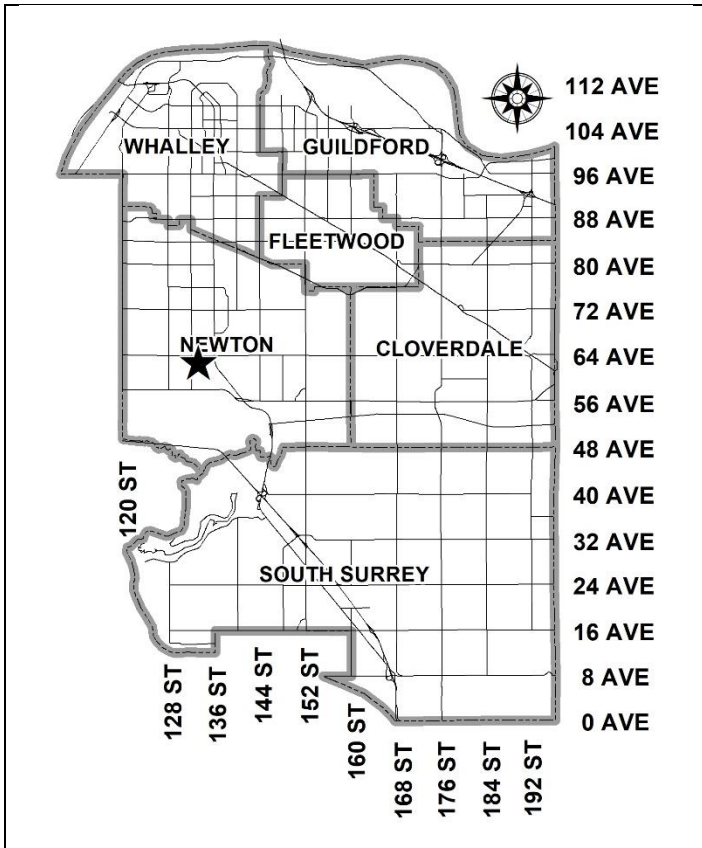


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0320-00  
 Planning Report Date: December 4, 2023



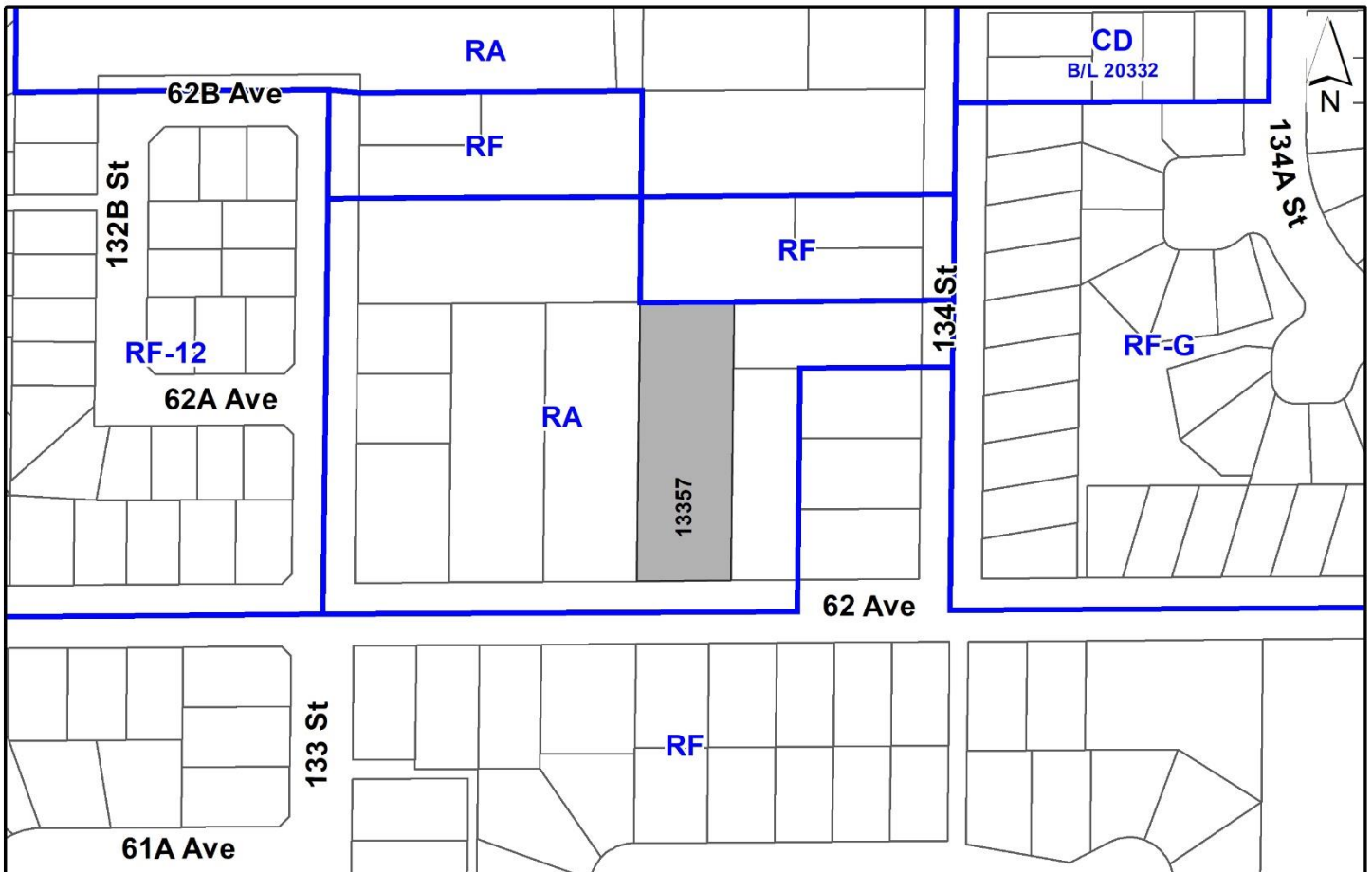
**PROPOSAL:**

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

**LOCATION:** 13357 - 62 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban



## 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 a Development Variance Permit (DVP) to reduce the minimum lot width and side yard setback requirements of the Single Family Residential (RF).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). As such, Council is requested to 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.
- The proposed density and building form are appropriate for this part of West Newton South.
- The proposed lot width and side lot line setback variances will help accommodate the future pedestrian walkway and road network and are in keeping with recent development in the neighbourhood.

## 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 “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)”.
2. Council approve Development Variance Permit No. 7922-0320-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.07 metres for proposed Lots 1 and 2; and
  - (b) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 1.2 metres for the principal building for proposed Lots 1 and 2.
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 and road dedication plan 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 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;
  - (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 the north portion of proposed Lot 1 until future development and to establish density and setbacks on the developable (south) portion of Lot 1, in accordance with the future lot configuration.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RA
North:	Single Family Residential	Urban	RA, RF
East:	Single Family Residential	Urban	RA, RF
South (Across 62 Avenue):	Single Family Residential	Urban	RF
West:	Single Family Residential	Urban	RA

### Context & Background

- The subject property is located at 13357 – 62 Avenue within South Surrey and is approximately 2,691 square metres in area.
- The site is designated “Urban” in the Official Community Plan (OCP) and is currently regulated by the “One-Acre Residential Zone (RA)”.
- The surrounding neighbourhood is comprised of single family lots with a range of lot sizes.
- A future concept plan has been established for this area and utilized under previous development applications (7905-0304-00, 7995-0267-00, 7911-0149-00, 7915-0032-00) in order to guide future development north of 62 Avenue, between 133 Street and 134 Street. Of significance, the concept plan identifies a new local road that will end with a cul-de-sac bulb at the northwest corner of the subject property to facilitate subdivision in the area. To date, statutory rights-of-way have been secured through development applications on two properties to enable future road dedication.
- A Class C Ditch is located along the frontage of the property along 62 Avenue. The property is not located within or subject to a Sensitive Ecosystems Development Permit.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” to allow subdivision into two (2) single family lots.
- A Development Variance Permit has been requested to reduce the minimum lot width and side yard setbacks for the east and west lot lines of the RF Zone for Lots 1 and 2.
- The proposal anticipates the future redevelopment of the residential block north of 62 Avenue, between 133 Street and 134 Street that will result in a new road and cul-de-sac bulb.

The applicant has provided a concept plan which demonstrates how the north portion of the subject property and surrounding properties will be able to develop in conjunction with the adjacent properties and the concept plan identified in previous applications.

- The applicant will be required to register a restrictive covenant at the northwest corner of the lot to secure the City’s right to acquire this land in the future as road dedication in order to facilitate the construction of a cul-de-sac bulb.
- Registration of a building envelope and restrictive covenants are also required in order to preserve the north portion of proposed Lot 1 for future subdivision and redevelopment and to establish density and setbacks on the developable portion of the lot, in accordance with the future lot configuration.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,691 square metres
Road Dedication (pedestrian walkway):	150.5 square metres
Net Site Area:	2,540.5 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	7 units per hectare / 3 units per acre
<b>Range of Lot Sizes</b>	602 – 1,739 square metres
<b>Range of Lot Widths</b>	14.07 metres
<b>Range of Lot Depths</b>	42.81 – 89.18 metres

**Referrals**

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

School District: **The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

- 1 Elementary student at North Ridge Elementary School
- 1 Secondary student at Panorama Ridge 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, 2025.

Parks, Recreation & Culture:

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

The closest active park is Heritage Woods Park, which includes a playground and is 360 metres walking distance away. The closest natural area is Wildwood Park and is 115 metres away.

### **Transportation Considerations**

- In order to support the proposal, the applicant will be required to provide the following road improvements:
  - Construction of the north side of 62 Avenue to the City's local road standard; and
  - 2.0 metre wide dedication and construction of a north-south walkway along the west side of the subject site.
- The proposed road network concept to support redevelopment of the properties to the north envisions 63 Avenue to extend west of 134 Street to a new 133A Street with a cul-de-sac at the northern portion of the site.
- The subject property is located in proximity to existing transit routes along 132 Street to the west and 64 Avenue to the north.

### **Sustainability Considerations**

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

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The site is designated "General Urban" in the Regional Growth Strategy (RGS) which is intended to support residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

### **Official Community Plan**

#### Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods in the form of detached, semi-detached, or ground-oriented development. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.

- The proposal complies with the OCP designation for the site.

### Themes/Policies

- The proposal is supported by the following OCP policies:
  - Policy 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.
  - Policy A4.2 – Encourage the full and efficient build-out of existing planning urban areas.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- 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 Zone (RF)", streamside setbacks and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard (south):	7.5 metres	7.5 metres
Side Yard (east/west):	1.8 metres	1.2 metres*
Rear (direction):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	602 – 1,739 square metres
Lot Width:	15 metres	14.07 metres*
Lot Depth:	28 metres	42.81 – 89.18 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces per Lot</b>	<b>Required</b>	<b>Proposed</b>
	3	3

*\*Development Variance Proposed*

### Lot Width and Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.07 metres for proposed Lots 1 and 2; and
  - to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 1.2 metres for the principal building for proposed Lots 1 and 2.
- The proposed variances are not anticipated to impact surrounding properties. The reduction to lot width will also offset the spatial impact of the pedestrian walkway.

- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site provide a variety of options that will be compatible with the existing neighbourhood, including neo-traditional, neo-heritage, rural-heritage or west coast modern.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated December, 2022, 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 \$4,272 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 (now \$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 November 6, 2023, and the Development Proposal Signs were installed on November 9, 2023. To date, staff have not received any responses from neighbouring residents or owners.
- Notification of the subject development application was sent to the Newton Community Association and the Surrey Board of Trade. To date, staff have not received any comments from either association.

## TREES

- Chris Booth, ISA Certified Arborist of Greenwood Tree Consulting, 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
<b>Deciduous Trees</b>			
Witch Hazel	2	0	2
Black Walnut	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	27	27	0
Western Red Cedar	6	0	6
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>36</b>	<b>27</b>	<b>9</b>
<b>Total Replacement Trees Proposed</b>		<b>8</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>17</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$25,300</b>	

- The Arborist Assessment states that there are a total of 36 mature trees on the site, with no Alder or Cottonwood trees. The applicant proposes to retain 9 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 for all trees. This will require a proposed total of 54 replacement trees on the site. The applicant is proposing 8 replacement on the site, leaving a deficit of 46 replacement trees that will require an estimated cash-in-lieu payment of \$25,300, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the on-site replacement trees, boulevard street trees will be planted along 62 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with an estimated contribution of \$25,300 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, Tree Removal and Tree Replacement Plans
Appendix V.	Building Guidelines Summary
Appendix VI.	Development Variance Permit No. 7922-0320-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

SA/ar



# Appendix I



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.
  4. DVP TO REDUCE THE LOT WIDTH FROM 15.0m TO 14.0m FOR LOTS 1 & 2.
  5. DVP TO REDUCE THE SIDEYARD SETBACK FROM 1.8m TO 1.2m FOR LOTS 1 & 2.

No	Date	Revised	PER CITY COMMENTS	JK	JK
1	23/11/28				
				Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824



1342430 BC Ltd.  
 6328-166 STREET, SURREY V3S 0W4- Email: sunny@highstonedevelopments.com-Phone:604-362-4665

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 13357-62 AVENUE, SURREY

Scale:	1:500	Mun. Proj. No.	7922-0320-00	Dwg. No.	A
Drawn:	WM	Mun. Dwg. No.			
Designed:	JK	Job No.	22-4686	Of	
P.U.		Date	AUG-2022	Revision	1
Approved:		destroy all prints bearing previous number			

## INTER-OFFICE MEMO

---

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

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

DATE: **November 24, 2023** PROJECT FILE: **7822-0320-00**

---

RE: **Engineering Requirements  
Location: 13357 62 Ave**

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

- Register 0.5m Statutory Right of Way (SRW) along 62 Avenue.
- Dedicated 2.0m for walkway.

***Works and Services***

- Construct north side of 62 Avenue and walkway.
- Construct storm, sanitary and water service connections for each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

RK

Department: **Planning and Demographics**  
Date: **November 2, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0320 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.

<b>School-aged children population projection</b>	<b>2</b>
---------------------------------------------------	----------

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

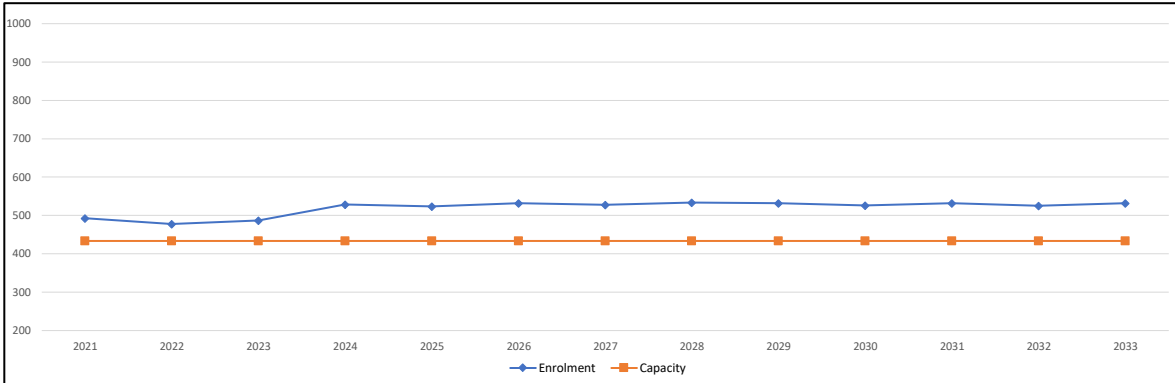
<b>Current Enrolment and Capacities:</b>	
<b>North Ridge Elementary</b>	
Enrolment	487
Operating Capacity	434
# of Portables	4
<b>Panorama Ridge Secondary</b>	
Enrolment	1565
Operating Capacity	1400
# of Portables	2

**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.

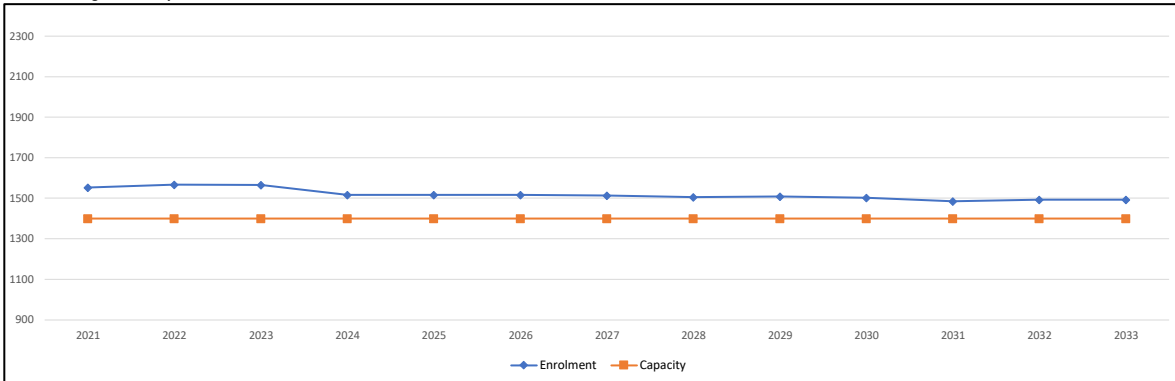
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 112% capacity along with portables. The enrolment growth seems to be levelling off. Current and future enrolment demand can be 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**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Panorama Ridge Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**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.

## 4.2 Tree Preservation Summary

Surrey Project No: #22-0320

Address: 13357 62 Avenue, Surrey, BC

Registered Arborist: Chris Booth PN7309A– Greenwood Tree Consulting

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 and non-bylaw protected trees)	36
Protected Trees to be Removed	27
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54	54
Replacement Trees Proposed	8
Replacement Trees in Deficit (i.e., number of replacement trees not proposed to be planted)	46
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed/Required	0
Replacement Trees in Deficit	0

Municipal Trees	Number of Trees
Total No. of "Inventoried trees" proposed for removal	0
Total No. of "Non-Inventoried" trees proposed for removal	0
Total No. of Protected Municipal Trees proposed for removal (Permission required from C.O.S.)	0

Table 3 - Tree Preservation Summary

Summary, report, and plan prepared and submitted by:



(Signature of Arborist)

Date: November 27, 2023







**BENCHMARK & CONTROL**  
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5570  
ST IN CENTERLINE OF 62 AVENUE, OPPOSITE MIDDLE OF HOUSE N.O.13369.  
ELEV. 85.654

**LEGAL DESCRIPTION OF PROPERTY**  
LOT 1 BLOCK 4 SECTION 8 TOWNSHIP 2 PLAN NWP13767 NW0 SUBSIDY LOT 10,  
PART NE 1/4.

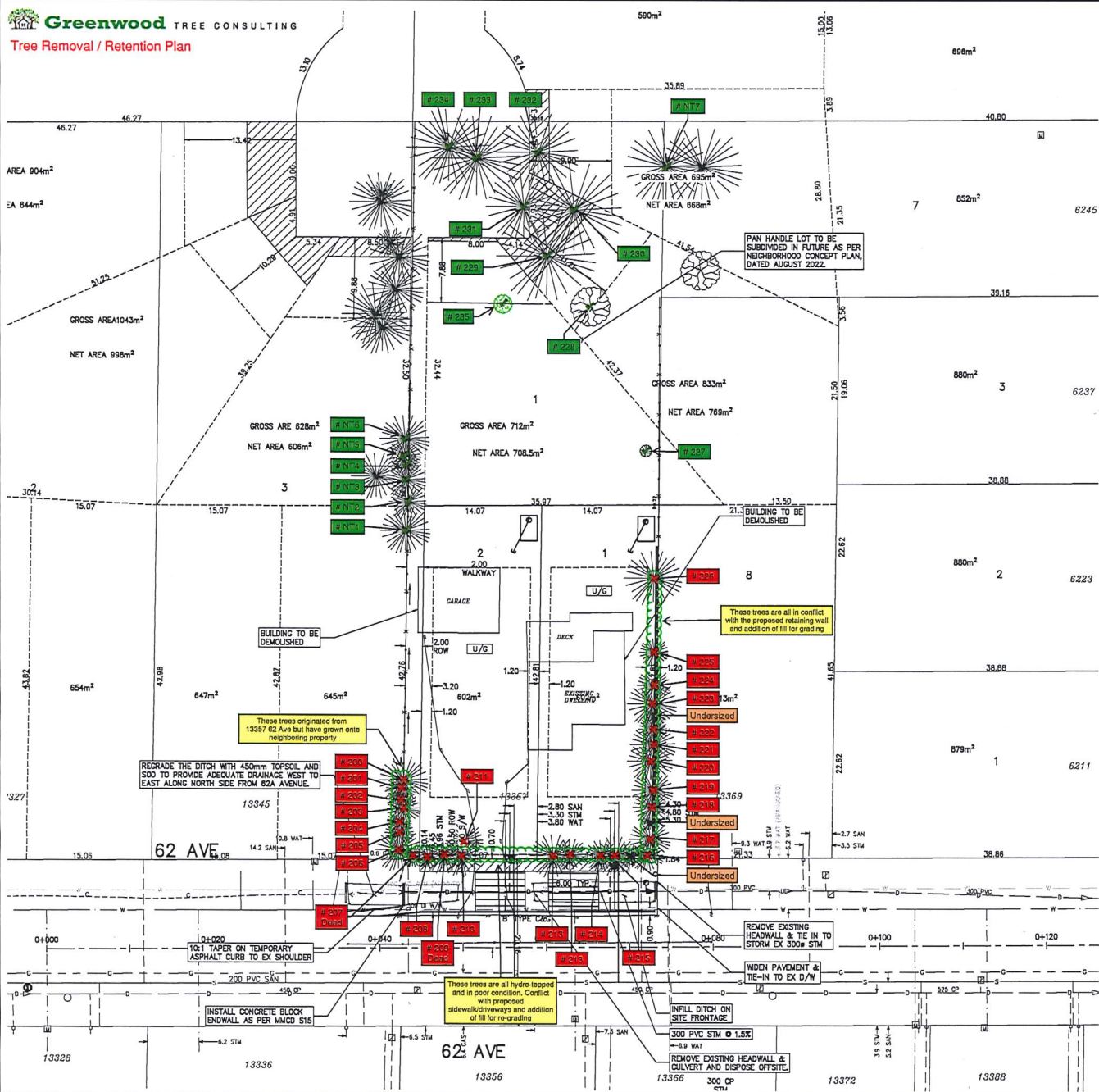
**SURVEY PROVIDED BY CAMERON LAND SURVEYING LTD.**

**ENGINEERING LEGEND**

	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION		
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER		
WATERMAIN		
ORNAMENTAL STREETLIGHT		
GAS MAIN		
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO		
UNDERGROUND TELEPHONE		
UNDERGROUND HYDRO/TEL		
U/G HYDRO/TEL/CABLE		
DISTRICT ENERGY LINES		

**KEY**

- Tree Number (green = retain tree)
- Symbol = Retain tree
- Tree Number (red = remove tree)
- Symbol = Remove tree



**SERVICE CONNECTION TABLE**

LOT No.	STM INV	DEPTH	SAN INV	DEPTH	MBE	100 YR HGL
1	86.31m	0.74m	84.14m	2.81m	85.15m	84.85(ROCKPIT)
2	86.81m	0.84m	84.62m	2.93m	85.40m	85.10(ROCKPIT)

**PRELIMINARY SUBMISSION**

**NOTE:**  
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com  
EGBC Permit to Practice #1001824

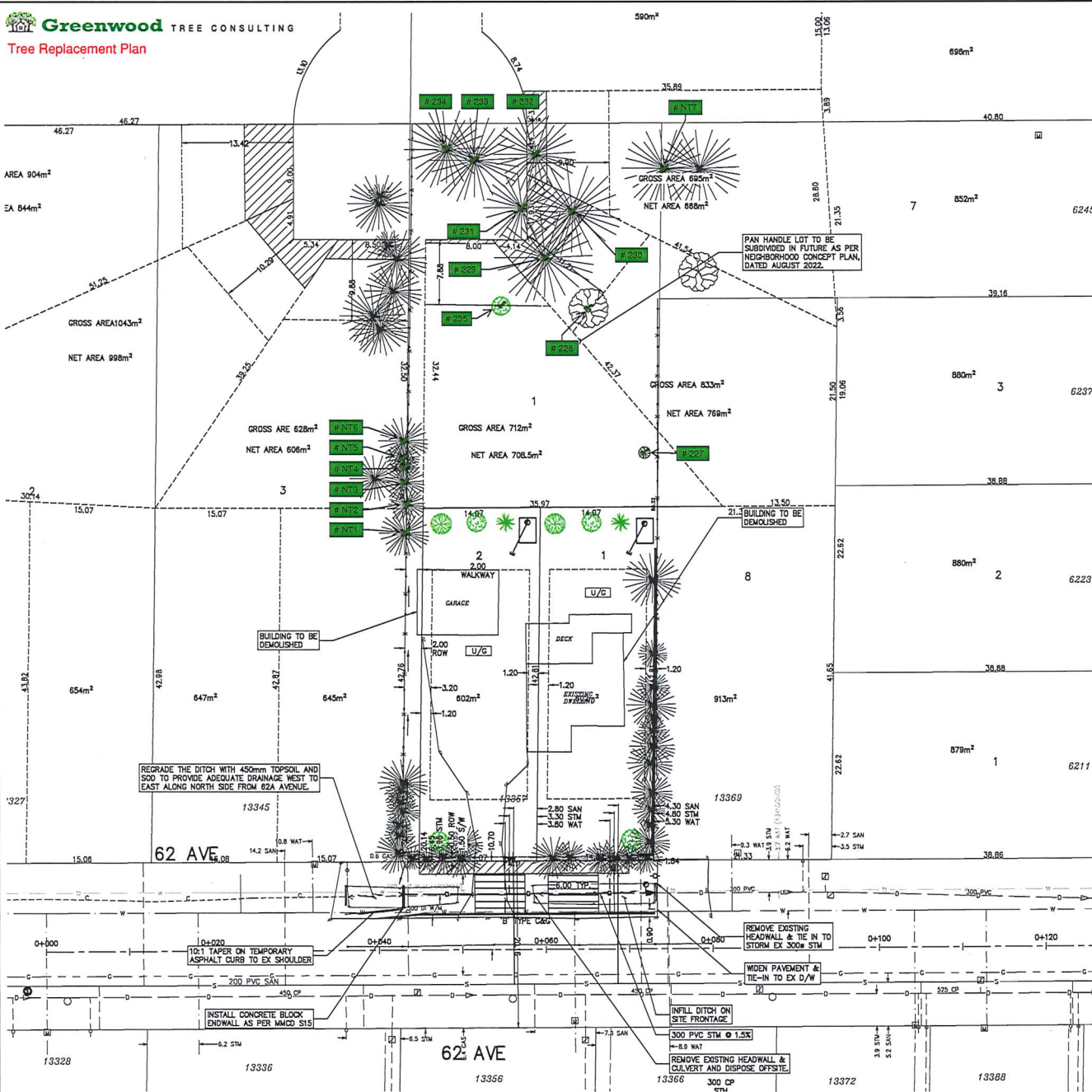


1342430BC LTD  
6328 - 166 STREET, SURREY, BC V3S 0W4 PHONE: 604-362-4665  
**PRELIMINARY SERVICING PLAN**  
13357 - 62 AVENUE SURREY, BC

Scale: 1:250	Mun. Proj. No. 7922-0320-00	Dwg. No. 2
Drawn: WM	Mun. Dwg. No.	Of
Designed: JK	Job No. 22-4686	Revision
P.W. P.U.	Date OCT/2022	
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.





**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEODETIC AND REFER TO MGN. NO. 5570  
 SIT IN CENTERLINE OF 62 AVENUE, OPPOSITE MIDDLE OF HOUSE N.O. 13369.  
 ELEV. 85.554

**LEGAL DESCRIPTION OF PROPERTY**  
 LOT 1, BLOCK A SECTION 8 TOWNSHIP 2 PLAN WHP13767 NHD SUBSIDY LOT 10,  
 PART NE 1/4.

**SURVEY PROVIDED BY CAMERON LAND SURVEYING LTD.**

**ENGINEERING LEGEND**

	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION		
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER		
WATERMAIN		
ORNAMENTAL STREETLIGHT		
GAS MAIN		
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO		
UNDERGROUND TELEPHONE		
UNDERGROUND HYDRO/TEL.		
U/G HYDRO/TEL./CABLE		
DISTRICT ENERGY LINES		

**KEY**

- Tree Number (green = retain tree)
- Symbol = Retained tree
- Chinese Dogwood (*Cornus chinensis*)
- Galaxy Magnolia (*Magnolia 'Galaxy'*)
- Persian Ironwood (*Parrotica persica*)

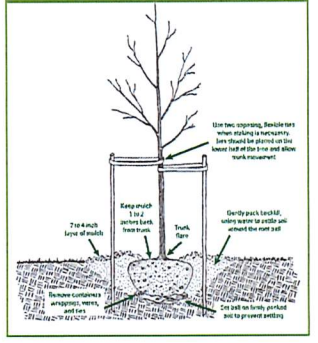
**TYPE AND SIZE OF REPLACEMENT TREE**

- Replacement Trees must be the following size:
- Deciduous tree species – 3-5cm caliper or greater
  - Coniferous tree species – minimum 1.75m tall
- The following will not be accepted as a replacement tree:
- Hedges
  - Dwarf varieties
  - Shrub species
  - Palm trees

**LOCATION OF REPLACEMENT TREES:**

- Trees must be planted:
- On the site where the tree cutting permit was issued
  - At least 1m away from all property lines
  - At least 3m away from another tree
  - At least 3m away from BC Hydro lines
  - At least 3m away from the house, garage, pool or other permitted outbuildings
  - At least 1m away from a retaining wall
  - At least 1m away from underground utilities

**TREE PLANTING GUIDELINES**



**SERVICE CONNECTION TABLE**

LOT No.	STM INV	DEPTH	SAN INV	DEPTH	MBE	100 YR HGL
1	86.31m	0.74m	84.14m	2.81m	85.15m	84.85(ROCKPIT)
2	86.81m	0.84m	84.82m	2.93m	85.40m	85.10(ROCKPIT)

**PRELIMINARY SUBMISSION**

**NOTE:**  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO  
 VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES  
 AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGC Permit to Practice #1001824



1342430BC LTD  
 6328 - 166 STREET, SURREY, BC V3S 0W4 PHONE: 604-362-4665

**PRELIMINARY SERVICING PLAN**

13357 - 62 AVENUE SURREY, BC

Scale: 1:250	Wn. Proj. No. 7922-0320-00	Dwg. No. 2
Drawn: WM	Wn. Dwg. No.	
Designed: JK	Job No. 22-4686	of 1
P.W. P.U.	Date OCT/2022	Revision
Approved:		

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**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 22-0320 Jason H  
**Property Location:** 13357-62 Avenue, Surrey, B.C

**Design Consultant:** Ran Chahal, Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.  
 #202- 8484 -128 Street, Surrey, BC V3W 4G3  
 Off: 604-543-8281 Fax: 604-543-8248

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

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

The area surrounding the subject site is an urban area built out in the Pre-1960-2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf. and over.

Most of the existing homes have mid massing characteristics with 57.00% of the homes have one storey front entry and 43% having one and one half storey front entry.

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

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

Landscaping is of a moderate planting standard with 72.00% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 20-60 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

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

**Dwelling Types:**

“Two-Storey”	79.00%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	7.00%
“Split Levels”	14.00%

**Dwelling Sizes:  
(Floor Area/Volume)**

Size range: 0.00% under 1500 sq.ft excl. garage
7.00% 1500 - 2000 sq.ft excl. garage
93.00% over 2000 sq.ft excl. garage

**Exterior Treatment /Materials:**

Stucco: 42.00%	Hardi or Cedar: 29.00%	Vinyl: 29.00%
Brick or stone accent on 79.00% of all homes		

**Roof Pitch/ Materials:**

Asphalt Shingles: 57.00%	Cedar Shingles: 7.00%
Concrete Tiles: 36.00%	Clay Tiles: 0.00%
35.00% of homes have a roof pitch of 4-5:12 and	
65.00% have a roof pitch of 6-9:12 and greater.	

**Window/Door Details:** 93.00% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 20-60 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Stucco, Hardi or Cedar and Vinyl.

**Other Dominant Elements:** Most of the existing homes located in the immediate study area have covered front verandas.

## 2. Proposed Design Guidelines

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

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

### 2.2 Proposed Design Solutions:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).		
<b>Dwelling Sizes:</b>	Two-Storey or Split Levels -		2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	Basement Entry -		2000 sq.ft. minimum
	Rancher or Bungalow -		1400 sq.ft. minimum

(Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Hardi or Cedar and Vinyl. Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 3:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, Brown or Black tone.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

October 16, 2023  
Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0320-00

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-571-974  
Lot 1 Section 8 Township 2 New Westminster District Plan 13767  
  
13357 – 62 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 address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

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

- (a) Section K.2 (b) of Part 16, Single Family Residential Zone (RF) – to reduce the minimum Lot Width from 15.0 metres to 14.07 metres for proposed Lots 1 and 2; and
  - (b) Section F of Part 16, Single Family Residential Zone (RF) – to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 1.2 metres for the principal building for proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

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

ISSUED THIS     DAY OF     , 20   .

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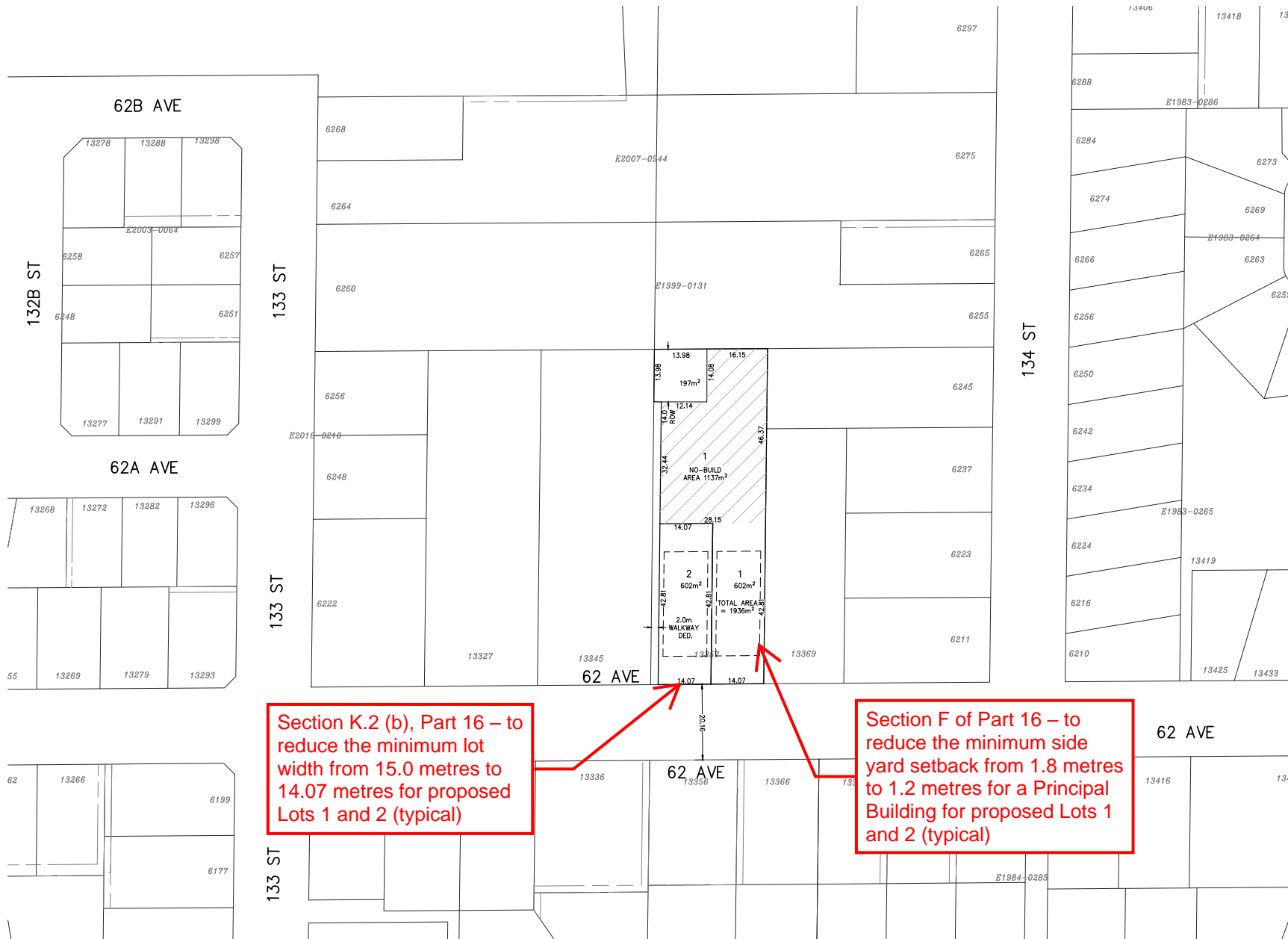
Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



# Schedule A



Section K.2 (b), Part 16 – to reduce the minimum lot width from 15.0 metres to 14.07 metres for proposed Lots 1 and 2 (typical)

Section F of Part 16 – to reduce the minimum side yard setback from 1.8 metres to 1.2 metres for a Principal Building for proposed Lots 1 and 2 (typical)

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.
  4. DVP TO REDUCE THE LOT WIDTH FROM 15.0m TO 14.0m FOR LOTS 1 & 2.
  5. DVP TO REDUCE THE SIDEYARD SETBACK FROM 1.8m TO 1.2m FOR LOTS 1 & 2.

No	Date	Revised Per City Comments	JK	JK
1	23/11/28	Revised Per City Comments	JK	JK
		Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
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 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824



1342430 BC Ltd.  
 6328-166 STREET, SURREY V3S 0W4- Email: sunny@highstonedevelopments.com-Phone:604-362-4665  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 13357-62 AVENUE, SURREY

Scale: 1:500	Mun. Proj. No. 7922-0320-00	Dwg. No. A
Drawn: WM	Mun. Dwg. No.	
Designed: JK		
P.U.	Job No. 22-4686	Of
Approved:	Date AUG-2022	Revision 1