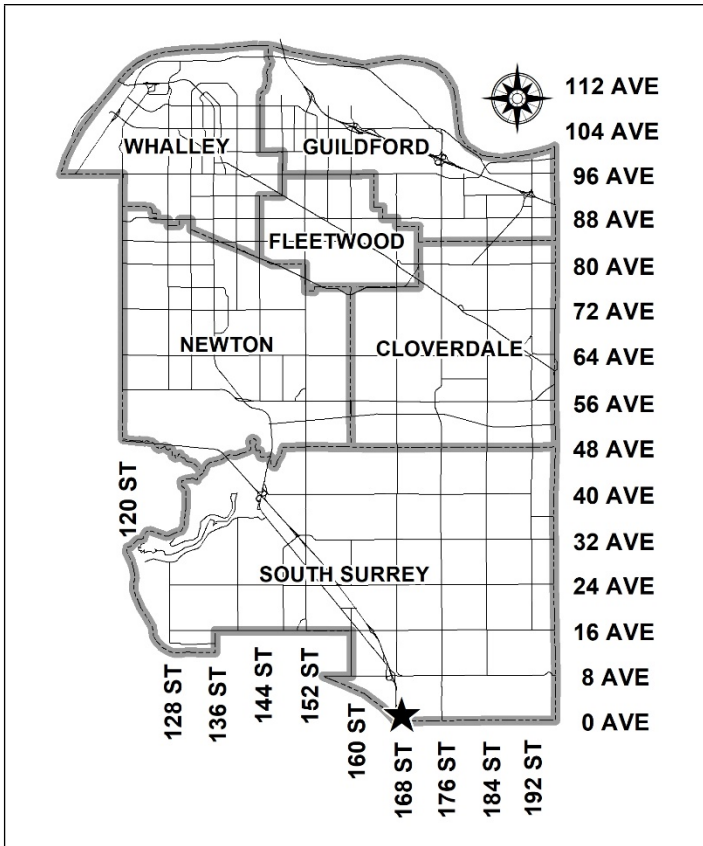


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0009-01

Planning Report Date: June 10, 2024



PROPOSAL:

- **Development Variance Permit**

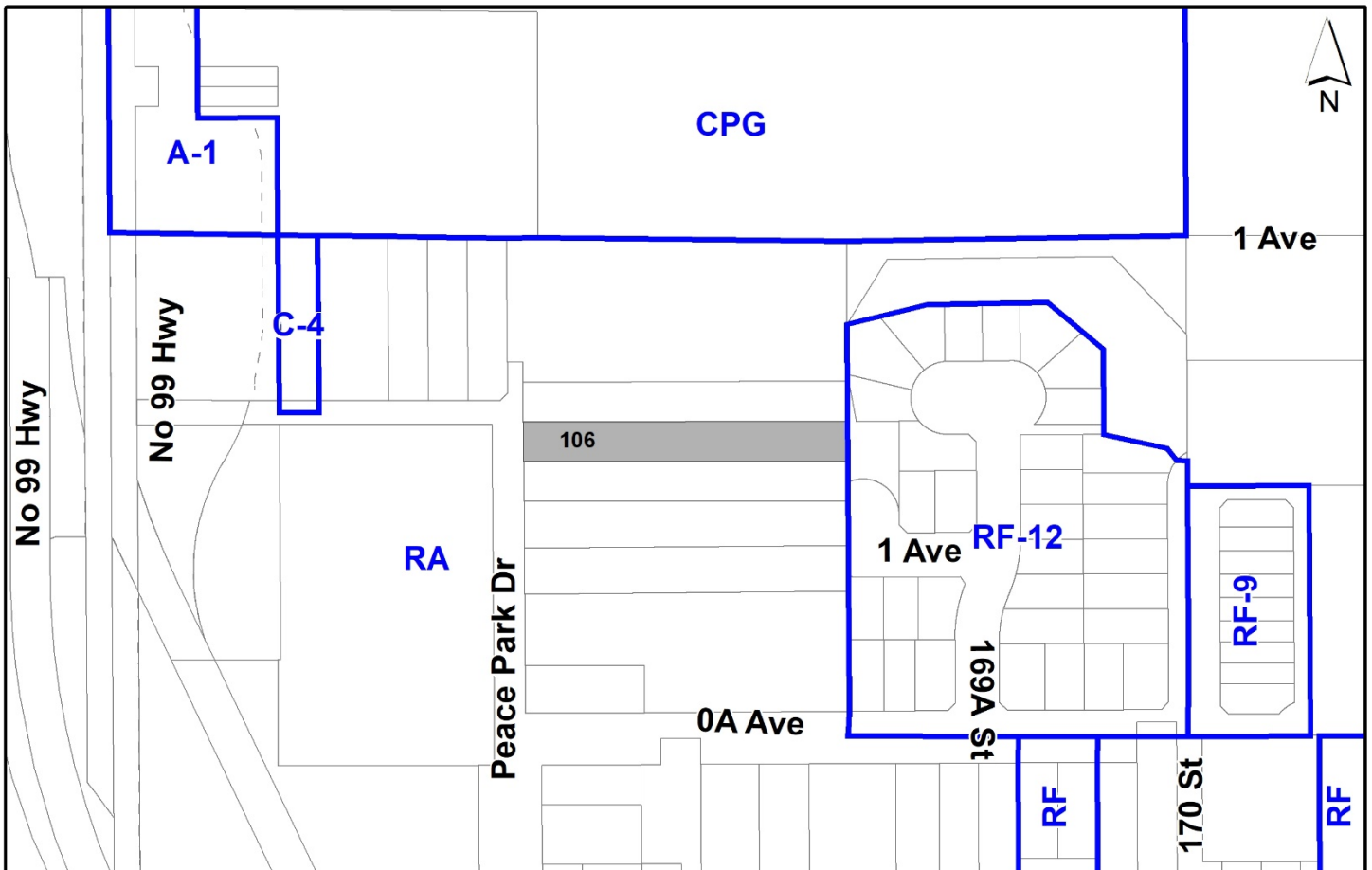
To permit construction of a single-family dwelling.

LOCATION: 106 Peace Park Drive

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Open Space / Townhouse / Urban Single Family



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum front yard setback of the One Acre Residential Zone (RA) Zone.

RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Application at the Regular Council – Land Use meeting on December 12, 2022.
- After Council received the result of Public Notifications at the Regular Council - Public Hearing meeting on January 8, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and Development Variance Permit (DVP) to vary the side yard setbacks.
- An additional variance has subsequently been identified to reduce a portion of the front yard setback under the RA Zone from 7.5 metres to 6.7 metres.
- Under the RA Zone, lots within the Urban designation in the Official Community Plan (OCP) may achieve partial front yard setbacks of 6.7 metres if they are equal to or less than 1,858 square metres in area. However, the subject parcel has a lot area of 1,913 sq. metres and thus requires a variance to reduce the front yard setback.
- The subject site is significantly encumbered by undevelopable areas (streamside and steep slopes) and has a lot width of 15.23 metres, which corresponds with a “Single Family Residential Zone (RF)” type of frontage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0009-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum front yard setback of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building is set back a minimum of 9 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0009-00 dated, December 12, 2022.

DEVELOPMENT PROPOSAL

Planning Considerations

- On January 8, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and a Development Variance Permit (DVP) to reduce the side yard setbacks to permit construction of a new single-family dwelling on the subject site.
- An additional variance has been identified to allow for a reduction of the minimum front yard setback.
- The subject site is 1,913 square metres in area and falls under the “One Acre Residential Zone (RA)”. The “Official Community Plan (OCP)” designation is “Urban.”
- Under the RA zone, a dwelling may be subject to flexible front and side yard setbacks if the property is equal to or less than 1,858 square metres and sited in an OCP Urban area. These provisions match those under the “Single Family Residential Zone (RF)” setbacks.
- These provisions are intended to allow smaller RA parcels to develop in a complementary way to standard 15 metre wide RF lots throughout urban single-family areas in the City.
- The subject property has a significant amount of undevelopable area due to the presence of a stream and steep slopes bisecting the central portion of the lot. The property also has a width of 15.23 metres, which falls far below the minimum width of 30 metres required for new RA lots.
- As such, the applicant is requesting that Council consider an additional DVP to reduce the minimum front yard setback to 6.7 metres for a maximum 50% width of the building.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in the original Engineering Review.

Zoning By-law

Setback Variances

- The applicant is requesting the following variance:
 - to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum front yard setback for of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building remains set back by a minimum of 9 metres.
- The proposed variance would not be required if the lot was equal to or less than 1,858 square metres. A significant portion of the property is undevelopable. The proposed variance would contribute to a more urban single-family streetscape, corresponding with adjacent homes on the block.
- Much of the applicant's property is undevelopable due to the presence of sensitive streamside and steep slopes areas near the centre of the lot. The proposed variance permits a building envelope that is 6 metres away from the streamside setback and will allow the building envelope to remain farther away from the streamside setback area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0009-01
Appendix II. Initial Planning Report No. 7922-0009-00, December 12, 2022

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0009-01

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: 001-007-271
Lot 2 Section 6 Township 7 New Westminster
District Plan 7453
106 Peace Park Drive

(the "Land")

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

- to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum front yard setback for of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building remains set back by a minimum of 9 metres.

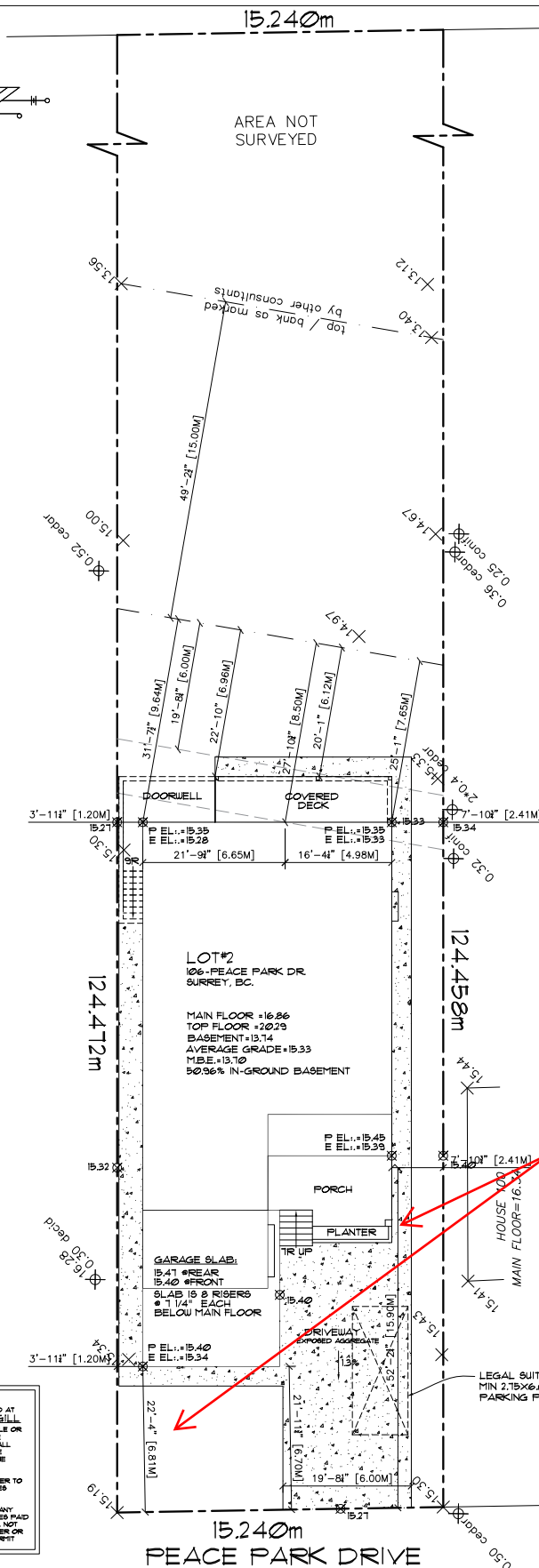
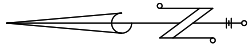
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. 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 .

Mayor – Brenda Locke

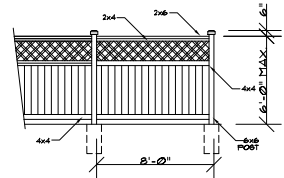
City Clerk and Director of Legislative
Services
Jennifer Ficocelli

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NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
- 01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
- 02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 18 METRES (60 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
- 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4"=1'

NOTES:

- 1. CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY GILL DRAFTING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
- 2. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
- 3. CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
- 4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3031 LATEST EDITION.
- 6. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3000 PSI.
- 7. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE, TABLE 6.2.1.1.1.

to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum front yard setback for of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building remains set back by a minimum of 9 metres.

SITE PLAN
SCALE: 1/8"=1'

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND B.C. ENERGY STEP CODE.

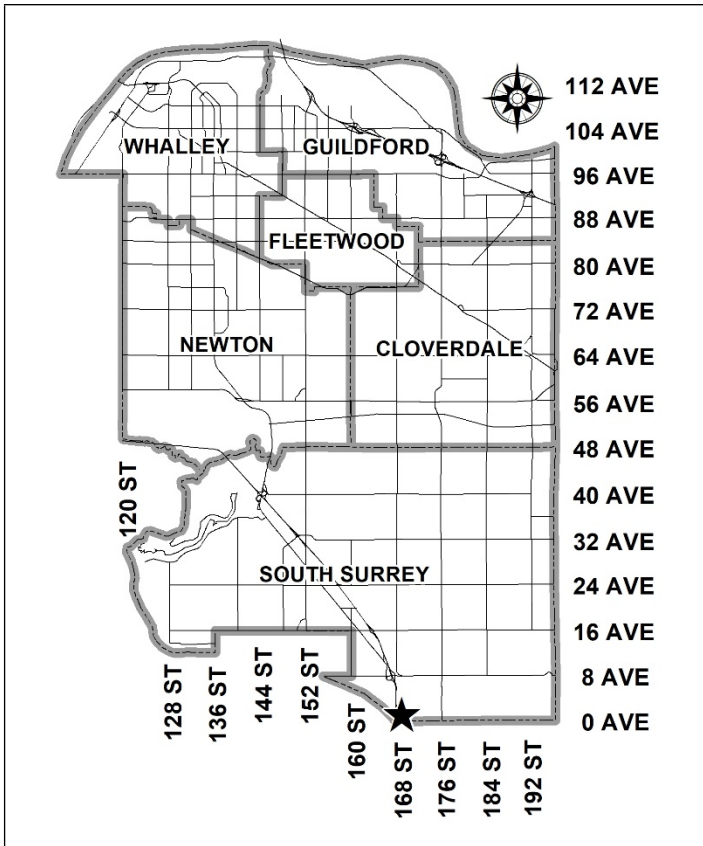
COPYRIGHT RESERVED.
THIS PLAN AND DESIGN AND ITS COMPONENTS IS AND ALL RIGHTS REMAIN THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND CANNOT BE USED IN WHOLE OR IN PART WITHOUT THE AUTHORIZED WRITTEN CONSENT OF THE ORIGINAL CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ALL ERRORS AND OMISSIONS ARE TO BE REPORTED TO GILL DRAFTING LTD. DO NOT SCALE THE DRAWINGS.
THE OWNER AGREES THAT ANY ATTEMPT BY THE OWNER TO USE THESE DRAWINGS FOR ANY PURPOSE CONSTITUTES ACCEPTANCE OF THE DRAWINGS BY THE OWNER. IT IS FURTHER AGREED THAT WITH ACCEPTANCE OF THESE DRAWINGS BY THE OWNER THE OWNER AGREES THAT ANY CAUSE SHALL BE LIMITED TO THE AMOUNT OF THE FEE PAID TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT HAS BEEN ISSUED.

OWNER: ELEN	PROJECT NAME: LOT #2 @ 106 - PEACE PARK DRIVE SURREY, BC	DESIGNER ADDRESS: GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #21 2871-16 AVE. SURREY, B.C. V3U 6E6 TEL: (604) 995-6866 FAX: (604) 995-6831 WEBSITE: WWW.GILLDRAFTING.COM			REVISIONS	BY	DRAWING NO. GD21-4209
SCALE: AS NOTED							SHEET NO. 1 OF 11
DATE: AUG/09/2021							
DRWD: JFS							
PHONE: 778-846-8607							

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0009-00

Planning Report Date: December 12, 2022



PROPOSAL:

- **Development Permit** for Hazard Lands and Sensitive Ecosystems.
- **Development Variance Permit**

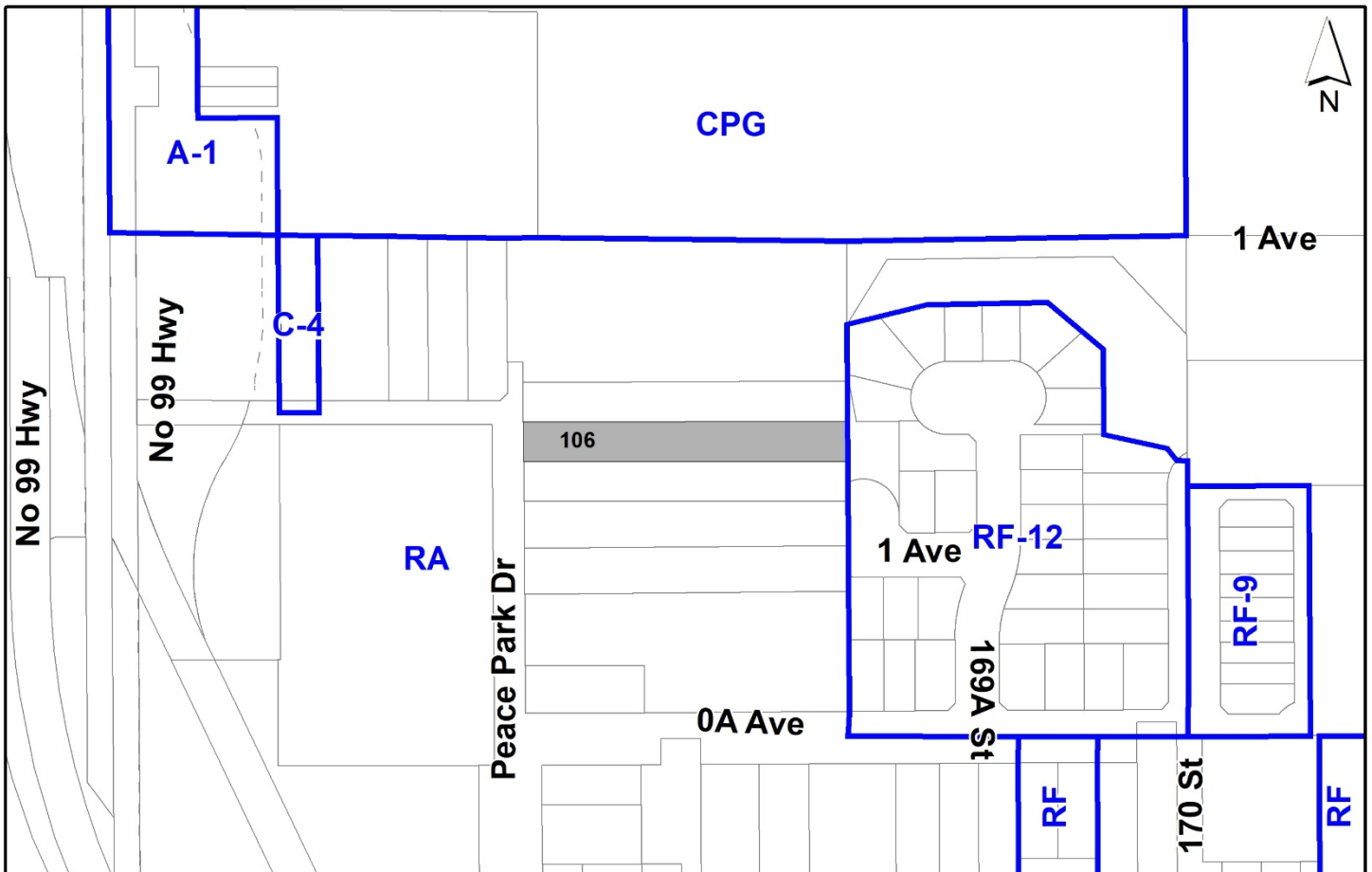
to permit construction of a single-family dwelling.

LOCATION: 106 - Peace Park Drive

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Open Space / Townhouse / Urban Single Family



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the side yard setback requirements of the One Acre Residential Zone (RA) Zone.

RATIONALE OF RECOMMENDATION

- While the subject property is zoned RA, the property's 15.23 metre lot width and limited developable area are similar to the dimensions under a Single Family Residential (RF) zoned lot. Under the RF zone, a property may have one side yard setback of 1.2 metres provided that the opposite side yard setback is a minimum of 2.4 metres. The applicant proposes a lower building floor area than would be permitted for an RF lot of the same area.
- The subject lot is unusually narrow for an RA property, which makes it challenging to provide a reasonably sized building envelope given the larger side yard setbacks that are required under the RA zone.
- If the applicant proposed a new single-family dwelling without the subject variance, they would be impacted by a 4.5 metre side yard setback on each yard on a lot of 15.23 metres width. This would result in an unusually narrow maximum building width of 6.23 metres.
- Lots abutting the subject property (114 and 100 Peace Park Drive) have received relaxations to side lot setbacks through the Board of Variance.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The applicant has demonstrated support from the abutting neighbours for the variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0009-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).
2. Council approve Development Variance Permit No. 7922-0009-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum side yard (north) setback for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback is a minimum of 2.4 metres to the principal building face.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) completion of a Peer Review of the finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (d) submission of a finalized Ecosystem Development Plan, Landscape, Monitoring, and Fence Security, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access; and
 - (g) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted Geotechnical Report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / NCP Designation	Existing Zone
Subject Site	Single family housing	Urban, Agricultural / Open Space, Townhouse, Urban Single Family	RA
North:	Single family housing, Golf Course	Urban, Agricultural / Open Space, Townhouse, Urban Single Family	RA, CPG
East:	Single family housing	Urban / Single Family Flex	RF-12
South :	Single family housing, Development Application No. 7918-0291-00 (NCP Amendment from Townhouse and Urban Single Family to Single Family Flex; Rezoning from RA to RF and RF-13; Subdivision into 11 single family lots and one lot to be conveyed for City conservation)	Urban / Open Space, Townhouse, Urban Single Family	RA, RF
West (Across Peace Park Dr.):	Peace Arch Park	Conservation and Recreation / Open Space	RA

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP), and "Townhouse (15 u.p.a)", "Open Space", and "Urban Single Family (6 u.p.a)" under the Douglas Neighbourhood Concept Plan (NCP) Area. The subject site is 1,913 square metres in area and zoned "One Acre Residential Zone (RA)".

- As the lot is bisected by the tributary of an unnamed Class B creek, the subject property falls under the Development Permit Areas for Hazard Lands (Steep Slopes) and Sensitive Ecosystem (Streamside Area).
- The subject property is 15.23 metres wide and 124.54 metres deep.
- The lots on this block from the east-west portion of Peace Park Drive to oA Avenue are zoned RA. The properties are unusually narrow RA zoned lots. Due to this dimensional constraint, the abutting properties have setback relaxations through the Board of Variance to permit building additions.
- 114 Peace Park Drive received a side yard setback relaxation from 4.5 metres to 0.4 metres for the south yard to build a carport roof, which abuts the subject property. 100 Peace Park Drive received a side yard setback reduction from 4.5 metres to 1.1 metres for the north yard to retain the existing dwelling, which abuts the subject property.
- The subject property is adjacent to Development Application No. 7918-0291-00, which was granted Third Reading of the associated Rezoning By-law at the Regular Council – Public Hearing meeting on October 7, 2019. That application is proposing an NCP amendment and rezoning from RA to “Single-Family Residential 13 Zone (RF-13)”. The subdivision concept under this application proposes urban single-family development of the western portion of the subject block on Peace Park Drive under the RF-13 zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to demolish the existing single-family dwelling and build a new house under the existing RA zone on the western portion of the lot. The applicant also proposes to build a perimeter drainage system that outflows into the watercourse bisecting the site.
- The site plan depicts all building on the west side of the lot.
- The applicant is proposing a single-family dwelling with a floor area of 457 square metres. A property under the RA zone that is designated Urban under the City of Surrey’s Official Community Plan (OCP) and greater than 1,858 square metres in area is not subject to a maximum floor area.
- Under the existing zoning, the applicants can achieve a larger home than what would be constructed should the property develop in-accordance with the Douglas Neighbourhood Concept Plan (NCP) for the developable portions of the site (Urban Single Family (6 UPA) and Townhouses (15 UPA)).
- The applicant’s proposes a floor area less than the maximum sized dwelling (465 square metres) that could be achieved on a property under the Single Family Residential (RF) Zone.

- The proposed building requires a variance to reduce the side yard setbacks of the RA zone from 4.5 metres to the principal building face to 1.2 metres on the north side and 2.4 metres on the south side.
- As the property is 15.23 metres wide and impacted by two side yard setbacks of 4.5 metres, the applicant can only propose a home with a maximum width of 6.23 metres if the subject variance is not supported. This would be significantly narrower than a standard home on an RA or RF lot and narrower than any other home on this block.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in Appendix III.
Parks, Recreation & Culture:	The closest active park is Peace Arch Park which is across the street. The closest natural area is the 146F Greenbelt and is 420 metres away. Future active parkland is proposed adjacent to the development as part of the Douglas Neighbourhood Concept Plan (NCP)

Natural Area Considerations

- The subject site contains a Class B tributary bisecting the property, splitting the lot into east and west portions.
- A WSA Change Approval authorization was issued by the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD) to provide Provincial authorization for the construction of a storm sewer outfall conveying perimeter drainage from the proposed single-family dwelling to the on-site stream.
- A Letter of Advice from Fishers and Oceans Canada (DFO) was issued on February 2, 2022, detailing recommendations on proceeding with the installation of a storm management system connected to a stream comprising fish habitat. DFO has advised that so long as the application adheres to the implementation measures advised in the Letter of Advice, the proposal will not require authorization under the Fisheries Act.
- The applicant is proposing Minimum Safeguarding of the streamside area, which entails private retention and improvement of the on-site streamside protection area. The applicant will register a Restrictive Covenant over the designated Streamside Protection area for safeguarding and maintenance of the Protection Area in perpetuity.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Lot Setback Variance

- The applicant is requesting the following variances:
 - to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum side yard (north) setback for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback is a minimum of 2.4 metres.
- Lots abutting the property have received setback variances owing to the unusually narrow lot widths in this area.
- The subject property has a width of 15.23 metres, which is similar to the minimum width of a lot under the “Single Family Residential (RF) Zone”. Under the RF zone, a property may have one side yard setback of 1.2 metres provided that the opposite side yard setback is a minimum of 2.4 metres.
- Without the subject variance, the applicant could only achieve a maximum building width of 6.23 metres. This is unusually narrow for a single-family residential dwelling and slimmer than any of the other homes on this block.
- Much of the applicant’s property is undevelopable due to the presence of a Streamside Protection Area and steep slopes setback. The applicant proposes safeguarding of the protection area and a 6 metre buffer from the streamside setback, above the recommended 4.5 metre buffer under the Sensitive Ecosystem Development Permit guidelines.
- The applicant has demonstrated neighbouring support for the variance.
- Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows south. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) natural watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- The project QEP submitted a landscape plan to improve and safeguard the riparian ecosystem adjacent to the developable portion of the site with a vegetated buffer. The proposed landscape materials include native species consisting of firs, redcedars, nootka rose, and pacific ninebark.
- The applicant is required to have a peer review completed to confirm the findings of the Ecosystem Development Plan (EDP) as a condition of Final Adoption, should the proposal be supported by Council. Any required changes resulting from this review will be incorporated into the SEDP prior to consideration of Final Adoption.
- Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. prepared a Riparian Area Protections Regulations (RAPR) report for the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD) confirming that the proposal was compliant with the RAPR setback. FLNRORD provided confirmation that the report met RAPR assessment and reporting criteria on May 17, 2022.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The middle of the property is impacted by steep slopes adjacent the watercourse. The middle of the property is low lying, with a watercourse bisecting the site. The central lower lying area of the watercourse is approximately 3.5 metres lower in elevation than the west and east top of banks.
- A geotechnical report was prepared by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated June 20, 2022, was peer reviewed by Kashmir Bawa, *P. Eng.*, of Tetron Engineering Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by the peer reviewer and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including stripping the building site of all unsuitable soils, to conduct site preparation during extended dry weather, and that the structural fill be approved by the geotechnical professional in-advance of placement.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. Whereas the portion of the lot where the new home will be located contains no on-site trees, the streamside area and eastern portion of the lot are significantly landscaped with mature trees. These areas are separated from the construction area by approximately 30 metres. As such, the Arborist Assessment only considers impacts to City and off-site trees, which are not included in the standard tree preservation summary table.
- The Arborist Assessment states that there are a total of 7 mature trees near the home construction area, excluding Alder and Cottonwood trees. Of the 7 trees, 2 are on 114 Peace Park Drive, 4 are on 100 Peace Park Drive, and 1 is a City tree on a road right-of-way.
- It was determined that 3 of the off-site trees noted above, including 1 City tree, can be retained as part of this development proposal. The owners of 114 and 100 Peace Park Drive have provided their authorization for removal of 4 trees. The proposed tree retention was assessed taking into consideration the narrow lot widths and proximate building footprints.
- For those trees that cannot be retained, Trees & Landscaping would require replacement trees or cash-in-lieu on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. Replacement trees would need to be sited to the property on which the original tree was removed. This would require replacement of 2 trees on 114 Peace Park Drive and 6 trees on 100 Peace Park Drive.
- The applicant proposes one replacement tree on 114 Peace Park Drive and 3 replacement trees on 100 Peace Park Drive. Since only 4 replacement trees can be accommodated across both properties, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$2,200.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

INFORMATION ATTACHED TO THIS REPORT

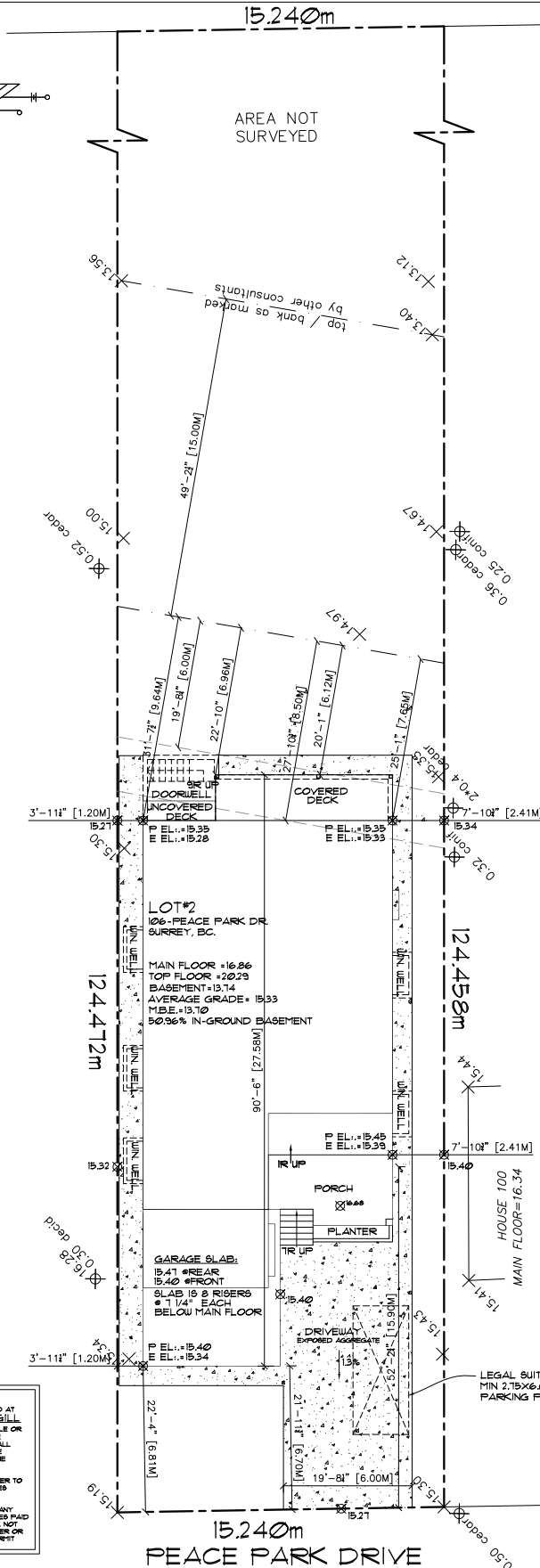
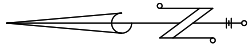
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7922-0009-00
- Appendix III. Engineering Summary
- Appendix IV. Tree Management and Replacement Proposal
- Appendix V. Environmental Setbacks and Riparian Area Improvement Plan

approved by Shawn Low

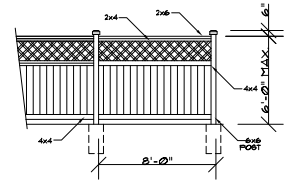
Jeff Arason
Acting General Manager
Planning and Development

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- 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4"-1"

NOTES:

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- 2. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
- 3. CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
- 4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3031 LATEST EDITION.
- 6. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3000 PSI.
- 7. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO C.S.A. LATEST EDITION.
- 8. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- 9. ALL TRUSSES SHALL BE DESIGN AND SEALED BY P. ENG. REGISTERED IN B.C.
- 10. ALL BEAM SIZES AND SUPPORT SYSTEM SHOULD BE CHECKED AND VERIFIED BY P. ENG. REG. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
- 11. CONFIRM ALL WINDOW SIZES AT SITE AFTER ROOF AND TRUSSES INSTALLATION.
- 12. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 901 LATEST EDITION.
- 13. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- 14. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
- 15. ALL CONTRIBUTION TO COMPLY WITH B.C. BUILDING CODE CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.

SITE PLAN
SCALE: 1/8"-1"

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND B.C. ENERGY STEP CODE.

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OWNER: ELEN	PROJECT NAME: LOT #2 @ 106 - PEACE PARK DRIVE SURREY, BC	DESIGNER ADDRESS: GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT 921 2871-16 AVE. SURREY, B.C. V3U 6E9 TEL: (604) 995-8866 FAX: (604) 995-8831 WEBSITE: WWW.GILLDRAFTING.COM			REVISIONS	BY	DRAWING NO. GD21-4209
SCALE: AS NOTED							SHEET NO. 1 OF 11
DATE: AUG/09/2021							
DRWD: JFS							
PHONE: 778-846-8607							

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0009-00

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: 001-007-271
Lot 2 Section 6 Township 7 New Westminster
District Plan 7453
106 Peace Park Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - To vary Part 12.1 Section F. to reduce the minimum side yard setback (north) for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback (south) is a minimum of 2.4 metres to the principal building face.

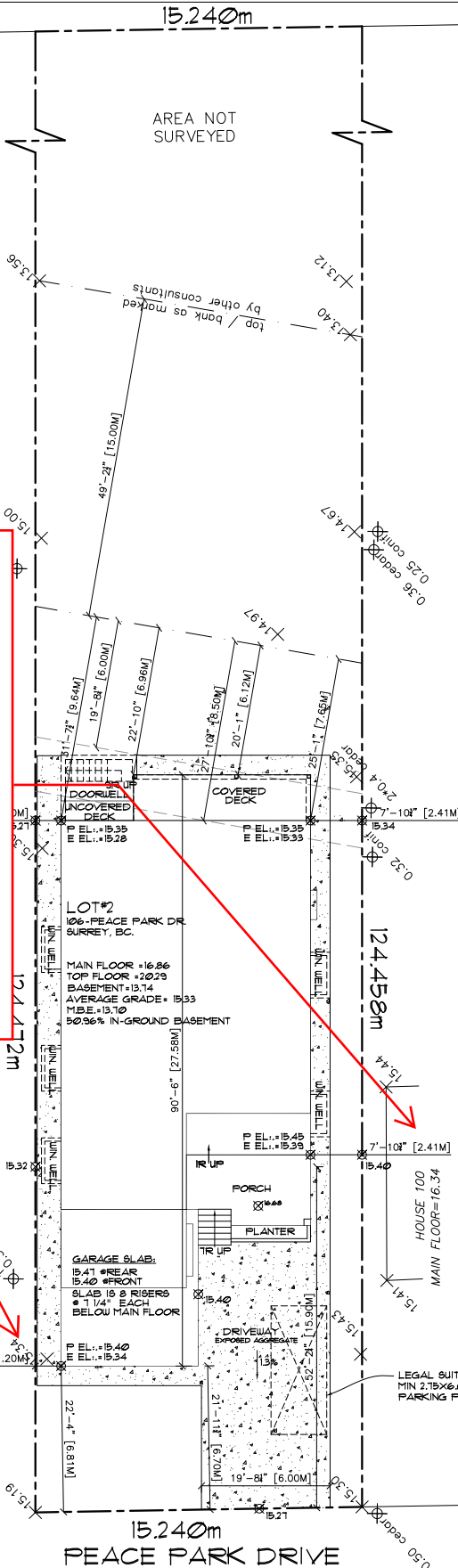
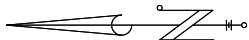
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. 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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

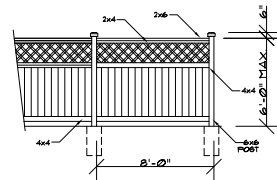
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE SAME.



DVP 7922-0009-00:
to reduce the side yard setback (north) for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback (south) is a minimum of 2.4 metres to the principal building face.

NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
- 01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
- 02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 18 METRES (60 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
- 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4"=1'

NOTES:

- 1. CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY GILL DRAFTING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
- 2. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
- 3. CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
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- 10. ALL BEAM SIZES AND SUPPORT SYSTEM SHOULD BE CHECKED AND VERIFIED BY P. ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
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SITE PLAN
SCALE: 1/8"=1'

COPYRIGHT RESERVED.
THIS PLAN AND DESIGN AND ITS COMPONENTS IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND CANNOT BE USED IN WHOLE OR IN PART WITHOUT THE AUTHORIZED WRITTEN CONSENT OF THE ORIGINAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ALL ERRORS AND OMISSIONS ARE TO BE REPORTED TO GILL DRAFTING LTD. DO NOT SCALE THE DRAWINGS.
THE OWNER AGREES THAT ANY ATTEMPT BY THE OWNER TO USE THESE DRAWINGS FOR ANY PURPOSE CONSTITUTES ACCEPTANCE OF THE DRAWINGS BY THE OWNER. IT IS FURTHER AGREED THAT WITH ACCEPTANCE OF THESE DRAWINGS BY THE OWNER THE OWNER AGREES THAT ANY CLAIMS SHALL BE LIMITED TO THE AMOUNT OF THE FEE PAID TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT HAS BEEN ISSUED.

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE AND B.C. ENERGY STEP CODE.

OWNER: ELEN	PROJECT NAME: LOT #2 @ 106 - PEACE PARK DRIVE SURREY, BC	DESIGNER ADDRESS: GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #21 2871-16 AVE. SURREY, B.C. V3U 6E6 TEL: (604) 995-8866 FAX: (604) 995-8831 WEBSITE: WWW.GILLDRAFTING.COM			REVISIONS	BY	DRAWING NO. GD21-4209
SCALE: AS NOTED							SHEET NO. 1 OF 11
DATE: AUG/09/2021							
DRWD: JPS							
PHONE: 718-846-8607							



INTER-OFFICE MEMO

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

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

DATE: **September 01, 2022** PROJECT FILE: **7822-0009-00**

RE: **Engineering Requirements
Location: 106 Peace Park Dr**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

Engineering has no concerns related to the proposed variance for side yard setbacks.

The following issue is to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) and Hazard Lands associated with the proposed construction of a new single-family dwelling on the RA property:

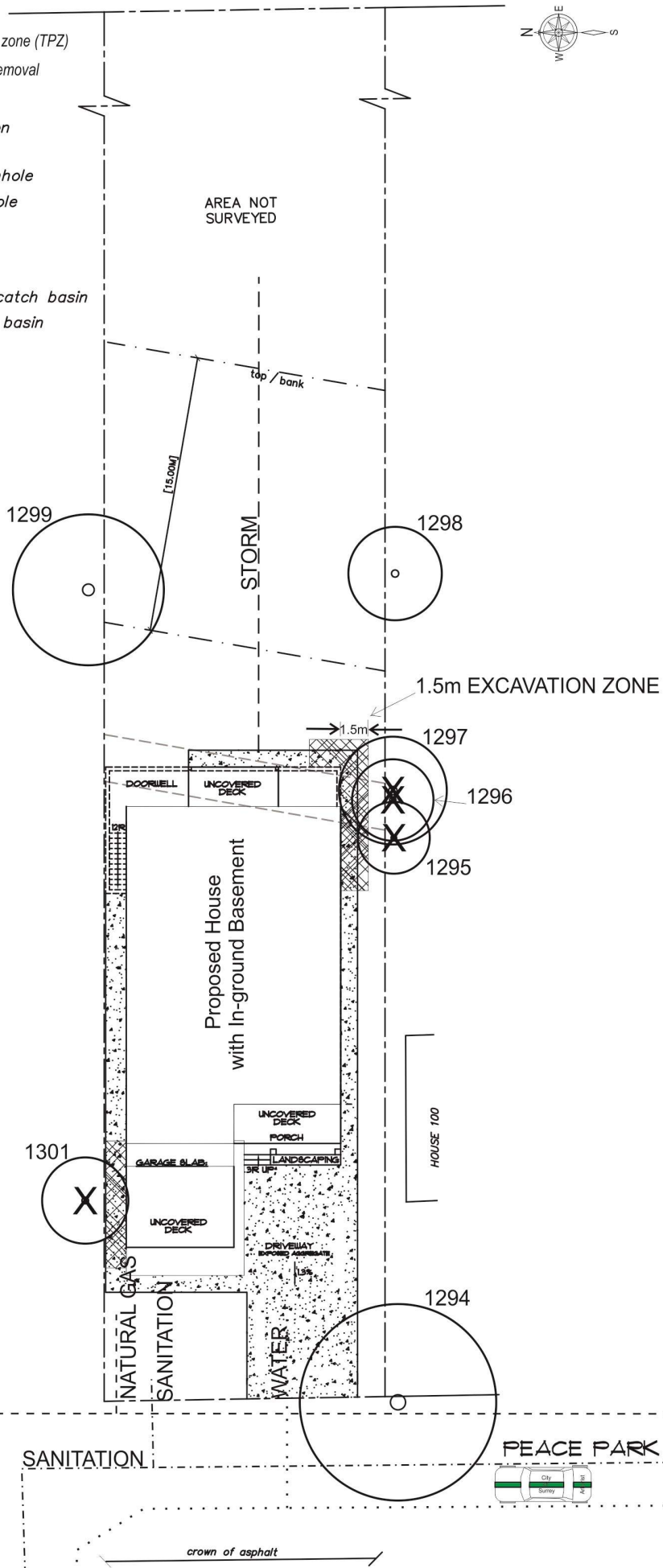
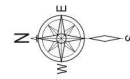
- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the water course located within the subject property. The SRW/RC is to be registered over the setbacks (both sides) from the top of banks as per Part 7A of the Zoning Bylaw.

A Servicing Agreement is not required, but an Administrative Processing fee is required for the legal documents above.

Jeff Pang, P.Eng.
Development Services Manager

LEGEND :

- #xxxx ○ Denotes tree and protection zone (TPZ)
- #xxxx ⊗ Denotes tree proposed for removal
- #xx ⊗ Denotes replacement tree
- x 0.00 Denotes spot elevation
- PP ⊗ Denotes power pole
- SAN MH ⊗ Denotes sanitary manhole
- STM MH ⊗ Denotes storm manhole
- WM ⊗ Denotes water meter
- PP ⊗ Denotes power pole
- GW ✕ Denotes guy wire
- CB ⊗ Denotes rectangular catch basin
- RCB ⊗ Denotes round catch basin
- WV ⊗ Denotes water valve
- FH ⊗ Denotes fire hydrant
- SN ⊗ Denotes traffic sign
- STP ○ Denotes stump
- #Hxxx ○ Denotes hedge or shrub



LIST OF DRAWINGS
 1. All trees
 2. Only trees to be retained and Tree protection barriers and replacement trees



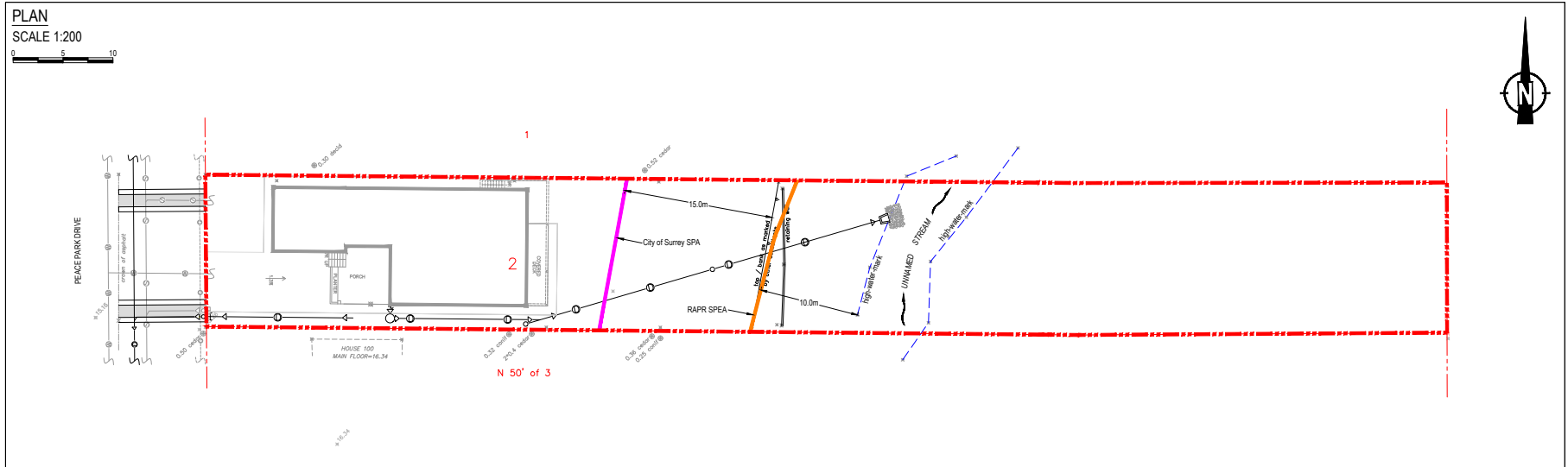
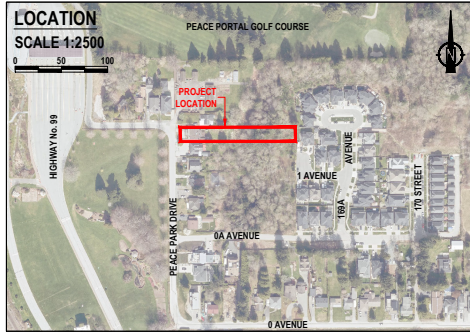
SCALE - AS SHOWN
 ALL DISTANCES ARE IN METERS

REVISIONS	BY

TREE MANAGEMENT PLAN

KHAN RESIDENCE 106 Peace Park Dr. Surrey, BC

Date	Apr. 6, 2021
Scale	1 : 319.05
Drawn	Freedom
Job	
Sheet	1 of 2
Or	Sheets



REFERENCE DRAWINGS

1. Sheet 1 of 2, Rev. 1, "Key Plan", June 18, 2021, i3 Building Science & Consulting Inc.
2. 2020 Legal Base from City of Surrey.
3. 2020 Ortho Photograph from City of Surrey.

106 PEACE PARK DRIVE, SURREY



www.enviowest.ca



Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2

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

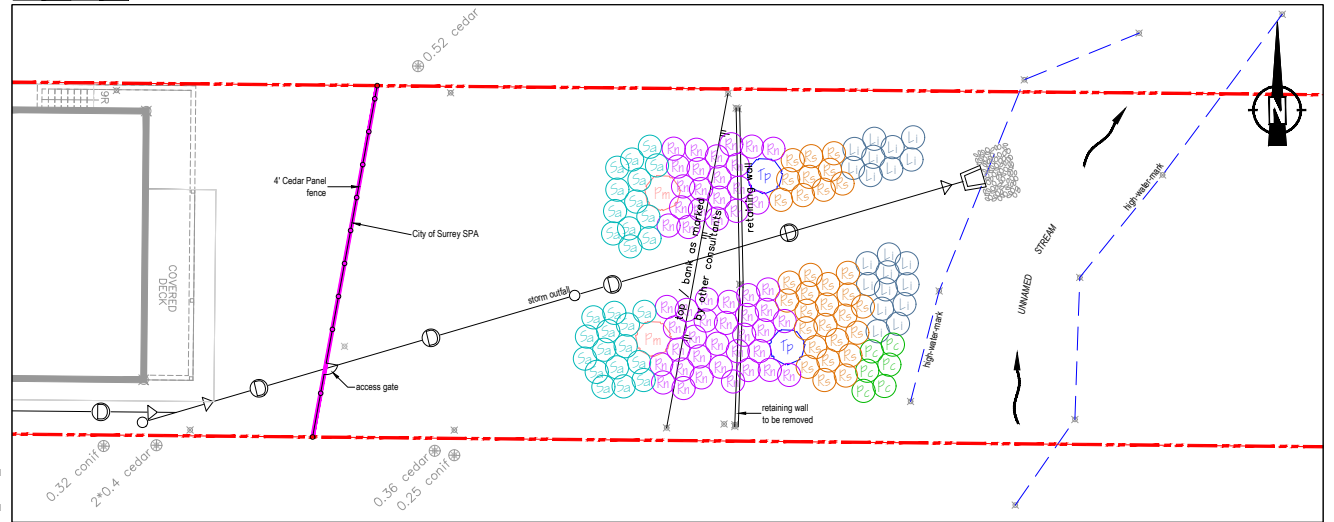
SETBACKS

DESIGN: RWS	DRAWN: SDJ	CHECKED: RWS	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER: 2771-01-02	
DATE: October 15, 2021				

LOCATION



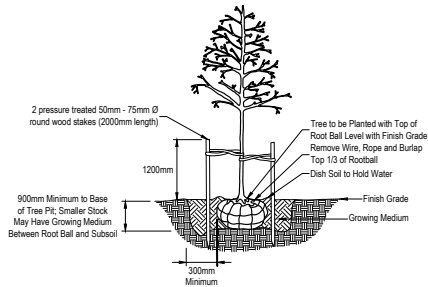
PLAN



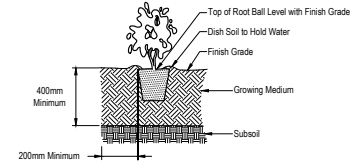
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	Douglas-fir	<i>Pseudotsuga menziesii</i>	2	2.0m B&B; densely branched; well established
	western redcedar	<i>Thuja plicata</i>	2	2.0m B&B; densely branched; well established
	black twinberry	<i>Lonicera involucrata</i>	20	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	51	no. 2 pot; multi-element; densely branched; well established
	Pacific ninebark	<i>Physocarpus capitatus</i>	6	no. 2 pot; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	31	no. 2 pot; multi-element; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	28	no. 2 pot; densely branched; well established

TYPICAL B&B TREE PLANTING DETAIL
N.T.S.



TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL
N.T.S.



REFERENCE DRAWINGS

1. Sheet 1 of 2, Rev. 1, "Key Plan", June 18, 2021. © Building Science & Consulting Inc.
2. 2020 Legal Base from City of Surrey.
3. 2020 Ortho Photograph from City of Surrey.

GENERAL LANDSCAPE SPECIFICATIONS

1. Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (latest edition) jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia" (Version 2022.01, Government of British Columbia).
3. All plant material is to be inspected and approved by Envirowest prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
5. All blackberry (*Rubus discolor* and *R. laciniatus*) is to be cleaned and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with rough bentsgrass (*Agrostis scabra*) and fowl bluegrass (*Poa palustris*), both at 50% composition by seed weight.
8. All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
9. The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship five (5) years from planting.

106 PEACE PARK DRIVE, SURREY



envirowest
www.envirowest.ca

envirowest consultants inc.

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

LANDSCAPE PLAN SPECIFICATIONS AND DETAILS

DESIGN: RWS	DRAWN: SCM	CHECKED: RWS	REVISION: 00	REVISION DATE:
SCALE: As Shown	PROJECT NUMBER: 2771-01	DRAWING NUMBER:	2771-01-03	
DATE: July 22, 2022				