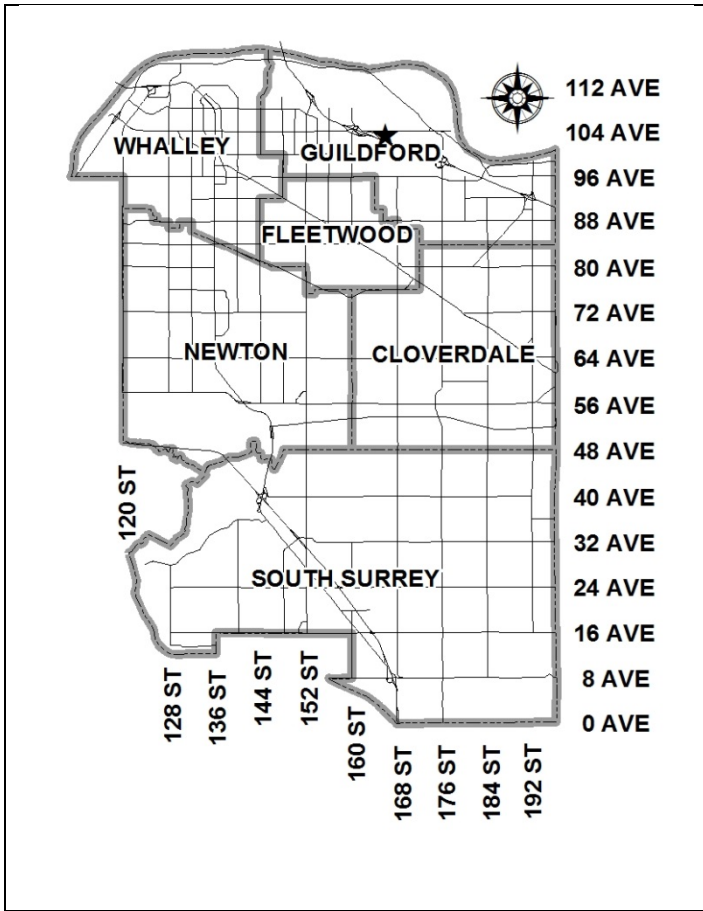


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0300-00

Planning Report Date: March 23, 2015



PROPOSAL:

- **Rezoning** from RA to RF-12
- **Development Variance Permit**

in order to allow subdivision into 16 single family lots.

LOCATION:

16540 - Parkview Place
 16582 - Parkview Place
 16591 - No. 1 Highway
 Portion of Parkview Place

OWNERS:

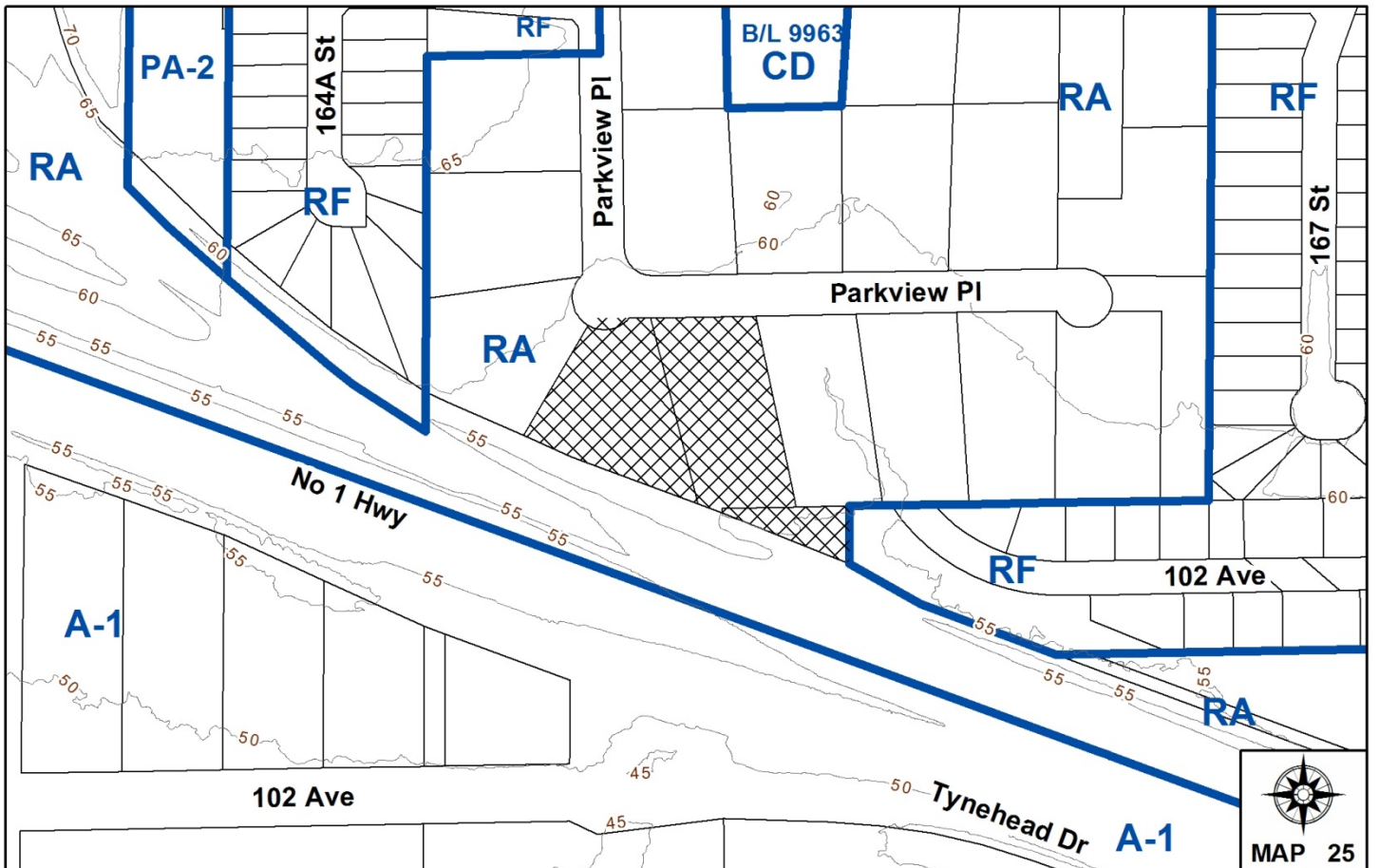
Kristine A Martin
 Gordon Velandar
 Deanna L Doering
 City of Surrey

ZONING:

RA

OCP DESIGNATION:

Urban



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

- Request to vary the RF-12 Zone to relax the lot depth of proposed Lot 13, the north front yard setback of proposed Lot 5, the rear yard setbacks of proposed Lots 6, 7, 8, 13, and 16 and garage requirements on proposed Lots 1 and 16.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in OCP.
- The proposed small lots are considered to have merit within this infill area of Fraser Heights, providing more variety in single family lot choices.
- The applicant's design consultant has demonstrated functional building envelopes with useable yard space on the less conventional shaped lots. All proposed lots meet the minimum lot area requirements of the RF-12 Zone.
- The applicant has demonstrated a reasonable future development concept for the property to the east, which is heavily encumbered by a creek.

RECOMMENDATION

1. a By-law be introduced to rezone the subject properties and a portion of road allowance shown as Block A on the Survey Plan in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0300-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone for a Type II lot from 22 metres (72 ft.) to 20 metres (66 ft.) for proposed Lot 13;
 - (b) to reduce the minimum front yard setback of the principal building of the RF-12 Zone from 6.0 metres (21 ft.) to 2.4 metres (8 ft.) measured to the north front lot line of proposed Lot 5;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone Type II lots as follows:
 - i. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (21 ft.) for 100% of the rear building elevation of the principal building for proposed Lots 6, 7 and 13;
 - ii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.5 metres (21 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 8; and
 - iii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (20 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 16.
 - (d) to permit a front-loaded double garage on lots less than 13.4 metres (44 ft.) wide in the RF-12 Zone Type I lots for proposed Lots 1 and 16.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) completion of the road closure and acquisition of a portion of the Parkview Place cul-de-sac;
- (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (k) completion of a P-15 agreement for the installation, maintenance, and monitoring of the replanting within the conveyed riparian area;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lot 5 to increase the east side yard setback to 6.0 metres (20 ft.) for yard space;
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 6 for a minimum 3.0-metre (10 ft.) setback from Highway No. 1; and
- (n) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for future consolidation with the lot to the east at 16606 Parkview Place.

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:**

8 Elementary students at Bothwell Elementary School
4 Secondary students at Fraser Heights 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 summer 2016.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI): MOTI has indicated preliminary approval for the project. All structures are to be located at least 3.0 metres from the highway right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Single family lots ranging in size from 901 square metres (1/4 acre) to 4,401 square metres (1 acre) in size, with dwellings to be demolished.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--------------------------------|--|-----------------------------|----------------------|
| North (Across Parkview Place): | Single family dwellings on 1-acre lots | Urban | RA |
| East: | Single family dwelling on 1-acre lot. | Urban | RA |
| South (Across Highway No. 1): | Tynehead Regional Park | Conservation and Recreation | A-1 |
| West: | Single family dwellings on 1-acre lots | Urban | RA |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is comprised of 3 lots, and a small portion of road allowance, located within Fraser Heights on the south side of Parkview Place. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The lots immediately surrounding the subject site are comprised of one-acre lots, zoned RA, but designated "Urban" in the OCP. It is anticipated that these lots will ultimately redevelop into a higher density form of single family housing than the current one-acre lots, once servicing is available.
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", in order to allow subdivision into 16 single family small lots.

Proposed Subdivision Layout

- All of the proposed lots meet the minimum lot area requirements of the RF-12 Zone; however, variances are requested for lot depth and building setbacks on some of the proposed lots due to the awkward configuration of the site. These variances are discussed in detail in the By-law Variances section of this report.
- The applicant proposes a new cul-de-sac that extends south from the eastern side of the property and then turns to the west. Thirteen (13) lots are proposed to have access from this new cul-de-sac, and 3 lots are proposed to have access from Parkview Place.
- The applicant proposes to close and acquire a small portion of an existing, but no longer necessary, cul-de-sac bulb on Parkview Place, and to consolidate that area into the development site. The required road closure and acquisition is a condition of final adoption of the rezoning by-law. The portion of road proposed to be closed is to be rezoned to RF-12 to facilitate assembly into the development site.
- In order to provide a visual buffer, and to complement the existing sound attenuation wall along Highway No. 1, the applicant proposes a landscaped buffer varying in width from 2.0 metres (6.5 ft.) to 5.0 metres (16 ft.) along the south property line of proposed Lots 1 to 6. In addition, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on the proposed lots as a condition of final adoption of the rezoning by-law. A restrictive covenant will be registered on the title of the lots outlining the noise mitigation measures recommended in the report.
- To the east of the subject site is a lot that is not under development application, located at 16606 Parkview Place. This lot is encumbered by an unnamed Class B watercourse that runs in a southeasterly direction from north to south through the lot. There is limited development potential available for this lot, however, there are some developable areas outside of the riparian setback areas.
- The applicant has prepared a concept plan showing how this lot could be developed in the future and it requires some lot sharing with the subject site. As such, the applicant proposes to create some remnant land as part of the proposed subdivision that will be hooked to proposed Lot 1 with a no-build Restrictive Covenant prohibiting any construction until the necessary land assembly with 16606 – Parkview Place is realized.

Proposed Riparian Protection / Open Space Area

- A portion of the subject site is encumbered by an unnamed Class B watercourse. The applicant has submitted a geotechnical report and a Riparian Area Regulation (RAR) assessment for the watercourse to confirm the appropriate setbacks. The RAR assessment prepared by Envirowest Consultants Inc. has undergone a peer-review process by Phoenix Environmental Services Ltd. The applicant is volunteering to dedicate the encumbered area to the City without compensation, for riparian area protection purposes. The open space area is 451 square metres (4,854 sq.ft.) in area.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable provided that any invasive species are removed and the

corresponding areas replanted with native vegetation. A P-15 Agreement is required as a condition of final adoption of the rezoning by-law to facilitate this work.

Building Scheme and Lot Grading

- Tynan Consulting Ltd. has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer RF-12-zoned subdivisions in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VI).
- Tynan Consulting Ltd. also prepared sample house footprints to demonstrate functional floor plans on the irregular shaped lots of the subject application.
- Building setback variances are proposed for Lots 5, 6, 7, 8, 13, and 16. Without the requested variances, the proposed houses would be substantially smaller than the maximum house size permitted based on the floor area ratio (FAR) of the RF-12 Zone. With the requested variances, the house sizes will be larger than without variances, but will still be smaller than the maximum permitted by the FAR based on the lot sizes. The proposed houses on Lots 5, 6, 7, 8, 13 and 16 will be approximately 12.41 square metres (134 sq.ft.) to 34.64 square metres (373 sq.ft.) smaller than the maximum FAR for each lot.
- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans have not yet been accepted by staff and require revisions. It is not known whether basements can be achieved on all lots.
- Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on January 8, 2015. Staff received 6 phone calls from neighbouring residents, including from the Fraser Heights Community Association, with the following comments (*staff comments in italics*).

- Concern about the redevelopment potential of the lot at 16606 Parkview Place.

(Staff met with the owner of 16606 Parkview Place to understand their interest in developing. While they do not intend to redevelop in the near future, they do not want to be prevented from redeveloping in the future. The applicant subsequently revised their development proposal to provide no-build areas that can be consolidated in the future with the neighbour's site and submitted a concept plan showing the future subdivision development potential.)

- One caller expressed concern about the impacts of the proposed development on the watercourse.

(The applicant has submitted a geotechnical report and a Riparian Area Regulation (RAR) assessment. The RAR assessment has undergone a peer-review process. The applicant has amended their plans as necessary to ensure that the proposed development complies with the recommendations of these reports.)

- The Fraser Heights Community Association expressed concern about tree retention and noise mitigation as a buffer from the dust and noise from Highway No. 1.

(The applicant is proposing to retain 3 trees within the riparian area to be conveyed to the City. As part of the subject application, a landscape buffer of varying width will be planted along the south side of the development site as a visual buffer from the highway. Furthermore, the applicant will be submitting an acoustical report making recommendations for noise mitigation adjacent to Highway No. 1. A Covenant outlining the noise mitigation measures will also be registered on all proposed lots.)

- Concern was expressed about the reconfiguration of a conceptual north-south road alignment from 104 Avenue to Parkview Place.

(The caller's concern is related to a conceptual layout that the applicant prepared for the remainder of the neighbourhood. Staff have not reviewed this conceptual layout and it has not been endorsed by Council.)

TREES AND LANDSCAPE BUFFERING

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associate Ltd. prepared an Arborist Assessment for the subject properties. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder / Cottonwood | 35 | 30 | 5 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Birch, Weeping | 1 | 0 | 1 |
| Cherry | 2 | 2 | 0 |
| Dogwood, Pacific | 1 | 0 | 1 |
| Maple, Bigleaf | 14 | 12 | 2 |
| Poplar, Lombardy | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Cedar, Western Red | 5 | 4 | 1 |
| Douglas-fir | 25 | 25 | 0 |
| Hemlock, Western | 2 | 2 | 0 |
| Larch, Western | 1 | 1 | 0 |
| Pine, Scots | 1 | 1 | 0 |
| Pine, Umbrella | 1 | 1 | 0 |
| Spruce | 2 | 1 | 0 |
| | | | |

| Tree Species | Existing | Remove | Retain |
|---|-----------------|-----------------|---------------|
| Total (excluding Alder and Cottonwood Trees) | 56 | 51 | 5 |
| Additional Trees in the proposed Riparian Area | 3 | 0 | 3 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | | |
| | | 32 | |
| Total Retained and Replacement Trees (excluding Riparian Area) | | | |
| | | 37 | |
| Contribution to the Green City Fund | | | |
| | | \$30,000 | |

- The Arborist Assessment states that there are a total of 56 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-five (35) existing trees, approximately 38 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The applicant is proposing to remove 10 shared or off-site trees and will require the written permission from the off-site owner. If written permission is not provided for the removal of these trees, the applicant will be required to adjust their site plan accordingly to ensure the preservation of these trees.
- There are an additional 3 trees within the riparian area that the applicant is conveying to the City. All trees in this area will be retained except those deemed hazardous.
- The applicant is required to remove invasive species and replant within the riparian area to be conveyed to the City. A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 Agreement are required for the monitoring and maintenance of the proposed replanting in the conveyed riparian area, including trees.
- 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 132 replacement trees on the site. Since only 32 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 100 replacement trees will require a cash-in-lieu payment of \$30,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site with a contribution of \$30,000 to the Green City Fund.
- A landscape buffer of varying width will be planted along the south side of the development site as a visual buffer from the highway, and a restrictive covenant will be required in this regard.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 15, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|--|
| 1. Site Context & Location (A1-A2) | • Proposal complies with the OCP and is located in an urban infill area |
| 2. Density & Diversity (B1-B7) | • Secondary suites are proposed with rental potential |
| 3. Ecology & Stewardship (C1-C4) | • Riparian area protection, absorbent soils, recycling and compost pickup available |
| 4. Sustainable Transport & Mobility (D1-D2) | • Close proximity to existing greenway network and the pedestrian overpass to Tynehead Regional Park |
| 5. Accessibility & Safety (E1-E3) | • N/A |
| 6. Green Certification (F1) | • N/A |
| 7. Education & Awareness (G1-G4) | • N/A |

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the RF-12 Zone Type II lot from 22 metres (72 ft.) to 20 metres (66 ft.) for proposed Lot 13;
- To reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (21 ft.) to 2.4 metres (8 ft.) to the north front lot line of proposed Lot 5 for the principal building; and
- To reduce the minimum rear yard setback of the RF-12 Zone Type II lots as follows:
 - from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (21 ft.) for 100% of the rear building elevation of the principal building for proposed Lots 6, 7 and 13;

- from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.5 metres (21 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 8; and
- from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (20 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 16.
- To permit a front-loaded double garage on lots less than 13.4 metres (44 ft.) wide in the RF-12 Zone for proposed Lots 1 and 16.

Applicant's Reasons:

- The applicant's design consultant has submitted house plans to demonstrate functional house design on these lots while maintaining adequate yard space.

Staff Comments:

- The lot dimensions required by the RF-12 Zone for Type II interior lots are 13.4 metres (44 ft.) wide, 22 metres (72 ft.) deep, and 320 square metres (3,445 sq.ft.) in area. The lot dimensions required by the RF-12 Zone for Type II corner lots are 15.4 metres (51 ft.) wide, 22 metres (72 ft.) deep, and 375 square metres (4,037 sq.ft.) in area.
- While all of the proposed lots meet the minimum lot width and lot area requirements of the RF-12 Zone, variances are requested for the lot depth of proposed Lot 13 due to the awkward configuration of the site.
- The entire highway frontage of proposed Lot 5 is considered the front lot line. A variance is requested for the front yard setback to the north front lot line. The applicant agrees to a covenant along the east side lot line for yard space. Together the variance and the covenant will allow proposed Lot 5 to function like a corner lot.
- Setback relaxations are requested in order to achieve more functional building envelopes on the less conventional shaped lots. The applicant's design consultant has submitted house plans to demonstrate functional house design on these lots while maintaining adequate yard space.
- In order to ensure a consistent streetscape with the other proposed lots in the subdivision, the applicant is seeking to allow a front-loaded double garage on proposed Lots 1 and 16 even though they do not meet the 13.4-metre (44 ft.) lot width typically needed to allow a front access double car garage. The subject lots are pie shaped and it has been demonstrated that the garages will fit without impacting the streetscape.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheet and Survey Plan |
| Appendix II. | Proposed Subdivision Layout |
| 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. | Development Variance Permit No. 7914-0300-00 |

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Dated January 23, 2015.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

| Requires Project Data | Proposed |
|--|------------------------|
| GROSS SITE AREA | |
| Acres | 2.307 |
| Hectares | 0.9339 |
| NUMBER OF LOTS | |
| Existing | 3 |
| Proposed | 16 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 13.4m to 19m |
| Range of lot areas (square metres) | 320 sq.m. to 483 sq.m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 17.13/ha. & 6.94/ac. |
| Lots/Hectare & Lots/Acre (Net) | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 70% |
| Estimated Road, Lane & Driveway Coverage | 9% |
| Total Site Coverage | 79% |
| PARKLAND | |
| Area (square metres) | 451 sq.m |
| % of Gross Site | 4.8 % |
| Required | |
| PARKLAND | |
| 5% money in lieu | YES |
| TREE SURVEY/ASSESSMENT | |
| | YES |
| MODEL BUILDING SCHEME | |
| | YES |
| HERITAGE SITE Retention | |
| | NO |
| FRASER HEALTH Approval | |
| | NO |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | YES |

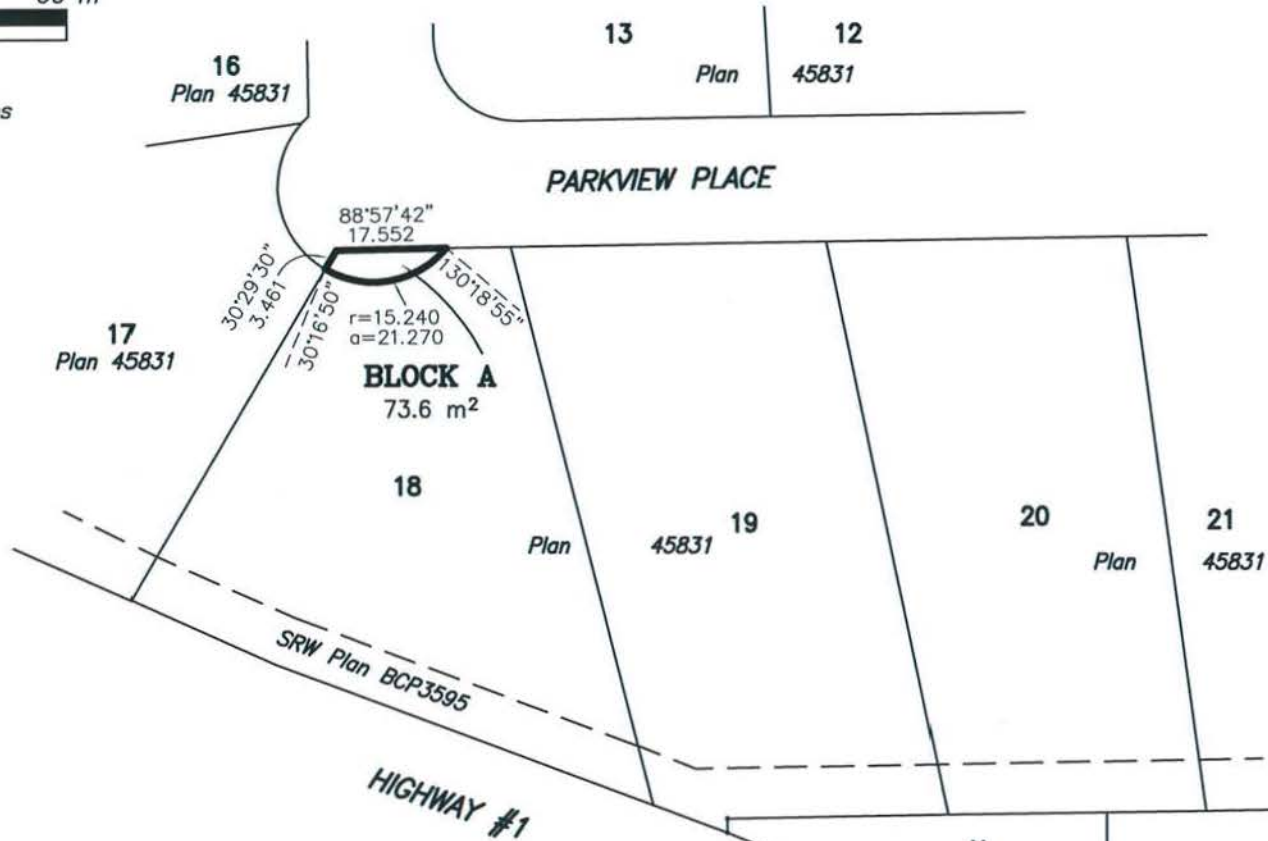
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF A SECTION OF ROAD OF
 SECTION 25, BLOCK 5 NORTH, RANGE 1 WEST,
 NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.017



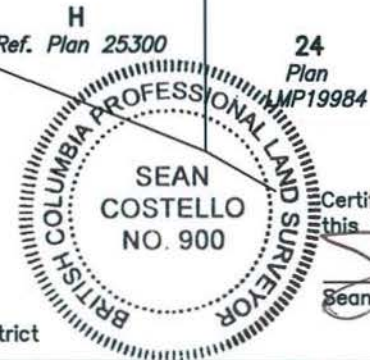
SCALE 1 : 1200

All distances are in metres



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783

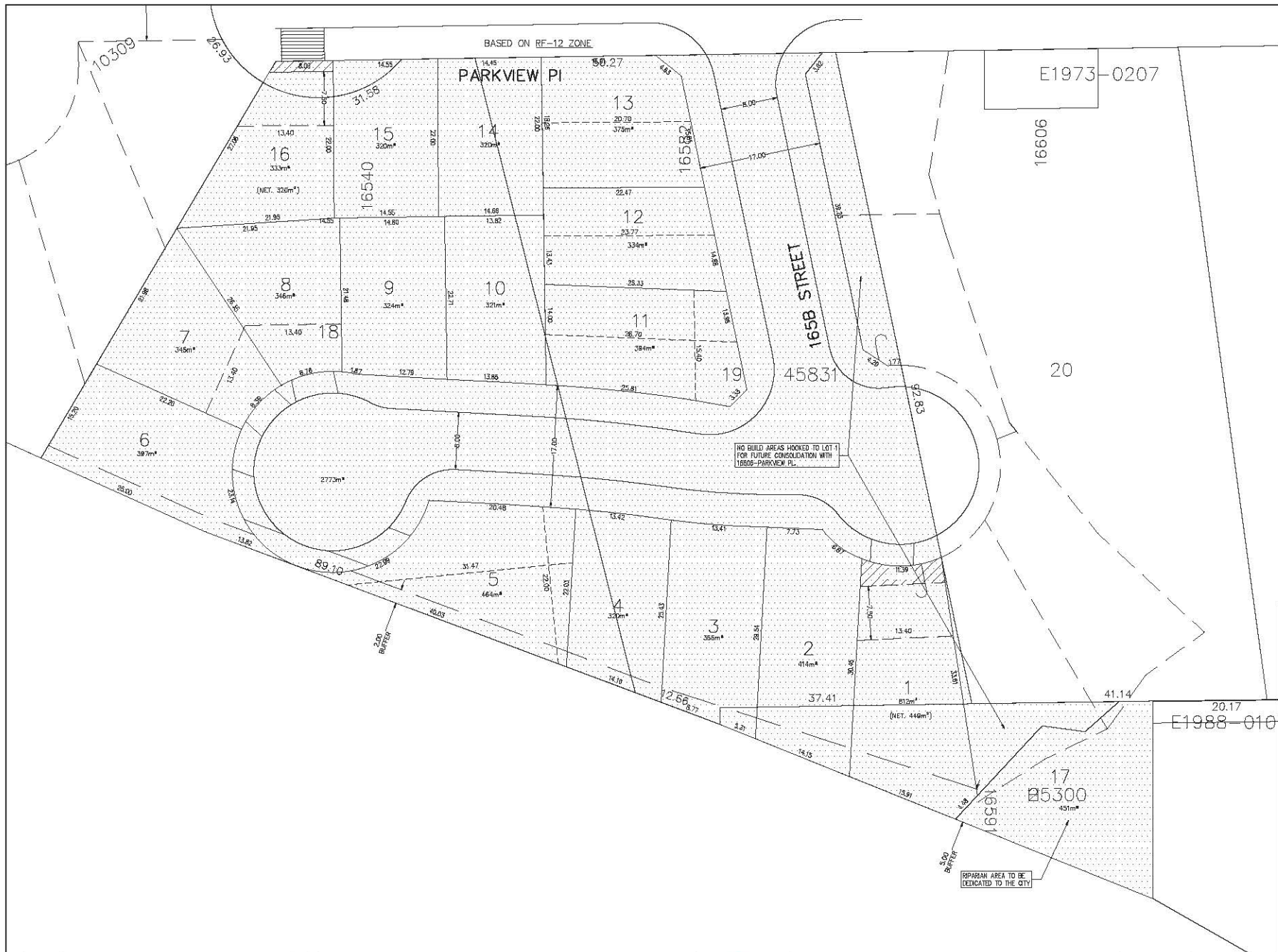
This plan lies within the Greater Vancouver Regional District



Certified correct to survey dated
 this 18th day of March, 2015.

Sean Costello, B.C.L.S.

File: 5492-ZONING3



PARKLAND DEDICATION
AREA=579m²
PARKLAND DEDICATION
PERCENTAGE=6.2%

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.
 4. NO BUILD PC REQUIRED ON LOT 1 FOR FUTURE CONSOLIDATION WITH 16606-PARKVIEW PL.
 5. DVP REQUIRED.
 - LOTS 5: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 8: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 7: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 8: REDUCE THE REAR SETBACK TO 6.5m FOR 50% OF THE STRUCTURE WIDTH, AND TO 5.5m FOR 50% OF THE STRUCTURE WIDTH
 - LOTS 13: REDUCE LOT DEPTH FROM 22.0m TO 20.7m
 - LOTS 16: REDUCE THE REAR SETBACK TO 6.0m FOR 50% OF STRUCTURE WIDTH, AND TO 5.5m FOR 50% OF THE STRUCTURE W

| No | Date | Revision | Dr | Ch |
|----|----------|---|----|----|
| 6 | 15/03/17 | LOT 5 DEPTH ADDED | LC | SS |
| 4 | 18/03/10 | LOT LINE ADJUST | JW | SS |
| 3 | 15/02/18 | LOT LINE ADJUSTMENTS | LC | SS |
| 2 | 10/01/27 | REVISED REAR SLTBACK | JW | SS |
| 1 | 14/11/12 | CONCEPT PLAN PREPARED FOR 16606-PARKVIEW PL | JW | SS |

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com



0953525 BC LTD.
1 - 306 WATER STREET, VANCOUVER, BC, V6B 1R6 PH: 604-685-0488, FAX: 604-288-5121
PRELIMINARY LOT LAYOUT
SUBDIVISION AT 16540/82/91 - PARKVIEW PI, SURREY, BC

| | | |
|--------------|---------------------------|-----------|
| Scale: 1:500 | Mun Proj No. 7914-0300-00 | Dwg No. C |
| Drawn: JW | Mun. Dwg. No. | |
| Designed: SS | Job No. 14-3160 | Of |
| P.W. P.U. | Date NOV/2014 | Revision |
| Approved: | | |

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, revised or reprinted without the written consent of said company.

destroy all prints bearing previous number

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

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

DATE: **March 13, 2015** PROJECT FILE: **7814-0300-00**

RE: **Engineering Requirements
Location: 16540/16582 Parkview Place and 16591 No.1 Highway**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 17.0 metres for 165B Place for the Limited Local Road.
- Dedicate required lands for 14.0 metre cul-de-sacs at the end of 165B Place and at transition along 165B Place north/south to east/west.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 165B Place and Parkview Place.
- Provide a 0.500 metre Statutory Rights-of-Way along all road frontages.

Works and Services

- Construct south half of Parkview Place to the Through Local Road Standard.
- Construct 165B Place to the Limited Local Road Standard.
- Construct a cul-de-sac at the end of 165B Place and at the transition along 165B Place north/south to east/west.
- Construct 6.0 metre concrete letdowns for all lots.
- Provide an assessment of the existing stormwater outfall condition (headwall and pipe) and slope stability for the outfall located along Parkview Place.
- Provide on-site storm water management features to limit the post development runoff.
- Provide an analysis of the Pacific Sanitary Lift Station and force main to identify any improvements required due to the development.
- Replace the existing sanitary main along 168 Street between 102 Avenue and 104 Avenue to resolve the downstream capacity constraints.
- Construct a sanitary main from 102 Avenue through 16616 Parkview Place within the proposed 166 Street road alignment under Surrey application 7814-0301-00. The applicant will be required to provide an offsite SRW from 16616 Parkview Place if the development proceeds before the road dedication from the adjacent development.
- Construct storm, water, and sanitary mains along 165B Place and Parkview Place to service the development.
- Provide storm, water, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, January 14, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0300 00

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.

There is enough space at Bothwell Elementary to accommodate additional enrolment. An addition to Fraser Heights Secondary was completed in April 2014, increasing the school's nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre. The proposed development will not have a significant impact on projections.

SUMMARY

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

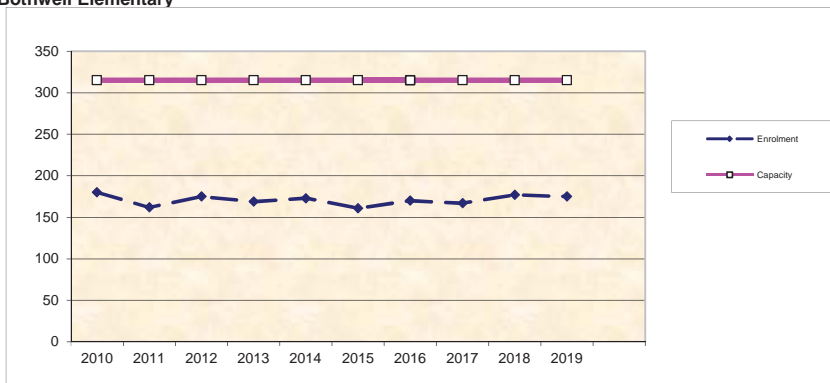
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 8 |
| Secondary Students: | 4 |

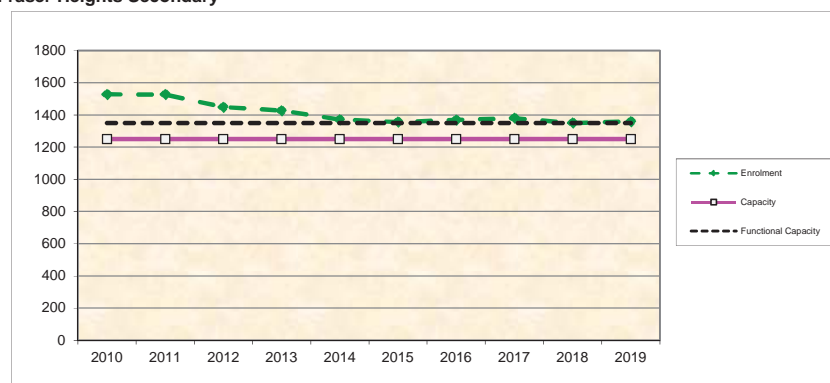
September 2014 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| Bothwell Elementary | |
| Enrolment (K/1-7): | 22 K + 151 |
| Capacity (K/1-7): | 40 K + 275 |
| Fraser Heights Secondary | |
| Enrolment (8-12): | 1371 |
| Nominal Capacity (8-12): | 1250 |
| Functional Capacity*(8-12): | 1350 |

Bothwell Elementary



Fraser Heights 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

Surrey Project no: 7914-0300-00
 Project Location: 16540 and 16582 Parkview Pl. and 16591 - 102 Ave., Surrey
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is: 1960's (29%), 1970's (36%), 1980's (21%), and 1990's (14%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (14%), 1501 - 2000 sq.ft. (14%), 2001 - 2500 sq.ft. (43%), 2501 - 3000 sq.ft. (21%), and 3001 - 3550 sq.ft. (7%). The wide variety of styles found in this area include: "Old Urban" (36%), "West Coast Traditional (Spanish emulation)" (7%), "West Coast Traditional" (14%), "West Coast Contemporary" (7%), "Modern California Stucco" (14%), "Rural Heritage" (14%), and "Traditional Cape Cod" (7%). The wide range of home types include: Bungalow (29%), Split Level (14%), 1½ Storey (14%), Basement Entry (14%), and Two-Storey (29%).

Massing scale (front wall exposure) characteristics include: Low mass (29%), Low to mid-scale massing (7%), Mid-scale massing (7%), Mid-scale massing with proportionally consistent, well balanced massing design (21%), Mid to high scale massing (21%), High scale massing (7%), High scale, box-like massing (7%). The scale (height) range for front entrance structures include: one storey, understated front entrance (14%), one storey front entrance (43%), one storey front entrance veranda in heritage tradition (21%), 1 ½ storey front entrance (14%), and proportionally exaggerated 1 ¾ storey high front entrance (non context) (7%).

The range of roof slopes found in this area is: 4:12 (20%), 5:12 (60%), 6:12 (13%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: main common hip roof (21%), main common gable roof (64%), and main Dutch hip roof (14%). Feature roof projection types include: none (7%), Common Hip (36%), Common Gable (29%), Dutch Hip (14%), and Shed roof (14%). Roof surfaces include: Interlocking tab type asphalt shingles (14%), rectangular profile type asphalt shingles (36%), shake profile asphalt shingles (14%), concrete tile (rounded Spanish profile) (21%), concrete tile (shake profile) (7%), and cedar shingles (7%).

Main wall cladding materials include: Horizontal cedar siding (7%), Horizontal Waney edge cedar siding (7%), Vertical channel cedar siding (7%), Horizontal vinyl siding (21%), Stucco cladding (43%), and full height brick at front (14%). Feature wall trim materials used on the front facade include: No feature veneer (42%), Brick feature veneer (50%), and Stone feature veneer (8%). Wall cladding and trim colours include: Neutral (18%), Natural (82%). There are no homes with primary or warm colour schemes in this area.

Covered parking configurations include: No covered parking (7%), Double carport (14%), Single vehicle garage (7%), Double garage (64%), and Rear garage (7%).

A variety of landscaping standards are evident, ranging from modest (sod and a few shrubs only) to above average, featuring 20 or more shrubs. Driveway surfaces include: asphalt (64%), broom finish concrete (21%), exposed aggregate (7%), and interlocking masonry pavers driveway (7%).

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

- 1) **Context Homes:** Twenty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 79 percent of homes are therefore considered 'non-context'. Context homes include: 16575 - Parkview Place, 16647 - Parkview Place, and 16639 - Parkview Place. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2000 RF-12 zone subdivisions now exceed the standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage" and "Rural Heritage". Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to 1 ¾ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF-12 zone developments in the Fraser Heights area.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles in several profiles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The streetscape is best described as "varied" (i.e. not one obvious theme). There are a wide range of home types including Bungalow, Basement Entry, Two-Storey, and Split Level, in sizes ranging from 900 sq.ft. to 3550 sq.ft. There are a wide range of styles including "Old Urban", "West Coast Traditional", "West Coast Contemporary", "Modern California Stucco", "Rural Heritage", and "Traditional Cape Cod". Massing designs range from "simple low mass" to "high scale, box-like". Roof slopes range from 4:12 to 12:12. Roofing materials include asphalt shingles, cedar shingles, and concrete roof tiles. Wall cladding materials include cedar, vinyl, stucco, brick, and stone. The colour range includes only natural and neutral hues (one obvious consistency). Landscaping ranges from a low old urban standard featuring sod and only a few shrubs, to an above average standard featuring more than 20 shrubs in addition to sod and feature trees.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment

Only twenty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 16575 Parkview Place, 16647 Parkview Place, and 16639 Parkview Place. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post-year-2010) RF-12 zone subdivisions now exceed standards evident on the aforesaid context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid three context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

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

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 25 shrubs of a minimum 3 gallon pot size, of which not less than 10 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Dec. 8, 2014

Reviewed and Approved by:  **Date:** Dec. 8, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0300-00


Address: 16540 / 16582 Parkview Place and 16591 Highway 1, Surrey, BC

Registered Arborist: Peter Mennel

| On-Site Trees | Number of Trees |
|--|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 91 |
| Protected Trees to be Removed | 81 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 10 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 30 X one (1) = <u>30</u> - All other Trees Requiring 2 to 1 Replacement Ratio 51 X two (2) = <u>102</u> | 132 |
| Replacement Trees Proposed | 32 |
| Replacement Trees in Deficit | 100 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 3 |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 12 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 | 15 |
| Replacement Trees Proposed | TBD |
| Replacement Trees in Deficit | TBD |

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

| | |
|--|----------------------|
| Signature of Arborist:  | Date: March 18, 2015 |
|--|----------------------|



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0300-00

Issued To: KRISTINE A MARTIN

("the Owner")

Address of Owner: 16582 - Parkview Place
Surrey, BC V4N 1Y7

Issued To: GORDON VELANDER

("the Owner")

Address of Owner: 16540 - Parkview Place
Surrey, BC V4N 1Y7

Issued To: DEANNA L DOERING

("the Owner")

Address of Owner: 162, 13888 - 70 Avenue
Surrey, BC V3W 0R8

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: 006-003-834

Lot 18 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16540 - Parkview Place

Parcel Identifier: 006-003-877

Lot 19 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16582 - Parkview Place

Parcel Identifier: 001-860-259
Parcel "H" (Plan 25300) Of Parcel "A" (Reference Plan 4787) Section 25 Block 5 North
Range 1 West New Westminster District

16591 - No 1 Highway

(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:

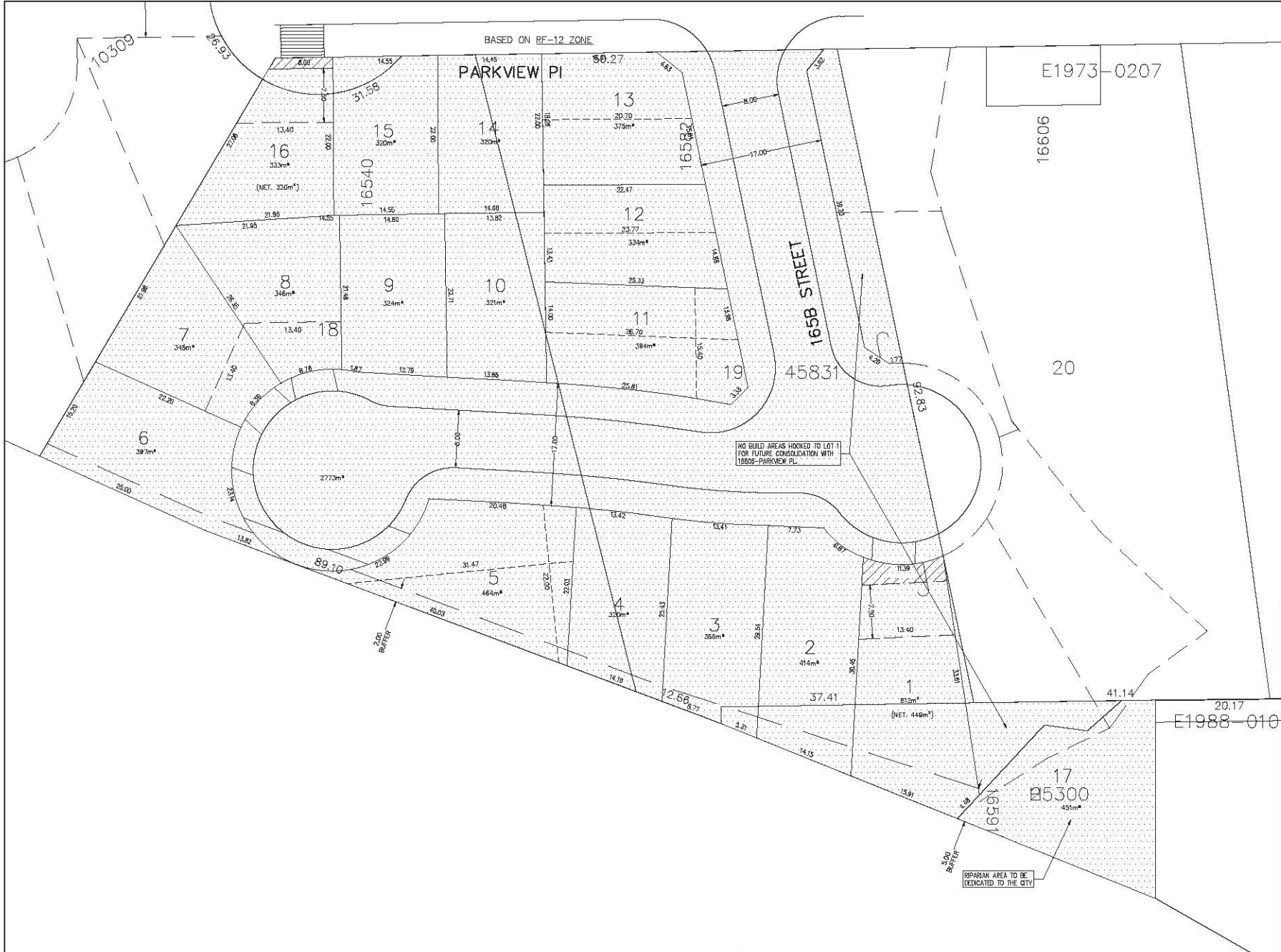
- (a) Section K.2 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum lot depth of the RF-12 Zone Type II lot from 22 metres (72 ft.) to 20 metres (66 ft.) for proposed Lot 13;
- (b) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (21 ft.) to 2.4 metres (8 ft.) to the north front lot line for the principal building of proposed Lot 5; and
- (c) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback of the RF-12 Zone Type II lots as follows:
- i. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (21 ft.) for 100% of the rear building elevation of the principal building for proposed Lots 6, 7 and 13;
 - ii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.5 metres (21 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 8; and
 - iii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (20 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 16.

- (d) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to permit a front-loaded double garage for lots less than 13.4 metres (44 ft.) wide in the RF-12 Zone for proposed Lots 1 and 16.
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. 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.
 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 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.
 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



PARKLAND DEDICATION
AREA=579m²
PARKLAND DEDICATION
PERCENTAGE=6.2%

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.
 4. NO BUILD FC REQUIRED ON LOT 1 FOR FUTURE CONSOLIDATION WITH 16606-PARKVIEW PL.
 5. DVP REQUIRED.
 - LOTS 5: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 8: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 7: REDUCE THE REAR SETBACK TO 6.0m FOR 100% OF THE STRUCTURE WIDTH
 - LOTS 8: REDUCE THE REAR SETBACK TO 6.5m FOR 50% OF THE STRUCTURE WIDTH, AND TO 5.5m FOR 50% OF THE STRUCTURE WIDTH
 - LOTS 13: REDUCE LOT DEPTH FROM 22.0m TO 20.7m
 - LOTS 16: REDUCE THE REAR SETBACK TO 6.0m FOR 50% OF THE STRUCTURE WIDTH, AND TO 5.5m FOR 50% OF THE STRUCTURE WIDTH

| No | Date | Revision | Dr | Ch |
|----|----------|---|----|----|
| 6 | 15/03/17 | LOT 5 DEPTH ADDED | LC | SS |
| 4 | 18/03/10 | LOT LINE ADJUST | JW | SS |
| 3 | 15/02/16 | LOT LINE ADJUSTMENTS | LC | SS |
| 2 | 10/01/27 | REVISED REAR SLTBACK | JW | SS |
| 1 | 14/11/12 | CONCEPT PLAN PREPARED FOR 16606-PARKVIEW PL | JW | SS |

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com



0953525 BC LTD.
1 - 306 WATER STREET, VANCOUVER, BC, V6B 1R6 PH: 604-685-0488, FAX: 604-288-5121
PRELIMINARY LOT LAYOUT
SUBDIVISION AT 16540/82/91 - PARKVIEW PI, SURREY, BC

| | | |
|--------------|---------------------------|------------|
| Scale: 1:500 | Mun Proj No. 7914-0300-00 | Dwg. No. C |
| Drawn: JW | Mun. Dwg. No. | |
| Designed: SS | | |
| P.W. P.U. | Job No. 14-3160 | Of |
| Approved: | Date NOV/2014 | Revision |

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destroy all prints bearing previous number

BASED ON
RF-12 ZONE

