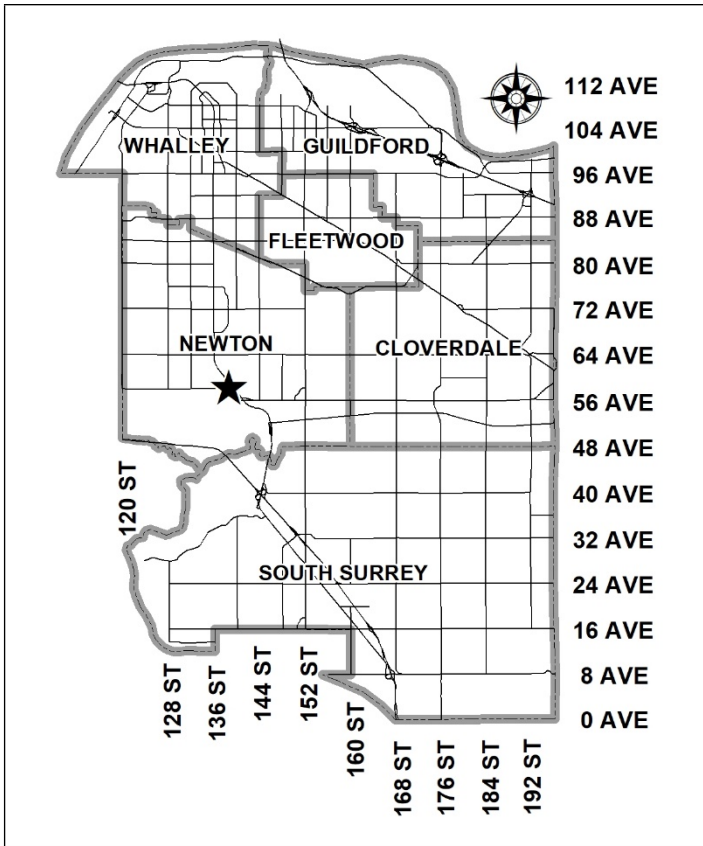


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0234-00

Planning Report Date: July 24, 2023



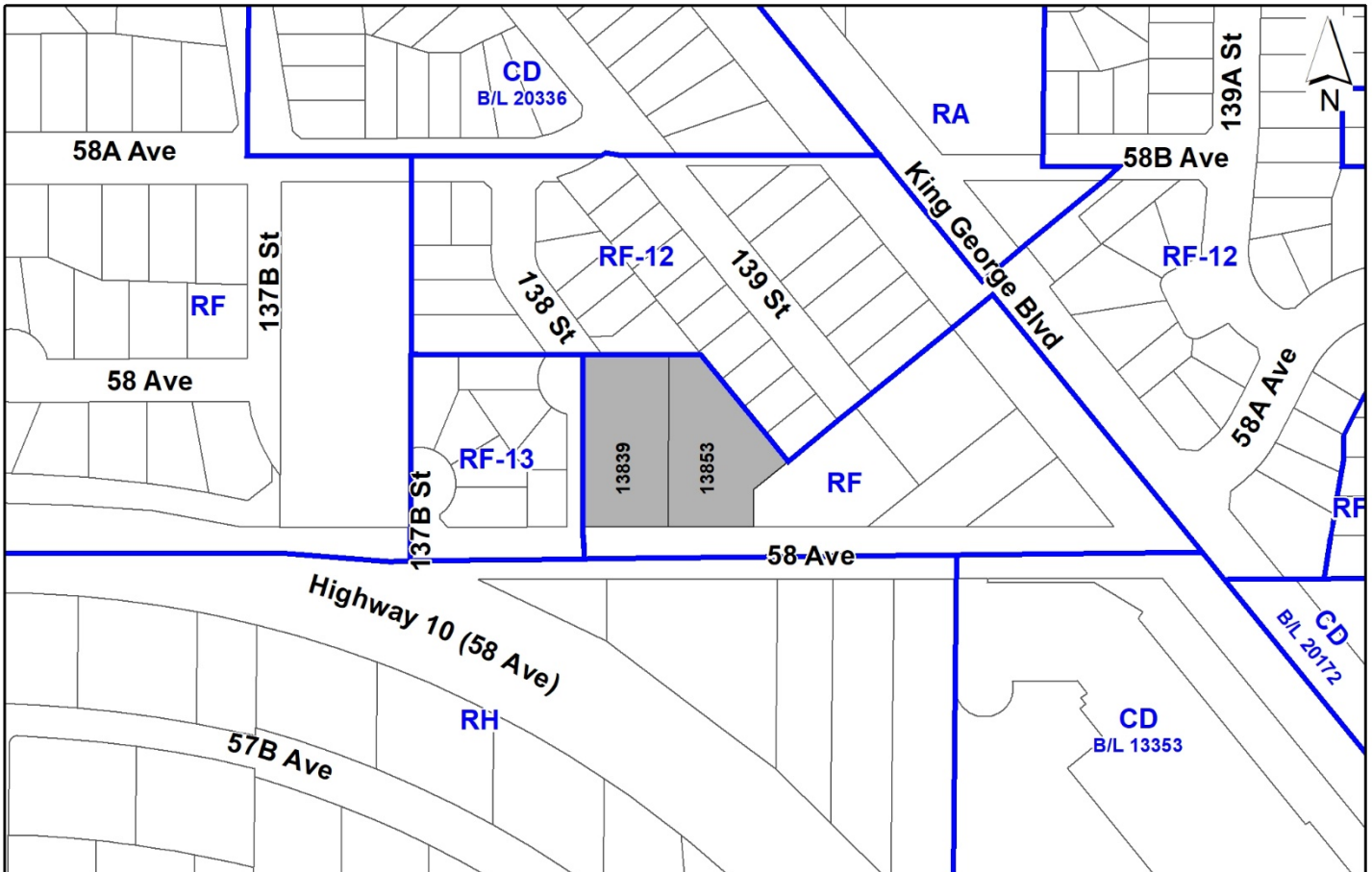
PROPOSAL:

- Rezoning from RA to RF-13
 - Development Variance Permit
- to allow subdivision into 9 single family lots.

LOCATION: 13839 - 58 Avenue 13853

- 58 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 lot depth requirements of the RF-13 Zone for proposed Lots 3, 4, 5 and 6, and lot width requirements of proposed Lots 7, 8 and 9; and
- To allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Newton King George Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0234-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6;
 - (b) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9; and
 - (c) to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.
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) 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 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)
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation and development with the lot to the east.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	RF-12
East:	Single Family Residential	Urban	RF & RF-12
South (Across 58 Ave):	Single Family Residential (Currently under application no. 7917-0598-00 to redevelop into townhouses)	Suburban	RH
West:	Single Family Residential	Urban	RF-12

Context & Background

- The subject site is 4,273 square metres (1.0 acre) in area and designated Urban in the Official Community and Low Density Residential in the Newton-King George Neighbourhood Concept Plan. The site is located on the north side of 58 Avenue, west of King George Boulevard, and is zoned "Single Family Residential" (RF).
- The applicant is proposing to rezone the site to "Single Family Residential (13) Zone" (RF-13)" to allow subdivision into 9 lots.
- The applicant is also proposing a Development Variance Permit to reduce the minimum lot depths on proposed Lots 3, 4 and 6, and lot widths on proposed Lots 7, 8 and 9.
- All proposed lots are larger than the minimum 336 square metres area requirement for RF-13 Type II lots.
- The proposal is consistent with the lot sizes/types approved to the north and east.
- Proposed Lots 1 to 4 are proposed to have vehicular access to the 138 Street cul-de-sac to the north which will be completed under this application. Proposed Lots 5 to 9 will have vehicular access from 58 Avenue to the south.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant is proposing to rezone the site from “One Acre Residential (RA) Zone” to “Single Family Residential 13 (RF-13) Zone” in order to allow subdivision into 9 single family lots.

	Proposed
Lot Area	
Gross Site Area:	4,273 square metres
Road Dedication:	305 square metres
Net Site Area:	3,968 squares metres
Number of Lots:	9
Unit Density:	9.2 units per acres (23 units per hectares)
Range of Lot Sizes	336 – 667 square metres
Range of Lot Widths	12.2 metres – 13.4 metres
Range of Lot Depths	21.2 metres – 33.1 metres

Referrals

Engineering:

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

School District:

The School District has advised that there will be approximately 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at North Ridge Elementary School
3 Secondary students at Panorama Ridge 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 Summer 2024.

Parks, Recreation & Culture:

Parks wishes to maximize the number of boulevard trees that can be planted on the new boulevard by designing driveway let downs, service connections, street lights and all other infrastructure and utilities in a manner that supports maximum street tree planting.

The closest active park is Aspen Park which is 1 kilometre away, and the closest natural area is Alder Park which is 200 metres away.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval granted for one year.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the Official Community Plan (OCP). The application complies with the property’s OCP designation.

Secondary Plans

Land Use Designation

- The subject site is designated Low Density Residential in the Newton-King George Neighbourhood Concept Plan. The application complies with the property’s OCP designation.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 4)	Permitted and/or Required	Proposed
---------------------	---------------------------	----------

RF-13 Zone (Part 4)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	23 units per hectare
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.2 metres	1.1 metres*
Side Yard Flanking:	2.4 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	336 square metres	337- 667 square metres
Lot Width:	13.4 metres	12.2 - 12.4 metres*
Lot Depth:	24 metres	21.2 - 23 metres**
Parking (Part 5)	Required	Proposed
Number of Spaces	3 spaces per lot	3 spaces per lot

Lot Width and Lot Depth Variances

- The applicant is requesting the following variances:
 - *to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6;
 - **to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9; and
 - to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.
 - to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide for proposed Lots 7, 8 and 9.
- Despite the reduced lot widths and depths, the proposed lots range between 337 – 667 square metres in area, which meet or exceed the RF-13 Zone minimum lot area requirement of 336 square metres. In many cases these significantly exceed the minimum requirement in the Zoning By-law.
- The lots seeking variances within the proposed subdivision do not abut existing lots, therefore, adjacent lands are not impacted.

- The lot variances for proposed Lots 3, 4, 5 and 6 are necessary to accommodate completion of the cul-de-sac bulb to the northwest. The proposed lots range from 336 – 436 square metres, which meets or exceeds the RF-13 Zone minimum lot area requirement of 336 square metres.
- The RF-13 Zone prohibits double garages that can accommodate two vehicles parked side by side that are accessed from the front yard on lots that are less than 13.4 metres wide.
- The intent of prohibiting double garages on narrower lots is to reduce the visual dominance of garages on a dwelling's façade which impacts the streetscape.
- Double garages that accommodate two vehicles parked side by side offer a more desirable parking option for single family small lots, as they result in four (4) off-street parking spaces, which can help reduce the volume of cars parking on the street.
- The proposed single family dwellings will incorporate design elements to limit the visual impact of the garage on the buildings front façades. Most notably, the garages will be setback from the front entry and veranda.
- These features will help visually anchor the entryway to the street, reducing the garage's dominance on the façade and will contribute to a more appealing streetscape. The applicant has provided floorplans demonstrating that the proposed house designs would accommodate a useable front porch and front facing windows at the main floor level to create visual interest.
- Lots 7, 8 and 9 propose a reduced lot width significantly exceed the minimum lot depth and lot area requirements of the RF-13 Zone. Proposed lots 7, 8 and 9 are approximately 373 – 425 square metres in area, and 28.6 – 33.1 metres in lot depth.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tej Singh of Simplex Home Design as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Building Design Guidelines recommend West Coast Traditional style homes with massing design, trim and detailing and construction material meeting or exceed the existing homes in the neighbourhood in natural earth tone colours.
- A preliminary lot grading plan, submitted by Hub Engineering Inc and dated June 2, 2023 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136 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 Secondary Plan 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 \$1,068 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 7, 2023 and the Development Proposal Signs were installed in August 2022. Staff received no responses from neighbouring residents.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	2	2	0
Poplar, Lombardy	2	2	0
Coniferous Trees			
Western Red Cedar	13	13	0
Douglas Fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	20	20	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees Proposed		16	
Estimated Contribution to the Green City Program		\$22,000	

- The Arborist Assessment states that there are a total of 20 mature trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 44 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to not retain any trees 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 proposed total of 56 replacement trees on the site. Since 16 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 40 replacement trees will require an estimated cash-in-lieu payment of \$22,000, representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be replaced on the site with an estimated contribution of \$22,000 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

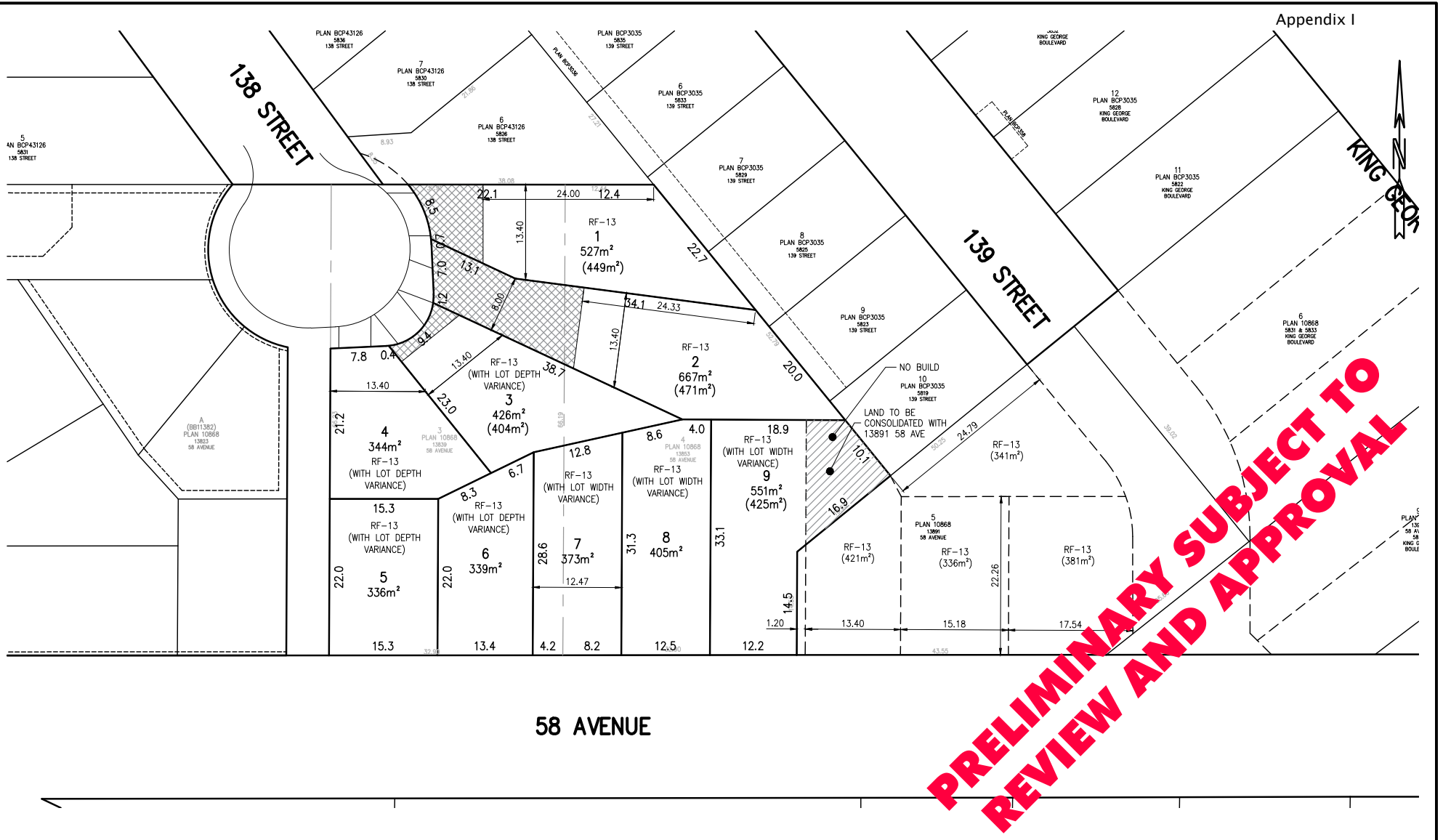
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Design Guidelines
- Appendix V. Summary of Tree Survey and Tree Preservation & Tree Plans
- Appendix VII. Development Variance Permit No. 7921-0234-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

\\hp-srv-dc\hub\Projects\16048.sab\A0_Drawings\Layouts\Lot_Layout_11x17 7/17/2023 12:19PM

CLIENT:		PROJECT: 13839 58 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	16048	DATE:	JUL 2023	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT NO:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

INTER-OFFICE MEMO

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

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

DATE: **July 17, 2023** PROJECT FILE: **7821-0234-00**

RE: **Engineering Requirements
Location: 13839 58 Ave**

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

- Dedicate lands required for the cul-de-sac bulb on 138 Street;
- Register 0.50 m statutory right-of-way along 58 Avenue and 138 St.

Works and Services

- Construct 138 Street;
- Construct north side of 58 Avenue;
- Construct driveways, water, storm, and sanitary service connections to each lot;
- Construct water, storm, and sanitary frontage mains required to service the site;
- Pay applicable latecomers as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
KMH

Department: **Planning and Demographics**
Date: **July 18, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0234 00 updated July 18, 2023**

The proposed development of **9** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	7
---	---

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

Current Enrolment and Capacities:	
North Ridge Elementary	
Enrolment	478
Operating Capacity	434
# of Portables	4
Panorama Ridge Secondary	
Enrolment	1567
Operating Capacity	1400
# of Portables	2

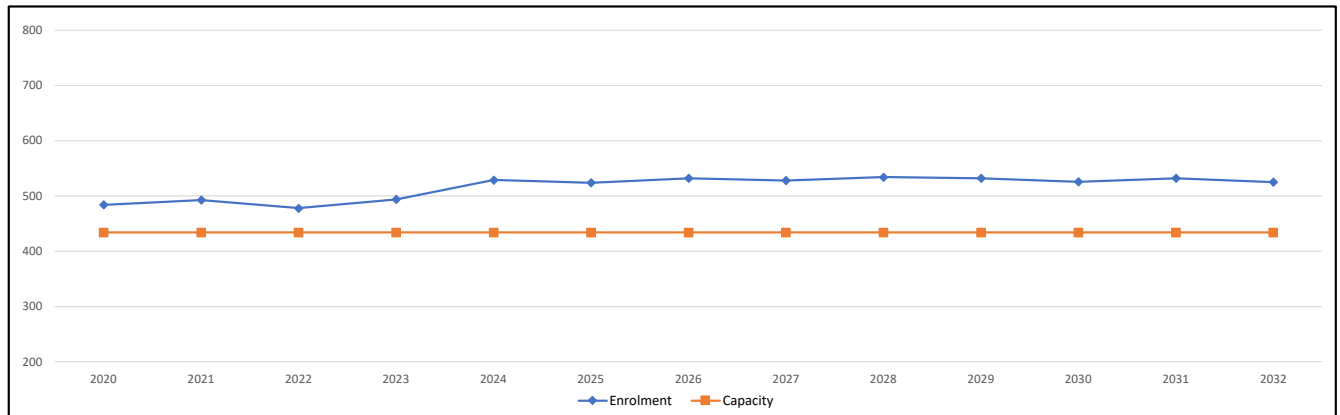
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

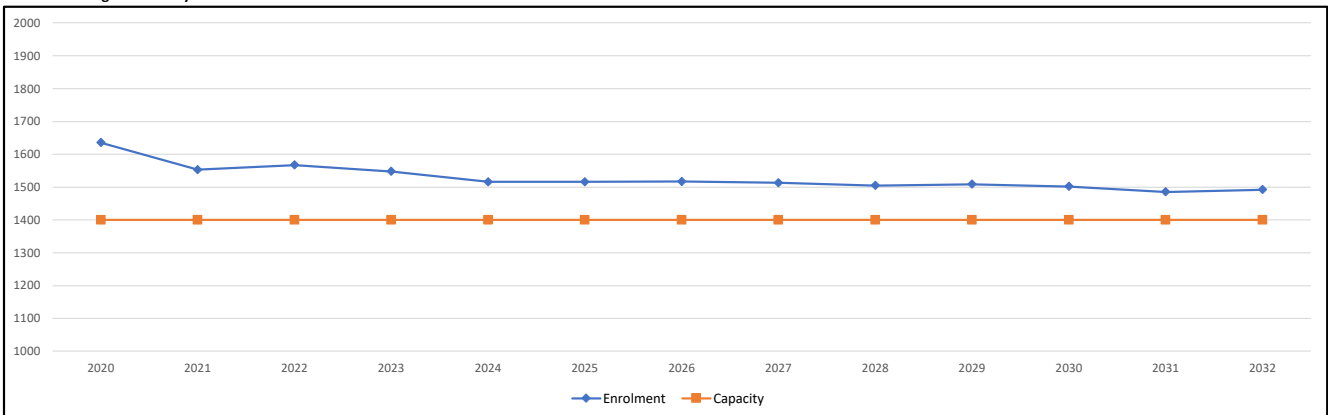
North Ridge Elementary is currently operating above 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend. Until there is a Ministry approved capital project, the school will manage growth with portables on site.

A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 112% capacity along with portables. The enrolment growth seems to be levelling off. Current and future enrolment demand can be accommodated by the school's existing capacity with portables. There are no current plans to expand this school; but the facility will be monitored over the next several years to oversee any dramatic fluctuations in the rate of growth.

North Ridge Elementary



Panorama Ridge Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project: #7921-0234-00
Project Location: 13839 & 13853 58 Avenue, Surrey, B.C.
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:

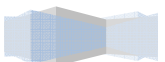
The area surrounding the subject property consists of homes built approximately 1-3 years ago along with a handful of older homes built about 35-40 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 10-15 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 12:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, 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 West Coast Modern 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:

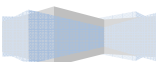
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 No basement entry homes.

Exterior Materials: Stucco, Vinyl, 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.



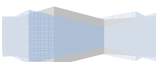
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 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: May 16, 2022

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

Date: May 16, 2022



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0234-00

Address: 13853-13839 58 Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	36
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u> - All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = <u>40</u> 	56
Replacement Trees Proposed	16
Replacement Trees in Deficit	40
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	NA
Replacement Trees in Deficit	NA

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

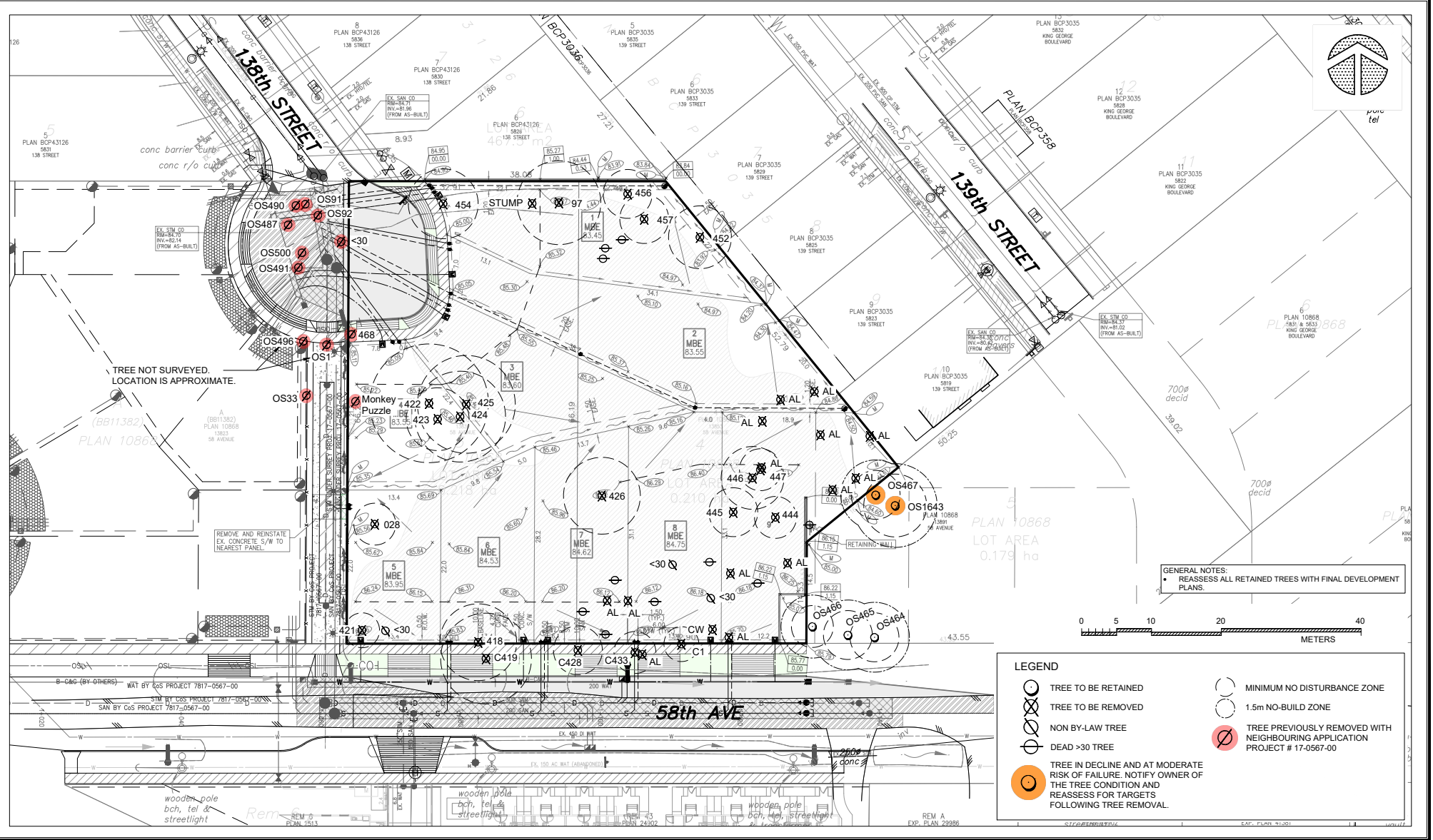
Signature of Arborist:

Date: July 5, 2023



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





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

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- DEAD >30 TREE
- TREE IN DECLINE AND AT MODERATE RISK OF FAILURE. NOTIFY OWNER OF THE TREE CONDITION AND REASSESS FOR TARGETS FOLLOWING TREE REMOVAL.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PREVIOUSLY REMOVED WITH NEIGHBOURING APPLICATION PROJECT # 17-0567-00

STAMP	NO.	DATE	BY	REVISION
	1	OCT03/22	MK	KEY/GRADING PLAN
	2	JUL04/23	MK	KEY/GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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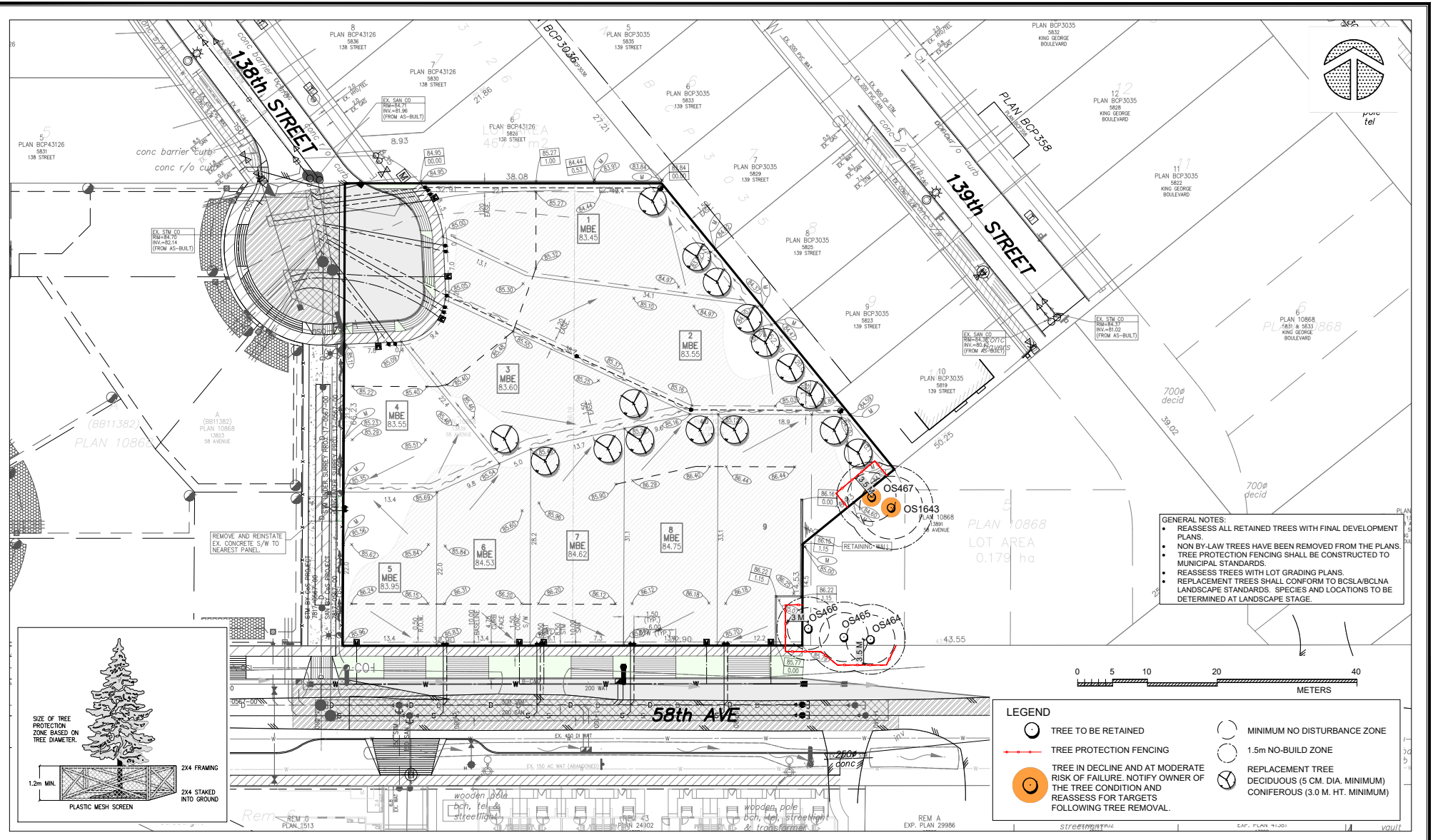
PROJECT TITLE
 13839 13853
 58th AVENUE
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MAY 12, 2021

T-1
 SHEET 1 OF 2

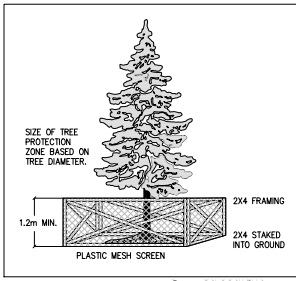


GENERAL NOTES:

- REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT 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 BC/SLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- TREE IN DECLINE AND AT MODERATE RISK OF FAILURE. NOTIFY OWNER OF THE TREE CONDITION AND REASSESS FOR TARGETS FOLLOWING TREE REMOVAL.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- REPLACEMENT TREE DECIDUOUS (5 CM. DIA. MINIMUM) CONIFEROUS (3.0 M. HT. MINIMUM)



NO.	DATE	BY	REVISION
1	OCT03/22	MK	KEY GRADING PLAN
2	JUL04/23	MK	KEY GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 13839 13853
 58th AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MAY 12, 2021

T-2
 SHEET 2 OF 2

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0234-00

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: 009-387-838
Lot 3 Section 9 Township 2 New Westminster District Plan 10868
13839 58 Avenue

Parcel Identifier: 009-387-871
Lot 4 Section 9 Township 2 New Westminster District Plan 10868
13853 58 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:

- (b) If the civic addresses changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6;
 - (b) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9; and
 - (c) to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.

5. This development variance permit applies to only 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.

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

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

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

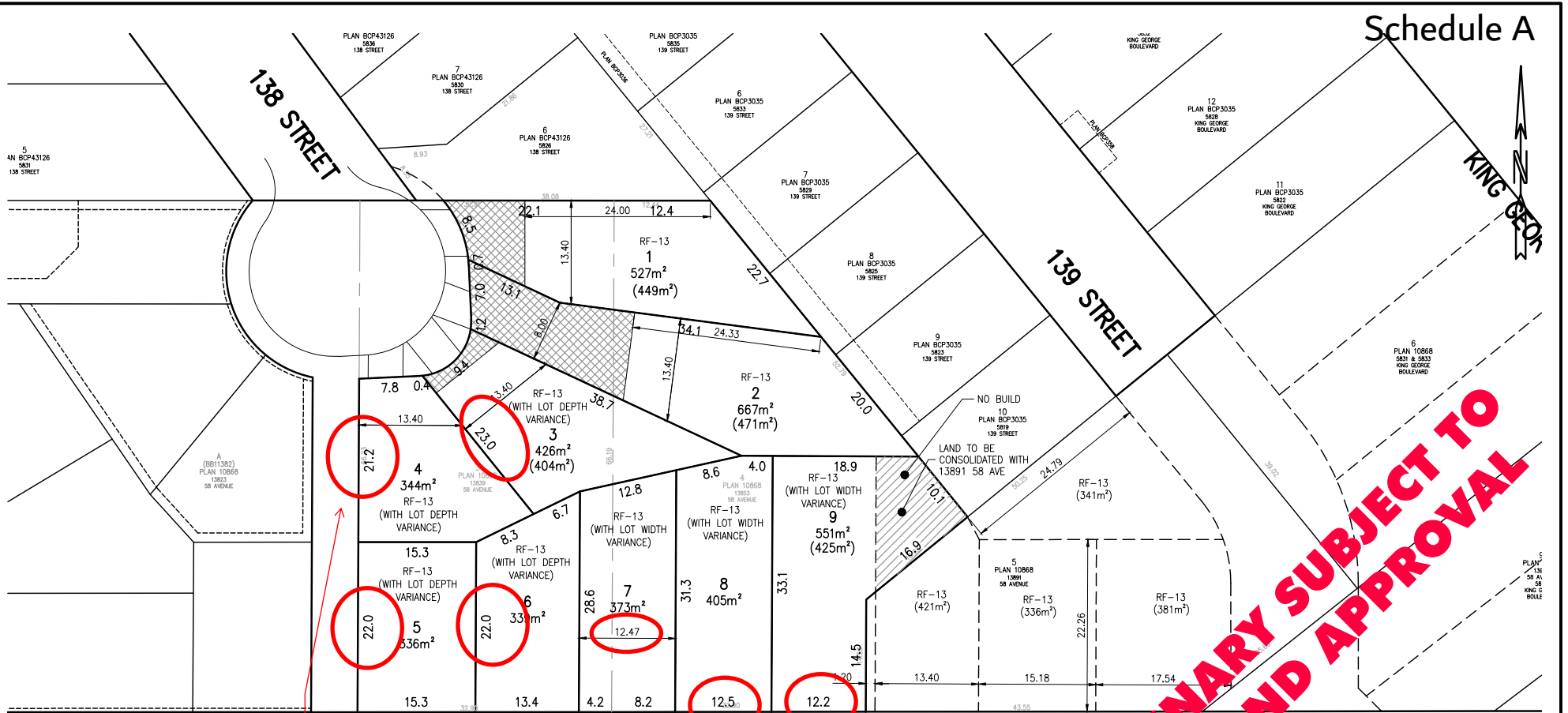
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6;

58 AVENUE

to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9; and

to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9

CLIENT:		PROJECT: 13839 58 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 16048	DATE: JUL 2023	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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