

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0130-00

Planning Report Date: January 30, 2023

PROPOSAL:

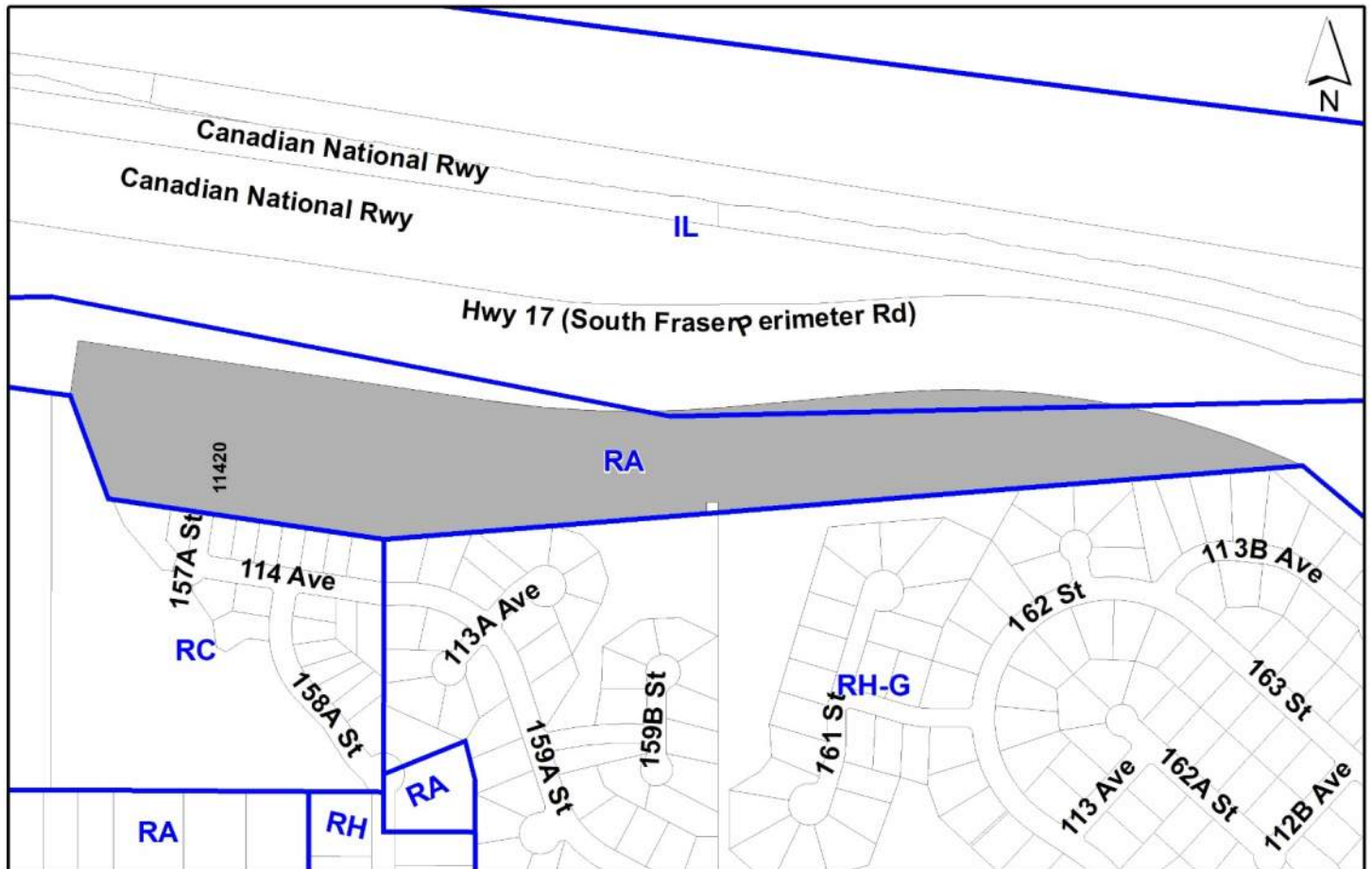
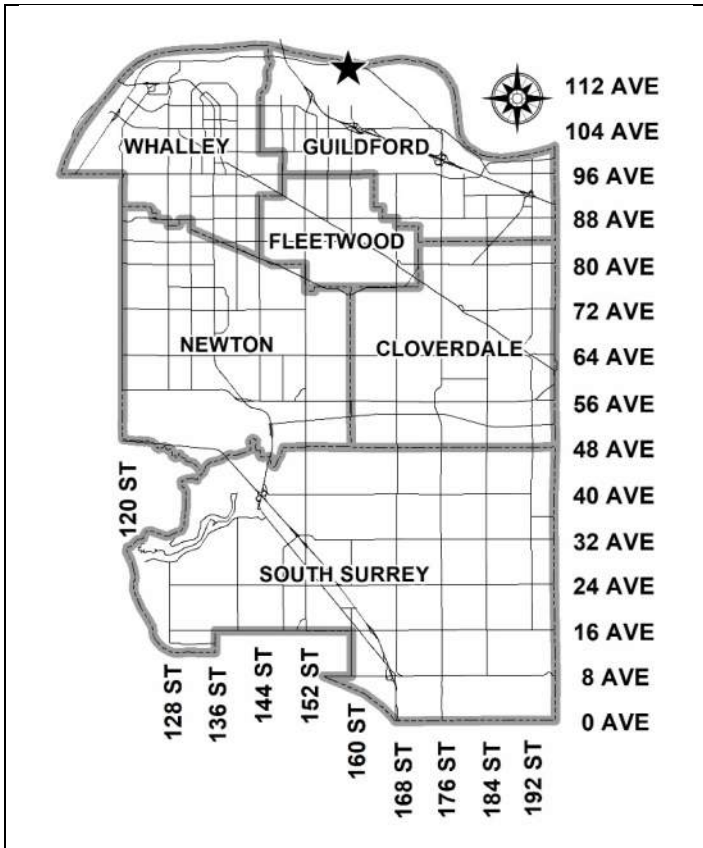
- **RGS Amendment** from Industrial to General Urban
- **OCP Amendment** from Industrial to Suburban
- **Rezoning** from RA and IL to RC
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes.

LOCATION: 11420 - 157A Street

ZONING: RA

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Refer to Metro Vancouver, upon Council granting Third Reading, for consideration of a Type 3 Minor amendment to the Regional Growth Strategy (RGS) from “Industrial” to “General Urban”.
- Approval to draft Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from “Industrial” to “General Urban”.
- Proposing an amendment to the Official Community Plan (OCP) from “Industrial” to “Suburban”.
- Proposing to reduce the front yard setbacks of the RC Zone from 7.5 metres to 6.0 metres on proposed Lots 8 to 22.
- Proposing to reduce the Part 7A Streamside Protection setback for the northern-most Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the “Industrial” designation in the Metro Vancouver Regional Growth Strategy (RGS), However, the proposed RGS amendment is supportable given the existing single family suburban context and access limitations of the subject property.
- The proposed single family residential lots are consistent with the existing lot pattern in the adjacent residential neighbourhood to the south.
- The proposed OCP Amendment will ensure that the OCP designation is consistent with the proposed RGS Amendment to General Urban.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- The applicant is proposing to convey approximately 5.55 hectares, or 54.6% of the gross site area, to the City for riparian, biodiversity and open space protection purposes. The proposed conveyance area contains the Part 7A Streamside Protection area of several on-site or adjacent watercourses.
- The proposed variance to Part 7A Streamside Protection of the Surrey Zoning Bylaw only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break - results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII) and a date for Public Hearing be set; and
 - (b) amend OCP Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII) 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. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A By-law be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
7. 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 Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
- (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 and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
- (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the “minimum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines;
- (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (k) 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;
- (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and
- (m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant land containing a Trans Mountain oil pipeline.	Industrial	RA and IL

Direction	Existing Use	OCP Designation	Existing Zone
North (Across South Fraser Perimeter Road):	Canadian National Railway yard	Industrial	IL
East (Across South Fraser Perimeter Road):	Surrey Bend Regional Park	Conservation and Recreation, and Industrial	I-P(2)
South:	Suburban single family dwellings, City-owned parkland (Fraser View)	Suburban	RC and RH-G
West:	City-owned parkland (4F – Community Park)	Suburban	RC

Context & Background

- The 10.2-hectare subject site, located at 11420 – 157A Street in Fraser Heights, is designated “Industrial” in both the Metro Vancouver Regional Growth Strategy (RGS) and the City of Surrey’s Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)” and “Light Impact Industrial Zone (IL)”.
- A number of existing Class B (yellow-coded) watercourses are located within and directly adjacent to the north and western property lines of the subject site. On-site elevations vary from approximately 61.0 to 14.0 metres (geodetic), running from north to south, with moderately steep gullies associated with existing riparian features bounding both the east and west portions of the area of the subject site proposed for subdivision.
- Portions of the subject property, directly adjacent to the existing terminus of 157A Street, were previously disturbed to accommodate temporary siltation and other drainage features associated with Development Application No. 7903-0216-00 to the immediate south, which received Final Adoption from Council in September 2003. In addition, a 200-millimetre wide sanitary and 600-millimetre stormwater main bisect the western portion of the subject site, running north-to-south, parallel to the existing terminus of 157A Street.
- Since late 2021 significant site disturbance and tree removal (see Appendix V for details) have occurred on the subject site in association with the Trans Mountain Expansion Project, involving excavation and construction of an east-west oriented oil pipeline which generally bisects the subject site horizontally (see Appendix I for pipeline location).

DEVELOPMENT PROPOSAL

Planning Considerations

- To allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes, the following is required:

- **RGS Amendment** from Industrial to General Urban;
- **OCP Amendment** from Industrial to Suburban;
- **Rezoning** from RA and IL to RC;
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas); and
- **Development Variance Permit**

Proposed	
Lot Area	
Gross Site Area:	10.16 hectares
Road Dedication:	0.73-hectare
Open Space Dedication:	5.55 hectares
Undevelopable Area:	N/A
Net Site Area:	3.93 hectares
Number of Lots:	38 single family lots
Unit Density:	3.7 units per gross hectare
Range of Lot Sizes	706 – 1311 square metres
Range of Lot Widths	18.0 – 30.0 metres
Range of Lot Depths	30.0 – 62.8 metres

Referrals

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

School District: **The School District has advised that there will be approximately 53 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

19 Elementary students at Erma Stephenson School
10 Secondary students at Fraser Heights 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.

Parks, Recreation & Culture:	<p>Parks will accept the conveyance, without compensation, of 5.53 hectares of parkland to satisfy both the open space requirements of the RC Zone as well as “maximum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines.</p> <p>The closest active park and natural area is Fraser View Parks directly abutting the subject property.</p>
Ministry of Transportation & Infrastructure (MOTI):	Further review and approval from MOTI will be required prior to Final Adoption of the associated By-laws.
Metro Vancouver:	<p>The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban.</p> <p>The proposed Type 3 minor RGS amendment would require an affirmative majority (50% plus 1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing.</p>
Trans Mountain:	No concerns provided best practices for land use planning and development around pipeline infrastructure as outlined in CSA Standard Z663-18: Land Use Planning in the Vicinity of Pipeline Systems are upheld.

Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
 - Dedicate 16.5 metres towards 157A Street and construct to the Local Standard with sidewalk, boulevard with trees and lighting, curb, and pavement widening to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 16.5 metres towards new 114A Avenue and construct to the Local Standard with sidewalks on both sides of the road, boulevards with trees and lighting, curb, pavement to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 14.0-metre radius cul-de-sac bulbs at both the eastern and western terminus of 114A Avenue on the subject site;
 - Dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of 114A Avenue and 157A Street; and
 - Register a 0.5-metre wide statutory right-of-way along all road frontages for IC access and sidewalk maintenance.
- In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at the intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.
- A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site). Staff have evaluated the various issues and can provide the following information:

- *Parking and sightline concerns on 158A Street:* Parking zones and related parking signage have been adjusted to improve sightlines.
 - *Road conditions due to snow and ice on the existing steep road grades:* 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.
 - *Traffic speeds:* The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.
- The proposed development is anticipated to generate approximately 38 vehicle trips in the peak hour (approximately one vehicle every 1 – 2 minutes), according to industry standard rates. A site-specific traffic assessment (“TIA”) was not required as the proposal is well below the City’s threshold for triggering the requirement (the typical threshold for requiring a TIA for a single family proposal is 150 units; the subject proposal is for 38 units).
 - The subject site is approximately 1.5 kilometers, roughly equivalent to a 20 minute walk, from TransLink Bus Route No. 337 (Fraser Heights/Guildford Exchange/Surrey Central Station).

Parkland and/or Natural Area Considerations

- Development Permits for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) are required.
- The applicant to proposing to dedicate approximately 5.55 hectares, or 54.6% of the gross site area, as open space as per the requirements of the “Cluster Residential Zone (RC)”.
- Portions of the proposed open space conveyance contain the Part 7A Zoning Bylaw setbacks of several on-site or adjacent watercourses as well as portions of Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor No. 112.
- The eastern 4.94-hectare open space conveyance area will be consolidated with both Fraser View Park and North Slope Buffer Park to the immediate south and south-east of the subject property. The western 0.58-hectare open space conveyance area will be consolidated with 4F – Community Park to the immediate south-west.
- Disturbance associated with the Trans Mountain Expansion Project within the future conveyance area will be addressed through an existing reclamation management plan negotiated between Trans Mountain and the City of Surrey.
- More information on the proposed Streamside and Green Infrastructure Area protections for the subject site can found in the Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement section of this report.
- Further detailed design coordination with Parks and Engineering staff is required for the proposed looped water main and access path within a portion of Fraser View Park (15955 – 113

Avenue). Any servicing through parkland must be approved by Parks staff and replanted to Parks standards.

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 is currently designated “Industrial” in the Metro Vancouver’s Regional Growth Strategy (RGS). Areas designated as “Industrial” in the RGS are primarily intended for heavy and light industrial activities, and appropriate accessory uses.
- As part of the subject application, the applicant is seeking an RGS amendment, through Metro Vancouver, from “Industrial” to “General Urban”. Areas designated as “General Urban” in the RGS are intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks.
- Amendments from the “Industrial” to “General Urban” designation are classified as Type III Minor Amendments and require an affirmative majority (50% + 1) weighted vote of the Metro Vancouver Board, but do not require a regional public hearing.
- RGS amendment applications are forwarded to Metro Vancouver for consideration upon endorsement by Council, after a municipal public hearing is held and Third Reading of the OCP Amendment By-law is granted.
- The proposed RGS amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

Official Community Plan

Land Use Designation

- The subject site is currently designated “Industrial” in the Official Community Plan (OCP). As part of the subject application, the applicant is seeking an OCP amendment from “Industrial” to “Suburban”.

Amendment Rationale

- The proposed OCP amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future

industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Public Consultation for Proposed OCP Amendment

- 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 proposal is consistent with the following OCP Themes and Policies:
 - Growth Management
 - *Growth Priorities*: Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
 - *Sensitive Infill*: Requirement redevelopment and infill development to enhance public open spaces and greenspaces within existing neighbourhoods through the retention of existing trees and natural features.
 - Ecosystems
 - *Green Infrastructure Network*: Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Cluster Residential Zone (RC)", streamside setbacks and parking requirements.

RC Zone (Part 15A)	Permitted and/or Required	Proposed
Unit Density:	5.0 units per gross hectare where a minimum of 50% of the site of subdivision is provided as open space.	3.7 units per gross hectare with 54.6% of the site of subdivision provided as open space.
Yards and Setbacks		
Front Yard:	7.5 metres	Minimum of 6.0 metres for proposed Lots 8-22*
Side Yard:	1.8 metres	1.8 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size (for Type I - Single Family, where amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw and where a minimum of 50% of site area for subdivision is preserved as open space).		
Lot Size:	700 square metres	706 – 1311 square metres
Lot Width:	18 metres	18.0 – 30.0 metres
Lot Depth:	30 metres	30.0 – 62.8 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15.0 metres as measured from the top-of-bank.	Minimum of 40.9 metres <u>below</u> top-of-bank for the northern watercourse*
Parking (Part 5)	Required	Proposed
Number of Spaces	Minimum three (3) parking space per lot	Minimum three (3) parking space per lot.

* variance requested

Front Yard Setback Variance (Lots 8-22)

- The applicant is requesting to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building.
- As the rear yards of proposed Lots 8-22 will contain a contiguous fenced landscape buffer, varying from 10 to 24 metres in width, associated with the permanent protection of both riparian and biodiversity areas on the subject development site, the proposed variance will help to facilitate a more typical building footprint and useable rear yard space on each of the proposed lots.
- Despite the proposed front yard setback reduction proposed Lots 8-22 will still be able to achieve a minimum of four (4) off-street parking spaces, two (2) spaces within the garage and two (2) spaces within the driveway, thereby exceeding the requirements of the Surrey Zoning Bylaw.
- Staff support the requested variance to proceed for consideration.

Streamside Variance (see Development Permits section and Appendix VI for details)

- The applicant is requesting the following streamside variance:

- To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break - results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse, the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting 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).
- Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage” and “West Coast Contemporary”.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd., and dated November 18, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved OCP densities in order to satisfy the proposed OCP Amendment. The current rate is \$15,000 per unit for single family lots; however, the contribution will be payable at the rate applicable at the time of Rezoning Final Adoption,

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.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing within the City of Surrey.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 12, 2022, and the Development Proposal Signs were installed on August 19, 2022. Staff received the following responses from neighbouring (*staff comments in italics*):
 - Two (2) residents requested additional information with respect to the redevelopment of the eastern portion of the subject site.

(City staff confirmed that the development proposal includes the conveyance of a 4.94-hectare lot to the City for a combination of riparian, biodiversity and open space protection purposes which generally comprises the entirety of the eastern half of the subject property.

Following the disclosure of this information the area residents indicated that they had no further questions or concerns with the development proposal.)

- Nine (9) residents expressed concerns about tree canopy loss, the proposed density, existing road conditions along 114 Avenue and 157A Street as well as the potential for increased traffic congestion in the immediate neighbourhood.

(As part of the subject development application the applicant is proposing the conveyance of 5.55 hectares, or 54.6% of the gross site area, to satisfy the open space requirements of the RC Zone as well as the maximum safeguarding requirements of the Sensitive Ecosystems

Development Permit. Though 93 on-site protected trees have now been removed as part of the ongoing Trans Mountain Expansion Project (TMEP) these open space areas still contain a number of remaining protected trees proposed for retention, approximately 22 identified by the Arborist in the western and a portion of the eastern portion.

In addition, the applicant is proposing 190 replacement trees, or five (5) trees per proposed single-family lot, greatly exceeding City requirements.

Though the subject development proposal includes both an RGS Amendment, from Industrial to General Urban, and OCP Amendment, from Industrial to Suburban, the proposed density and unit typology is consistent with the existing pattern of suburban residential development in this portion of Fraser Heights. Consideration of the redevelopment of the subject site to a suburban residential use was reviewed and supported by Council under Development Application No. 7903-0216-00, which received Final Adoption on July 26, 2004.

In response to resident concerns about the vandalization of existing parking signage as well as parking issues on 158A Street, between 112 and 114 Avenue, City staff confirmed that the vandalized parking signs will be replaced and that additional parking restrictions will be reviewed.

In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at this intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.

A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site); staff have evaluated the various issues and can provide the following information:

- *Road conditions due to snow and ice on the existing steep road grades: 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.*
- *Traffic speeds: The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.*

Should Council grant Third Reading to the subject development application the City's Engineering Department will continue to engage both internal and external stakeholders to address off-site road improvements.

The proposal does not meet the Surrey Design Criteria Manual for requiring a Traffic Impact Analysis (TIA) based on a threshold of generating 100 trips during the peak hour. Based off the Institute of Transportation Engineers (ITE) Trip General Manual for Single-family Detached Housing, approximately 38 vehicle trips are expected to be generated in the Weekday AM/PM peak hour (approximately 1-2 vehicles per minute).

- *One (1) resident expressed concerns with respect to the proximity of the Trans Mountain pipeline to existing and future residential lots.*

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The geodetic elevations of that portion of the subject property proposed for redevelopment, spanning from the western property line to the western top-of-bank of the unnamed Class B watercourse running north-south through the midpoint of the property, vary from approximately 61.0 to 14.0 metres, running from north to south, with moderately steep gullies associated with existing riparian features to the east and west. Significant slopes, between 30% to 45%, occur both within and adjacent to the northern portion of the subject property as part of the South Fraser Perimeter Road escarpment.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd., and dated May 6, 2022, was peer reviewed by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Ltd., and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to generally conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposes recommendations to ensure the ongoing stability of the slope.
- Stepped landscaped retaining walls, between 0.8 to 1.0 metres in height, are planned within the rear yards of proposed Lots 13-22. Slope regrading within the rear yards of proposed Lots 10-22 is proposed, generally within DP3 minimum safeguarding portion of each lot. Slope stability will be maintained through both the application of vegetative groundcover, in association of the approved Ecosystem Development and Impact Mitigation Plan, as well as a reinforced geogrid for sections in excess of a 2.5 to 1 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 temporary and permanent lot grading, foundation design, foundation drainage, seismic design as well as utility installation.
- 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.

Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement

Streamside Areas

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of several existing Class B (yellow-coded) watercourses both within and adjacent to the subject property (see Appendix VI). The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks for both the western-most off-site Class B watercourses and seepages as well as the centrally located, north-to-south flowing Class B watercourse comply with the requirements outlined in the Zoning By-law.
- The applicant is requesting the following streamside variance:
 - To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break - results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- The streamside protection areas associated with both the western off-site Class B watercourses and seepages, as well as the centrally located north-to-south flowing watercourse, are proposed to be conveyed to the City as lots for conservation purposes as a condition of rezoning approval in perpetuity, in compliance with the OCP.

Green Infrastructure Areas

- 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 portion of a Regional BCS Corridor within the subject site with a High ecological value. As such, the subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, which is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The BCS further identifies the GIN area of the subject site as having a High ecological value, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 metres.
- The development proposal conserves approximately 33,185 square metres (or 69.4% of the total) of the approximately 47,800 square metres of BCS Corridor No. 112 that falls within the subject property through the conveyance of open space associated with the proposed RC Zone.
- 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. An additional 4,100 square metres of the identified GIN corridor, falling within the rear yards of proposed Lots 10-22, will be regraded, landscaped, fenced, and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant. Securities will be collected to ensure installation of the fencing and landscaping.
- In total approximately 37,285 square metres, equivalent to 78% of the total area of that portion of GIN Corridor No. 112 falling within the subject property, with a minimum width of approximately 71.3 metres, is being conserved and/or enhanced as part of the subject development.
- An Ecosystem Development Plan, prepared by Ian Whyte, P. Ag., of Envirowest Consultants Limited and dated May 31, 2022, 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.

TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree & Arborist Services Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	3	0
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Additional Trees in the proposed Riparian/Biodiversity/Open Space Areas	22	0	22
Off-Site Trees (associated with proposed Water main loop).	61	0	61
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		190	
Total Retained and Replacement Trees		193	
Contribution to the Green City Program		No Contribution Required.	

- The Arborist Assessment states that there are a total of five (5) protected trees on that portion of the subject property comprising the area of future residential re-development, excluding Alder and Cottonwood trees. Eight (8) existing trees are Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition, the project Arborist has confirmed that 93 protected trees identified within the Arborist Assessment have been removed as part of the Trans Mountain Expansion Project (TMEP) occurring within the subject property.
- Table 1 includes an additional twenty-two (22) protected trees to be retained within a portion of the eastern proposed open space, to the west of the centrally located north-south flowing Class B watercourse.
- Table I also includes an additional sixty-one (61) off-site trees (6 on private property and 55 located within Fraser View Park) within close proximity to the proposed water main loop associated with the subject development. All trees are proposed to be retained.

- 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 total of fifteen (15) replacement trees. The applicant is proposing 190 replacement trees, or five (5) trees per proposed single family lot, on the site thereby greatly exceeding City requirements.
- In summary, a total of 193 trees are proposed to be retained or replaced on the site with a no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Scheme Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	EDP-IMP Site Plans
Appendix VII.	OCP Redesignation Map – Figure 3
Appendix VIII.	OCP Redesignation Map – Figure 42
Appendix IX.	Aerial Photo
Appendix X.	Development Variance Permit No. 7916-0130-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

CRL/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
No: _____ OF: LOT 1 EXCEPT: PART SHOWN IN PLAN EPP53159,
SECTIONS 10, 11, 12 AND 13 BK 5 N R 1 W NWD PLAN EPP32066**

FOR REZONING PURPOSES

LEGEND

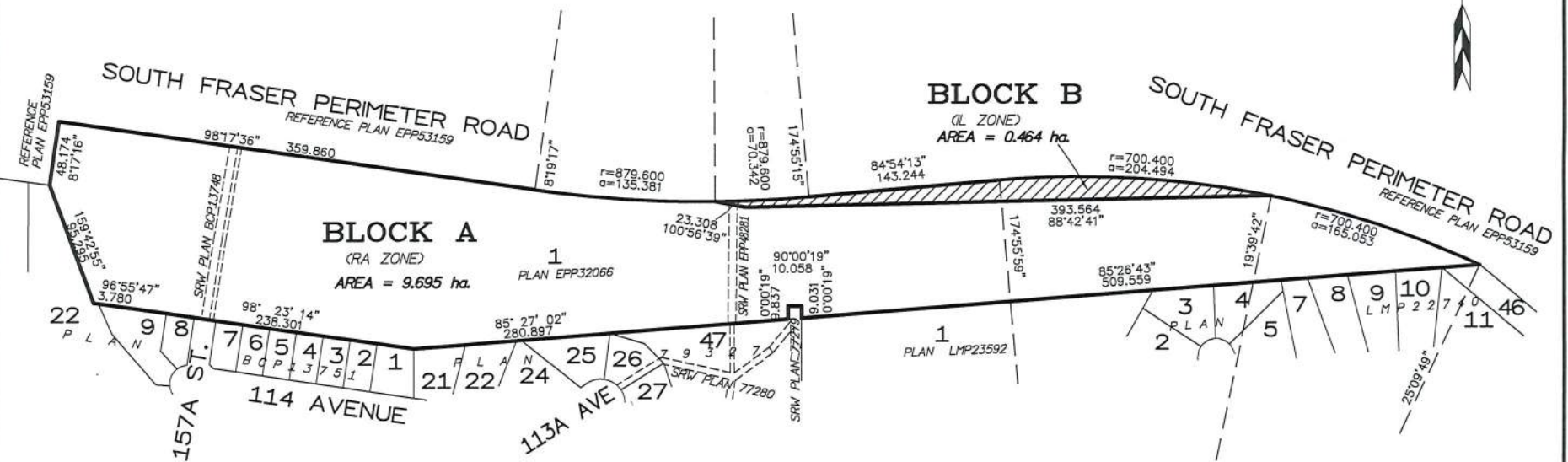
ha. DENOTES HECTARES

SCALE 1 : 3000

30 0 60 120

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:3000.



Property boundary dimensions shown hereon,
are derived from field survey.

CERTIFIED CORRECT
DATED THIS 21st DAY OF NOVEMBER 2022.

[Signature]
B.C.L.S.

M. Adam Fulkerson

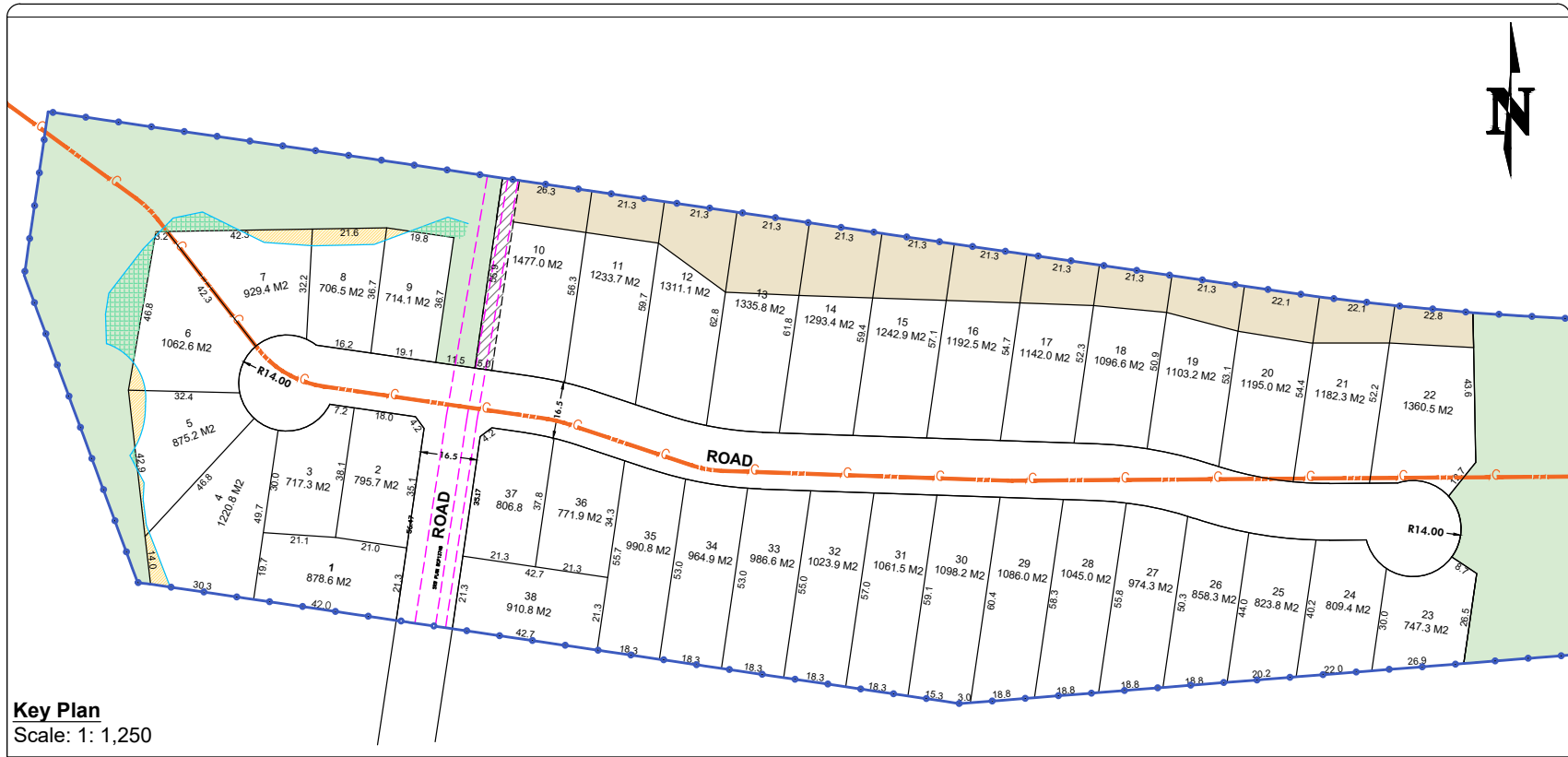


TARGET
LAND SURVEYING
C120 - 20178 96th Ave
Langley, BC V1M 0B2
604-583-6161

FILE: 7869-blockplan

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6
Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca



Key Plan
Scale: 1: 1,250

PROJECT:
11420 157A Street, Surrey

DRAWING TITLE:
Preliminary Subdivision Layout

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

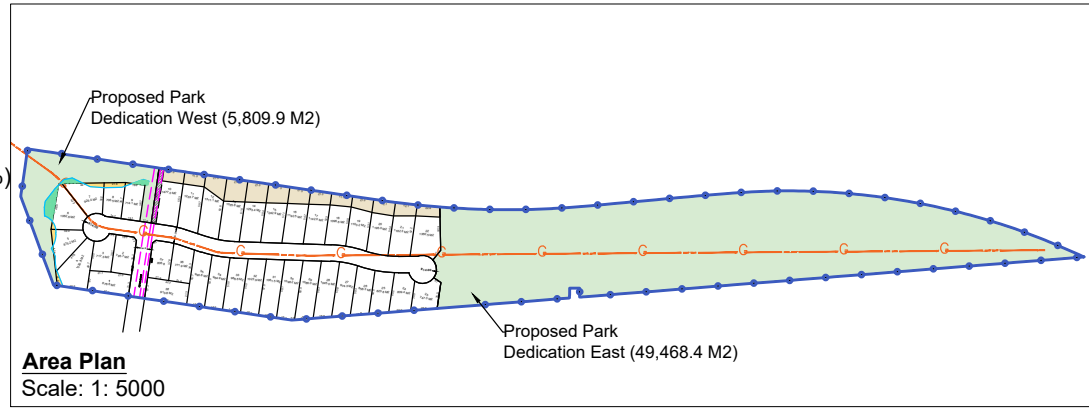
CLIENT:
Vesta Properties

STATISTICS

Subject Property: 10.16 Ha. / 25.1 Ac.
Proposed Lots: 38 (RC Zone)
Lot Area: 706 - 1477 M2
Proposed Road Dedication: 7294.3 M2
Proposed Parkland Dedication: 5.53 Ha. / 13.66 Ac. (54.6%)

LEGEND

- Proposed ROW
- Existing ROW
- Existing Property Boundary
- Flex Area Gain
- Flex Area Loss
- Proposed Park Dedication
- Proposed Covenant Area



Area Plan
Scale: 1: 5000

SCALE:
As Noted

DATE:
September 21, 2022

PROJECT No:
15-1310

DRAWING No:
01

DESIGNED BY:
ZW

CHECKED BY:
RS



INTER-OFFICE MEMO

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

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

DATE: **November 22, 2022** PROJECT FILE: **7816-0130-00**

RE: **Engineering Requirements
Location: 11420 157A St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 16.5 m towards 115 Ave and 157A St.
- Dedicate 14.0 m radius cul-de-sac bulb on both ends of 115 Ave.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.
- Register SRW on proposed lot 10, conveyed parkland and existing parkland 15955 113 Ave.

Works and Services

- Construct 115 Ave with cul-de-sac on both ends and 157A St.
- Construct storm and sanitary sewer mains on 115 Ave.
- Construct water main on 115 Ave and 157A St.
- Construct water main and pathway on conveyed parkland and 15955 113 Ave.
- Construct storm and sanitary sewer upgrades as determined by capacity and structural analyses.
- Construct storm, sanitary, and water service connections to each lot.
- Provide on-site stormwater mitigation features.
- Register all applicable legal documents and secure all necessary permits.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside):

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the watercourse located along the north side of the site. The SRW/RC is to be registered over the setback from the top of bank.

Jeff Pang, P.Eng.
Development Services Manager
DJS

NOTE: Detailed Land Development Engineering Review available on file



October 31, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0130 00

SUMMARY

The proposed 38 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	19
Secondary Students:	10

September 2022 Enrolment/School Capacity

Erma Stephenson Elementary	
Enrolment (K/1-7):	34 K + 371
Operating Capacity (K/1-7)	38 K + 349
Fraser Heights Secondary	
Enrolment (8-12):	1535
Capacity (8-12):	1200

Projected population of school-age children for this development:	53
--	----

Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

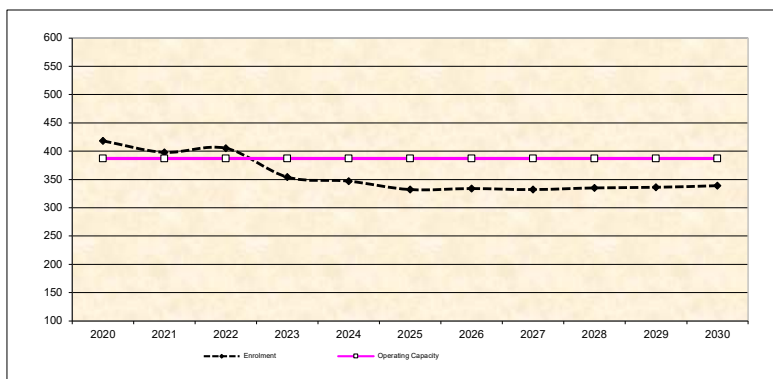
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

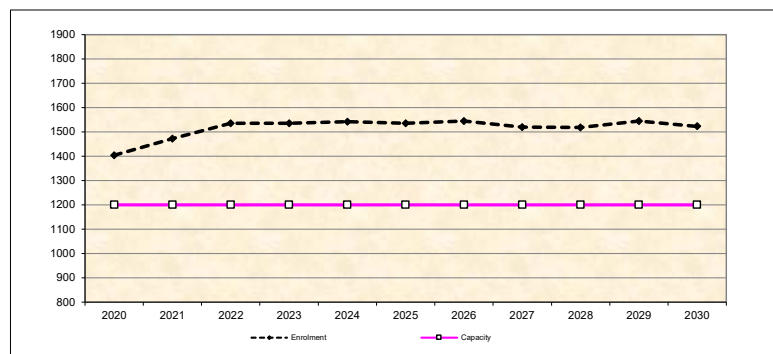
Erma Stephenson Elementary is currently operating at 104% capacity. As of September 2022, there are 2 portables on site serving as enrolling spaces. The enrolment projections show a modest decline over the next 10 years. There are no City planning or land use initiatives planned for the area; only minimal sporadic new infill housing. The surplus in-catchment demand can be accommodated by portables over the next 10 years. There are currently no plans to increase the capacity of the school.

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 2023/2024 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.

Erma Stephenson Elementary



Fraser Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0130-00
Project Location: 11420 - 157A Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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:

All homes in this area are between 10 and 15 years old, and all are 3500 sq.ft. Two-Storey type with in-ground basements. Styles include: "Neo-Heritage" (7%), "Neo-Colonial" (7%), and "Neo-Traditional" (86%).

Massing scale (front wall exposure) characteristics include: mid-scale massing (29%), mid-scale massing with proportionally consistent, well balanced massing design (50%), mid to high scale massing (7%), and high scale massing (14%). The scale (height) range for front entrance structures include: one storey, understated front entrance (7%), one storey front entrance (21%), and 1 ½ storey front entrance (71%).

The range of roof slopes found in this area is: 7:12 (5%), 8:12 (15%), 9:12 (5%), 10:12 (5%), 12:12 (60%), and greater than 12:12 (10%). Main roof forms (largest upper floor truss spans) include: main common hip roof (93%), and main common gable roof (7%). Feature roof projection types include: Common Gable (64%), Dutch Hip (32%), and Carousel Hip (5%). Roof surfaces include only Concrete tile (shake profile) (100%).

Main wall cladding materials include: horizontal cedar siding (7%), vertical channel cedar siding (7%), vertical Board and Batten cedar siding (7%), Stucco cladding (64%), full height stone at front (7%), and full height brick at front (7%). There are no vinyl clad homes. All homes have either brick or stone feature masonry veneers at the front. Wall cladding and trim colours include: Natural only (100%).

Covered parking configurations include: Double garage (71%), Triple garage (21%), and rear garage (7%).

A variety of landscaping standards are evident, including: modest, modern urban landscape standard with sod and a few shrubs only (7%), average modern urban landscape standard (50%), above average modern urban landscape standard featuring numerous shrub plantings (30+ shrubs) (29%), and extraordinary modern urban landscape standard (14%). Driveway surfaces include: exposed aggregate (79%), interlocking masonry pavers (14%), and rear driveway not visible (7%).

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes**: 64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 36 percent of homes are considered 'non-context'). Context homes include: 15852 - 114 Avenue, 11378 - 158A Street, 11377 - 158A Street, 15788 - 114 Avenue, 15778 - 114 Avenue, 15789 - 114 Avenue, 15815 - 114 Avenue, 15849 - 114 Avenue, and 15855 - 114 Avenue. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable emerging trend.
- 2) **Style Character** : Surrounding context homes exhibit a "small-suburban-estate" style character, and many have architecturally interesting massing designs. Styles suited for this objective include "Traditional", Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme (however, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent). It should also be recognized that there is a strong style change in process now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site could also be considered, because the subject site is essentially an independent enclave, due to the lack of exposure to the existing neighbourhood. Therefore, "West Coast Contemporary" designs of exceptional architectural quality can also be considered.
- 3) **Home Types** : All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RC zoned subdivisions and developments with similarly sized lots in the RF zone. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : All homes in the surrounding area have a shake profile concrete tile roof surface, and so shake profile concrete tiles should be permitted. However due to recent seismic upgrade regulations in the BC Building Code, it has now become prohibitively expensive to install concrete tile roofs. The recommendation is to permit cedar shingles, and high quality shake profile asphalt shingles in addition to the concrete tiles, which should be acceptable given the small interface with the proposed new enclave (the subject site) which is accessed only through a short extension of 157A Street in a northerly direction. New high profile environmentally sustainable roofing materials that meet or exceed the aesthetic properties of other materials stated above should also be permitted subject to consultant approval.
- 8) **Roof Slope** : Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: At the context site to the south (15700 and 15800 blocks of 114 Ave.) there is obvious continuity of appearance. All homes are 3500 square foot "Neo-Traditional" / "Neo-Heritage" / "Neo-Colonial" style Two-Storey type homes with in-ground basements, two thirds of which can be considered "context quality". The context homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable, most steeply sloped (70% have a 12:12 or greater slope). All homes have common gable projections articulated with stucco and battens, slop dash stucco, stone, or cedar shingles. All homes have a shake profile concrete tile roof and all are clad in either stucco or cedar with feature masonry accents. The colour range includes only natural hues. Landscaping meets a moderate to high modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment

64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site including 15852 - 114 Ave., 11378 - 158A St., 11377 - 158A St., 15788 - 114 Ave., 15778 - 114 Ave., 15789 - 114 Ave., 15815 - 114 Ave., 15849 - 114 Ave., and 15855 - 114 Ave. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable existing character.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in dark subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete or coloured concrete in medium to dark earth tones or medium to dark neutral (grey).

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 15, 2016

Reviewed and Approved by:



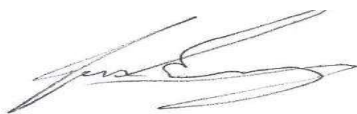
Date: May 15, 2016

CENTRAL VALLEY TREE AND ARBORIST SERVICES LTD

Table 2: Summary of Tree Preservation by Tree Species

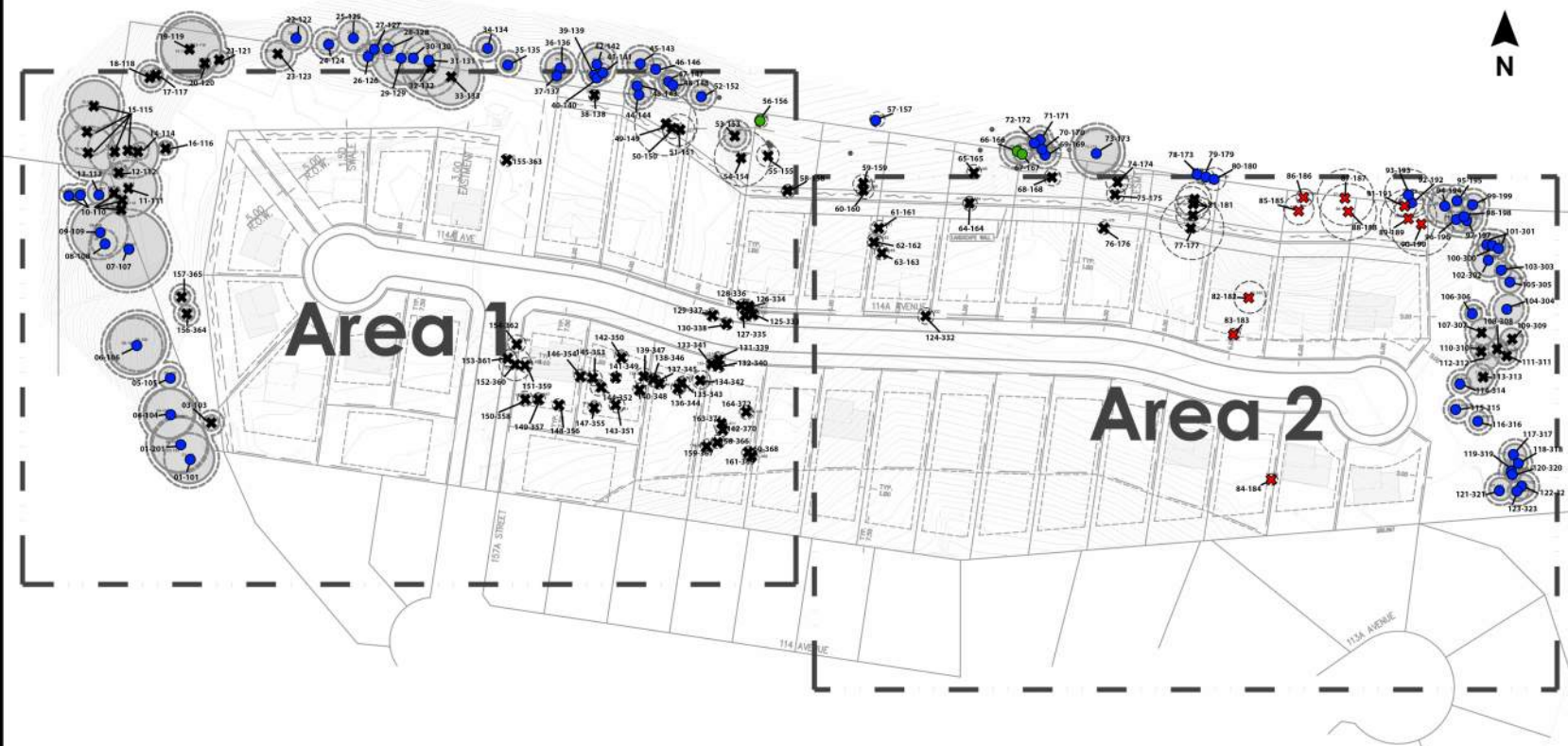
Tree Species	Existing	Remove	Retain
Alder & Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (Excluding Alder & Cottonwood)			
Bigleaf maple	3	3	0
Total Deciduous Trees	3	3	0
Coniferous Trees			
Western redcedar	2	2	0
Total Coniferous Trees	2	2	0
Total (Excluding Alder & Cottonwood Trees)	5	5	0
Additonal Trees in the proposed Open Space/Riparian Area	22	0	22
Total Replacement Trees Proposed (Excluding Boulevard Trees)			190
Total Retained and Replacement Trees			193

Summary Proposed and Submitted by:



Jason Emery
 Certified Arborist PN-8228A
 Qualified Tree Risk Assessor

Date: September 26, 2022



Client:
Pacific Land Group

Site:
11420 157A Street, Surrey BC

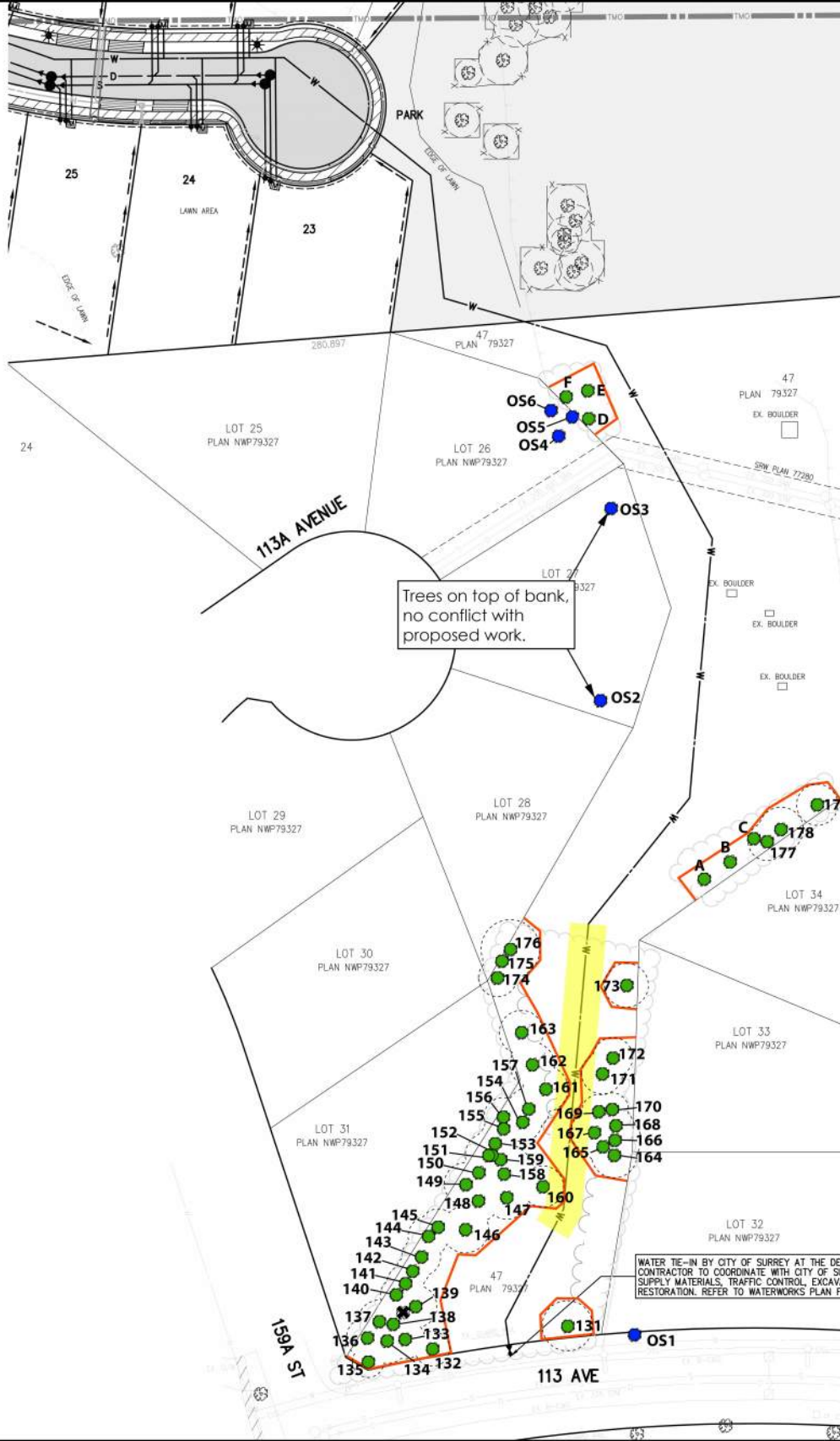
CENTRAL VALLEY
TREE & ARBORIST SERVICES LTD.

604-853-1986

- 174 Total trees identified
- 3 ● On site trees RETAINED
- 10 ✖ On site trees REMOVED
- 70 ● Trees RETAINED adjacent property
- 91 ✖ Trees REMOVED by Trans Mountain Pipeline

Jason Emery
ISA Certified Arborist
PN - 8228A

September 23, 2022



Client:
Pacific Land Group

Site:
15955 113 Ave, Surrey BC

CENTRAL VALLEY
TREE & ARBORIST SERVICES LTD.

604-853-1986

- 61 Total trees identified
- 55 On site trees retained
- 6 Trees retained on adjacent property
- 1 Surveyed failed and dead trees
- Arborist supervision required for works done in these areas
- Tree protection fence placement

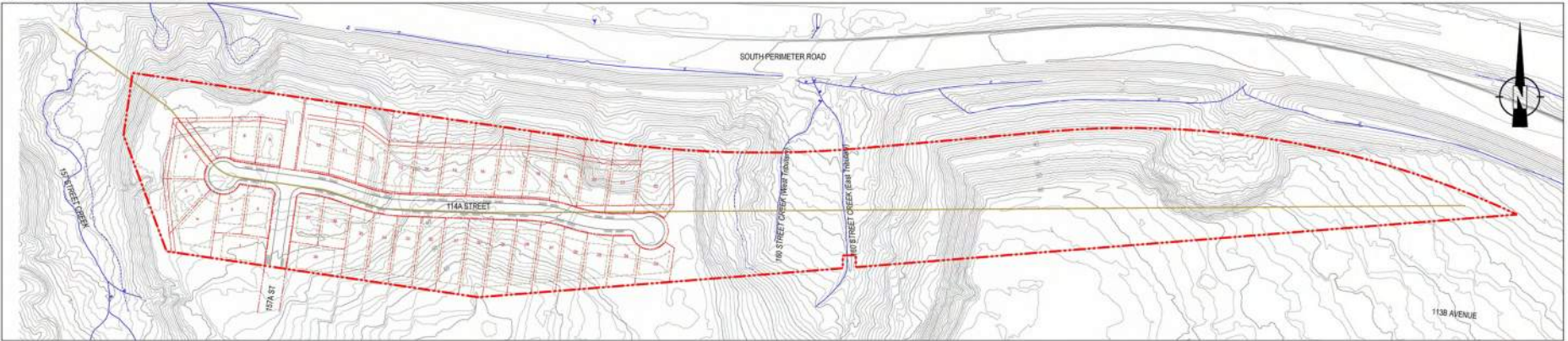
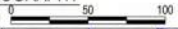
CERTIFIED ARBORIST
 ISA

Jason Emery
ISA Certified Arborist
PN - 8228A

January 20, 2022

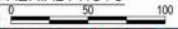
PLAN - TOPOGRAPHY

SCALE 1:1500



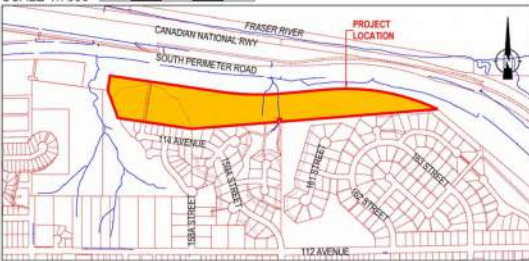
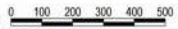
PLAN - 2019 AERIAL PHOTO

SCALE 1:1500



LOCATION

SCALE 1:7500



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group .
2. 2019 Legal Base from City of Surrey.
3. 2019 Ortho Photographs from City of Surrey.

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC

www.enviowest.ca

2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

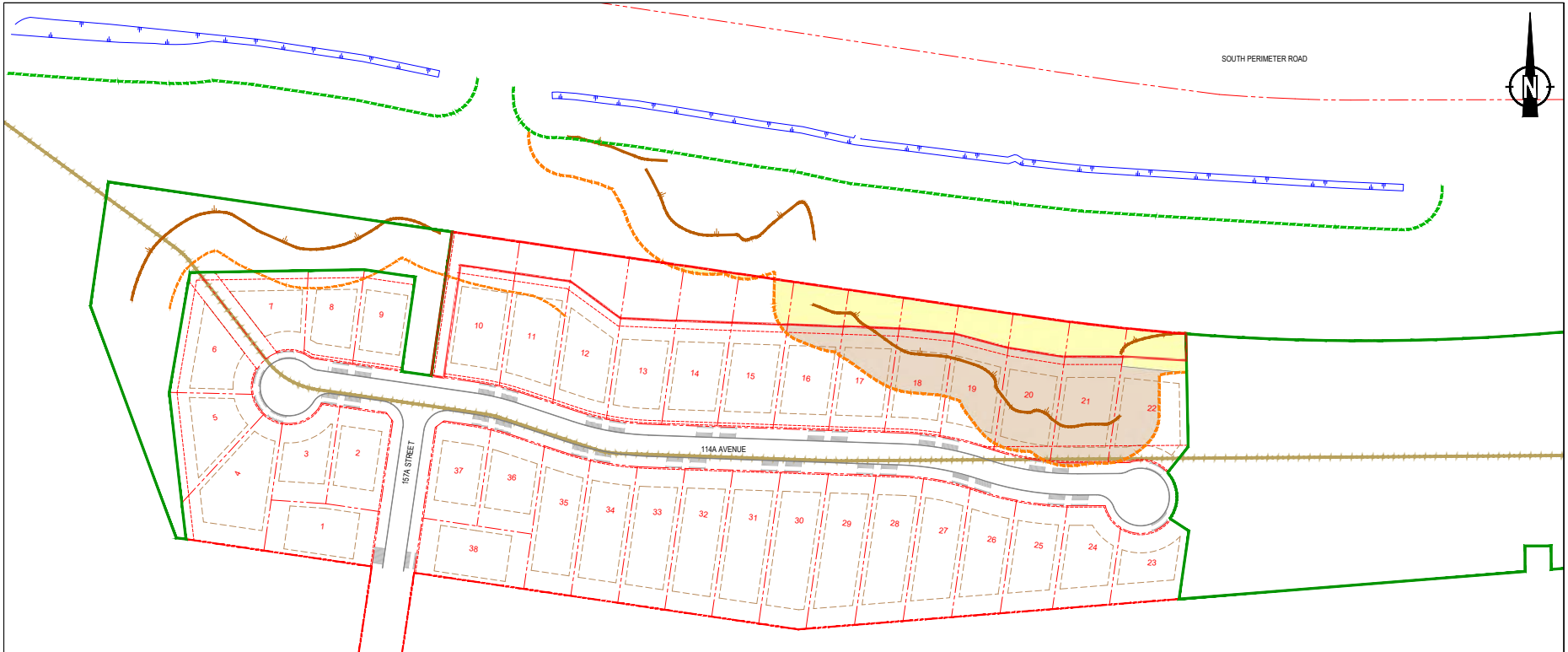
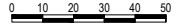
office: 604-944-0502
facsimile: 604-944-0507
saper@vesta@enviowest.ca

PROPOSED DEVELOPMENTS

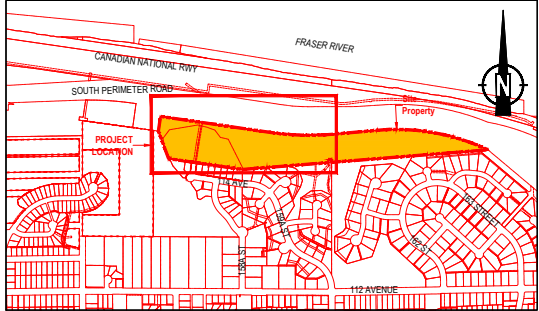
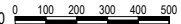
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SCALE: As Shown	PROJECT NUMBER: 1102-10	DRAWING NUMBER: 1102-10-10		
DATE: June 19, 2020				

2022 06 19 10:58:27 AM
 C:\Users\scm\OneDrive - enviowest.com\Documents\1102-10\1102-10-10.dwg
 1102-10-10.dwg
 1102-10-10.dwg

PLAN
SCALE 1:1500



LOCATION
SCALE 1:15000



- REFERENCE DRAWINGS**
1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg, Received November 04, 2022; Pacific Land Group.
 2. 2018 Lidar from City of Surrey.
 3. 2019 Legal Base from City of Surrey.
 4. 2013 Contours from City of Surrey.

LEGEND	
	Top-of-Ditch
	15m Setback from Ditch
	Top-of-Bank per Bylaw
	15 metre Setback from Top-of-Bank
	Park Dedication Boundary
	Covenant / ROW Boundary (3,956m ²)
	Areas within Bylaw Setback: Variance Area (4,029m ²)
	Protected by Covenant and Landscaped (2,187m ²)

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC

enviowest
www.enviowest.ca

enviowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

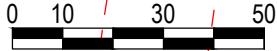
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@enviowest.ca

SFPR DITCH SETBACKS			
DESIGN:	DRAWN:	CHECKED:	REVISION:
IWW	CEV/SCM	IWW	02
SCALE:	As Shown	PROJECT NUMBER:	1102-10
DATE:	October 26, 2021	DRAWING NUMBER:	1102-10-19
			REVISION DATE: November 15, 2022

04/22: 2021-11-15 13:28:39
 05/22: 2022-11-15 13:28:39
 06/22: 2022-11-15 13:28:39

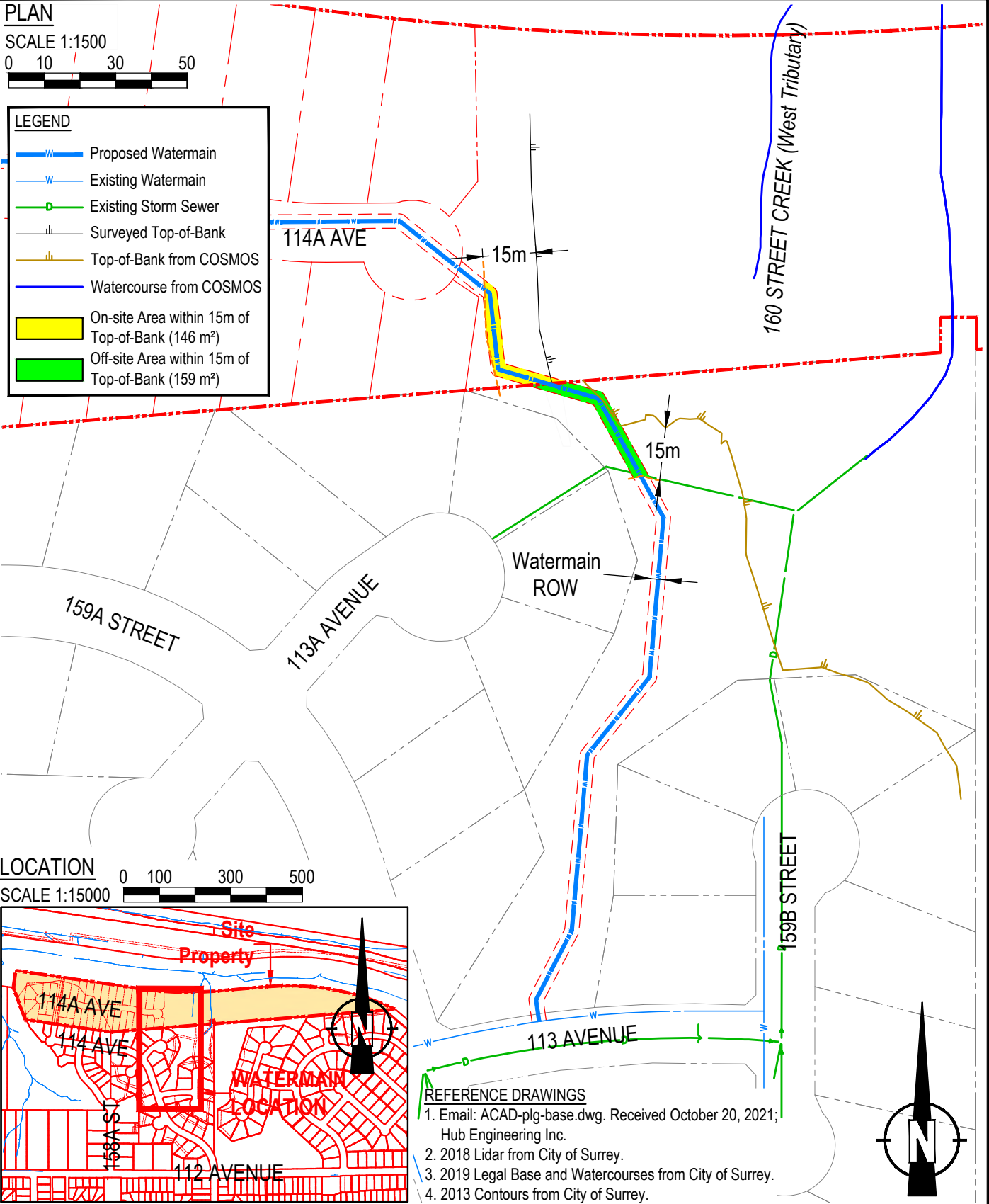
PLAN

SCALE 1:1500



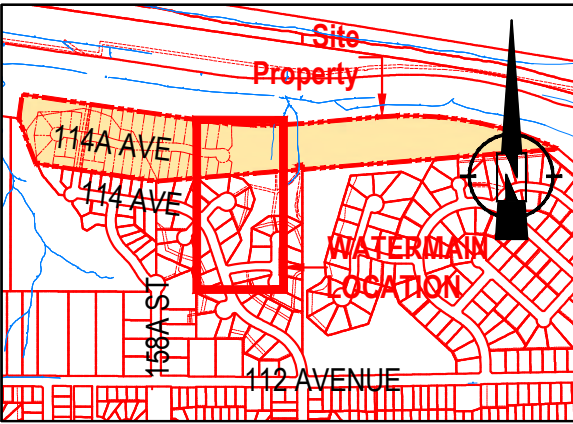
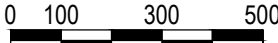
LEGEND

- Proposed Watermain
- Existing Watermain
- Existing Storm Sewer
- Surveyed Top-of-Bank
- Top-of-Bank from COSMOS
- Watercourse from COSMOS
- On-site Area within 15m of Top-of-Bank (146 m²)
- Off-site Area within 15m of Top-of-Bank (159 m²)



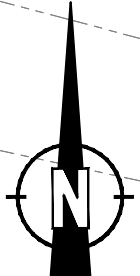
LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: ACAD-plg-base.dwg. Received October 20, 2021; Hub Engineering Inc.
2. 2018 Lidar from City of Surrey.
3. 2019 Legal Base and Watercourses from City of Surrey.
4. 2013 Contours from City of Surrey.



DATE: 2021-10-26 - 9:31am
 PATH: I:\ENV-FSR\Alpha\Envirowest Files\2021\Surrey-White Rock\1102-10\AutoCAD\Final\1102-10-20 Proposed Watermain.dwg
 LAYOUT: 1102-10-20

VESTA PROPERTIES
11420 - 157A STREET Surrey, BC

envirowest
www.envirowest.ca

envirowest consultants inc.

Suite 101 - 1515 Broadway Street office: 604-944-0502
 Port Coquitlam, British Columbia facsimile: 604-944-0507
 Canada V3C 6M2 saper-vedere@envirowest.ca

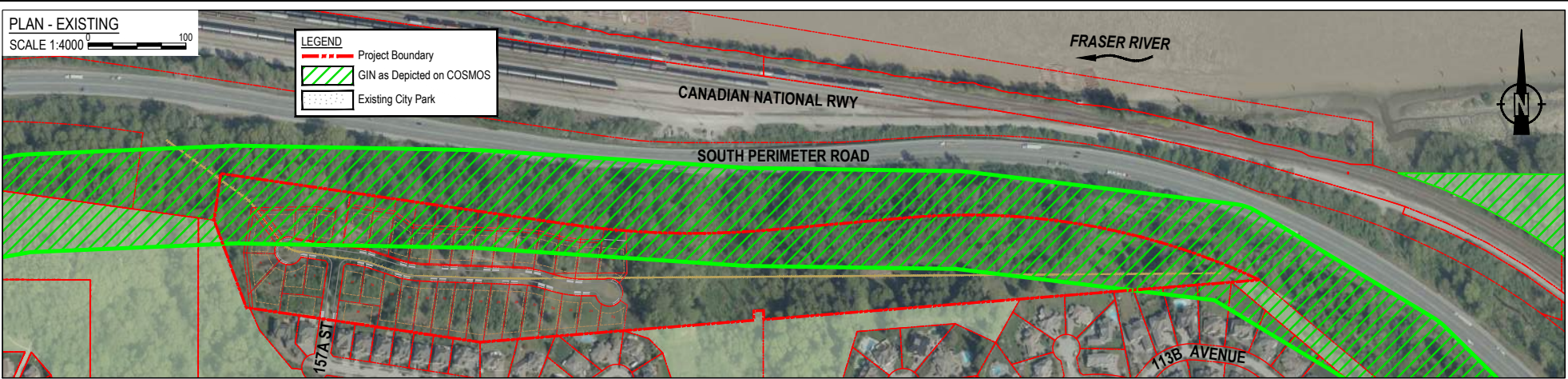
PROPOSED WATERMAIN			
DESIGN: IWW	DRAWN: CEV	CHECKED: IWW	REVISION: 00
SCALE: As Shown		DRAWING NUMBER: 1102-10-20	
DATE: October 26, 2021			

PLAN - EXISTING

SCALE 1:4000

LEGEND

- Project Boundary
- GIN as Depicted on COSMOS
- Existing City Park

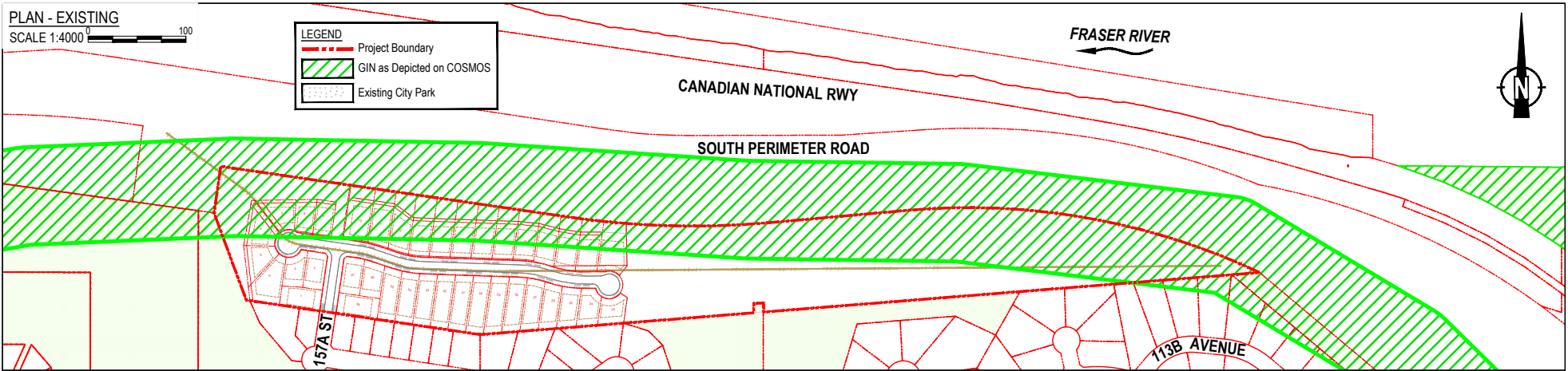


PLAN - EXISTING

SCALE 1:4000

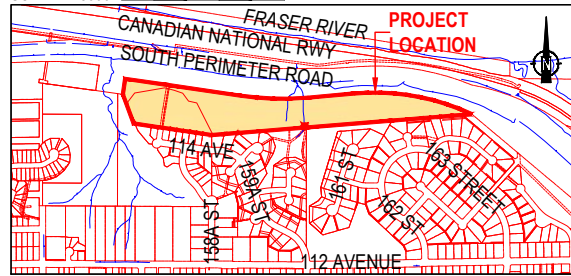
LEGEND

- Project Boundary
- GIN as Depicted on COSMOS
- Existing City Park



LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2019 Legal Base from City of Surrey.
3. 2018 Ortho Photographs from City of Surrey.

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC



envirowest
www.envirowest.ca



envirowest consultants inc.
2000 Hanley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

office: 604-944-0502
facsimile: 604-944-0507
saper-vedero@envirowest.ca

GIN AS PER COSMOS

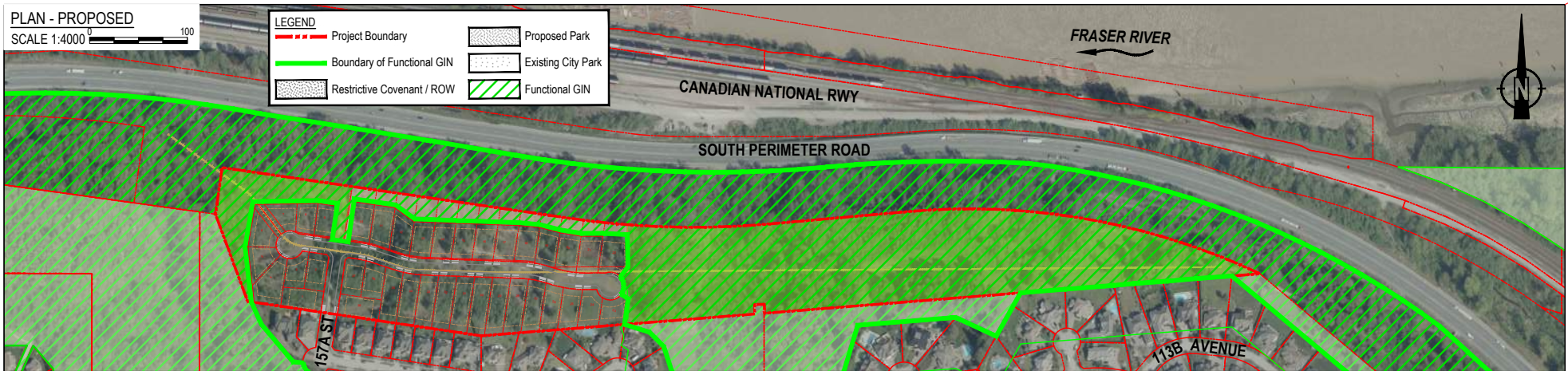
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SCALE: As Shown	PROJECT NUMBER: 1102-10		DRAWING NUMBER: 1102-10-11	
DATE: October 02, 2020				

PLAN - PROPOSED

SCALE 1:4000

LEGEND

- Project Boundary
- Boundary of Functional GIN
- Restrictive Covenant / ROW
- Proposed Park
- Existing City Park
- Functional GIN

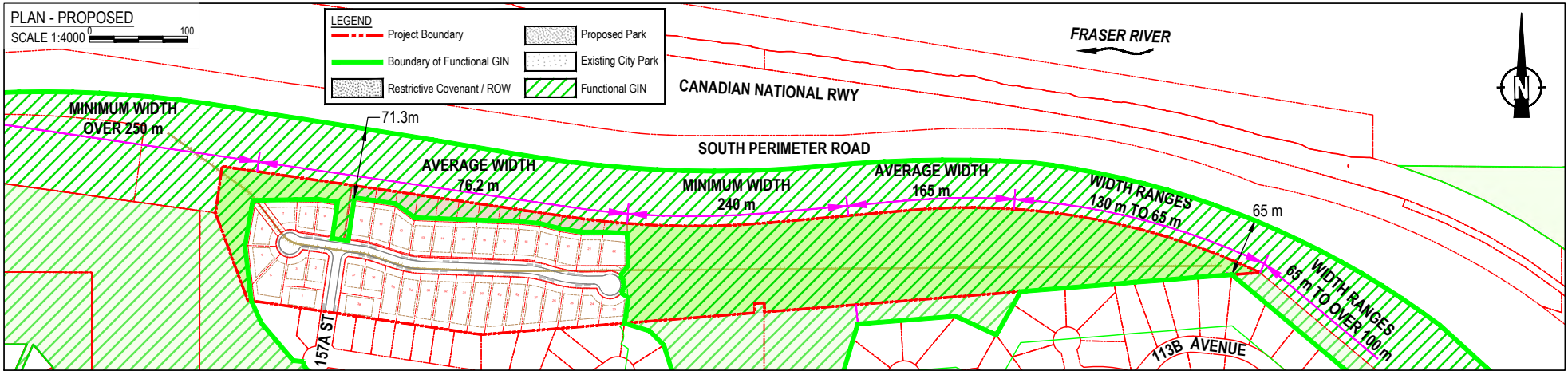


PLAN - PROPOSED

SCALE 1:4000

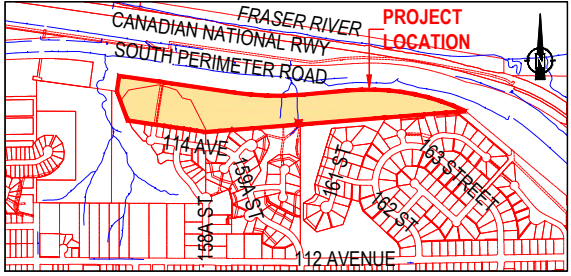
LEGEND

- Project Boundary
- Boundary of Functional GIN
- Restrictive Covenant / ROW
- Proposed Park
- Existing City Park
- Functional GIN



LOCATION

SCALE 1:15000



- REFERENCE DRAWINGS**
1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
 2. 2019 Legal Base from City of Surrey.
 3. 2018 Ortho Photographs from City of Surrey.

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC

envirowest
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envirowest consultants inc.

2000 Hanby Avenue
Coquitlam, British Columbia
Canada V3K 6W5

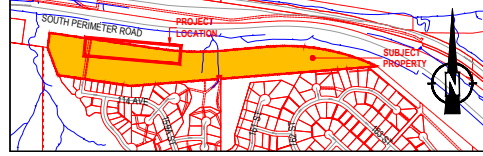
office: 604-944-0502
facsimile: 604-944-0507
saper-vedero@envirowest.ca

FUNCTIONAL GIN

DESIGN: IWW	DRAWN: SCMIRK/ICEV	CHECKED: IWW	REVISION: 03	REVISION DATE: November 15, 2022
SCALE: As Shown	PROJECT NUMBER: 1102-10	DRAWING NUMBER: 1102-10-12		
DATE: October 02, 2020				

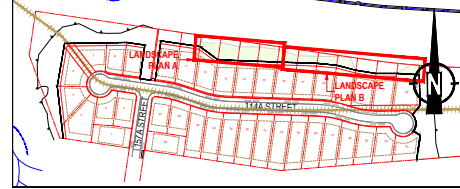
LOCATION

SCALE 1:7500



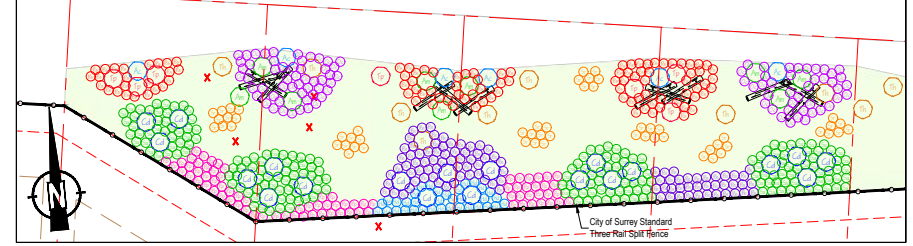
KEYPLAN

SCALE 1:2500



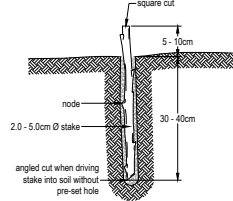
LANDSCAPE PLAN A

SCALE 1:250



TYPICAL LIVE STAKE DETAIL

N.T.S.

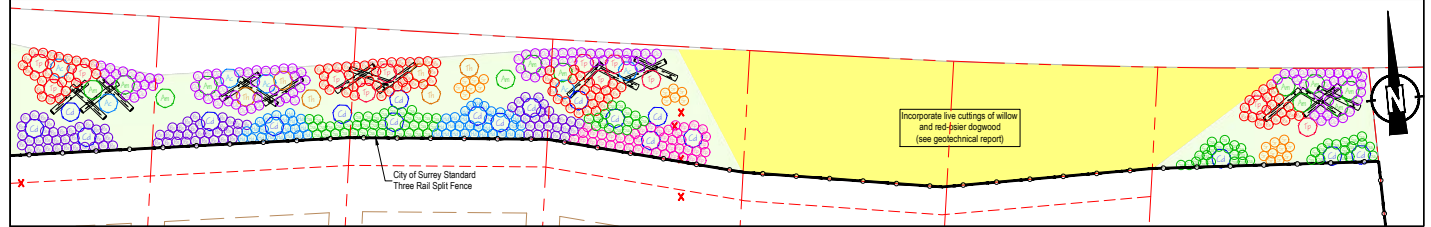


NOTES:

1. Harvest and plant hardwood (2 growing seasons) stakes during the dormant season;
2. stakes to incorporate at least 4 nodes and be cut such that a node is within 2.5cm of top of cutting; branches to be trimmed to node;
3. at least 2 nodes should be entirely buried in the ground;
4. avoid damaging or stripping the bark or bruising the stakes when planting;
5. within soft soils, stakes may be driven in by hand or with a wooden maul; do not drive in with axe or sledge hammer;
6. within firm soils, pre-set a hole in the ground with a rebar or pipe of a diameter similar to that of the stake;
7. foot tamp soil around stake.

LANDSCAPE PLAN B

SCALE 1:250

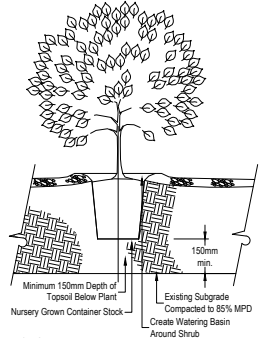


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	21	2.0m B&B; densely branched; well established
	western hemlock	<i>Tsuga heterophylla</i>	16	2.0m B&B; densely branched; well established
	western redcedar	<i>Thuja plicata</i>	19	2.0m B&B; densely branched; well established
	black hawthorn	<i>Crataegus douglasii</i>	39	1.5m B&B; densely branched; well established
	vine maple	<i>Acer circinatum</i>	12	1.5m container grown (min. no. 5 pot); densely branched; well established
	Indian plum	<i>Oenothera cerasiformis</i>	204	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	188	no. 2 pot; multi-stemmed; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	86	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	219	no. 2 pot; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	77	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	285	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	123	no. 2 pot; multi-stemmed; densely branched; well established
	woody debris	Min. 15% composition of the following: <i>Thuja heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>	30	3.0m - 5.0m in length; 300mm Ø min.
	live stakes	salix sp. <i>Corvus sericeus</i>	1550 1550	see detail; approx. 5 per square metre

**CITY OF SURREY
TYPICAL SHRUB PLANTING DETAIL**

N.T.S.

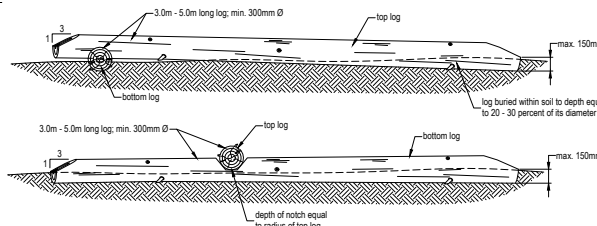


NOTES:

1. Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations.
2. Space Plants as Indicated in Planting Plan.
3. Planting to Conform to Canadian Landscape Standard - Current Edition.
4. Minimum 50mm Bark Mulch Settled Depth.

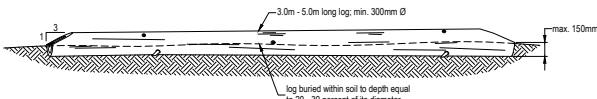
TYPICAL LOG ON LOG DETAIL

N.T.S.



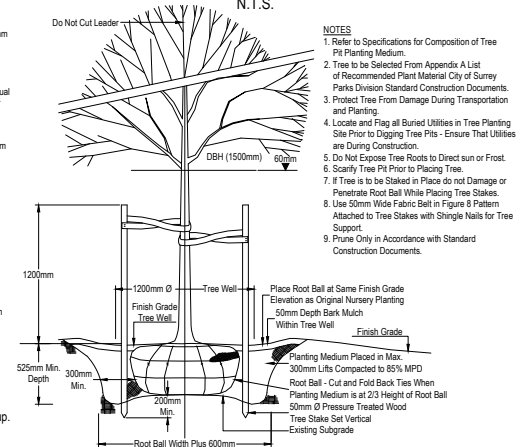
TYPICAL LOG ON GROUND DETAIL

N.T.S.



**CITY OF SURREY
TYPICAL TREE PLANTING DETAIL**

N.T.S.



NOTES:

1. Refer to Specifications for Composition of Tree Pit Planting Medium.
2. Tree to be Selected From Appendix A List of Recommended Plant Material City of Surrey Parks Division Standard Construction Documents.
3. Protect Tree From Damage During Transportation and Planting.
4. Locate and Flag all Buried Utilities in Tree Planting Site Prior to Digging Tree Pits - Ensure that Utilities are During Construction.
5. Do Not Expose Tree Roots to Direct sun or Frost.
6. Scarify Tree Pit Prior to Placing Tree.
7. If Tree is to be Staked in Place do not Damage or Penetrate Root Ball While Placing Tree Stakes.
8. Use 50mm Wide Fabric Belt in Figure 6 Pattern Attached to Tree Stakes with Single Nails for Tree Support.
9. Prune Only in Accordance with Standard Construction Documents.

GENERAL LANDSCAPE SPECIFICATIONS

1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
3. All plant material is to be inspected and approved by Environment prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
5. All non-native plants are to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Environment.
8. All plants must be of native stock; any cultivars are not to be planted.
9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Percentage of dead stock may be required to fulfil this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg, Received November 04, 2022; Pacific Land Group.
2. Email: 15-1310 SD Site Plan Feb 07 19.dwg, Received February 15 2019; Vesta Properties Ltd.
3. 2019 Legal Base from City of Surrey.

VESTA PROPERTIES

11420 157A STREET
Surrey, BC



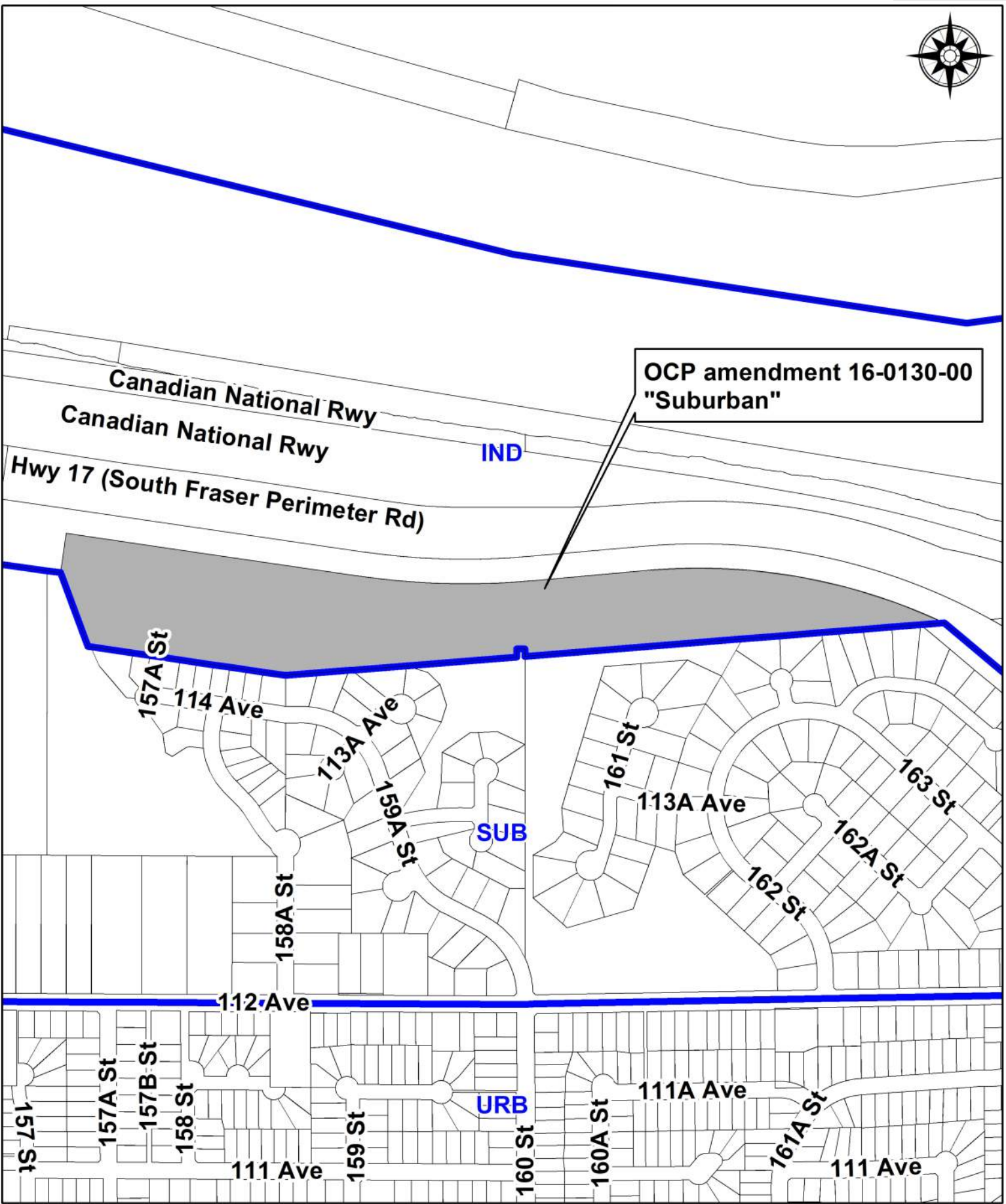
enviowest
www.enviowest.ca

enviowest consultants inc.

2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-wedner@enviowest.ca

**LANDSCAPE PLAN
LANDSCAPE DETAILS AND SPECIFICATIONS**

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
RWS/IWW	CEV/SCM	RWS	02	November 15, 2022
SCALE:	PROJECT NUMBER:	DRAWING NUMBER:		
As Shown	1102-10	1102-10-17		
DATE:	June 09, 2021			



OCP amendment 16-0130-00
"Suburban"





IND

Canadian National Rwy

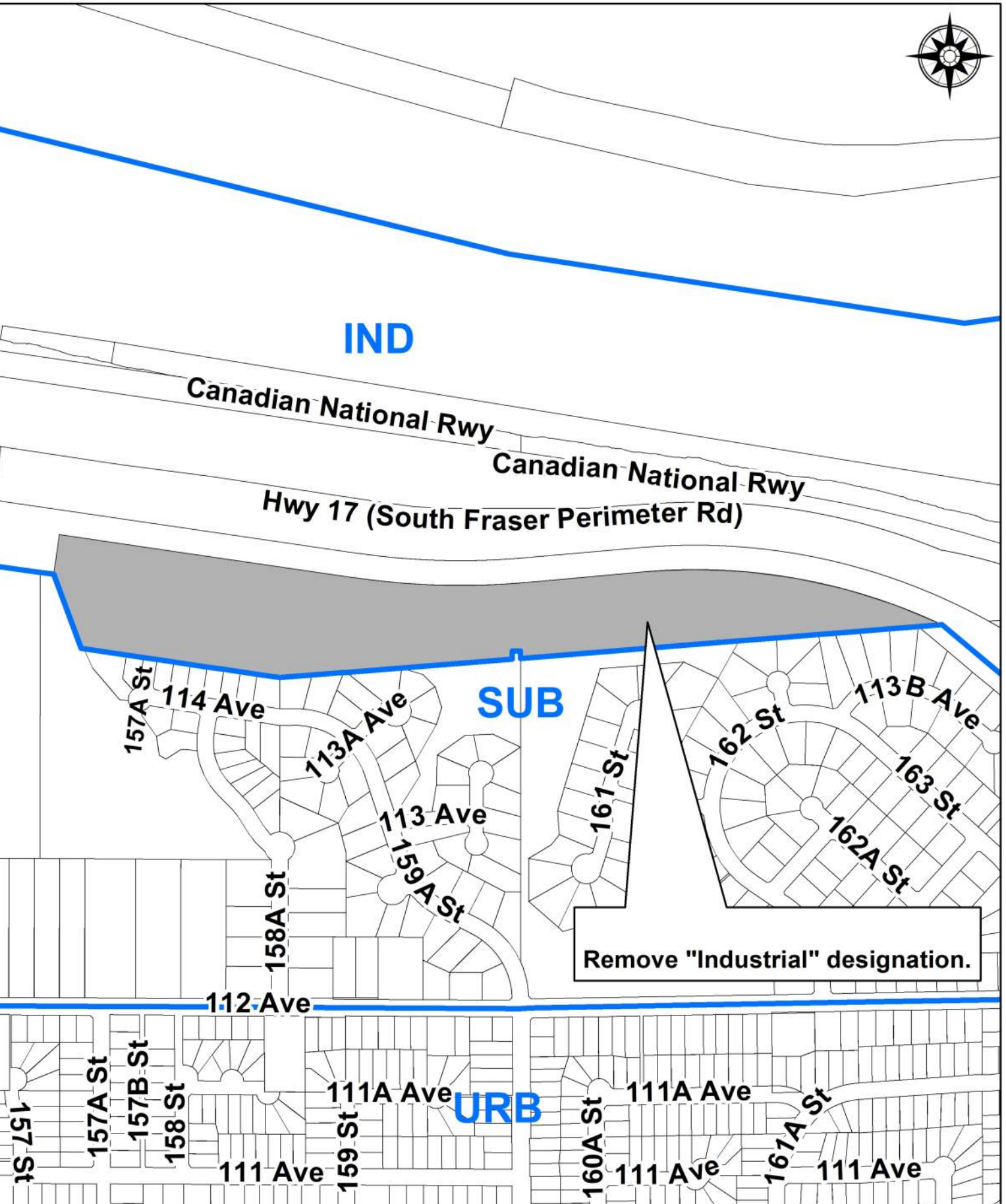
Canadian National Rwy

Hwy 17 (South Fraser Perimeter Rd)

SUB

Remove "Industrial" designation.

URB

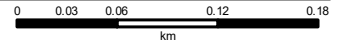




COSMOS Aerial (April 2021)

Scale: 1:4,516

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



Map created on: 2022-11-18

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0130-00

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: 029-158-028

029-158-028

Lot 1 Sections 10, 11, 12 and 13 Block 5 North Range 1 West New Westminster
District Plan EPP32066 Except Plan EPP53159.

11420 - 157A Street

(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 F Yards and Setbacks in Part 15A “Cluster Residential Zone (RC)”, the minimum front yard setback is reduced from 7.5 metres to 6.0 metres for proposed Lots 8-22; and
 - (b) Table B.1. in Part 7A “Streamside Protection” the minimum setback for a Class B (yellow-coded) Channelized Stream is reduced from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

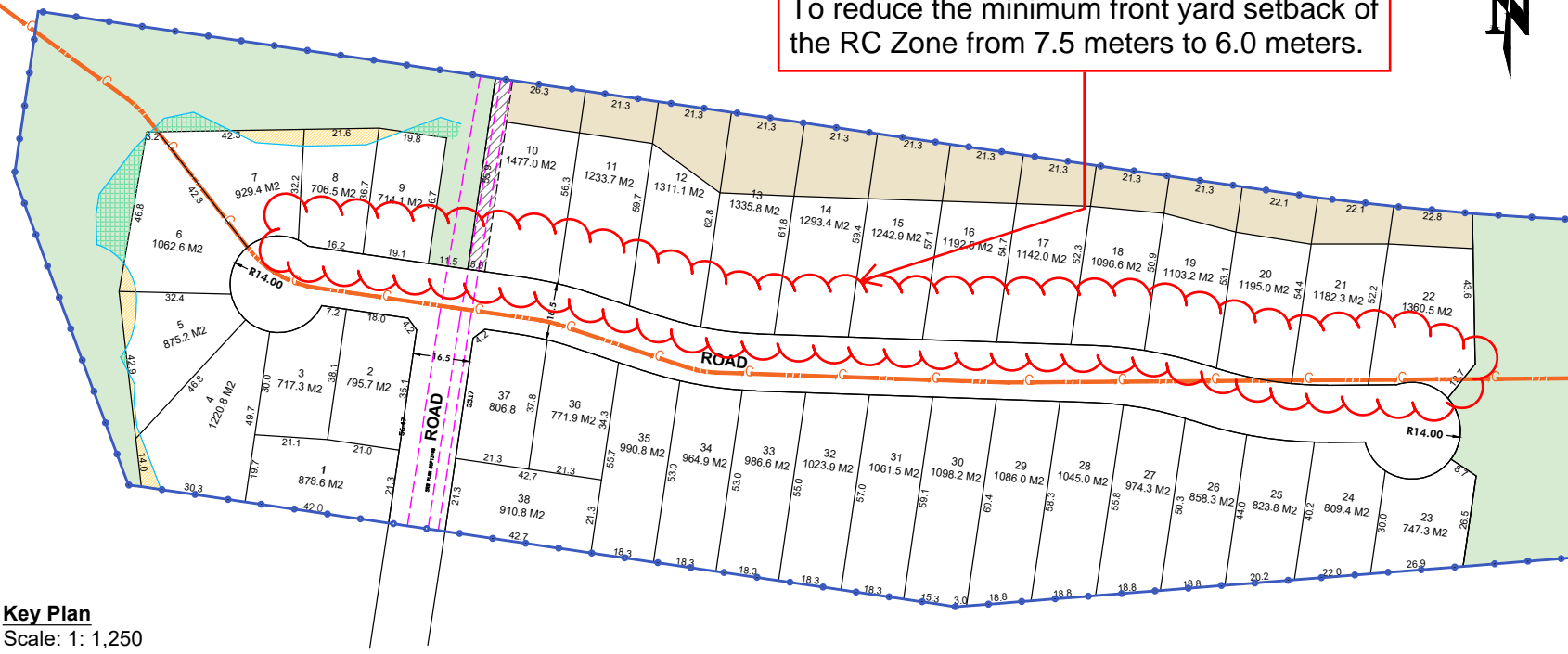
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



To reduce the minimum front yard setback of the RC Zone from 7.5 meters to 6.0 meters.



Key Plan
Scale: 1: 1,250

PROJECT:
11420 157A Street, Surrey

DRAWING TITLE:
Preliminary Subdivision Layout

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Vesta Properties

SCALE:
As Noted

DATE:
September 21, 2022

PROJECT No:
15-1310

DRAWING No:
01

DESIGNED BY:
ZW

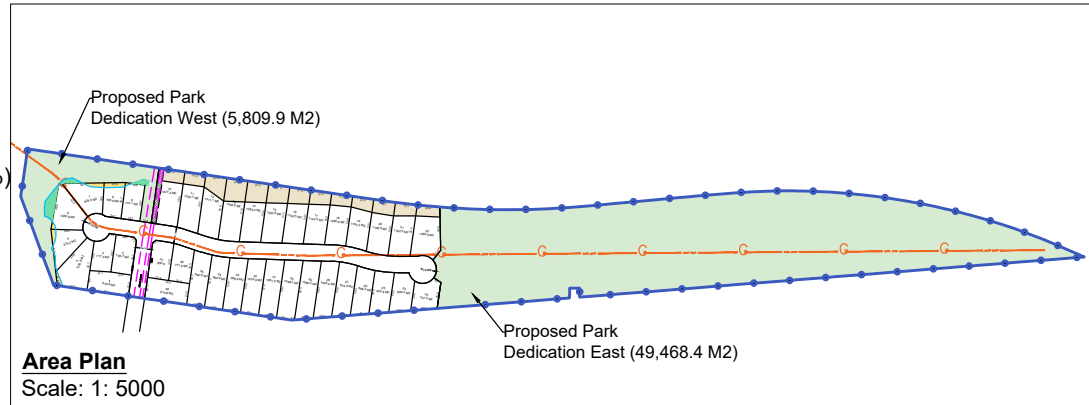
CHECKED BY:
RS

STATISTICS

Subject Property: 10.16 Ha. / 25.1 Ac.
Proposed Lots: 38 (RC Zone)
Lot Area: 706 - 1477 M2
Proposed Road Dedication: 7294.3 M2
Proposed Parkland Dedication: 5.53 Ha. / 13.66 Ac. (54.6%)

LEGEND

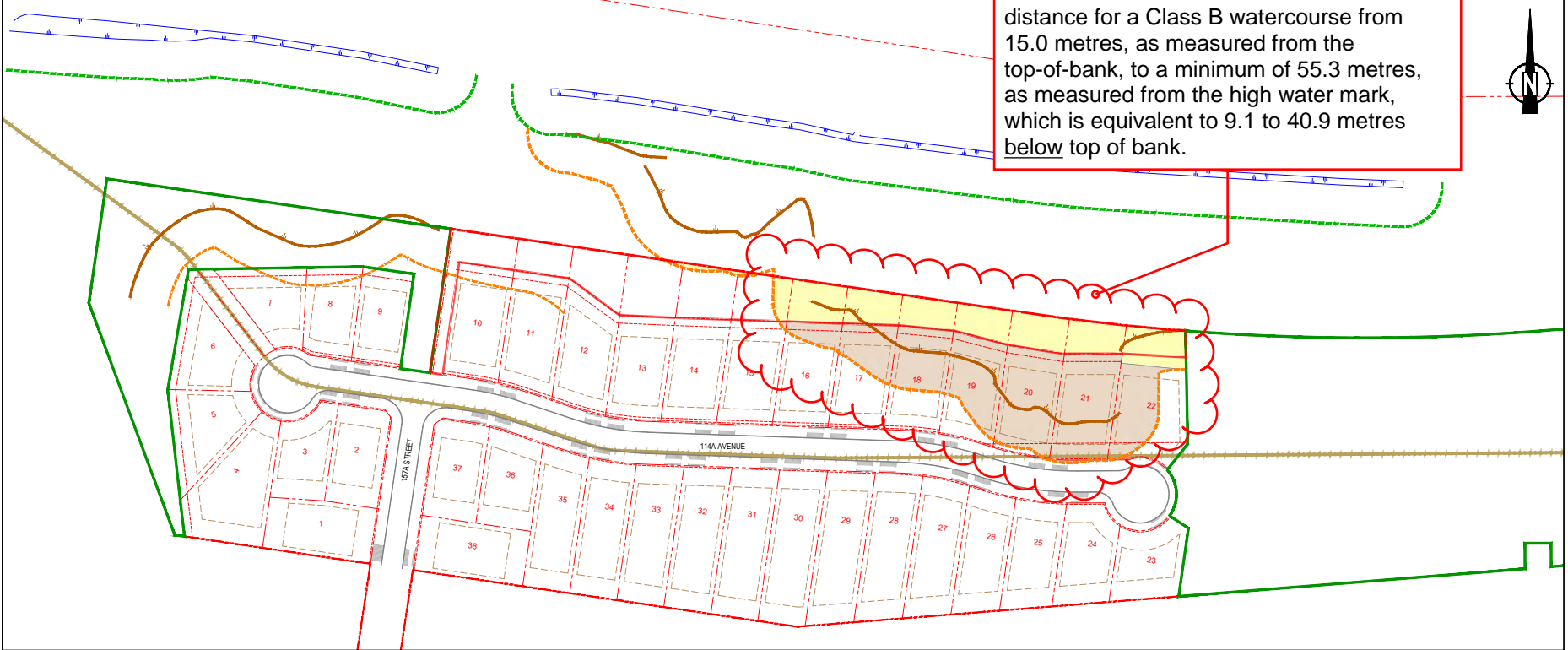
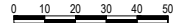
- Proposed ROW
- Existing ROW
- Existing Property Boundary
- Flex Area Gain
- Flex Area Loss
- Proposed Park Dedication
- Proposed Covenant Area



Area Plan
Scale: 1: 5000

PLAN

SCALE 1:1500

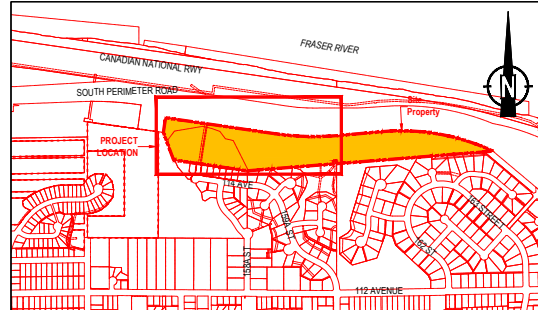
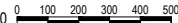


To reduce the minimum Part 7A setback distance for a Class B watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres, as measured from the high water mark, which is equivalent to 9.1 to 40.9 metres below top of bank.



LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2018 Lidar from City of Surrey.
3. 2019 Legal Base from City of Surrey.
4. 2013 Contours from City of Surrey.

LEGEND	
	Top-of-Ditch
	15m Setback from Ditch
	Top-of-Bank per Bylaw
	15 metre Setback from Top-of-Bank
	Park Dedication Boundary
	Covenant / ROW Boundary (3,956m ²)
Areas within Bylaw Setback:	
	Variance Area (4,029m ²)
	Protected by Covenant and Landscaped (2,187m ²)

VESTA PROPERTIES

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Surrey, BC

www.enviowest.ca

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Canada V3K 6W5

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facsimile: 604-944-0507
saper-vedere@enviowest.ca

SFPR DITCH SETBACKS

DESIGN: IWW	DRAWN: CEV/SCM	CHECKED: IWW	REVISION: 02	REVISION DATE: November 15, 2022
SCALE: As Shown	PROJECT NUMBER: 1102-10	DRAWING NUMBER: 1102-10-19		
DATE: October 26, 2021				

I:\2022\15-1310\15-1310-10-19.dwg (11/15/2022 10:00:00 AM) PLOT: 1102-10-19.dwg (11/15/2022 10:00:00 AM)