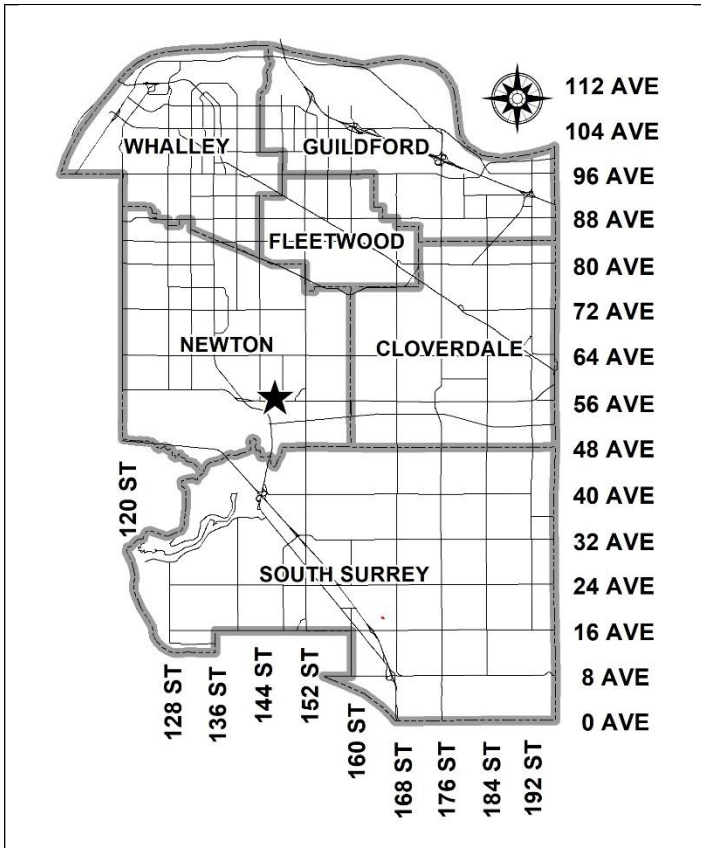


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0048-00

Planning Report Date: July 10, 2023



PROPOSAL:

- **NCP Amendment** from Suburban ½ Acre Residential to Suburban ¼ Acre Residential
- **Rezoning** from RH to CD (based on RQ)
- **Development Variance Permit**

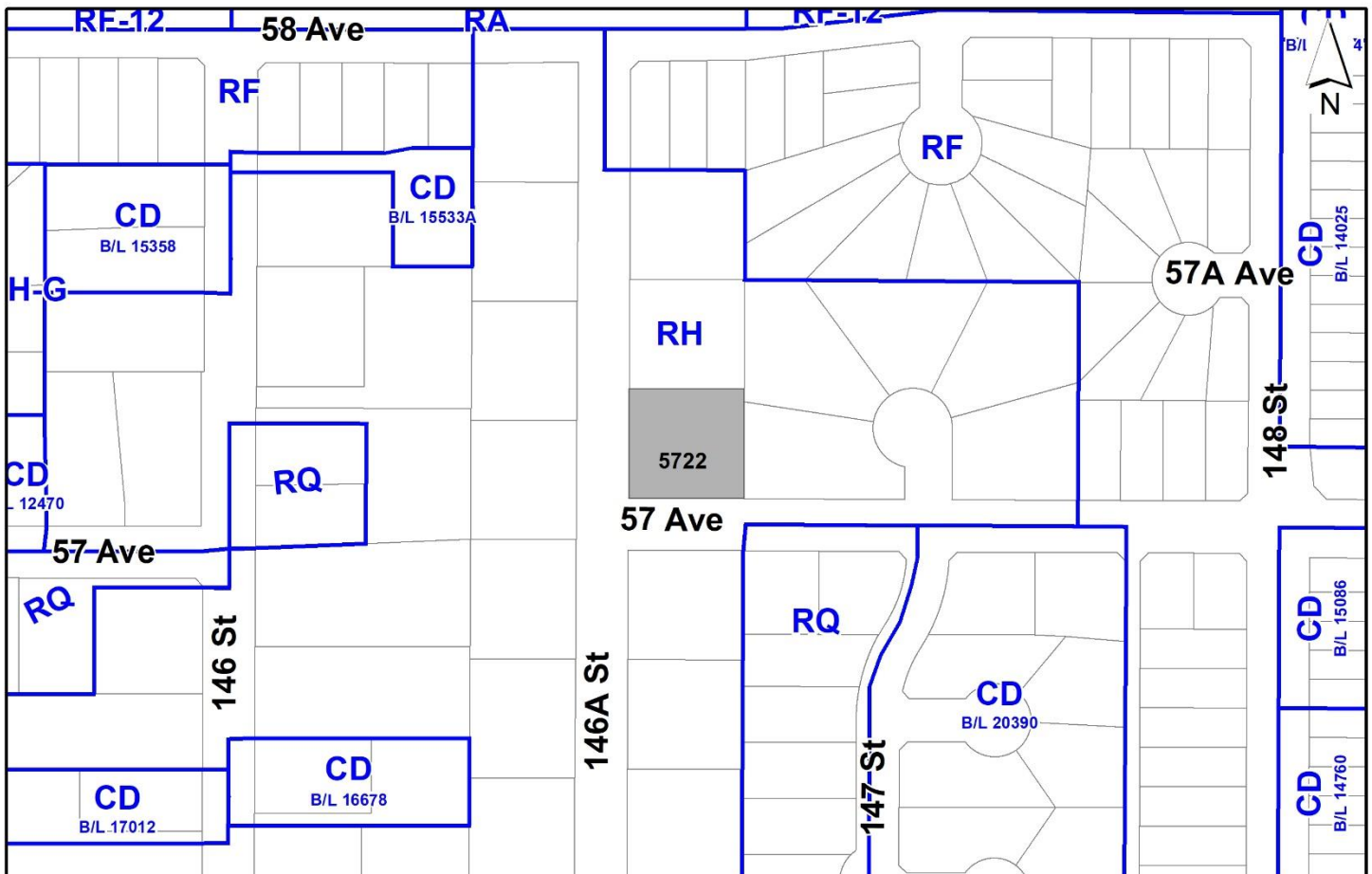
to allow subdivision into two single-family lots with the retention of an existing house.

LOCATION: 5722 - 146A Street

ZONING: RH

OCP DESIGNATION: Urban

NCP/TCP/LAP DESIGNATION: ½ Acre Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Suburban 1/2 Acre Residential to Suburban 1/4 Acre Residential.

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 South Newton.
- The proposed CD Zone (based on RQ) will permit subdivision of the lot with retention of an existing single-family dwelling on the western portion of the subject property (Lot 1).
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed lots will have greater lot depth than the minimum required for new lots within the RQ Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)” and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0048-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RQ Zone from 2.4 metres to 1.8 metres to the principal building face for Lot 1.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (f) 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.
4. Council to pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Suburban 1/2 Acre Residential to Suburban 1/4 Acre Residential when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Residential 1/2 Acre	RH
North:	Single Family Residential	Suburban Residential 1/2 Acre	RH

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single Family Residential	Suburban Residential 1/2 Acre	RH
South (Across 57 Ave.):	Single Family Residential	Suburban Residential 1/2 Acre	RH & RQ
West (Across 146A St.):	Single Family Residential	Suburban Residential 1/2 Acre	RH

Context & Background

- The subject property is 1,859 square metres in area and located at the northeast corner of 146A street and 57 Avenue.
- The subject property is designated “Urban” in the Official Community plan (OCP), “Suburban Residential 1/2 Acre” in the South Newton Neighbourhood Concept Plan (NCP) and is zoned “Half Acre Residential Zone (RH)”.
- Suburban 1/4 Acre Residential lots have been introduced into this neighbourhood over the last several years as a type of suburban infill development. Nearby precedents to the subject property include Development Applications No. 7918-0167-00, 7919-0174-00, and 7920-0145-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan from “1/2 Acre Residential” to “1/4 Acre Residential” and to rezone the site from “Half-Acre Residential Zone (RH)” to a Comprehensive Development (CD) Zone based on the “Quarter Acre Residential (RQ) Zone” to facilitate subdivision into two (2) single family lots.
- As the RQ Zone has a maximum density of 10 units per hectare, the use of a CD zone is required for subdivision at the proposed density of 10.78 units per hectare.
- The existing house on the subject property is proposed to be retained and would be located on proposed (western) Lot 1. The remaining structures and buildings on the eastern portion of the property are proposed for demolition to create space for the new house.
- The applicant is proposing a Development Variance Permit for proposed Lot 1 to reduce the (east) side yard setback from 2.4 metres to 1.78 metres to facilitate the retention of the existing dwelling on proposed Lot 1.

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Net Site Area:	1,859 square metres
Number of Lots:	Two (2)
Unit Density:	10.8 units per hectare
Range of Lot Sizes	924 and 930 square metres
Range of Lot Widths	22 metres
Range of Lot Depths	39 and 42 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

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

(Appendix III)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.

Goldstone Park is the closest active park with amenities including a playground, water park, tennis courts, sports court, walking loop, and soccer fields, and is 150 metres walking distance from the development. 73C Greenbelt is the closest park with natural area and is 485 metres walking distance to the development.

Ministry of Transportation: Preliminary Approval is granted for the rezoning for one year, Pursuant to section 52 (3)(a) of the transportation Act.& Infrastructure (MOTI)

Transportation Considerations

- Vehicle and driveway access will remain off 146A Street for Lot 1, as it is retaining the existing dwelling, and Lot 2 will have driveway and vehicle access from 57 Avenue to the south.

- The applicant is providing a 3.0 metre x 3.0 metre corner cut at the intersection of 57 Avenue and 146A street. The applicant is also required to register a 0.50 metre Statutory Right of Way along 146A street and 57 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

Amendment Rationale

- The applicant proposes an NCP amendment to redesignate 5722 146A street from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing infrastructure and implement improvements to the public realm.

(The proposed development is representative of a suburban type of lot that will provide an appropriate transition between higher-density Single Family Residential designated land to the east and lower-density Suburban Residential ½ Acre land to the west. The proposed development is near the Panorama Village neighbourhood centre which is at the intersection of 152 Street and Highway No. 10 (56 Avenue).)

- A3.5: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating the form and character of the residential neighbourhood.)

Secondary Plans

Land Use Designation

- The subject property is designated “Suburban Residential ½ Acre” in the South Newton Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes an NCP Amendment to redesignate 5722 146A street from “Suburban Residential ½ Acre (RH)” to “Suburban Residential ¼ Acre”.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- Nearby, two infill proposals, Development Applications No. 7919-0174-00 and 7920-0145-00, were previously approved for rezoning to the RQ Zone and redesignated to the “Suburban Residential ¼ Acre” designation.

Themes/Objectives

- The proposal is consistent with the following NCP goals and objectives:
 - protecting development patterns and character of existing single family urban and suburban subdivisions in planning for future land uses;
 - providing a mix of housing densities and types to accommodate a range of needs; and
 - create pedestrian-friendly, walkable neighbourhoods.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed subdivision on the subject site. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Quarter Acre Residential Zone (RQ)" (Appendix VI).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH Zone, RQ Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RQ Zone (Part 15C)	Proposed CD Zone
Unit Density:	10 units per hectare	10.8 units per hectare
Floor Area Ratio:	0.60 for the first 560 square metres and 0.35 for the remaining lot area	0.60 for the first 560 square metres and 0.35 for the remaining lot area
Lot Coverage:	25%	25%
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Side Yard Flanking (lot 1):	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size:	930 square metres	924 square metres
Lot Width:	24 metres	22 metres
Lot Depth:	30 metres	42 metres
Number of Spaces	3	3

- The proposed lot sizes are 930 and 924 square metres, respectively. Proposed lot 1 is only 6 square metres below the minimum area requirements and there is precedent for similar quarter acre sized lots in this area.
- The proposed unit density of 10.8 units per hectare slightly exceeds the maximum permitted unit density in the RQ zone (10 units per hectare).
- The subdivision area requirements of the RQ Zone require that a lot be no less than 930 square metres unless a minimum of 15% of the subdivided lands are provided as open space. The proposed CD zone will allow this open space requirement (for Lot 2 which is 924 sq. metres) to be provided as cash-in-lieu.
- The CD By-law reduces the lot width of the RQ Zone from 24 metres to 22 metres. This is required for proposed Lot 2, which needs to be narrower to provide sufficient side yard setbacks for proposed Lot 1 which has a house that is proposed to be retained.

Setback Variance

- The applicant is requesting the following variance:
 - To reduce the minimum side yard setback for lot 1 from 2.4 metres to 1.8 metres in order to retain the existing dwelling.
- The proposed variance is required to accommodate the retention of the existing dwelling that would be located on proposed Lot 1. The variance would only pertain to a portion of the building that projects into the setback area as the majority of this façade would be setback further.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Sunny Gill of Terra Nobis Consulting 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 VI).
- The context style recommended for this site is traditional craftsman.
- A preliminary lot grading plan, submitted by Terra Nobis Consulting Inc., and dated March 23, 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 2 Capital Plan Project CACs for proposed density greater than the South Newton Neighbourhood Concept designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for the Newton Community Area is \$16,020 per unit for a single family lot.

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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 24th, 2022, and the Development Proposal Signs were installed on March 25th, 2022. Staff received 2 responses from neighbouring residents (*staff comments in italics*):

Residents expressed opposition in not keeping with the character of the neighborhood and the potential quality of the proposed new home.

- *The applicant is proposing to retain the existing single-family dwelling on proposed lot 1. The increase in density is modest and consistent with previous applications that were supported in the local area.*

In order to support efforts to maintain the existing local neighborhood character, the applicant will be required to register a building scheme on the title of the lots to ensure the proposed buildings are consistent with the form of development in the neighborhood.

Residents expressed concern with the proposed tree retention and potential environmental impacts.

- *The Arborist Report submitted in support of the proposed development notes that there are 20 mature trees on the site and 12 of those are recommended for removal (see below for additional information on tree retention efforts).*

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborist Ltd., 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	2	2	0
Flowering Ash	1	0	1
Cherry Tree	1	1	0
Bigleaf Maple	3	1	2
Coniferous Trees			
Douglas Fir	11	8	3
Strika Spruce	1	0	1
Blue Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	20	12	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees Proposed		11	
Estimated Contribution to the Green City Program		11,550	

- The Arborist Assessment states that there is a total of 20 mature trees on the site and no Alder and Cottonwood trees. The applicant proposes to retain 8 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 2 to 1 replacement ratio. This will require a proposed total of 24 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 21 replacement trees will require a cash-in-lieu payment of \$11,550, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$11,550.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7922-0048-00
Appendix VI.	Building Design Guidelines
Appendix VII.	NCP Plan

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

TS/ar



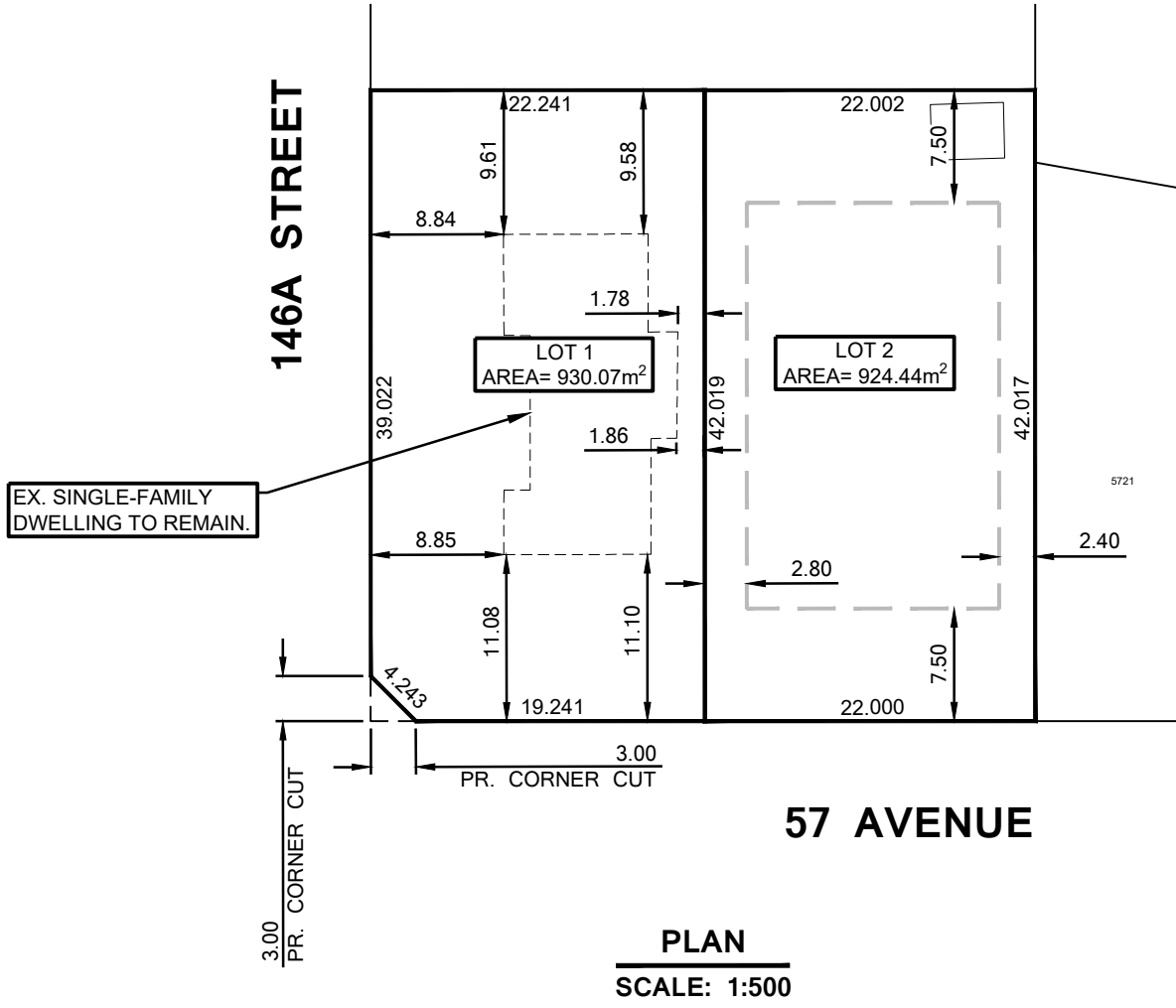
TERRA NOBIS CONSULTING INC.
 #203-15585 24 AVENUE, SURREY, BC, V4A 2J4
 EMAIL: INFO@TERRANOBIS.COM
 PHONE: 604.946.3007
 PERMIT TO PRACTICE #: 1000490



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RH	CD (Based on RQ)
LOT SIZE	1859.01 m ²	LOT 1: 930.07 m ² LOT 2: 924.44 m ²
AVG. LOT WIDTH	44.242 m	LOT 1: 22.241 m LOT 2: 22.001 m
AVG. DEPTH	42.020 m	LOT 1: 42.020 m LOT 2: 42.018 m



C:\Dropbox\Terra-Nobis Consulting\3. Projects\21115 - 5722 - 146A Street, Surrey - subdivision (Sunny Gill)\Design\Drawings\21115 - Working.dwg [SITEPLAN] 7/15/2022 10:42AM



No	DATE	BY	CK	REVISIONS DESCRIPTION
3.	15 JUL 2022	JL	PG	FOR APPLICATION (RETAIN LOT 1 BUILDING)
2.	22 JUN 2022	JL	PG	FOR APPLICATION (LOT SIZE UPDATE)
1.	26 APR 2022	JL	PG	FOR DISCUSSION
0.	14 FEB 2022	JC	AJ	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT
**5722 146A STREET,
 SURREY, BC**

SUNNY GILL
 EMAIL: SUNNYBM12@GMAIL.COM

SCALE: 1:500

SEAL

NOT FOR CONSTRUCTION

DATE: **15 JUL 2022**

21115

REV

3.

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

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

DATE: **June 28, 2023** PROJECT FILE: **7822-0048-00**

RE: **Engineering Requirements
Location: 5722 146A St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit to reduce the (east) side yard setback from 2.4 m to 1.78 m of the CD (based on RQ) Zone to retain the existing house on proposed Lot 1.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3m x 3m corner cut at the intersection of 57 Avenue and 146A street.
- Register 0.50m Statutory Right of Way along 57 Avenue and 146A street.

Works and Services

- Construct the east side of 146A Street.
- Construct the north side of 57 Avenue.
- Construct concrete driveway letdown to each lot.
- Extend 250mm storm main along 57 Avenue.
- Provide storm, sanitary and water service connections to each lot.
- Register all applicable legal documents and secure all necessary permits.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

BD



Department: **Planning and Demographics**
 Date: **March 29, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **22 0048 00**

The proposed development of **2** 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	2
---	----------

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Cambridge Elementary	
Enrolment	759
Operating Capacity	495
# of Portables	13
Sullivan Heights Secondary	
Enrolment	1759
Operating Capacity	1700
# of Portables	10

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.

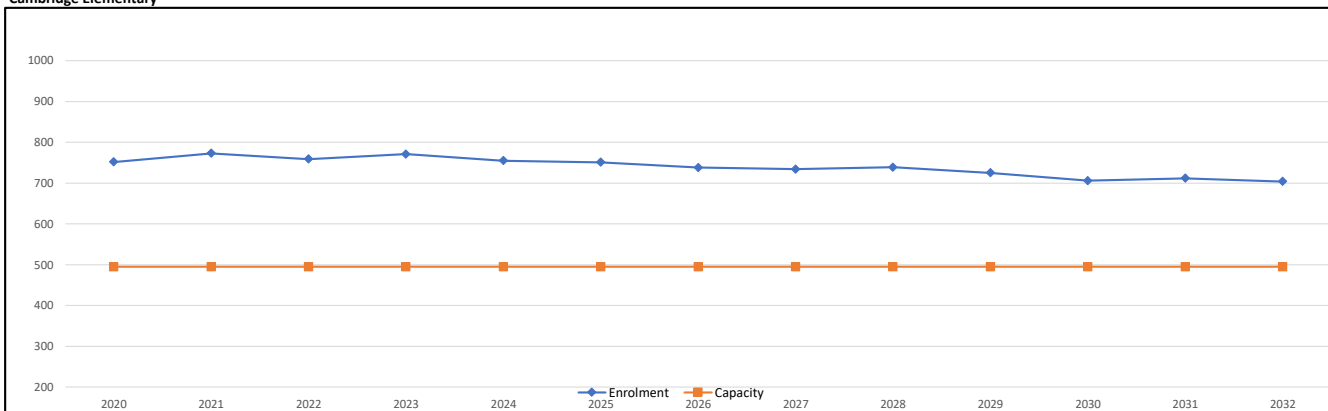
Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2022, Cambridge elementary was operating 153%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

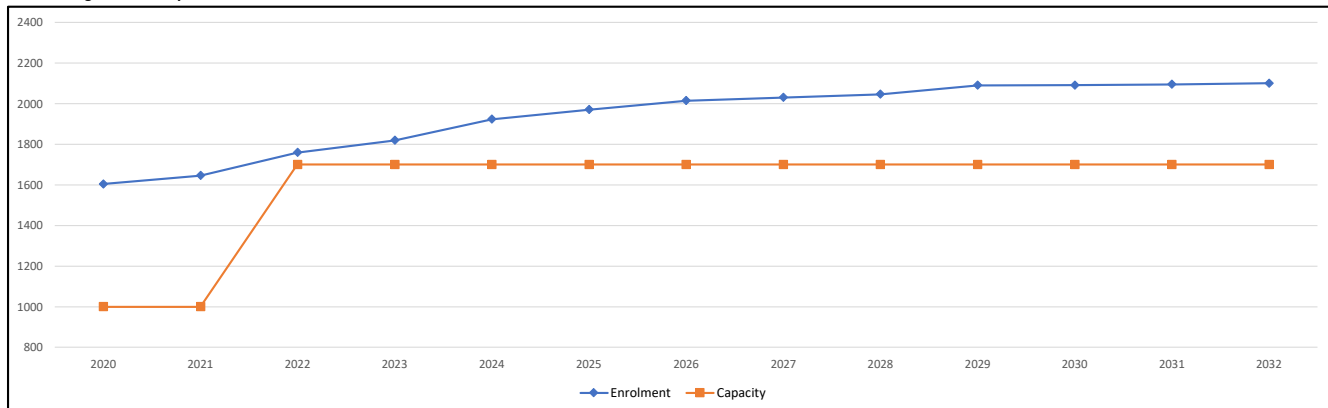
Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge. Consequently, in the District 2023/24 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 410 capacity addition to McLeod Road School and run a dual stream program.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022.

Cambridge Elementary



Sullivan Heights 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.

Tree Preservation Summary

Surrey Project No:

Address: 5722 146A Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	20	Protected Trees Identified	3
Protected Trees to be Removed	12	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 12 X two (2) = 24 	24	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	3	Replacement Trees Proposed	0
Replacement Trees in Deficit	21	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

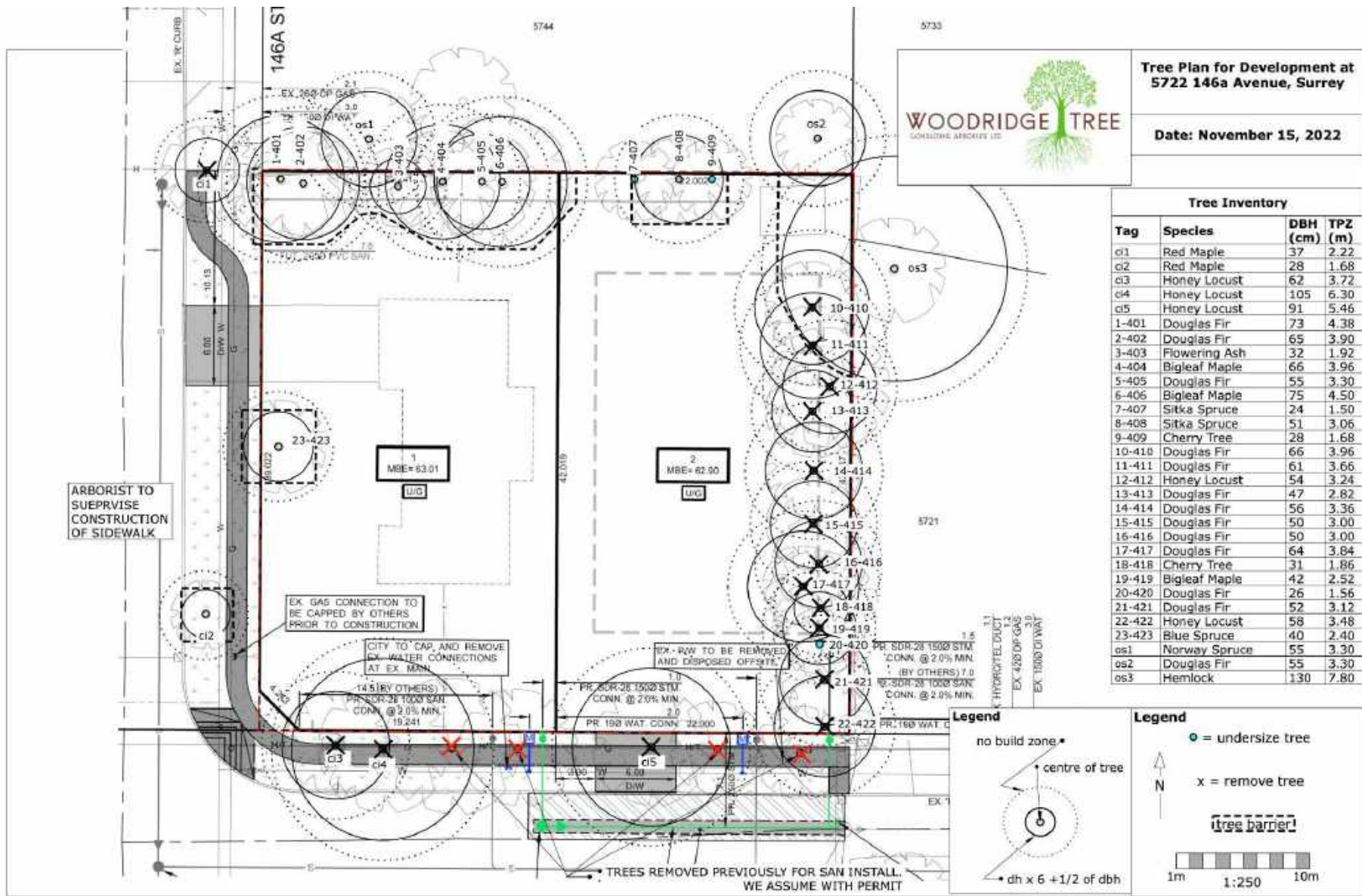
Summary, report and plan prepared and submitted by:

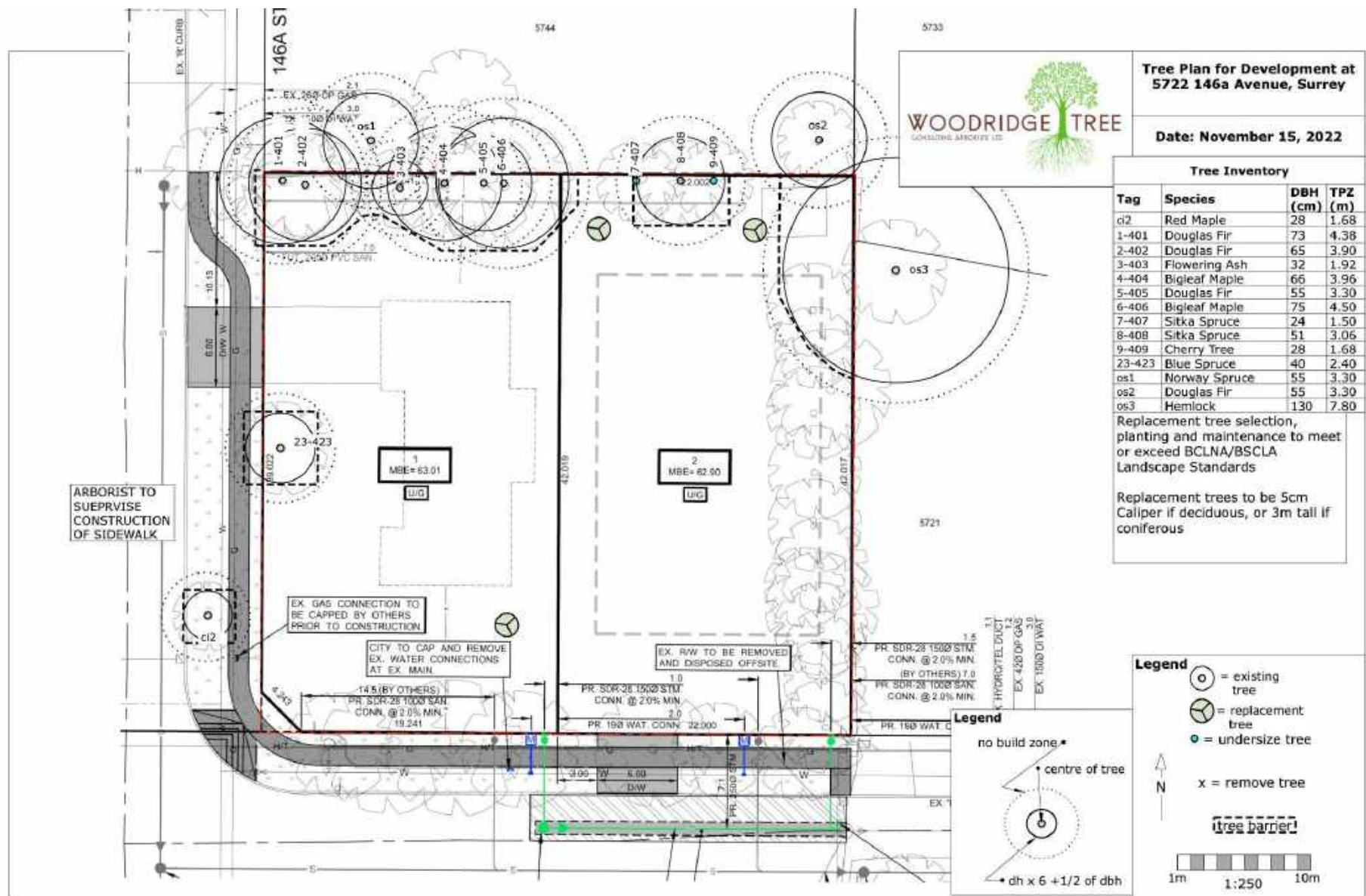


(Signature of Arborist)

June 30, 2023

Date





Tree Plan for Development at 5722 146a Avenue, Surrey

Date: November 15, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
ci2	Red Maple	28	1.68
1-401	Douglas Fir	73	4.38
2-402	Douglas Fir	65	3.90
3-403	Flowering Ash	32	1.92
4-404	Bigleaf Maple	66	3.96
5-405	Douglas Fir	55	3.30
6-406	Bigleaf Maple	75	4.50
7-407	Sitka Spruce	24	1.50
8-408	Sitka Spruce	51	3.06
9-409	Cherry Tree	28	1.68
23-423	Blue Spruce	40	2.40
os1	Norway Spruce	55	3.30
os2	Douglas Fir	55	3.30
os3	Hemlock	130	7.80

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Replacement trees to be 5cm Caliper if deciduous, or 3m tall if coniferous

ARBORIST TO SUPERVISE CONSTRUCTION OF SIDEWALK

EX GAS CONNECTION TO BE CAPPED BY OTHERS PRIOR TO CONSTRUCTION

CITY TO CAP AND REMOVE EX. WATER CONNECTIONS AT EX. MAIN

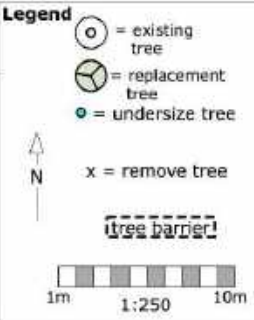
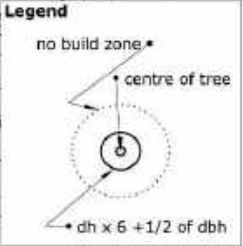
EX. RW TO BE REMOVED AND DISPOSED OFFSITE

PR. SDR-28 1500 STM CONN. @ 2.0% MIN. (BY OTHERS) 7.0

PR. SDR-28 1000 SAN CONN. @ 2.0% MIN.

PR. 150 WAT. C.

1.5 HYDROTELE DUCT EX-428 DRP GAS EX-1000 DI WAT



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0048-00

Issued To: ("the 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: 004-145-798
Lot 59 Section 10 Township 2 New Westminster Plan 50724
5722 146A St

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In section F of Part 15C of the "Quarter Acre Residential Zone (RQ)" Zone, the minimum side yard setback of the principle building is reduced from 2.4 metres to 1.8 for proposed Lot 1, in order to retain the existing single-family dwelling.
5. This development variance permit applies to only the portion of the Land OR 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.

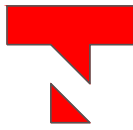
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Brenda Locke

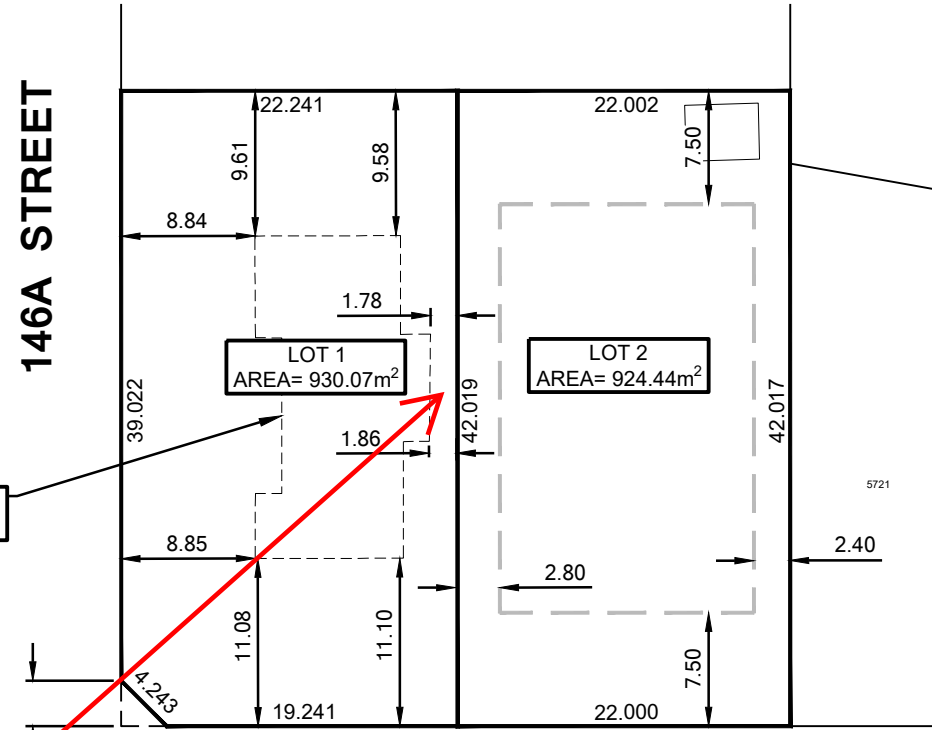
City Clerk – Jennifer Ficocelli



TERRA NOBIS CONSULTING INC.
 #203-15585 24 AVENUE, SURREY, BC, V4A 2J4
 EMAIL: INFO@TERRANOBIS.COM
 PHONE: 604.946.3007
 PERMIT TO PRACTICE #: 1000490



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RH	CD (Based on RQ)
LOT SIZE	1859.01 m ²	LOT 1: 930.07 m ² LOT 2: 924.44 m ²
AVG. LOT WIDTH	44.242 m	LOT 1: 22.241 m LOT 2: 22.001 m
AVG. DEPTH	42.020 m	LOT 1: 42.020 m LOT 2: 42.018 m



EX. SINGLE-FAMILY DWELLING TO REMAIN.

Development Variance Permit No. 7922-0048-00:
 (a) SubSection K.2. (a) Subdivision, of Part 15C "Quarter Acre Residential Zone (RQ)" is varied to reduce minimum (east) side yard setback from 2.4 metres to 1.8 metres of the CD (based on RQ) Zone to retain the existing single family dwelling on proposed lot 1.

PLAN
 SCALE: 1:500

C:\Dropbox\Terra-Nobis Consulting\3. Projects\21115 - 5722 - 146A Street, Surrey - subdivision (Sunny Gill)\Design\Drawings\21115 - Working.dwg [SITEPLAN] 7/15/2022 10:42AM

No	DATE	BY	CK	REVISIONS DESCRIPTION
3.	15 JUL 2022	JL	PG	FOR APPLICATION (RETAIN LOT 1 BUILDING)
2.	22 JUN 2022	JL	PG	FOR APPLICATION (LOT SIZE UPDATE)
1.	26 APR 2022	JL	PG	FOR DISCUSSION
0.	14 FEB 2022	JC	AJ	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT
 5722 146A STREET,
 SURREY, BC

SUNNY GILL
 EMAIL: SUNNYBM12@GMAIL.COM

SCALE: 1:500

SEAL

NOT FOR CONSTRUCTION

DATE: 15 JUL 2022

21115

REV

3.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0048-00
 Project Location: 5722 - 146A Street, 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:

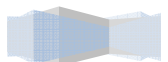
The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 3-8 years ago. There is an Gladstone Park to the north of the property. The style of the newer homes in the area are more traditional craftsman and the older homes can be referred to as 90's two storey bungalows and ranchers which range from 1200sf up to 2000 sf.

Homes in the neighborhood include the following:

- There are a few homes and newer developments surrounding the property which are approximately 3-8 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old two storey bungalows and ranchers under 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vertical and horizontal siding.

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 traditional craftsman.
- 2) All context homes are 2 or 3 storey 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 a minimum 5:12 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:

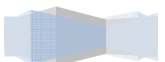
Dwelling Types/Location: 2 storey or 3 storey split levels.

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 No basement entry homes.

Exterior Materials: 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.

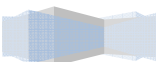
- Roof Pitch:** Minimum roof pitch must be 4:12 and maximum of 9:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert 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 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)

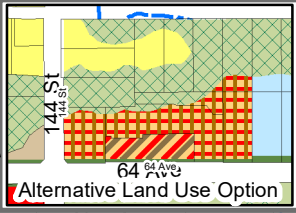
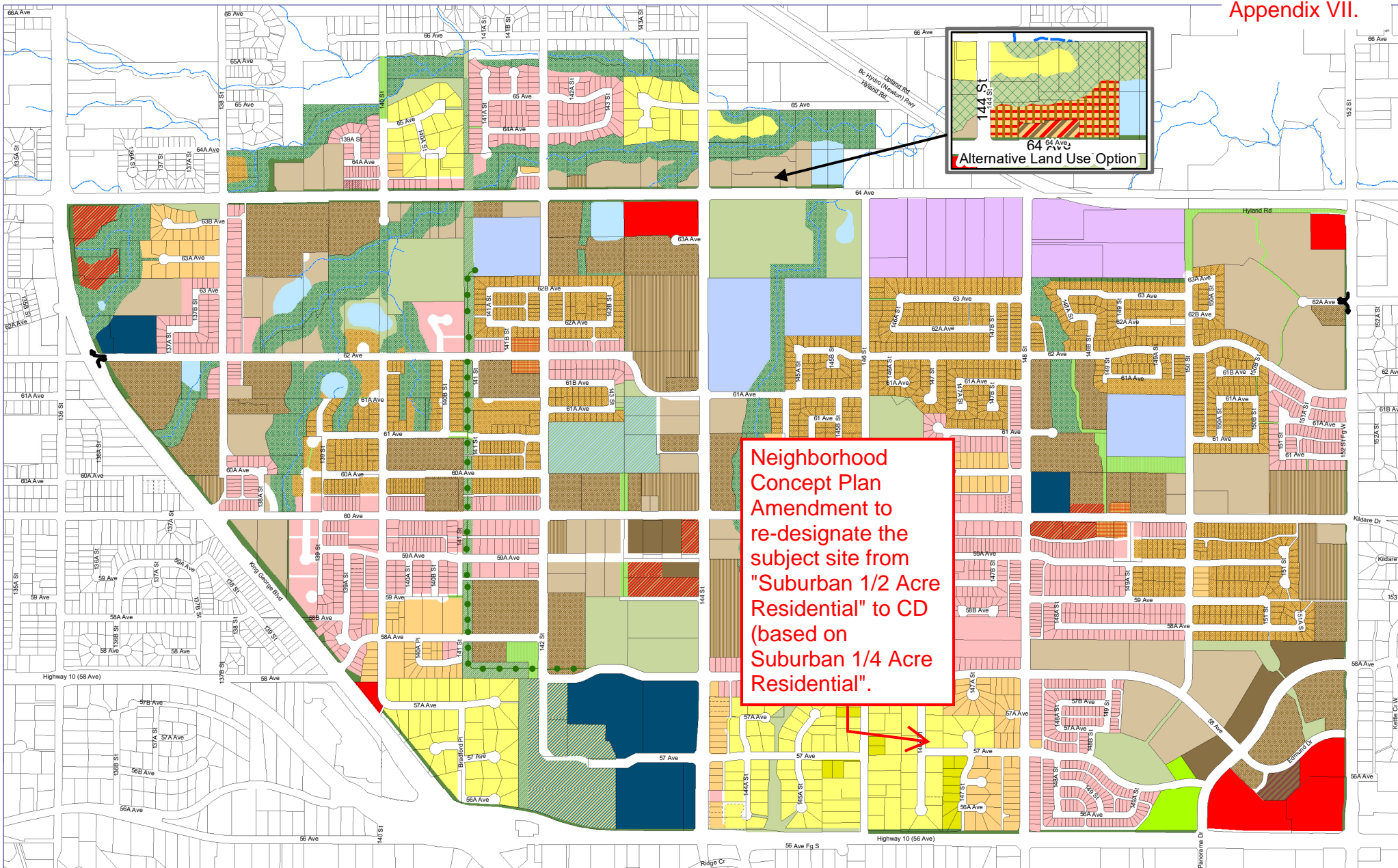
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: March 26, 2022

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

Date: March 26, 2022





Neighborhood
Concept Plan
Amendment to
re-designate the
subject site from
"Suburban 1/2 Acre
Residential" to CD
(based on
Suburban 1/4 Acre
Residential".

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 65 upa max | Row Housing | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Institutional | Parks | Detention Ponds |
| Townhouses 25 upa max | Single Family Residential | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Industrial | Recreational | WALKWAY |
| Townhouses 15 upa max | Suburban Residential 1/4 Acre | Schools | Creeks and Riparian Set-back | |
| Single Family Small Lots | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |



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