

PROPOSAL:

- **Rezoning** from RF to RF-13
- **Development Variance Permit**

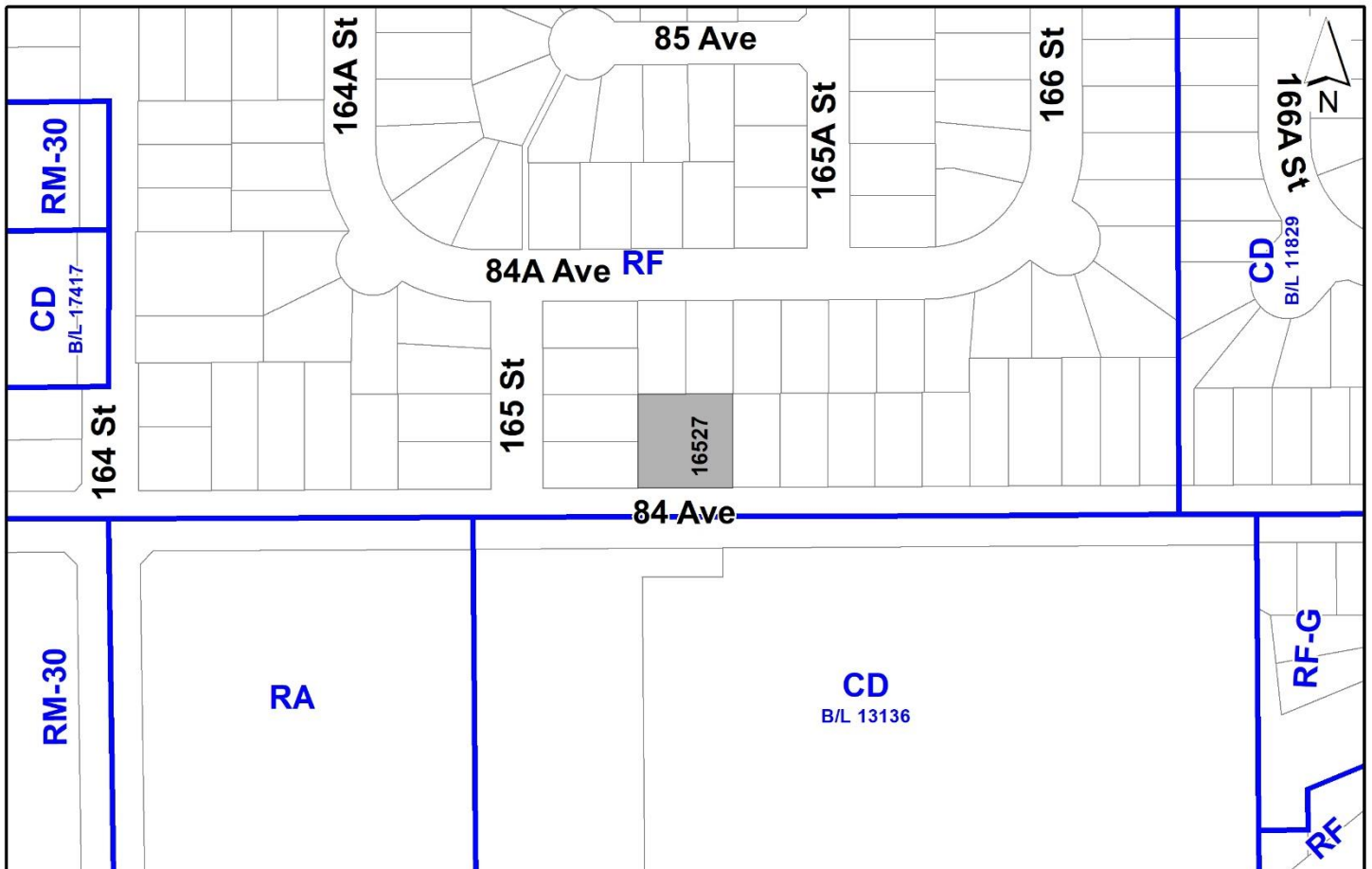
to allow subdivision into three (3) single family small lots.

LOCATION: 16527 - 84 Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to permit a double side-by-side garage on lots less than 13.4 metres in width in the RF-13 Zone, for proposed Lots 1, 2 and 3.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Urban Residential designation in the Fleetwood Town Centre Plan (TCP).
- The proposed density and building form are appropriate for this part of Fleetwood, where the Fleetwood Town Centre land use designations transition from Commercial and Townhouse to Urban Residential. The subject site is also located across from the Surrey Sports and Leisure Complex.
- The proposed lots are larger and deeper than typical RF-13 lots (440 sq.m vs. 336 sq.m and 36 m vs. 28 m, respectively). The applicant has confirmed that double side-by-side garages can be accommodated on the narrower (12.1 metre) lot widths. The proposed double side-by-side garages will accommodate additional off-street parking spaces on the lots.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposal is also consistent with the Fleetwood Town Centre Plan (TCP).
- It is recommended that Council endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Single Family Residential (13) Zone (RF-13)”.
2. Council approve Development Variance Permit No. 7922-0078-00 (Appendix VI), to permit a double side-by-side garage on lots that are 12.1 metres in width (less than 13.4 metres wide) for proposed Lots 1, 2 and 3, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant 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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation /NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Urban Residential	RF
North:	Single Family Dwelling	Urban/Urban Residential	RF
East:	Single Family Dwelling	Urban/Urban Residential	RF
South (Across 84 Avenue):	Park and Natural Area/Surrey Sport and Leisure Complex	Urban/Parks & Natural Areas	CD (Bylaw No. 13136)
West:	Single Family Dwelling	Urban/Urban Residential	RF

Context & Background

- The subject property is located on the north side of 84 Avenue, east of 165 Street, and is approximately 1,320 square metres in area.
- The property is designated "Urban" in the Official Community Plan (OCP), "Urban Residential" in the Stage 1 Fleetwood Town Centre Plan (TCP) and is currently zoned "Single Family Residential Zone (RF)".
- To the north, east and west of the subject site, between 165 Street and 167 Street, are established RF-zoned single family residential lots.
- On the south side of 84 Avenue is parkland with natural areas, and the Surrey Sports and Leisure Complex.
- The existing single family dwelling on the property will be demolished to permit the development of the proposed three single family residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has proposed to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision from one (1) to three (3) single family lots.

	Proposed
Lot Area	
Gross Site Area:	1320 square metres
Road Dedication:	n/a
Net Site Area:	1320 square metres
Number of Lots:	3
Unit Density:	22.7 units per hectare (uph)
Range of Lot Sizes	440.06 to 440.24 square metres
Range of Lot Widths	12.1 metres
Range of Lot Depths	36.20 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 two (2) school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Frost Road Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix III)

Parks, Recreation & Culture: No concerns.

The closest active park, with amenities including trails and a playground, is Bucci Park and is 600 metres away. The parkland north of South Surrey Sport and Leisure Complex is the closest park with natural area and is across the street from the development.

Transportation Considerations

- Vehicle access is proposed from 84 Avenue for all proposed RF-13 lots.
- TransLink Bus Routes No. 395, 502, 503 and 320 operate along the Fraser Hwy south of the subject site. The closest bus stop associated with these routes is approximately 566 metres southwest of the subject site.
- The TransLink SkyTrain Expo Line extension will operate along the Fraser Hwy south of the subject site. The closest future SkyTrain Station associated with this route will be approximately 835 metres southeast of the subject site.
- The subject site is adjacent to a west bound bicycle lane, and the Fleetwood Surrey Sport Centre 3K and 3.6K Routes, on 84 Avenue.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that a 100 capacity addition was opened at Frost Road Elementary in fall 2020, and that the school is currently operating under capacity. North Surrey Secondary is operating at 121% capacity, and as part of the 2023/24 Five year Capital Plan submission to the Ministry of Education, the District requested a 325 capacity addition which has not yet been approved by the Ministry.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the existing "General Urban" designation of the subject property in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the existing "Urban" designation of the subject property in the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the "Urban Residential" designation in the Fleetwood Town Centre Plan (TCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	22.7 units per hectare
Lot Size (for Type 'I' Interior lots)		
Lot Size:	336 sq.m.	440.06 - 440.24 sq.m.
Lot Width:	12 metres	12.1 metres
Lot Depth:	28 metres	36.2 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	Minimum 3 spaces per lot	Minimum 3 spaces per lot

**Variance requested.*

Off-Street Parking Variance

- The applicant is requesting the following variance:
 - to permit a double side-by-side garage on lots less than 13.4 metres in width in the RF-13 Zone for proposed Lots 1, 2 and 3.

- The proposed lots are larger and deeper than typical RF-13 lots (440 sq.m vs. 336 sq.m and 36 m vs. 28 m, respectively). The applicant has confirmed that double side-by-side garages can be accommodated on the narrower (12.1 metre) lot widths. The proposed double side-by-side garages will accommodate additional off-street parking spaces on the lots.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV)
- Styles recommended for this site include "West Coast Modern" to align with newer context homes in the neighborhood. Recommended dwelling types include 2-storey or 3-storey split level homes. Recommended exterior building materials include stucco, hardi plank, brick, and stone, and recommended roofing materials include shake profile concrete roof tiles and shake profile asphalt shingles.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated February 28, 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 \$1,000 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. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.

- The applicant will now 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 April 28, 2023, and the Development Proposal Signs were installed on April 28, 2023. To date, staff have not received any responses from neighbouring residents.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associated 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)			
Linden	1		1
Katsura	1		1
Red Maple	1	1	
Coniferous Trees			
Western Red Cedar	1	1	
Grand Fir	1	1	
Total	5	3	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees Proposed		11	

- The Arborist Assessment states that there are a total of 5 mature trees on the site. There are no Alder and Cottonwood trees. The applicant proposes to retain 2 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.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- 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 6 replacement trees on the site. The applicant is proposing 9 replacement trees, exceeding City requirements.

- In summary, a total of 11 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

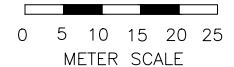
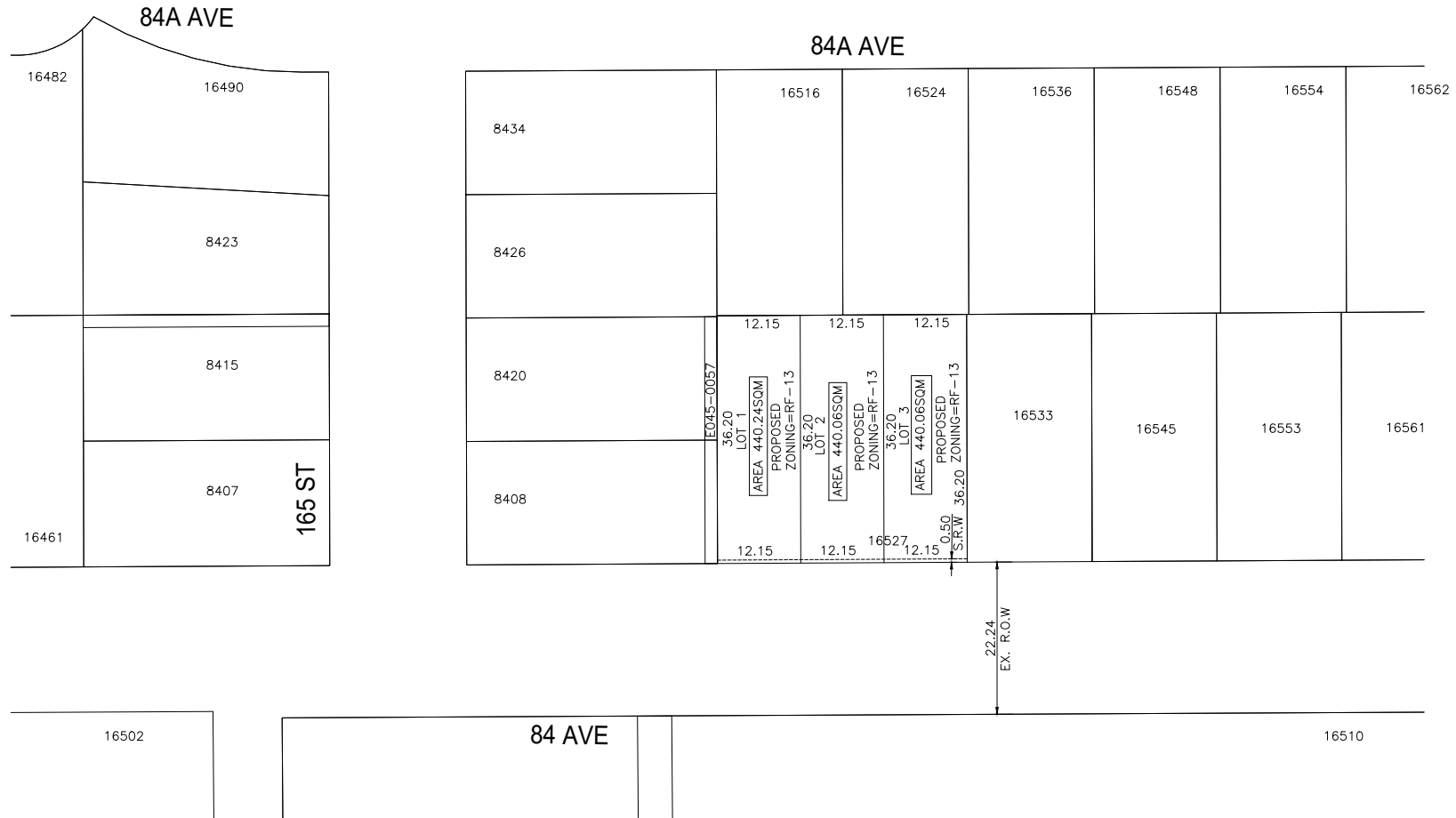
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7922-0078-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

AT/ar



NOTE: 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	ZONING: EXISTING ZONING: RF PROPOSED ZONING: RF-13 (EXISTING HOUSE TO BE REMOVED) SITE AREA GROSS SITE AREA: 1320SQM.	NO 17 MM DD DRN CH	MAINLAND ENGINEERING DESIGN CORPORATION UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 3 LOT SUBDIVISION #16527 84 AVE, SURREY, B.C. DWG. NAME PRELIMINARY LAYOUT PLAN	SEAL	SCALE DESIGNED RM DRAWN SS CHECKED RM APPROVED AB	N.T.S. SURREY PROJECT NO. MAINLAND PROJECT NO. C-2225 DATE 23/02/01	DRAWING NO. 1 OF 1 REV. 0
		0 23/02/01 SS RM ISSUED FOR APPROVAL						

LAND DEVELOPMENT ENGINEERING REVIEW

File: 7822-0078-00

Location: 16527 84 Ave

Applicant: Mainland Engineering Design Corporation
Address: 8363 128 St Unit 206, Surrey, BC
Phone: 604-543-8044
Fax: 604-543-8104
Email: civil@mainlandeng.com
Owner: Saaj Homes Ltd

- | | | |
|--|--|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RF | | Existing Lots: 1 |
| Proposed Land Use: RF-13 | | Proposed Lots: 3 |
| <input type="checkbox"/> DP | <input type="checkbox"/> DVP | |



Land Development Engineering Contacts:

Theo Hipol, P.Eng. Development Engineer
 604-671-4752, theo.hipol@surrey.ca
 Jeff Pang, P.Eng., Development Services Manager
 604-591-4690, jpang@surrey.ca

Attachments:

- Preliminary Layout Plan
- Preliminary Site Servicing Concept Plan

Distribution:

- Applicant
- Transportation Planning Manager
- Sewer Engineer
- Water Engineer
- Drainage Planning Manager
- Development Services Project Supervisor
- Parks Planning Analyst

1	June 12, 2023	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7822-0078-00, Map #045

Background

The applicant is proposing to rezone from RF to RF-13 and proposing a subdivision from one(1) to three(3) lots as shown on the Preliminary Layout Plan provided by Mainland Engineering Design Corporation, Drawing No. 1, dated February 1, 2023.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the marked up Preliminary Layout Plan attached, is required for existing road fronting the site:

- Register 0.5m statutory right of way for maintenance.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

These Works are required as a condition of this Rezone and Subdivision.

Transportation/Traffic Management

84 Ave – Collector

- Construct frontage improvements to city standards. Exact details to be determined at Servicing Agreement stage.

Access

- Construct 6.0m wide concrete letdowns.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 300mm storm main along 84 Ave.
- 250mm storm main located west of the site connecting into the 300mm storm main along 84 Ave.

The following storm drainage facilities are required:

- Construct service connections, minimum 150mm in diameter and complete with inspection chambers, to each lot.

The site is located within the Upper Serpentine ISMP where stormwater management requirements outlined in the ISMP will be required.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. The applicant is required to confirm downstream capacity from all fronting storm mains to the nearest trunk storm main (pipe with >20 ha catchment area) and determine the 100yr HGL elevation if basements are proposed.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site, if the disturbed area (including lot grading area for Single Family developments) exceeds 2000 m².** The process requires submission and approval of an ESC Plan that is developed in accordance with Best Management Practices to meet the performance requirements as set out in By-law 2006, No. 16138, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

- 300mm water main located along 84 Ave.
- 250mm water main located west of the site connecting into the 300mm water main along 84 Ave.
- Abandoned 150mm water main located along the south side of 84 Ave.

The following water facilities are required:

- New service connections and meters for each lot.
- Existing service connections and meters to be removed.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200mm sanitary main located along the east half of the site along 84 Ave..

The following sanitary sewer facilities are required:

- Submit sanitary sewer profiles for the proposed sewer.
- For all lots, Inspection Chamber depths to be minimum 1.2m.
- Install MR-10 box for service connections within 2m of paved surface.

Parks

All city trees must be shown on the key plan with corresponding tree protection barriers.

Parks notes there are no city trees approved for removal by this application. Please ensure the key plan is referred to Parks for review.

A comfort letter and follow-up report are required for all city trees within 6m of construction works.

Should unforeseen soil conditions or any other unforeseen conditions arise, no additional impact or allowance for works on existing parkland will be supported.

If there is any unexpected tree removal required on future or existing parkland due to development/construction impacts, cash in lieu of all trees, regardless of size, will be required. Compensation may be determined through a formal arboricultural appraisal.

All works on future or existing parkland, and/or work that may impact City trees and plantings in boulevard areas are to meet Parks Construction Standards 2011.

<https://www.surrey.ca/sites/default/files/media/documents/ParksStandardConstructionDocuments.pdf>

The applicant should seek 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 the goal of one boulevard tree per 10m of road edge. Refer to TAC guidelines and the Parks Standard Construction Documents - Appendix A for the recommended distances from utilities.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

Financial

A processing fee of \$8331.75 (GST included) is required for the Servicing Agreement.

An application fee of \$2,300.00 (GST exempt) is required for administration of the ESC Permit process.



Department: **Planning and Demographics**
 Date: **April 27, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22.0078.00**

The proposed development of **3** 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
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Frost Road Elementary	
Enrolment	586
Operating Capacity	635
# of Portables	0
North Surrey Secondary	
Enrolment	1478
Operating Capacity	1175
# of Portables	8

Summary of Impact and Commentary

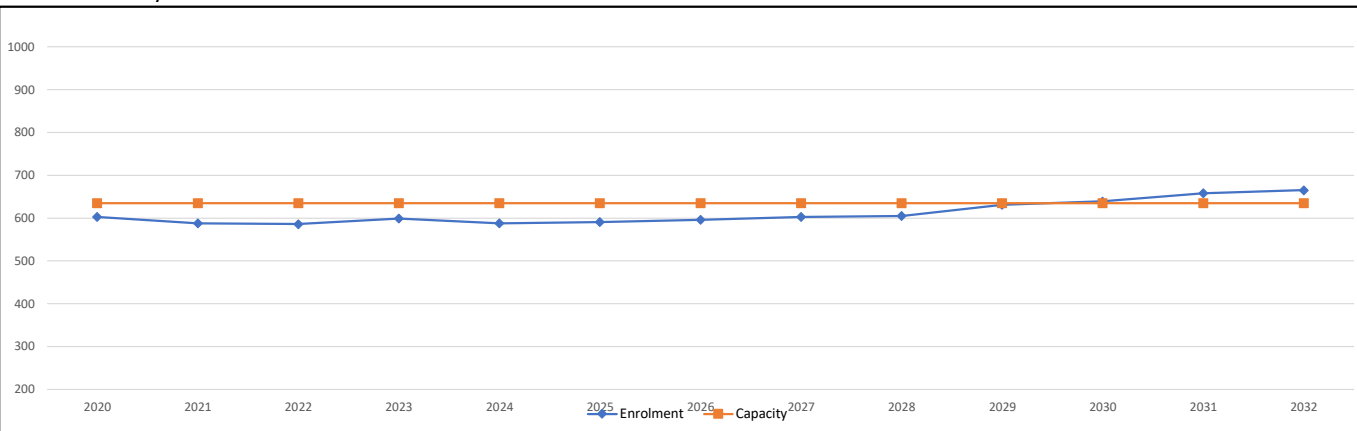
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The District opened a 100 capacity addition at Frost Road Elementary Fall 2020. Both the site and school will have reached maximum build out capacity with the opening of the new classroom space.

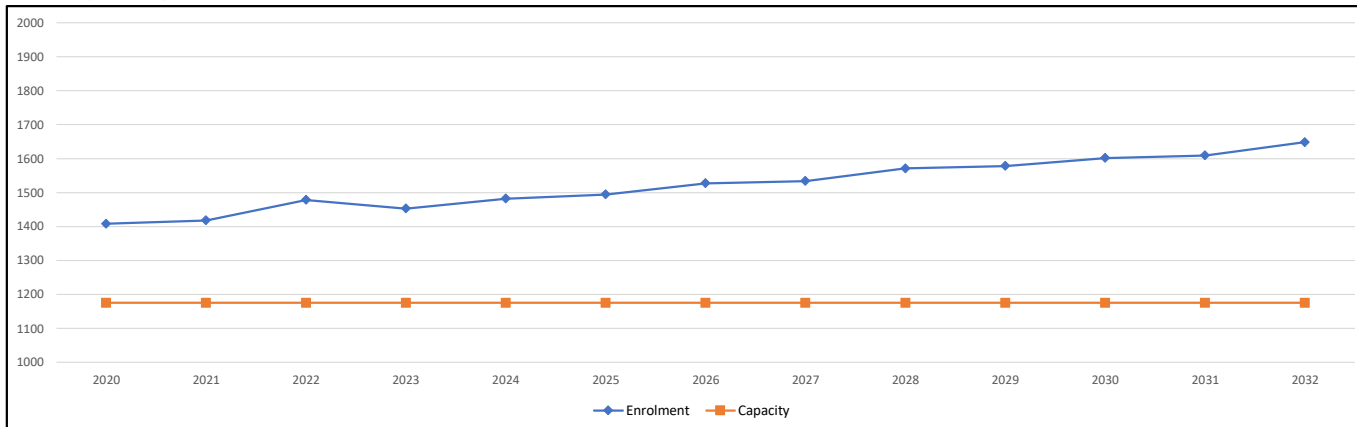
The 10-year enrolment projections in this report have not included for future enrolment growth from the proposed transit oriented housing that will support the new Skytrain line. The projections for both elementary and secondary are based on migration factors and are to be considered very conservative.

North Surrey Secondary is operating at 121% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2023/2024 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

Frost Road Elementary



North Surrey 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 #: 7922-0078-00
 Project Location: 16527 84 Avenue, Surrey, BC
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

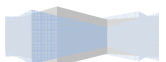
The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 3-8 years ago. There is Bonnie Schrenk Park to the south of the property. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 3-8 years old "west coast modern" style 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 stucco or 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 "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 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 "West Coast Modern".
- 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) The minimum roof pitch is 4:12 and maximum 12:12.

Dwelling Types/Locations: 2 or 3 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:

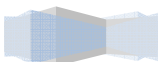
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.

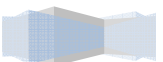
- Roof Pitch:** Minimum roof pitch must be 4:12 and maximum 12:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: 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 14, 2023

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

Date: March 14, 2023



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0078-00

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: 017-404-185
Lot 1 Section 25 Township 2 New Westminster District Plan LMP781

16527 - 84 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 title(s) has/have been issued, as follows:

Parcel Identifier: _____

(b) If the civic addresses change, 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) Sub-Section H.3(a)iii of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit a double side-by side garage on a lot that is 12.1 metres in width (i.e., less than 13.4 metres wide) for proposed Lots 1, 2 and 3.

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

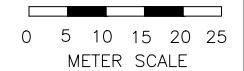
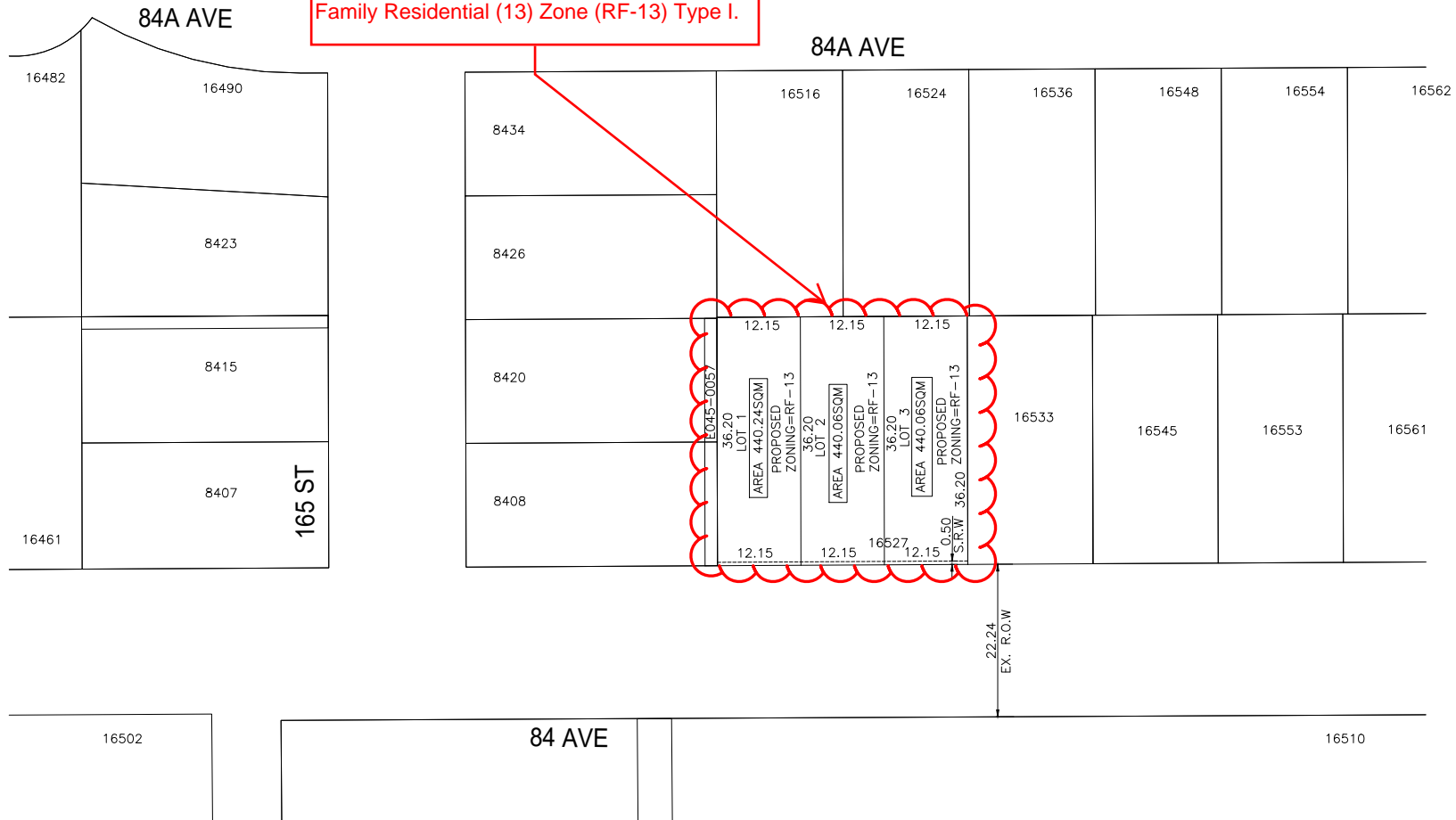
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



To permit a double side-by-side garage on lots that are 12.1 metres in width (i.e., less than 13.4 metres wide) and that are Single Family Residential (13) Zone (RF-13) Type I.



NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	ZONING: EXISTING ZONING: RF PROPOSED ZONING: RF-13 (EXISTING HOUSE TO BE REMOVED) SITE AREA GROSS SITE AREA: 1320 SQM	01/23/02/01 SS RM ISSUED FOR APPROVAL	MAINLAND ENGINEERING DESIGN CORPORATION UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MANLANDENG.COM	DEVELOPMENT/SITE LOCATION 3 LOT SUBDIVISION #16527 84 AVE, SURREY, B.C. DWG. NAME PRELIMINARY LAYOUT PLAN	SEAL	SCALE N.T.S. DESIGNED RM DRAWN SS CHECKED RM APPROVED AB	SURREY PROJECT NO. MANLAND PROJECT NO. C-2225 DATE 23/02/01	DRAWING NO. 1 OF 1 REV. 0
		NO/YY/MM/DD/DRN/CH REVISION				APPROVED AB DATE 23/02/01 REV. 0		