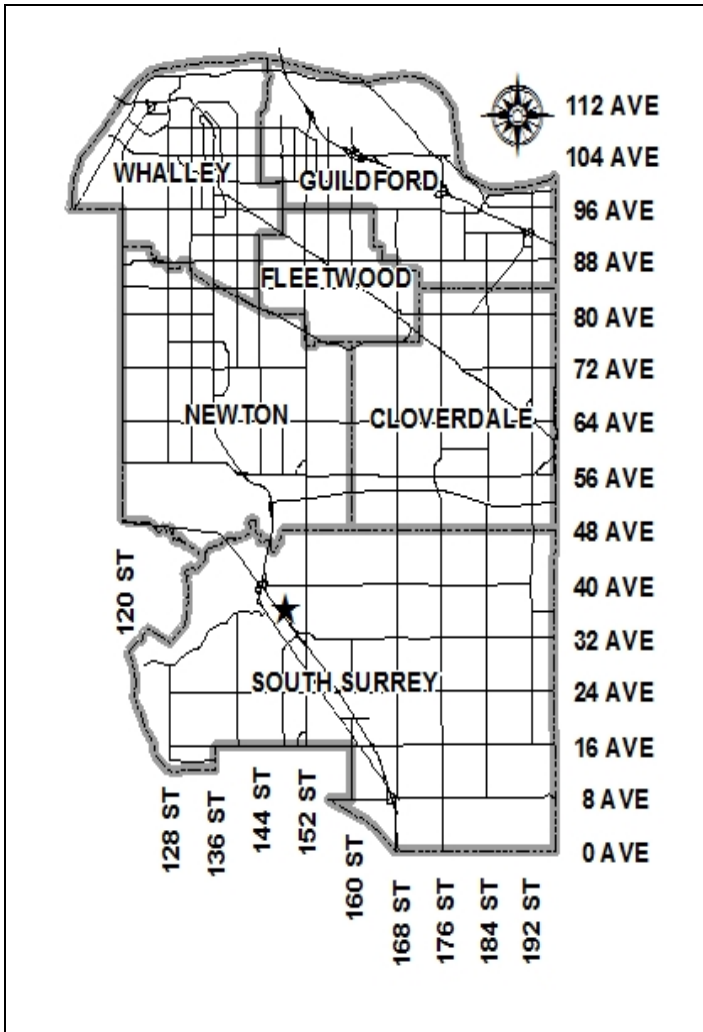


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0018-00

Planning Report Date: May 16, 2016



**PROPOSAL:**

- **NCP Amendment** of a portion of the site from Townhouse and Cluster Housing to Single Family Small Lots and Preservation Area/Open Space
- **Rezoning** from RA and CD (By-law No. 14410) to RF-12
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into approximately 29 single family small lots.

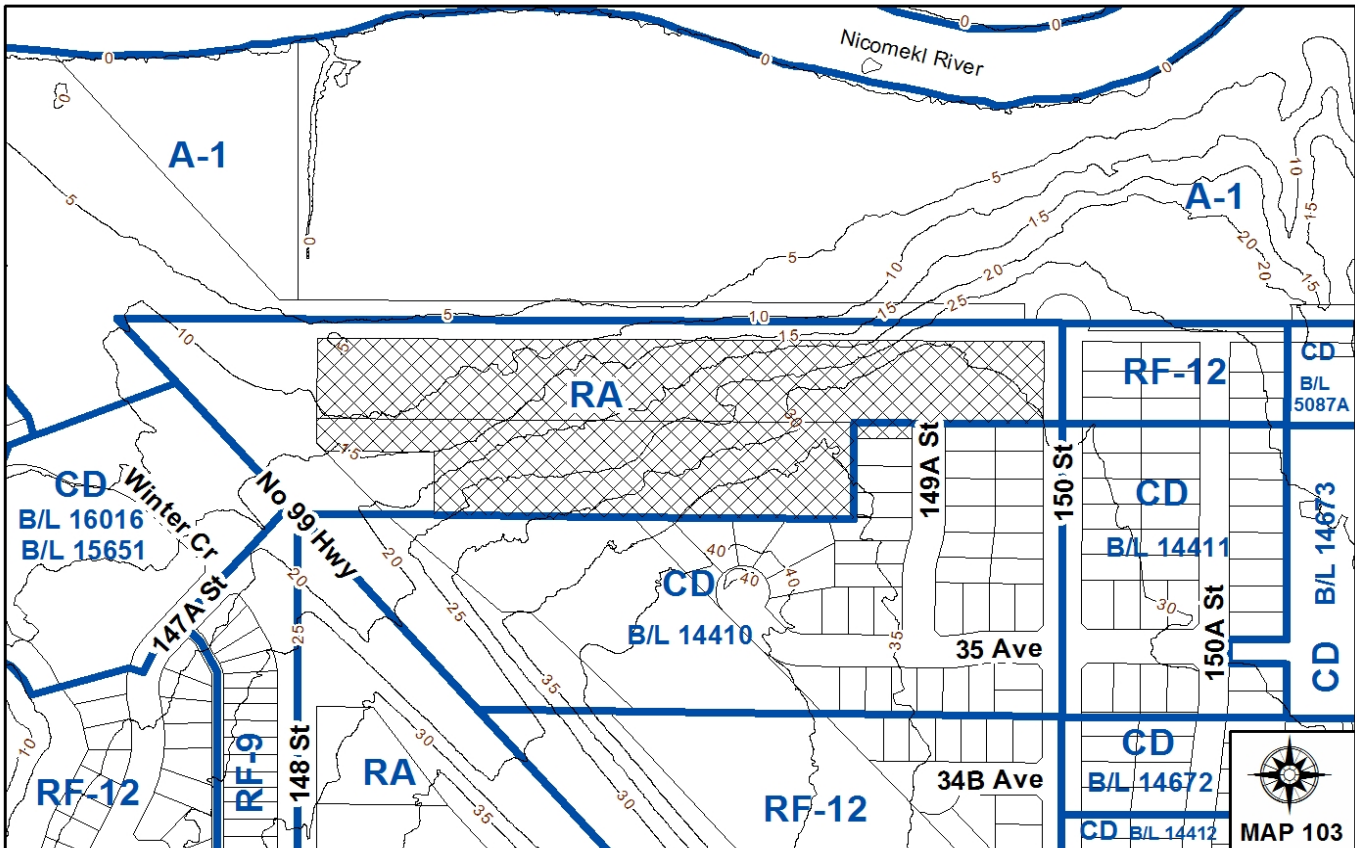
**LOCATION:** 3591 - 150 Street  
 3561 - 149A Street

**OWNER:** Zenith Development (Rosemary) Ltd  
 Zenith Development (Elgian) Ltd

**ZONING:** RA and CD (By-law No. 14410)

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouses, Cluster Housing, and Preservation Area/Open Space with Major Linear Open Space Corridor (Multi-Use)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Development Variance Permit to allow decks and stairs to encroach into the rear yard setback on some lots, and second floor construction to be a maximum of 85% of the main floor area for some lots.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan Designation.
- The applicant proposes to rezone the site from One-Acre Single Family Zone (RA) and Comprehensive Development (CD) Zone (No. 14410) and to re-designate the unencumbered lands to “Single Family Small Lots” and “Preservation Area/Open Space” to facilitate the development of approximately 29 single family lots. The application is proposed in response to comments from area residents who were not supportive of a previous application proposal for higher density townhouse development on these properties.
- The proposal will help to achieve the objectives of the Biodiversity Conservation Strategy through the provision of a Green Infrastructure Network (GIN) corridor and a portion of a GIN hub that can be consolidated with the lands to the north.
- The applicant has agreed to convey, at no cost to the City, approximately 1.38 ha (3.4 acres) of the site, which comprises 48% of the total site area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council authorize staff to draft hazard lands Development Permit No. 7914-0018-00.
3. Council approve Development Variance Permit No. 7914-0018-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (north) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for decks and stairs on Lots 1-14; and
  - (b) to increase the maximum area of the second storey from 80% to 85% of the first storey floor area on lots 3, 4, 5, and 12.
4. 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) Final approval from the Ministry of Transportation & Infrastructure;
  - (d) Final approval from BC Hydro;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) final acceptance of the applicant's environmental report and implementation of the development mitigation measures proposed;
  - (g) submission and acceptance of a hydrological report;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant for the purposes of house design (i.e. the Building Scheme);
  - (j) of a Section 219 "no build" Restrictive Covenant to ensure appropriate setbacks from retaining walls;
  - (k) Registration of a Section 219 Restrictive Covenant for engineered foundations due to retaining wall construction;

- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (m) resolution of the Parks Department's concerns over potential tree and vegetation loss within the proposed park site north of Lots 1-14, following construction of the proposed development.
5. Council pass a resolution to amend the Rosemary Heights West Land Use Plan to re-designate a portion of the land from "Cluster Housing" and "Townhouse" to "Single Family Small Lots" and "Preservation Area/Open Space" when the project is considered for final adoption.

### REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**  
 9 Elementary students at Rosemary Heights Elementary School  
 4 Secondary students at Earl Marriott Secondary School  
 (Appendix IV)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2017.
- Parks, Recreation & Culture: Parks will accept the parkland proposed without compensation, and will accept a bond to ensure the survival of trees and vegetation within the future park area.
- BC Hydro: BC Hydro has no objection to the proposal provided that their terms and conditions are addressed.

### SITE CHARACTERISTICS

Existing Land Use: Two existing single family homes.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (across unopened 36 Avenue road allowance):	Single family lot, under application for townhouse development (development application no. 7906-0213-00, currently at third reading).	Urban. Cluster Housing and Preservation Area/Open Space.	A-1.
East (Adjacent and across 150 Street):	Small lot single family homes.	Urban. Single Family Small Lots.	RF-12 and CD (By-law no. 14410).
South:	Park lot and small lot single family homes.	Urban. Single Family Small Lots and Preservation Area/Open Space.	CD (By-law no. 14410).
West (Across Hwy 99):	Anderson Creek (Class A) and low-density multi-family development.	Urban. Clustering at Urban Single Family Density (8 upa) in the King George Highway Corridor Land Use Plan	CD (By-law no. 15651).

DEVELOPMENT CONSIDERATIONSContext and Background:

- The subject 2.86 ha (7.06 acre) site is steeply sloped, on an escarpment overlooking the Nicomekl River in the West Rosemary Heights neighbourhood.
- The site consists of two properties and is designated “Urban” in the Official Community Plan and “Townhouse,” “Cluster Housing,” and “Preservation Area/Open Space” with “Major Linear Open Space Corridor (Multi-Use)” in the Rosemary Heights West Land Use Plan. The properties are currently zoned RA, with a small portion, approximately 8 m (26 ft) wide, being zoned CD (By-law No. 14410).
- Adjacent to the northern boundary of the site is the 36 Avenue road right-of-way, which is unconstructed. A pedestrian pathway will be constructed within the road right-of-way as part of the development application on the property to the north at 15005 – 36 Avenue (application no. 7906-0213-00). Due to steep grades, there is no expectation of a road ever being constructed within the road right-of-way.

- The site is partially encumbered by a BC Hydro ROW with overhead power lines on the west side of the site, adjacent to Highway 99. A small lot, owned by BC Hydro, is located between the site's western boundary and Highway 99.
- The site was previously under application (no. 7906-0309-00) to develop 41 townhouse units and five single family lots. The neighbourhood expressed concern with the proposed density and building form; the application was closed before it was presented to Council for consideration.
- The property to the north is currently under application (no. 7906-0213-00) for 57 townhouse units, and is currently at third reading.

Proposal:

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 14410) to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into approximately 29 single family small lots. The application also includes an amendment to the Rosemary Heights West Land Use Plan to re-designate a portion of the site from "Townhouses" and "Cluster Housing" to "Single Family Small Lots" and "Preservation Area/Open Space."
- A Hazard Lands Development Permit is proposed for steep slopes. A Development Variance Permit is also proposed to reduce rear yard setbacks and to allow the second floors to be a maximum of 85% of the first floors on some lots.
- The proposed subdivision is designed around a new cul-de-sac, which will connect to 149A Street. A new road (36 Avenue) is also planned and will connect 149A Street to 150 Street. The proposed layout is attached as Appendix II.
- The site is steeply sloped, with an approximate grade change of 16% across the site, although grades are much steeper in the centre of the site. Elevation is highest in the southeast and the land slopes down to the north, with the lowest area being in the northwest corner.
- Because of the existing grades, significant retaining will be required to accommodate the proposed single family lots. Retaining will primarily occur in the rear yards, away from public view. Lots on the south side of the cul-de-sac will have retaining walls on the south property lines, while those on the north side will have walls on the north property lines.
- The land within the BC Hydro ROW, as well as a portion of the escarpment north of the single family lots, is proposed to be conveyed to the City as park land. The park area is approximately 1.38 ha (3.4 acres) and consists largely of land identified as an ecosystem hub and corridor in the Biodiversity Conservation Strategy.
- No changes are proposed to the portion of the site that is located underneath the BC Hydro right-of-way. This land is designated for "Preservation Area/Open Space" with a "Major Linear Open Space Corridor (Multi-Use)."

## PRE-NOTIFICATION

- Pre-notification letters were mailed on February 6, 2014 and a development proposal sign was erected in November 2015. The applicant also held a public information meeting on January 13, 2016 to present the project to the community. 24 community members signed the attendance sheet at the meeting. Staff received two emails and 16 responses to questionnaires that were distributed at the public information meeting.
- Staff reviewed correspondence from four residents who were supportive of the proposal. An additional four were supportive of the proposed single family development but had concerns about impacts to the neighbourhood. The remaining 10 residents who contacted staff were opposed to the proposal.
- The concerns that area residents expressed can be summarized as follows, with staff comments below in italics:

- Additional homes will increase traffic volume on 149A Street and 150 Street to beyond acceptable levels (five comments);

*(The applicant has consulted with a traffic engineer, who suggested that traffic volumes will be increased by approximately 43 vehicle trips during the afternoon peak period. The City's Transportation Engineering Division considers the additional anticipated traffic volumes to be acceptable as these vehicles have been anticipated as part of the NCP.)*

- 36 Avenue should connect through to 152 Street to provide alternate access for additional vehicles in the neighbourhood (five comments);

*(Earlier plans for this area, through the land-use planning process, did show a connection to 152 Street on 36 Avenue over Barbara Creek, but the neighbourhood at that time did not support it. Because the connection was not shown in the final NCP, funds were not collected from development to finance the crossing. The City therefore has no plans to construct this connection in the future. The road network as proposed by the developer is considered to be appropriate to accommodate the traffic in this neighbourhood.)*

- Development of this forested site will have a negative impact on the habitat of animals/wildlife in the area (three comments);

*(The majority of this site is located within Hub J and Corridor 19, which are identified in the City's Biodiversity Conservation Strategy. According to the applicant's report on impacts to ecological features, the proposed development would result in the removal of approximately 1.14 ha (2.8 acres) of land from Hub J, with the retained portion of Hub J on the property being contiguous with both the undeveloped 36 Avenue road allowance [which is mostly within Hub J] and with the protected portions of Hub J proposed on the property to the north [application no. 7906-0213-00].*

*Including the land under the BC Hydro right-of-way, which is where Corridor 19 is located, approximately 48% of the site will remain in its current condition and will be conveyed to the City for use as park land.)*

- Residents on 149A Street would like the development to connect more directly to 150 Street, so that residents of the new lots will use 150 St for access instead of 149A Street (three comments);

*(The alignment of the connection to 150 Street via 36 Avenue is acceptable to the City's Transportation Engineering Division. The proposed connection will provide residents alternate access options when travelling through the neighbourhood.)*

- Tree removal on the slope will decrease slope stability and increase erosion potential (four comments);

*(The development site is located within a Hazard Lands Development Permit Area. The applicant has submitted a geotechnical report in support of the proposal, which has been approved by City staff, to demonstrate that the proposed development does not threaten the stability of the slope.)*

- These lots should be purchased by the City to use as park land (one comment); and

*(A portion of the site is designated for "Cluster Housing" in the Rosemary Heights West Land Use Plan with the expectation that a significant portion of the lands would be dedicated to the City for preservation. Staff are satisfied that the current proposal meets the intent of this land-use designation and that the intent of the Biodiversity Conservation Strategy is being met.)*

- The lots proposed should be larger and fewer (one comment).

*(Although the land use plan for the area designates this site for townhouses and cluster housing, the current application proposes single family homes, addressing the community concern that was expressed in response to a previous townhouse proposal (application no. 7906-0309-00).*

*The RF-12 subdivision will result in a lower-density development than was proposed under the earlier townhouse proposal and the density and lot sizes are consistent with the existing lots in the neighbourhood.)*

#### JUSTIFICATION FOR PLAN AMENDMENT

- The site is currently designated "Townhouse," "Cluster Housing," and "Preservation Area/Open Space" with a "Major Linear Open Space Corridor (Multi-Use)" in the Rosemary Heights West Land Use Plan.
- The portion of the site that is designated "Preservation Area/Open Space" is the land within the BC Hydro right-of-way. This land is undevelopable and the applicant does not propose to amend the land-use designation for this area.
- The lands that are outside of the BC Hydro right-of-way are currently intended for cluster housing and townhouse development. A previous application on this site (no. 7906-0309-00) put forward a proposal that was consistent with these land-use designations, but the proposal was strongly opposed by neighbourhood residents.



- In response to the comments that were received on the previous proposal, the applicant has revised the development concept and is now proposing a subdivision consisting of 29 RF-12 lots and a park dedication. A public information meeting was held to present the current proposal, and although area residents do continue to have some concerns, the single family option has a much higher level of support from the neighbourhood.
- The applicant proposes to amend the Rosemary Heights West Land Use Plan for the portion of the site that is outside of the BC Hydro right-of-way. The lands would be re-designated from “Townhouse” and “Cluster Housing” to “Single Family Small Lots” and “Preservation Area/Open Space.”

## DESIGN PROPOSAL AND REVIEW

### Subdivision Layout

- The proposed subdivision will consist of 29 single family lots. 23 of the lots are oriented around a new east-west cul-de-sac that will connect to 149A Street. The remaining lots are proposed on the eastern edge of the site, between 149A Street and 150 Street.

The proposal includes a road connection between 149A Street and 150 Street at 36 Avenue. A small portion of the existing 36 Avenue road dedication will be constructed to allow the two streets to connect (see Appendix II for layout). The applicant will be required to co-ordinate with the owner of the property to the north, which is currently under application (No. 7906 0213-00), to design and construct this connection.

- The western portion of the site is encumbered by a BC Hydro right-of-way, which will be dedicated to the City along with the undeveloped portion of the escarpment along the northern edge of the site. Access to the park land is provided at the end of the cul-de-sac.
- All lots comply with the minimum width, depth, and area requirements of the RF-12 Zone.
- The property at 3558 Croydon Drive, which is located between the subject site and Highway 99, has legal frontage on Highway 99 but no access. As part of the proposed subdivision, the applicant is required to provide a dedicated 6.0 m (20 ft) wide access road to this property. A small dedication is therefore proposed on the west side of the site, to allow for this access.

### Lot Grading/Hazard Lands Development Permit

- The site is naturally steeply-sloped, with the highest area being in the south east and the lowest area at the northwest.
- The new single-family lots are proposed on the upper portion of the site and the subdivision will require substantial retaining walls in order to be viable. A site cross-section is provided as Appendix IX to show the scale of the retaining required.

- Generally, retaining walls will be required on the rear property lines of the lots on the south side of the proposed cul-de-sac so that the rear yards may be cut below the existing grade. For lots on the north side of the road, retaining is required to fill the rear yards to above the existing grade.
- Houses are designed to respond to the site grade by absorbing the grade change through proposed house foundations, in order to minimize the height of retaining walls as much as possible. By minimizing the retaining walls, the visual impact of the development on the public realm is also minimized.
- For example, garages are proposed on the basement level for the homes on the south side of the cul-de-sac and on the main floor level for the homes on the north side to help respond to the grade.
- All homes will be able to accommodate double garages with parking for two cars in the driveway.
- In support of the proposal, the applicant has submitted a geotechnical report, confirming that the proposed development can be constructed safely. The report has been reviewed and approved by City staff.
- The retaining walls on the north side of the site will be constructed of Sierraslope, while those on the south side, where they are less visible to the public, will be constructed with decorative lock-block. The final design of the retaining walls must be approved by City staff.
- Because of the constraints associated with the site grades, Development Variance Permits are proposed on some lots in order to achieve the maximum house size. These variances are discussed in more detail below.
- Based on the proposed grading, the applicant suggests that basements can be achieved in all proposed lots.
- A preliminary lot grading plan was submitted by HY Engineering Ltd. It was reviewed by City staff and was determined to be acceptable.

#### Park dedication

- The Rosemary Heights West Land Use Plan currently identifies the BC Hydro right-of-way lands (located on the west side of this site) as “Preservation Area/Open Space” with a “Major Linear Open Space Corridor (Multi-Use).” All of this land will be conveyed to the City as part of the proposed development.
- The open space corridor identified is part of the Pioneer Greenway. The pathway has been constructed to the south of this site, near the pedestrian overpass of Highway 99. Extension of the path northwards will be completed when the subject lands and the lands to the north, all encumbered by the right-of-way, are under City ownership.
- In addition to the land under the Hydro right-of-way, the applicant also proposes to convey to the City a strip of land adjacent to the north property line. This is escarpment land and is steeply sloped. It forms part of Hub J, as identified in the Biodiversity Conservation Strategy.

- A key consideration remains the retention of trees within the dedicated park area. In addition to the high habitat value of the escarpment, the trees retained will provide a visual buffer to screen the new homes and retaining walls from Highway 99 and other lands to the north.
- The applicant has submitted a geotechnical report, lot grading plan, and arborist report in support of the proposal. As a condition of final approval, these reports must be finalized and accepted by City staff. The applicant must demonstrate that impacts to the future park area will be minimal. Additional information about effects of the development on the area's hydrology will be required.
- Because of current uncertainty about the effects of the development on the future parkland, the applicant has agreed to provide a security bond, to be held for five years following the development approval, to ensure the long-term health of the forest. This security will be used to plant trees and re-vegetate the area in the event that the development does have a negative impact on the habitat within the park.

### Building scheme

- The applicant has retained Apex Design Group Inc. as the design consultant.
- The design consultant conducted a character study of the surrounding homes in the area and based on the findings, proposed a set of design guidelines for the proposed lots (Appendix V). The design guidelines will ensure that the new homes are compatible with the design character of the mostly newer homes in the neighbourhood.
- The subject properties are quite visible from the north, located on sloping land above Highway 99. The applicant proposes to retain a number of trees on the northern portion of the site, which will be dedicated as park land. The trees will serve to screen the development, but additionally the exterior colours of the homes will be limited to neutral and natural earth tones in order to minimize their visual impact. The building scheme restricts exterior colours to greys, charcoal, browns, clay, sage, and other earth tones.

### TREES

- Michael J Mills, ISA Certified Arborist of Michael J Mills 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 and Cottonwood Trees</b>			
Alder	9	9	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, paper	3	3	0
Maple, big leaf	56	56	0
<b>Coniferous Trees</b>			

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Cedar, western red	107	107	0
Cypress, Lawson	1	1	0
Fir, Douglas	9	9	0
Hemlock	10	10	0
Pine, shore	16	16	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>202</b>	<b>202</b>	<b>0</b>
<b>Estimated Trees in the proposed Open Space</b>	<b>81</b>	<b>8</b>	<b>73</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>60</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>60</b>	
<b>Contribution to the Green City Fund</b>			
		<b>102,900.00</b>	

- The Arborist Assessment states that no trees will be protected on the developed portion of the site. Of the 211 trees that are proposed to be removed, five are dead.
- The property is significantly sloped so the grading required to develop the single family lots will prohibit tree retention. In recognition of this fact, the applicant proposes to dedicate the northern portion of the site for park purposes.
- Table 1 includes the additional 73 protected trees that are located within the dedicated park area. The applicant must ensure that development impacts on the parks trees will be minimal. The development concept currently shows potential impact to eight trees in the dedicated park area, but as the design is refined the intention is to reduce this number. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department. Bonding will be provided by the developer to ensure the long-term health of the forest within the dedicated park area.
- 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 403 replacement trees on the site. Since only 60 replacement trees can be accommodated on the site (ranging from one to three trees per lot, depending on lot size), the deficit of 343 replacement trees will require a cash-in-lieu payment of \$102,900.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 60 trees are proposed to be replaced on the site with a contribution of \$102,900.00 to the Green City Fund.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub J and a Local BCS Corridor within the subject site, in the Serpentine/Nicomekl BCS management area. The Hub has a High ecological value while the ecological value of the corridor is low.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target corridor width of 30 meters and target area of 3,690 square meters which is 12% of the subject property. The BCS recommends a target hub Area of 16,500 square meters or 58% of the subject property.
- Protecting green infrastructure hubs (large habitat areas) and sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest biodiversity hub connection in the GIN to the subject site is Sunnyside Acres Urban Forest, and is located to the south of the subject site, on the other side of Highway 99. The Fergus Creek Watershed Biodiversity Preserve is farther from the subject site but is on the same side of Highway 99.
- The development proposal conserves/enhances 1.38 ha (3.41 acres) of the subject site through Parkland Dedication which is 48% of the total gross area of subject site. 11,400 square metres of the 16,500 square metres covered by Hub J will be developed, 5,100 square metres to be preserved on the subject property. As a result of the development, 100% of the portion of Corridor 19 that is on the subject site will be protected. 31% of the portion of Hub J that is on the subject site will also be protected. A significant portion of the dedicated area contains the BC Hydro right-of-way. The protected portion of Hub J will be contiguous with the larger portion of Hub J that is off-site. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 6, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is within the Rosemary Heights West Land Use Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The applicant proposes an amendment to the Rosemary Heights West Land Use Plan to permit lower density development.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• 48% of the subject site is proposed to be dedicated for park land. The site contains both a GIN corridor and a hub. 100% of the corridor area on-site is proposed to be preserved. 31% of the hub area on-site</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
	is proposed to be preserved.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• A “Major Linear Open Space Corridor (Multi-Use),” which is identified in the Rosemary Heights West Land Use Plan, will be constructed on the site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum rear (north) yard setback of the RF-12 (for Lots 1-14) from 7.5 m (25 ft.) to 6.0 m (20 ft.) for any decks and stairs.

Applicant's Reasons:

- The required rear yard setback of 7.5 m (25 ft) is permitted to be reduced to 6.0 m (20 ft) for 50% of the width of the building. The applicant proposes that decks and stairs also be permitted a 6.0 m setback on the remaining 50% of the building.
- Because of the slope of Lots 1-14, the homes will have walk-out basements at the rear. As a result, main floor decks will need 14-15 risers to descend down to the level of the rear yard. Because the Zoning By-law allows only three risers to encroach into any setback, the remaining risers would need to be set back at least 7.5 m (25 ft), which would reduce the house size by approximately 225 sq.m. (270 sq.ft.), which is 8.4 sq.m. (90 sq.ft.) per floor.
- Allowing the stairs to be set back 6.0m from the rear lot line, will avoid a reduction in house size.

Staff Comments:

- The proposed setback variance will not allow homes to be located closer to the property line than the RF-12 zone already allows.
- By having walk-out basements on Lots 1-14, the height of the retaining walls at the rear of these properties will be minimized. The rear-yard grade difference between the yard and the main floor could be reduced with the construction of higher retaining walls, which would have a greater visual impact from lands to the north.

- Allowing the stairs to encroach into the rear yard setback is an appropriate solution to minimize the height of the rear retaining walls on Lots 1-14.

(b) Requested Variance:

- Increase the maximum floor area of a second storey from 80% to 85% of the first storey area, on Lots 3, 4, 5, and 12.

Applicant's Reasons:

- Since these lots are all pie-shaped, house size is reduced due to the multiple “steps” required in the building footprint in order to conform to the lot shape. This articulation results in a loss of floor area over all floors. Increasing the second floor area from 80% to 85% of the first floor area will not have a significant visual impact on the exterior look of the homes, but the 5% increase in floor area on the second floor will allow more flexibility for some of the floor area to be recovered.

Staff Comments:

- Because these lots are pie-shaped, the footprint of the home is “stepped” to conform to the lot shape. The unique shapes of the homes will introduce variety and break up the massing of the home from the street.
- The purpose of the 80% maximum for second storey floor area is to ensure that homes are not two-storey “boxes,” which can look imposing from the street. Because of the articulation that is dictated by the lot shapes, and the fact that the increase in the second floor area from 80% to 85% is modest, the homes are not expected to have a more massive appearance than standard RF-12 homes.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7914-0018-00
Appendix IX.	Site cross-sections

INFORMATION AVAILABLE ON FILE

- Geotechnical Studies Prepared by Braun Geotechnical Ltd. Dated April 13, 2016 and September 10, 2014.
- Environmental Report Prepared by Envirowest Consultants Inc. dated April 7, 2016
- Traffic Study Prepared by Bunt and Associates, dated January 14, 2016.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\12478923066.doc  
KD 5/12/16 1:21 PM



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:       Name:               Lori Joyce  
  H.Y. Engineering Ltd  
  Address:       Suite 200, 9128 - 152 Street  
  Surrey, BC V3R 4E7  
  
  Tel:               604-583-1616 - Work  
  604-583-1616 - Home

2.       Properties involved in the Application

(a)       Civic Address:       3591 - 150 Street  
  3561 - 149A Street

(b)       Civic Address:       3591 - 150 Street  
  Owner:       Zenith Development (Rosemary) Ltd  
  PID:       011-356-189  
  Lot 1 Except: Part Shown On Highway Plan 25810; Section 27 Township 1 New  
  Westminster District Plan 8895

(c)       Civic Address:       3561 - 149A Street  
  Owner:       Zenith Development (Elgian) Ltd  
  PID:       011-356-260  
  Lot 2 Except: Firstly: Parcel "A" (Explanatory Plan 12498) Secondly: Part Shown As  
  Highway On Plan 25810; Thirdly: Part Subdivided On Plan Bcp428 Section 27 Township 1  
  New Westminster District Plan 8895

3.       Summary of Actions for City Clerk's Office

(a)       Introduce a By-law to rezone the site.

(b)       Application is under the jurisdiction of MOTI.       \_\_\_\_\_

**YES**

MOTI File No. 2014-01483

(c)       Proceed with Public Notification for Development Variance Permit No. 7914-0018-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	7.06
Hectares	2.86
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	29
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 - 13.8
Range of lot areas (square metres)	321 - 559
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.1 lots/acre & 10.1 lots/ha
Lots/Hectare & Lots/Acre (Net)	10.8 lots/acre & 26.6 lots/ha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	19
Estimated Road, Lane & Driveway Coverage	19
Total Site Coverage	38
<b>PARKLAND</b>	
Area (square metres)	13,804
% of Gross Site	48
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



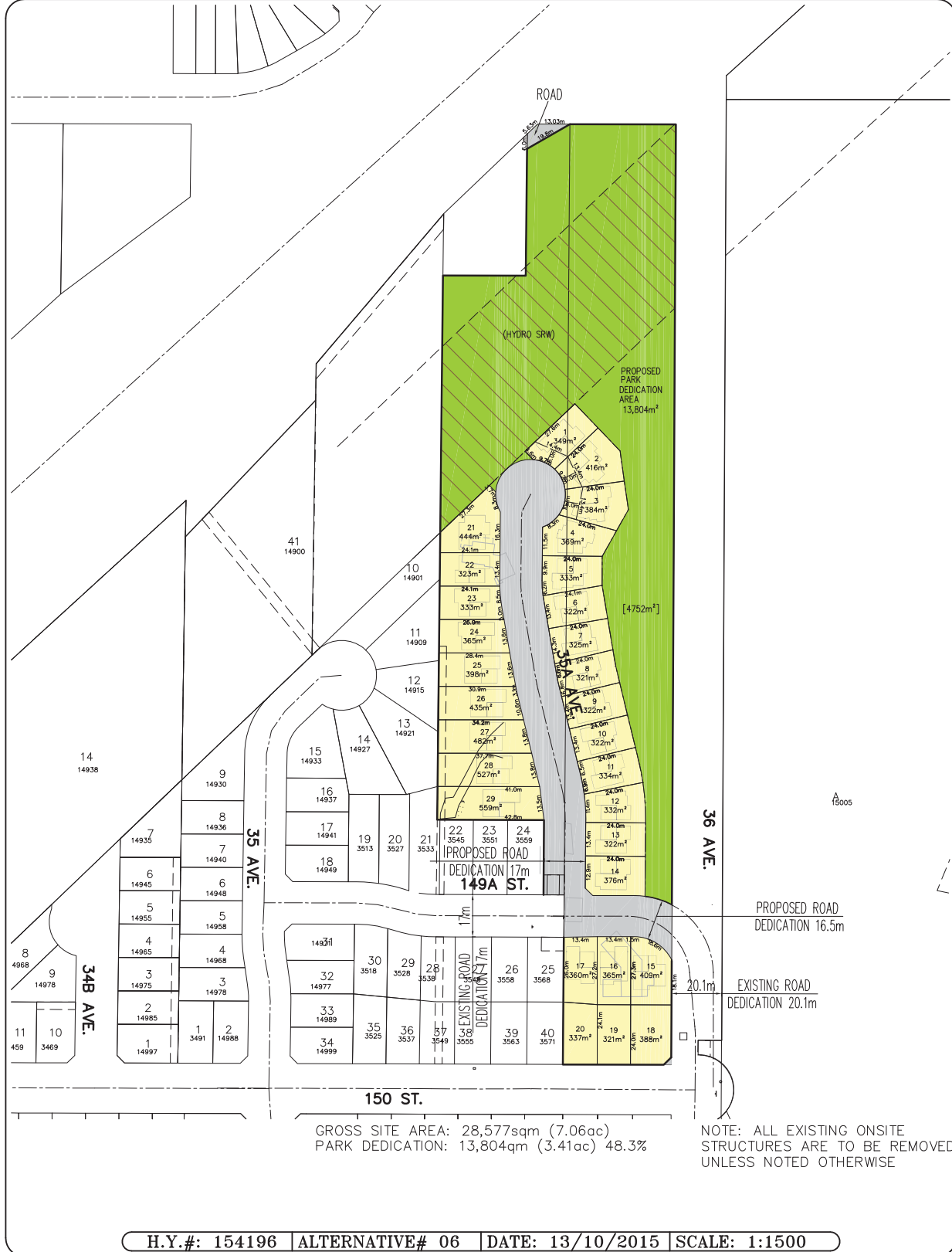
Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

# PROPOSED SUBDIVISION LAYOUT

File No: 7914-0018-00  
 MAP #: 103  
 EXIST. ZONE: RA  
 PROP. ZONE: RF-12



**CIVIC ADDRESS: 3591-150 STREET & 3561-149 STREET**  
**LEGAL: LOT 1 EXCEPT PART SHOWN ON HIGHWAY PLAN 25810, SECTION 27, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 885, LOT 2 EXCEPT:FIRSTLY PARCEL A (EXPLANATORY PLAN 12498) SECONDLY:PART SHOWN AS HIGHWAY ON PLAN 25810:THIRDLY PART SUBDIVISION ON PLAN BCP428 SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 8895**



GROSS SITE AREA: 28,577sqm (7.06ac)  
 PARK DEDICATION: 13,804qm (3.41ac) 48.3%

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

H.Y.#: 154196 | ALTERNATIVE# 06 | DATE: 13/10/2015 | SCALE: 1:1500

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154196\PLANNING\ALTO9.DWG

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **May 11, 2016**

PROJECT FILE: **7814-0018-00**

---

RE: **Engineering Requirements - Location: 3591 150 Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONING AND SUBDIVISION**

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

- Dedicate 17.0 m for 149A Street 17.0 m Local Road allowance;
- Dedicate 17.0 m for 35A Avenue 17.0 m Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cuts at intersections;
- Register 0.5 m Statutory Right of Ways on all frontage roads; and
- Register offsite Statutory Right of Way for drainage corridor.

***Works and Services***

- Construct west side of 150 Street to match existing road standard established under projects 7800-0232-00 and 7803-0130-00;
- Construct 3.0 m wide gravel pedestrian pathway on 36 Avenue;
- Construct 36 Avenue between 149A Street and 150 Street to Local Road standard, acceptable alignment may impact lot layout;
- Construct 35A Avenue and 149A Street to Local Road standard;
- Provide onsite and offsite mitigation measures to ensure no increase in flows from the site to the downstream properties from the effect of increased impervious areas;
- Provide geotechnical and hydrologic evaluation to confirm slope stability and to assess the impact of the proposed cut and fill, retaining walls, and basement houses on the hydrologic regime of the adjacent lands and tree preservation areas;
- Maintain natural drainage and historic flows from the site;
- Construct water mains on 149A Street and 35A Avenue, and loop the water main through the BC Hydro SRW; and
- Construct sanitary and drainage mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Robert Cooke, Eng.L.  
Development Project Engineer

IK1

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, February 19, 2014  
Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7914 0018 00

**SUMMARY**

The proposed 26 single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	9
Secondary Students:	4

**September 2013 Enrolment/School Capacity**

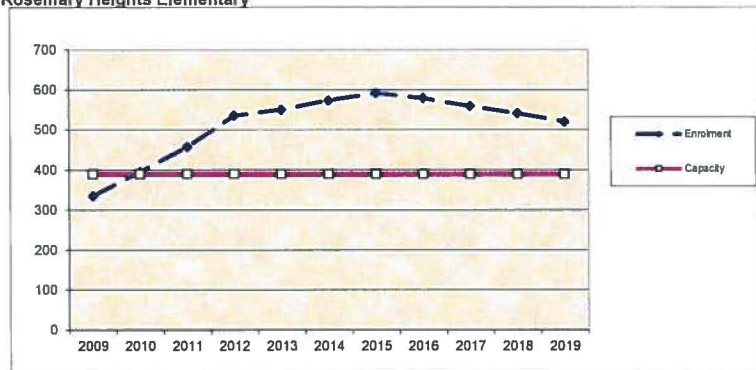
<b>Rosemary Heights Elementary</b>	
Enrolment (K/1-7):	58 K + 493
Capacity (K/1-7):	40 K + 350
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

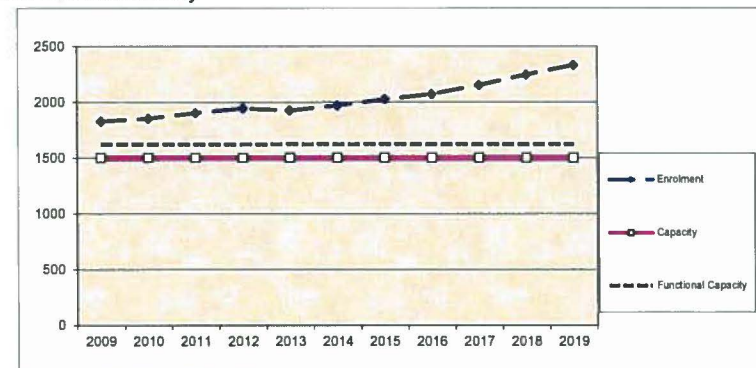
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

This new elementary school in the Rosemary Heights NCP Area opened in September 2008, relieving overcrowding at Morgan Elementary. The school has reached capacity in 2010 and with full day Kindergarten implementation the school district has located four modular classrooms on site in 2011. The capacity line indicated for Rosemary Heights Elementary in the table below is adjusted downward due to full day K implementation and does not show the capacity of the four modular classrooms. The school district has requested Provincial funding for a proposed addition to Rosemary Heights Elementary, as a high priority (#2) in its 2013-2017 Five Year Capital Plan to relieve long term overcrowding at elementary schools. The school district recently completed the purchase of a new secondary school site in the Grandview Heights area (in process), and a proposed new secondary school is a high priority (#3) in the 2013-2017 five year capital plan to relieve long term overcrowding at secondary schools.

**Rosemary Heights Elementary**



**Earl Marriott Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY**

V.1.0

**Surrey Project no.:** 14-0018-00  
**Property Location:** 3591-150 ST & 3561-149A ST, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

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

## **1. Residential Character**

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

The area surrounding the subject site is an old urban area built out in the 1960's and newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 80% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to the majority being medium pitch (7-10/12) common truss roofs with simple gables and common hips with Concrete roof tiles being most common.

Wall surface materials are limited in the most part to one of the following: Cedar cladding (dominant), Stucco and Cedar with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 90% of the homes having Exposed Aggregate driveways.

### **1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

<b>Dwelling Types/Locations:</b>	“Two-Storey”	90.0%
	“Basement Entry/Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	10.0%
	“Split Levels”	0.00%
<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Size range:	93.00% under 2000 sq.ft excl. garage
		7.00% 2001 - 2500 sq.ft excl. garage
		0.00% over 2501 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar: 77.0% Stucco: 23.0% Vinyl: 0.0%	
	Brick or stone accent on 90.0% of all homes	
<b>Roof Pitch and Materials:</b>	Asphalt Shingles: 0.00%	Cedar Shingles: 10.00%
	Concrete Tiles: 90.0%	Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	
<b>Window/Door Details:</b>	100% of all homes have rectangular windows	

**Streetscape:** A variety of simple 10-15 year old “Two Story”, “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Roof Tiles on most of the homes. Most homes are clad in Cedar.

**Other Dominant Elements:** Most of the newer homes located in the study area have covered front verandas.

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Two-Storey or Split Levels	-	2000 sq.ft. minimum
	Basement Entry	-	2000 sq.ft. minimum
	Rancher or Bungalow	-	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)		

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. White, Cream, “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

  
 Ran Chahal, Design Consultant  
 Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.

May 4, 2016  
 Date



Updated May 9<sup>th</sup> 20163591 – 150<sup>th</sup> & 3561 149A Street, Surrey  
MJM File # 816**Tree Preservation Summary****Surrey Project**

**No:** 7914-0018-00  
**Address:** 3591 – 150th Street, Surrey  
**Registered Arborist:** Michael Mills, Michael J Mills Consulting

<b>On-Site Trees</b>	<b>Number of Trees</b>
<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>206</b>
<b>Protected Trees to be Removed</b>	<b>206</b>
<b>Protected Trees to be Retained</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement <u>9</u> X one (1)       = 9 - All other Trees Requiring 2 to 1 Replacement <u>197</u> X two (2)       = 394	<b>403</b>
<b>Replacement Trees Proposed</b>	<b>60</b>
<b>Replacement Trees in Deficit</b>	<b>343</b>
<b>Protected Trees to be Retained in Proposed Open Space</b>	<b>N/A</b>

<b>Off-Site Trees</b>	<b>Number of Trees</b>
Park dedication area	81
<b>Protected Off-Site Trees to be Removed</b>	<b>8</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement <u>1</u> X one (1)       = 1 - All other Trees Requiring 2 to 1 Replacement <u>7</u> X two (2)       = 14	<b>15</b>
<b>Off Site Replacement Trees Proposed</b>	<b>15</b>



Possible Future Crossing

Preserve Mountain View

Re-designate this area to "Preservation Area/ Open Space"

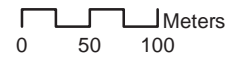
Re-designate this area to "Single Family Small Lots"

- Apartments (4-storey max)
- Apartments (6-storey max)
- Garden Apartments
- Townhouse
- Townhouse (30 upa max)
- Cluster Housing
- Single Family Small Lots

- Indoor / Outdoor Amenity Space
- Preservation Area/ Open Space
- Pond
- Major Linear Open Space Corridor (Multi-Use)
- Creeks

- Neighbourhood Pedestrian & Bicycle Routes
- Commuter Bike Routes
- Potential For Pedestrian & Bike Bridge
- Landmarks

**ROSEMARY HEIGHTS WEST LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0018-00

Issued To: ZENITH DEVELOPMENT (ROSEMARY) LTD  
ZENITH DEVELOPMENT (ELGIAN) LTD

Address of Owner: 5848 - 125 Street  
Surrey, BC V3X 3P9

Issued To: ZENITH DEVELOPMENT (ROSEMARY) LTD

Address of Owner: #200, 8120 - 128 Street  
Surrey, BC V3W 1R1

(collectively referred to as "the 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: 011-356-189

Lot 1 Except: Part Shown On Highway Plan 25810; Section 27 Township 1 New  
Westminster District Plan 8895

3591 - 150 Street

Parcel Identifier: 011-356-260

Lot 2 Except: Firstly: Parcel "A" (Explanatory Plan 12498) Secondly: Part Shown As  
Highway On Plan 25810; Thirdly: Part Subdivided On Plan Bcp428 Section 27 Township 1  
New Westminster District Plan 8895

3561 - 149A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_  
\_\_\_\_\_

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

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

- (a) In Section F of Part 17A Single Family Residential (12) Zone the minimum rear yard setback is decreased from 7.5 m (25 ft.) to 6.0m (20 ft.) for decks and stairs only, for Lots 1-14.
- (b) In Section D of Part 17A Single Family Residential (12) Zone, sub-section 2. (b) ii. is varied to allow the maximum floor area of a second storey of the principal building to be 85% of the floor area of the first storey, including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, for Lots 3, 4, 5, and 12.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



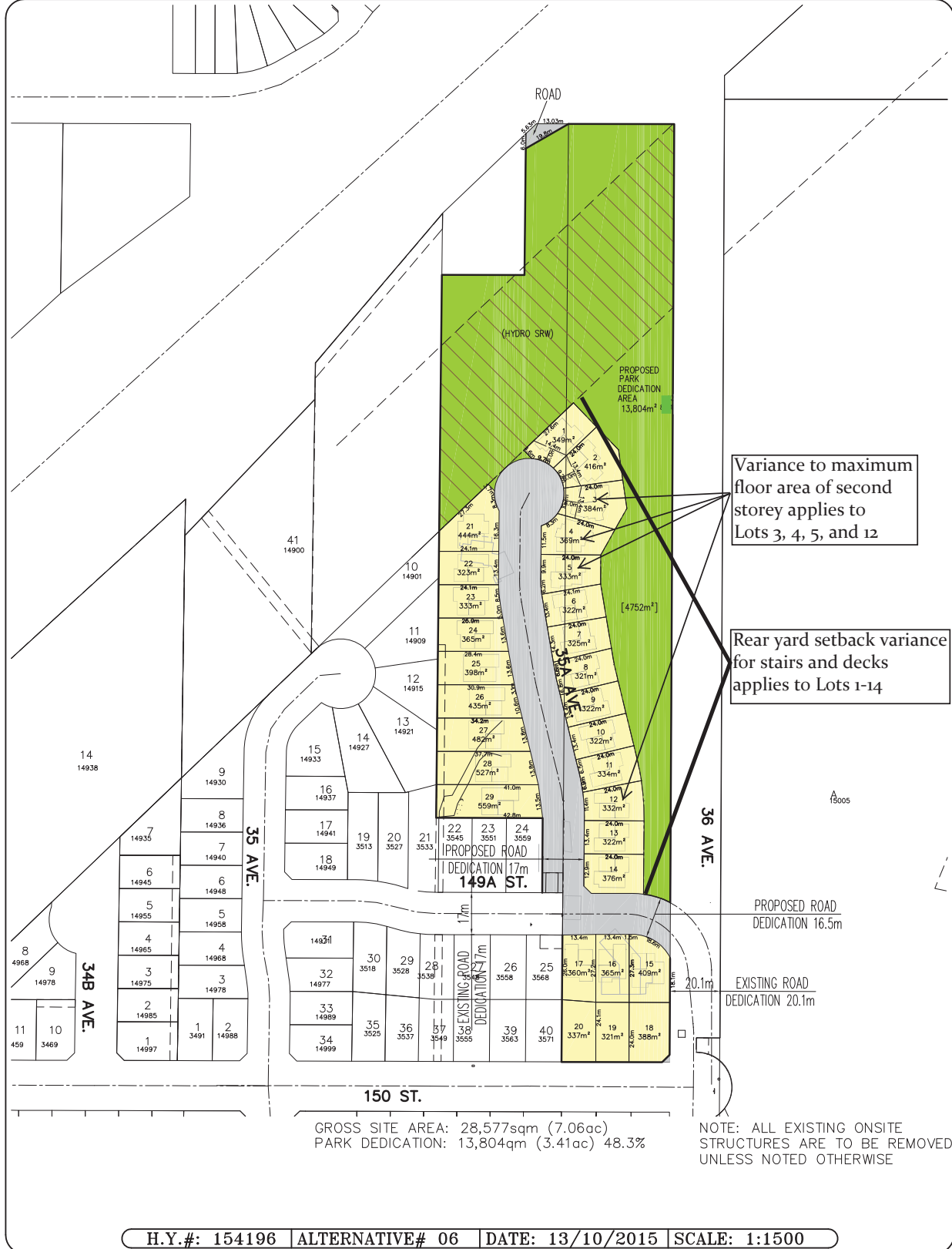
Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

# PROPOSED SUBDIVISION LAYOUT

File No: 7914-0018-00  
 MAP #: 103  
 EXIST. ZONE: RA  
 PROP. ZONE: RF-12



**CIVIC ADDRESS: 3591-150 STREET & 3561-149 STREET**  
**LEGAL: LOT 1 EXCEPT PART SHOWN ON HIGHWAY PLAN 25810, SECTION 27, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 885, LOT 2 EXCEPT:FIRSTLY PARCEL A (EXPLANATORY PLAN 12498) SECONDLY:PART SHOWN AS HIGHWAY ON PLAN 25810:THIRDLY PART SUBDIVISION ON PLAN BCP428 SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 8895**



GROSS SITE AREA: 28,577sqm (7.06ac)  
 PARK DEDICATION: 13,804qm (3.41ac) 48.3%

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

H.Y.#: 154196 | ALTERNATIVE# 06 | DATE: 13/10/2015 | SCALE: 1:1500

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154196\PLANNING\VAL706.DWG

**ZONE: RF-12**

Each lot is showing the Size of Footprint needed to Achieve max FAR based on lot size.

**FRONT Min. Setback:**  
 2m to Veranda  
 4m for max 50% of Width of Dwelling  
 6m to Garage

**REAR Min. Setback:**  
 6m for max 50% of Width of Dwelling  
 7.5m

**SIDEYARD: 1.2m**  
**FLANKING: 2.4m**



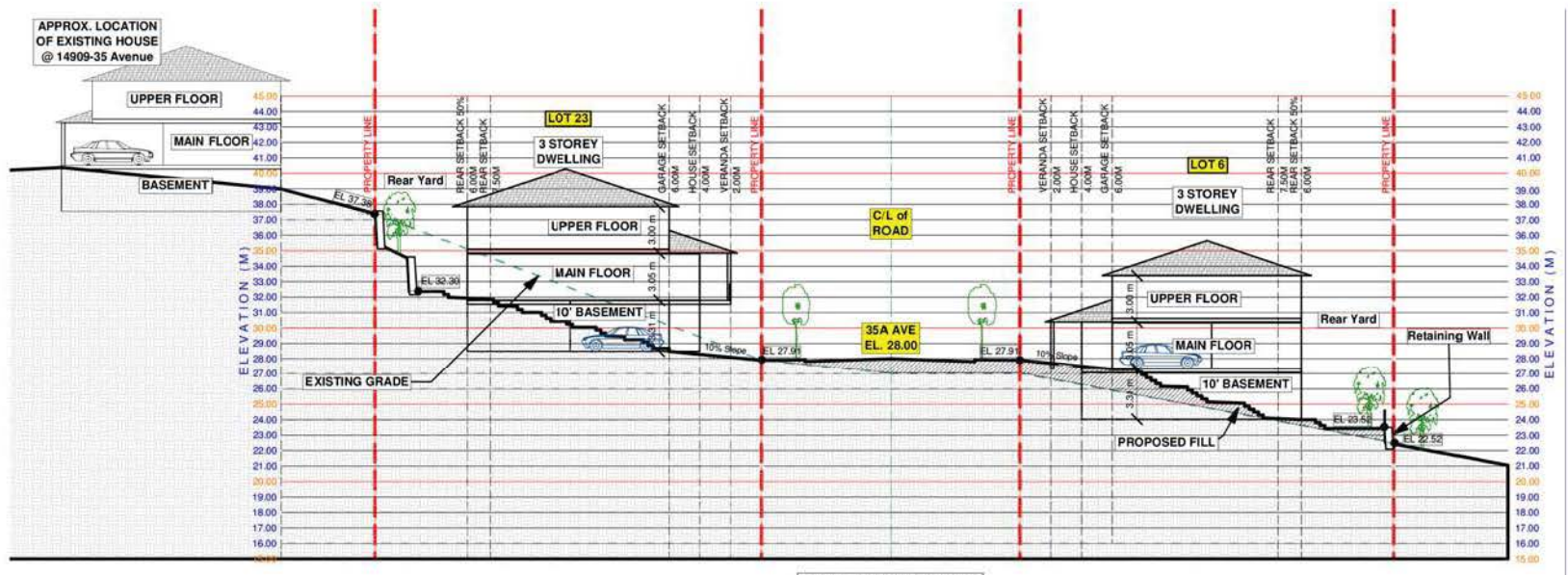
REVISION TABLE	REVISION BY	DESCRIPTION

Kanwar Sub Envelopes-X6-  
 2016.04.12 R1

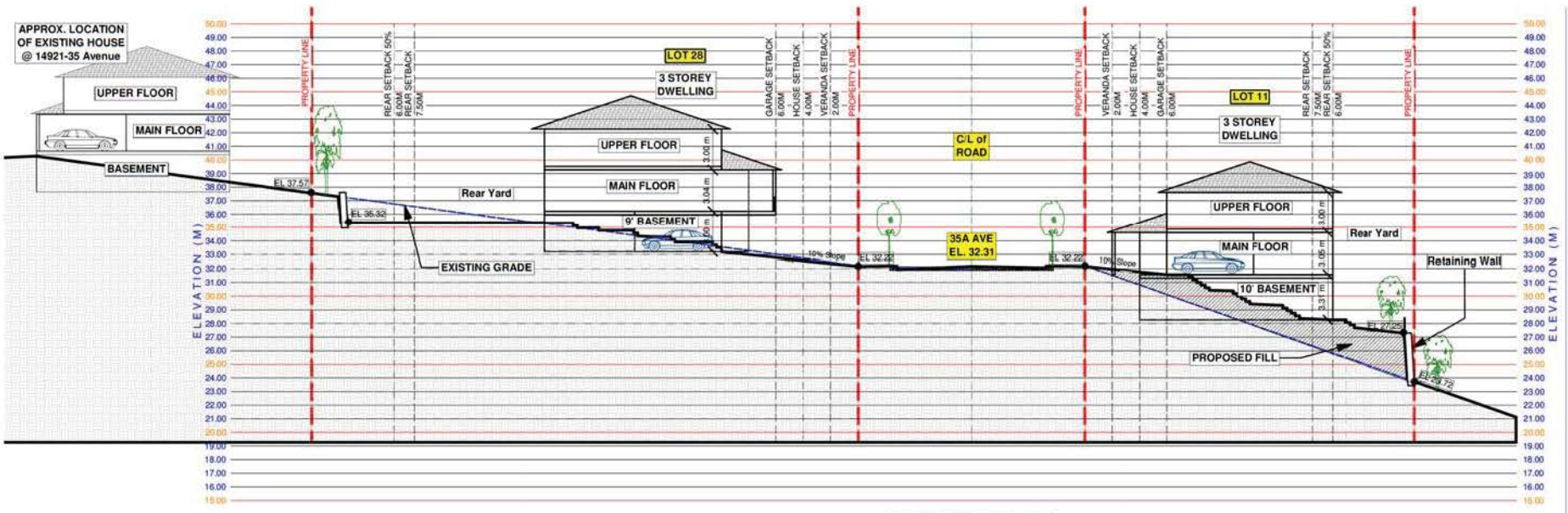
**PROJECT**

DRAWINGS PROVIDED BY:  
 EX Design Group Inc.  
 57, 8130-128 Street  
 #100, W. 18th St., Saskatoon, Saskatchewan S7N 3L8  
 www.exdesigngroup.com  
 info@exdesigngroup.com

**Appendix IX**



LOT SECTION A



LOT SECTION B

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Kanwar Sub Envelopes-X6-  
2016.04.12 R1

DRAWINGS PROVIDED BY:  
APEX Design Group Inc.  
Unit 137, 8120-128 Street  
Surrey BC V3W 3T1 Tel: 604-533-0248  
info@apexdesigngroup.com  
www.apexdesigngroup.com

DATE:  
19/04/2016

SCALE:

SHEET:

P-2