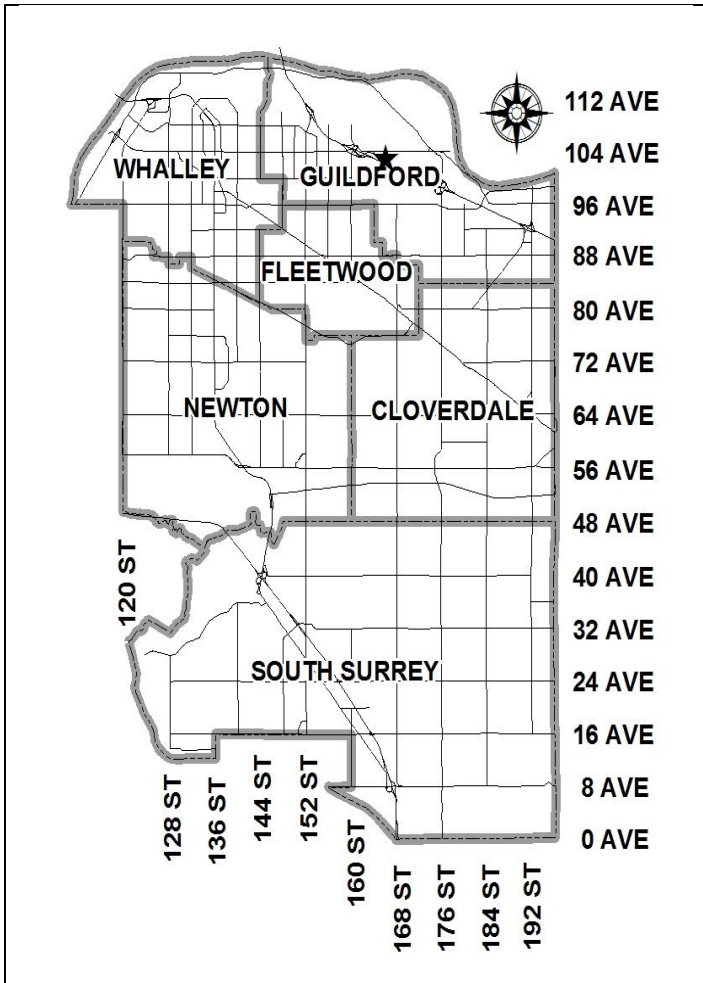


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0322-00

Planning Report Date: November 16, 2015



PROPOSAL:

- **Rezoning** from RA to CD (based on RF), RF and RF-12
- **Development Variance Permit**

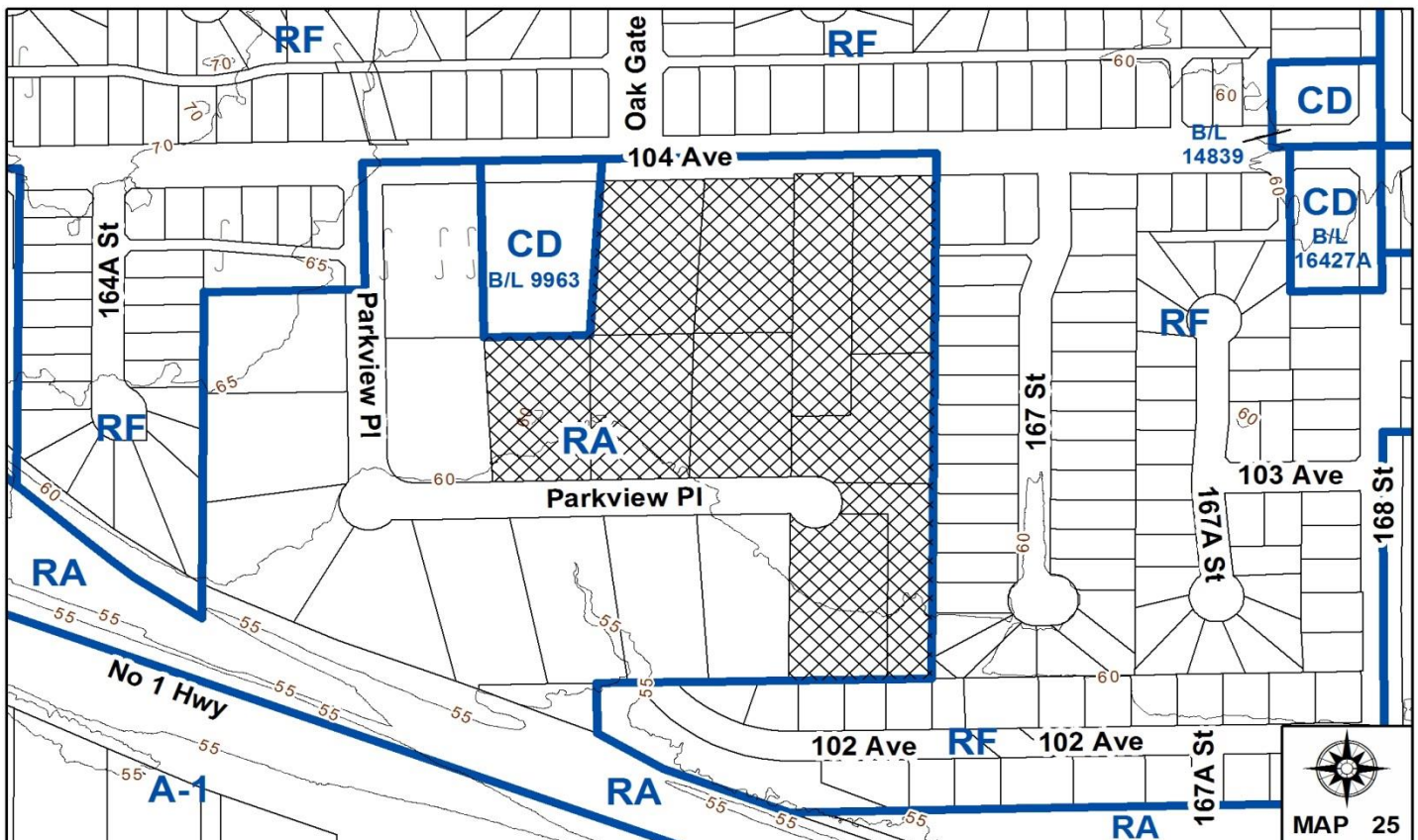
to allow subdivision into 53 single family lots and a park lot and to retain two existing houses.

LOCATION: 16624, 16646, 16676 and 16660 - 104 Avenue, and 16587, 16615, 16647, 16665, 16668, and 16678 - Parkview Place, portion of Parkview Place

OWNERS: Various Owners
 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

- Several variances requested for lot widths, front yard and rear yard setbacks, and to permit front-loaded double garages.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed RF-12 zoning is consistent with the zoning proposed for nearby Development Application Nos. 7914-0300 and 7914-0301-00 on the south side of Parkview Place, both of which are currently at Third Reading.
- 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 proposed irregular-shaped lots.
- Variances are requested due to site constraints, including the alignment of the Trans Mountain Oil Pipeline, the location of a Class B watercourse, and tree retention. Other variances are requested for front-loaded double garages and the developer has provided house plans, demonstrating how double garages can be achieved, while providing a pleasant streetscape.
- Area resident raised concerns about the proposed density, loss of trees, and rear yard interface with the existing homes on RF-zoned lots located along 167 Street. The applicant subsequently revised their proposal to address the neighbourhood concerns by reducing the number of lots by 1 along the eastern edge, increasing rear yard setbacks for the proposed RF-12 lots along the eastern portion of the site, and by retaining additional trees in the middle of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone Blocks B and D of the subject site as shown on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block C of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7914-0322-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the principal building in the RF Zone as follows:
 - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage provided that the main access doors face the north side yard for proposed Lot 29;
 - ii. from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) excluding the garage on proposed Lot 29; and
 - iii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 30;
 - (b) to reduce the minimum rear yard setback of the RF Zone as follows:
 - i. from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
 - ii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 27; and
 - iii. from 7.5 metres (25 ft.) to 1.8m (6 ft.) for the west rear lot line for proposed Lot 29;
 - (c) to reduce the minimum front yard setback of the principal building in the RF-12 Zone as follows:
 - i. from 4.0 metres (13 ft.) to 3.0 metres (9 ft.) to the principal building face and from 2.0 metres (6 ft.) to 1.5 metres (5 ft.) for the veranda for proposed Lot 40; and
 - ii. from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the principal building face for proposed Lot 42;
 - (d) to reduce the minimum rear yard setback of the principal building in the RF-12 Zone as follows:
 - i. from 7.5 metres (25 ft.) and 6.5 metres (21 ft.) to 7.5 metres (25 ft.) and 5.3 metres (17 ft.) for proposed Lot 42; and
 - ii. from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for proposed Lot 40;
 - (e) to vary the off-street parking requirements of the RF-12 Zone as follows:
 - i. to permit front access driveways on lots with a lane for proposed Lots 9-18; and
 - ii. to permit a front access double garage for lots less than 13.4 metres (44 ft.) wide for proposed Lots 33, 34, 35, 51 and 52; and
 - (f) to reduce the minimum lot width of the RF-12 Zone Type I lots as follows:

- i. from 12 metres (40 ft.) to 10 metres (33 ft.) for proposed Lot 34; and
 - ii. from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lot 35.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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) removal of existing buildings and structures (except the existing houses at 16660 and 16676 – 104 Avenue) to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of a portion of Parkview Place;
 - (i) completion of the purchase of a portion of City land located at 16678 Parkview Place;
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the west at 16580 – 104 Avenue;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (l) registration of a Section 219 Restrictive Covenant to protect for rear yard areas as follows:
 - i. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 7.5 metres (25 ft.) for 100% of the rear building face of proposed Lots 20-26;
 - ii. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 11 metres (36 ft.) for proposed Lot 29;
 - iii. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 25 metres (82 ft.) for proposed Lot 9 (triangular portion as shown on Appendix IX); and

- iv. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 29 metres (95 ft.) for proposed Lot 50 (see Appendix IX).

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:**

18 Elementary students at Bothwell Elementary School
 8 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 December 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): Preliminary approval of the rezoning has been granted by MOTI for 1 year.

Kinder Morgan (TransMountain Oil Pipeline) Kinder Morgan advises that no ground disturbance is permitted within 30 metres (100 ft.) of any pipeline or right-of-way without prior written consent from Kinder Morgan.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings on 1-acre lots, with all buildings to be removed except houses on the most north-easterly lots at 16660 and 16676 – 104 Avenue.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family dwellings.	Urban	RF
South (Across Parkview Place):	Single family dwellings and one 1-acre lot under Development Application No. 7914-0301-00 for rezoning to RF-12 (Third Reading)	Urban	RF and RA
West:	Single family dwellings on 1-acre lots, currently under Development Application No. 7915-0091-00 (pre-Council) and vacant, former greenhouse lot.	Urban	RF and CD (By-law No. 9963)

DEVELOPMENT CONSIDERATIONS

Background

- The 3.7-hectare (9-acre) subject site is comprised of 10 lots, and a small portion of road allowance, located within Fraser Heights between Parkview Place and 104 Avenue. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- There is a Class B watercourse and the Trans Mountain Oil pipeline that traverse the site.
- There are two development applications (Nos. 7914-0300-00 and 7914-0301-00) located across Parkview Place from the subject site. Both of these projects are proposing to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", in order to allow subdivision into 16 and 7 single family small lots, respectively. The rezoning by-laws for both Development Application Nos. 7914-0300-00 and 7914-0301-00 are at Third Reading.
- On November 7, 2014, the developer submitted the application for 16668 Parkview Place, in order to rezone from RA to RF, and subdivide into 5 single family lots. Subsequently, on March 31, 2015, the City-owned park, located at 16678 Parkview Place, was added to the development application, in order to improve site design and potentially achieve more lots.
- Before the pre-notification process was conducted, the neighbours on 167 Street became aware of the developer considering to purchase and develop a portion of the adjacent undeveloped park. The neighbours were very concerned about the loss of greenspace behind their houses, which staff communicated to the developer.

- On July 7, 2015, the applicant subsequently added 8 more lots to the development application, and reduced the amount of the City-owned park that was proposed to be purchased for development. The new proposal was for a rezoning from RA to RF and RF-12 in order to subdivide into 54 single family lots (12 RF and 42 RF-12), a modified existing park lot, and 1 new park lot. Part of the development proposal included a 3-metre (10 ft.) wide landscape strip along the eastern edge of the development site.
- In response to the pre-notification process, a number of residents located along 167 Street expressed concern with the proposed development. The developer, Qualico Developments, met with many of the owners along 167 Street to provide them with more information about the proposed development. However, residents continued to have concerns about the proposed development.
- The applicant subsequently amended the development proposal by:
 - reducing the number of single family lots from 54 lots to 53 lots (1 CD based on RF, 11 RF and 41 RF-12);
 - increasing the rear yard setbacks for the lots along the east side of the subject site;
 - providing a 3-metre (10 ft.) wide landscape strip along the eastern edge of the subject site; and
 - proposing to protect additional trees within the subject site.

Current Proposal

- The applicant is proposing to rezone the subject site from “One Acre Residential Zone (RA)” to:
 - “Comprehensive Development Zone (CD)” based on RF for proposed Lot 1 with an existing house (Block A attached as Appendix II);
 - “Single Family Residential Zone (RF)” for proposed Lots 2-8 (Block B) and 27-30 (Block D);
 - “Single Family Residential (12) Zone (RF-12)” for proposed Lots 9-26 and 31-53 (Block C)to permit 53 single family lots (1 zoned CD based on RF, 11 zoned RF and 41 zoned RF-12) and park land.
- The applicant intends to sell the site to Qualico Developments (Vancouver) Inc., who will be the developer and home builder for these lots.
- A portion of the subject site will be dedicated as park and another portion of the site will be conveyed to the City as a lot (proposed Lot 54) for park purposes, and the existing park on the south-east corner of the site will be reduced slightly for road purposes (the intersection of Parkview Place and new 166A Street).
- The development proposal includes new north-south roads and a new east-west road. There is an existing park lot located at 16676 Parkview Place. The applicant proposes to purchase a portion of this lot to dedicate for a new road.
- All but two of the existing houses and structures are proposed to be removed. There are existing houses located on 16676 and 16660 – 104 Avenue which are proposed to be retained on proposed Lots 1 and 2, respectively.

- The existing house on proposed Lot 1, located at 16676 – 104 Avenue, is larger than the maximum floor area permitted in the RF Zone, therefore a CD Zone (based on the RF Zone) is proposed for this lot (see CD By-law Section).
- Proposed Lots 2-8 and 27-30 are proposed to be rezoned to RF. Each of these proposed lots meets the minimum lot depth, width and area requirements of the RF Zone, with the exception of proposed Lot 28. Proposed Lot 28 is slightly undersized, at 515 square metres (5,544 sq.ft.) due to the awkward configuration of the Trans Mountain Oil Pipeline running through the site, but is within the Approving Officer's 10% discretion.
- Setback variances to the RF Zone are requested for proposed Lots 2, 27, 29 and 30.
- Proposed Lots 9-26 and 31-53 are proposed to be rezoned to RF-12. Each of the proposed lots meet the minimum lot area of the RF-12 Zone. Due to the irregular shape of the lots, proposed Lots 34 and 35 require variances for lot widths (see By-law Variances Section). Each of the remaining RF-12 lots meet the minimum lot width for Type I or Type II lots.
- Proposed Lot 54 is proposed to be conveyed to the City for park purposes. A portion of proposed Lot 54 is encumbered by the Trans Mountain Oil pipeline, and is the proposed alignment of the Fraser Heights Greenway. The other portion of proposed Lot 54 is encumbered by a yellow-coded watercourse. Immediately adjacent to proposed Lot 54 is a dedicated park (see Proposed Riparian Protection / Open Space Area Section).
- As part of the proposed development, four new roads and one lane are proposed to be dedicated and constructed:
 - 165B Street, along the western portion of the subject site. This road will be constructed to a half-road standard, and a statutory right-of-way may be required from the property located at 16575 Parkview Place (currently under Development Application No. 7915-0091-00) in order to construct a 11.5-metre (38 ft.) wide half-road standard;
 - 103A Avenue, will be 18 metres (60 ft.) wide;
 - 166 Street cul-de-sac, with a 14-metre (46 ft.) radius cul-de-sac;
 - 166A Street, will be 18 metres (60 ft.) wide north of Parkview Place, and proposed to be 17 metres (56 ft.) wide for the cul-de-sac portion south of Parkview Place; and
 - One east-west lane is proposed serving proposed Lots 1-8 that front 104 Avenue, an arterial road. The lane will extend from the existing lane located to the east of the subject site. The lane is proposed to ultimately connect to Parkview Place, which will be realized when development occurs on the properties located at 10368 Parkview Place (under Development Application No. 7915-0091-00) and 16580 - 104 Avenue (not currently under any development application). Until the ultimate lane alignment can be secured, a temporary 6-metre (20 ft.) wide lane will be provided by a statutory right-of-way over proposed Lot 9.
- 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.

- The applicant intends to purchase a portion of surplus City park land, located at 16678 Parkview Place, in order to dedicate and construct a portion of new 166A Street. The required park purchase and road dedication is a condition of final adoption of the rezoning by-law. The portion of park land that is proposed to be purchased is currently used as driveways for private residences and is partially paved. The remaining treed portion of the park land will remain as park land.
- In response to the neighbourhood concerns, the applicant proposes a 3.0-metre (10 ft.) wide landscaped strip along the east property line of proposed Lots 20-27 in order to provide a visual barrier for the existing houses located along 167 Street. The landscape strip will be in the individual rear yards.
- To the west of the subject site is a lot that is not under development application, located at 16580 – 104 Avenue. 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 proposed Lot 9 within the subdivision and protect with a no-build Restrictive Covenant prohibiting any construction until the necessary land assembly with 16580 – 104 Avenue is realized.
- A portion of proposed Lot 9 is hooked across the proposed 103A Avenue. This portion of proposed Lot 9 has future development into a triangular-shaped RF-12 lot. Currently, this future lot does not have adequate road frontage to construct a house, therefore a no build covenant is proposed over this portion of proposed Lot 9. Once the property at 16580 – 104 Avenue is redeveloped and the remaining portion of 103A Avenue is dedicated and constructed, this lot can be built upon and the covenant can be discharged.

Proposed Riparian Protection / Open Space Area

- The applicant intends to purchase 403 square metres (4,337 sq.ft.) of surplus City park land, located at 16678 Parkview Place, in order to dedicate and construct a portion of the new 166A Street. The required park purchase and road dedication is a condition of final adoption of the rezoning by-law. The portion of park land that is proposed to be purchased is currently used as driveways for private residences and is partially paved.
- The remaining treed portion of the park land at 16678 Parkview Place is 2,482 square metres (0.6 acre) in area and the Parks, Recreation and Culture staff have confirmed that the sale of this land to the City as open space is acceptable.
- 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 Dillon Consulting. The applicant is volunteering to dedicate the encumbered area to the City without compensation, for riparian area protection purposes.
- The riparian area plus the Trans Mountain Oil pipeline area to be conveyed to the City is 2,929 square metres (3/4 acre) 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.
- Immediately to the east of proposed Lot 54 is proposed park land to be dedicated to the City. This park land is 1,279 square metres (1/3 acre) in area. This dedicated area is 3.4% of the total subject site. This area is less than the 5% park land dedication and the applicant has agreed to pay cash-in-lieu of park land for the remaining 1.6%.
- Parks, Recreation and Culture staff have confirmed that the dedication of this land to the City as open space is acceptable.

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 and 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 due to the retention of an existing house on Lot 2, the TransMountain Oil pipeline in the vicinity of proposed Lots 27, 29, 30, and tree retention in the rear yards of proposed Lots 40 and 42.
- Proposed Lot 50 and a future development portion of Lot 9 are triangular in shape, and therefore have a narrower rear yard than typical RF-12 lots. In order to protect for adequate rear yard space, a “no build” covenant is proposed to be registered over the rear of these properties as illustrated in Appendix IX, to ensure useable rear yards.
- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans have been reviewed by staff and require minor revisions. It appears that 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.

CD BY-LAW

- The applicant is proposing to rezone proposed Lot 1 from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to accommodate the existing house.
- The existing house, located at 16676 – 104 Avenue, is 630 square metres (6,781 sq.m.) in size and conforms to the requirements of the RA Zone, which currently regulates the lot. The

existing house on proposed Lot 1 meets the FAR calculation of the RF Zone, however it exceeds the maximum house size of 465 square metres (5,000 sq.ft.) of the RF Zone.

- The applicant is requesting a CD Zone in order to retain the existing house on proposed Lot 1.
- The proposed CD Zone is attached as Appendix IX. The chart below compares the RF Zone and the proposed CD Zone:

	RF Zone	Proposed CD Zone
Density		
Floor Area Ratio (FAR)	0.60 for the first 560 square metres [6,000 sq. ft.] and 0.35 for the remaining <i>lot</i> area	0.60 for the first 560 square metres [6,000 sq.ft.] and 0.35 for the remaining <i>lot</i> area
Basements	Excluded from FAR calculation	Included in FAR calculation
Maximum house size	465 square metres [5,000 sq.ft.]	630 square metres [6,781 sq.ft.]
Setbacks		
Front Yard	7.5 metres [25 ft.]	11.4m [37 ft.]
Rear Yard	7.5 metres [25 ft.]	7.5 metres [25 ft.] 40% of the length of the rear building face may be set back a distance of 1.8 metres [6 ft.] from the rear lot line provided the remainder of the building face is set back at least 8.5 metres [28 ft.] from the rear lot line
Side Yard	1.8 metres [6 ft.]	6.9 metres [22 ft.]

PRE-NOTIFICATION

Pre-notification letters were sent on September 8, 2015. In response to the pre-notification, staff initially received 6 responses (2 phone calls and 4 emails) from residents who live along the 167 Street cul-de-sac, expressing concerns with the proposed development.

The developer, Qualico Developments, met with many of the owners along the 167 Street cul-de-sac to provide them with more information about the proposed development. However, residents continued to have concerns about the proposed development, and staff subsequently received 15 additional emails from residents, including correspondence from the Fraser Heights Community Association reiterating their concerns.

The developer subsequently amended the development proposal by:

- reducing the number of single family lots from 54 lots to 53 lots, by reducing 1 RF-12 lots along the eastern edge;
- increasing the rear yard setbacks for the 7 RF-12 lots along the east side of the subject site;

- providing a 3-metre (10 ft.) wide landscape strip along the eastern edge of the subject site (within proposed Lots 20-26); and
- conducting an ongoing investigation into the potential to protect additional trees within the subject site (in particular, the grove of 4 trees on proposed Lots 34 and 40).

A summary of the concerns raised by the area residents are as follows (*staff comments in italics*):

- Residents expressed concern about the loss of trees. There are 6 trees that are located along the east property line of the subject site which provide visual screening for the existing lots to the east. The neighbours would like to see these trees retained for visual screening between their lots and the subject site.

(The developer has submitted an arborist report, which identifies 6 trees along the eastern property line of the site. Five (5) of the 6 trees are in poor health. One of the 5 trees, a Gingko tree, is proposed to be retained within the rear yard of proposed Lot 24. The developer is proposing to install a 3-metre (10 ft.) wide landscape strip along the eastern edge of the development site, with a number of trees (tree species include Japanese maple, Paper bark maple, Weeping Nootka False cypress, Kousa dogwood, Flowering dogwood, Magnolia, Japanese snowbell, Serbian spruce, Fraser fir, and Weeping Berlin Serbian spruce) which should provide visual screening from the development once the trees mature.

The developer is also reviewing opportunities to retain trees elsewhere throughout the subject site, and identified 4 trees (2 Douglas fir and 2 Western redcedar) in the vicinity of proposed Lots 34, 40, and 42 which have potential to be retained. Additional investigation is required to determine whether these trees can be retained.

The Fraser Heights Greenway was initially proposed to be aligned through the existing park located at 16678 Parkview Place, which is directly behind 5 of the existing houses on 167 Street. In response to neighbourhood concerns, staff subsequently evaluated alternative greenway alignments and determined that the ultimate route will be along the future 166 Street, which is proposed to be dedicated as part of Development Application No. 7914-0301-00, currently at 3rd reading. By realigning the greenway onto 166 Street, there will be less impact on the trees located within the existing park lot located at 16678 Parkview Place.)

- The proposed RF-12 density is too high and not appropriate for this area of Fraser Heights. In particular, the neighbours expressed concern about the interface between the existing houses on RF- Zoned lots on 167 Street and the proposed development.

(The TransMountain Oil pipeline bisects the site diagonally, thereby making it difficult to achieve a functional subdivision layout based on the RF Zone. A more functional road network and subdivision layout can be achieved with the smaller lot depth of the RF-12 Zone. The proposed RF-12 zoning is consistent with the zoning proposed for nearby Development Application Nos. 7914-0300 and 7914-0301-00, both of which are currently at Third Reading.

The applicant subsequently revised their proposal to address the neighbourhood concerns regarding interfacing with RF lots, by reducing the number of lots by 1, and increasing rear yard setbacks along the eastern portion of the site. The proposed lot widths along the east side of the site are now 15 metres (60 ft.) wide, which is the minimum lot width permitted in the RF Zone.)

- Concern about the increase in traffic on the existing road network.

(The applicant submitted a traffic impact study prepared by Bunt & Associates. The study, which assumed 50% of the homes would contain a secondary suite, concluded that a signalized intersection is not required at Parkview Place and 104 Avenue. The amount of peak hour trips generated by the proposed development is 78 trips, while the intersection of 104 Avenue and Parkview Place experiences approximately 900 trips. Therefore, the proposed development would account for less than 10% of the peak hour trips at 104 Avenue and Parkview Place.)

- Some of the residents expressed concern with overcrowding of schools.

(Staff sent a referral to the Surrey School District based on the 54-lot proposal, and the proposed development is expecting to generate 18 elementary school students and 8 secondary school students. There is enough capacity at Bothwell Elementary to accommodate additional enrolment. An addition to Fraser Heights Secondary was completed in April 2014 and Fraser Heights Secondary still has some capacity constraints.)

On November 2, 2015, staff sent the revised 53-lot subdivision layout (reflecting 1 CD, 11 RF and 41 RF-12 lots) and a description of the revisions to the residents who had previously been in contact with staff. Staff subsequently received responses from 3 residents (3 emails), and a summary of the comments raised by the area residents are as follows *(staff comments in italics)*:

- One resident expressed disappointment with the perceived minimal response by the developer.
- Two residents expressed appreciation for reducing the number of lots by 1, however they continue to have concerns. The residents requested that there be an adequate number of replacement trees for each tree removed, in order to mitigate noise and air quality concerns as a result of the nearby Highway No. 1 to the south.

One resident also expressed that the adjustment to the rear yard setback is inadequate due to the relative privacy they have enjoyed over the years. The resident requested that the 3.0-metre (10 ft.) landscape strip be in addition to the 7.5-metre (25 ft.) building setback, rather than within the 7.5-metre (25 ft.) setback. This would assist in mitigating some of the privacy concerns.

(According to the Tree Protection By-law, 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. However, the number of replacement trees that can be planted on each new lot is dependent on the size of the lot, and it is not possible to plant all of the replacement trees within the development site. The developer will contribute to the Green City Fund in order to compensate for the replacement trees that cannot be planted.

The minimum lot size for the RF-12 Type II interior lots are 13.4 metres (44 ft.) in width, 22 metres (72 ft.) in depth, and 320 square metres (3,445 sq.ft.) in area. The proposed lots are 25 metres in depth (82 ft.) in depth, and potentially could accommodate an additional 3 metres (10 ft.) of setback. However, the applicant expressed concern that increasing the rear yard setback results in shallow house plans, and it is difficult to achieve functional rooms behind the garage on the main floor.)

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	87	86	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf maple	15	15	0
European birch	3	3	0
Flowering cherry	2	1	1
Gingko	1	0	1
Horsechestnut	1	1	0
Japanese maple	1	1	0
Pacific dogwood	1	1	0
Weeping willow	1	1	0
Coniferous Trees			
Austrian pine	2	2	0
Deocar cedar	1	1	0
Douglas-fir	71	68	3 *
Norway spruce	7	7	0
Sawara cypress	3	3	0
Scots pine	1	1	0
Sitka spruce	2	1	1
Western hemlock	1	1	0
Western redcedar	33	27	6 *
White cedar	14	14	0
Total (excluding Alder and Cottonwood Trees)	248	235 - 239 *	9 - 13 *
Additional Estimated Trees in the proposed Open Space / Riparian Area	94	0	94
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		115**	
Total Retained and Replacement Trees		124-128*	
Contribution to the Green City Fund		TBD**	

* *Additional investigation required regarding the retention of 2 Douglas-fir and 2 Western redcedar trees and therefore estimates may change.*

** *Confirmation required whether undersized trees are proposed to be counted towards replacement trees.*

- The Arborist Assessment states that there are a total of 248 mature trees on the site, excluding Alder and Cottonwood trees. 87 existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees.
- It is estimated that 9-13 trees may be able to be retained as part of this development proposal. In response to neighbourhood concerns, the applicant is reviewing opportunities to retain trees elsewhere throughout the subject site, and identified 4 trees (tree nos. 24-27 which are 2 Douglas fir and 2 Western redcedar) in the vicinity of proposed Lots 34, 40, and 42 which have potential to be retained.
- The proposed tree protection zones for tree nos. 24-27 is smaller than permitted by the Tree Protection By-law, however, the arborist has provided some commentary why the tree protection zones may be able to be reduced. In order to confirm whether tree nos. 24-27 can be retained, additional root exploration is required.
- In order to retain tree nos. 24-27, the front and rear setbacks of proposed Lots 40 and 42 would need to be reduced in order to maximize tree preservation on the site (see By-law Variance Section). A No-Build restrictive covenant would be required to identify the tree preservation areas.
- The proposed tree retention will need to be assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 94 protected trees that are located within the proposed open space and riparian area. The trees within the proposed open space and riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 trees to be planted in the conveyed riparian 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.
- The number of replacement trees required cannot be determined until the arborist and staff can confirm whether tree nos. 24-27 can be retained. Furthermore, it appears that undersized trees are proposed to count towards the replacement tree count, and the arborist will need to clarify this information. If there is a shortfall in the number of replacement trees proposed, the applicant will be required to provide a cash-in-lieu payment of \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on Parkview Place, 165B Street, 103A Avenue, and 166A Street. This will be determined by the Engineering Department during the servicing design review process.
- The applicant is proposing to plant trees within a 3-metre (10 ft.) wide landscape strip along the rear lot lines of proposed Lots 20-26. One existing Gingko tree is proposed to be retained

within the landscape strip in the rear yard of proposed Lot 24. The new trees on the site will consist of a variety of trees including Japanese maple, Paper bark maple, Weeping Nootka False cypress, Kousa dogwood, Flowering dogwood, Magnolia, Japanese snowbell, Serbian spruce, Fraser fir, and Weeping Berlin Serbian spruce. The developer will need to demonstrate that there is 2-metre (6.5 ft.) spacing between trees.

- In summary, the arborist report and landscape plan require additional revisions before they are acceptable to staff. The applicant will need to:
 - conduct additional investigation (root exploration) into the root protection zones for tree nos. 24-27, in order to determine whether these trees can be retained;
 - clarify the symbols on the tree plan, in order to confirm whether existing undersized trees will be counted towards replacement trees; and
 - demonstrate that there is 2-metre (6.5 ft.) spacing between replacement trees within the 3.0-metre (10 ft.) wide landscape strip located along the eastern edge of the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 4, 2015. 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 is consistent with the Urban designation in the OCP
2. Density & Diversity (B1-B7)	• Provides a mix of residential lot sizes and secondary suites
3. Ecology & Stewardship (C1-C4)	• Riparian area protection, absorbent soils, recycling and compost pickup available
4. Sustainable Transport & Mobility (D1-D2)	• A Multi Use Pathway (Fraser Heights Greenway) will be provided through the subject site. • The development site fronts onto 104 Avenue and Bus route #337
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 front yard setback of the principal building in the RF Zone as follows:
 - from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage provided that the main access doors face the north side yard for proposed Lot 29;
 - from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) excluding the garage on proposed Lot 29; and
 - from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 30;
- To reduce the minimum rear yard setback of the RF Zone as follows:
 - from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
 - from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 27; and
 - from 7.5 metres (25 ft.) to 1.8m (6 ft.) for the west rear lot line for proposed Lot 29;
- To reduce the minimum front yard setback of the principal building in the RF-12 Zone as follows:
 - from 4.0 metres (13 ft.) to 3.0 metres (9 ft.) to the principal building face and from 2.0 metres (6 ft.) to 1.5 (5 ft.) metres for the veranda for proposed Lot 40; and
 - from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the principal building face for proposed Lot 42;
- To reduce the minimum rear yard setback of the principal building in the RF-12 Zone as follows:
 - from 7.5 metres (25 ft.) and 6.5 metres (21 ft.) to 7.5 metres (25 ft.) and 5.3 metres (17 ft.) for proposed Lot 42; and
 - from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for proposed Lot 40.

Applicant's Reasons:

- A reduced rear yard setback is proposed in order to retain the existing house on proposed Lot 2.
- Due to the alignment of the TransMountain Oil Pipeline, front and rear yard setback relaxations are proposed for proposed Lots 27, 29, and 30.
- In order to achieve a functional floor plan while retaining mature trees, setback relaxations are proposed for proposed Lots 40, and 42.

Staff Comments:

- The applicant has submitted sample house plan drawings, demonstrating how functional floor plans can be achieved while maintaining adequate yard space.
- Proposed Lot 29 has the Trans Mountain Oil Pipeline right of way encumber the front portion of the property. Furthermore, there is a tree that is proposed to be retained on a neighbour's property which limits the location and orientation of the garage. The

design for the garage for proposed Lot 29 is that the main access door for the garage faces the north side lot line. By orienting the main access doors for the garage to the north side lot line, this allows for a driveway that exceeds 6 metres in length.

- Staff agree with the applicant's rationale.
- Staff support the requested variances.

(b) Requested Variances:

- To vary the off-street parking requirements of the RF-12 Zone as follows:
 - to permit front access driveways on lots with a lane for proposed Lots 9-18; and
 - to permit a front access double garage on a Type I interior lot for proposed Lots 33, 34, 35, 51 and 52.

Applicant's Reasons:

- Proposed Lots 9-18 are 13.4 metres (44 ft.) wide and lane access is for the lots fronting 104 Avenue (Arterial Road)
- For proposed Lots 33, 34, and 35, the 13.4-metre (44 ft.) width for a double garage is achievable at a greater setback from the front property line
- Proposed Lots 51 and 52 have good lot depth and a functional house can be constructed.

Staff Comments:

- Proposed Lots 9-18 have a rear lane. The rear lane is required to serve proposed Lots 1-8 which front 104 Avenue, which is an arterial road.
- The RF-12 Zone stipulates that where there is a lane up to or along the rear lot line or side lot line, a driveway access is only permitted from the lane. Proposed Lots 9-18 are 13.4 metres wide and, if they did not have a lane, they could achieve double garages from the fronting road (103A Avenue).
- The applicant has submitted sample house plan drawings for proposed Lots 33, 34, 35, 51, and 52, demonstrating how functional floor plans can be achieved while maintaining adequate yard space.
- Staff agree with the applicant's rationale.
- Staff support the requested variances.

(c) Requested Variances:

- To reduce the minimum lot width of the RF-12 Zone Type I lots as follows:
 - from 12 metres (40 ft.) to 10 metres (33 ft.) for proposed Lot 34; and

- from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lot 35.

Applicant's Reasons:

- For proposed Lots 34 and 35, the 12-metre width required for RF-12 Type I lots is achievable at a greater setback from the front property line

Staff Comments:

- Proposed Lots 34 and 35 are “pie-shaped” and are therefore narrower at the front of the lot and wider at the rear of the lot.
- The RF-12 Type I lots are required to be a minimum of 26 metres deep, and the lot depths of proposed Lots 34 and 35 exceed this minimum requirement. Furthermore, the minimum lot area for an RF-12 Type I interior lot is 320 square metres (3,445 sq.ft.), and both of these lots exceed the minimum lot area requirements of the zone.
- The applicant has submitted sample house plan drawings, demonstrating how functional floor plans can be achieved while maintaining adequate yard space.
- Staff support the requested variances.

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.	Survey Plan and 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, and Landscape Plan
Appendix VII.	Development Variance Permit No. 7914-0322-00
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed covenant areas for Lots 9 and 50

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. dated September 10, 2015
- Traffic Study prepared by Bunt & Associates dated October 22, 2015.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SL/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\26998672039.doc
KD 11/12/15 12:47 PM

- (e) Civic Address: 16615 Parkview Place
 Owners: Judy D Douglas
 David M Douglas
 PID: 006-003-621
 Lot 11 Section 25 Range 1 Plan 45831 NWD

- (f) Civic Address: 16587 Parkview Place
 Owners: Beverly H Oliviero
 Serafino A Oliviero
 PID: 006-003-664
 Lot 12 Section 25 Range 1 Plan 45831 NWD

- (g) Civic Address: 16676 - 104 Avenue
 Owners: I-Hsin Wei
 I-Sheng Wei
 I-Chien Wei
 PID: 005-497-566
 Lot 23 Section 25 Range 1 Plan 57092 NWD

- (h) Civic Address: 16665 Parkview Place
 Owners: Qualico Developments (Vancouver) Inc., Inc.No. A26101
 PID: 005-497-582
 Lot 24 Block 5N Section 25 Range 1W Plan 57092 NWD

- (i) Civic Address: 16668 Parkview Place
 Owners: Linda B Mclean
 Robert D Mclean
 PID: 005-497-591
 Lot 26 Section 25 Block 5 North Range 1 West New Westminister District Plan 57092

- (j) Civic Address: 16660 - 104 Avenue
 Owners: Bindu M Rattan
 Arvind K Rattan
 PID: 005-046-262
 Parcel "A" (Explanatory Plan 13109) Lot 1 Section 25 Block 5 North Range 1 West New Westminister District Plan 5921

- (i) Civic Address: 16678 Parkview Place and portion of Parkview Place road allowance
 Owner: City of Surrey

3. Summary of Actions for City Clerk's Office

- (a) Introduce two By-laws to rezone the property.
- (b) Application is under the jurisdiction of MOTI.

MOTI File No. 2015-00095

- (c) Proceed with Public Notification for Development Variance Permit No. 7914-0322-00 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.

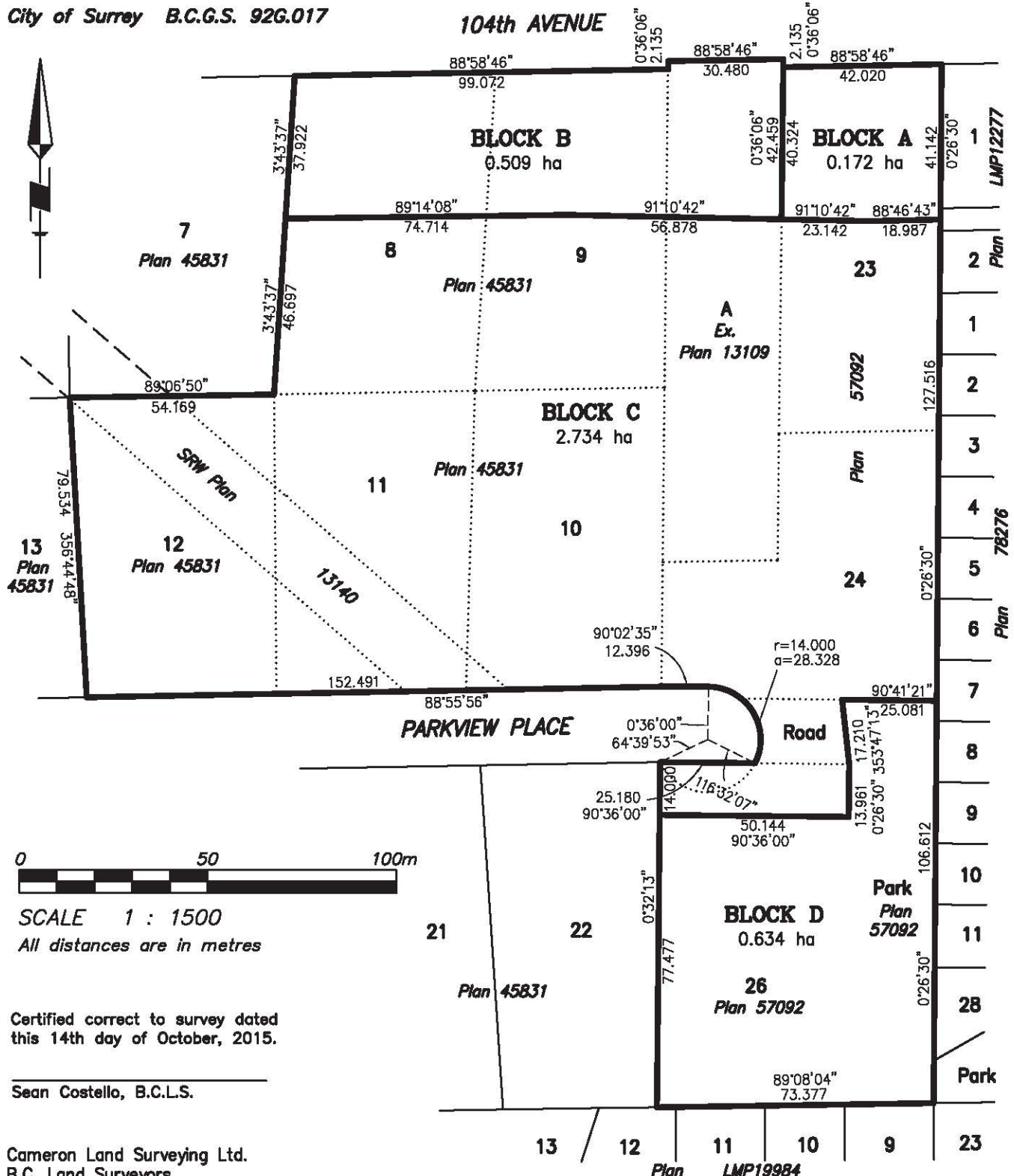
SUBDIVISION DATA SHEET

Proposed Zoning: CD, RF and RF-12

Requires Project Data	Proposed		
	CD	RF	RF-12
GROSS SITE AREA			
Acres	9.2402		
Hectares	3.7395		
NUMBER OF LOTS			
Existing	9		
Proposed	1	11	41
SIZE OF LOTS			
Range of lot widths (metres)	42 m	15 - 17.7 m	12 - 17.6m
Range of lot areas (square metres)	1,478 sq.m.	560 - 589 sq.m.	320 - 542 sq.m.
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	7 uph	11 uph	15.4 uph
Lots/Hectare & Lots/Acre (Net)	7 uph	14 uph	25.8 uph
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	22%	40%	50%
Estimated Road, Lane & Driveway Coverage	30%	20%	20%
Total Site Coverage	52%	60%	70%
PARKLAND			
Area (square metres)	1279 sq.m.		
% of Gross Site	3.41%		
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	YES		
Others: lot width, setbacks, garages	YES		

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOTS 23, 24, 25 AND 26, PLAN 57092; LOT A, EXPLANATORY PLAN 13109; LOTS 8, 9, 10, 11 AND 12, PLAN 45831; ALL OF SECTION 25, BLOCK 5 NORTH, RANGE 1 WEST, NWD

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



SCALE 1 : 1500
All distances are in metres

Certified correct to survey dated this 14th day of October, 2015.

Sean Costello, B.C.L.S.

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

File: 5492-ZONING-9



- 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, EXCEPT 16650 AND 16676 - 104 AVENUE.
 4. DVP REQUIRED ON LOTS 9-18 FOR DRIVEWAYS TO BE FROM 103A AVE.
 5. DVP REQUIRED ON LOTS 1, 2, 30, 27, AND 29 FOR BUILDING SETBACKS AS COORDINATED WITH THE PLANNING DEPARTMENT.
 6. NO-BUILD RC REQUIRED ON LOT 9 FOR LOT CONSOLIDATION WITH THE PROPERTY TO THE WEST.
 7. RF ZONE FOR LOTS 2-8 AND LOTS 27-30.
 8. RF-12 ZONE FOR 9-28, 31-53.
 9. REAR GARAGE ON LOT 19, FROM THE LANE.
 10. CD ZONE FOR LOT 1.
 11. DVP FOR LOTS 33, 34, 35, 51, 52 TO ALLOW A DOUBLE CAR GARAGE ON RF-12 TYPE I LOTS.

9	15/11/09	REVISED PER CITY COMMENTS	LC	DC
8	15/10/09	GREENWAY ADDED	LC	DC
7	15/10/09	LOT SIZE INCREASED AND WIDENED LOTS ALONG EAST PROPERTY LINE	LC	RJ
6	15/10/09	REVISED PER CITY COMMENTS	LC	DC
5	15/09/22	REVISED LOT 50	LC	DC
4	15/09/18	REVISED PER CITY COMMENTS	LC	DC
3	15/08/31	PARK AREA ADDED AND ROAD ALIGNMENT REVISED	TWD	RJ
2	15/07/09	RAR AREA ADDED + REVISED LOTS 33-35	HF	RJ
1	14/08/13	NOTED ADDED	JW	SS
No	Date	Revision	Dr	Ch

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



0991923 BC LTD.
 837 EAST 10TH AVENUE, VANCOUVER, BC, V6T 2A9 PH: 604-856-8850
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16624/16646/16660/16676 - 104 AVENUE
 & 16587/16615/16647/16665/16668 PARKVIEW PL, SURREY, BC

Scale: 1:750
 Drawn: TWD
 Designed: RJ
 P.W. P.L.J.
 Approved:

Mun. Proj. No. 7914-0322-00
 Mun. Dwg. No.
 Job No. 13-3175 Of
 Date AUG/2015 Revision 9

E

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

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

DATE: **Revised November 3, 2015** PROJECT FILE: **7814-0322-00**
October 13, 2015

RE: **Engineering Requirements
Location: 16624/16646/16660/16676-104 Avenue and
16587/16615/16647/16665/16668/16678 Parkview Place**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m to 4.942 m along 104 Avenue for the ultimate 30.0 m Arterial Road Standard;
- Dedicate 18.0 m for 166A Street north of Parkview Place and 103A Avenue for the ultimate 18.0 m Through Local Road Standard;
- Dedicate 17.0 m for 166A Street south of Parkview Place for the ultimate 17.0 m Limited Local Road Standard;
- Dedicate 14.0 m radius cul-de-sac for 166A Street north and south of Parkview Place;
- Dedicate varying widths for 165B Street for the 11.5 m Half Road Standard;
- Dedicate 6.0 m east-west lane;
- Dedicate 3.0 m x 3.0 m corner cuts at intersections;
- Provide 0.5 m SRW along frontages;
- Provide 2.0 m SRW along the south property lines of lots 27-29; and
- Provide 6.0 m SRW for the temporary 6.0 m north-south lane & 5.5 m x 5.5 m corner cut.

Works and Services

- Construct Parkview Place to the 20.0 m Through Local Road Standard;
- Construct 103A Avenue and 166A Street north of Parkview Place to the 18.0 m Through Local Road Standard;
- Construct 166A Street south of Parkview Place to the 17.0 m Through Local Road Standard;
- Construct an 11.0 m pavement radius cul-de-sac with street lighting for 166 Street and 166A Street south of Parkview Place;
- Construct 6.0 m east-west and temporary north-south lanes;
- Construct 6.0 m concrete driveway letdowns for all lots except lots 1 through 8 which are required to take access via the east-west lane;
- Construct a 4.0 m asphalt Multi-Use-Path;
- Provide an assessment of the slope stability and existing condition at the proposed outfall;
- 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;

NOTE: Detailed Land Development Engineering Review available on file

- Replace the existing sanitary main along 168 Street between 102 Avenue and 104 Avenue to resolve downstream capacity constraints;
- Provide water, storm and sanitary mains to service the development;
- Obtain necessary offsite SRW to provide servicing; and
- Provide storm, water, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezoning/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Handwritten signature of Rémi Dubé in black ink, consisting of a stylized 'R' followed by 'Coda' and 'per' on a new line.

Rémi Dubé, P.Eng.
Development Services Manager

CE



Wednesday, October 07, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14-322

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. Fraser Heights Secondary still has some capacity constraints.

SUMMARY

The proposed 54 single family lots are estimated to have the following impact on the following schools:

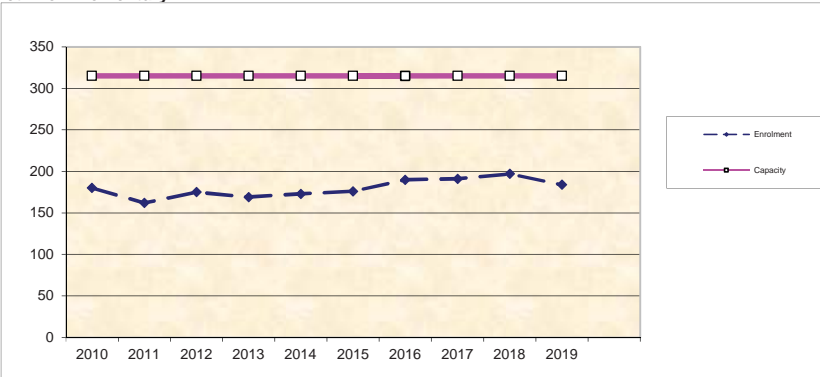
Projected # of students for this development:

Elementary Students:	18
Secondary Students:	8

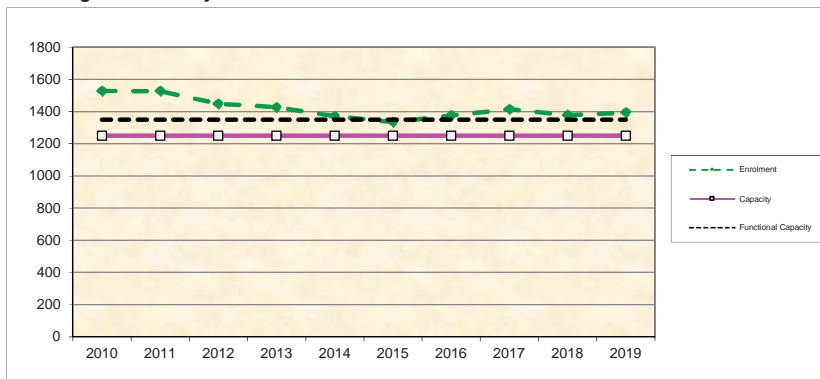
September 2014 Enrolment/School Capacity

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: 7914-0322-00
 Project Location: 16668 Parkview Place, Surrey, B.C.
 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 and RF12 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 and RF12 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 and RF12 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 and RF12 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 and RF12 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 and RF12 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 a minimum of 17 shrubs of a minimum 3 gallon pot size on lots 9 -27 inclusive and lots 32-59 inclusive, and a minimum of 20 shrubs of a minimum 5 gallon pot size on lots 1-8 inclusive and lots 28-31 inclusive. Corner lots shall have a minimum of 27 shrubs of a minimum 3 gallon pot size, of which not less than 12 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

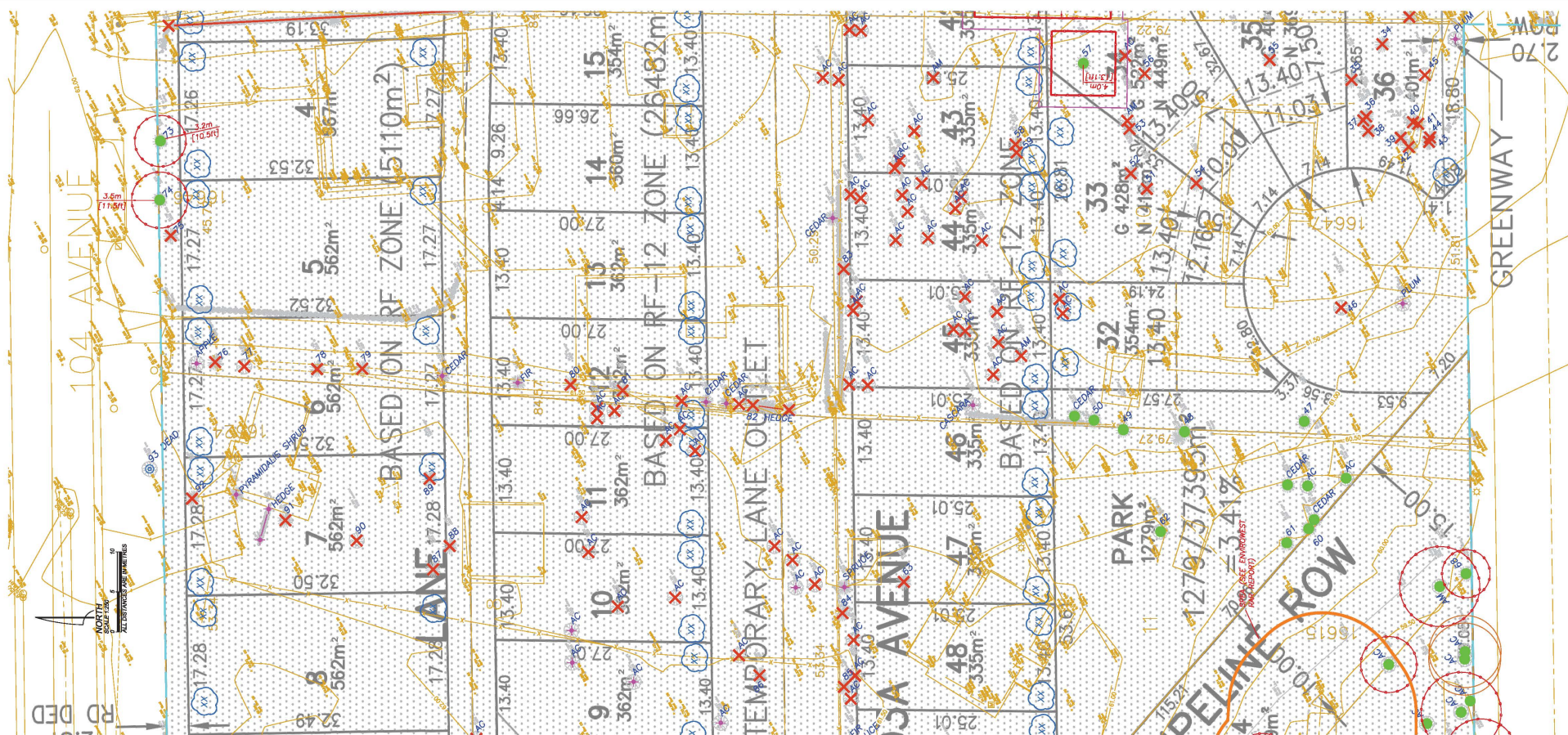
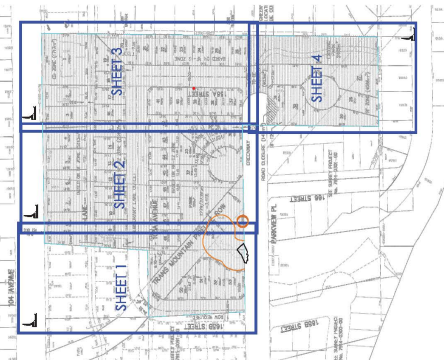
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Dec. 9, 2014

Reviewed and Approved by:



Date: Dec. 9, 2014



- LEGEND:**
- x // denotes TAG NUMBER or ID REFERENCE.
 - (x) denotes PRIORITY RANKING for treatment planning consideration.
 - (x) denotes DIFPLINE (spread of the branches and foliage) of the tree.
 - denotes RETENTION tree (proposed).
 - x denotes REMOVAL tree (proposed).
 - (x) denotes HIGH RISK REMOVAL tree (proposed).
 - (x) denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
 - + denotes NON-BY-LAW underline tree (as measured by project arborist).
 - denotes SITE or STUDY AREA BOUNDARY.
 - denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
 - (x) denotes REPLACEMENT TREE (proposed) (conceptual location - see plant list for details).

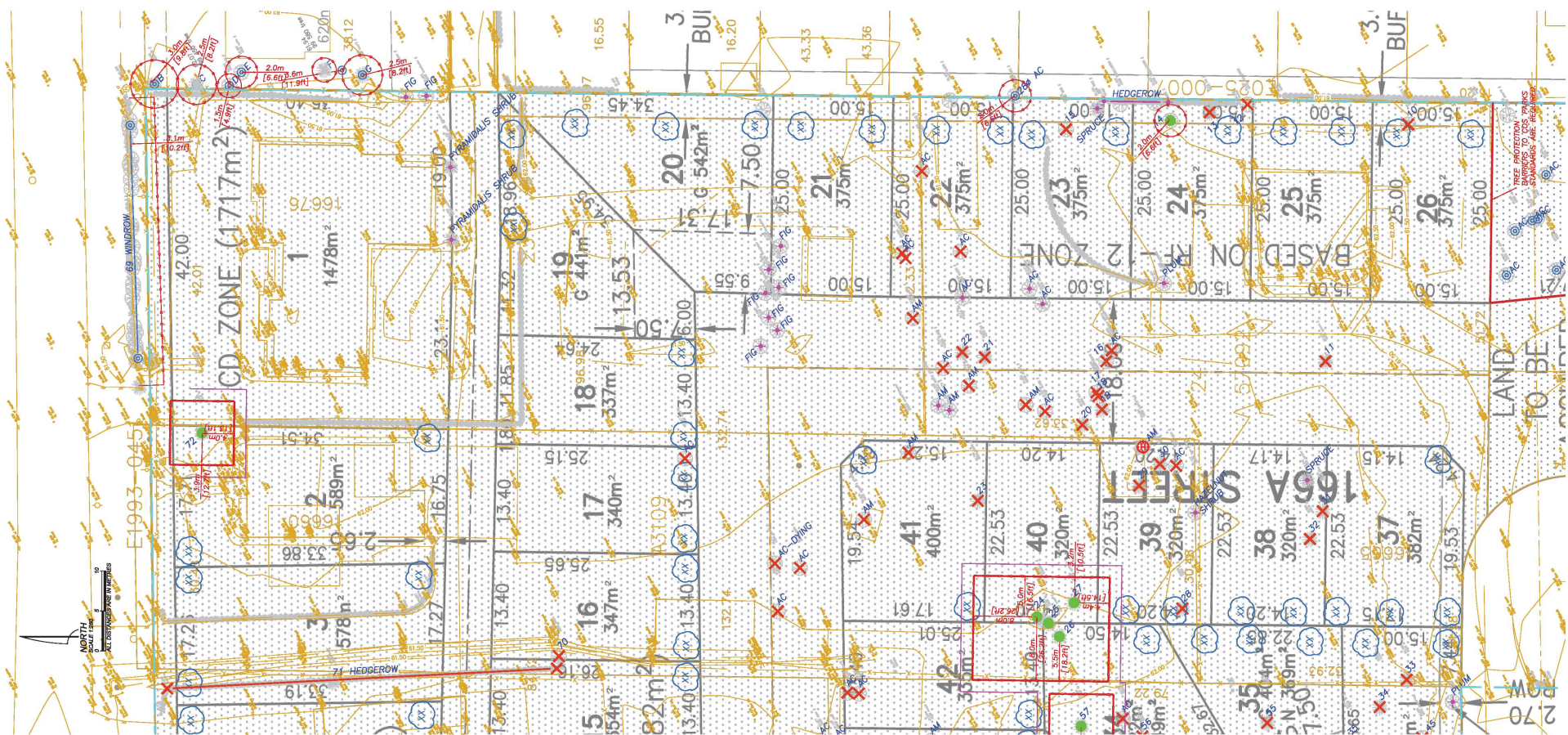
03group.co

ARBORTECH CONSULTING
SUITES 145 - 1555 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604 275 5464

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED SINGLE FAMILY SUBDIVISION
 ADDRESS: PARKVIEW DRIVE & 104 AVE, SURREY
 CLIENT: VORNA - CITIWEST
 ACL FILE#: 12145 SHEET: 2 OF 4

DATE: 2024-08-28
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



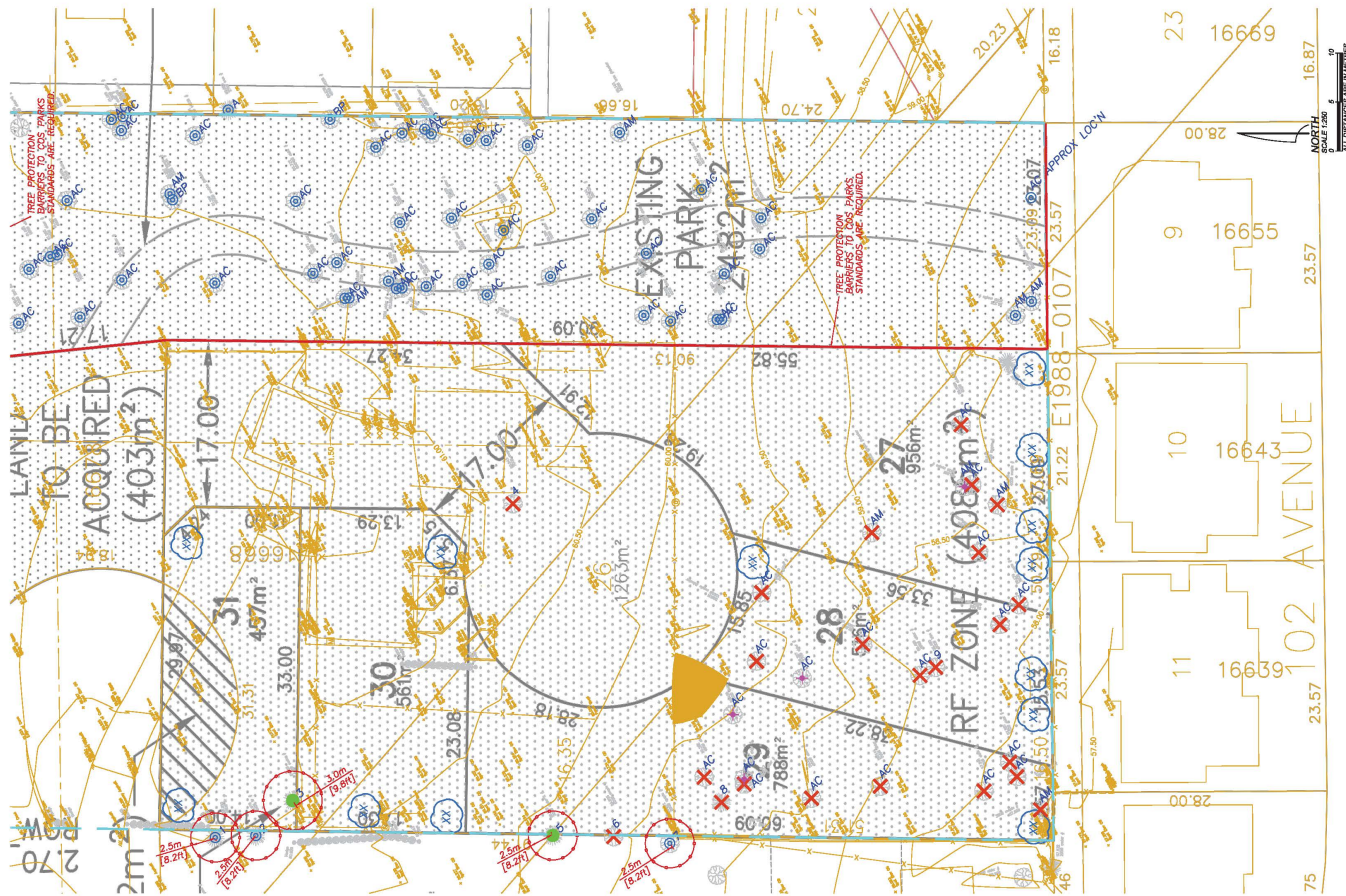
- LEGEND:**
- denotes TAG NUMBER or ID REFERENCE.
 - denotes PRIORITY RANKING for treatment planning consideration.
 - denotes DRIFLINE (spread of the branches and foliage) of the tree.
 - denotes RETENTION tree (proposed).
 - denotes REMOVAL tree (proposed).
 - denotes HIGH RISK REMOVAL tree (proposed).
 - denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
 - denotes NON-STRAW underside tree (as measured by project arborist).
 - denotes SITE or STUDY AREA BOUNDARY.
 - denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
 - denotes REPLACEMENT TREE (proposed) (conceptual location - see plant list for details).

1 OCT 20, 2016 (ASAP) BRANDY BIRDS BY 10:30 AND NEW BASE DESIGN
 2 ALL SERVICES INITIAL SUBMISSION
 3 REV 1 - INFO - SCHEDULE

arboritech.ca

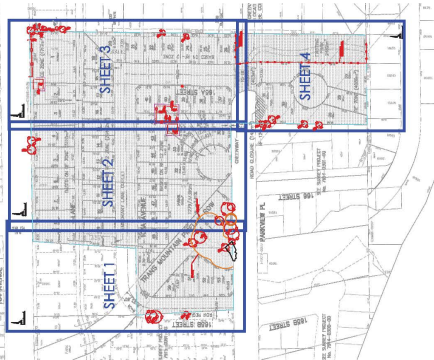
ARBORTECH CONSULTING
 1511 - 1511 HORSHEOE WAY, RICHMOND, BC V7A 4V4 p.604.275.5464

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED SINGLE FAMILY SUBDIVISION
 ADDRESS: PARKVIEW DRIVE & 104 AVE, SURREY
 CLIENT: VORAN - CITWEST
 ACI FILE: 12165 SHEET: 3 OF 4



TREE PROTECTION ZONES
SHOWN IN RED
STIPPLED ARE REQUIRED

TREE PROTECTION ZONES
SHOWN IN RED
STIPPLED ARE REQUIRED



- LEGEND:**
- denotes TAG NUMBER or ID REFERENCE.
 - denotes PRIORITY RANKING for treatment planning consideration.
 - denotes DRIFLINE (spread of the branches and foliage) of the tree.
 - denotes RETENTION tree (proposed).
 - denotes REMOVAL tree (proposed).
 - denotes HIGH RISK REMOVAL tree (proposed).
 - denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
 - denotes NON-STYLW understore tree (as measured by project arborist).
 - denotes SITE or STUDY AREA BOUNDARY.
 - denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
 - denotes REPLACEMENT TREE (proposed) (conceptual location - see plant list for details).

PLAN NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

1. OCT 20, 2016 [AS NOTED] BOUNDARIES BE TO BE AND NEW BASE DESIGN
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

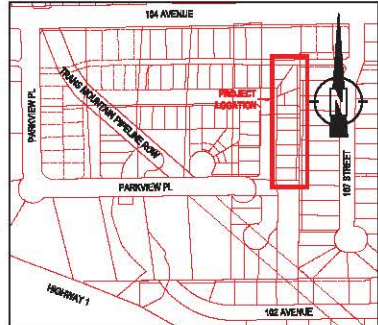
arborgroup.ca

ARBORTECH CONSULTING
SURREY • VANCOUVER • VICTORIA

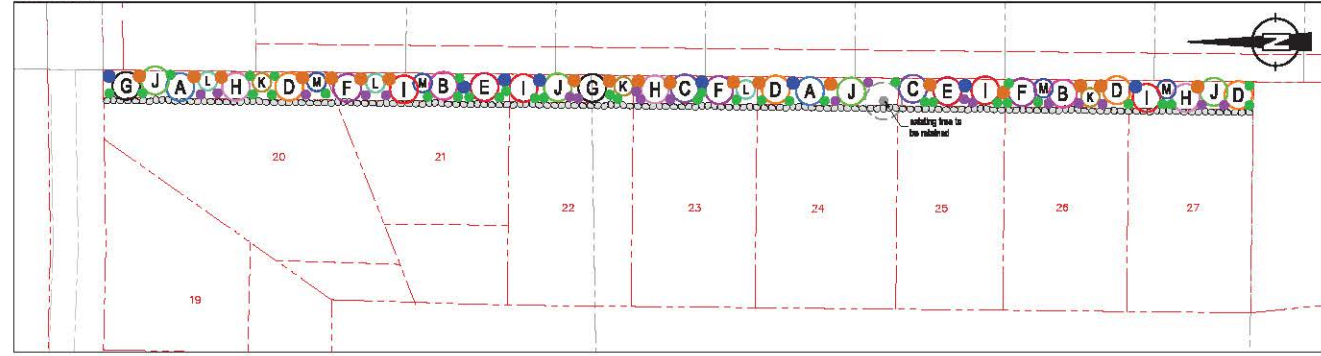
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p.604.275.5464

TREE MANAGEMENT DRAWING
PROJECT: PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS: PARKVIEW DRIVE & 104 AVE, SURREY
CLIENT: VORAN - CITIWEST
ACI FILE: 12165 SHEET: 4 OF 4

LOCATION
SCALE 1:2500



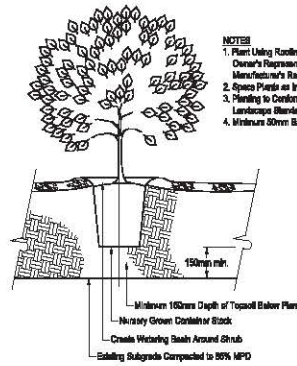
PLAN
SCALE 1:250



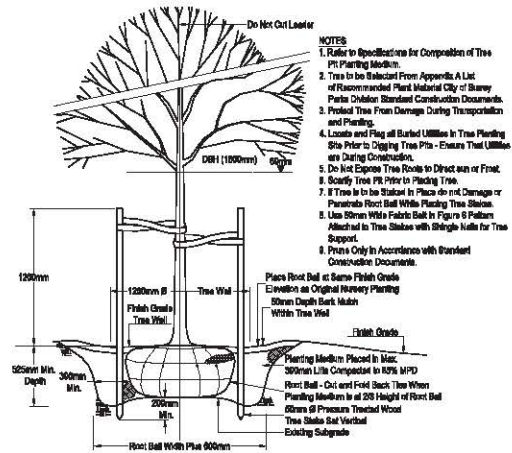
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
A	Saxifrage spruce	<i>Picea saxatilis</i>	2	3.0m tall, densely branched, well established
B	Fraser fir	<i>Abies fraseri</i>	2	3.0m tall, densely branched, well established
C	Washing Berlin Serbian spruce	<i>Picea canadensis 'Serbian spruce'</i>	2	3.0m tall, densely branched, well established
D	Japanese maple	<i>Acer palmatum 'Bloodgood'</i>	4	3.0m tall, densely branched, well established
E	Japanese snowball	<i>Syringa japonica 'snow ball'</i>	2	nr. 15 pot, nr. 3.0m tall, densely branched, well established
F	Koone dogwood	<i>Cornus kousa 'velutina'</i>	3	nr. 10 pot, nr. 1.5m tall, densely branched, well established
G	flowering dogwood	<i>Cornus florida 'Charles Gable'</i>	2	3.0m tall, densely branched, well established
H	Magnolia	<i>Magnolia Indica</i>	3	2.25m tall, densely branched, well established
I	Paper bark maple	<i>Acer glabrum</i>	4	2.25m tall, densely branched, well established
J	Washing Noctua Palm Cypress	<i>Chamaecyparis nootkatensis 'Pencil'</i>	4	3.0m tall, densely branched, well established
K	witch hazel	<i>Hamamelis x intermedia 'Diana'</i>	3	nr. 6 pot, densely branched, well established
L	Black alderberry	<i>Sambucus nigra 'Gairdneri purpl'</i>	3	nr. 6 pot, densely branched, well established
M	rock cress	<i>Philadelphus 'Vigint'</i>	4	nr. 6 pot, densely branched, well established
	Rhododendron	<i>Rhododendron 'Alan Millar' or 'Shirley Peck' or 'Loder's white'</i>	9	nr. 2 pot, densely branched, well established
	hibiscus	<i>Syringa japonica alba</i>	19	nr. 2 pot, densely branched, well established
	Cornusaster	<i>Cornusaster procumbens</i>	19	nr. 1 pot, densely branched, well established
	everd fern	<i>Polystichum montanum</i>	36	nr. 1 pot, densely branched, well established
	border		104	300mm of

**CITY OF SURREY
SHRUB PLANTING DETAIL
N.T.S.**



**CITY OF SURREY
TREE PLANTING DETAIL
N.T.S.**



GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscaping Standard (as amended) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Industry Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- All plant material to be inspected and approved by Environment prior to installation.
- Planting material is to be free of any diseases, insects, rodents, weeds, birds, insects, and other pests, and possess an ability range (AR) of 6.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
- All nursery (Potted) material and P. material is to be covered and protected from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed of in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with bluegrass (*Elymus repens*) and perennial (Sodgrass) seed, percentage composition and application rate of seed mix to be determined by Environment.
- The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of obstructions. Site visit frequency is to equal one hundred (100) percent three (3) years from planting. Replacement of seed stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survival three (3) years from planting.

REFERENCE DRAWING

Job No. 13-3175, Drawing No. E, Rev. 03, "Preliminary Lot Layout Subdivision at 16668 Parkview Pl, Surrey, BC", August 31, 2015, Citwest Consulting Ltd.

0991923 BC LTD.
16668 PARKVIEW PLACE
Surrey, BC

envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
www.envirowest.ca

CITY OF SURREY PROJECT NO. 7914-0322-00

**LANDSCAPE PLAN
LANDSCAPE DETAILS AND SPECIFICATIONS**

DESIGN: PUW	DRAWN: CEV/SCM	CHECKED:	REVISION: 02	REVISION DATE: October 22, 2015
SCALE: As Shown	DATE: September 28, 2015		DRAWING NUMBER: 1947-02-02	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0322-00

Issued To: ROBERT D MCLEAN
LINDA B MCLEAN

Address of the Owner: 16668 - Parkview Place
Surrey, BC V4N 1Y7

Issued To: CITY OF SURREY

Address of the Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

Issued To: SERAFINO A OLIVIERO
BEVERLY H OLIVIERO

Address of Owner: 16587 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: DAVID M DOUGLAS
JUDY D DOUGLAS

Address of Owner: 16615 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: GURDEV S BOURA
KULWANT K BOURA

Address of Owner: 12647 - 68 Avenue
Surrey, BC V3W 2E3

Issued To: GIANJIT S VIRK
RAJWINDER K VIRK

Address of Owner: 12427 - 71A Avenue
Surrey, BC V3W 0P7

Issued To: HENDRIKUS B VAN BRAKEL
ILSE A VAN BRAKEL

Address of Owner: 16647 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: GIANJIT S VIRK
RAJWINDER K VIRK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0322-00

Issued To: ROBERT D MCLEAN
LINDA B MCLEAN

Address of the Owner: 16668 - Parkview Place
Surrey, BC V4N 1Y7

Issued To: CITY OF SURREY

Address of the Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

Issued To: SERAFINO A OLIVIERO
BEVERLY H OLIVIERO

Address of Owner: 16587 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: DAVID M DOUGLAS
JUDY D DOUGLAS

Address of Owner: 16615 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: GURDEV S BOURA
KULWANT K BOURA

Address of Owner: 12647 - 68 Avenue
Surrey, BC V3W 2E3

Issued To: GIANJIT S VIRK
RAJWINDER K VIRK

Address of Owner: 12427 - 71A Avenue
Surrey, BC V3W 0P7

Issued To: HENDRIKUS B VAN BRAKEL
ILSE A VAN BRAKEL

Address of Owner: 16647 - Parkview Place
Surrey, BC V4N 1Y8

Issued To: GIANJIT S VIRK
RAJWINDER K VIRK

Address of Owner: 12430 - 96 Avenue
Surrey, BC V3V 1X1

Issued To: GURDEV S BOURA
KULWANT K BOURA

Address of Owner: 6141 - 128 Street
Surrey, BC V3X 1T2

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC., INC.NO. A26101

Address of Owner: #310 5620 - 152 Street
Surrey, BC V3S 3K2

Issued To: ARVIND K RATTAN
BINDU M RATTAN

Address of Owner: 16660 - 104 Avenue
Surrey, BC V4N 1Z1

Issued To: I-CHIEN WEI
I-SHENG WEI
I-HSIN WEI

Address of Owner: 16676 - 104 Avenue
Surrey, BC V4N 1Z1

(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: 003-840-115
Lot 8 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16624 - 104 Avenue

Parcel Identifier: 006-003-541
Lot 9 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16646 - 104 Avenue

Parcel Identifier: 006-003-591

Lot 10 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16647 - Parkview Place

Parcel Identifier: 006-003-621

Lot 11 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16615 - Parkview Place

Parcel Identifier: 006-003-664

Lot 12 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831

16587 - Parkview Place

Parcel Identifier: 005-497-566

Lot 23 Section 25 Block 5 North Range 1 West New Westminster District Plan 57092

16676 - 104 Avenue

Parcel Identifier: 005-497-582

Lot 24 Section 25 Block 5 North Range 1 West New Westminster District Plan 57092

16665 - Parkview Place

Parcel Identifier: 005-497-591

Lot 26 Section 25 Block 5 North Range 1 West New Westminster District Plan 57092

16668 Parkview Place

Parcel Identifier: 005-046-262

Parcel "A" (Explanatory Plan 13109) Lot 1 Section 25 Block 5 North Range 1 West New Westminster District Plan 5921

16660 - 104 Avenue

(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 titles has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum front yard setback as follows:
 - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage provided that the main access doors face the north side yard for proposed Lot 29;
 - ii. from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the principal building face of proposed Lot 29; and
 - iii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 30.
 - (b) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum rear yard setback as follows:
 - i. from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
 - ii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 27; and
 - iii. from 7.5 metres (25 ft.) to 1.8m (6 ft.) for the west rear lot line for proposed Lot 29.
 - (c) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum front yard setback as follows:
 - i. from 4.0 metres (13 ft.) to 3.0 metres (9 ft.) to the principal dwelling and from 2.0 metres (6 ft.) to 1.5 metres (5 ft.) for the veranda for proposed Lot 40; and
 - ii. from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the principal dwelling for proposed Lot 42.
 - (d) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback as follows:
 - i. from 7.5 metres (25 ft.) and 6.5 metres (21 ft.) to 7.5 metres (25 ft.) and 5.3 metres (17 ft.) for proposed Lot 42;
 - ii. from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for proposed Lot 40.
 - (e) Section H.1 of Part 17A Single Family Residential (12) Zone (RF-12), the off-street parking requirements is varied to permit front access driveways on lots with a lane for proposed Lots 9-18.
 - (f) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12), the off-street parking requirements is varied to permit a front access double garage for lots less than 13.4 metres (44 ft.) wide for proposed Lots 33, 34, 35, 51 and 52.
 - (g) Section K.2 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum lot width for Type I interior lots as follows:
 - i. from 12 metres (40 ft.) to 10 metres (33 ft.) for proposed Lot 34; and
 - ii. from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lot 35.
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 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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum front yard setback as follows:
 - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage provided that the main access doors face the north side yard for proposed Lot 29;
 - ii. from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the principal building face of proposed Lot 29; and
 - iii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 30.
 - (b) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum rear yard setback as follows:
 - i. from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
 - ii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 27; and
 - iii. from 7.5 metres (25 ft.) to 1.8m (6 ft.) for the west rear lot line for proposed Lot 29.
 - (c) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum front yard setback as follows:
 - i. from 4.0 metres (13 ft.) to 3.0 metres (9 ft.) to the principal dwelling and from 2.0 metres (6 ft.) to 1.5 metres (5 ft.) for the veranda for proposed Lot 40; and
 - ii. from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the principal dwelling for proposed Lot 42.
 - (d) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback as follows:
 - i. from 7.5 metres (25 ft.) and 6.5 metres (21 ft.) to 7.5 metres (25 ft.) and 5.3 metres (17 ft.) for proposed Lot 42;
 - ii. from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for proposed Lot 40.
 - (e) Section H.1 of Part 17A Single Family Residential (12) Zone (RF-12), the off-street parking requirements is varied to permit front access driveways on lots with a lane for proposed Lots 9-18.
 - (f) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12), the off-street parking requirements is varied to permit a front access double garage for lots less than 13.4 metres (44 ft.) wide for proposed Lots 33, 34, 35, 51 and 52.
 - (g) Section K.2 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum lot width for Type I interior lots as follows:
 - i. from 12 metres (40 ft.) to 10 metres (33 ft.) for proposed Lot 34; and
 - ii. from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lot 35.
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 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



- 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, EXCEPT 16650 AND 16676 - 104 AVENUE.
 4. DVP REQUIRED ON LOTS 9-18 FOR DRIVEWAYS TO BE FROM 103A AVE.
 5. DVP REQUIRED ON LOTS 1, 2, 30, 27, AND 29 FOR BUILDING SETBACKS AS COORDINATED WITH THE PLANNING DEPARTMENT.
 6. NO-BUILD RC REQUIRED ON LOT 9 FOR LOT CONSOLIDATION WITH THE PROPERTY TO THE WEST.
 7. RF ZONE FOR LOTS 2-8 AND LOTS 27-30.
 8. RF-12 ZONE FOR 9-28, 31-53.
 9. REAR GARAGE ON LOT 19, FROM THE LAY
 10. CD ZONE FOR LOT 1.
 11. DVP FOR LOTS 33, 34, 35, 51, 52 TO ALL A DOUBLE CAR GARAGE ON RF-12 TYPE LOTS.

9	15/11/09	REVISED PER CITY COMMENTS	LC	DC
8	15/10/09	GREENWAY ADDED	LC	DC
7	15/10/09	LOT SIZE INCREASED AND WIDENED LOTS ALONG EAST PROPERTY LINE	LC	RJ
6	15/10/09	REVISED PER CITY COMMENTS	LC	DC
5	15/09/09	REVISED LOT 50	LC	DC
4	15/09/08	REVISED PER CITY COMMENTS	LC	DC
3	15/08/07	PARK AREA ADDED AND ROAD ALIGNMENT REVISED	TWD	RJ
2	15/07/09	RAR AREA ADDED + REVISED LOTS 33-35	HF	RJ
1	14/08/13	NOTED ADDED	JW	SS
No	Date	Revision	Dr	Ch

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



0991923 BC LTD.
 837 EAST 10TH AVENUE, VANCOUVER, BC, V6T 2A9 PH: 604-866-8850
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16624/16646/16660/16676 - 104 AVENUE
 & 16587/16615/16647/16665/16668 PARKVIEW PL, SURREY, BC

Scale: 1:750	Mun. Proj. No. 7914-0322-00	Dwg. No. E
Drawn: TWD	Mun. Dwg. No.	
Designed: RJ		
P.W. P.U.	Job No. 13-3175	Of
Approved:	Date AUG/2015	Revision 5

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

every 10 prints bearing previous number

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 005-497-566
 Lot 23 Section 25 Block 5 North Range 1 West New Westminster District Plan 57092
 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A,
 certified correct by Sean Costello B.C.L.S. on the 24th day of September 2015, containing 0.172
 hectares, called Block A.

Portion of 16676 - 104 Avenue
 (hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a large *single family dwelling* on a large *urban lot*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*:

- (a) The *floor area ratio* shall not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 for the remaining lot area in excess of 560 square metres [6,000 sq.ft.] provided that of the resulting allowable floor area, 39 square metres [420 sq.ft.] shall be reserved for use only as a garage or carport;
- (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*;
- (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 93% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front *lot* line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from

the wall at the main floor level from either the front or side walls or a combination thereof; and

- (d) Notwithstanding Sub-section D.1.(a), the maximum allowable floor area is 630 square metres [6,781 sq.ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 22%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard¹</i>	<i>Side</i> <i>Yard</i> <i>(East)</i>	<i>Side</i> <i>Yard</i> <i>(West)</i>
<i>Principal Building</i> and <i>Accessory Buildings</i> and <i>Structures</i>		11.4m [37 ft.]	7.5m [25 ft.]	6.9m [22 ft.]	6.9m [22 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- ¹ 40% of the length of the rear *building* face will be a minimum *setback* of 1.8 metres [6 ft.] from the *rear lot line* is permitted provided the remainder of the *building* face has a minimum *setback* of at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

- (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed 2.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. A minimum of 30% of the *lot* must be covered by porous surfaces.
- 3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and

- (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
1,470 sq. m. [15,822 sq.ft.]	42 metres [137 ft.]	34 metres [111 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.

- 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

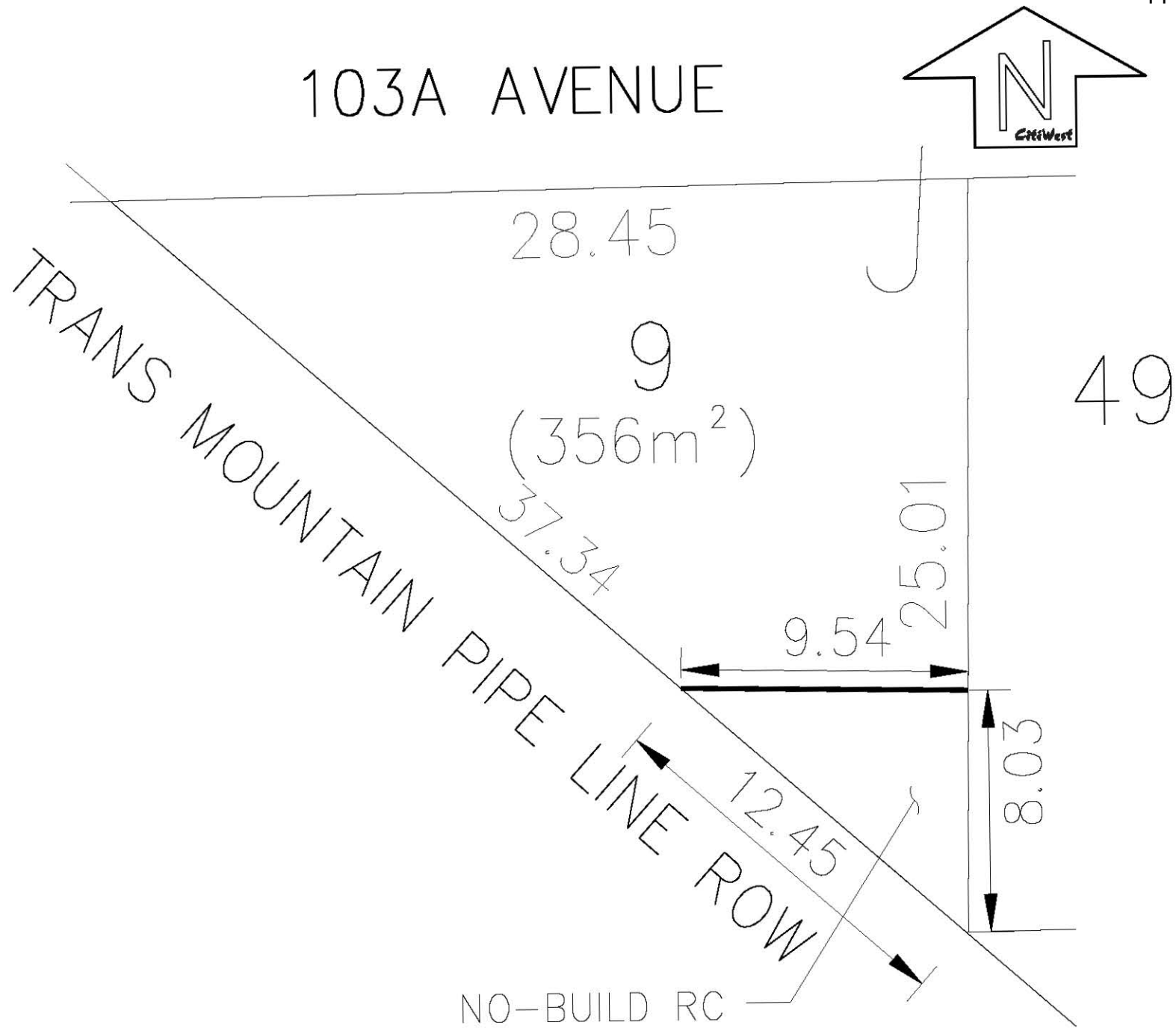
_____ MAYOR

_____ CLERK

F740

\\file-server\net-data\csdc\generate\areaproduct\save\27616373082.doc

S 11/9/15 5:14 PM



NO-BUILD RC
FOR REAR YARD
AREA=38.27m²

165B STREET

