

**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

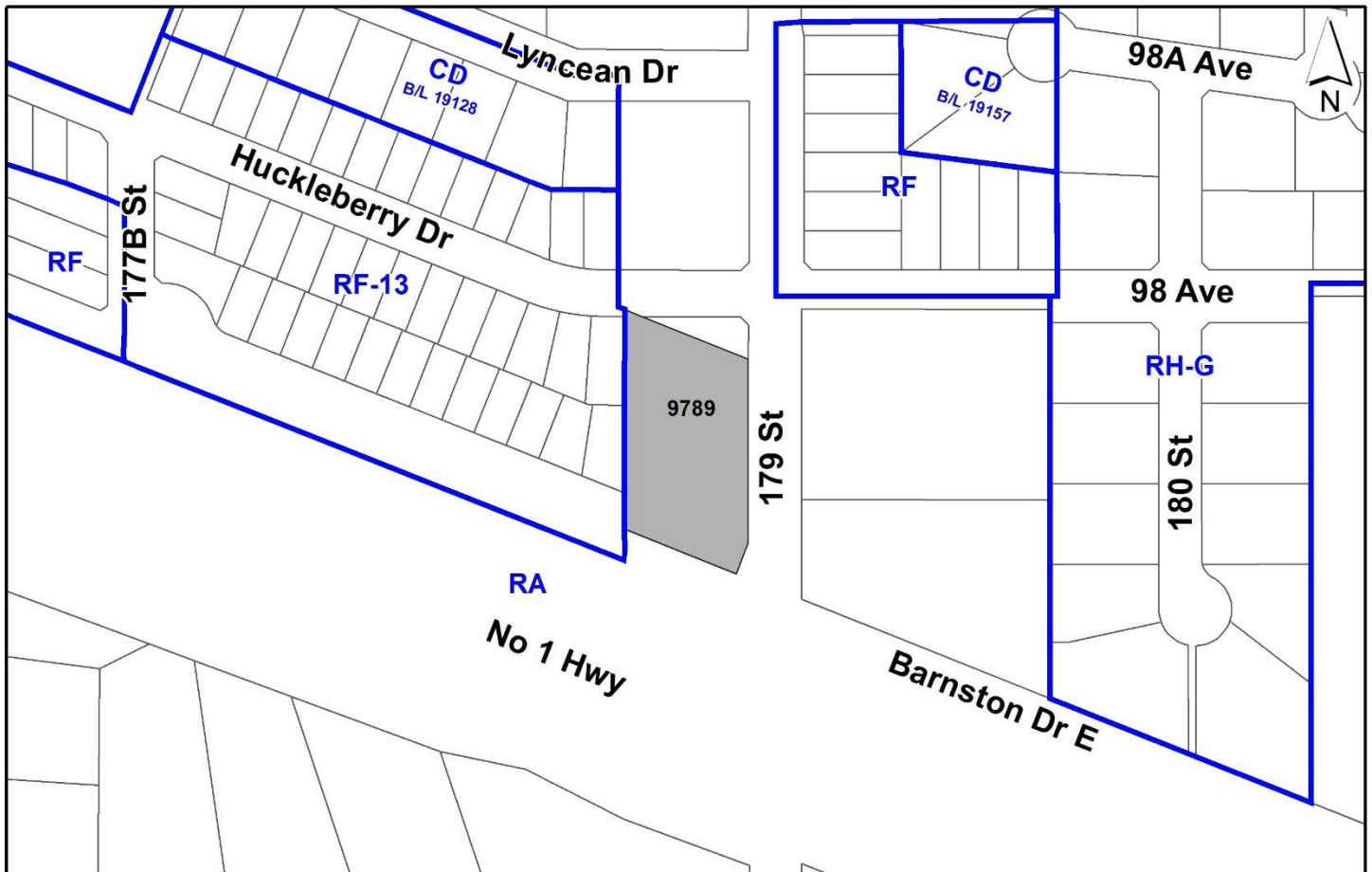
to allow subdivision into 7 lots.

**LOCATION:** 9789 - 179 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Urban Residential (8-10 UPA)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing to vary the RF-13 Zone to allow front access double side-by-side garages on a lot less than 13.4 metres wide for proposed Lots 1 and 2.

## RATIONALE OF RECOMMENDATION

- The proposal does not comply with the Suburban designation in the Official Community Plan (OCP), however when the Abbey Ridge Local Area Plan (LAP) was endorsed by Council on February 6, 2017, it was acknowledged that OCP amendments would be required through individual land development applications to achieve the land uses and densities in the LAP.
- The proposal complies with the Urban Residential (8 – 10 UPA) designation in the Abbey Ridge Local Area Plan (LAP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal will assist in creating a diversity of lot sizes and housing types in this portion of Abbey Ridge and will complete the lot pattern established by the neighboring RF-13 subdivision to the west.
- The applicant's design consultant has confirmed that double side-by-side garages can be accommodated on proposed Lots 1 and 2 without the garage dominating the front façade of the houses. These lots are oversized, with extra depth, which will also add flexibility for house design on these lots.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7923-0011-00 (Appendix VII varying the following, to proceed to Public Notification:
  - (a) to permit front access double side-by-side garages on a lot that is 12 metres (i.e. less than 13.4 metres) wide in the RF-13 Zone for proposed Lots 1 and 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (i) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lot 7 until future development.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwelling on acreage lot (to be demolished)	Urban Residential 8-10 upa	RA
North (Including across Huckleberry Dr):	Single family dwelling on acreage lot, including a portion hooked across Huckleberry Drive	Urban Residential 8-10 upa and Urban Transition 4-5 upa	RA
East (Across 179 St):	Vacant single-family acreage lots	Single-Family Residential 4-6 upa	RF-13 and RA
South (Across Barnston Dr E and Highway No.1):	TUP applications for temporary truck parking on single family lots	OCP: Mixed Employment	RA
West:	Single family lots	Urban Residential 8-10 upa	RF-13

**Context & Background**

- The 0.40-hectare subject site is located at 9789 – 179 Street in the East Fraser Heights area. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone” (RA).
- The subject site is located within the Abbey Ridge Local Area Plan (LAP) and is designated Urban Residential 8-10 UPA.
- The triangular portion of land directly north of and abutting the subject site is part of the lot across Huckleberry Drive at 9843 Lyncean Drive. This southern “hooked” portion of 9843 Lyncean Drive was severed when the owner provided road dedication for the construction of Huckleberry Drive. This triangular portion is not part of the current subject application.
- The City’s mapping software (COSMOS) identifies a Class C (green-coded) watercourse/ditch along 179 Street. The project Qualified Environmental Professional (QEP) has provided an assessment of the watercourse and determined that the watercourse is not a stream. As such, no additional setbacks or protections measures are required as part of the subject application. The watercourse will be infilled and culverted as part of the proposed road frontage upgrades.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to amend the Official Community Plan from “Suburban” to “Urban” and rezone the subject property from “One-Acre Residential Zone” (RA) to “Single-Family Residential 13 (RF-13)” in order to subdivide the property into seven (7) single-family residential lots.
- The proposal complies with the Abbey Ridge Local Area Plan.
- The applicant will complete the frontage road running parallel to Barnston Street East, which is currently constructed up to the west property line of the subject site. The frontage road will be constructed to 179 Street.
- A no-build covenant will be registered on title for a portion of proposed Lot 7, to facilitate future consolidation and subdivision with the northern triangular “hooked” portion of 9843 Lyncean Drive. In the future, the triangular portion is planned to be consolidated with the no-build area. The no-build area and the northern triangular area is anticipated to be subdivided into three single-family lots in the future.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.401 hectares (4,010 square metres)
Road Dedication:	750 square metres
Undevelopable Area:	N/A
Net Site Area:	3,260 square metres
<b>Number of Lots:</b>	7 lots
<b>Unit Density:</b>	8.7 units per acres (net); 21.5 units per hectare (net)
<b>Range of Lot Sizes</b>	338 square metres to 886 square metres
<b>Range of Lot Widths</b>	12 metres to 15.4 metres
<b>Range of Lot Depths</b>	24 metres to 35.9 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 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Bothwell Elementary School  
3 Secondary students at Fraser Heights Secondary School

(Appendix III)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

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 has no concerns with the proposal.

The closest active park is Barnston Park which is 615 metres away. Future active parkland is proposed within 300 metres of the subject site as part of the Abbey Ridge Local Area Plan (LAP).

**Ministry of Transportation & Infrastructure (MOTI):** MOTI has no concerns with the proposal.

## Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:
  - Dedication and construction of the frontage road north of Barnston Drive East, to connect to 179 Street;
  - Construction of the north side of Barnston Drive East to the City's collector road standard; and
  - Construction of the west side of 179 Street to the City's local road standard.
- The applicant is proposing to provide access to the proposed lots via the frontage road, 179 Street, and Huckleberry Drive.

## **Parkland and/or Natural Area Considerations**

- As per Section 510 of the Local Government Act, the applicant will be required to provide a cash-in-lieu contribution equivalent to the value of 5% of the gross site area of the parent parcel.

## **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 subject site complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS)

### **Official Community Plan**

#### Land Use Designation

- The proposal does not comply with the current "Suburban" designation of the subject site in the Official Community Plan (OCP).

#### Amendment Rationale

- The proposed "Urban" designation is consistent with the intended land uses in the Abbey Ridge LAP. The necessary OCP Amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual land development applications.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Abbey Ridge LAP.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposed single-family residential subdivision is supported by the following OCP policy:
  - A3.5 - Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The proposed RF-13 lots are compatible with RF-13 lots in the neighbourhood, and will complete the block between 177B Street and 179 Street.*

## **Secondary Plans**

### Land Use Designation

- The proposal complies with the Urban Residential 8-10 upa designation in the Abbey Ridge Local Area Plan.

## **Zoning By-law**

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



<b>RF-13 Zone (Part 16B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	28 units per hectare	21.5 units per acre
<b>Lot Size</b>		
<b>Lot 1</b>		
Lot Size:	336 square metres	457 square metres
Lot Width:	13.4 metres	12 metres <sup>1</sup>
Lot Depth:	24 metres	33.7 metres
<b>Lot 2</b>		
Lot Size:	336 square metres	382 square metres
Lot Width:	13.4 metres	12 metres <sup>1</sup>
Lot Depth:	24 metres	29.7 metres
<b>Lot 3</b>		
Lot Size:	380 square metres	380 square metres
Lot Width:	15.4 metres	18.8 metres
Lot Depth:	24 metres	24 metres
<b>Lot 4</b>		
Lot Size:	336 square metres	338 square metres
Lot Width:	13.4 metres	14.1 metres
Lot Depth:	24 metres	24 metres
<b>Lot 5</b>		
Lot Size:	336 square metres	482 square metres
Lot Width:	13.4 metres	13.4 metres
Lot Depth:	24 metres	36 metres
<b>Lot 6</b>		
Lot Size:	336 square metres	338 square metres
Lot Width:	13.4 metres	14.1 metres
Lot Depth:	24 metres	24 metres
<b>Lot 7</b>		
Lot Size:	336 square metres	886 square metres
Lot Width:	13.4 metres	48 metres
Lot Depth:	24 metres	17.9 - 34 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	2	2

- Proposed Lot 7 is significantly larger than the average lot as it includes remnant portions for future consolidation with adjoining lot at 9843 Lyncean Drive.

#### Lot Width and Parking Variances

- The applicant is requesting the following variances:

<sup>1</sup> Variance requested.

*(a) to permit front access double side-by-side garages on a lot that is 12 metres (i.e. less than 13.4 metres) wide in the RF-13 Zone for proposed Lots 1 and 2.*

- Proposed Lots 1 and 2 are deeper than the minimum required for new lots in the RF-13 Zone, at approximately 33.7 metres and 29.7 metres, respectively.
- Proposed Lots 1 and 2 are approximately 457 square metres and 382 square metres in size, respectively. These lot areas exceed the RF-13 Zone minimum lot size of 336 square metres.
- The proposed variance to allow front access double side-by-side garages on a lot less than 13.4 metres wide will create a consistent streetscape with the existing houses in the area.
- The applicant has demonstrated that a double side-by-side garage can still be reasonably accommodated even with the reduced width of proposed Lot 1 and 2, with an appropriate massing and character that reflects the surrounding single-family homes.
- 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).
- The Design Consultant recommends a strong relationship with neighboring 'context homes', which are "neo-traditional" and "west-coast modern" style, and any new dwelling be of a similar type and size, with similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc. and dated January 3, 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. 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. Ro37;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on June 20, 2023, and the Development Proposal Signs were installed on August 25, 2023. Staff received 3 responses from neighbours, all asking for more information on the subdivision layout. Staff provided a copy of the preliminary site layout to each respondent.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	65	55	10
Cottonwood	5	4	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Willow	1	1	0
Black cherry plum	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	25	25	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>97</b>	<b>86</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>18</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>29</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$41,250</b>	

- The Arborist Assessment states that there are a total of 27 mature trees on the site, excluding Alder and Cottonwood trees. Of the 97 existing trees, approximately 70 are Alder and Cottonwood trees. The applicant proposes to retain 11 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 113 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 95 replacement trees will require an estimated cash-in-lieu payment of \$41,250, to the Green City Program, in accordance with the City's Tree Protection By-law. It is noted that the By-law caps the Green City Program contribution to \$41,250 per gross acre.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site with an estimated contribution of \$41,250 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

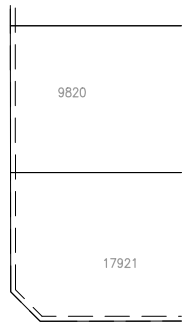
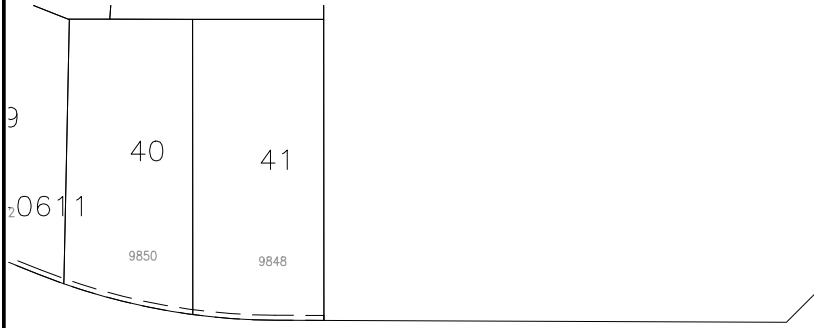
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7923-0011-00

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

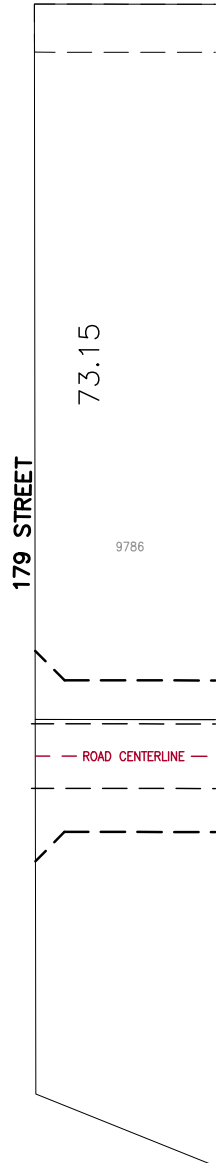
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**APPENDIX I**



**HUCKLEBERRY DRIVE**

E2017-0603



**179 STREET**

EXISTING ROAD INTERSECTION TO BE CLOSED

**BARNSTON DRIVE EAST**

RF-13

NO-BUILD AREA - FUTURE LOTS - TO BE CONSOLIDATED WITH NORTH LANDS

**PRELIMINARY**  
**FOR DISCUSSION PURPOSES**  
 SUBJECT TO APPROVAL FROM GOVERNMENT  
 AGENCIES AND OTHER CONSULTANTS

Title	RESIDENTIAL SUBDIVISION				
Address	16658-103 AVENUE				
Project No.	23-001	Date	MAY 2023	Scale	1:500
Dwg No.	L1				

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

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

DATE: **October 03, 2023** PROJECT FILE: **7823-0011-00**

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RE: **Engineering Requirements  
Location: 9789 179 St**

**OCP AMENDMENT/NCP AMENDMEN**

Provide Sanitary Catchment Analysis to confirm downstream capacity and address any constraints.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 12.0m along Barnston Drive East.
- Dedicate varying width to extend Barnston Drive East frontage road to 179 Street.
- Dedicate 3.0m x 3.0m corner cut at Barnston Drive East frontage and 179 Street.
- Register 0.5m SRW along all development frontages.

***Works and Services***

- Construct north side of Barnston Drive East.
- Extend full width of Barnston Drive East, frontage road to 179 Street.
- Construct west side of 179 Street.
- Construct south side of Huckleberry Drive.
- Provide 6.0m wide concrete driveway to each lot.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Register RC for on-site sustainable drainage features.

**DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

RH

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

**Development Impact Analysis on Schools For:**

Application #: **23 0011 00**

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

<b>School-aged children population projection</b>	<b>8</b>
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	4
Secondary School =	3
<b>Total Students =</b>	<b>7</b>

<b>Current Enrolment and Capacities:</b>	
<b>Bothwell Elementary</b>	
Enrolment	276
Operating Capacity	294
# of Portables	1
<b>Fraser Heights Secondary</b>	
Enrolment	1535
Operating Capacity	1200
# of Portables	8

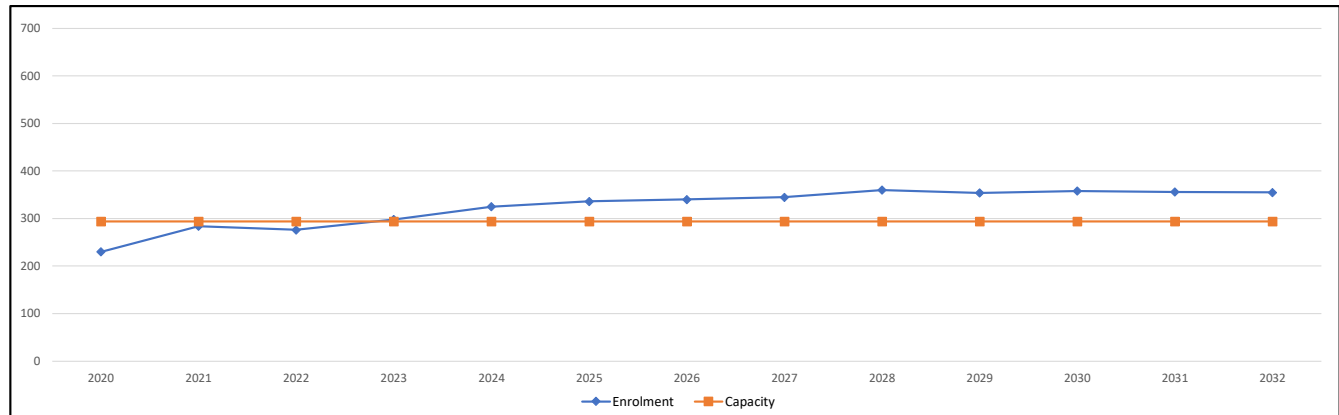
**Summary of Impact and Commentary**

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.

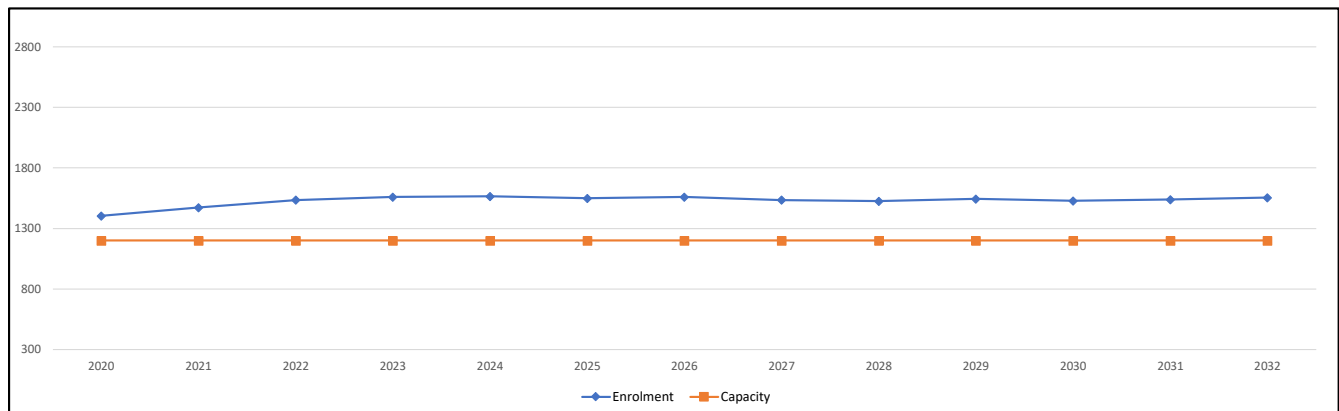
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

**Bothwell Elementary**



**Fraser Heights Secondary**



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



## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0011-00  
 Project Location: 9789 179 Street, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

### 1. Residential Character

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

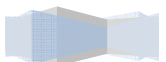
The area surrounding the subject property consists of homes built recently. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 4500sf up to 5000 sf. The subject property is located one street in from the main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12; along with various roof forms such as: gables, hip roofs, and monolith roof slopes. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



**Dwelling Types/Locations:** 2 and 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.

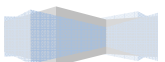
**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**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.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.



**Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 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

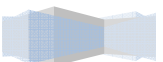
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: June 13, 2023

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

\_\_\_\_\_  
Date: June 13, 2023



**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 9789 179 St, Surrey, B.C., V4N 4J4

Registered Arborist: Francis Klimo

<b>On-Site Trees</b>	<b>Number of Trees</b>
Protected Trees Identified <i>(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)</i>	<b>97</b>
Protected Trees to be Removed	<b>86</b>
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	<b>11</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  59 X one (1) = 59	<b>59</b>
All other Trees Requiring 2 to 1 Replacement Ratio  27 X two (2) = 54	<b>54</b>
<b>Replacement Trees Proposed</b>	<b>18</b>
<b>Replacement Trees in Deficit</b>	<b>95</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

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

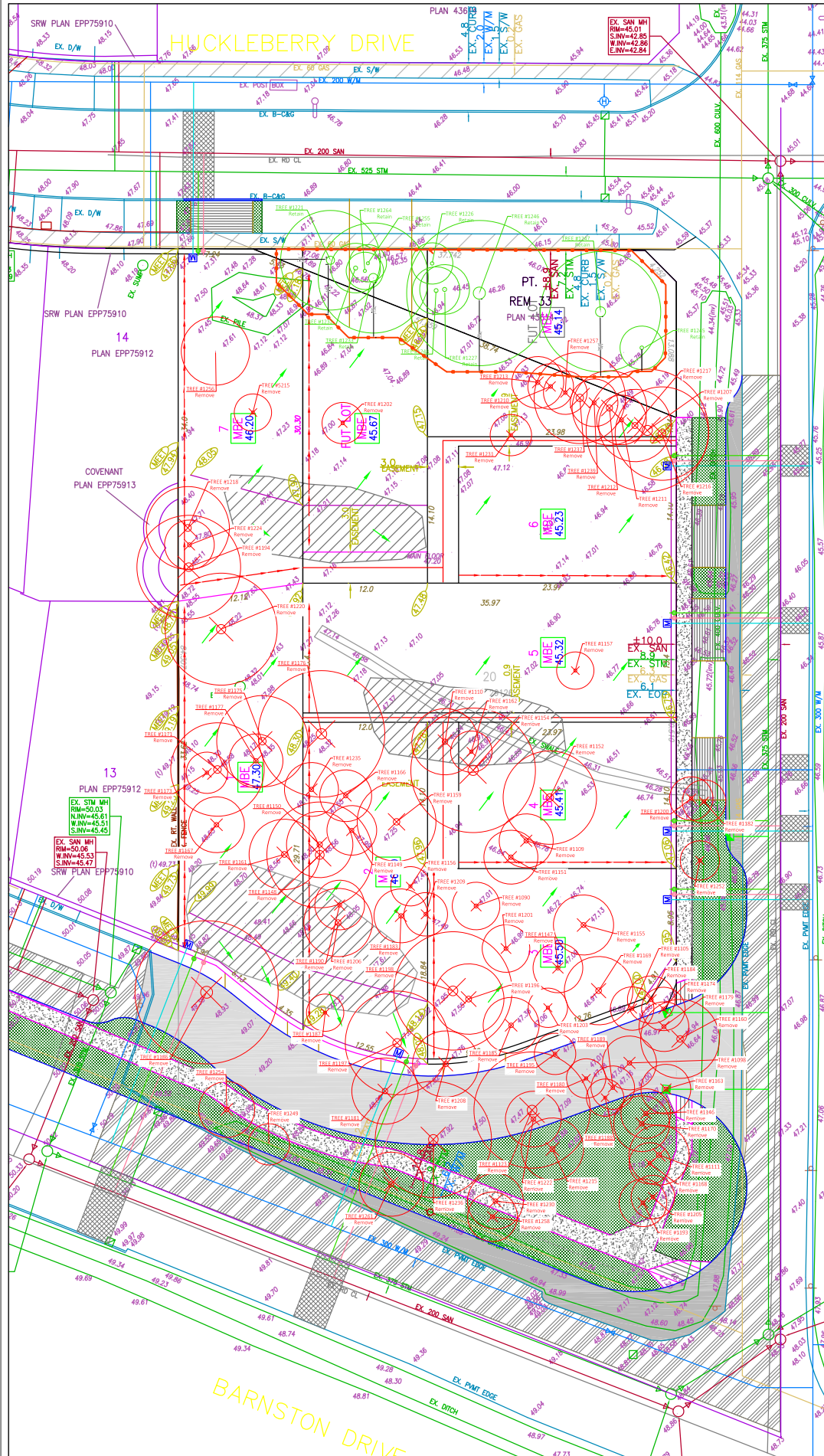
Summary, report and plan prepared and submitted by:

*Francis Klimo*

September 6, 2023

(Signature of Arborist)

Date



Revisions	
No.	Date
	November 22, 2022
	June 13, 2023
	June 15, 2023
Consultants	

## 9789 179 ST, SURREY

Project Title	
TREE MANAGEMENT PLAN	
Project Number	

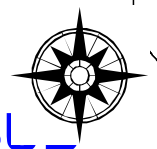
Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193

Date	November 22, 2022	Sheet #
Scale	1:300	
Drawn	Dimitri Khomko	
Checked		

REMOVAL OF NINETY SEVEN (97) TREES AS PER ARBORIST REPORT. REPLACEMENT OF EIGHTEEN (18) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.







Lyncean Dr

SL

Amendment from "Suburban" to "Urban".

URB

Huckleberry Dr

URB

98 Ave

179 St

SUB

Barnston Dr E

97A Ave

URB

No 1 Hwy

ME



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0011-00

Issued To:

(the Owner)

Address of Owner:

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

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

Parcel Identifier: 009-083-073

Lot 20 District Lot 390"A" Group 2 New Westminster District Plan 29126

9789 179 St

(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 H.3(a)iii. Off-Street Parking of Part 16B “Single Family Residential (13) Zone (RF-13)” a front access, side-by-side double garage shall be permitted on a lot that is 12 metres (i.e. less than 13.4 metres) wide for proposed Lots 1 and 2.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse 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/DELEGATED OFFICIAL, THE  
DAY OF           , 20   .

ISSUED THIS    DAY OF           , 20   .

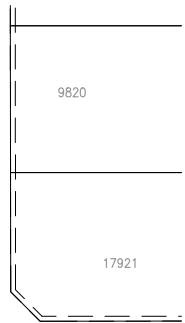
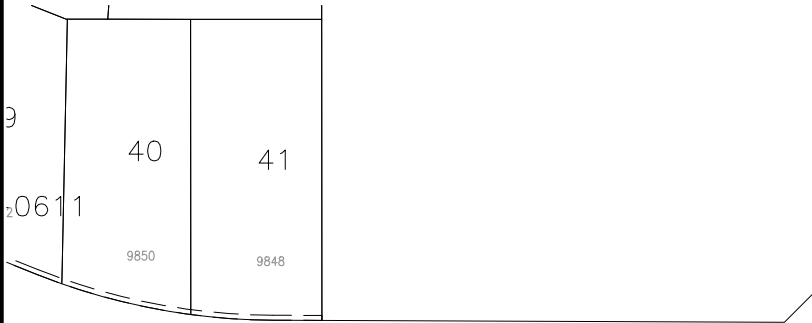
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Mayor – Brenda Locke

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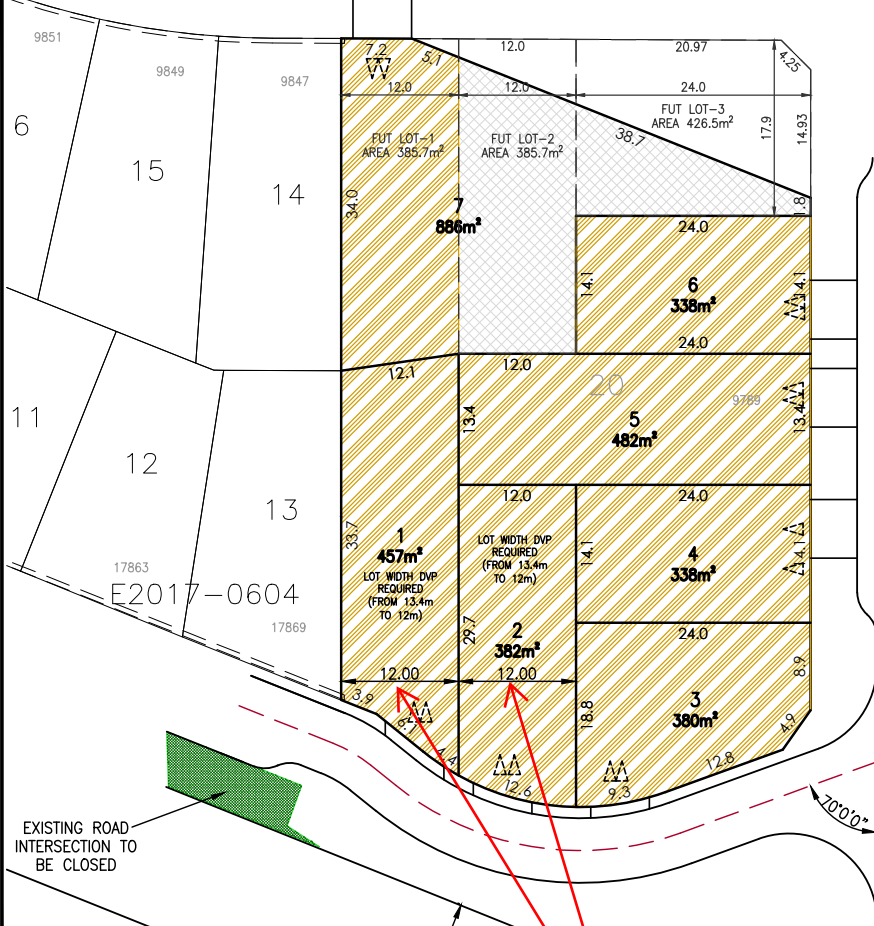
City Clerk – Jennifer Ficocelli

Schedule A



HUCKLEBERRY DRIVE

E2017-0603



179 STREET

EXISTING ROAD INTERSECTION TO BE CLOSED

Development Variance Permit No. 7923-0011-00 to permit double side-by-side garages on a lot that is 12 metres (i.e. less than 13.4 metres) in the RF-13 Zone, for proposed Lots 1 and 2.

- RF-13
- NO-BUILD AREA - FUTURE LOTS - TO BE CONSOLIDATED WITH NORTH LANDS

**PRELIMINARY**  
 FOR DISCUSSION PURPOSES  
 SUBJECT TO APPROVAL FROM GOVERNMENT  
 AGENCIES AND OTHER CONSULTANTS

Title	RESIDENTIAL SUBDIVISION				
Address	16658-103 AVENUE				
Project No.	23-001	Date	MAY 2023	Scale	1:500
Dwg No.	L1				

**GurSimer Design and Management Inc.**  
 Tel: 778-895-6358 | Email: nirvair@gs-dm.com