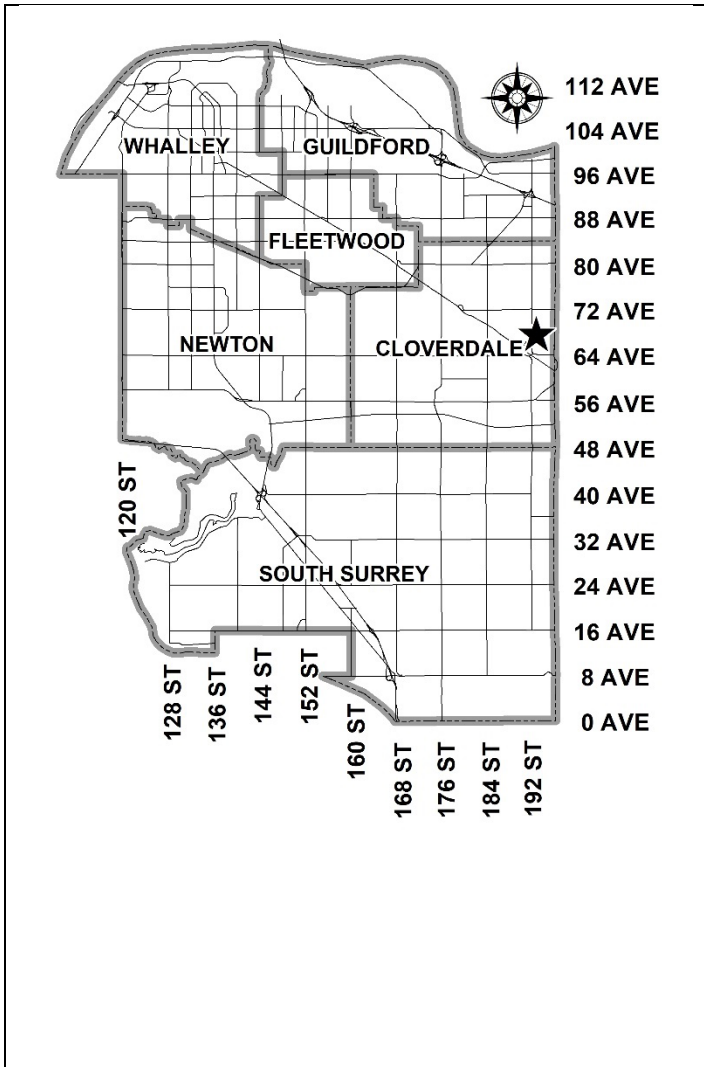


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0276-00

Planning Report Date: October 3, 2022



**PROPOSAL:**

- **NCP Amendment** from "Business Park" to "10-15 UPA Special Residential" for a portion of the subject site (portions 6702 – 191A Street and 19132 - 67 Avenue) and from "15-25 UPA (Medium-High Density)" to "6-10 UPA (Low Density)" for a portion of 6725 – 192 Street Diversion
- **Rezoning** of portions from RA and RF-9C to RF and RF-9S
- **Development Variance Permit**

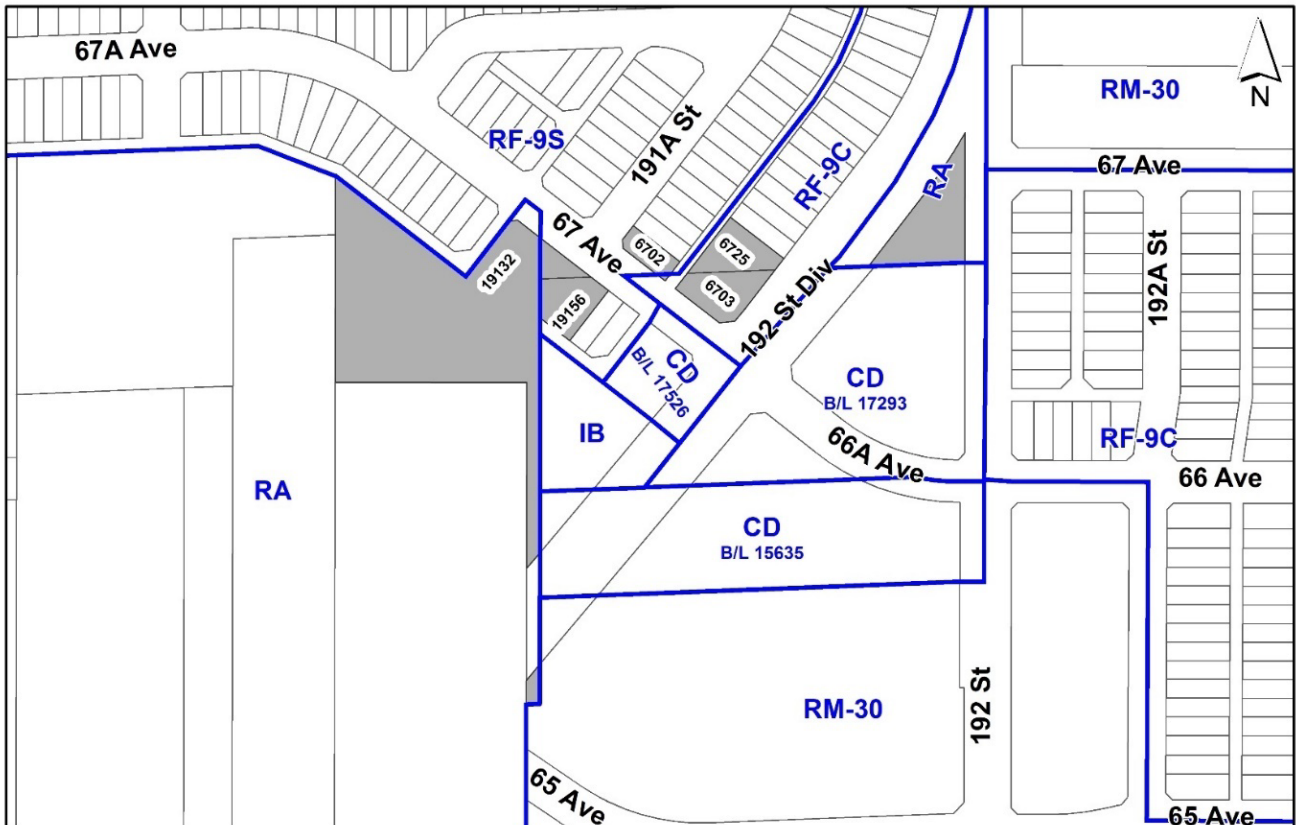
to allow the consolidation and re-subdivision of five (5) remnant lots into two (2) single family urban (RF) lots, eleven (11) single family urban small lots and one (1) remnant lot in East Clayton.

**LOCATION:** 19132 and 19156 – 67 Avenue  
6702 – 191A Street  
6703 and 6725 – 192 Street Div.

**ZONING:** RA, RF, RF-9C, RF-9S

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Business Park  
10-15 UPA Special Residential  
10-15 UPA (Medium Density)  
15-25 UPA (Medium-High Density)



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning of portions of the site.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the East Clayton Neighbourhood Concept Plan (NCP) from "Business Park" to "10-15 UPA Special Residential" for a portion of the subject site (portions of 19132 - 67 Avenue and 6702 - 191A Street) and a portion of 6725 - 192 Street Diversion from "15-25 UPA (Medium-High Density) to "6-10 UPA (Low Density)".
- Proposing to vary the requirements of the RF Zone on proposed Lots 12-13 as follows:
  - To reduce the minimum lot width from 15.0 metres to 13.5 metres for proposed Lot 12;
  - To reduce the minimum lot depth from 28.0 metres to 15.0 metres for proposed Lot 13;
  - To reduce the minimum front (east) yard setback from 7.5 metres to 6.0 metres for an attached garage and 4.5 metres for the remainder of the principal building face;
  - To reduce the minimum front (west) yard setback from the 7.5 metres to 5.5 metres for the entirety of the principal building face;
  - To reduce the minimum front (west) yard setback for an accessory building or structure from 18.0 metres to 2.5 metres;
  - To permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and
  - To permit an accessory building or structure in the front (west) yard setback and to set the minimum setback to 2.5 metres from the front (west) lot line.
- Proposing to vary the requirements of the RF-9S Zone to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed amendments to the East Clayton NCP from "Business Park" to "10-15 UPA Special Residential" will enable the proposed subdivision, which seeks to consolidate and re-subdivide several existing remnant lots in order to complete the pattern of single family residential development established through previously approved adjacent development applications.

- 
- Proposed Lots 12 and 13 are considered “through” lots under the Surrey Zoning Bylaw. The proposed variances will help to create more typical building footprint as well as functional rear yard condition within the front (west) yard.
  - Despite the proposed front yard setback reductions on proposed Lots 12 and 13 each of the proposed single family lots will still be able to achieve 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone portions of the subject site from "One-Acre Residential Zone (RA)" to "Special Single Family Residential (9) Zone (RF-9S)" for Block A on the attached Survey Plan (Appendix I); from "Single Family Residential (9) Coach House Zone (RF-9C)" to "Special Single Family Residential (9) Zone (RF-9S)" for Block B on the attached Survey Plan; and "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for Block C on the Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0276-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width requirement of the RF Zone from 15.0 metres to 13.5 metres for proposed Lot 12;
  - (b) to reduce the minimum lot depth requirement of the RF Zone from 28.0 metres to 15.0 metres for proposed Lot 13;
  - (c) to reduce the minimum front (east) yard setback of the RF Zone from 7.5 metres to 6.0 metres for an attached garage and 4.5 metres to the remainder of the principal building face on proposed Lots 12-13;
  - (d) to reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 5.5 metres to the principal building face on proposed Lots 12-13;
  - (e) to reduce the minimum front (west) setback of an accessory building or structure from 18.0 metres to 2.5 metres on proposed Lots 12-13;
  - (f) to vary the requirements of the RF Zone to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and
  - (g) to vary the requirements of the RF-9S Zone to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;



- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (g) registration of a Section 219 "No Build" Restrictive Covenant on proposed Lot 14 until such time as the remainder lot is consolidated and redeveloped under a future land development application;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 12-13 to restrict driveway access from 192 Street only;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 8-11 for installation and maintenance of a 3.0-metre wide landscape buffer;
  - (j) registration of Section 219 Restrictive Covenant on proposed Lots 12-13 for installation and maintenance of a 2.5-metre wide landscape buffer; and
  - (k) registration of a Section 219 Restrictive Covenant and reciprocal access easement on proposed Lots 1-11 to specify the location and size of detached garages.
4. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Business Park" to "10-15 UPA Special Residential" (portions of 19132 – 67 Avenue and 6702 – 191A Street) and a portion of 6725 – 192 Street Diversion from "15-25 UPA (Medium-High Density) to "6-10 UPA (Low Density)" when the project is considered for final adoption (Appendix VI).

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Several vacant remnant lots.	Business Park, 10-15 UPA Special Residential, 10-15 UPA (Medium Density), 15-25 UPA (Medium-High Density)	RA, RF-9C and RF-9S
North:	Existing single family small lots	10-15 UPA (Medium Density) and 10-15 UPA Special Residential	RF-9C and RF-9S

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 192 Street):	Existing single family small lots.	10-15 UPA (Medium Density)	RF-9C
South:	Townhomes, vacant IB Zone lot, oversized RA lots under Development Application No. 7919-0204-00 (Pre-Council)	22-45 UPA (High Density)	CD (Bylaw No. 17293), CD (Bylaw No. 17526), IB, RA
West:	Existing oversized RA lots under Development Application No. 7919-0204-00 (Pre-Council)	Business Park	RA

### Context & Background

- The 0.497-hectare subject site is comprised of five (5) existing remnant lots created through several previously approved land development applications (see Appendix I). The subject site is designated "Urban" in the Official Community Plan (OCP) and currently zoned "One-Acre Residential Zone (RA)", "Single Family Residential (9) Coach Zone (RF-9C)" and "Special Single Family Residential (9) Zone (RF-9S)".
- In 2012, Council indicated non-support of development applications proposing rezoning to permit coach houses based on resident concerns regarding lot size, parking, and secondary suites. Planning staff have since advised applicants of Council's position and discouraged rezoning applications permitting coach houses. No rezoning applications permitting coach houses have been approved by Council since July 2012.
- However, the subject application is deemed to have merit as it involves the consolidation and re-subdivision of several existing RF-9C and RF-9S zoned remnant lots in order to complete the pattern of single family urban small lot development established through previously approved adjacent development applications.
- All the existing lots comprising the subject site are currently vacant. However, portions of two existing lots (19132 – 67 Avenue and 6725 – 192 Street) contain stormwater detention ponds. Engineering staff have confirmed that both features are interim ponds required prior to the expansion of the East Clayton Community Pond at 6477 – 194 Street. As the expansion is now complete and operational the interim ponds may be decommissioned and infilled as part of the subject development application.
- The applicant has engaged the services of Qualified Environmental Professional (QEP) who has confirmed both the Class C (green-coded) classification of the two interim ponds and that that neither feature would be protected under the Water Sustainability Act (WSA).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to allow the consolidation and re-subdivision of one (1) lot and four (4) remnant lots into two (2) single family urban (RF) lots, eleven (11) single family urban small lots and one (1) remnant lot in East Clayton the applicant is proposing the following:
  - **NCP Amendment** for a portion of the subject site (portions of 19132 – 67 Avenue and 6702 – 191A Street) from "Business Park" to "10-15 UPA Special Residential" and a portion of 6725 – 192 Street Diversion from "15-25 UPA (Medium-High Density)" to "6-10 UPA (Low Density)" in the East Clayton Neighbourhood Concept Plan (NCP);
  - **Rezoning** from RA to RF (proposed Lots 12-13) and RF-9S (proposed Lot 1 and portions of proposed Lots 2-4) and from RF-9C to RF-9S (portion of proposed Lot 7); and
  - **Development Variance Permit (DVP)** (see variance section below).
- Development details are provided in the following table:

	Proposed			
<b>Lot Area</b>				
Gross Site Area:	4,974 square metres			
Road Dedication:	280 square metres			
Undevelopable Area:	N/A			
Net Site Area:	4,694 square metres			
	RF-9C	RF-9S	RF	RA
<b>Number of Lots:</b>	4	7	2	1
<b>Unit Density (units per hectare):</b>	29.65 uph	34.65 uph	14.8 uph	1.5 uph
<b>Range of Lot Sizes:</b>	319 – 392 sq.m.	276 – 323 sq.m.	572 – 747 sq.m.	6, 384 sq.m.
<b>Range of Lot Widths:</b>	10.0 – 12.8 m.	9.2 – 11.5 m.	13.5 – 40.0 m.	95.0 m.
<b>Range of Lot Depths:</b>	32.0 m.	28.0 – 30.0 m.	15.0 – 37.9 m.	63.0 m.

### Referrals

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

School District: **The School District has advised that there will be approximately 19 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

9 Elementary students at Hazelgrove Elementary School  
6 Secondary students at Clayton Heights Secondary School

(Appendix III)

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

Parks, Recreation & Culture: No concerns.

The closest active park is Starr Park and is 185 metres away, and the closest natural area is Katzie Park and is 480 metres away.

### Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
  - Dedicate 6.0 metres along the southern edge of that portion of 19132 – 67 Avenue consisting of proposed Lots 1-4 and construct to the Lane Standard;
  - Dedicate a 5.5-metre x 5.5-metre corner cut at the intersection of the existing and proposed lane adjacent to proposed Lot 1;
  - Dedicate a 1.0-metre x 1.0-metre corner cut at the intersection of 67 Avenue and the proposed lane outlet between proposed Lots 7 and 8; and
  - Dedicate between 0.1 to 3.0 metres along the west lot line of the triangular portion of 6725 – 192 Street Diversion in order to achieve an appropriate transition with the west lot line of the existing townhouse lot to the immediate south.
- The subject site is within 800 metres of several TransLink bus routes, including:
  - Route 502 (Langley Centre/Surrey Central Station);
  - Route 503 (Aldergrove/Surrey Central Station); and
  - Route 307 (Cloverdale/Willowbrook).
- The Clayton Greenway runs north-south within the eastern edge of both 192 Street and 192 Street Diversion, directly adjacent to the subject site.

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

### Official Community Plan

#### Land Use Designation

- The proposal complies with the existing "Urban" designation of the subject site in the Official Community Plan (OCP).

### Secondary Plans

#### Land Use Designation

- An amendment to the East Clayton Neighbourhood Concept Plan (NCP), from "Business Park" to "10-15 UPA Special Residential" for a portion of the subject site (portions of 19132 - 67 Avenue and 6702 - 191A Street) and a portion of 6725 - 192 Street Diversion from "15-25 UPA (Medium-High Density)" to "6-10 UPA (Low Density)" is required.

#### Amendment Rationale

- The proposed amendments to the East Clayton NCP will enable the proposed subdivision, which seeks to consolidate and re-subdivide several existing remnant lots in order to complete the pattern of single family residential development established through previously approved adjacent development applications.
- The proposed NCP amendment is considered administrative in order to facility the completion of the subdivision pattern anticipated when adjacent subdivisions were created.

### Zoning By-law

- The applicant proposes to rezone the subject site from RA to RF (proposed Lots 12-13) and RF-9S (proposed Lot 1 and portions of proposed Lots 2-4) and from RF-9C to RF-9S (portion of proposed Lot 7).
- The following tables provide an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)", "Single Family Residential (9) Coach House Zone (RF-9C)" and "Special Single Family Residential (9) Zone (RF-9S)" as well as and parking requirements.

RA Zone (Part 12) (Lot 14)	Permitted and/or Required	Proposed
Unit Density:	2.5 units per hectare	1.5 units per hectare
<b>Lot Size</b>		
Lot Size:	4,047 sq.m.	6,384 sq.m.
Lot Width:	50.0 m.	95.0 m.

RA Zone (Part 12) (Lot 14)	Permitted and/or Required	Proposed
Lot Depth:	60.0 m.	63.0 m.

RF Zone (Part 16) (Lots 12 and 13)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	14.8 units per hectare	14.8 units per hectare
<b>Yards and Setbacks</b>		
Front Yard (east):	7.5 m.	6.0 m. to garage and 4.5 m. to principal building*
Side Yard:	1.8 m.	1.8.
Side Yard Flanking:	3.6 m.	N/A
Front Yard (west):	7.5 m.	5.5 m.*
<b>Lot Size</b>		
Lot Size:	560 sq.m.	572 – 747 sq.m.
Lot Width:	15.0 m.	13.5* - 40.0 m.
Lot Depth:	28.0 m.	15.0* - 37.9 m.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 parking stalls	4 parking stalls

\*variance required

RF-9C Zone (Part 17F) (Lots 8-11)	Permitted and/or Required		Proposed	
<b>Unit Density:</b>	36 units per hectare		29.65 units per hectare	
<b>Yards and Setbacks (Principal Building / Coach House for RF-9C Type I lots)</b>				
Front Yard:	3.5 m. / Not permitted		3.5 m. / N/A	
Side Yard:	1.2 m. / 0.0 m.		1.2 m. / 0.0 m.	
Side Yard Flanking:	2.7 m. / 1.2 m.		2.7 m. / 1.2 m.	
Rear Yard:	6.5 m. / 0.5 m.		6.5 m. / 0.5 m.	
<b>Lot Size (for RF-9C - Type I lots)</b>				
	<b>Interior</b>	<b>Corner</b>	<b>Interior</b>	<b>Corner</b>
Lot Size:	250 sq.m.	275 sq.m.	319 sq.m.	392 sq.m.
Lot Width:	9.0 m.	10.5 m.	10.0 m.	12.8 m.
Lot Depth:	28.0 m.	28.0 m.	32.0 m.	32.0 m.
<b>Parking (Part 5)</b>	<b>Required</b>		<b>Proposed</b>	
<b>Number of Spaces</b>	3 parking stalls		3 parking stalls	

RF-9S Zone (Part 17G) (Lots 1-7)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	36 units per hectare	34.65 uph
<b>Yards and Setbacks (Principal Building / Coach House)</b>		
Front Yard:	3.5 m. / Not permitted	3.5 m. / N/A
Side Yard:	1.2 m. / 0.0 m.	1.2 m. / 0.0 m.
Side Yard Flanking:	2.7 m. / 1.2 m.	2.7 m. / 1.2 m.
Rear Yard:	6.5 m. / 0.5 m.	6.5 m. / 0.5 m.

RF-9C Zone (Part 17F) (Lots 8-11)	Permitted and/or Required		Proposed	
<b>Lot Size</b>				
	Interior	Corner	Interior	Corner
Lot Size:	250 sq.m.	275 sq.m.	276 sq.m.	317 sq.m.
Lot Width:	9.0 m.	10.5 m.	9.2 m.	11.5 m.
Lot Depth:	28.0 m.	28.0 m.	30.0 m.	28.0 m.
<b>Parking (Part 5)</b>		<b>Required</b>		<b>Proposed</b>
<b>Number of Spaces</b>		3 parking stalls		3 parking stalls

### VariANCES

- The applicant is requesting the following variances:
  - To reduce the minimum lot width of the RF Zone from 15.0 metres to 13.5 metres for proposed Lot 12;
  - To reduce the minimum lot depth of the RF Zone from 28.0 metres to 15.0 metres for proposed Lot 13;
  - To reduce the minimum front (east) yard setback of the RF Zone from 7.5 metres to 6.0 metres for an attached garage and 4.5 metres for the remainder of the principal building face on proposed Lots 12-13;
  - To reduce the minimum front (west) yard setback of the RF Zone from the 7.5 metres to 5.5 metres for the entirety of the principal building face on proposed Lots 12-13;
  - To reduce the minimum front (west) yard setback of the RF Zone for an accessory building or structure from 18.0 metres to 2.5 metres on proposed Lots 12-13;
  - To vary the requirements of the RF Zone to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and
  - To vary the requirements of the RF-9S Zone to permit a basement access and basement well between the principal building and front lot line on proposed Lots 1-7.
- The requested variance to reduce the minimum lot depth requirement of the RF Zone for proposed Lot 13 is supportable given that the proposed lot greatly exceeds the 15-metre lot width requirement and is triangular and thereby accommodates yard space in both the west and north portions of the lot.
- As per Part 1 Definitions of Surrey Zoning Bylaw, 1993, No. 12000, as amended, a through lot occurs when a lot abuts two parallel or approximately parallel highways, excluding lanes. Furthermore, where a lot is considered a through lot both lot lines common to a lot and abutting highways shall be considered front lot lines.

- As proposed Lots 12 and 13 abut both 192 Street and 192 Street Diversion they are considered through lots under the Surrey Zoning Bylaw with both the east and west lot lines of each lot considered the front lot line. The proposed single family dwelling on each lot will have principal entrances oriented toward 192 Street.
- The proposed variances will create more of a functional rear yard condition within the front (west) yard, abutting 192 Street Diversion, as it relates to the siting of basement access wells and accessory buildings, thereby allowing for more typical building layouts and residential uses on each of the proposed lots.
- Despite the proposed front (east) yard setback reductions on proposed Lots 12 and 13 each of the proposed single family lots will still be able to achieve 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.
- As the RF-9S Zone permits limited commercial uses as an accessory use in association with a single family dwelling on the lot, future dwellings on proposed Lots 1-7 must be constructed in such a way as to allow conversion of a portion of the floor area to commercial space. City staff have identified a conflict between BC Building Code compliance and the RF-9S Zone requirement that any basement access or basement well be located between the principal building and rear lot line. The subject variance is meant to address this issue by permitting a basement access and basement well between the principal building and front lot line, in compliance with the BC Building Code.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Raymond Bonter, of Raymond S Bonter Designer 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 Rural Heritage, Neo-Heritage, Craftsman Heritage, Traditional or Neo-Traditional.
- A preliminary lot grading plan, submitted by H.Y. Engineering, and dated July 6, 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 \$2,000 per new unit.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 June 24, 2022, and the Development Proposal Signs were installed on August 9, 2022. To date, staff have received one response from a neighbouring resident regarding the clearing of ground vegetation from the subject site.

*(City staff have confirmed that all vegetation clearance occurring on the subject site stemmed from a request from Bylaw & Licensing Services in response to a complaint about several unsightly properties that comprise the subject site.*

*City staff have attended the subject site on two (2) separate occasions and confirmed that no additional soil placement or removal has occurred, and that no Bylaw protected trees were removed during the land clearance.*

*Following an update from City staff with respect to their concerns about unauthorized land clearance the resident confirmed that they have no further comments and/or concerns with the subject development application.)*

### TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting, 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>Alder/Cottonwood Trees</b>			
Black Cottonwood	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	2	2	0
<b>City (Boulevard) Trees</b>	11	0	11

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>15</b>	<b>4</b>	<b>11</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>8</b>		
<b>Total Retained and Replacement Trees</b>	<b>19</b>		
<b>Contribution to the Green City Program</b>	<b>Not required</b>		

- The Arborist Assessment states that there are a total of four (4) protected trees on the site, of which two (2) are Cottonwood trees. It was determined that no 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 Arborist Assessment identified eleven (11) existing City trees within the 67 Avenue, 192 Street and 192 Street Diversion road allowances directly adjacent to the subject site. All City trees are proposed for retention.
- 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 six (6) replacement trees on the site. The applicant is proposing eight (8) replacement trees, exceeding City requirements.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site with a no contribution to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan and 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.	East Clayton NCP Amendment Plan
Appendix VII.	Aerial Photo
Appendix VIII.	Development Variance Permit No. 7921-0276-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

CRL/cm





# PROPOSED SUBDIVISION LAYOUT

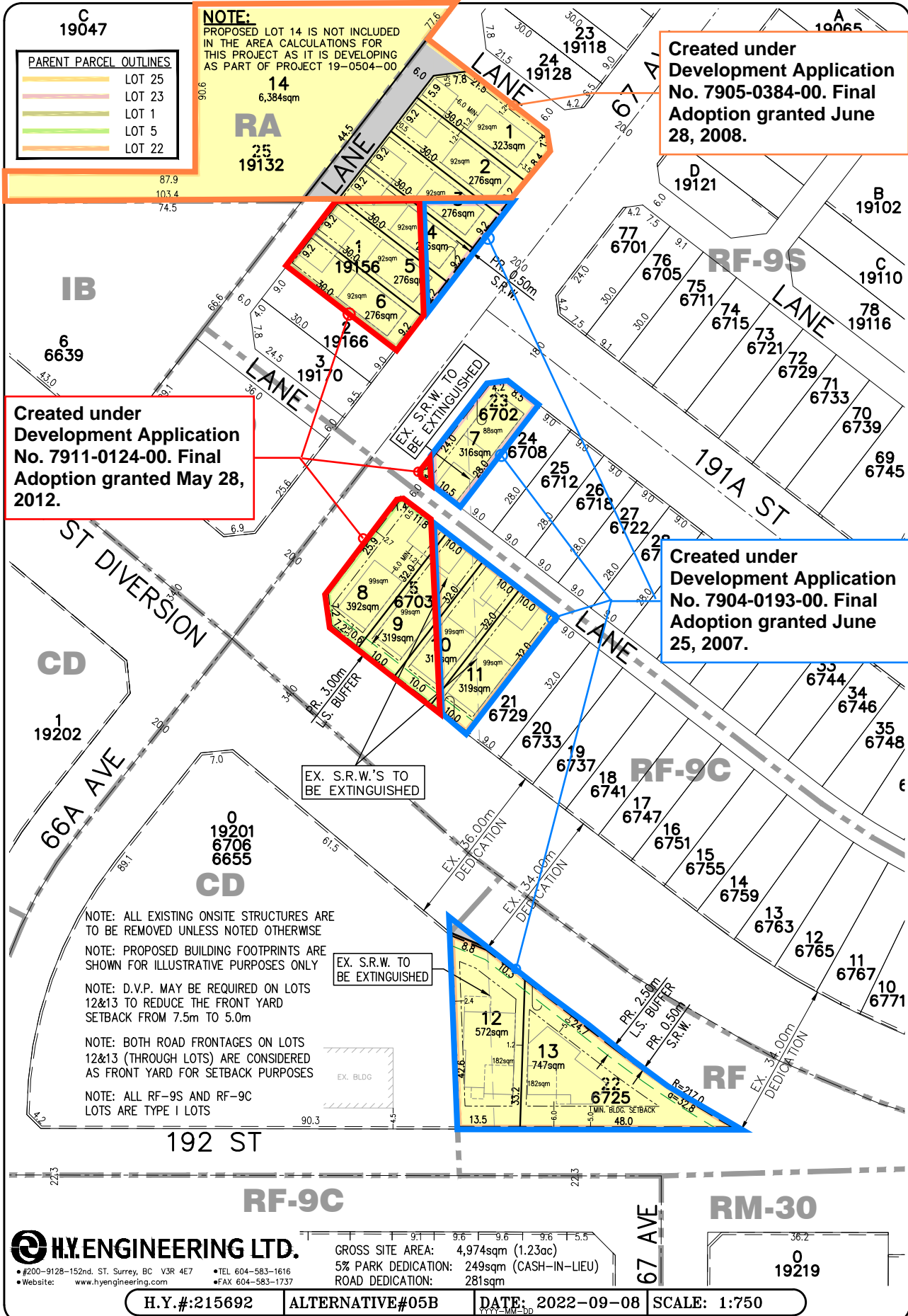
## LAYOUT CONCEPT

Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 -0 -00  
 EXIST. ZONE: RA/RF-9S/RF-9C  
 PROP. ZONE: RF/RF-9S/RF-9C



CIVIC ADDRESS: 19132/56 - 67 AVE.; 6702 - 191A ST.; 6703/25 - 192 ST. DIVISION; SURREY, BC  
 LEGAL: LOT 25, PLN. BCP35548; LOTS 22&23, PLN. BC032098; LOTS 1&5, PLN. BCP51029; ALL OF SEC. 16, TWP. 8, N.W.D.



**C 19047**

**PARENT PARCEL OUTLINES**

- LOT 25
- LOT 23
- LOT 1
- LOT 5
- LOT 22

**NOTE:**  
 PROPOSED LOT 14 IS NOT INCLUDED  
 IN THE AREA CALCULATIONS FOR  
 THIS PROJECT AS IT IS DEVELOPING  
 AS PART OF PROJECT 19-0504-00

**14**  
 6,384sqm

**RA**  
**25**  
**19132**

Created under  
 Development Application  
 No. 7905-0384-00. Final  
 Adoption granted June  
 28, 2008.

Created under  
 Development Application  
 No. 7911-0124-00. Final  
 Adoption granted May 28,  
 2012.

Created under  
 Development Application  
 No. 7904-0193-00. Final  
 Adoption granted June  
 25, 2007.

NOTE: ALL EXISTING ONSITE STRUCTURES ARE  
 TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: PROPOSED BUILDING FOOTPRINTS ARE  
 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: D.V.P. MAY BE REQUIRED ON LOTS  
 12&13 TO REDUCE THE FRONT YARD  
 SETBACK FROM 7.5m TO 5.0m

NOTE: BOTH ROAD FRONTAGES ON LOTS  
 12&13 (THROUGH LOTS) ARE CONSIDERED  
 AS FRONT YARD FOR SETBACK PURPOSES

NOTE: ALL RF-9S AND RF-9C  
 LOTS ARE TYPE I LOTS

**HY. ENGINEERING LTD.**

• #200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 • Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 4,974sqm (1.23ac)  
 5% PARK DEDICATION: 249sqm (CASH-IN-LIEU)  
 ROAD DEDICATION: 281sqm

H.Y.#: 215692 ALTERNATIVE#05B DATE: 2022-09-08 SCALE: 1:750

DRAWING PATH: E:\PROJECTS\215692\PLANNING\215692-ALT05B.DWG [LAYOUT] PLOT FILE UPDATED: SEPTEMBER 08 2022 - 9:09:39 AM BY: CGOLDSWAIN



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF  
PART LOT 22 PLAN BCP32098,  
PART LOT 5 PLAN BCP51029,  
AND PART LOT 25 PLAN BCP35548  
ALL OF SECTION 16 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 926.017

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm  
IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN  
PLOTTED AT A SCALE OF 1:500

**SURVEY FILE No.**

7921-0276-00

**CIVIC ADDRESSES:**

6703 & 6725 - 192nd STREET DIVERSION,  
19132 - 67th AVENUE,  
SURREY, BC



**BOOK OF REFERENCE**

DESCRIPTION	AREA
BLOCK A	1099 m²
BLOCK B	11 m²
BLOCK C	1332 m²
TOTAL ALL BLOCKS	2442 m²

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
SURREY, B.C. V3R 4E7  
(ph) 604-583-1616

File: 215692\_BLOCK2.DWG

BCS4497

CERTIFIED CORRECT TO SURVEY DATED  
THIS 31st DAY OF SEPTEMBER, 2022



CURTIS VAN HOVE BCLC #1047  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

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

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

DATE: **September 07, 2022** PROJECT FILE: **7821-0276-00**

---

RE: **Engineering Requirements  
Location: 19132 67 & 19156 - 67 Avenue; 6702 191A Street; and 6703 & 6725 192 Street Diversion**

#### NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

#### REZONE/SUBDIVISION

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

- Dedicate 1.0-metre x 1.0-metre corner cuts at intersection of Lane and 67 Avenue;
- Dedicate 5.0 m x 5.0 m corner cut at 67 Avenue and 192 Street Diversion;
- Dedicate 5.5 m x 5.5 m corner cut at lane to lane intersections;
- Register varying statutory right-of-way (SRW) along 192 Street Diversion to accommodate a 4.0 m MUP and
- Register 0.5 m SRW along 191A Street, 192 Street, 192 Street Diversion & 67 Avenue for inspection chambers and sidewalk maintenance.

##### ***Works and Services***

- Construct east side of 192 Street Diversion with 4.0 m MUP;
- Construct lane;
- Construct adequately-sized service connections (drainage and sanitary), complete with inspection chambers, to each lot. Abandonment of surplus connection(s), if any, is also required;
- Construct adequately-sized metered service connections (water) to each proposed lot. Abandon all existing service connections (service connections to lots 6703/6725 can be retained, installed in 2013); and
- Construct 200 mm sanitary sewer on 192 Street.

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  
M51



June 21, 2022

Planning

**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.

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2021, Hazelgrove Elementary has 8 portables on site used for enrolling spaces.

To meet the increasing demand for enrolling space in this area, Maddaugh Elementary was opened in the beginning of 2021 to relieve pressure at both Katzie and Hazelgrove Elementary. As of September 2022, Clayton Elementary will move into the new 612 capacity elementary school, Regent Road.

As of September 2018, Ecole Salish Secondary was opened. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan and has not received capital funding approval from the Ministry.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0276 00

**SUMMARY**

The proposed 13 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:	9
Secondary Students:	6

September 2021 Enrolment/School Capacity

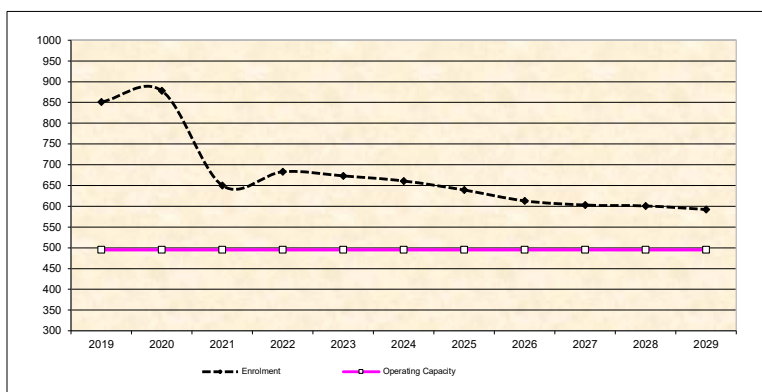
<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	73 K + 577
Operating Capacity (K/1-7)	76 K + 419
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1249
Capacity (8-12):	1000

<b>Projected population of school-age children for this development:</b>	19
--	----

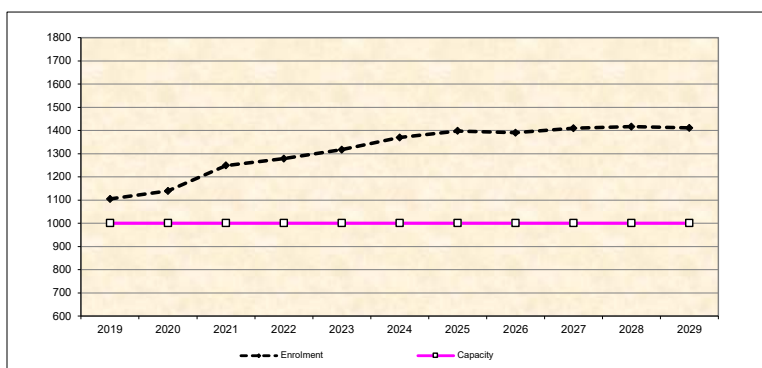
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Hazelgrove Elementary**



**Clayton 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**

City of Surrey Project No.: 21-0276-00

Parent Parcel(s): 6275 192 St., 6702 191A St., 6703 191A St., 19156  
67 Ave., 19132 67 Ave., Surrey BC

Design Consultant: Raymond S. Bonter, Raymond S. Bonter, Designer Ltd.

Date: August 02, 2022

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Statement and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### **1. Overview of Proposed Development**

The proposed development is located in East Clayton and is generally located at the intersection of 192 Street Diversion and 67 Avenue. The proposed development includes 5 addresses which represent the Parent Parcels hereinafter called the Subject Site. The Subject Site is a collection of remainder lots from the well-organized neighborhood of RF-9S and RF-9C lots located to the north of the Subject Site, and the higher density CD lots to the south of the Subject Site. The Subject Site and surrounding neighborhood are shown graphically on Appendix A attached at the end of this document.

For whatever reason the remainder lots at the Subject Site were not available to be included in the development which created the broader residential area that surrounds it at the time. However, the remainder lots were still accounted for in the layout of the surrounding properties, roads and infrastructure. So it can be said that the development of the Subject Site was inevitable and the layout of the new lots on the Subject Site have already be accounted for in the planning of the area.

The proposed development of the Subject Site includes 13 lots consisting of 7 RF-9S lots, 4 RF-9C lots and 2 RF lots. The proposed layout of the lots is outlined in Appendix B attached at the end of this document. It shows that lots 1-6 will front onto 67 Avenue and have a lane in the rear, lot 7 will front onto 191A Street and have a lane in the rear and lots 8-11 will front onto 192 Street Diversion and have a lane in the rear. All of these lots will be adjacent to a significant number of existing properties which have the same lot size, layout and access. These lots will simply appear to be a continuation of what has already been well established.

The proposed lots 12 and 13 are a bit anomalous in that they share a triangular portion of land adjacent to a multi-family complex. Although these lots will be unique in shape and zoning for the area they represent a good use of land and will create an interface or buffer between the single family properties and the multi-family properties.

## 2. Rational for Residential Character Statement

From the document “Designing Neighborly Homes” produced by the City of Surrey;

“A Residential Character Statement is an alternative to the Residential Character Study and may be used as a substitute under certain situations to form the basis of the Building Scheme.”

It goes on to say;

“A Residential Character Statement may be considered as a substitute for a full Residential Character Study for residential subdivisions, which include one or more of the following situations:

1. Small subdivisions, such as two lots, where the edge condition is insignificant.
2. Homogeneous area in which the character, which may or may not be desirable to repeat, is readily identified.
3. New area with virtually little or no residential development in the immediately surrounding areas.
4. Large area with newly approved subdivisions for which the character has been established by previously approved Building Schemes.
5. Subdivisions within a Neighborhood Concept Plan (NCP) area with approved design guidelines.”

After careful review of the proposed development and surrounding neighborhood it would seem that the proposed development is very similar to situation 4 and 5 noted above. The well-organized collection of single family dwellings surrounding the Subject Site were a product of intentional planning and compliance with an approved and registered building scheme which was the same for all lots.

All of the adjacent single family properties are very similar in size, use, layout, access, etc. The style and quality of the homes and buildings have a specific theme which strongly reinforces the intentional planning of the neighborhood. This can be seen in the photos included in Appendix C attached to the Character Statement provided for this development.

The primary instrument which the city uses to establish and maintain Use and Density is the zoning bylaw. However, it is the registered Building Scheme with Design Guidelines for the buildings and landscaping, along with proper administration of the Building Scheme by a certified Design Consultant, which has created the overall theme, character and similar levels of quality in the surrounding homes and properties. A copy of the Building Scheme which is registered on all of the adjacent single family lots is included as Appendix D attached to the Character Statement completed for this development.

It is proposed that the Character Statement be accepted in place of a Character Study as the primary goal in this situation would be to maintain the very specific established Residential Character of the surrounding area rather than to examine the Residential Character and dissect its individual components in an attempt to establish how the Residential Character can be maintained. It is well understood and accepted that the existing Residential Character was created intentionally and the registered Building Scheme on the lots is what has maintained the consistency of design and quality.

### **3. Recommendations for Design Guidelines**

As noted in Section 2 the surrounding neighborhood of single family properties, including all of the existing homes adjacent to the proposed new lots on the Subject Site, share the same registered Building Scheme. This existing Building Scheme is included for reference as Appendix D in the Character Statement completed for this development.

The recommendation would be to adopt the same Building Scheme for all of the new lots created at the Subject Site. However, due to a change in policy at Land Title and Survey Authority of BC the exact format of the existing Building Scheme will no longer be accepted. Instead a new Building Scheme will need to be written which uses the City of Surrey's 2013 Prototype Building Scheme format and mimics all Design Guidelines within the existing registered Building Scheme as closely as possible.

By creating a new Building Scheme in an approvable format that includes all of the same restrictions as the existing Building Scheme on the adjacent properties we can ensure that the same Residential Character will be maintained on the new properties. This is the best way to protect the interests of the neighbor's, the Developer and the new lot owners.

#### **3.1 Summary of Recommendations**

##### **Building Siting**

- The existing Building Scheme for the neighborhood includes specific restrictions and siting requirements for new homes in the RF-9C and RF-9S lots, including siting for coach houses.
- Recommendation: the new Building Scheme should mimic the same restrictions for the RF-9C and RF-9S lots, including siting for coach houses, but also requires additional restrictions related to the two RF lots which reflect the setbacks and driveway access sought by Development Variance.

##### **House Size and Type**

- The existing Building Scheme for the neighborhood includes specific restrictions for minimum size and layout of new homes in the RF-9C and RF-9S lots, including for coach houses.
- Recommendation: the new Building Scheme should mimic the same restrictions for the RF-9C and RF-9S lots, including for coach houses, but does not need additional requirements for the RF lots as these have minimums restricted by the zoning bylaw.

##### **Coach House Design**

- The existing Building Scheme for the neighborhood includes specific restrictions for the layout and configuration of coach houses.
- Recommendation: the new Building Scheme should mimic the same restrictions for coach houses.

##### **Special Restrictions for RF-9S Dwellings**

- The existing Building Scheme for the neighborhood includes specific restrictions for the layout and configuration of homes on RF-9S lots.
- Recommendation: the new Building Scheme should mimic the same restrictions for the RF-9S lots.

### **Secondary Suite Restrictions**

- The existing Building Scheme for the neighborhood includes specific restrictions for the layout and configuration of secondary suites.
- Recommendation: the new Building Scheme should mimic the same restrictions for secondary suites.

### **Retaining and Landscaping**

- The existing Building Scheme for the neighborhood includes specific restrictions for retaining and landscaping, including fencing, on RF-9S and RF-9C lots.
- Recommendation: the new Building Scheme should mimic the same restrictions for the RF-9S and RF-9C lots, but should also include special restrictions for the RF lots for permeable fencing required by the City.

### **Driveways and Walkways**

- The existing Building Scheme for the neighborhood includes specific restrictions for driveways and walkways.
- Recommendation: the new Building Scheme should mimic the same restrictions for driveways and walkways, with no special revisions for the RF lots which should have the same restrictions.

### **Building Massing and Corner Lots**

- The existing Building Scheme for the neighborhood includes specific restrictions for building massing, including massing and material requirements for corner lots.
- Recommendation: the new Building Scheme should mimic the same restrictions for massing and corner lots, with no special revisions for the RF lots, which have no corner lots.

### **Roof Design**

- The existing Building Scheme for the neighborhood includes specific restrictions for roof design such as pitch, materials, colours, overhangs, etc.
- Recommendation: the new Building Scheme should mimic the same restrictions for roof design, with no special revisions for the RF lots.

### **Covered Parking**

- The existing Building Scheme for the neighborhood includes specific restrictions for covered parking, including in coach houses.
- Recommendation: the new Building Scheme should mimic the same restrictions for covered parking, and the RF lots will need additional language added to address the driveway access restriction from 192 Street.

### **Exterior Design**

- The existing Building Scheme for the neighborhood includes specific restrictions for colours, materials, windows, porches, etc.
- Recommendation: the new Building Scheme should mimic the same restrictions for exterior design, with no special revisions for the RF lots.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Raymond S. Bonter, Designer Ltd. Date: August 02, 2022

**Reviewed and Approved by:** Raymond S. Bonter



Date: August 02, 2022

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 19132/56 – 67 Avenue, 6702 – 191A Street and 6703/25 – 192 Street Surrey

Registered Arborist Cody Laschowski

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>15</b>
<b>Protected Trees to be Removed</b>	<b>4</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>11</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>-2</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

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

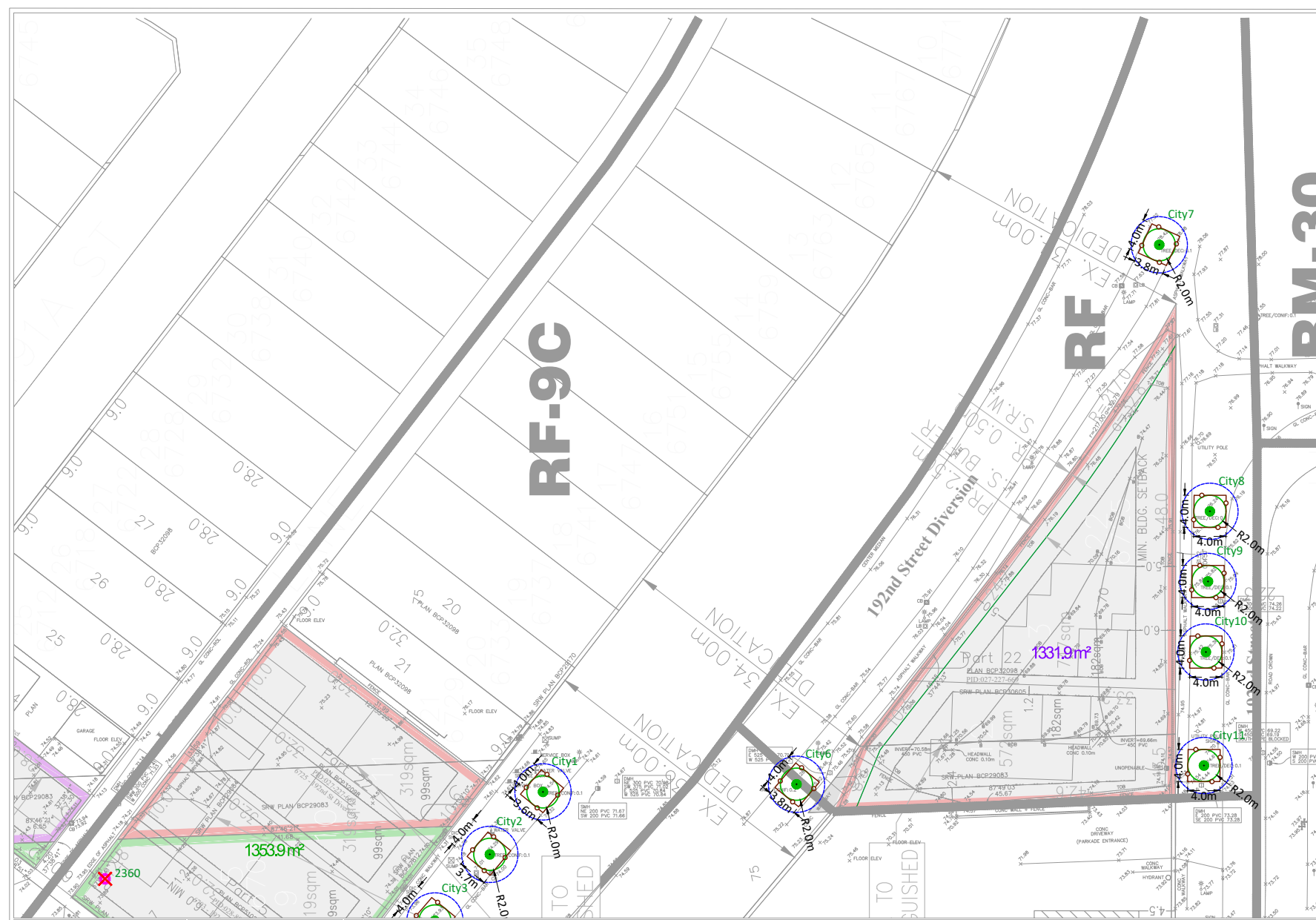
Summary, report and plan prepared and submitted by



Signature of Arborist

July 29, 2022

Date



**LEGEND**

	TREE PROTECTION ZONE
	NO-BUILD ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

**NOTES**

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

- Base Survey by: H.Y. Associates Land Surveying Ltd. Dated June 4, 2021, July 19, 2021



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan (East)  
Project address: 19132 56 67 Ave, 6702 192A St, 670325 192st  
Client: Simranjeet Dhanoa

Drawing No: 001  
Date: 2022/04/07  
Drawn by: CL  
Page Size: TABLOID 11"x17"

**Page #**  
**1 of 2**



# RF-9

- LEGEND**
- TREE PROTECTION ZONE
  - NO-BUILD ZONE
  - TREE PROTECTION FENCE
  - TREE TO BE RETAINED
  - UN-SURVEYED TREE
  - ✗ TREE TO BE REMOVED

- NOTES**
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- REFERENCE DRAWINGS**
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IN THE AREA CALCULATIONS FOR THIS PROJECT AS IT IS DEVELOPING AS PART OF PROJECT 19-0504-00  
 14  
 6,384sqm  
 25  
 19132

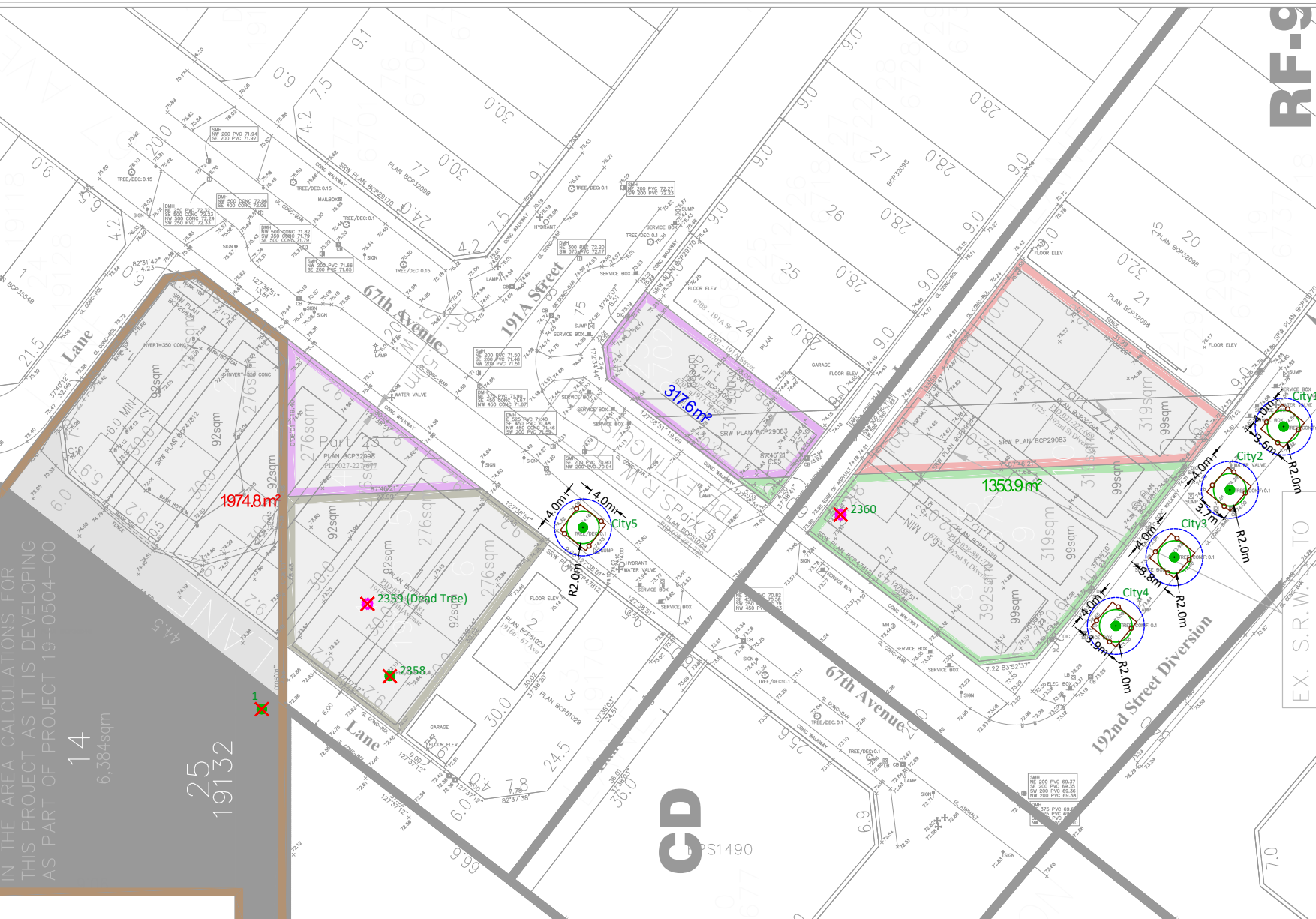


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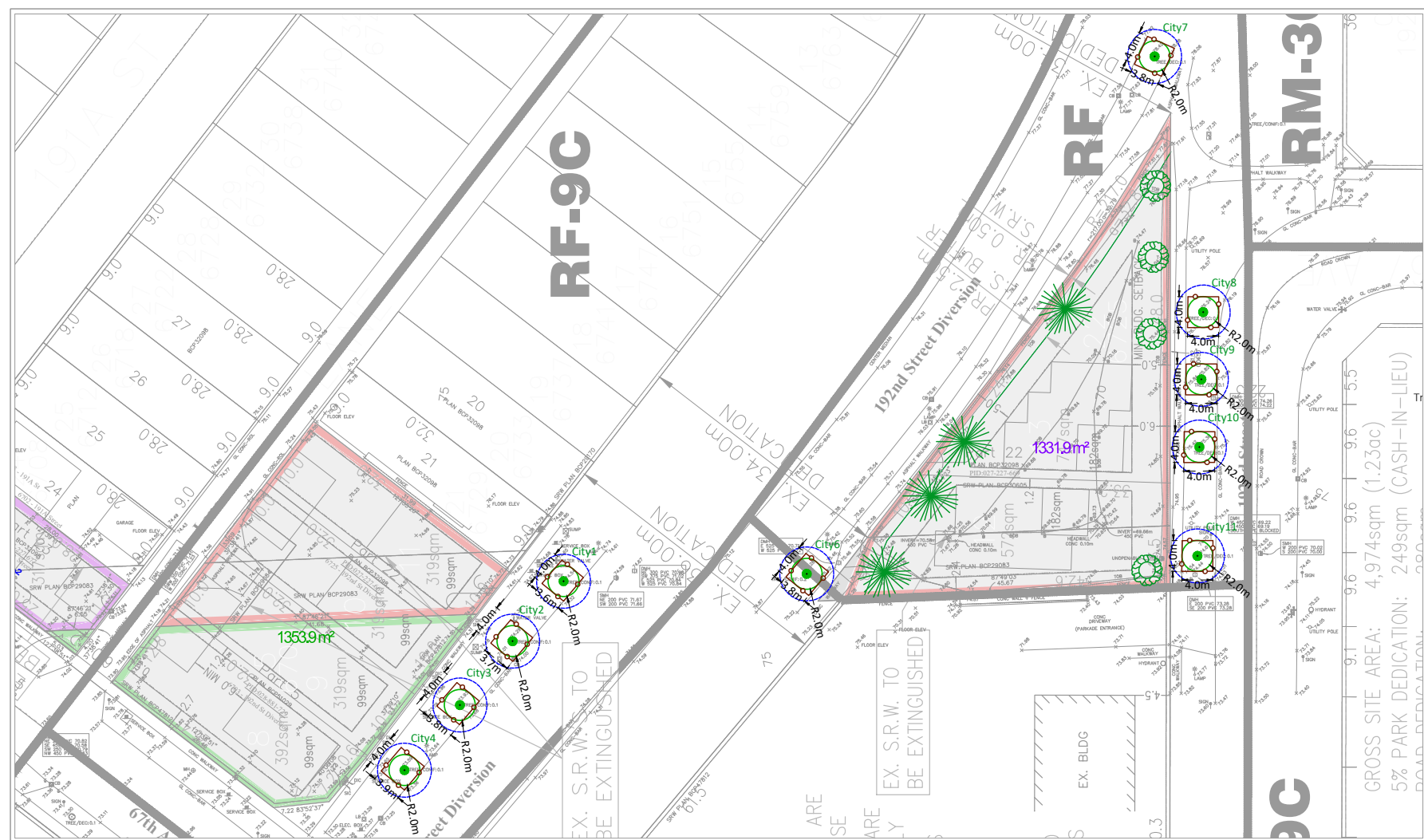
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**Page #**  
**1 of 2**



**CD**  
 PS1490



- LEGEND**
- TREE PROTECTION ZONE
  - TREE PROTECTION FENCE
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED

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7. **PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

**REFERENCE DRAWINGS**

1. Base Survey by: H.Y. Associates Land Surveying Ltd. Dated June 4, 2021, July 19, 2021

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	<i>Acer griseum</i>	Paperbark maple	4	6 cm. cal	As shown	B. & B.
	<i>Chamaecyparis nootkatensis 'pendula'</i>	Weeping Nootka Cedar	4	3.0 meters	As shown	B. & B.



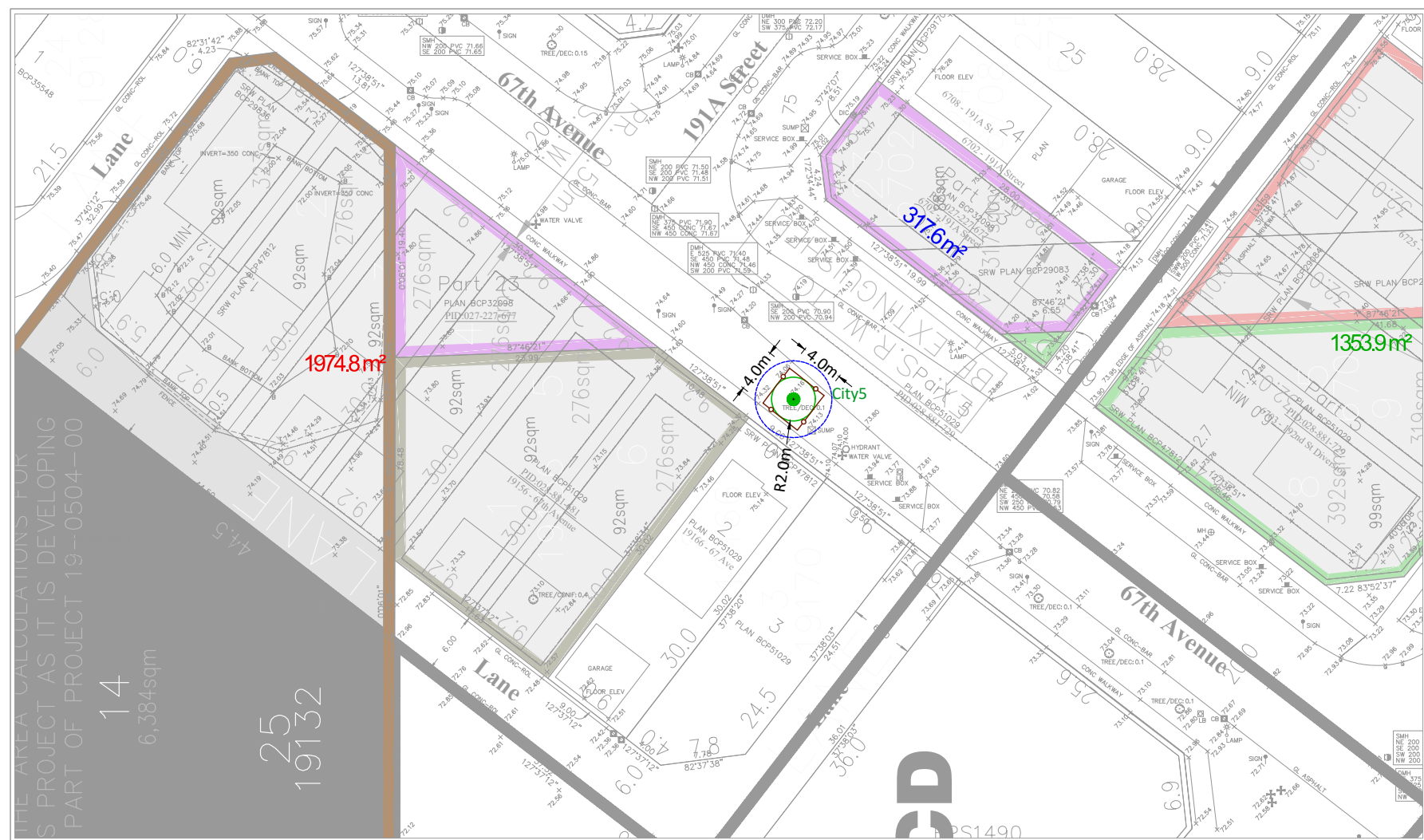
3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing title: Tree Replacement Plan (East)  
Project address: 19132 56 67 Ave, 6702 192A St, 670325 192St  
Client: Simranjeet Dhanoa

Drawing No: 001  
Date: 2022/04/13  
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**Page #**  
**2 of 2**





**LEGEND**

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED



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	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	4	3.0 meters	As shown	B. & B.

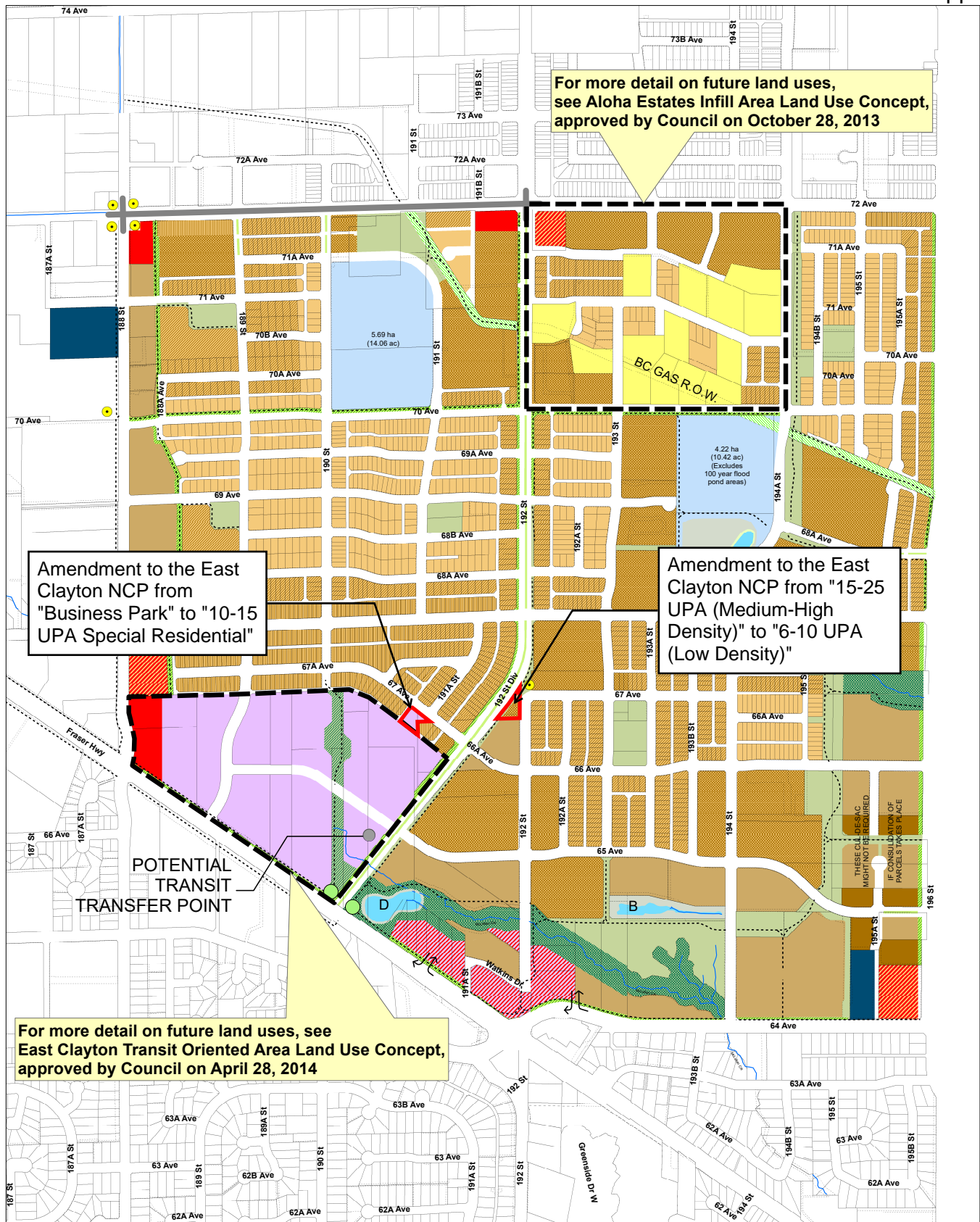


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**Page #**  
**1 of 2**



For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

Amendment to the East Clayton NCP from "Business Park" to "10-15 UPA Special Residential"

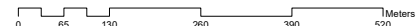
Amendment to the East Clayton NCP from "15-25 UPA (Medium-High Density)" to "6-10 UPA (Low Density)"

POTENTIAL TRANSIT TRANSFER POINT

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial
- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School and Park
- Riparian Protection Area
- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.

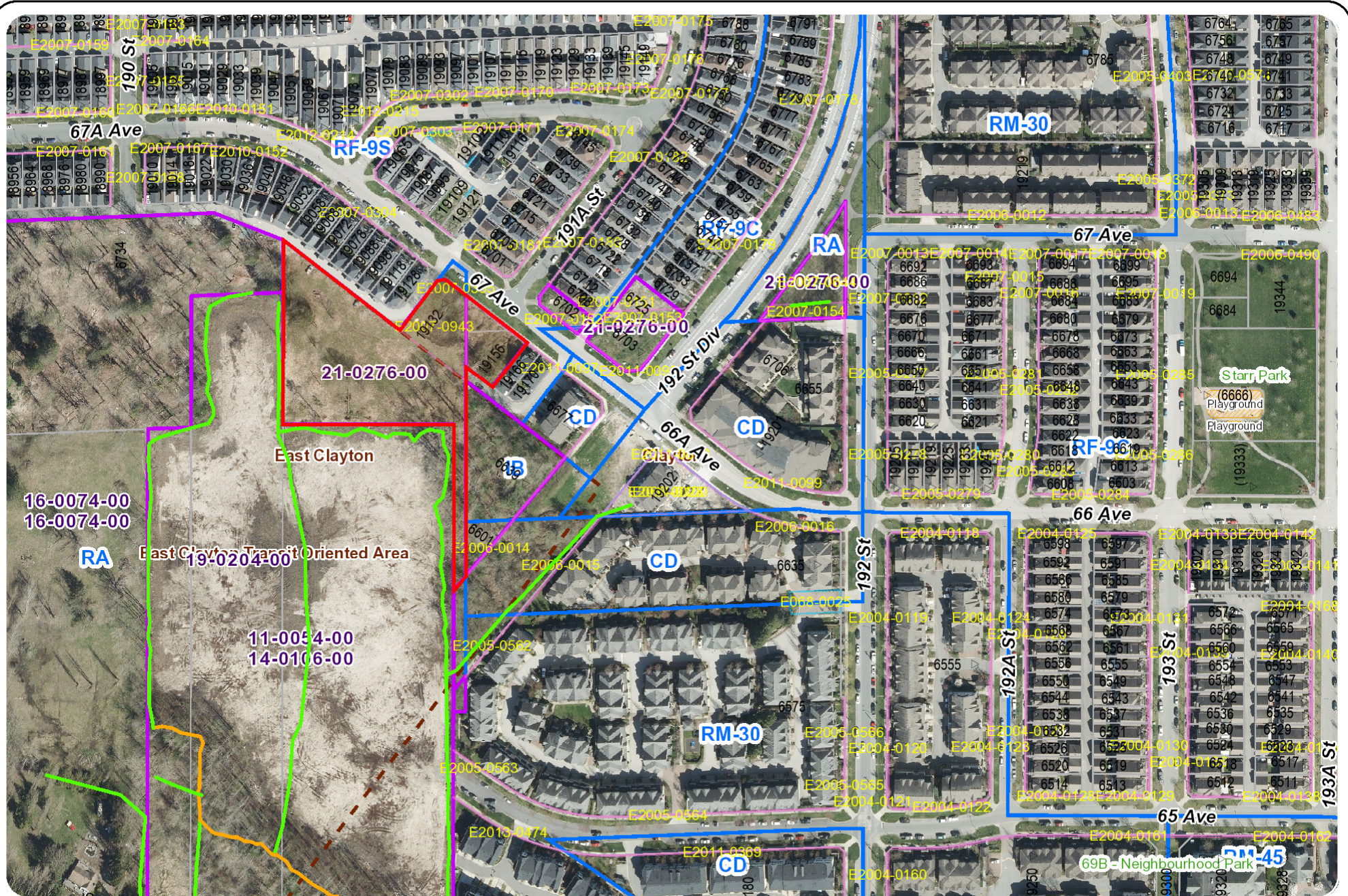
**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT







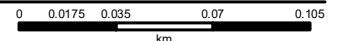
# Surrey File No. 21-0276



COSMOS Aerial (April 2021)

Scale: 1:2,727

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: 2022-09-10



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0276-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

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: 027-227-669

Lot 22 Section 16 Township 8 New Westminster District Plan BCP32098  
6725 - 192 Street Diversion

Parcel Identifier: 027-227-677  
Lot 23 Section 16 Township 8 New Westminster District Plan BCP32098  
6702 - 191A Street

Parcel Identifier: 027-454-169  
Lot 25 Section 16 Township 8 New Westminster District Plan BCP35548  
19132 - 67 Avenue

Parcel Identifier: 028-881-681  
Lot 1 Section 16 Township 8 New Westminster District Plan BCP51029  
19156 - 67 Avenue

Parcel Identifier: 028-881-729  
Lot 5 Section 16 Township 8 New Westminster District Plan BCP51029  
6703 - 192 Street Diversion

(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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot width is reduced from 15.0 metres to 13.5 metres for proposed Lot 12;
- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28.0 metres to 15.0 metres for proposed Lot 13;
- (c) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front (east) yard setback is reduced from 7.5 metres to 6.0 metres to attached garage and 4.5 metres to the remainder of the building face on proposed Lots 12 and 13;

- (d) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback is reduced from 7.5 metres to 5.5 metres to the building face on proposed Lots 12 and 13;
  - (e) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback for an accessory building or structure is reduced from 18.0 metres to 2.5 metres on proposed Lots 12 and 13;
  - (f) Section J.3 Special Regulations of Part 16 “Single Family Residential Zone (RF)” is varied to permit a basement well and basement access between the principal building and the front (west) lot line on proposed Lots 12 and 13; and
  - (g) Section J.2 Special Regulations of Part 17G “Special Single Family Residential (9) Zone (RF-9S)” is varied to permit a basement well and basement access between the principal building and the front lot line on proposed Lots 1-7.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  6. This development variance permit shall lapse 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.
  7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  8. 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



# PROPOSED SUBDIVISION LAYOUT

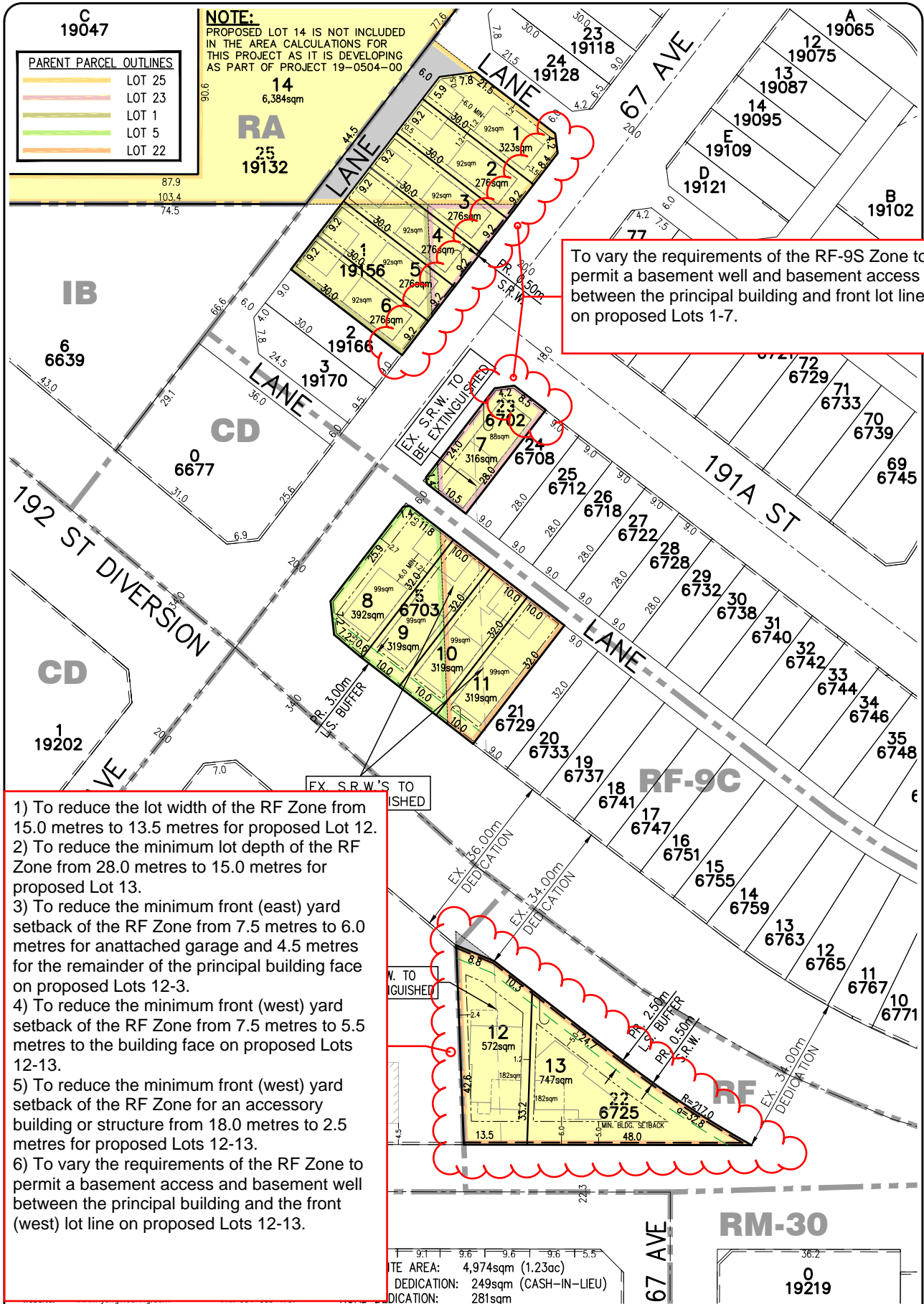
## LAYOUT CONCEPT

Planning & Development Department  
13450 - 104th Avenue, Surrey  
British Columbia, Canada V3T 1V8  
Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 -0 -00  
EXIST. ZONE: RA/RF-9S/RF-9C  
PROP. ZONE: RF/RF-9S/RF-9C



CIVIC ADDRESS: 19132/56 - 67 AVE.; 6702 - 191A ST.; 6703/25 - 192 ST. DIVISION; SURREY, BC  
LEGAL: LOT 25, PLN. BCP35548; LOTS 22&23, PLN. BC032098; LOTS 1&5, PLN. BCP51029; ALL OF SEC. 16, TWP. 8, N.W.D.



**C 19047**

PARENT PARCEL OUTLINES	
	LOT 25
	LOT 23
	LOT 1
	LOT 5
	LOT 22

**NOTE:**  
PROPOSED LOT 14 IS NOT INCLUDED IN THE AREA CALCULATIONS FOR THIS PROJECT AS IT IS DEVELOPING AS PART OF PROJECT 19-0504-00

To vary the requirements of the RF-9S Zone to permit a basement well and basement access between the principal building and front lot line on proposed Lots 1-7.

- 1) To reduce the lot width of the RF Zone from 15.0 metres to 13.5 metres for proposed Lot 12.
- 2) To reduce the minimum lot depth of the RF Zone from 28.0 metres to 15.0 metres for proposed Lot 13.
- 3) To reduce the minimum front (east) yard setback of the RF Zone from 7.5 metres to 6.0 metres for an attached garage and 4.5 metres for the remainder of the principal building face on proposed Lots 12-3.
- 4) To reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 5.5 metres to the building face on proposed Lots 12-13.
- 5) To reduce the minimum front (west) yard setback of the RF Zone for an accessory building or structure from 18.0 metres to 2.5 metres for proposed Lots 12-13.
- 6) To vary the requirements of the RF Zone to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13.

NET AREA: 4,974sqm (1.23ac)  
DEDICATION: 249sqm (CASH-IN-LIEU)  
DICATION: 281sqm

DRAWING PATH: E:\PROJECTS\215692\PLANNING\215692-ALT05B.DWG [LAYOUT] PLOT FILE UPDATED: SEPTEMBER 08 2022 - 9:09:39 AM BY: CGOLDSWAIN