

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0183-00

Planning Report Date: April 25, 2022

PROPOSAL:

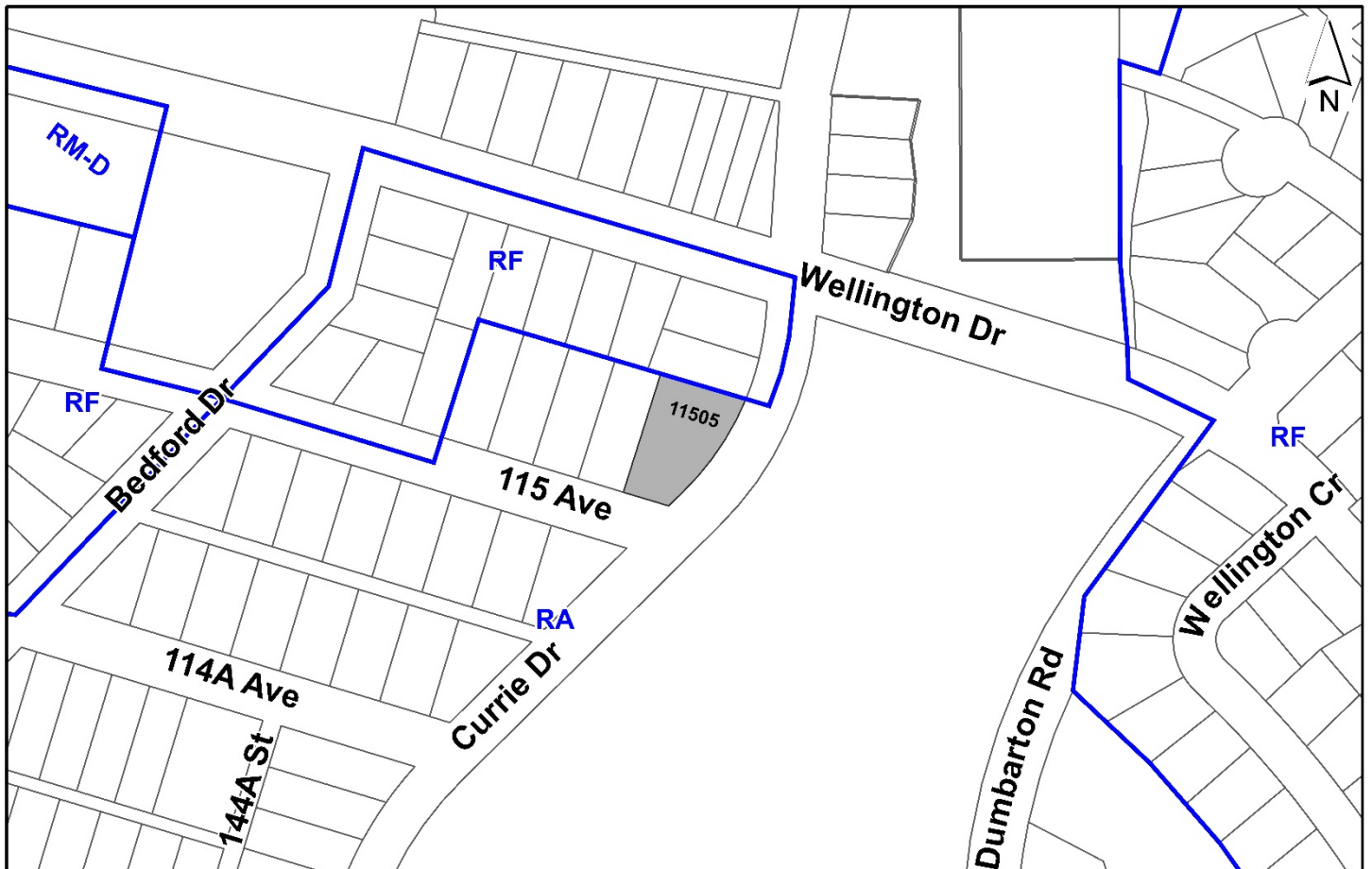
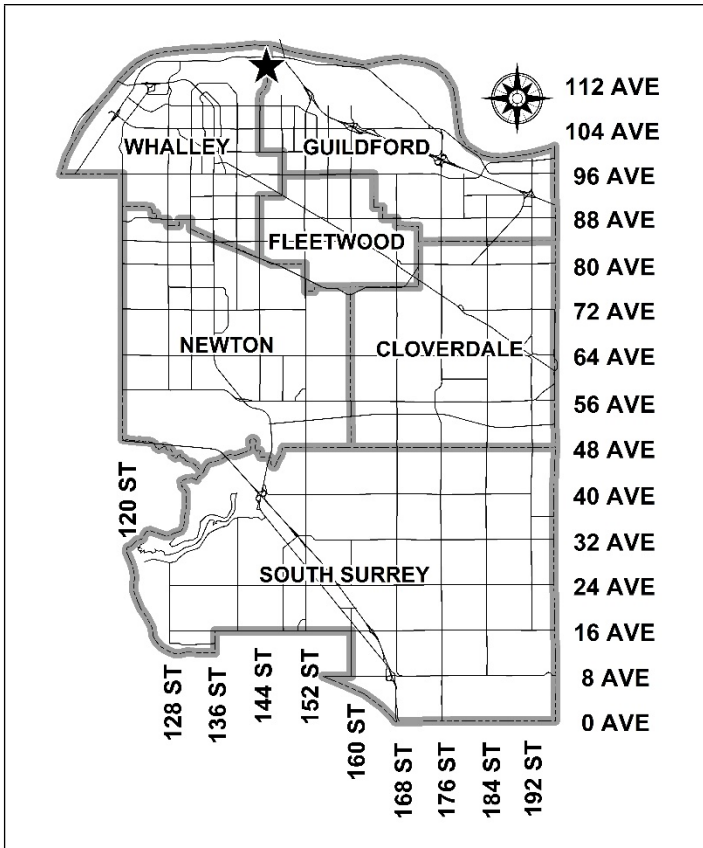
- Rezoning from RA to RF
- Development Variance Permit

to permit subdivision into two (2) single family lots and retain an existing house on proposed Lot 1.

LOCATION: 11505 - Currie Drive

ZONING: RA

OCP DESIGNATION: Urban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking to reduce the minimum north rear yard setback of proposed Lot 1 from 7.5 metres to 3.1 metres, under the RF Zone, in order to retain an existing single family dwelling as part of the subdivision proposal.
- Staff are proposing that the west side yard setback be increased from 1.8 metres to 7.2 metres, under the RF Zone, in order to retain the functional yard on proposed Lot 1.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed rezoning and subdivision to create two RF-zoned lots, with proposed lot widths of 17-18 metres, will create a streetscape that is consistent with the existing RF zoned pattern of development in the neighborhood.
- The requested variance to reduce the north rear yard setback on proposed Lot 1 is required in order to retain the existing single-family dwelling. The west side yard setback will provide functional yard space on the lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0183-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north rear yard setback of the RF Zone from 7.5 metres to 3.1 metres to the principal building face on proposed Lot 1; and
  - (b) to increase the minimum west side yard setback of the RF Zone from 1.8 metres to 7.2 metres to the principal building face on proposed Lot 1.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lot 1.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Urban	RA
North:	Single family dwellings	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Currie Drive):	Invergarry Park	Conservation and Recreation	RA
South (Across 115 Avenue):	Single family dwellings	Urban	RA
West:	Single family dwellings	Urban	RA

### Context & Background

- The 1,357 square metre subject property is located at 11505 – Currie Drive in Whalley. The irregularly shaped subject lot is approximately 51 metres deep and varies in width from 18 metres along the south lot line to 34 metres along the north lot line.
- The subject lot is designated “Urban” in the Official Community Plan (OCP) and is zoned “One Acre Residential Zone (RA)”.
- The surrounding neighborhood is characterized by RF and RA zoned single family residential lots.
- The subject site falls within a Steep Slopes Development Permit buffer area (see Parkland and/or Natural Area Considerations).
- Internal to Invergarry Park is a Green Infrastructure Network (GIN) and Bon Accord Creek, which is labeled as a Class A watercourse. Fronting the park, east of the Currie Drive, is an unmarked ditch running north/south as well as a Class C ditch south of the subject site across 115 Avenue (see Parkland and/or Natural Area Considerations).

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant proposed to rezone the subject property from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into two (2) single family residential lots.
- The proposed rezoning and subdivision have merit as the proposed RF zoning is consistent with the surrounding residential neighborhood character.
- A Development Variance Permit is also requested to reduce the minimum north rear yard setback of proposed Lot 1 under the proposed RF Zone in order to retain the existing single-family dwelling (see By-law Variances Section). Staff are also recommending that the west side yard setback be increased in order to maintain a functional yard space on the lot.

- Details of the proposed subdivision are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.136 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.136 hectares
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	14.7 units per hectare
<b>Range of Lot Sizes</b>	578 square metres – 776 square metres
<b>Range of Lot Widths</b>	17.5 metres – 17.8 metres
<b>Range of Lot Depths</b>	30.4 metres – 34.3 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at James Ardiel Elementary School  
1 Secondary student at Kwantlen Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2023.

Parks, Recreation & Culture: Parks has some concerns about impact to trees east of Currie Drive in Invergarry Park. Unexpected tree removal or removal due to development/construction impacts, cash-in-lieu of all trees, regardless of size, will be required.

### Parkland and/or Natural Area Considerations

- Invergarry Park, located east of Currie Drive is subject to steep slopes with grades in excess of 20%. Due to the subject site falling within the Steep Slopes Development Permit buffer area, the applicant retained a Geotechnical Engineer who confirmed that onsite grades for the subject property were less than 20%. As such, a Development Permit for Steep Slopes is not required.

- Internal to Invergarry Park is a Green Infrastructure Network (GIN) and Bon Accord Creek, which is labeled as a Class A watercourse. Fronting the park, east of the Currie Drive, is an unmarked ditch running north/south as well as a Class C ditch south of the subject site across 115 Avenue. A subsequent Riparian Areas Protection Regulation (RAPR) Report and Ecosystem Development Plan (EDP) were provided which confirmed that the proposed development is not within the Riparian Assessment Area (RAA) area.
- The EDP report also suggests GIN exemption for the subject site, stating that a road (Currie Drive) separates the subject property from the GIN. As such, a Sensitive Ecosystem Development Permit is not required.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

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

#### Themes/Policies

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

*The proposed RF lots are compatible with other RF-sized lots to the north facing Wellington Drive.*

### Zoning By-law

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

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks (RF Zone)</b>		
<b>Lot 1</b>		
(South) Front Yard:	7.5 metres	8.8 metres
(West) Side Yard:	1.8 metres	7.2 metres*
(East) Side Yard Flanking:	3.6 metres	7.5 metres
(North) Rear Yard:	7.5 metres	3.1 metres*
<b>Lot 2</b>		
(East) Front Yard:	7.5 metres	7.5 metres
(North) Side Yard:	1.8 metres	1.8 metres
(South) Side Yard:	1.8 metres	1.8 metres
(West) Rear:	7.5 metres	7.5 metres
<b>Lot Size (RF Zone)</b>		
<b>Lot 1</b>		
Lot Size:	560 square metres	776 square metres
Lot Width:	15 metres	18.3 metres
Lot Depth:	28 metres	30.4 - 33.5 metres
<b>Lot 2</b>		
Lot Size:	560 square metres	578 square metres
Lot Width:	15 metres	17.8 metres
Lot Depth:	28 metres	31.3 - 34.3 metres
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3	3

\*Variance requested (see Setback Variance Section).

#### Setback Variance

- The applicant is requesting the following variance:
  - to reduce the minimum north rear yard setback of the RF Zone from 7.5 metres to 3.1 metres to the principal building face in order to retain a single-family dwelling on proposed Lot 1; and
- Staff are recommending the following additional variance:
  - to increase the minimum west side yard setback of the RF Zone from 1.8 metres to 7.2 metres to the principal building face in order to retain a functional yard space on proposed Lot 1.

- Proposed Lot 1 will have legal frontage from 115 Avenue. The existing dwelling was constructed with non-conforming access from Currie Drive. The proposed reduced rear yard setback of 3.1 metres will interface a side yard rather than a rear yard, eliminating building massing impacts to the adjacent proposed Lot 2 and exceeding the 1.8 metre side yard setback requirement of the proposed RF Zone.
- The increased west side yard will continue to provide functional yard space on the lot.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the only a few homes in the area could be considered acceptable architectural context for the subject site. These homes have mid-scale massing characteristic standards and various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include "Traditional West Coast", "West Coast Modern" and compatible styles including manifestations of "Rancher" style.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated March 9, 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 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 \$4,000 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.



### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. 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.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 17, 2022, and the Development Proposal Signs were installed on March 4, 2022. Staff have not received any responses from neighbouring properties.
- The subject development application was sent to the Bolivar Heights Community Association and the Whalley Community Advisory Association. No comments were received.

### TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Western Red Cedar	2	0	2
Deodar Fir	16	16	0
Western Hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>17</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>10</b>	
<b>Contribution to the Green City Program</b>		<b>\$14,300</b>	

- The Arborist Assessment states that there are a total of 19 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 34 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site, the deficit of 26 replacement trees will require a cash-in-lieu payment of \$14,300 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with a contribution of \$14,300 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

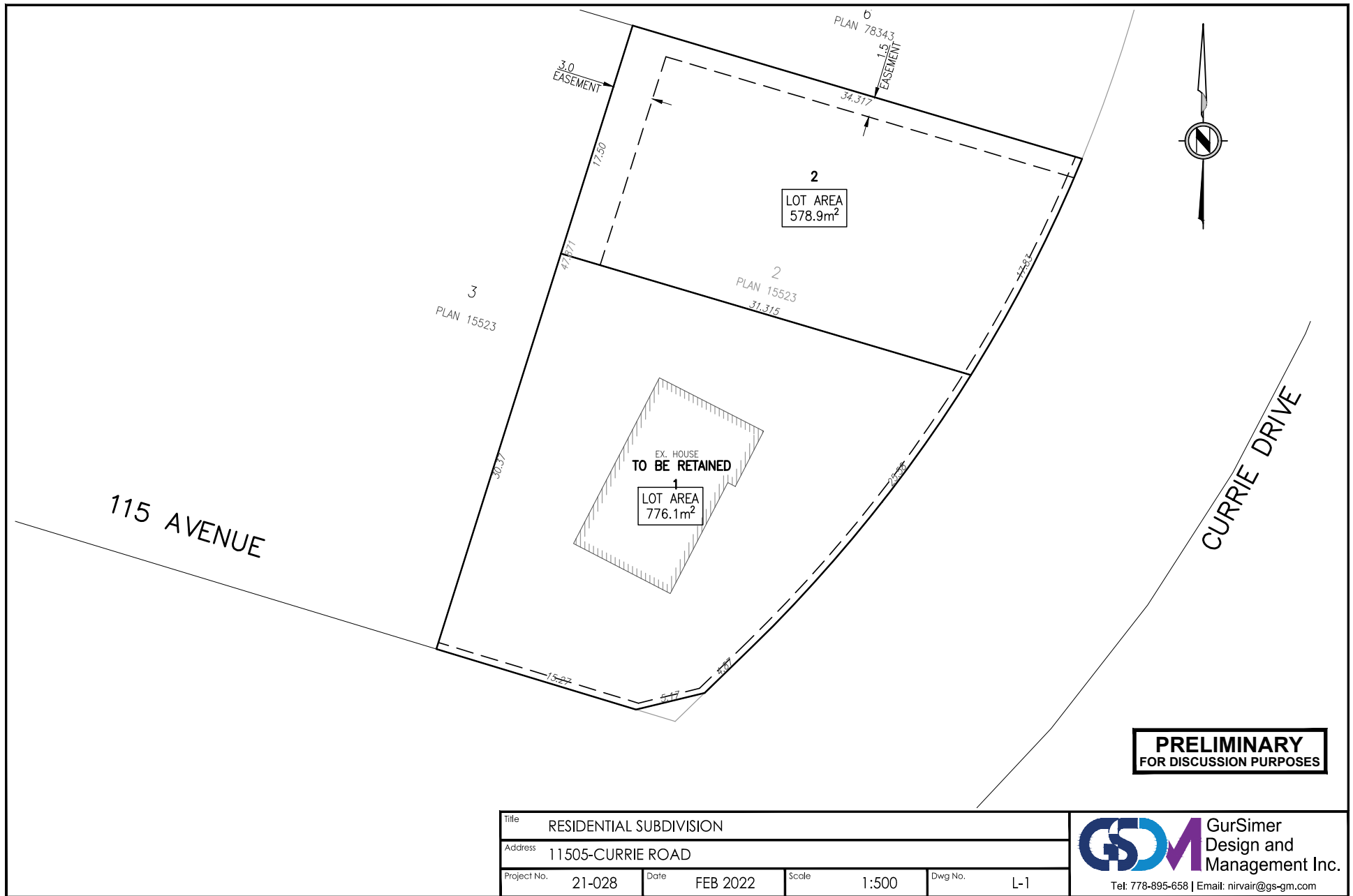
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7921-0183-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

ELM/cm



Title					RESIDENTIAL SUBDIVISION		
Address					11505-CURRIE ROAD		
Project No.	21-028	Date	FEB 2022	Scale	1:500	Dwg No.	L-1

**GSM** GurSimer Design and Management Inc.  
 Tel: 778-895-658 | Email: nirvair@gs-gm.com

# INTER-OFFICE MEMO

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

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

DATE: **April 18, 2022** PROJECT FILE: **7821-0183-00**

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RE: **Engineering Requirements  
Location: 11505 Currie Dr**

## REZONE AND SUBDIVISION

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

- Register 0.5m statutory rights-of-way along 115 Ave & Currie Dr.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 115 Ave & Currie Dr.

### *Works and Services*

- Construct the west side of Currie Dr.
- Construct the north side of 115 Ave.
- Construct drainage main along Currie Dr, and provide upgrades downstream as required.
- Extend sanitary main along Currie Dr.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Services Manager

IJ



April 14, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0183 00

**SUMMARY**

The proposed 2 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:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

<b>James Ardiel Elementary</b>	
Enrolment (K/1-7):	45 K + 352
Operating Capacity (K/1-7)	38 K + 443
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1462
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	4
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**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.

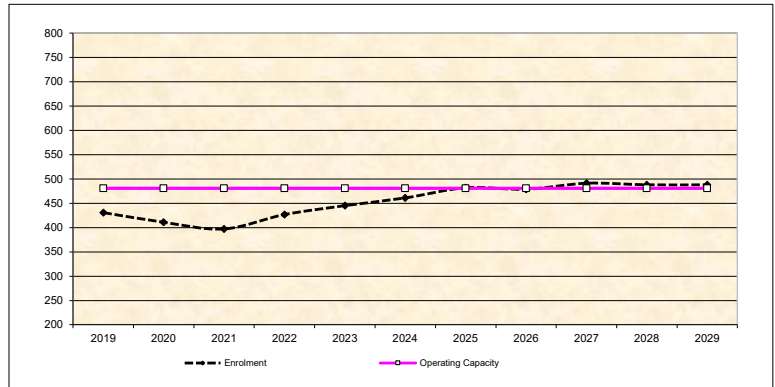
**School Enrolment Projections and Planning Update:**

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

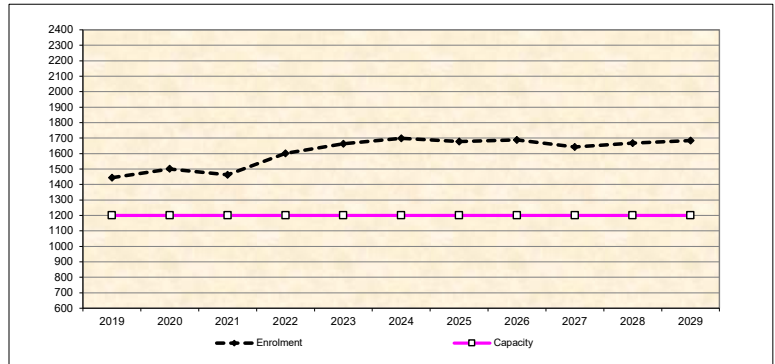
James Ardiel Elementary 10 year projections indicate enrolment is starting to trend upwards. A portion of the catchment runs along the northeast side of King George Boulevard. The City Center plan allows for higher densities along the boulevard's edge, transforming the area from commercial to mixed-residential. The timing of future high rise development, with good market conditions, could impact the enrolment growth upwards even more. The projections used in this report can be considered conservative. James Ardiel still has available student space to accommodate the early part of this growth.

Kwantlen Park Secondary is currently operating at 125% and is projected to grow by 300 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In March 2020, the Ministry of Education approved funding for the district to prepare an in-depth feasibility report on the project. The addition would increase the capacity of the school from 1200 to 1500. The project is targeted to open in 2025.

**James Ardiel Elementary**



**Kwantlen Park 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 #: 7921-0183-00  
 Project Location: 11505 Currie Drive, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

### 1. Residential Character

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

The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 3-8 years ago. There is a bike park and a creek to the east of the property. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 3-8 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) The minimum roof pitch is 4:12 and maximum 12:12.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

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

**Restrictions on Dwellings** None.

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

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in



subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 4:12 and maximum 12:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

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

Date: September 8, 2021

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

\_\_\_\_\_  
Date: September 8, 2021











CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0183-00

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: 010-095-322  
 Lot 2 Block 56 New Westminster District Plan 15523  
 11505 - Currie Drive

(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 of Part 16 “Single Family Residential Zone (RF)”, the minimum north rear yard setback is reduced from 7.5 metres to 3.1 metres for the retained principal building on proposed Lot 1.
  - (b) In Section F of Part 16 “Single Family Residential Zone (RF)”, the minimum west side yard setback is increased from 1.8 metres to 7.2 metres for the retained principal building on proposed Lot 1.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit applies to only the existing buildings and structures shown on Schedule A, which is attached hereto and forms part of this development variance permit, and does not apply to any additions to, or replacement of, the existing buildings and structures shown on attached Schedule A.
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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

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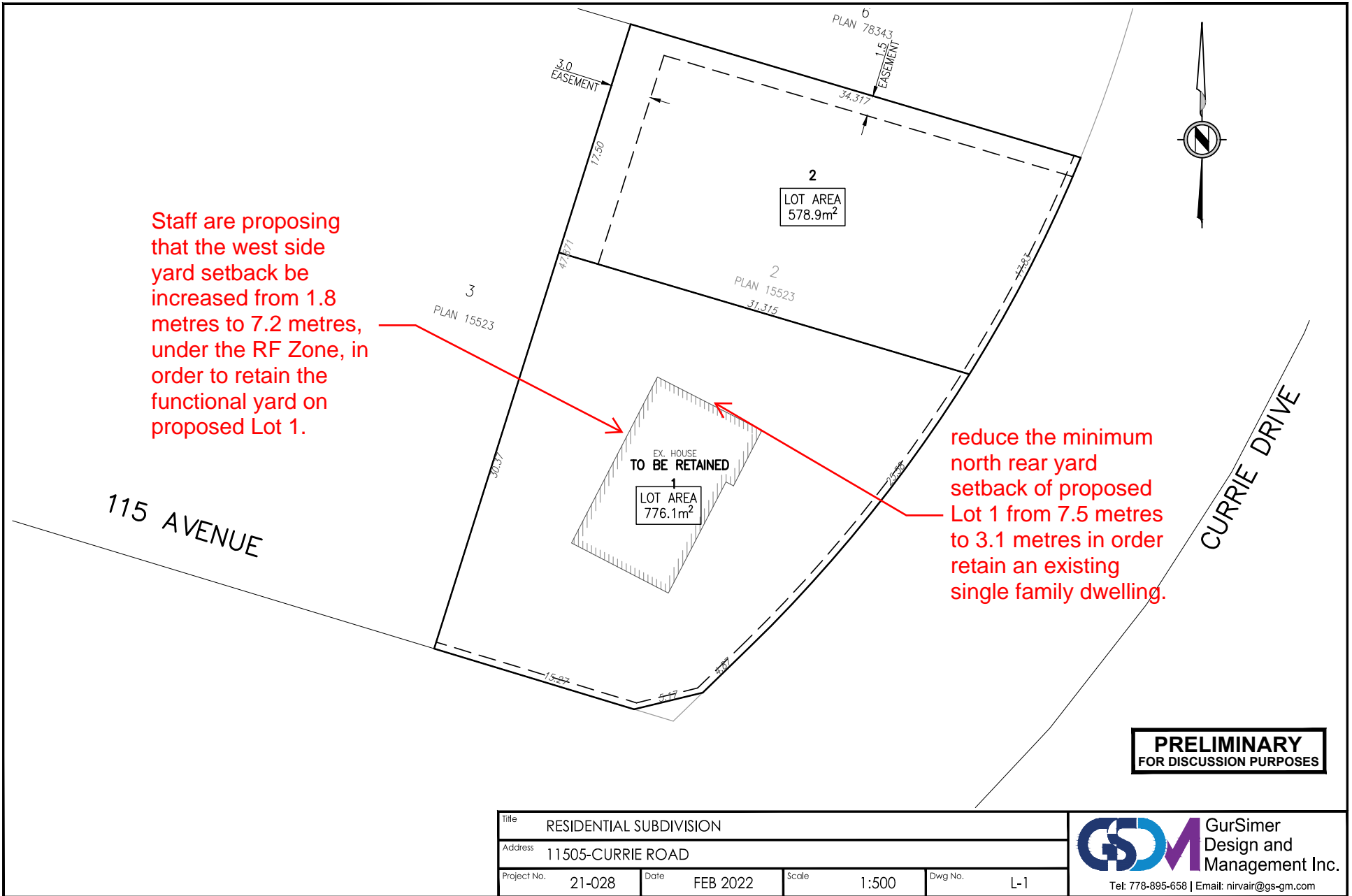
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

Staff are proposing that the west side yard setback be increased from 1.8 metres to 7.2 metres, under the RF Zone, in order to retain the functional yard on proposed Lot 1.

reduce the minimum north rear yard setback of proposed Lot 1 from 7.5 metres to 3.1 metres in order to retain an existing single family dwelling.



**PRELIMINARY**  
FOR DISCUSSION PURPOSES

Title				RESIDENTIAL SUBDIVISION			
Address				11505-CURRIE ROAD			
Project No.	21-028	Date	FEB 2022	Scale	1:500	Dwg No.	L-1

**GSM** GurSimer Design and Management Inc.  
Tel: 778-895-658 | Email: nirvair@gs-gm.com