

**Regular Council - Public Hearing
B.4 / H.4 7922-0352-00
Monday, December 4, 2023
Replacement Pages**

TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: November 27, 2023 FILE: 7922-0352-00

RE: **Agenda Item B.6, November 20, 2023 Regular Council – Land Use
Development Application No. 7922-0352-00
12538 Old Yale Road**

Development Application No. 7922-0352-00 will be proceeding to Public Hearing for the associated rezoning bylaw (No. 21095) on December 4, 2023.

An error/omission has been identified on Page 4 of the planning report, which did not include the recommendation for Council to authorize staff to draft Development Permit No. 7922-0352-00 for Hazard Lands generally in accordance with the subdivision layout (Appendix I) and the geotechnical report.

Should Council grant Third Reading of Bylaw No. 21095, it is requested that Council also authorize staff to Draft Development Permit No. 7922-0352-00.



Ron Gill
Director, Area Planning - North
Planning & Development Department

Attachment - 7922-0352-00- Page 4 Replacement Page

c.c. - City Manager

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from Parks and Open Spaces to Urban Residential, when the project is considered for final adoption.
5. Council authorize staff to draft a Hazard Lands Development Permit No. 7922-0352-00 generally in accordance with the subdivision layout (Appendix I) and the geotechnical report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot.	Parks and Open Spaces	RF
North (Across Old Yale Road):	Unauthorized truck park.	Business Park as well as Parks and Open Spaces	A-1
East (Including across 125B Street):	BC Hydro Railway and single family dwelling under Application No. 7911-0017 (pre-Council).	Hillside Estate Residential (4 UPA) in South Westminster Heights Infill Area NCP	RF
South:	Single family dwelling.	Parks and Open Spaces	RF
West (Across 125A Street):	Vacant commercial building with second floor residential.	Business Park as well as Parks and Open Spaces	CD (By-Law No. 15169)

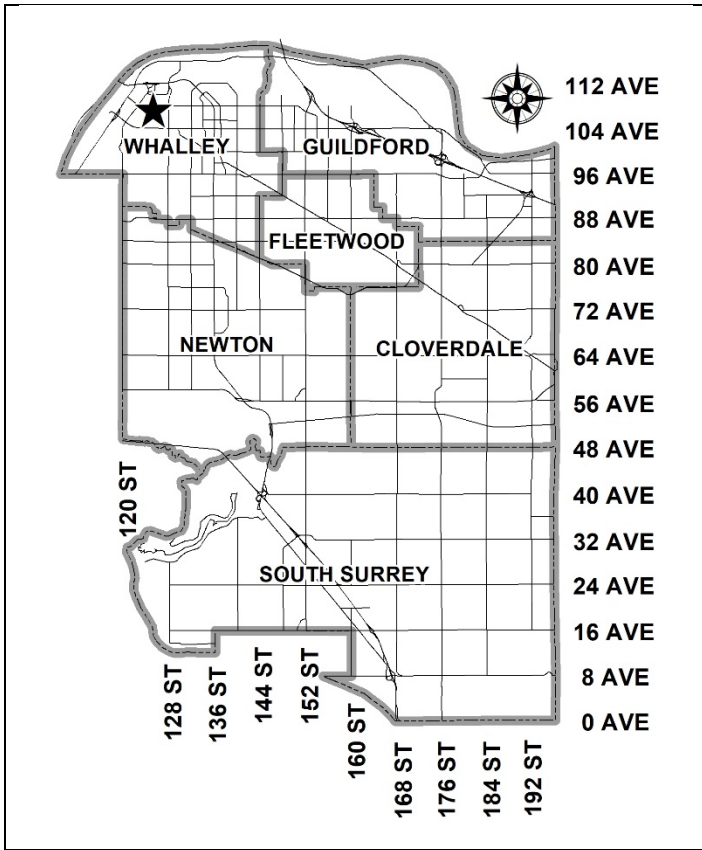
Context & Background

- The 1,163 square metre subject site is located at 12538 Old Yale Road at the southeast corner of Old Yale Road and 125A Street. The site is designated Urban in the OCP and Parks and Open Spaces in the South Westminster NCP.
- The site was subject to a previous Development Application (7907-0016-00) for a similar application that received Third Reading by Council in 2014 and was subsequently closed in 2020 due to inactivity.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a rezoning from RF to RF-13 to allow for a 2-lot subdivision. A Hazard Lands (Steep Slope) Development Permit is required due to the steep grades on site. An amendment to the South Westminster Neighbourhood Concept Plan (NCP) from Parks and Open Spaces to a new designation, Urban Residential, is also required. Variances are required for setbacks.



PROPOSAL:

- **NCP Amendment** from Parks and Open Spaces to Urban Residential
- **Rezoning** from RF to RF-13
- **Development Permit** for Hazard Lands (Steep Slope)
- **Development Variance Permit**

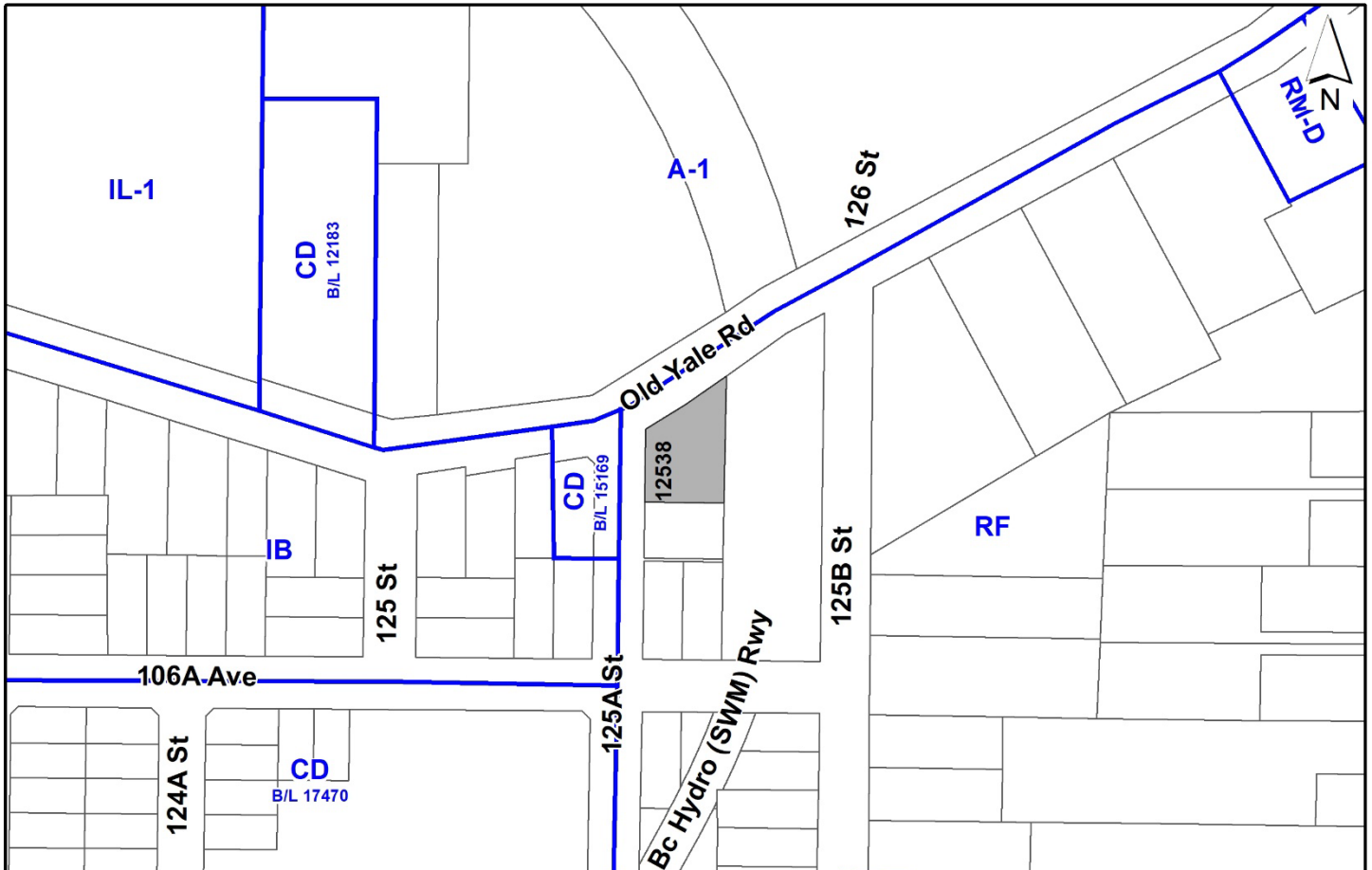
to allow subdivision into 2 single family small lots.

LOCATION: 12538 - Old Yale Road

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Parks and Open Spaces



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Westminster Neighbourhood Concept Plan (NCP) from Parks and Open Spaces to a new designation, Urban Residential.
- Seeking reduced lot depth for proposed Lots 1.
- Proposing to vary the setback requirements of the RF-13 Zone for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The requested variances to the front, rear and side yard setbacks and the lot depth on proposed Lot 1 will allow for the future house on this lot to face Old Yale Road but have driveway access from 125A Street.
- 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 Westminster.
- The proposed development is within 600 metres a Frequent Transit Network and 800 metres of Scott Road Skytrain Station.
- A Green Infrastructure Network (GIN) corridor is located adjacent to the subject site, on the railway lands to the east of the subject site with a targeted width of 50 metres. The proposed development of the subject site will not impact the width of the GIN corridor and is not subject to a SEDP for the GIN corridor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0352-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth in the RF-13 Zone for a Type II corner lot, from 24 metres to 17 metres for proposed Lot 1;
 - (b) to reduce the minimum front (west) yard setback for the principal building in the RF-13 Zone from 6.0 metres to 2.4 metres for proposed Lot 1;
 - (c) to reduce the minimum rear (east) yard setback for the principal building in the RF-13 Zone, from 7.5 metres to 1.2 metres for proposed Lot 1;
 - (d) to reduce the minimum side yard setback (north) on a flanking street for the principal building in the RF-13 Zone, from 2.4 metres to 2.0 metres to the veranda and 4.0 metres to the principal building face for proposed Lot 1; and
 - (e) to increase the minimum south side yard setback from 1.2 metres to 6.0 metres to the garage and 7.5 metres to the remainder of the principal building face for proposed Lot 1.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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; and
 - (g) submission of an acoustical report for the units adjacent to the railway tracks and Old Yale Road and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from Parks and Open Spaces to Urban Residential, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot.	Parks and Open Spaces	RF
North (Across Old Yale Road):	Unauthorized truck park.	Business Park as well as Parks and Open Spaces	A-1
East (Including across 125B Street):	BC Hydro Railway and single family dwelling under Application No. 7911-0017 (pre-Council).	Hillside Estate Residential (4 UPA) in South Westminster Heights Infill Area NCP	RF
South:	Single family dwelling.	Parks and Open Spaces	RF
West (Across 125A Street):	Vacant commercial building with second floor residential.	Business Park as well as Parks and Open Spaces	CD (By-Law No. 15169)

Context & Background

- The 1,163 square metre subject site is located at 12538 Old Yale Road at the southeast corner of Old Yale Road and 125A Street. The site is designated Urban in the OCP and Parks and Open Spaces in the South Westminster NCP.
- The site was subject to a previous Development Application (7907-0016-00) for a similar application that received Third Reading by Council in 2014 and was subsequently closed in 2020 due to inactivity.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a rezoning from RF to RF-13 to allow for a 2-lot subdivision. A Hazard Lands (Steep Slope) Development Permit is required due to the steep grades on site. An amendment to the South Westminster Neighbourhood Concept Plan (NCP) from Parks and Open Spaces to a new designation, Urban Residential, is also required. Variances are required for setbacks.

	Proposed
Lot Area	
Gross Site Area:	1,163 square metres
Road Dedication:	190 square metres
Undevelopable Area:	
Net Site Area:	973 square metres
Number of Lots:	2
Unit Density:	20.6 units per hectare
Range of Lot Sizes	404 – 565 square metres
Range of Lot Widths	12.8 – 16.5 metres
Range of Lot Depths	17.37 – 42.8 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 Prince Charles Elementary School
1 Secondary student at L. A. Matheson Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.

Parks, Recreation & Culture: Parks has no concerns with the proposal.

The closest active park is Royal Kwantlen Park and is 1 kilometre away, and the closest natural area is 10A Greenbelt and is 100 metres away.

Surrey Fire Department: Fire department will use Old Yale Road as the primary access for both lots.

SRY Rail Link: The Railway will require and review additional information including geotechnical reports and acoustical reports. The subject site is adjacent to the Old Yale rail crossing which will require train whistling during each train crossing.

Transportation Considerations

- The applicant will be providing the following improvements to service the subject proposal:
 - Dedication for Old Yale Road to the arterial standard and construction of a sidewalk; and
 - Dedication and construction of the east side of 125A Street to the City's local road standard.
- The applicant is proposing driveway access to both lots via 125A Street.
- The proposed development is approximately 600 metres from a Frequent Transit Network (Scott Road) and 800 metres from Scott Road Skytrain Station.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed rezoning and subdivision into two (2) RF-13 lots complies with the Urban designation.

Secondary Plans

Land Use Designation

- An amendment to the South Westminster Neighbourhood Concept Plan (NCP) is proposed from Parks and Open Spaces to a new designation, Urban Residential.

Amendment Rationale

- An amendment to the South Westminster Neighbourhood Concept Plan (NCP) is required to redesignate the subject site from Parks & Open Spaces to Urban Residential. Urban Residential is a new designation proposed for the South Westminster NCP.
- The South Westminster NCP originally proposed high quality business park uses to be developed near the south slopes adjacent to the residential areas on the hillside. In order to buffer the impacts of the business uses from the residential area, the NCP proposed a buffer along the escarpment. The subject site is a designated buffer area between the intended business park uses to the west and the residential areas to the east across the railway tracks and 125B Street (approximately 60 metres).

- A Green Infrastructure Network (GIN) corridor is located adjacent to the subject site, on the railway lands to the east of the subject site with a targeted width of 50 metres. The proposed development of the subject site will not impact the width of the GIN corridor and was not subject to a SEDP for the GIN corridor.
- While the proposal differs from the Parks & Open Spaces designation in the South Westminster NCP, both Planning and Parks staff support the NCP amendment as it is consistent with the site's existing Urban designation in the OCP and provides an opportunity to develop additional housing supply without impacting the designated GIN Corridor.
- The GIN Corridor, which was not anticipated at the time the South Westminster Plan was adopted, provides adequate buffering for the residential uses to the east of the subject site from any future industrial development to the west of the subject site.
- The proposed development will not 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.

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	20.5 units per hectare
Yards and Setbacks		
Lot 1:		
Front Yard (west):	6 metres	2.4 metres*
Side Yard (south):	1.2 metres	6 metres to garage face and 7.5 metres to building face*
Side Yard Flanking (north):	2.4 metres	2.0 metres to the veranda and 4.0 metres to the building face*
Rear (east):	7.5 metres	1.2 metres*
Lot 2:	6 metres (front), 7.5 metres rear, 1.2 metres (side)	Complies
Lot Size		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 565 square metres Corner Lot: 404 square metres
Lot Width:	Interior Lot: 12 metres Corner Lot: 14 metres	Interior Lot: 12.8 metres Corner Lot: 17.3 metres
Lot Depth:	Interior Lot: 28 metres Corner Lot: 24 metres	Interior Lot: 42.8 metres Corner Lot: 17.3 metres*
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

*Variance requested

Lot Depth and Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot depth in the RF-13 Zone for a Type II corner lot, from 24 metres to 17 metres for proposed Lot 1;
 - to reduce the minimum front (west) yard setback for the principal building in the RF-13 Zone from 6.0 metres to 2.4 metres for proposed Lot 1;
 - to reduce the minimum rear (east) yard setback for the principal building in the RF-13 Zone, from 7.5 metres to 1.2 metres for proposed Lot 1; and
 - to reduce the minimum side yard setback (north) on a flanking street for the principal building in the RF-13 Zone, from 2.4 metres to 2.0 metres to the veranda and 4.0 metres to the principal building face for proposed Lot 1.
 - to increase the minimum south side yard setback from 1.2 metres to 6.0 metres to the garage and 7.5 metres to the remainder of the principal building face for proposed Lot 1.

- The subject site is located on Old Yale Road, a designated Arterial Road, which does not allow for a driveway when alternate access can be made available. Access to proposed Lots 1 and 2 must be from 125A Street. As a result, a 4.5-metre wide panhandle is being proposed to provide access to proposed Lot 2.
- Proposed Lot 1 is on the southeast corner of Old Yale Road and 125A Street. According to the Zoning By-law, the front lot line of a corner lot is defined as "*the shortest of the lot lines abutting a highway*". Based on this definition, proposed Lot 1 fronts 125A Street.
- The RF-13 Zone requires a minimum lot depth of 24 metres. However, the depth of proposed Lot 1 is only 17.3 metres. The Approving Officer has no discretion to vary the minimum lot depth.
- The house on proposed Lot 1 will be oriented north-south as if the frontage were Old Yale Road, and therefore, in practice, the depth will be 29 metres at its deepest point, which is greater than the 24-metre depth required under the RF-13 Zone.
- The proposed variance does not impact the functionality of the lot or the size of house that can be built.
- Although 125A Street will be the legal frontage for proposed Lot 1, the house will be oriented north-south so that, in practice, the house will function as if its frontage is Old Yale Road. Therefore, the setbacks will need to be varied as if the front yard is on Old Yale Road and the flanking side yard is on 125A Street.
- The RF-13 Zone requires a minimum front yard setback of 6.0 metres, however for proposed Lot 1 this is proposed to be reduced to 2.4 metres to 125A Street, which is the minimum requirement for a side yard on a flanking street.
- The RF-13 Zone requires a minimum rear yard setback of 7.5 metres, however for proposed Lot 1 this is proposed to be reduced to 1.2 metres to the east property line, which is the minimum requirement for a side yard.
- The RF-13 Zone requires a minimum side yard setback on a flanking street of 2.4 metres, however this will be reduced to 2.0 metres measured to the veranda, while the setback will be increased to a minimum of 4.0 metres measured to the building face so that the side yard on a flanking street functions as the front yard.
- The applicant is proposing to provide an attached double-car garage accessed from a double driveway on 125A Street along the southern lot line of proposed Lot 1. The proposed driveway will be 17 metres in length, which is much greater than the 6.0 metres required for a standard uncovered parking space under the provisions of Zoning By-law No. 12000.
- The proposed variances improve the functionality of proposed Lot 1 by allowing a standard sized house to be built, with adequate parking.
- Staff support the requested variances 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 V.).
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated November, 18, 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 \$2,136 per new unit.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. 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 December 21, 2022, and the Development Proposal Signs were installed on October 2, 2023. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site has an east-west slope of approximately 5 metres that falls over 30 metres.
- A geotechnical report, prepared by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated April 20, 2023, was reviewed by staff and found to generally conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will require peer review and be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.
- The site is impacted by the existing BC Hydro Railway to the north of the site. The Railway will review the geotechnical reports and acoustical reports. The subject site is adjacent to the Old Yale rail crossing which requires train whistling during each train crossing.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Butternut	2	2	0
Cherry	4	4	0
Maple, Bigleaf	1	1	0
Maple, Norway	1	1	0
Coniferous Trees			
Falsecypress	17	17	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	26	26	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Program		\$25,300	

- The Arborist Assessment states that there are a total of 26 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 total of 52 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 46 replacement trees will require a 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 summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$25,300 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

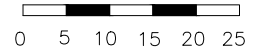
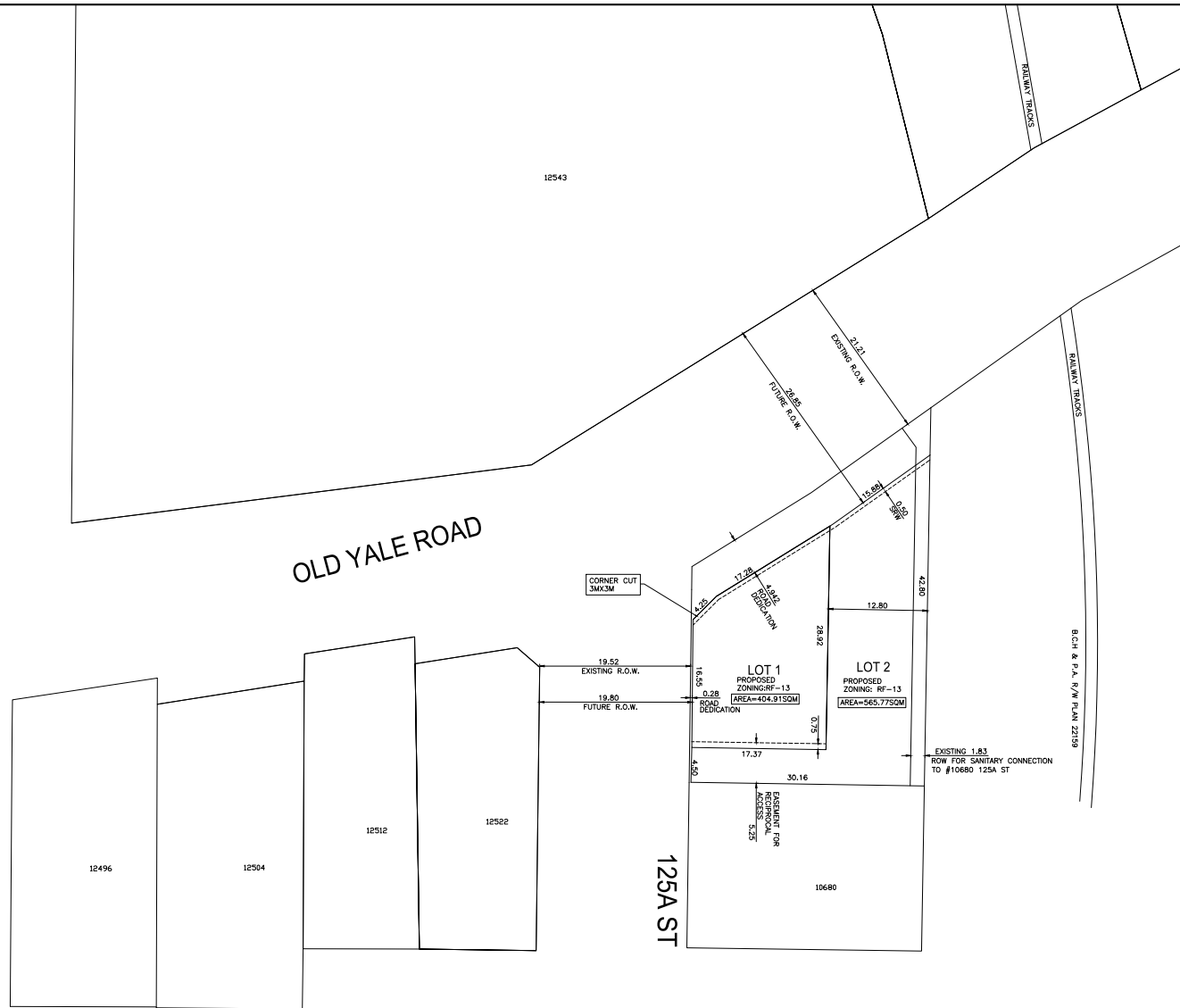
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Design Guidelines Summary
- Appendix VI. NCP Plan
- Appendix VII. Development Variance Permit No. 7922-0352-00
- Appendix VIII. Footprint Analysis

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar



METER SCALE

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: 1161.3590M.

NO.	DATE	BY	REVISION
1	22/11/18	AS RM	ISSUED FOR APPROVAL
		NO./Y/MM/DD/DRN	CH. REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 PRACTICE PERMIT NUMBER: 1003021
 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
 #12538 OLD YALE ROAD SURREY, B.C.
 2 LOT SUBDIVISION
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2266	of 1
APPROVED	AB	DATE 22/11/18	REV. 0

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

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

DATE: **October 06, 2023** PROJECT FILE: **7822-0352-00**

RE: **Engineering Requirements
Location: 12538 Old Yale Rd**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.058 gazetted road along Old Yale Rd.
- Dedicate 4.942 m along Old Yale Rd.
- Dedicate 0.246 m along 125A St.
- Dedicate 3.0 m by 3.0 m corner cut at intersection of Old Yale Rd and 125A St.
- Register 0.5 m SRW along Old Yale Rd and 125A St.

Works and Services

- Construct sidewalk on the south side of Old Yale Rd.
- Construct east side of 125A St.
- Construct sanitary main and storm main along 125A St.
- Provide driveways, water, sanitary, and drainage service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

JNC

Department: **Planning and Demographics**
 Date: **September 21, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0352 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

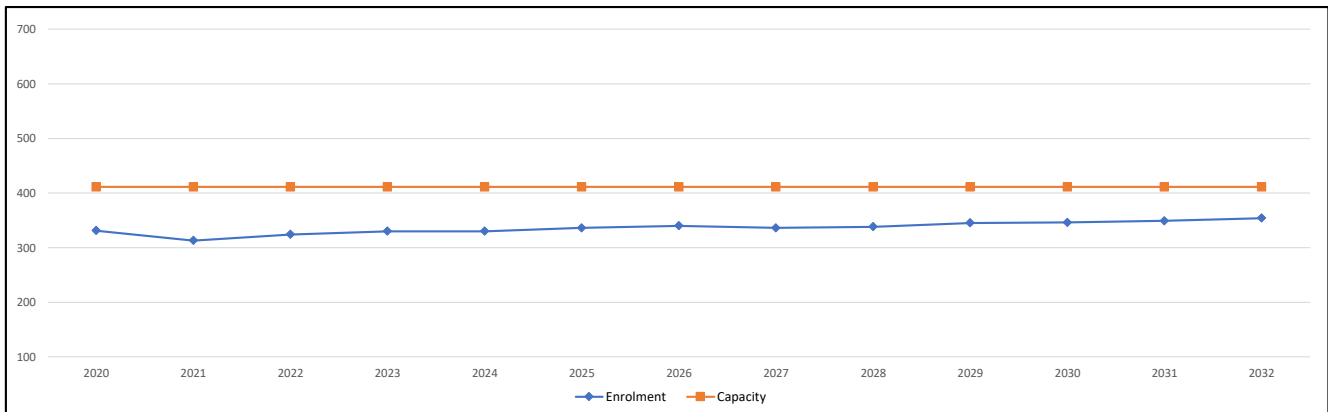
Current Enrolment and Capacities:	
Prince Charles Elementary	
Enrolment	324
Operating Capacity	411
# of Portables	0
L A Matheson Secondary	
Enrolment	1185
Operating Capacity	1400
# of Portables	1

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.

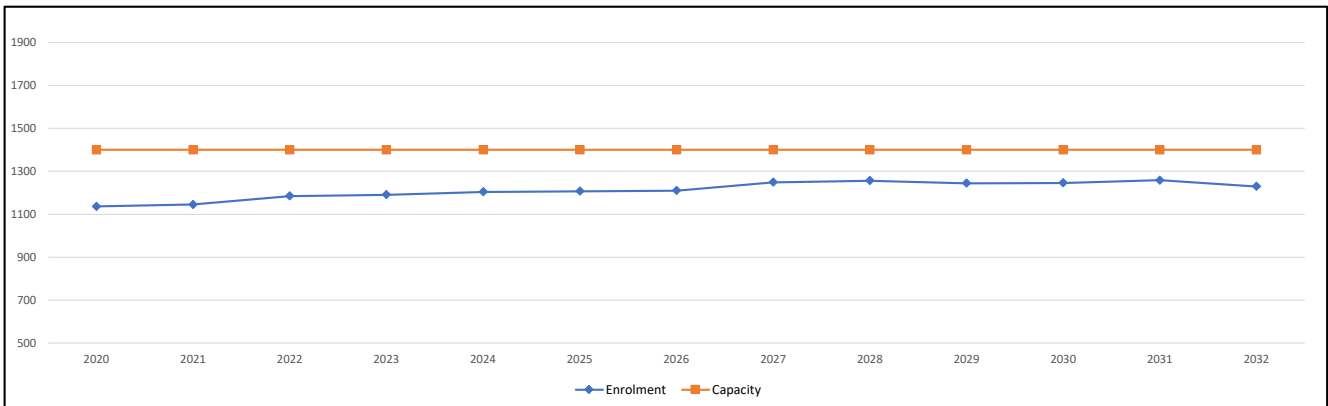
Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

As of September 2022, LA Matheson Secondary is currently operating at 85%. There are no capital expansion project requests for this school.

Prince Charles Elementary



L A Matheson 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: 07-0016-00

Address: 12538 Old Yale Road

Registered Arborist: Peter Mennel & Connor Gritter PN-9392A

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)	26
Protected Trees to be Removed	26
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 26 X two (2) = 52	52
Replacement Trees Proposed	6
Replacement Trees in Deficit	46
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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


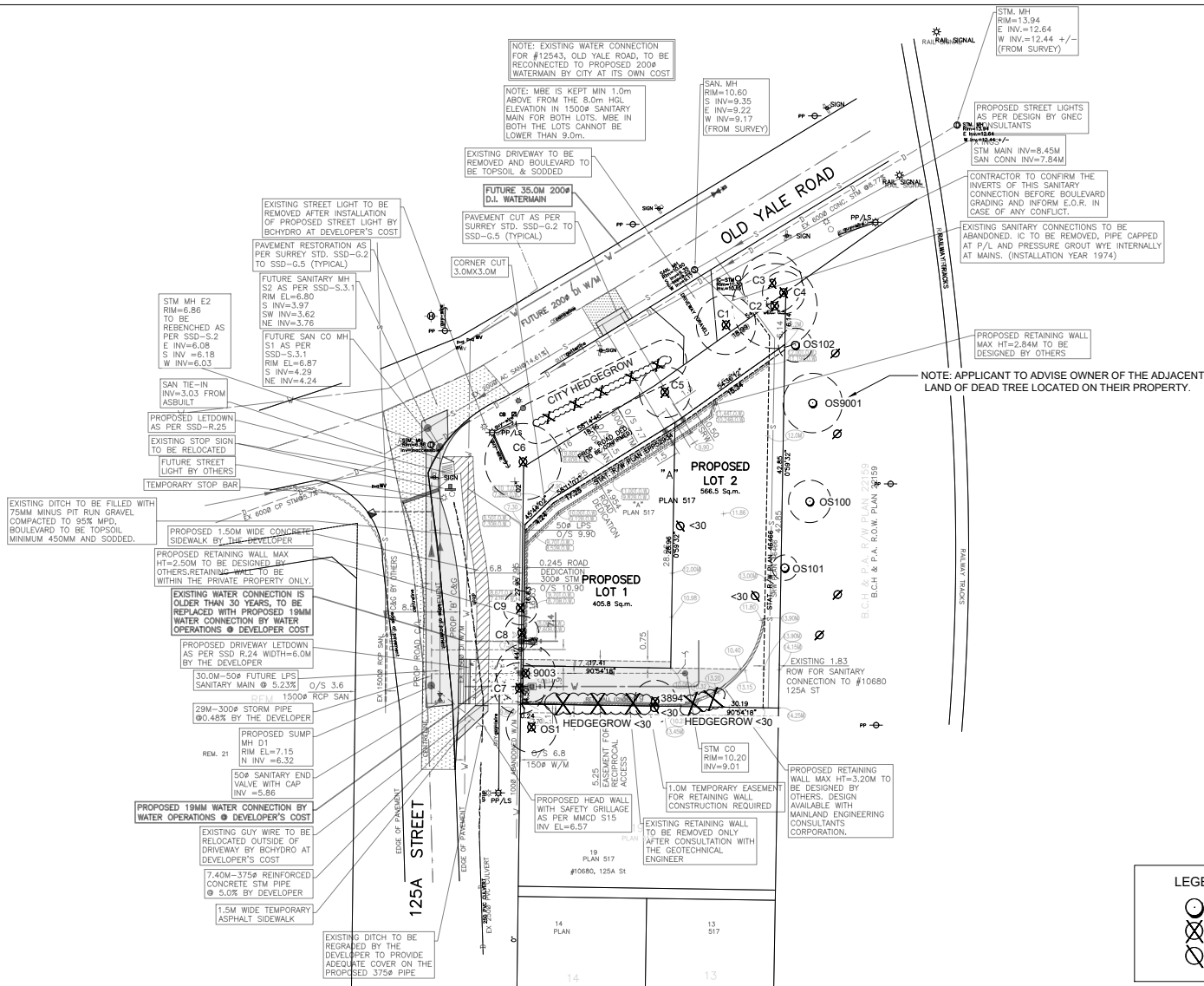
Signature of Arborist: 	Date: October 17, 2022
--	------------------------



Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Butternut	2	2	0
Cherry	4	4	0
Maple, Bigleaf	1	1	0
Maple, Norway	1	1	0
Coniferous Trees			
Falsecypress	17	17	0
Western redcedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	26	26	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	





STM MH
RIM=13.94
E INV.=12.64
W INV.=12.44 +/-
(FROM SURVEY)

SAN MH
RIM=10.60
S INV=9.35
E INV=9.22
W INV=9.17
(FROM SURVEY)

NOTE: EXISTING WATER CONNECTION FOR #12543, OLD YALE ROAD, TO BE RECONNECTED TO PROPOSED 2008 WATERMAIN BY CITY AT ITS OWN COST

NOTE: MBE IS KEPT MIN 1.0m ABOVE FROM THE 6.0m HDL ELEVATION IN 1500^Ø SANITARY MAIN FOR BOTH LOTS. MBE IN BOTH THE LOTS CANNOT BE LOWER THAN 9.0m.

PROPOSED STREET LIGHTS AS PER DESIGN BY GNEC CONSULTANTS

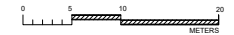
STM MAIN INV=8.45M
SAN CONN INV=7.84M

CONTRACTOR TO CONFIRM THE INVERTS OF THIS SANITARY CONNECTION BEFORE BOULEVARD GRADING AND INFORM E.O.R. IN CASE OF ANY CONFLICT.

EXISTING SANITARY CONNECTIONS TO BE ABANDONED. IC TO BE REMOVED, PIPE CAPPED AT P/L AND PRESSURE GROUT WYE INTERNALLY AT MAINS. (INSTALLATION YEAR 1974)

PROPOSED RETAINING WALL MAX HT=2.84M TO BE DESIGNED BY OTHERS

NOTE: APPLICANT TO ADVISE OWNER OF THE ADJACENT LAND OF DEAD TREE LOCATED ON THEIR PROPERTY.



LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	TREE >4m FROM PL - NOT ASSESSED
	DEAD TREE AS OF SEPTEMBER 20, 2022 SITE VISIT

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
12538 OLD YALE ROAD
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
SGL

SCALE
AS SHOWN

DATE
AUGUST 09, 2013

T-1
SHEET 1 OF 2



NOTE: EXISTING WATER CONNECTION FOR #12543, OLD YALE ROAD, TO BE RECONNECTED TO PROPOSED 200Ø WATERMAIN BY CITY AT ITS OWN COST

NOTE: MBE IS KEPT MIN 1.0m ABOVE FROM THE 8.0m HGL ELEVATION IN 1500Ø SANITARY MAIN FOR BOTH LOTS. MBE IN BOTH THE LOTS CANNOT BE LOWER THAN 9.0m.

SAN. MH
RIM=10.60
S INV=9.35
E INV=9.22
W INV=9.17
(FROM SURVEY)

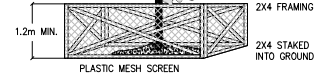
STM. MH
RIM=13.94
E INV=12.64
W INV=12.44 +/-
(FROM SURVEY)

PROPOSED STREET LIGHTS AS PER DESIGN BY ONEC CONSULTANTS
STM MAIN INV=8.45M
SAN CONN INV=7.84M

CONTRACTOR TO CONFIRM THE INVERTS OF THIS SANITARY CONNECTION BEFORE BOULEVARD GRADING AND INFORM E.O.R. IN CASE OF ANY CONFLICT.

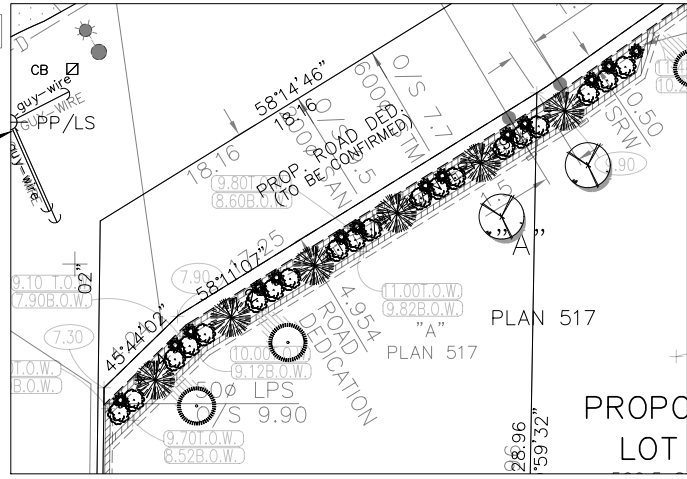
EXISTING SANITARY CONNECTIONS TO BE ABANDONED. IC TO BE REMOVED, PIPE CAPPED AT P/L AND PRESSURE GROUT WYE INTERNALLY AT MAINS. (INSTALLATION YEAR 1974)

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER.



TREE PROTECTION BARRIER

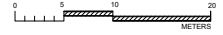
NOTE: APPLICANT TO ADVISE OWNER OF THE ADJACENT LAND OF DEAD TREE LOCATED ON THEIR PROPERTY.



LEGEND

- TREE TO BE RETAINED
- TREE >4m FROM PL - NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING
- 6 - PAMPAS GRASS - #2 POT
- 20 - MISCANTHUS GRASS - #1 POT
- 14 - KINNIKINICK - 10cm POT
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



EXISTING DITCH TO BE FILLED WITH 75MM MINUS PIT RUN GRAVEL, COMPACTED TO 95% MFD, BOULEVARD TO BE TOPSOIL, MINIMUM 450MM AND SODDED.

PROPOSED 1.50M WIDE CONCRETE SIDEWALK BY THE DEVELOPER

PROPOSED RETAINING WALL MAX HT=2.50M TO BE DESIGNED BY OTHERS RETAINING WALL TO BE WITHIN THE PRIVATE PROPERTY ONLY.

EXISTING WATER CONNECTION IS OLDER THAN 30 YEARS, TO BE REPLACED WITH PROPOSED 198MM WATER CONNECTION BY WATER OPERATIONS @ DEVELOPER COST

PROPOSED DRIVEWAY LETDOWN AS PER SSD R.24 WIDTH=6.0M BY THE DEVELOPER

30.0M-50Ø FUTURE LPS SANITARY MAIN @ 5.23% O/S 3.6

20M-30Ø STORM PIPE @ 0.45% BY THE DEVELOPER

PROPOSED SLUMP MH D1 RIM EL=7.15 N INV=6.32

50Ø SANITARY END VALVE WITH CAP INV=5.86

PROPOSED 198MM WATER CONNECTION BY WATER OPERATIONS @ DEVELOPER'S COST

EXISTING GUY WIRE TO BE RELOCATED OUTSIDE OF DRIVEWAY BY BHYDRO AT DEVELOPER'S COST

7.40M-375Ø REINFORCED CONCRETE STM PIPE @ 5.0% BY DEVELOPER

1.5M WIDE TEMPORARY ASPHALT SIDEWALK

EXISTING DITCH TO BE REGRADED BY THE DEVELOPER TO PROVIDE ADEQUATE COVER ON THE PROPOSED 375Ø PIPE

STAMP	NO	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
12538 OLD YALE ROAD
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT _____

DRAWN
SGL
SCALE
AS SHOWN
DATE
AUGUST 09, 2013

T-2
SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7907-0016-00
 Project Location: 12538 Old Yale Road, 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:

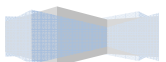
The area surrounding the subject property consists of a majority of homes built approximately 40-50 years ago. There is Industrial land to the north of the property which includes truck parking and automotive mechanic businesses.

Homes in the neighborhood include the following:

- The majority of homes are approximately 40-50 year old one-two storey bungalows and ranchers under 1200 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 4:12 for the newer context homes and flat roofs are permitted.

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.

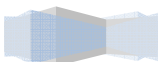
Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl Siding, 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, and flat roofs are permitted.



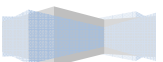
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground 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: September 19, 2022

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

Date: September 19, 2022



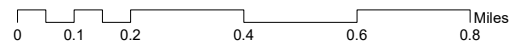
ALIGNMENT OF WATERFRONT-ORIENTED PEDESTRIAN WALKWAY TO BE FINALIZED AS PART OF SPECIAL STUDY

NCP Amendment from Parks and Open Spaces to Urban Residential

SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189 8 December 2003, Map Revised 1 April 2022



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Parks and Open Spaces
- Waterfront Strip
- Overpass

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0352-00

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: 011-631-856

Lot "A" Block 4 Section 20 Block 5 North Range 2 West New Westminster District Plan 517

12538 - Old Yale Road

(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) In Section K. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13) the minimum lot depth is reduced from 24 metres to 17 metres for Lot 1 (a Type II corner lot).
 - (b) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum front (west) yard setback is reduced from 6.0 metres to 2.4 metres for the principal building on Lot 1.
 - (c) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear (east) yard setback is reduced from 7.5 metres to 1.2 metres for the principal building on Lot 1.
 - (d) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum side (north) yard on a flanking street setback is varied from 2.4 metres to 2.0 metres to the veranda and to 4.0 metres to the principal building face on Lot 1.
 - (e) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum south side yard setback is increased from 1.2 metres to 6.0 metres to the garage and to 7.5 metres to the remainder of the principal building face on Lot 1.
5. This development variance permit applies to only the portion of the Land and that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

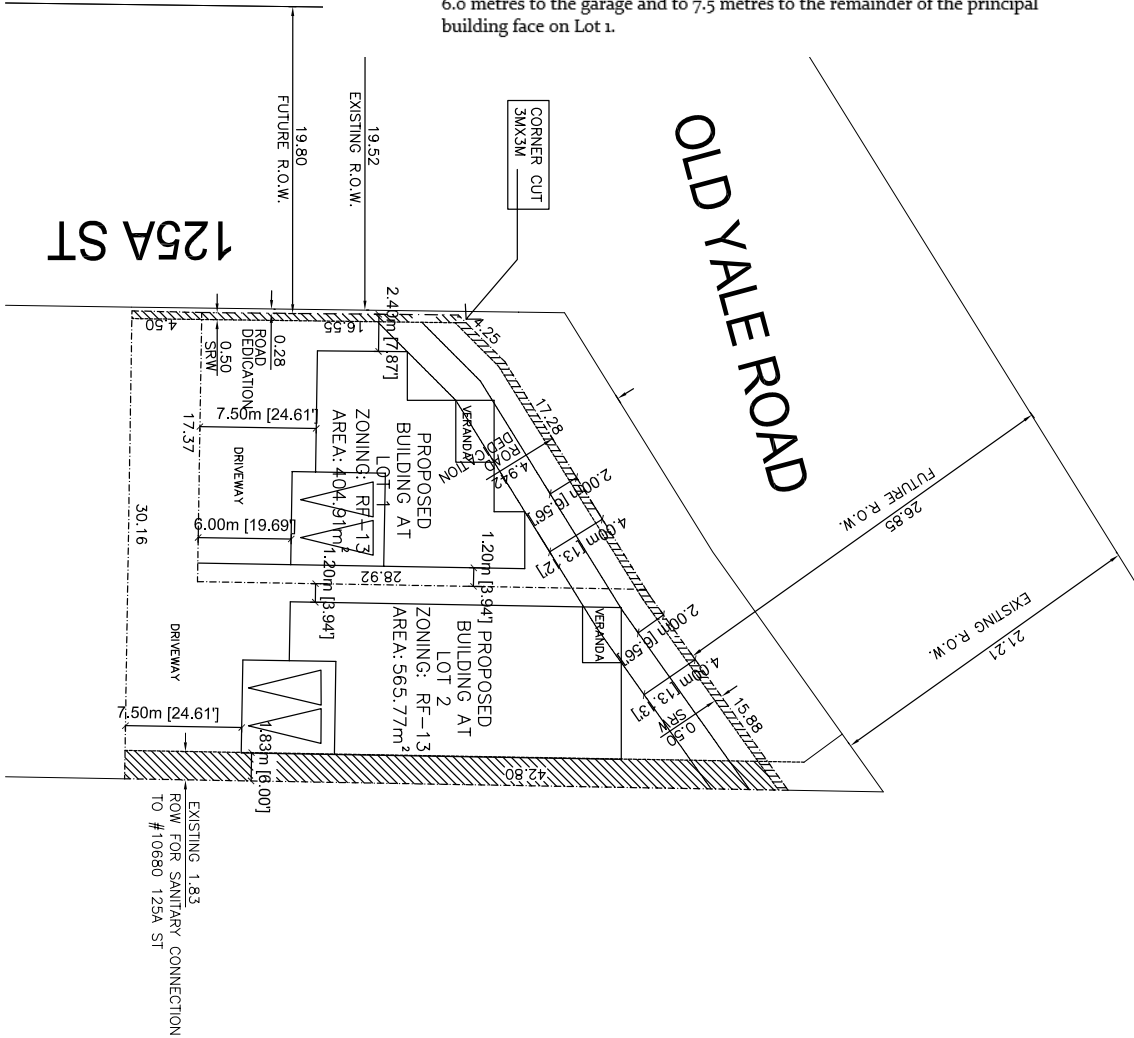
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

- (a) In Section K. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13) the minimum lot depth is reduced from 24 metres to 17 metres for Lot 1 (a Type II corner lot),
- (b) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum front (west) yard setback is reduced from 6.0 metres to 2.4 metres for the principal building on Lot 1.
- (c) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear (east) yard setback is reduced from 7.5 metres to 1.2 metres for the principal building on Lot 1.
- (d) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum side (north) yard on a flanking street setback is varied from 2.4 metres to 2.0 metres to the veranda and to 4.0 metres to the principal building face on Lot 1.
- (e) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum south side yard setback is increased from 1.2 metres to 6.0 metres to the garage and to 7.5 metres to the remainder of the principal building face on Lot 1.



LOT 1	MAX LOT COVERAGE PERMITTED (50%)	= 2179.00 SF
	LOT COVERAGE PROPOSED	= 2170.00 SF
	MAX FSR PERMITTED	= 2860.00 SF
	FSR PROPOSED	= 2800.00 SF
	PROPOSED GARAGE	= 4200.00 SF

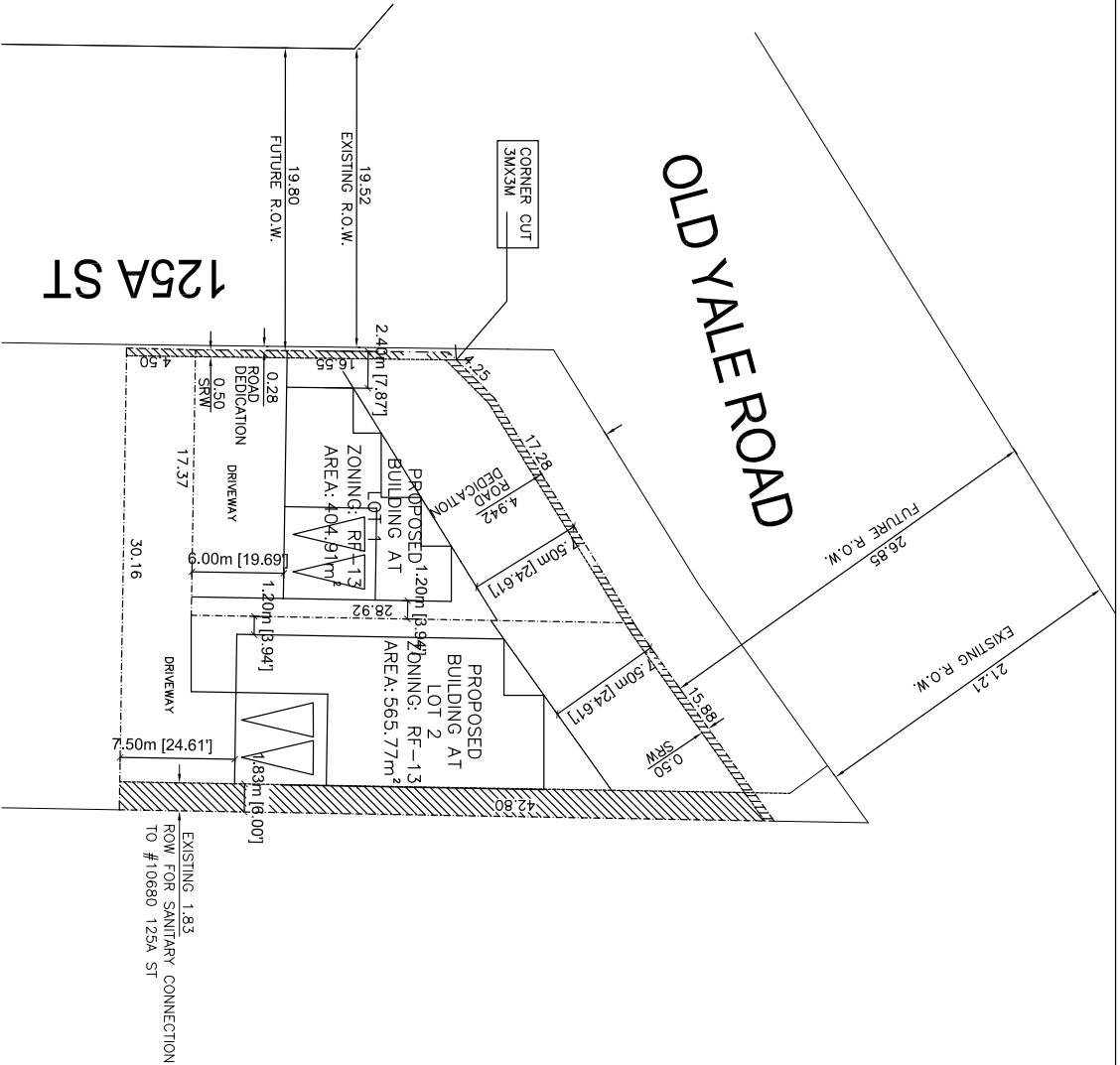
LOT 2	MAX LOT COVERAGE PERMITTED (50%)	= 3045.00 SF
	LOT COVERAGE PROPOSED	= 3040.00 SF
	MAX FSR PERMITTED	= 2860.00 SF
	FSR PROPOSED	= 2800.00 SF
	PROPOSED GARAGE	= 4200.00 SF

PLAN: 7922-0352-00
 DRAWN: MZ
 SCALE:
 DATE: OCTOBER 05, 2023

PROPOSED RESIDENCE for MR. AMIT CHOPRA
 on 12538 OLD YALE RD., SURREY, BC

This drawing/design is the exclusive property belongs to SIMPLEX HOME DESIGN. no body is authorized to use or reproduce without the written approval from SIMPLEX HOME DESIGN.

1101-10755, 76 cone street, S.C. 10000
 P: 604.597.3588 F: 604.597.3513



LOT 1	
MAX LOT COVERAGE PERMITTED (50%)	= 21790.00 SF
LOT COVERAGE PROPOSED	= 21700.00 SF
MAX FSR PERMITTED	= 28600.00 SF
FSR PROPOSED	= 28000.00 SF
PROPOSED GARAGE	= 4200.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (50%)	= 3045.00 SF
LOT COVERAGE PROPOSED	= 3040.00 SF
MAX FSR PERMITTED	= 28600.00 SF
FSR PROPOSED	= 28000.00 SF
PROPOSED GARAGE	= 4200.00 SF

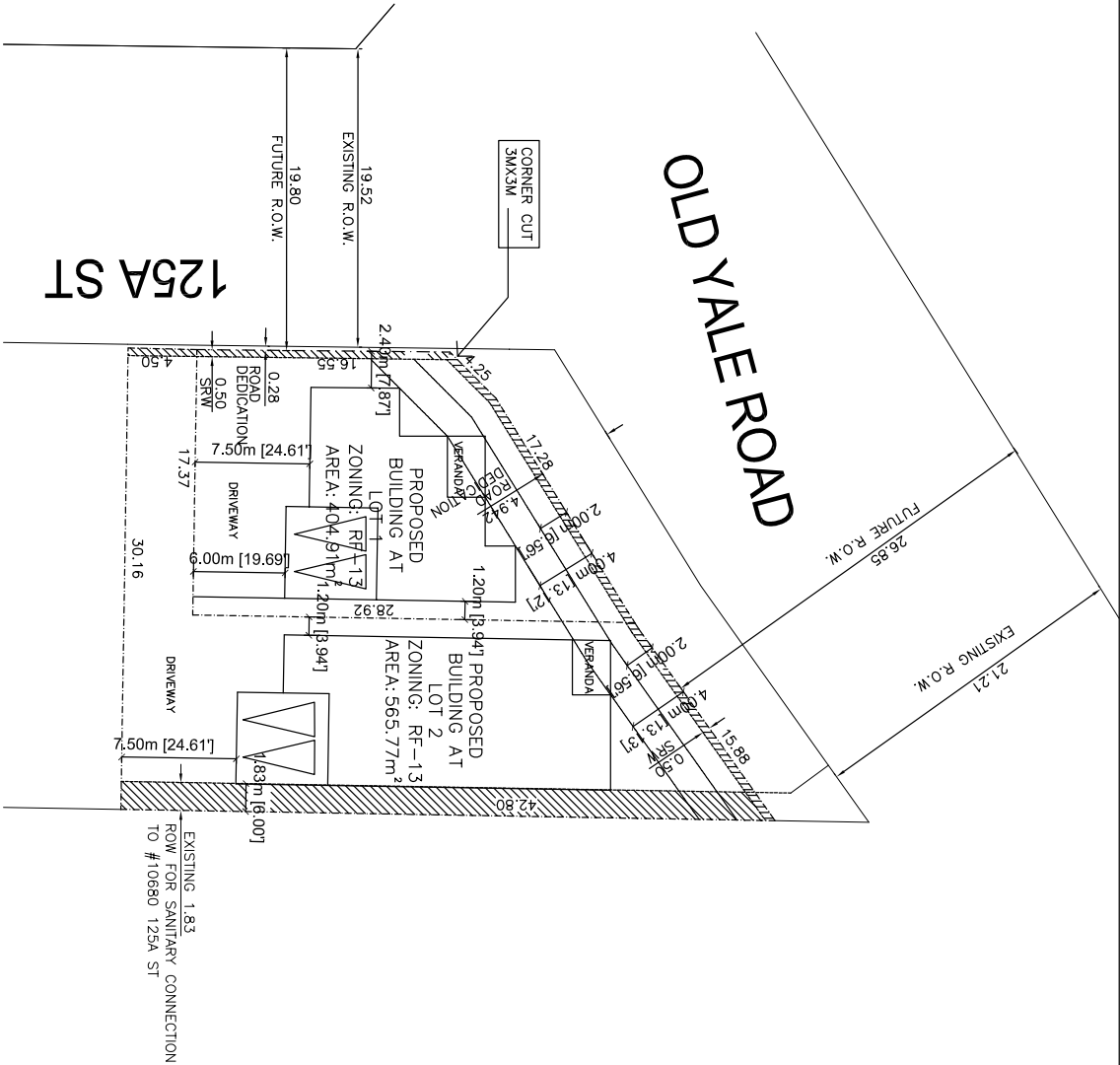
PROPOSED RESIDENCE for MR. AMIT CHOPRA
on 12538 OLD YALE RD., SURREY, BC

PLAN: 7922-0352-00
DRAWN: MZ
SCALE:
DATE: OCTOBER 05, 2023

PROPOSED 1.20m [3.94m] ZONING AT AREA: 404.91m²
PROPOSED BUILDING AT LOT 2 ZONING: RC-13 AREA: 565.77m²
EXISTING 1.83m ROW FOR SANITARY CONNECTION TO #10680 125A ST

this drawing/design is the exclusive property belongs to SIMPLEX HOME DESIGN. no body is authorized to use or reproduce without the written approval from SIMPLEX HOME DESIGN.

11031-10352-7922-0352-00
p. 004.507.2688 f. 604.507.2513



LOT 1	
MAX LOT COVERAGE PERMITTED (50%)	= 2179.00 SF
LOT COVERAGE PROPOSED	= 2170.00 SF
MAX FSR PERMITTED	= 2860.00 SF
FSR PROPOSED	= 2800.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (50%)	= 3045.00 SF
LOT COVERAGE PROPOSED	= 3040.00 SF
MAX FSR PERMITTED	= 2860.00 SF
FSR PROPOSED	= 2800.00 SF
PROPOSED GARAGE	= 420.00 SF

PROPOSED RESIDENCE for MR. AMIT CHOPRA
on 12538 OLD YALE RD., SURREY, BC

PLAN: 7922-0352-00
DRAWN: MZ
SCALE:
DATE: OCTOBER 05, 2023

PROPOSED GARAGE - 420.00 SF
PROPOSED RESIDENCE - 2800.00 SF
TOTAL PROPOSED - 3220.00 SF

This drawing/design is the exclusive property belongs to SIMPLEX HOME DESIGN. No body is authorized to use or reproduce without the written approval from SIMPLEX HOME DESIGN.