
TO: **City Clerk, Legislative Services Division**

FROM: **Director, Area Planning - North**

DATE: **September 5, 2023** FILE: **7923-0015-00**

RE: **Development Application No. 7923-0015-00
Additional Pages for the Planning Report**

Development Application No. 7923-0015-00 is scheduled to be considered by Council at the September 11, 2023 Regular Council – Public Hearing Meeting.

After finalizing the Planning Report for the July 24, 2023 Regular Council – Land Use Agenda, it was noticed that the Tree Removal and Tree Replacement Plans are missing from Appendix V of the Planning Report.

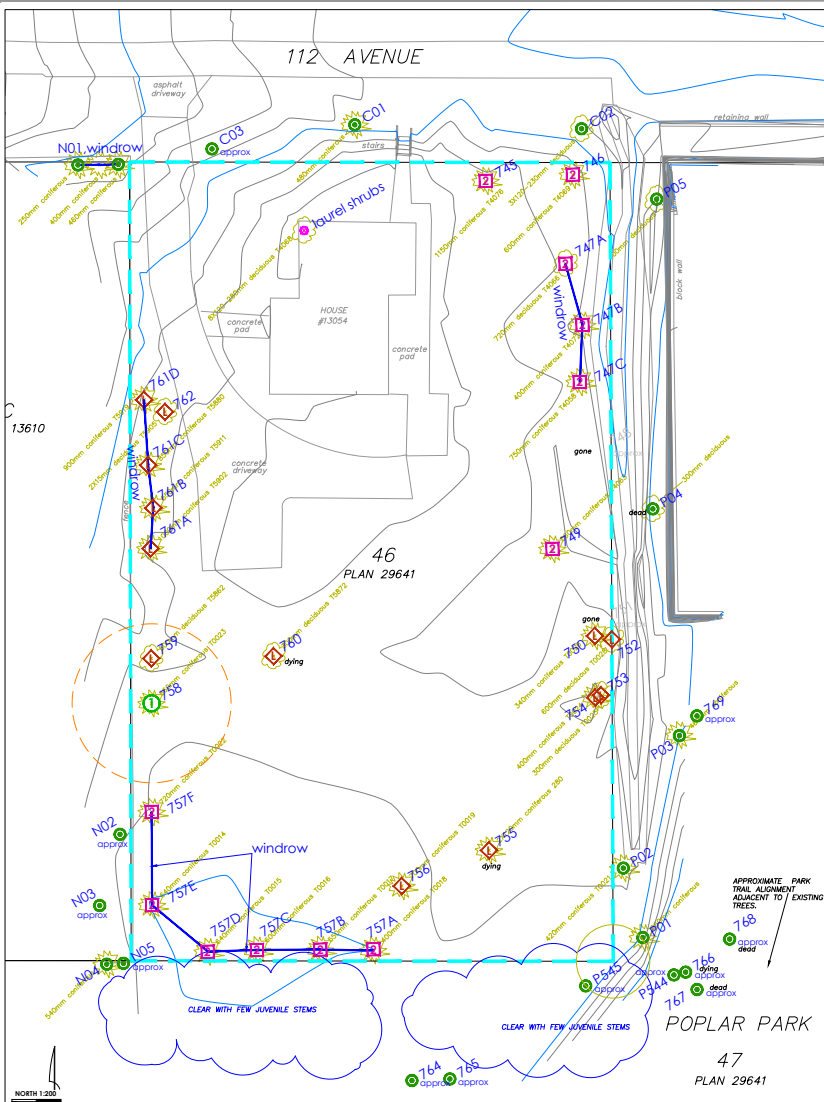
The additional pages are attached to this memorandum.

Please add the attached Tree Removal and Tree Replacement Plan to Appendix V of the Planning Report after the Tree Summary Table in advance of the September 11, 2023 Public Hearing Meeting.



Ron Gill
Director
Area Planning - North

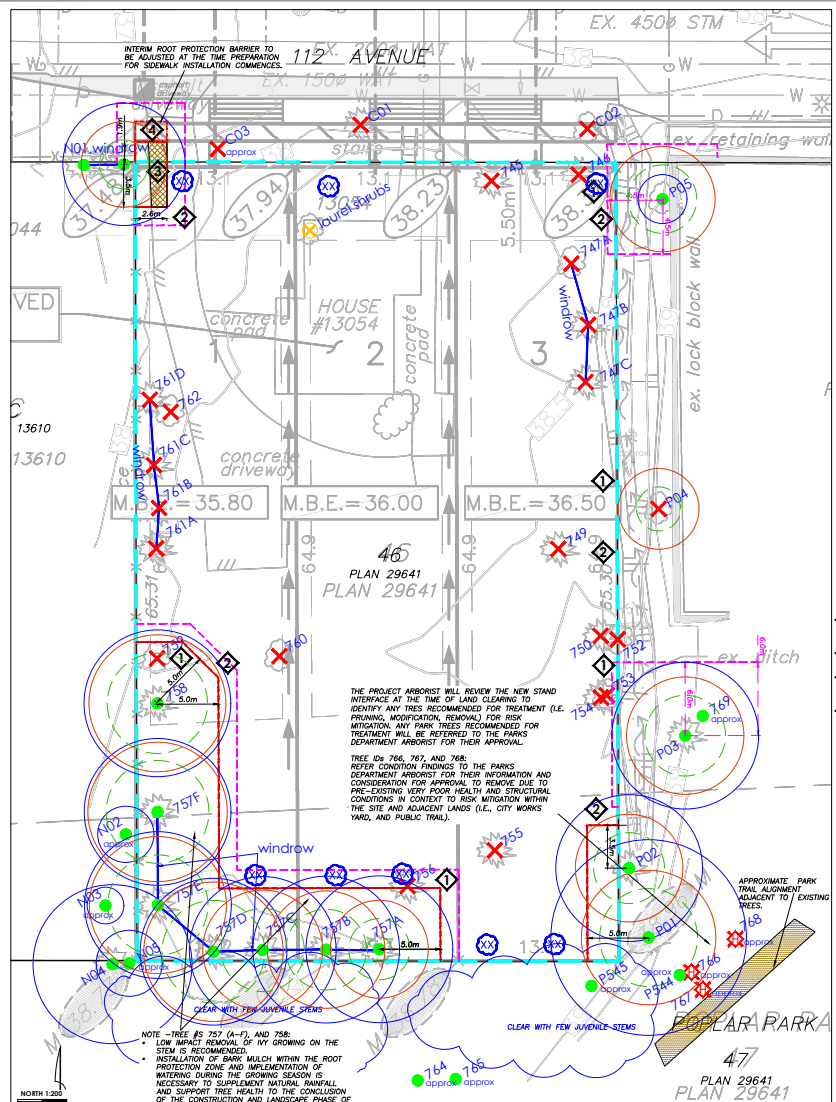
Attachment - 7923-0015-00– Appendix V Additional Pages



TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN
HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY

LEGEND - TREE ASSESSMENT

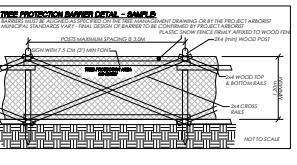
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TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

LEGEND - TREE RETENTION

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- TREE PROTECTION STANDARD MEASURES:**
- As a general protocol relative to this LDU the Client is required to maintain compliance with the Tree Protection Specifications (see Appendix D in the reference document), to keep the PA updated with city approvals and scheduling, as well as to consult with the PA to review or direct any work at the following project milestones and/or prior to and during certain work activities on the site as follows:
- Barrier Installation:**
 - service and utility decommmissioning
 - utility relocation
 - demolition of building or garages
 - tree relocation
 - invasive pest treatments or management
 - site clearing and tree removal (with impact removal of vegetation and stumps within TPZ)
 - preloading or site grading
 - installation of site retaining walls and other temporary work
 - Pre-Construction Meeting:**
 - assist in implementing contractor mobilization to the site and to direct/pre-supervise pre-construction work and about 75% such as but not limited to:
 - site access and egress
 - service and utility decommmissioning
 - utility relocation
 - demolition of building or garages
 - tree relocation
 - invasive pest treatments or management
 - site clearing and tree removal (with impact removal of vegetation and stumps within TPZ)
 - preloading or site grading
 - installation of site retaining walls and other temporary work
 - Construction Phase:**
 - attend and assist with specific activities within or in close proximity of a TPZ to direct or undertake low impact methods and materials, to perform root pruning and to direct tree and root protection, concurrent with the following:
 - site grading (cuts or fills)
 - excavations
 - handing over overhead work for services and utility installation
 - forming and concrete placing
 - scaffolding, craning or masonry operation
 - framing and building envelope finishing
 - all landscape works (see below), and
 - at certain times as identified in the Special Measures section (see below).
 - Regular Inspections and QC:**
 - to attend on a regular monthly schedule or at an interval determined by the PA relative to the construction progress and timing of certain works and to be available from time to time to review design details that the Client deems or is presented with at a TPZ and/or to assist in resolving project constructability challenges.
 - Special other QC:**
 - To review and direct worker or equipment access into a tree protection zone (TPZ) whenever contemplated or provided for by any reason, and to ensure appropriate measures. The PA has a number of options available to the Client to ensure effective measures to enable certain types and scopes of access within a TPZ while minimizing the impacts to the trees.
 - TPZ TO REMAIN BARRIERS - Landscape Features:**
 - To review landscape drawings and subcontractor work plan including TPZ related limitations on methods and materials in advance of commencing these works and to provide overall direction and guidance for the associated preparation works and construction of PA approved hard and soft landscape elements as follows:
 - retaining walls
 - patios/decks/benches
 - steering paths
 - fencing
 - signage (landscape context)
 - soil (elementary planting and grass or turf installation)
 - Note that certain landscape features may be excluded, may require an arboricultural assessment system, or will be limited to specific materials and methods that meet low impact construction requirements. Planting of any plants, shrubs or trees within a TPZ is restricted to small pot sizes (up to 4" and 6" but not 8") and TPZs may, depending on tree species and proximity to the trees, be "locked planting" standards will apply to minimize planting hole size, change into existing grass where that work will avoid grading, and be installed with minimal addition of growing medium.
 - Indefinite Documentation:**
 - To provide the review report at certain intervals and issued to the owner/designer, the general contractor and the prime consultant, as well as any other parties the Client wishes to include, throughout the construction phase.
 - Note that if compliance as outlined in the PA is required by the city to ensure full compliance to the form of an impact and mitigation assessment which may require investigative work by the PA.
 - Post-Construction Sign-Off:**
 - To attend at the completion of the construction and landscape works to inspect and prepare a city required sign-off confirming that low construction works completed for the duration of the project and that low protection measures were implemented as specified. This sign-off will assist the Client in applying for the release of city held tree protection bonds or securities (if applicable).
 - Note that if the project failed to notify the PA of certain work that required our supervision or direction, then the work was not compliant and our report will be prepared accordingly. In some cases of non-compliance, the city may require the removal of hard or soft landscape features in order to decrease impacts to trees, soil or roots. If the impacts impair the health or structural condition of the trees by any method or other reinforcement of bonds or securities, in these other action.

TREE PROTECTION - SPECIFIC MEASURES:

- Tree #s 757, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.**
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THE PROJECT ARBORIST WILL REVIEW THE NEW STAND INTERFERENCE AT THE TIME OF LAND CLEARING TO IDENTIFY ANY TREES RECOMMENDED FOR TREATMENT (I.E. PRUNING, MODIFICATION, REMOVAL) FOR RISK MITIGATION. ANY PARK TREES RECOMMENDED FOR TREATMENT WILL BE REFERRED TO THE PARKS DEPARTMENT ARBORIST FOR THEIR APPROVAL.

TREE #s 766, 767, AND 768: REFER CONDITION FINDINGS TO THE PARKS DEPARTMENT ARBORIST FOR THEIR INFORMATION AND CONSIDERATION FOR APPROVAL TO REMOVE DUE TO PRE-EXISTING TREE HEALTH AND STRUCTURAL CONDITIONS IN CONTEXT TO RISK MITIGATION WITHIN THE SITE ADJACENT LANDS (I.E. CITY WORKS YARD, AND PUBLIC TRAIL).

NOTE - TREES #s 757 (A-F), AND 768: LOW IMPACT REMOVAL OF IV GROWING ON THE STEM IS RECOMMENDED. INSTALLATION OF BARK MULCH WITHIN THE ROOT PROTECTION ZONE AND IMPLEMENTATION OF WATERING DURING THE GROWING SEASON IS NECESSARY TO SUPPLEMENT NATURAL RAINFALL AND SUPPORT TREE HEALTH TO THE CONCLUSION OF THE CONSTRUCTION AND LANDSCAPE PHASE OF DEVELOPMENT.

CLEAR WITH FEW JUVENILE STEMS

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APPENDIX C: TREE MANAGEMENT DRAWING

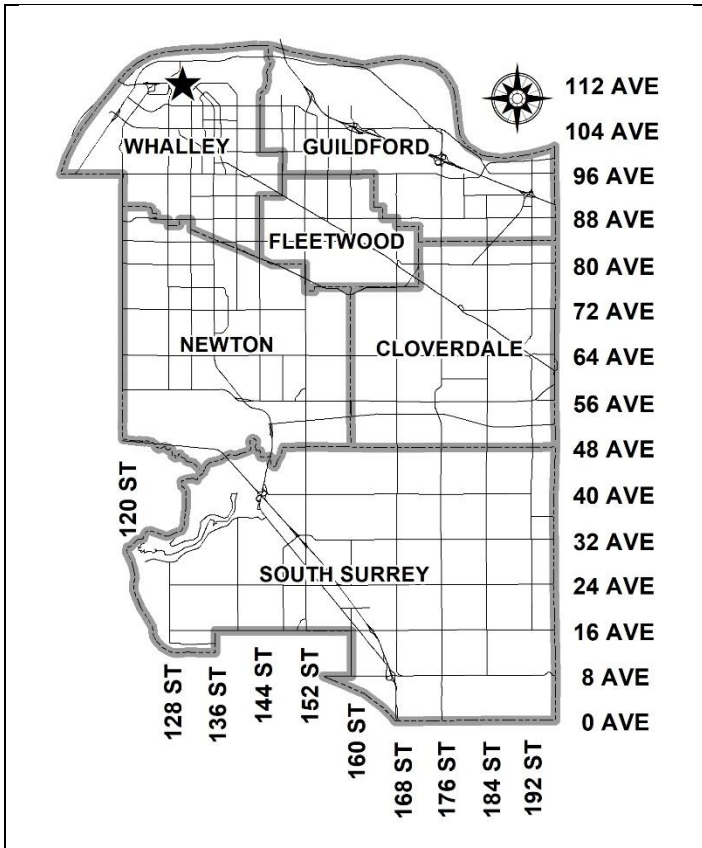
PROJECT: PROPOSED 46 LOT SUBDIVISION
 ADDRESS: 13044 112 AVENUE SURREY BC
 CLIENT: JASON HINEMAN AND SUNNY GILL
 CITY REF: []
 FILE REF: []
 FILE SIZE: 223X47 REV: #1 []
 DATE: JUN 21, 2023

ARBORECONSULTING
 1122 - 13048 201 ST SURREY BC V3V 2P1 604 275 3584
 A C I GROUP
 1122 - 13048 201 ST SURREY BC V3V 2P1 604 275 3584

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0015-00

Planning Report Date: July 24, 2023



PROPOSAL:

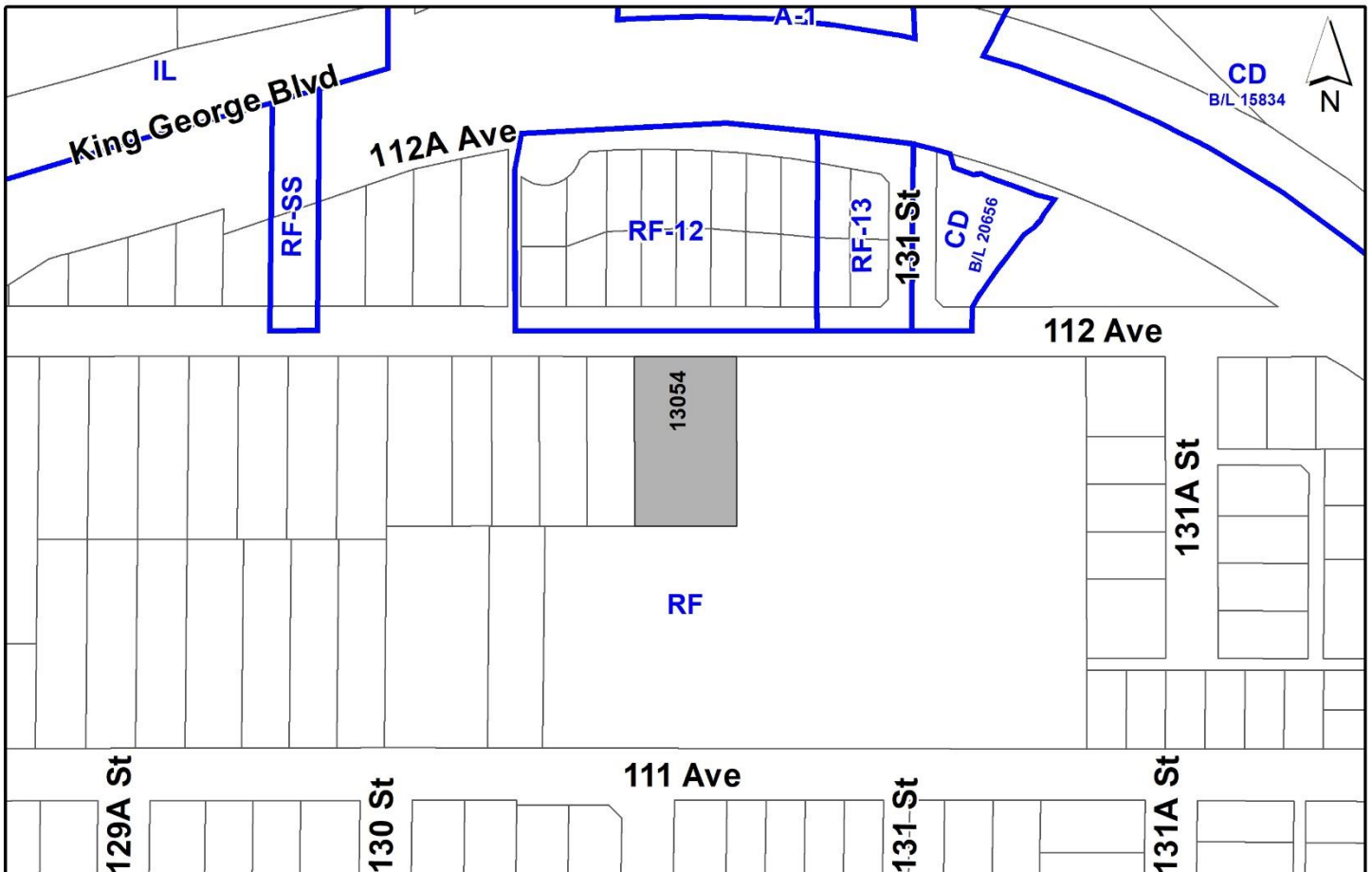
- Rezoning from RF to RF-13
- Development Permit
- Development Variance Permit

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

LOCATION: 13054 - 112 Avenue

ZONING: RF

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 to draft Development Permit for Sensitive Ecosystems and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the parking requirements of the RF-13 Zone to permit double side-by-side garages on lots less than 13.4 metres wide.

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 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 proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas) and for Hazard Lands (Steep Slopes).
- The applicant's design consultant has provided rationale that any future dwelling on the proposed lots will be able to achieve an attractive street presentation with front access, side-by-side double garages that will not dominate the front façade, and will conform to the existing neighbourhood character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to Single Family Residential (13) Zone (RF-13”).
2. Council authorize staff to draft Development Permit No. 7923-0015-00 Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7923-0015-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to permit double side-by-side garages on a lot that is 13.1 metres in width (i.e. less than 13.4 metres wide) in the RF-13 Zone for all three proposed lots.
4. 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) submission of a finalized Ecosystem Development Plan, planting plan and cost estimate for planting within the Green Infrastructure Network (GIN) area to the satisfaction of City staff;
 - (g) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
 - (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant for proposed Lots 1 - 3 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report; and

- (k) registration of a Section 219 Restrictive Covenant for "no build" over, and installation and maintenance of the Green Infrastructure landscape buffer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant residential lot	Urban	RF
North (Across 112 Ave):	Single family dwellings	Urban	RF-12
East:	City-owned works yard (Whalley Storage Depot) and Poplar Park	Urban	RF
South:	Poplar Park	Urban	RF
West:	Single family dwellings	Urban	RF

Context & Background

- The 2,570-square metre subject property is located at 13054 – 112 Avenue in Whalley.
- Poplar Park, which contains part of the Green Infrastructure Network (GIN) is located south-east of the subject property.
- Of the 2,570 square metre site area, approximately 503 square metres is within the GIN (approximately 20%). The GIN is located within the south/rear portion of the site.
- The subject lot is designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential (RF) Zone”. The property is a historic oversized RF lot, in an established, predominantly single-family neighbourhood. The proposed rezoning and subdivision will establish a similar lot layout to the RF-12 and RF-13 lots directly across the street (112 Avenue).
- The subject lot is relatively flat, with a 2-metre change in elevation across the site. There are moderately steep slopes just beyond the rear property line on Poplar Park, and the site is within the 10 – 30 metre buffer zone of the slope.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “Single-Family Residential Zone (RF)” to “Single-Family Residential (13) Zone (RF-13)” in order to subdivide into three (3) single family residential lots.
- The rezoning and subdivision have merit as the proposed RF-13 Zone will accommodate oversized lots, with lot areas consistent with the RF Zone. The proposed lot dimensions are consistent with the surrounding residential neighborhood character. The proposed layout will also protect the Green Infrastructure Network (GIN) area located at the southern portion of the lot.
- A Development Variance Permit is also requested to allow double side-by-side garages on lots less than 13.4 metres wide, in order to facilitate the proposed 3-lot subdivision and accommodate sufficient building envelopes for typical single family dwellings on the lots (see By-law Variances Section).

	Proposed
Lot Area	
Gross Site Area:	2,570 sq.m
Road Dedication:	17.4 sq.m
Undevelopable Area:	N/A
Net Site Area:	2,552.6 sq.m
Number of Lots:	3
Unit Density:	11.8 uph / 4.8 upa (based on net site area)
Range of Lot Sizes	849 sq.m to 853.5 sq.m
Range of Lot Widths	13.1 to 13.2 m
Range of Lot Depths	64.9 m

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 KB Woodward Elementary School.
- 1 Secondary student at Kwantlen Park 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 2025.

Parks, Recreation & Culture: Poplar Park is the closest active park and contains amenities including walking trails, a playground, and natural area. The park is 615 metres walking distance from the development to active amenities. The development is adjacent to the park's natural area.

Transportation Considerations

- The subject site is located approximately 400 metres (5 – 7 minute walk) from the nearest transit stop near the intersection of 128 Street and King George Boulevard, which is serviced by bus routes 321 (White Rock/Scott Road Station) and N19 (Surrey Central/Downtown Night Bus).
- The applicant will be required to construct the south side of 112 Avenue to the local road standard which will include a 1.5-metre sidewalk at the property line, 4.25 metres of road pavement from the centreline, and barrier curb and gutter.
- The applicant will be required to register a 0.5-metre statutory right of way for maintenance along 112 Avenue.
- The applicant will be required to construct concrete letdowns to 112 Avenue.

Parkland and/or Natural Area Considerations

- A Green Infrastructure Network (GIN) Corridor, which encompasses the southern portion of the subject property, is located immediately to the south of the site, within Poplar Park.
- An unmapped ditch along the east property line was identified by the project Qualified Environmental Professional (QEP) to be a Class C ditch. The QEP has indicated that the ditch does not meet the definition of a Water Sustainability Act (WSA) stream. The Class C ditch does not require any setbacks. The portion of the ditch that extends into the 112 Avenue road allowance will be enclosed in a storm pipe and infilled for the sidewalk and street upgrades for the development.

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 Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

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 oversized RF-13 lots are compatible with RF lots in the neighbourhood.

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)"

RF-13 Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 uph	11.8 units uph
Yards and Setbacks		
Front Yard (north):	6 m	6 m
Side Yard (east/west):	1.2 m	1.2 m
Rear (south):	7.5 m	19.3 – 20.5 m
Lot Size:	336 sq.m	849.4 – 853.5 sq.m
Lot Width:	12 – 13.4 m	13.1 m
Lot Depth:	28 m	64.9 m
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

- The applicant is requesting the following variances:
 - To allow double car side-by-side garage on lot less than 13.4 metres wide for all three proposed lots.
- The proposed variance to allow double car garages on a lot less than 13.4 metres wide will create a consistent streetscape with the existing houses in the area.
- The applicant's Design Consultant, Ran Chahal of Apex Design Group Inc., has provided rationale that any future dwelling on the proposed lots will be able to achieve an attractive street presentation with front access, side-by-side double garages that will not dominate the front façade, and will conform to the existing neighbourhood character.
- The proposed double garages will allow for an additional enclosed parking space on the lot.
- 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 IV).
- The Character Study found that the majority of existing homes in the area were relatively new at 20 – 40 years old; therefore, a similar character to the already existing character should be maintained. A variety of simple "Two-Storey", 20-40-year-old "West Coast Traditional" homes make up the streetscape. Most of the existing homes in the area also had covered front verandas. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern".
- A preliminary lot grading plan, submitted by Aplin Martin, and dated January 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 lot.
- 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 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 April 21, 2023 and the Development Proposal Signs were installed on June 2, 2023. To date, Staff have received no responses from neighbours.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor. The GIN is located within the southern portion of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a

Regional BCS Corridor within the subject site, in the Newton BCS management area, with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- The development proposal will conserve/enhance 503 square metres of the subject site by Registering a Restrictive Covenant over that area, 503 square metres (20% of the total gross area of subject site). This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- A permanent boundary fence will be installed along the GIN corridor that is on the subject property to protect the GIN area, and the applicant will provide restoration planting within the GIN area. A planting plan and cost estimate for the restoration planting is required to be submitted and accepted by the City, as a condition of final adoption.
- An Ecosystem Development Plan, prepared by Ken Lambersten *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated April 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

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 is within 10 metres from the base of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site topography is generally characterized by a flat terrain with a drop in elevation of 2 metres between the highest and lowest points of the property. A moderate-steep slope is located just beyond the subject site's boundaries. The top of the slope is in Poplar Park.
- A geotechnical report, prepared by German A. Cajigas, of Cornerstone Geo-structural Engineering Ltd. and dated January 11, 2023, was reviewed by staff and found to be generally acceptable to proceed. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to the content of the report and a peer review still required. The finalized peer-reviewed geotechnical report will 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 developing 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, including review of the final grading plan and proposed building plans and foundation layout,

excavation and foundation soil inspection and approval, and site grading and fill placement and compaction inspection by the Geotechnical engineer.

- 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.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech 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
Alder and Cottonwood Trees			
Alder	2	2	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Black locust	1	1	0
Coniferous Trees			
Douglas Fir	18	11	7
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	25	18	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees Proposed		15	
Estimated Contribution to the Green City Program		\$19,800.00	

- The Arborist Assessment states that there are a total of 25 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 19% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 7 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, including Alder and Cottonwood that. This will require a proposed total of 42 replacement trees on the site. Since only eight (8) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 36 replacement trees will require an estimated cash-in-lieu payment of \$19,800.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with an estimated contribution of \$19,800.00 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 Scheme Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7923-0015-00
Appendix VII.	Aerial Photo

approved by Ron Gill

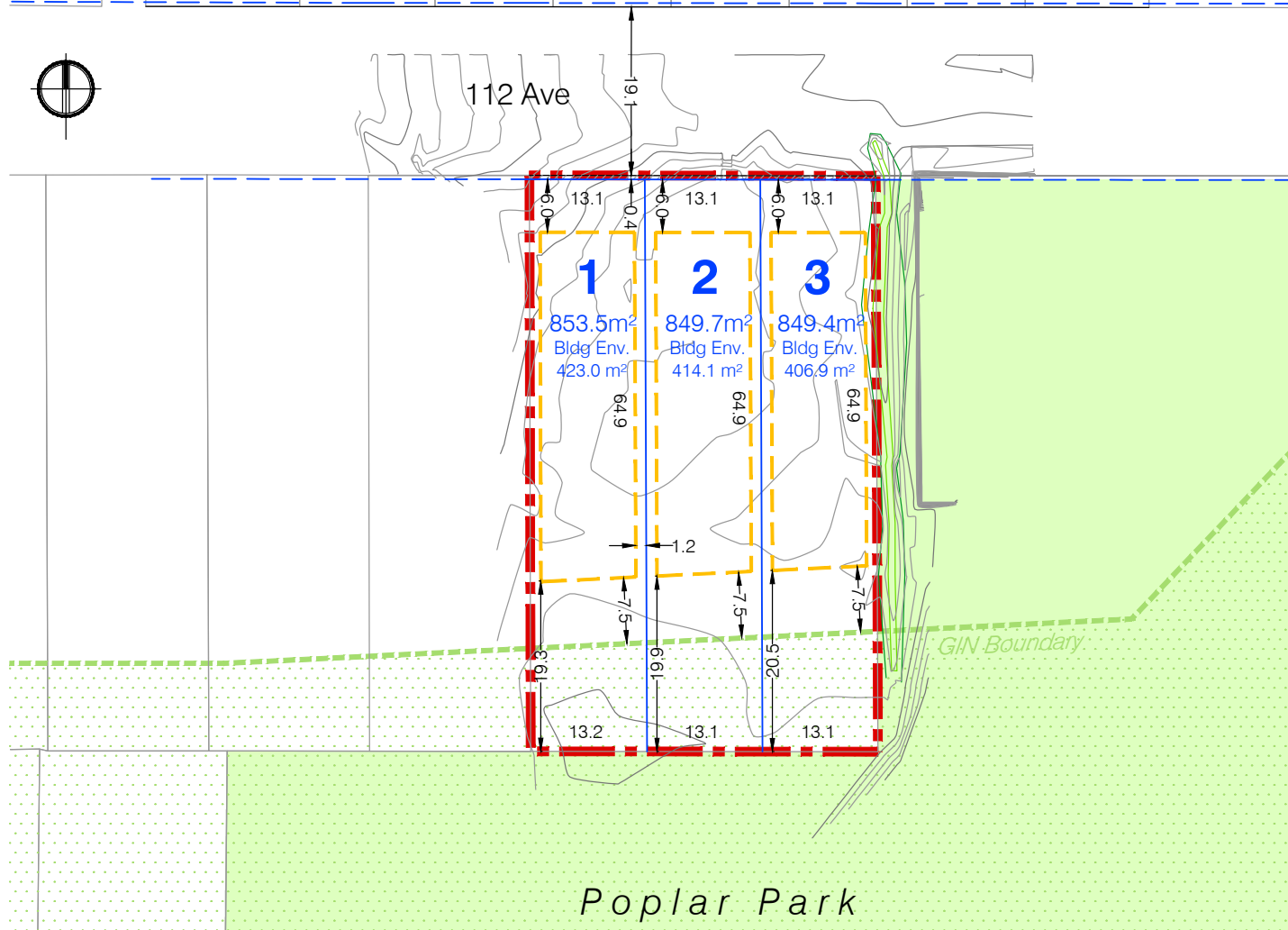
Don Luymes
General Manager
Planning and Development






MS/ar

Appendix I

1264454 BC Ltd.
Residential Development
13054 112 Avenue, Surrey

SUBDIVISION CONCEPT



-  Site Boundary
-  Building Envelope
-  Park
-  Green Infrastructure Network
-  Road Dedication | 17.4 m²

RF-13 Zone - Type I

Minimum lot area: 336m²
Minimum lot width: 12.0m
Minimum lot depth: 28.0m

Note:
The Development Variance Permit is required to permit double wide garages

LEGAL DESCRIPTION
PID 001-996-649
LOT 46 SECTION 16 RANGE 2
PLAN NWP29641 NWD

GROSS SITE AREA
0.26 hectares / 0.63 acres

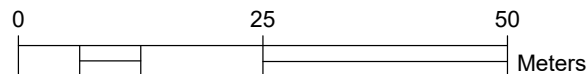
NET SITE AREA
0.26 hectares / 0.63 acres

EXISTING DESIGNATIONS
OCP: Urban
NCP: N/A
Zoning: RF

PROPOSED DESIGNATIONS
OCP: Urban
NCP: N/A
Zoning: RF-13 Type I

LOT YIELD
Existing: 1 lot
Proposed: 3 lots

DENSITY
Gross: 11.5 uph / 4.8 upa
Net: 11.5 uph / 4.8 upa



Project 21-1087
5 July 2023

Drawing
1

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

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

DATE: **July 13, 2023** PROJECT FILE: **7823-0015-00**

RE: **Engineering Requirements
Location: 13054 112 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.50 m SRW along 112 Ave.

Works and Services

- Construct the south side of 112 Ave.
- Construct 450/600mm ultimate drainage main along 112 Ave.
- Provide on-site mitigation features as determined through detailed design.
- Provide storm, sanitary and water service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezoning/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

BD

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

Development Impact Analysis on Schools For:

Application #: **23 0015 00**

The proposed development of **3** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	----------

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

Current Enrolment and Capacities:	
K B Woodward Elementary	
Enrolment	669
Operating Capacity	457
# of Portables	12
Kwantlen Park Secondary	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

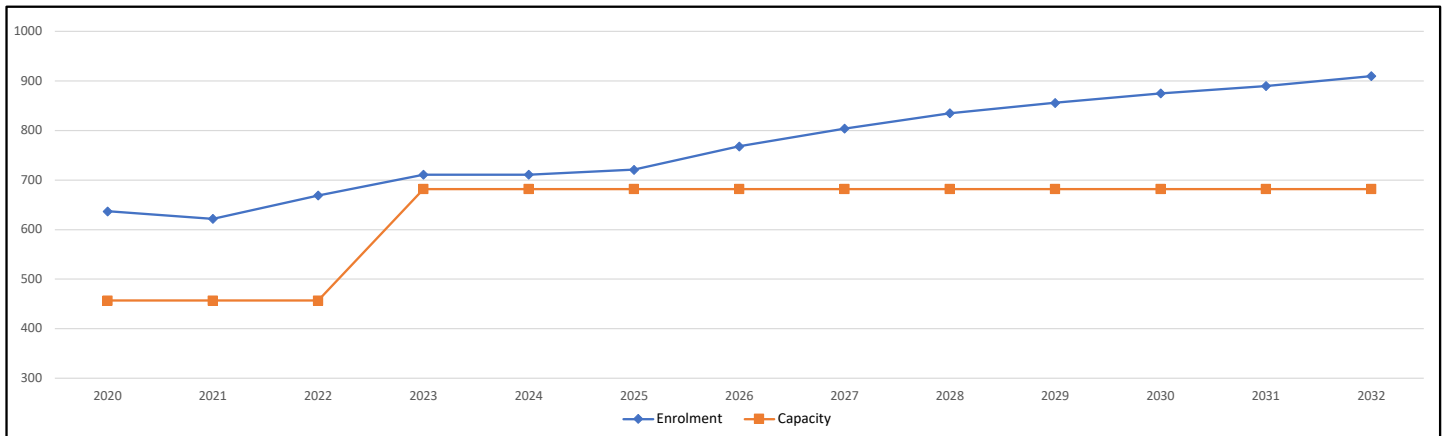
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 146% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2023.

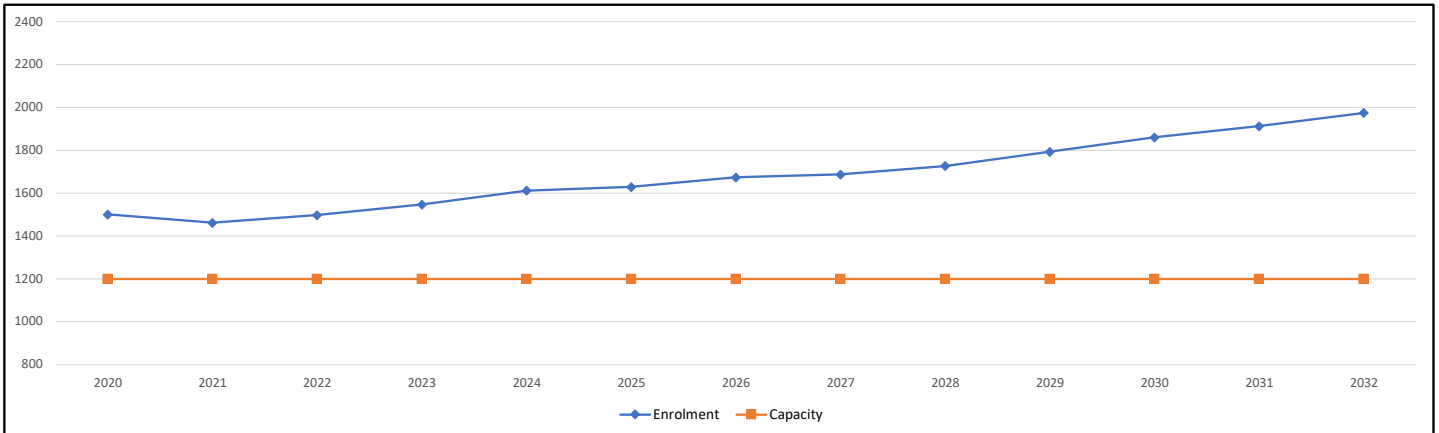
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, we have received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

K B Woodward Elementary



Kwantlen Park 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

V.1.0

Surrey Project no.: 23-0015 (J.H)
Property Location: 13054-112 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 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's - 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf. and over.

Most of the existing homes have mid scale massing characteristics with 65.00% of the homes have one storey front entry and 35% having one and one half storey front entry.

Roof pitch varies from economical low pitch of 4-6/12 to 7/12 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: Vinyl (dominant), Cedar, Hardi, and Stucco. 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 52.00% 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 20-40 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"	59.00%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	6.00%
	"Split Levels"	35.00%

Dwelling Sizes: (Floor Area/Volume)	Size range: 12.00% under 1500 sq.ft excl. garage
	18.00% 1500 - 2000 sq.ft excl. garage
	70% over 2000 sq.ft excl. garage

Exterior Treatment /Materials:	Vinly: 59.00% Cedar: 29.00% Hardi: 6.00% Stucco: 6.00%
	Brick or stone accent on 59.00% of all homes

Roof Pitch/ Materials:	Asphalt Shingles: 100.00% Cedar Shingles: 0.00%
	Concrete Tiles: 0.00% Clay Tiles: 0.00%
	88.00% of homes have a roof pitch of 4-6:12 and
	12.00% have a roof pitch of 7:12 and greater.

Window/Door Details:	100.00% of all homes have rectangular windows
-----------------------------	---

Streetscape: A variety of simple "Two Story", 20-40 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 Vinyl and Cedar.

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.

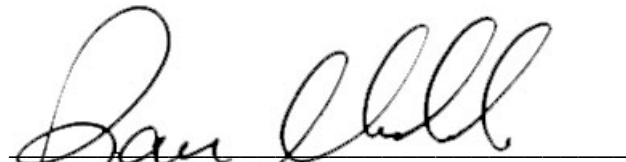
2.2 Proposed Design Solutions:

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

(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	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.
Exterior Materials /Colours:	Stucco, Vinyl, Cedar, Hardiplank, 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.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

February 10, 2023
Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0015-00

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: 001-996-649
 Lot 46 Section 16 Block 5 North Range 2 West
 New Westminster District Plan 29641

13054 112 Ave

(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 H.3(a)iii of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit double side-by side garages on a lot that is 13.1 metres in width (i.e., less than 13.4 metres wide) on lots 1, 2 and 3.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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






Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A
1264454 BC Ltd.

Residential Development
13054 112 Avenue, Surrey

SUBDIVISION CONCEPT

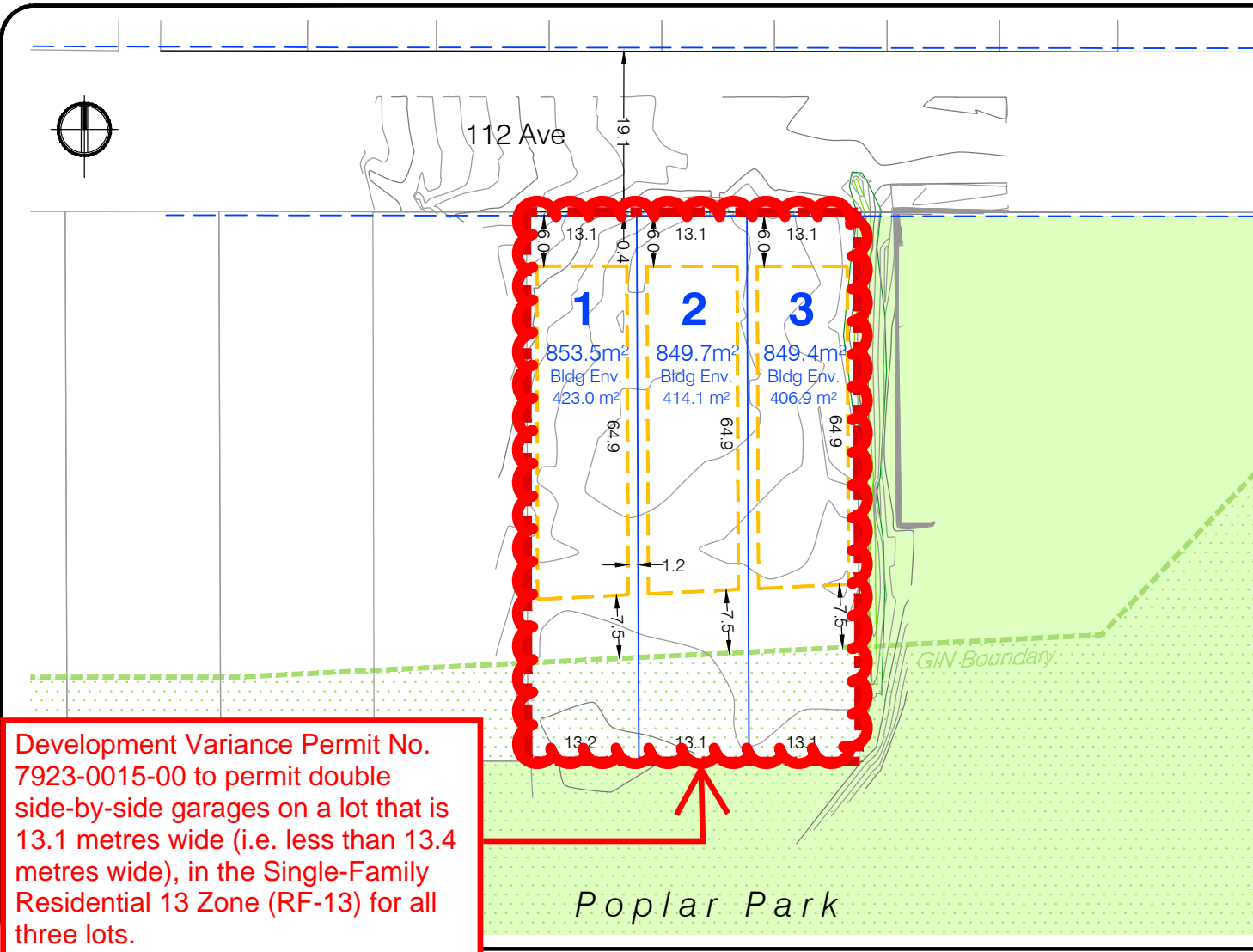
-  Site Boundary
-  Building Envelope
-  Park
-  Green Infrastructure Network
-  Road Dedication | 17.4 m²

RF-13 Zone - Type I

Minimum lot area: 336m²
Minimum lot width: 12.0m
Minimum lot depth: 28.0m

Note:

The Development Variance Permit is required to permit double wide garages



Development Variance Permit No. 7923-0015-00 to permit double side-by-side garages on a lot that is 13.1 metres wide (i.e. less than 13.4 metres wide), in the Single-Family Residential 13 Zone (RF-13) for all three lots.

LEGAL DESCRIPTION
PID 001-996-649
LOT 46 SECTION 16 RANGE 2
PLAN NWP29641 NWD

GROSS SITE AREA
0.26 hectares / 0.63 acres

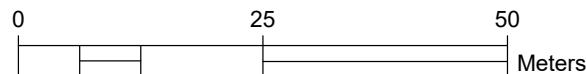
NET SITE AREA
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EXISTING DESIGNATIONS
OCP: Urban
NCP: N/A
Zoning: RF

PROPOSED DESIGNATIONS
OCP: Urban
NCP: N/A
Zoning: RF-13 Type I

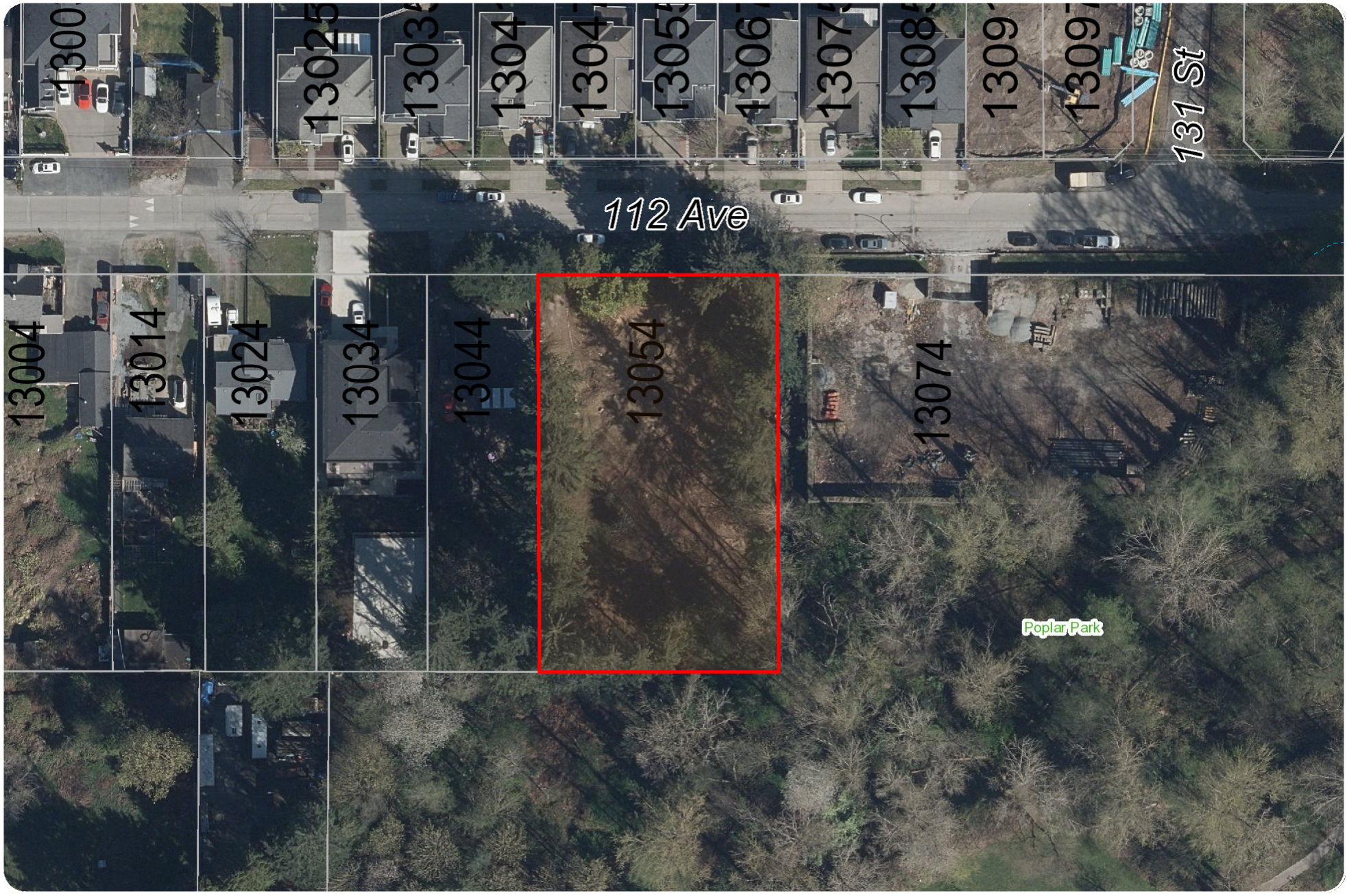
LOT YIELD
Existing: 1 lot
Proposed: 3 lots

DENSITY
Gross: 11.5 uph / 4.8 upa
Net: 11.5 uph / 4.8 upa



APLIN MARTIN
Project 21-1087
10 November 2022

Drawing
1



Scale: 1:852

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

