REAR: 8.5m/7.5m/6.0m SIDE: 3.6m/2.4m/1.8m/1.2m

- Setback Variance Required
- Building Encroaching into TPZ (Tree Protection Zone)
- Veranda, Deck or Patio
- Main Floor
- Garage
- 1.5m Excavation Zone
- Tree to be Retained



DVP 7921-0035-00: to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6 metres to the principal building face for Proposed lot 1.

25 AVE



124B STREET

BUILDING ENVELOPE

REVISION TABLE	
NUMBER	DESCRIPTION

Building Envelope Study

21-0035 Jujhar Bains-12464-25 Ave SRY-B Envelope-X12- 2022.12.02/12 w/Variance

DRAWINGS PROVIDED BY:
APEX Design Group Inc.
 Unit 157, 8120-128 Street
 Surrey BC V3W 1K1 Fax: 604-549-8248
 info@apexdesigngroup.com
 ApexDesignGroup.com

DATE:	2022-12-06
SCALE:	
SHEET:	A-2