

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0344-02

Planning Report Date: February 24, 2025

PROPOSAL:

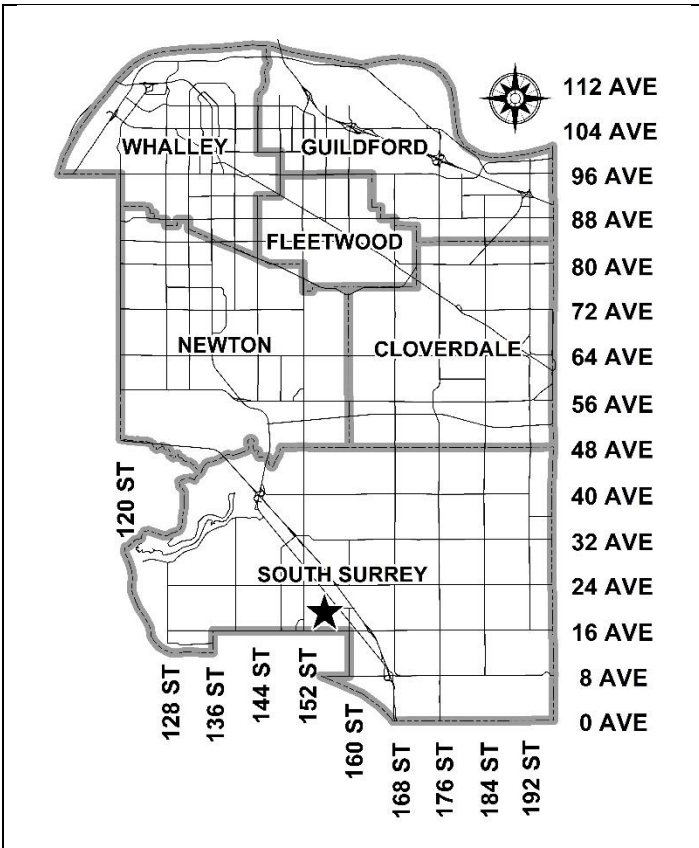
- **Development Variance Permit**

to reduce the minimum lot depth requirement to allow subdivision into two single family lots.

LOCATION: 15614 - 20 Avenue

ZONING: R3

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot depth requirements of the R3 Zone from 28.0 metres to 26.9 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- Proposed Lots 1 and 2 are wider than the minimum 15 metres required for new lots in the R3 Zone, at approximately 22.8 metres and 20.8 metres, respectively. Despite the proposed reduced lot depth (from 28.0 metres to 26.9 metres), Lots 1 and 2 are proposed to be approximately 605.4 square metres and 562.3 square metres in size, respectively. The lot areas meet or exceed the R3 Zone minimum lot size of 560 square metres.
- Development Variance Permit No. 7917-0344-00 was issued by Council on February 5, 2018 to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit has since expired on February 5, 2020.
- Given Development Variance Permit No. 7917-0344-00 had expired, a new Development Variance Permit, No. 7917-0344-01 was brought to Council on September 14, 2020 and issued October 5th. This permit has since expired on October 5, 2022.
- A new Development Variance Permit No, 7917-0344-02, is thus required for the applicant to complete the subdivision from one to two lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 17-0344-02 (Appendix I), to reduce the minimum lot depth of the "Urban Residential Zone (R3)" from 28 metres to 26.9 metres for proposed Lots 1 and 2, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP	Existing Zone
Subject Site	Single family dwelling	Urban	R3
North (Across 20 Avenue):	Single family dwelling	Urban	R3
East:	Single family dwelling	Urban	R3
South:	Duplex	Urban	R2
West (Across 156 Street):	Single family dwelling	Urban	R3

Context & Background

- The subject property, located at 15614 – 20 Avenue, is designated as "Urban" in the Official Community Plan and zoned "Urban Residential Zone (R3)".
- The property is approximately 1,294 square metres in size, with a width of 45.7 metres and a depth of 29 metres, making it an oversized lot in the R3 Zone. The property is much larger than many of the surrounding lots and is one of the largest properties on the block.
- On October 5, 2020, Council Approved Development Variance Permit No. 7917-0344-01 to vary the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit expired on October 5, 2022.
- Since this expiration, on July 8, 2024, the City adopted zoning bylaw amendments to provide more options and easier development of Small Scale Multi Unit Housing (SSMUH) without the need to rezone. Under the previous zoning, the property was zoned "Single Family Residential Zone (RF)".
- A new Development Variance Permit, which also reflects the new zoning changes, is required for the applicant to finalize the proposed subdivision from one to two lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to subdivide the subject property into two single family residential lots, both of which would front 20 Avenue.
- To facilitate the subdivision, the applicant is proposing a Development Variance Permit to reduce the depths of proposed Lots 1 and 2.
- Lot 1 is proposed to be 22.9 metres wide, 26.9 metres deep, with a total area of 605.4 square metres. Lot 2 is proposed to be 20.8 metres wide, 26.9 metres deep, with a total area of 562.3 square metres.
- The depth of the existing lot (29 metres) exceeds the minimum requirement in the R3 zone (28 metres). Due to the road dedication on 20 Avenue required as part of the development, the proposed new lots will be slightly below the depth requirement in the R3 zone. However, even with the reduced depth the proposed lots meet or exceed the minimum R3 Zone lot size requirement of 560 square metres and minimum lot width of 15 metres.

	Proposed
Lot Area	
Gross Site Area:	1,294 square metres
Road Dedication:	127.4 square metres
Number of Lots:	2
Unit Density:	6.89 upa (17.1 uph)
Range of Lot Sizes	562.3 square metres – 605.0 square metres
Range of Lot Widths	20.8 metres – 22.8 metres
Range of Lot Depths	26.9 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.

Trees and Landscaping: The Trees and Landscaping department has noted that there are three shrubs on the Tree Management Plan, S#1, S#2, and S#3 that do not require a permit to remove. They have confirmed that this is not a concern.

Transportation Considerations

- Proposed Lots 1 and 2 will both have front driveway access from 20 Avenue.
- The applicant is required to dedicate 1.942 metres along 20 Avenue, 1.042 metres along 156 Street, as well as a 5.0 metre x 5.0 metre corner cut at the intersection of 20 Avenue and 156 Street.

POLICY & BY-LAW CONSIDERATIONS

Lot Depth Variance

- The applicant is requesting the following variances:
 - Reduce the minimum lot depth of the "Urban Residential Zone (R3)" from 28 metres to 26.9 metres for proposed Lots 1 and 2.
- Proposed Lots 1 and 2 are wider than the minimum 15 metres required for new lots in the R3 Zone, at approximately 22.8 metres and 20.8 metres, respectively.
- Despite the reduced lot depth, Lots 1 and 2 are proposed to be approximately 605.4 square meters and 562.3 square metres, respectively. These lot areas meet or exceed the R3 Zone minimum lot size requirement of 560 square metres.
- Development Variance Permit No. 7917-0344-00 was issued by Council on February 5, 2018, to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit has since expired on February 5, 2020.
- Given Development Variance Permit No. 7917-0344-00 had expired, a new Development Variance Permit, No. 7917-0344-01, was brought to Council on September 14, 2020 and issued October 5, 2020. This permit has since expired on October 5, 2022.
- A new Development Variance Permit No. 7917-0344-02, is thus required for the applicant to complete the subdivision from one to two lots.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- A preliminary lot grading plan, submitted by McElhanney Consulting Services Ltd. and dated March 3, 2016, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements, the feasibility of which 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 \$4,455.70 per dwelling unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

TREES

- **Francies Klimo**, ISA Certified Arborist of **Klimo & Associates**, prepared an Arborist Assessment for the subject site. Table 1 below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III).
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (Outside Riparian Area)	1	1	0
Deciduous Trees	0	0	0
Coniferous Trees	1	1	0
Onsite Tree Totals	2	2	0
Onsite Replacement Trees Proposed	8		
Total Onsite Retained and Replacement Trees	8		

- The Arborist Assessment states that there are a total of two trees that have been identified onsite. Both trees have been recommended for removal due to conflicts with the proposed subdivision and as the subject trees had fallen within the high disturbance requirement areas relating to the site servicing, boulevard, and other construction related activities occurring within the limits of the site.
- A total of eight replacement trees are required on the site, based on four replacement trees per lot, and the applicant is meeting these requirements.
- There are three shrubs on the Tree Management Plan, S#1, S#2, and S#3 on City property that do not require a permit to remove. Staff are not opposed to the removal of the shrubs.

- In summary, a total of eight trees will be replaced on the site and a contribution to the Green City Program is not required.

INFORMATION ATTACHED TO THIS REPORT

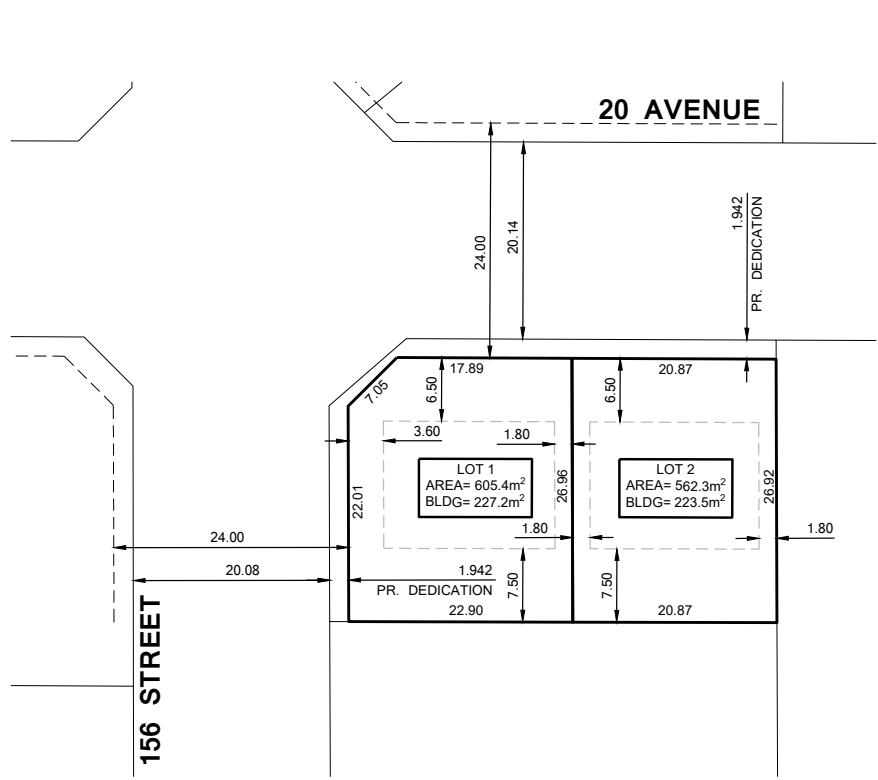
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Building Design Guidelines
Appendix V.	Development Variance Permit No.7917-0344-02

approved by Chris McBeath

Ron Gill
Acting General Manager
Planning and Development

NH/cb



PLAN
SCALE: 1:500

	SITE AREA AFTER DEDICATION	LOT COVERAGE PERMITTED	MAX. LOT COVERAGE BASED ON SETBACKS
LOT 1	605.4 m ²	236.1 m ² (39%)	227.2 m ² (37.53%)
LOT 2	562.3 m ²	224.9 m ² (40%)	223.5 m ² (39.75%)

OVERALL SITE AREA = 1294.1 m²
 R3 ZONE REQUIREMENT:
 MIN. LOT AREA = 560 m²
 MIN. LOT WIDTH: 15m
 MIN. LOT DEPTH: 28m
 *VARIANCE REQUIRED TO REDUCE MINIMUM LOT DEPTH FROM 28m TO 26.9m.

NOTE:
 1. PRELIMINARY LAYOUT ONLY. SUBJECT TO MUNICIPAL APPROVAL.
 2. THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
 THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

LEGAL BENCHMARK	No.	DATE	REVISIONS / SUBMISSIONS	ENGINEER	CLIENT	PROJECT	SEAL	CITY OF SURREY	
								SUBDIVISION LAYOUT	
ELEVATIONS ARE DERIVED FROM CITY OF SURREY CONTROL MONUMENT No. 5745 ELEVATION = 87.818m DATUM CVD28GVRD2018. LOT DIMENSIONS AND CLEARANCES ACCORDING TO FIELD SURVEY	▲			<p>TERRA NOBIS CONSULTING INC. #203 - 15585 24 Avenue, Surrey, V4A 2J4 PHONE: 604.946.3007 EMAIL: INFO@TERRANOBIS.COM PERMIT TO PRACTICE #: 1000490</p>	<p>URBAN FLARE DEVELOPMENTS INC. ADDRESS: 18482 898 AVE, SURREY</p> <p>TEL: 604.825.3874 EMAIL: INFO@URBANFLARE.CA</p>	20073 7817-0344-00		SUBDIVISION LAYOUT	
LOT 196 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 63437 EXCEPT PLAN EPP61751	▲					<p>SITE ADDRESS</p> <p>15614 20 AVENUE, SURREY</p>		<p>HOR. SCALE</p> <p>VER. SCALE</p> <p>SURREY PROJECT NUMBER</p> <p>SURREY DRAWING NUMBER</p>	
	▲	13 JAN 2025	SUBDIVISION LAYOUT						



INTER-OFFICE MEMO

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

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

DATE: **December 5, 2017** PROJECT FILE: **7817-0344-00**

RE: **Engineering Requirements
Location: 15614 20 Avenue**

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

- Dedicate 1.942-metres along 20 Avenue for the ultimate 24.0-metre Collector Road Standard.
- Dedicate 1.942-metres along 156 Street for the ultimate 24.0-metre Collector Road Standard.
- Dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 20 Avenue and 156 Street.
- Register a 0.5-metre Statutory Right-of-Way (SRW) on 20 Avenue and 156 Street for service connections and maintenance access for sidewalks.

Works and Services

- Construct south side of 20 Avenue and east side of 156 Street to the Collector Road Standard. Cash-in-lieu for frontage requirement may be considered at project Detailing design as there is a Capital Project for Collector widening along 20 Avenue (includes 156 Street frontage).
- Construct 6.0-metre wide concrete driveway letdowns for each lot.
- Construct storm, sanitary, and water service connections to service each lot.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Tommy Buchmann, P.Eng.
Development Engineer

A3H

NOTE: Detailed Land Development Engineering Review available on file

9.0 TREE PRESERVATION SUMMARY

Appendix III

Surrey Project No: N/A

Address: **15614 20 Ave, Surrey**

Registered Arborist: Francis Klimo

Date of Report/Revision: February 18, 2025

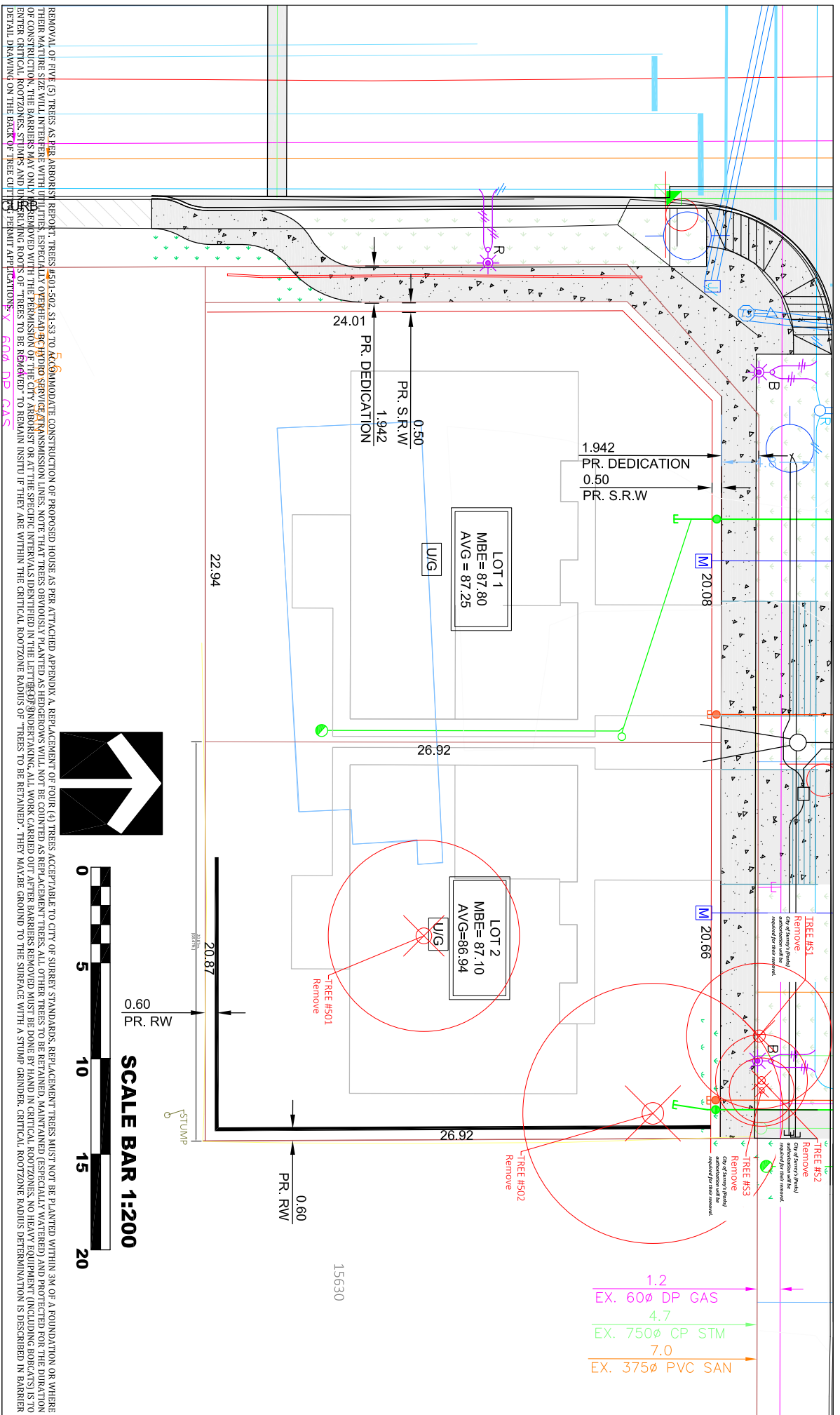
Arborist signature: *Francis Klimo*

All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the Arborist report

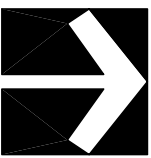
On-Site Trees	Number of Trees
Existing Bylaw Sized Trees	2
Proposed Removed Bylaw Trees	2
Proposed Retained Bylaw Trees	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
1 X 1 = 1	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 = 0	
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
1 X 2 = 2	
Required Replacement Trees	8
Proposed Replacement Trees	8
Deficit of Replacement Trees	0
Total On-site Retained and Replacement Trees	8

Off-Site Trees	Number of Trees
Existing Bylaw Sized Trees	0
Proposed Removed Bylaw Trees	0
Proposed Retained Bylaw Trees	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
0 X 1 = 0	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 = 0	
All other Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0 X 2 = 0	
Required Replacement Trees (to be taken as Cash in Leu)	0
Total Off-site Retained Trees	0

City Trees	Existing	Removed	Retained
Park/City Lot Trees			
Boulevard Trees			
Total			



REMOVAL OF LIVE (L) TREES AS PER APPROVED REPORT. TREES #501-502, 51-53 TO BE REMOVED. CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST BE PLANTED WITHIN 2M OF A ROUNDABOUT OR WHERE OTHER MATTERS SIZE WILL INTERFERE WITH UTILITIES. SPECIALTY CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING EXISTING TREES. ALL OTHER TREES TO BE RETAINED. MAINTAINED ESPECIALLY WATERED AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARBERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTERS OF UNDERPINNING. ALL WORK CARRIED OUT AFTER BARBERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING ROBOCARS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERPINNING 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. BY 60M DP GAS



SCALE BAR 1:200

TREE MANAGEMENT PLAN

Project Number: _____

Date: October 27, 2021

Sheet #: _____

Scale: 1:200

Drawn: (Name)

Checked: (Name)

Revisions

No.	Date	Description
1	January 15, 2025	
2	February 18, 2025	

Francis R. Klimo
 ISA Certified Arborist #PN-81494
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Consultants

Name	Company

15614 20 AVE, SURREY

Klimo & Associates

BUILDING DESIGN GUIDELINES

Neighborhood Boundaries:

20 Avenue to the North,
15600 Street Block to the East,
1900 Avenue Block to the South,
and 156 Street to the West

**Civic address of parent parcel:
15614 20th Avenue, Surrey, BC**

Subdivision of one "Urban Residential Zone" (R3) property into
two "Urban Residential Zone" (R3) properties.

2 lots proposed
1 existing dwelling to be removed
2 new dwelling proposed

Developer: Harv Hehar

Surrey Project #7917-0344-00

Version 1: January 17, 2025

Prepared by:

Simplex

Consultants Ltd.

Tejeshwar Singh, b.t.arch, ASCT, at.aibc, CRD

#102 – 12725, 72 Ave

Surrey, B.C. V3W 2M7

p: 604.597.3582 f: 604.597.3513

DESIGN GUIDELINES SCHEDULE OF RESTRICTIONS

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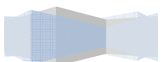
GENERAL RESTRICTIONS

- 1.1 Definitions
- 1.2 Expiry

SECTION 2

BUILDING DESIGN RESTRICTIONS

- 2.1 Retaining Walls
- 2.2 Corner *Lot* Design
- 2.3 Roof
- 2.4 Balconies
- 2.5 Foundation Exposure
- 2.6 Building Exterior
- 2.7 Accent Materials and Trim
- 2.8 Windows
- 2.9 Front Entry Design



CITY OF SURREY BUILDING SCHEME

SCHEDULE OF RESTRICTIONS

SECTION 1

GENERAL RESTRICTIONS

1.1 Definitions

In this *schedule*:

"City" means the *City of Surrey*;

"construct" and any variation of that term, means to construct, improve, install, affix, place, or alter, or to permit construction, *improvements*, installation, affixation, placement or alteration;

"consultant" means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the developer and who is authorized by the *City* in writing;

"developer" means the registered owners) of the fee simple or leasehold estate of all of the *lots* as of the date this schedule is registered in the Land Title Office;

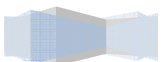
"improvements" means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a *lot*,

"lot" means each *lot* identified in either the Form 35 or the Form C to which this schedule is attached and any portions or portion of such *lot* which may be subdivided or consolidated whether by subdivision plan, strata plan or otherwise and *'lots'* means the aggregate of them;

"owner" means the registered owner of the fee simple or leasehold estate of a *lot*,

"person" means any individual, corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the owner of a *lot* and the developer,

"schedule" means this schedule of restrictions and any further schedules or exhibits attached to it (if any);



1.2 Expiry

This *Schedule* shall have no further force and effect after fifteen (15) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the passage of this time.

SECTION 2

BUILDING DESIGN RESTRICTIONS

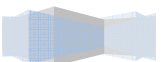
For all of the subsections in Section 2, a person will not construct improvements, or develop the lot before, during or after construction of the improvements, unless:

2.1 Retaining Walls

- (a) there is no retaining wall, except if permitted in the *lot* grading plan accepted by the *City* for the *lots*, or if accepted by the *City*. A low profile retaining wall that is no more than 20 cm [7.9 inches] in height, such as landscape ties, is not restricted, provided that such a low profile retaining wall does not result in terraced landscaping;
- (b) the maximum height of a retaining wall is no more than 0.6 meters [2.0 feet], except for a retaining wall below existing grade, including concrete stairwells and covered patios under sundecks;
- (c) retaining walls visible from the street are constructed of architecturally treated masonry or "Allan Blocks", or "Pisa Stone";
- (d) a retaining wall that faces the street, if permitted, is landscaped; and
- (e) retaining walls not visible from the street, if permitted, shall be constructed of architecturally treated masonry, or masonry blocks, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells and covered patios under sundecks.

2.2 Corner Lot Design

- (a) One storey elements comprise a minimum of 40% of the width of the front and the flanking street elevations of the building; and
- (b) the design achieves the objective of creating corner lot open sky views through massing designs which step down to the street corner,



as determined by consultant; and

- (c) the exterior treatment of the flanking street side of the building is the same as the exterior treatment of the fronting street side of the building; and
- (d) the design provides for architectural features including windows, roof skirting, projections with independent roofs, and trim around windows and doors on both the front and flanking street sides of the dwelling.

2.3 Roof

(a) Design

- (i) the *improvements* have a varied roof form and design in relation to adjacent *improvements*; and
- (ii) roofs are designed so as to reduce upper floor massing determined by the *consultant*.

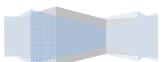
(b) Pitch

- (i) the minimum roof pitch is 6:12, except as provided in clauses 2.3(b)(ii) and 2.3(b)(iii) herein;
- (ii) the slope of the upper-most roof system shall be reduced where it is determined by the *consultant* that a roof slope reduction would reduce over-shadowing of neighboring *lots*, or would preserve view corridors for neighbors; and
- (iii) the roof pitch is constant, except where necessary, dual roof pitch may be used.

(c) Material

only the following roofing materials are used:

- (i) Concrete roof tiles, which are in a "shake profile" only, are approved by the Canadian Standards Association (CSA approved), and are approved by the *consultant*, or
- (ii) Asphalt shingles in a "shake profile" only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap, or
- (iii) Environmentally sustainable roofing products in a shake profile



only, that meet or exceed the thickness of roofing products specified in clause 2.3 (c) herein.

(d) **Color**

- (i) only the following roof colors are used: grey, brown, or black.

(e) **Skylights**

- (i) skylights which are bubble style are not permitted on street facing elevations.

2.4 Balconies

(a) there are no, decks, on the front or sides of the building, except:

- (i) covered entry verandas are permitted at the main floor at the front side of the building; or
- (ii) decorative balconies on the second floor upon consultants approval or enclosed within a roof.

2.5 Foundation Exposure

(a) exposed concrete foundations do not exceed 0.3 meters [12 inches] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grade of the lot.

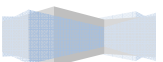
2.6 Building Exterior

(a) General

- (i) not more than four different cladding materials, excluding trim, may be applied to any elevation.

(b) Materials

- (i) only the following materials are used, with required accent materials measured as a percentage of the exposed wall face on the front facade, including window and door area:



Main cladding material	Minimum Required Accent materials
Stucco	20% brick or stone
Stucco	20% cedar or wood shingles
Stucco	15% cedar plus 10% brick or stone
Hardiplank	15% brick or stone
Hardiplank	20% cedar or wood shingles
Hardiplank	15% cedar plus 10% brick or stone

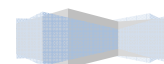
Brick or stone veneer: Even toned in brown or grey hues only with grey or earth tone mortar.

(c) Colors

- (i) only the following range of colors are used on exterior cladding materials:
 - colors from a neutral and natural (earth tone) color palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones; and
 - trim or wall cladding colours outside neutral and natural colour palettes such as navy blue, forest green, colonial red, amber-yellow or other colours which are approved by the *consultant*;
- (ii) only the following range of colours on the trim are used:
 - lighter or darker shades of colours as specified in subsection (i) above.
- (iii) cedar trim is used only if it is sealed to prevent the leaching of stains onto the cladding material.

2.7 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- (b) brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed face, preferably located at the base



of the wall face, or is in accordance with the table in clause 2.6(b) herein;

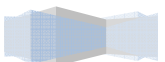
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) min 1x4 nominal trim is used on all street facing elevations;
- (f) mortar shall be grey or earth tone colors only;
- (g) the base of the structure at the front of the building is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material;
- (h) not less than three of the following details shall be included on all new buildings: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows and doors which include layered or crown moldings above the entrance door and key focal openings; and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

2.8 Windows

- (a) window openings on the front facade are only of a consistent geometrical shape with the exception that a main feature window on the lower floor may be of a different shape providing, in the opinion of the *consultant*, that the feature window shape contributes to both the interest and consistency of the overall theme; and
- (b) there are no basement windows on the front facade, except to complement unique site grading.

2.9 Front Entry Design

- (a) the building does not have a front entrance exceeding a height of 3.66 meters [12'-0"] measured from the top of the stoop slab to the underside of the entry roof, unless determined by the *consultant* on the strength of architectural features.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0344-02

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: 003-328-040

Lot 195 Section 14 Township 1 New Westminster District Plan 63437 Except Plan EPP61751

15614 20 Ave

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section C.2. Subdivision of Part 15 "Urban Residential Zone" (R3), the minimum lot depth is reduced from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lots 1 and 2.
4. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.

10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

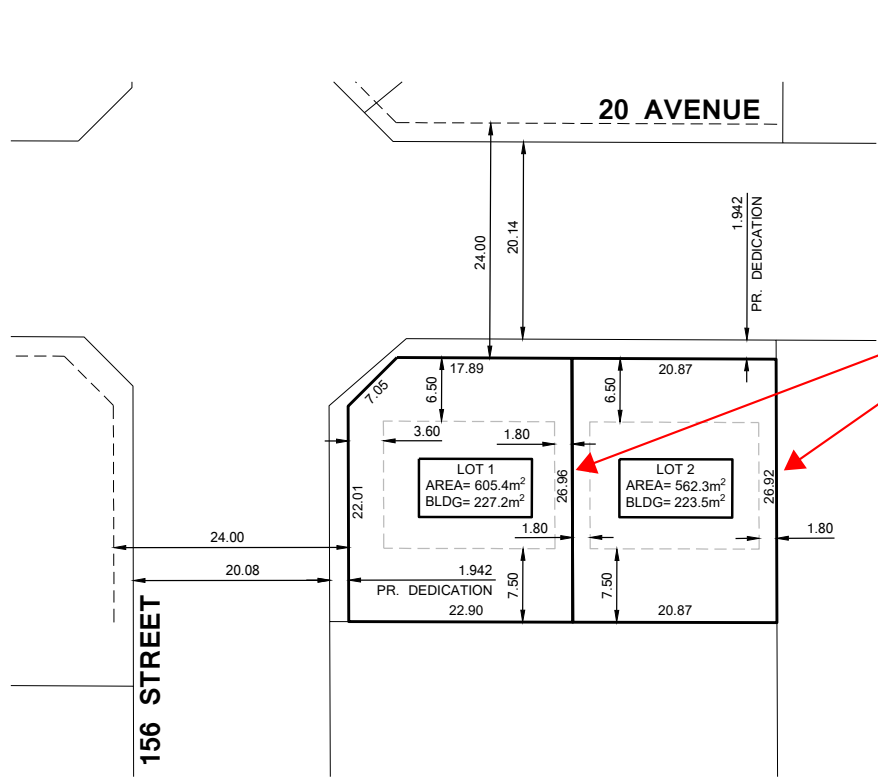
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A



To reduce the minimum lot depth of the R3 Zone from 28 metres to 26.9 metres for proposed Lots 1 and 2.

PLAN
SCALE: 1:500

	SITE AREA AFTER DEDICATION	LOT COVERAGE PERMITTED	MAX. LOT COVERAGE BASED ON SETBACKS
LOT 1	605.4 m ²	236.1 m ² (39%)	227.2 m ² (37.53%)
LOT 2	562.3 m ²	224.9 m ² (40%)	223.5 m ² (39.75%)

OVERALL SITE AREA = 1294.1 m²
 R3 ZONE REQUIREMENT:
 MIN. LOT AREA = 560 m²
 MIN. LOT WIDTH: 15m
 MIN. LOT DEPTH: 28m
 *VARIANCE REQUIRED TO REDUCE MINIMUM LOT DEPTH FROM 28m TO 26.9m.

NOTE:
 1. PRELIMINARY LAYOUT ONLY. SUBJECT TO MUNICIPAL APPROVAL.
 2. THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
 THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

ELEVATIONS ARE DERIVED FROM CITY OF SURREY CONTROL MONUMENT No. 5745 ELEVATION = 87.818m DATUM CVD28GVRD2018. LOT DIMENSIONS AND CLEARANCES ACCORDING TO FIELD SURVEY LOT 195 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 63437 EXCEPT PLAN EPP61751	No.	DATE	REVISIONS / SUBMISSIONS	ENGINEER TERRA NOBIS CONSULTING INC.	CLIENT URBAN FLARE DEVELOPMENTS INC. ADDRESS: 18482 898 AVE, SURREY	PROJECT 20073 7817-0344-00	SEAL	CITY OF SURREY SUBDIVISION LAYOUT
	#203 - 15585 24 Avenue, Surrey, V4A 2J4 PHONE: 604.946.3007 EMAIL: INFO@TERRANOBIS.COM PERMIT TO PRACTICE #: 1000490	TEL: 604.825.3874 EMAIL: INFO@URBANFLARE.CA	SITE ADDRESS 15614 20 AVENUE, SURREY	1 OF 1	SURVEY PROJECT NUMBER SURVEY DRAWING NUMBER			